

Water Club

► Comparative Market Analysis, February 2022

Active Listings:

Address	Unit	Interior Features	Floor Plan	Sq Ft	Parking	List Price	LP/SqFt
There are currently no active listings.							

Pending Listings:

Address	Unit	Interior Features	Floor Plan	Sq Ft	Parking	List Price	LP/SqFt
1 1281 Gulf Of Mexico Dr	302	Unfurnished	Arlington North	3,435	1	\$3,495,000	\$1,017

Sold Listings (in the past 12 months):

Address	Unit	Furnishings	Floor Plan	Sq Ft	Parking	List Price	Sold Price	Sold Date	SP/SqFt	Days on the Market
2 1241 Gulf Of Mexico Dr	102	Unfurnished	Plaza Level	2,172	1	\$2,400,000	\$2,399,000	6/17/21	\$1,105	58
3 1241 Gulf Of Mexico Dr	111	Furnished	Plaza Level	940	1	\$545,000	\$550,000	4/13/21	\$585	55
4 1241 Gulf Of Mexico Dr	304	Furnished	Brighton	3,045	1	\$2,500,000	\$2,400,000	11/8/21	\$788	56
5 1241 Gulf Of Mexico Dr	306	Unfurnished	Cambridge	2,650	2	\$1,395,000	\$1,395,000	3/17/21	\$526	92
6 1241 Gulf Of Mexico Dr	408	Furnished	Dover	2,965	1	\$2,250,000	\$2,200,000	2/10/22	\$742	112
7 1241 Gulf Of Mexico Dr	505	Unfurnished	Cambridge	2,650	1	\$1,495,000	\$1,450,000	2/19/21	\$547	452
8 1241 Gulf Of Mexico Dr	805	Unfurnished	Cambridge	2,650	1	\$1,899,000	\$1,860,000	2/15/22	\$702	65
9 1241 Gulf Of Mexico Dr	908	Furnished	Dover	2,965	2	\$1,995,000	\$1,995,000	4/1/21	\$673	20
10 1241 Gulf Of Mexico Dr	1001	Unfurnished	Arlington	3,400	2	\$3,495,000	\$3,500,000	4/30/21	\$1,029	74
11 1281 Gulf Of Mexico Dr	204	Furnished	Brighton North	3,054	1	\$1,795,000	\$1,885,000	5/27/21	\$617	48
12 1281 Gulf Of Mexico Dr	401	Furnished	Arlington South	3,460	1	\$3,485,000	\$3,485,000	3/30/21	\$1,007	66
13 1281 Gulf Of Mexico Dr	404	Furnished	Brighton North	3,054	1	\$2,595,000	\$2,420,000	11/12/21	\$792	147
14 1281 Gulf Of Mexico Dr	408	Unfurnished	Dover	3,273	1	\$1,750,000	\$1,750,000	4/30/21	\$535	59
15 1281 Gulf Of Mexico Dr	704	Furnished	Brighton North	3,054	1	\$2,600,000	\$2,600,000	1/31/22	\$851	34
16 1281 Gulf Of Mexico Dr	902	Partial	Arlington North	3,435	3	\$3,650,000	\$3,810,000	10/12/21	\$1,109	41
17 1281 Gulf Of Mexico Dr	PH1108	Unfurnished	Dover	3,273	2	\$3,175,000	\$2,965,000	2/26/21	\$906	164
AVERAGE PRICE/DAYS ON MARKET						\$2,314,000	\$2,291,500		\$782	96

Roger's Listings/Sales

"Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period February 15, 2021 through February 15, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service."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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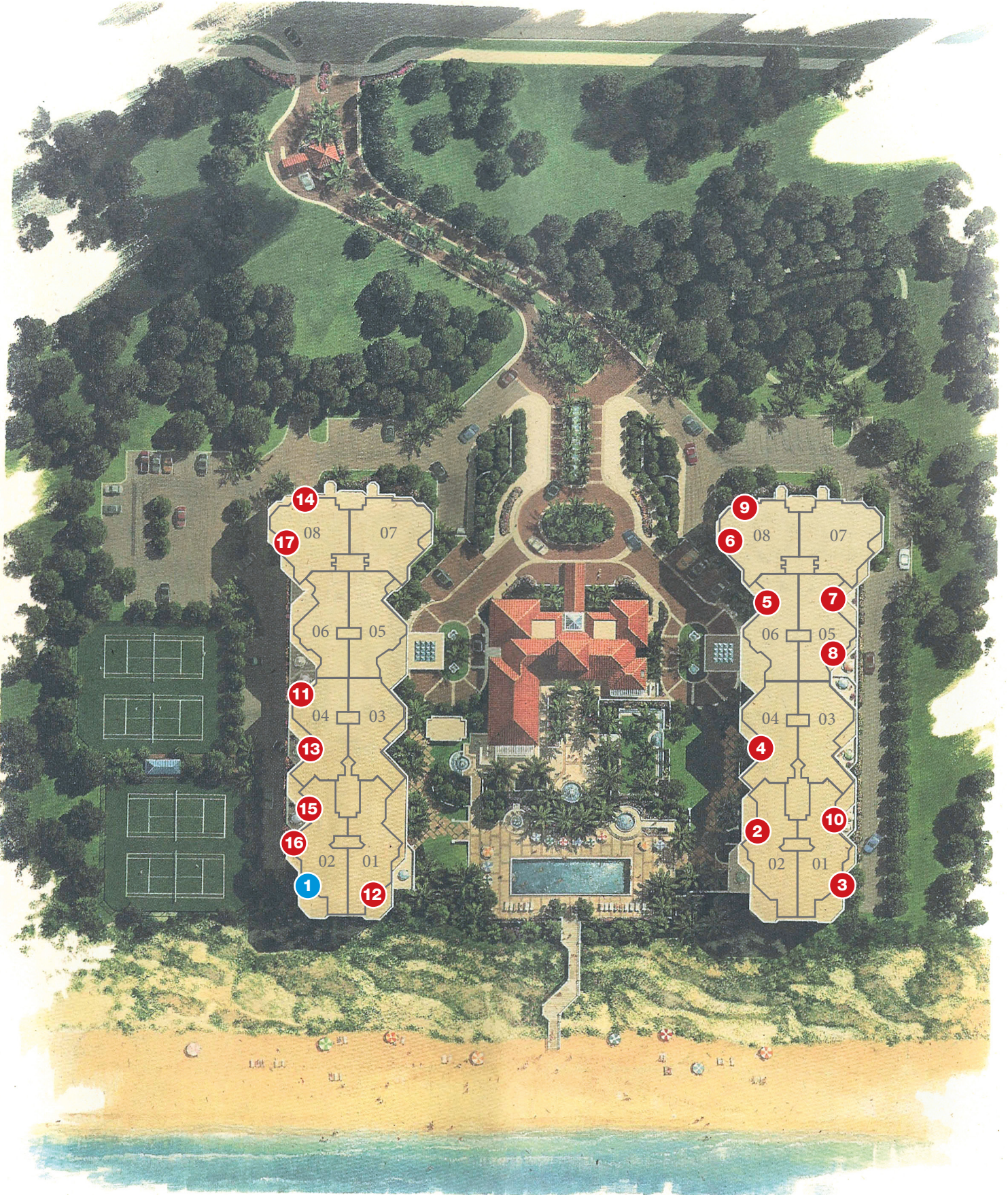
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 If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

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ACTIVE
PENDING
SOLD



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