



NORTH BEACH SINGLE FAMILY HOMES
NON-WATERFRONT

Laura Veitia | Urban Resource
realestate@urbanresource.com
305-403-8686

CLOSED SALES | JANUARY-JUNE 2013

STR#	STREET	#BD	#BA	SQFT	LOT	YEAR	PL	WTR	LIST \$	L\$/SQFT	SALE \$	S\$/SQFT	S\$/L\$	CD	PD	DOM	SSL	REO
1321	S. BISCAYNE POINT RD	3	2	1461	6869	1947	N	N	\$545,000	\$373.03	\$460,000	\$314.85	84	05/31/13	04/16/13	119	N	N
1445	71 ST	4	3	2458	7226	1950	N	N	\$350,550	\$142.62	\$369,100	\$150.16	105	06/27/13	03/27/13	166	Y	N
1600	71 ST	3	2	1573	7086	1936	N	N	\$375,000	\$238.40	\$370,000	\$235.22	99	05/31/13	04/19/13	17	N	N
1749	BAY DR	4	3	2140	7560	1946	N	N	\$449,500	\$210.05	\$439,500	\$205.37	98	04/16/13	02/26/13	30	N	N
1100	BIARRITZ DR	3	2.5	1769	8337	1949	N	N	\$488,000	\$275.86	\$440,000	\$248.73	90	06/19/13	06/07/13	101	N	N
1210	BIARRITZ DR	4	3	2374	6875	1937	N	N	\$350,000	\$147.43	\$301,000	\$126.79	86	03/15/13	10/20/12	178	Y	N
1519	BIARRITZ DR	3	3	2138	6565	1945	N	N	\$469,000	\$219.36	\$469,000	\$219.36	100	03/14/13	02/02/13	50	N	N
7921	CARLYLE AV	3	2	1493	5650	1940	N	N	\$248,200	\$166.24	\$240,000	\$160.75	97	05/31/13	05/13/13	35	N	N
7741	COLLINS AV	4	4.5	3926	6250	2010	Y	N	\$2,799,000	\$712.94	\$2,799,000	\$712.94	100	02/26/13	01/29/13	75	N	N
7833	COLLINS AV	4	4.5	4360	6250	2010	Y	N	\$2,649,000	\$607.57	\$2,310,000	\$529.82	87	03/08/13	12/21/12	36	N	N
1440	MARSEILLE DR	4	3	2228	6636	1938	N	N	\$575,000	\$258.08	\$555,000	\$249.10	97	03/26/13	03/01/13	43	N	N
1460	MARSEILLE DR	4	3	1984	6833	1945	N	N	\$475,000	\$239.42	\$444,000	\$223.79	93	05/10/13	04/19/13	35	N	N
640	N. SHORE DR	3	2	1922	7800	1950	Y	N	\$356,000	\$185.22	\$390,375	\$203.11	110	04/17/13	04/02/13	8	N	Y
1324	NORMANDY DR	3	2	1640	5865	1938	N	N	\$279,900	\$170.67	\$260,500	\$158.84	93	03/22/13	03/05/13	85	N	Y
6830	RUE NOTRE DAME	4	3.5	2076	9818	1937	N	N	\$729,000	\$351.16	\$699,000	\$336.71	96	03/07/13	01/28/13	336	N	N
645	S. SHORE DR	3	3	1561	7200	1949	N	N	\$495,000	\$317.10	\$480,000	\$307.50	97	02/08/13	01/11/13	6	N	N
NON-WATERFRONT AVERAGE		3.5	2.875	2194	7051	1952			\$727,072	\$288.45	\$689,155	\$273.94	96			83		
NON-WTR PREMIUM STREETS REGULAR SALE										\$280.51		\$263.18						

CLOSED SALES | JULY - DECEMBER 2013

STR#	STREET	#BD	#BA	SQFT	LOT	YEAR	PL	WTR	LIST \$	L\$/SQFT	SALE \$	S\$/SQFT	S\$/L\$	CD	PD	DOM	SSL	REO
1405	BAY DR	4	3.0	2293	10001	1949	N	N	\$449,000	\$195.81	\$450,000	\$196.25	100	12/20/13	11/13/13	722	Y	N
1623	BIARRITZ DR	3	2.0	2183	7666	1925	N	N	\$525,000	\$240.50	\$500,000	\$229.04	95	08/01/13	07/03/13	19	N	N
1320	DAYTONIA RD	4	3.5	2243	6600	1951	Y	N	\$579,000	\$258.14	\$520,000	\$231.83	90	09/12/13	08/13/13	12	N	N
285	FAIRWAY DR	3	3.0	2269	7200	1953	Y	N	\$375,000	\$165.27	\$462,000	\$203.61	123	10/07/13	04/09/13	209	Y	N
1035	FAIRWAY DR	3	2.0	2221	8065	1952	N	N	\$589,888	\$265.60	\$520,000	\$234.13	88	10/31/13	09/12/13	16	N	N
1405	NORMANDY DR	3	3.0	1504	6379	1938	Y	N	\$369,000	\$245.35	\$369,000	\$245.35	100	07/29/13	07/01/13	11	N	N
1520	NORMANDY DR	3	2.5	2129	6480	1961	N	N	\$355,000	\$166.75	\$325,000	\$152.65	92	08/13/13	07/31/13	68	N	N
1422	NORMANDY DR	3	3.0	1923	5876	1939	N	N	\$349,900	\$181.96	\$328,000	\$170.57	94	08/29/13	07/29/13	164	N	Y
1590	NORMANDY DR	2	1.0	1543	6481	1939	N	N	\$355,000	\$230.07	\$320,000	\$207.39	90	10/01/13	09/23/13	14	N	N
975	S. SHORE DR	3	2.0	2276	7800	1949	N	N	\$595,000	\$261.42	\$582,500	\$255.93	98	08/23/13	07/02/13	80	N	N
735	S. SHORE DR	3	2.0	2053	8046	1949	N	N	\$534,000	\$260.11	\$499,000	\$243.06	93	09/06/13	08/12/13	30	N	N
415	S. SHORE DR	3	2.0	1955	7200	1950	N	N	\$525,000	\$268.54	\$500,000	\$255.75	95	10/25/13	09/27/13	25	N	N
NON-WATERFRONT AVERAGE		3	2.4	2049	7316	1946			\$466,732	\$228.29	\$447,958	\$218.80	97			114		
NON-WTR PREMIUM STREETS REGULAR SALE										\$245.65		\$241.62						