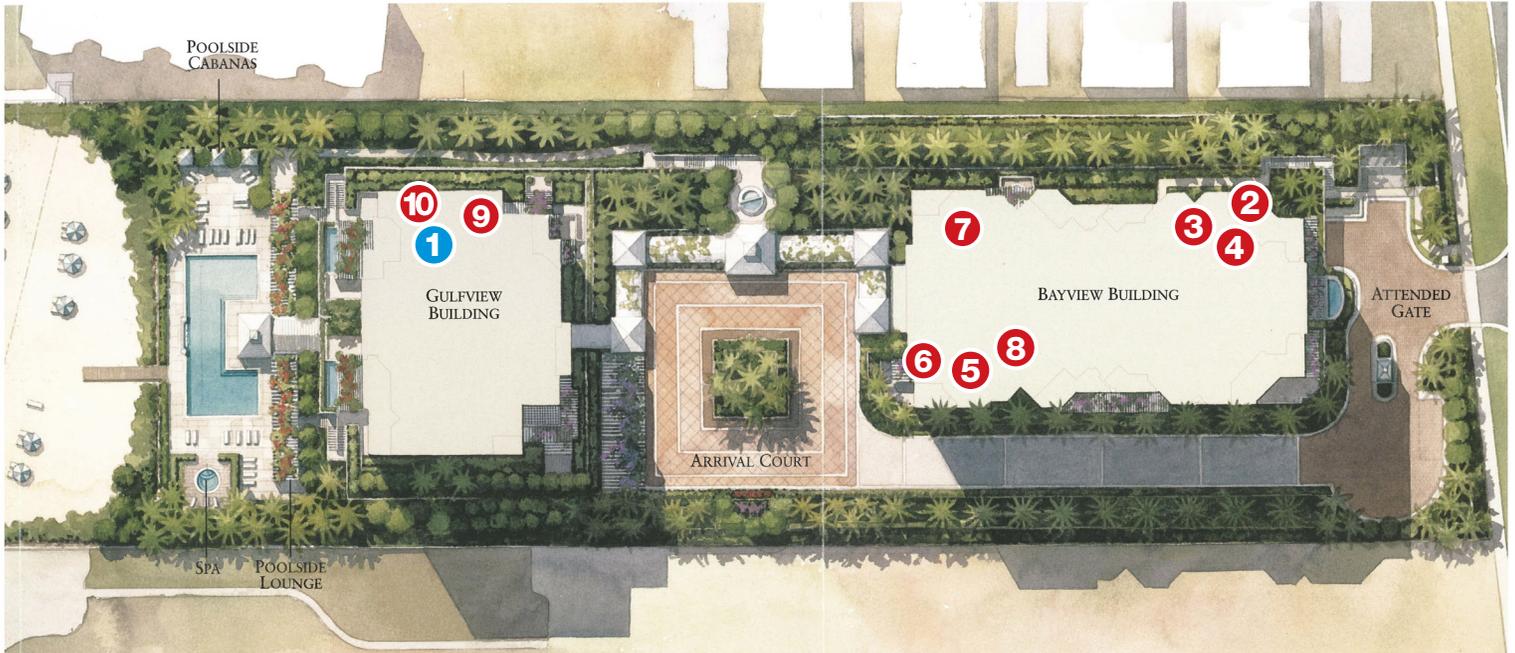


# Orchid Beach

## ► Comparative Market Analysis, December 2021

**ACTIVE  
PENDING  
SOLD**



### ACTIVE LISTINGS

Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/SqFt
There are currently no active listings.						

### SALE PENDING

Address	Unit	Furnishings	Sq Ft Heated	List Price	LP/SqFt	Parking
1 2052 Benjamin Franklin Dr	D202	Furnished	3,697	\$4,600,000	\$1,244	3

### SOLD PROPERTIES (last 12 months)

Address	Unit	Furnishings	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
2 2050 Benjamin Franklin Dr	A302	Unfurnished	3,242	\$2,175,000	\$671	2	9/21/2021	234
3 2050 Benjamin Franklin Dr	A402	Furnished	3,242	\$2,150,000	\$663	2	4/30/2021	73
4 2050 Benjamin Franklin Dr	A602	Unfurnished	3,242	\$2,400,000	\$740	2	6/30/2021	0
5 2050 Benjamin Franklin Dr	B1003	Turnkey	2,936	\$2,950,000	\$1,005	2	7/30/2021	28
6 2050 Benjamin Franklin Dr	B503	Unfurnished	2,936	\$1,900,000	\$647	2	2/5/2021	200
7 2050 Benjamin Franklin Dr	B804	Optional	2,936	\$2,300,000	\$783	2	8/30/2021	96
8 2050 Benjamin Franklin Dr	B903	Unfurnished	2,936	\$2,055,000	\$700	2	1/21/2021	73
9 2052 Benjamin Franklin Dr	502D	Unfurnished	3,654	\$3,695,000	\$1,011	2	3/31/2021	182
10 2052 Benjamin Franklin Dr	D202	Unfurnished	3,697	\$4,000,000	\$1,082	2	4/1/2021	1
<b>AVERAGE PRICE/DAYS ON MARKET</b>				<b>\$2,625,000</b>	<b>\$811</b>			<b>99</b>



#### Roger's Listings/Sales

Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of December 8, 2020 through December 8, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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