

## The Beach Residences Comparative Market Analysis, December 2021

**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	401	Unfurnished	Estate 01	4,194	\$3,895,000	\$929	2
2 1300 Benjamin Franklin Dr	1002	Unfurnished	Estate 01	3,964	\$6,850,000	\$1,728	2
3 1300 Benjamin Franklin Dr	1105	Unfurnished	Estate 05	3,302	\$3,750,000	\$1,136	2
4 1300 Benjamin Franklin Dr	1201	Optional	Penthouse 01	4,189	\$5,985,000	\$1,429	2
<b>AVERAGE PRICE/PRICE PER SQ. FT.</b>					<b>\$5,120,000</b>	<b>\$1,305</b>	

### Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
5 1300 Benjamin Franklin Dr	907	Furnished	Estate 07	3,057	\$2,950,000	\$965	2

### Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
6 1300 Benjamin Franklin Dr	301	Unfurnished	Villa 01	2,019	\$1,730,000	\$857	1	1/13/2021	146
7 1300 Benjamin Franklin Dr	303	Unfurnished	Villa 03	1,855	\$1,500,000	\$809	1	10/22/2021	14
8 1300 Benjamin Franklin Dr	304	Unfurnished	Villa 04	1,864	\$1,375,000	\$738	2	4/26/2021	53
9 1300 Benjamin Franklin Dr	307	Unfurnished	Villa 07	2,197	\$1,365,000	\$621	1	8/16/2021	110
10 1300 Benjamin Franklin Dr	308	Furnished	Villa 08	2,259	\$2,000,000	\$885	2	10/15/2021	179
11 1300 Benjamin Franklin Dr	406	Unfurnished	Estate 06	3,014	\$2,225,000	\$738	2	7/1/2021	981
12 1300 Benjamin Franklin Dr	603	Turnkey	Estate 03	3,861	\$3,750,000	\$971	2	1/22/2021	90
13 1300 Benjamin Franklin Dr	606	Unfurnished	Estate 06	3,017	\$2,600,000	\$862	2	10/18/2021	756
14 1300 Benjamin Franklin Dr	706	Unfurnished	Estate 06	3,017	\$2,300,000	\$762	2	3/3/2021	258
15 1300 Benjamin Franklin Dr	708	Partial	Estate 08	3,300	\$2,300,000	\$697	2	4/27/2021	290
16 1300 Benjamin Franklin Dr	804	Unfurnished	Estate 04	3,550	\$3,625,000	\$1,021	2	8/5/2021	154
17 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,014	\$2,920,000	\$969	2	4/23/2021	556
18 1300 Benjamin Franklin Dr	1007	Unfurnished	Estate 07	3,057	\$2,650,000	\$867	2	4/19/2021	38
19 1300 Benjamin Franklin Dr	1203	Unfurnished	Penthouse 03	3,868	\$4,800,000	\$1,241	2	12/18/2020	0*
20 1300 Benjamin Franklin Dr	1208	Unfurnished	Penthouse 08	5,254	\$3,600,000	\$685	2	9/2/2021	184
<b>AVERAGE PRICE/DAYS ON MARKET</b>					<b>\$2,582,667</b>	<b>\$848</b>			<b>254</b>

#### Roger's Listing/Sales

\* NON-MLS SALE



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of December 10, 2020 through December 10, 2021. 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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