

The Beach Residences Comparative Market Analysis, June 2023

**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	907	Unfurnished	Estate 07	3,057	\$3,990,000	\$1,305	2

Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
There are currently no pending sales.							

Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
2 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,300,000	\$1,264	2	5/25/2023	76
3 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,017	\$4,200,000	\$1,394	2	5/5/2023	129
4 1300 Benjamin Franklin Dr	1009	Unfurnished	Estate 09	3,352	\$2,950,000	\$880	2	1/3/2023	185
5 1300 Benjamin Franklin Dr	602	Optional	Estate 02	3,964	\$3,900,000	\$1,013	2	6/9/2023	64
AVERAGE PRICE/DAYS ON MARKET					\$4,087,500	\$1,138			114



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of June 27, 2022 through June 27, 2023. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented

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