

## The Beach Residences Comparative Market Analysis, September 2022

**ACTIVE  
PENDING  
SOLD**

### For Sale Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
1 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,650,000	\$1,347	2

### Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
2 1300 Benjamin Franklin Dr	1009	Unfurnished	Estate 09	3,352	\$2,950,000	\$880	2

### Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
3 1300 Benjamin Franklin Dr	303	Unfurnished	Villa 03	1,855	\$1,500,000	\$809	1	10/22/2021	14
4 1300 Benjamin Franklin Dr	304	Unfurnished	Villa 04	1,864	\$1,950,000	\$1,046	2	4/29/2022	101
5 1300 Benjamin Franklin Dr	308	Furnished	Villa 08	2,259	\$2,000,000	\$885	2	10/15/2021	179
6 1300 Benjamin Franklin Dr	606	Unfurnished	Estate 06	3,017	\$2,600,000	\$862	2	10/18/2021	756
7 1300 Benjamin Franklin Dr	607	Unfurnished	Estate 07	3,057	\$2,687,500	\$879	2	2/18/2022	42
8 1300 Benjamin Franklin Dr	803	Furnished	Estate 03	3,861	\$4,250,000	\$1,101	2	2/15/2022	39
9 1300 Benjamin Franklin Dr	907	Furnished	Estate 07	3,057	\$2,875,000	\$940	2	1/14/2022	109
10 1300 Benjamin Franklin Dr	1001	Unfurnished	Estate 01	4,194	\$5,500,000	\$1,311	2	4/19/2022	26
11 1300 Benjamin Franklin Dr	1002	Unfurnished	Estate 02	3,964	\$5,800,000	\$1,463	2	6/3/2022	32
12 1300 Benjamin Franklin Dr	1105	Unfurnished	Estate 05	3,302	\$2,950,000	\$893	2	2/1/2022	547
13 1300 Benjamin Franklin Dr	1201	Optional	Penthouse 01	4,189	\$5,400,000	\$1,289	2	1/10/2022	58
<b>AVERAGE PRICE/DAYS ON MARKET</b>					<b>\$3,410,227</b>	<b>\$1,044</b>			<b>173</b>

### Roger's Listing/Sales



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of September 26, 2021 through September 26, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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