

## Water Club

### ► Comparative Market Analysis, December 2021

#### Active Listings:

Address	Unit	Interior Features	Floor Plan	Sq Ft	Parking	List Price	LP/SqFt
1 1241 Gulf Of Mexico Dr	301	Unfurnished	Arlington	3,400	1	\$3,795,000	\$1,116
2 1241 Gulf Of Mexico Dr	408	Furnished	Dover	2,965	1	\$2,250,000	\$759
3 1241 Gulf Of Mexico Dr	805	Unfurnished	Cambridge	2,650	1	\$1,899,000	\$717

#### Pending Listings:

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

#### 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
4 1241 Gulf Of Mexico Dr	102	Unfurnished	Plaza Level	2,172	1	\$2,400,000	\$2,399,000	6/17/21	\$1,105	58
5 1241 Gulf Of Mexico Dr	111	Furnished	Plaza Level	940	1	\$545,000	\$550,000	4/13/21	\$585	55
6 1241 Gulf Of Mexico Dr	304	Furnished	Brighton	3,045	1	\$2,500,000	\$2,400,000	11/8/21	\$788	56
7 1241 Gulf Of Mexico Dr	306	Unfurnished	Cambridge	2,650	2	\$1,395,000	\$1,395,000	3/17/21	\$526	92
8 1241 Gulf Of Mexico Dr	405	Unfurnished	Cambridge	2,650	1	\$1,595,000	\$1,575,000	1/29/21	\$594	49
9 1241 Gulf Of Mexico Dr	505	Unfurnished	Cambridge	2,650	1	\$1,495,000	\$1,450,000	2/19/21	\$547	452
10 1241 Gulf Of Mexico Dr	908	Furnished	Dover	2,965	2	\$1,995,000	\$1,995,000	4/1/21	\$673	20
11 1241 Gulf Of Mexico Dr	1001	Unfurnished	Arlington	3,400	2	\$3,495,000	\$3,500,000	4/30/21	\$1,029	74
12 1281 Gulf Of Mexico Dr	204	Furnished	Brighton North	3,054	1	\$1,795,000	\$1,885,000	5/27/21	\$617	48
13 1281 Gulf Of Mexico Dr	401	Furnished	Arlington South	3,460	1	\$3,485,000	\$3,485,000	3/30/21	\$1,007	66
14 1281 Gulf Of Mexico Dr	404	Furnished	Brighton North	3,054	1	\$2,595,000	\$2,420,000	11/12/21	\$792	147
15 1281 Gulf Of Mexico Dr	408	Unfurnished	Dover North	3,273	1	\$1,750,000	\$1,750,000	4/30/21	\$535	59
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	1007	Unfurnished	Dover North	3,273	2	\$2,875,000	\$2,875,000	2/3/21	\$878	481
18 1281 Gulf Of Mexico Dr	PH1108	Unfurnished	Dover North	3,273	2	\$3,175,000	\$2,965,000	2/26/21	\$906	164
<b>AVERAGE PRICE/DAYS ON MARKET</b>						<b>\$2,316,333</b>	<b>\$2,296,933</b>		<b>\$780</b>	<b>124</b>

#### Roger's Listings/Sales

"Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period December 13, 2020 through December 13, 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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**ACTIVE**  
**PENDING**  
**SOLD**



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