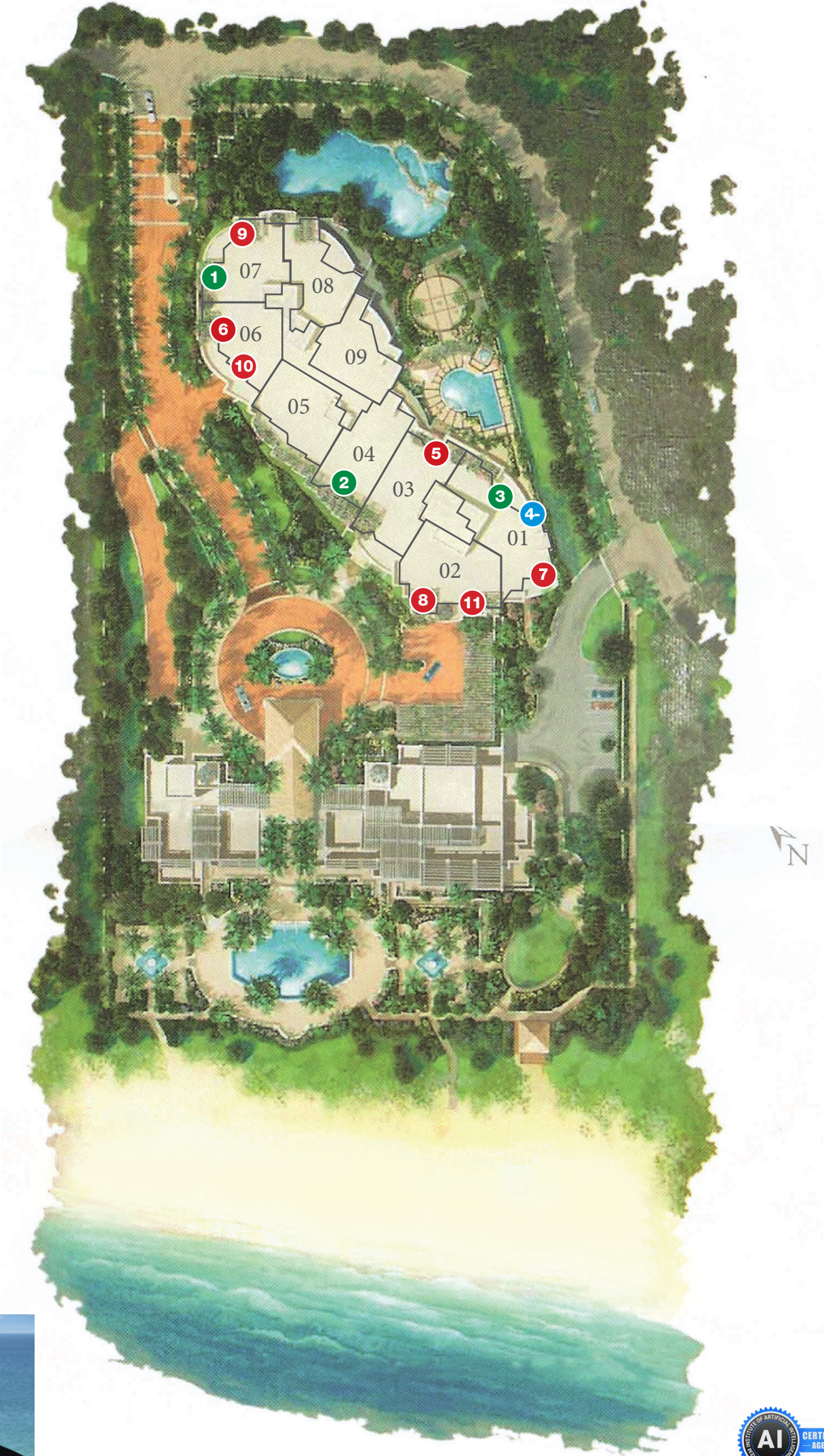


The Beach Residences Comparative Market Analysis, April 2024

ACTIVE  
PENDING  
SOLD



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The Beach Residences Comparative Market Analysis, April 2024

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	305	Unfurnished	Villa 05	2,077	\$2,477,500	\$1,193	1
2 1300 Benjamin Franklin Dr	504	Optional	Estate 04	3,550	\$4,495,000	\$1,266	2
3 1300 Benjamin Franklin Dr	701	Optional	Estate 01	4,194	\$5,695,000	\$1,358	2

Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
4 1300 Benjamin Franklin Dr	1001	Optional	Estate 01	4,194	\$5,995,000	\$1,429	2

Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/ SqFt	Parking	Sold Date	DTS
5 1300 Benjamin Franklin Dr	1103	Optional	Estate 03	3,861	\$5,550,000	\$1,437	2	3/6/2024	182
6 1300 Benjamin Franklin Dr	304	Unfurnished	Villa 04	1,864	\$1,900,000	\$1,019	1	12/24/2023	107
7 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,300,000	\$1,264	2	5/25/2023	76
8 1300 Benjamin Franklin Dr	602	Optional	Estate 02	3,964	\$4,015,000	\$1,013	2	6/9/2023	64
9 1300 Benjamin Franklin Dr	907	Unfurnished	Estate 07	3,057	\$3,525,000	\$1,153	2	9/29/2023	141
10 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,014	\$4,200,000	\$1,394	2	5/5/2023	129
11 1300 Benjamin Franklin Dr	1102	Turnkey	Estate 02	3,964	\$6,025,000	\$1,520	2	9/28/2023	36
AVERAGE PRICE/DAYS ON MARKET					\$4,359,286	\$1,257			105

Roger's Listing/Sales



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