



NORTH BEACH SINGLE FAMILY HOMES
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 \$	\$\$/SQFT	\$\$/L\$	CD	PD	DOM	SSL	REO
661	86 ST	3	2.0	2011	6900	1950	N	Y	\$780,000	\$387.87	\$735,000	\$365.49	94	04/26/13	03/18/13	38	N	N
741	86 ST	3	2.0	1940	6900	1950	N	Y	\$995,000	\$512.89	\$950,000	\$489.69	95	06/18/13	04/29/13	9	N	N
1510	BAY DR	4	3.0	3812	8770	1941	N	Y	\$1,500,000	\$393.49	\$1,100,000	\$288.56	73	04/16/13	03/08/13	2753	N	N
1865	CLEVELAND RD	6	4.5	4379	11250	1956	Y	Y	\$2,750,000	\$628.00	\$2,700,000	\$616.58	98	02/28/13	01/25/13	65	N	N
8525	CRESPI BL	2	2.0	1385	3076	1948	N	Y	\$795,000	\$574.01	\$760,000	\$548.74	96	04/11/13	02/08/13	294	N	N
1700	DAYTONIA RD	4	4.0	4637	11250	1954	Y	Y	\$2,490,000	\$536.99	\$2,385,000	\$514.34	96	04/01/13	02/11/13	19	N	N
1405	DAYTONIA RD	3	2.0	1775	9000	1950	N	Y	\$825,000	\$464.79	\$760,000	\$428.17	92	04/02/13	03/13/13	44	N	N
1465	DAYTONIA RD	4	2.0	1884	9000	1941	N	Y	\$750,000	\$398.09	\$700,000	\$371.55	93	04/22/13	03/27/13	113	N	N
1365	DAYTONIA RD	4	4.0	3126	9000	1950	N	Y	\$925,000	\$295.91	\$790,000	\$252.72	85	05/28/13	03/12/13	183	N	N
1525	DAYTONIA RD	4	3.0	2600	9000	1954	Y	Y	\$1,200,000	\$461.54	\$1,060,000	\$407.69	88	06/06/13	05/22/13	393	N	N
7707	HAWTHORNE AV	3	2.5	1600	3486	1950	N	Y	\$850,000	\$531.25	\$750,000	\$468.75	88	02/08/13	02/08/13	1	N	N
7960	HAWTHORNE AV	5	3.0	2449	9000	1945	N	Y	\$550,000	\$224.58	\$590,000	\$240.92	107	03/07/13	01/24/13	175	N	N
8060	HAWTHORNE AV	4	2.0	1991	7500	1945	N	Y	\$625,000	\$313.91	\$550,000	\$276.24	88	06/28/13	05/21/13	105	N	N
1445	MARSEILLE DR	3	3.0	2960	9812	1957	Y	Y	\$849,000	\$286.82	\$820,000	\$277.03	97	03/19/13	02/11/13	31	N	N
1265	N. BISCAYNE POINT RD	5	3.0	3170	11250	1953	Y	Y	\$1,450,000	\$457.41	\$1,400,000	\$441.64	97	03/15/13	01/02/13	186	N	N
1349	N. BISCAYNE POINT RD	4	3.0	2450	11250	1954	Y	Y	\$1,475,000	\$602.04	\$1,265,000	\$516.33	86	04/23/13	03/25/13	282	N	N
8071	NOREMAC AV	5	5.0	2752	9000	1946	Y	Y	\$1,145,000	\$416.06	\$1,040,000	\$377.91	91	06/25/13	06/10/13	20	N	N
1240	S. BISCAYNE POINT RD	4	3.0	2467	11250	1951	Y	Y	\$1,795,000	\$727.60	\$1,615,000	\$654.64	90	04/26/13	03/14/13	282	N	N
770	S. SHORE DR	3	2.5	2442	10200	1949	Y	Y	\$949,000	\$388.62	\$949,000	\$388.62	100	02/05/13	12/21/12	32	N	N
490	S. SHORE DR	4	3.0	2516	11050	1951	N	Y	\$800,000	\$317.97	\$800,000	\$317.97	100	06/07/13	06/04/13	138	N	N
1321	STILLWATER DR	3	2.0	1975	7500	1950	N	Y	\$899,000	\$455.19	\$835,000	\$422.79	93	03/13/13	01/31/13	113	N	N
WATERFRONT AVERAGE		4	2.9	2587	8831	1950			\$1,161,762	\$446.43	\$1,074,000	\$412.68	93			251		
WATERFRONT PREMIUM STREETS										\$455.37		\$418.43						



NORTH BEACH SINGLE FAMILY HOMES
WATERFRONT

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

CLOSED SALES | JULY - DECEMBER 2013

STR#	STREET	#BD	#BA	SQFT	LOT	YEAR	PL	WTR	LIST \$	L\$/SQFT	SALE \$	\$\$/SQFT	\$\$/L\$	CD	PD	DOM	SSL	REO
651	86 ST	2	1.0	1615	6900	1950	N	Y	\$465,000	\$287.93	\$470,000	\$291.02	101	08/28/13	04/26/13	1	Y	N
1660	BAY DR	2	1.5	2210	8787	1947	N	Y	\$1,250,000	\$565.61	\$1,225,000	\$554.30	98	11/14/13	10/30/13	24	N	N
1340	BAY DR	3	3.5	2339	14450	1950	N	Y	\$2,500,000	\$1,068.83	\$2,000,000	\$855.07	80	12/05/13	11/11/13	153	N	N
7620	BAYSIDE LANE	3	4.0	2133	7950	1953	Y	Y	\$999,000	\$468.35	\$925,000	\$433.66	93	12/02/13	10/16/13	34	N	N
7610	BAYSIDE LN	3	3.0	1752	7950	1953	Y	Y	\$685,000	\$390.98	\$710,000	\$405.25	104	12/02/13	10/15/13	108	N	N
7960	BISCAYNE POINT CR	4	3.5	5124	12150	1968	N	Y	\$2,495,000	\$486.92	\$2,185,000	\$426.43	88	08/12/13	07/19/13	163	N	N
7950	BISCAYNE POINT CR	4	3.5	3217	12150	1955	Y	Y	\$2,200,000	\$683.87	\$2,300,000	\$714.95	105	12/10/13	08/26/13	77	N	N
1651	CLEVELAND RD	6	5.0	4647	11250	1953	Y	Y	\$3,485,000	\$749.95	\$3,425,000	\$737.04	98	07/02/13	05/12/13	38	N	N
1500	CLEVELAND RD	3	2.0	1800	9000	1949	Y	Y	\$1,095,000	\$608.33	\$1,045,000	\$580.56	95	07/19/13	07/10/13	81	N	N
1540	CLEVELAND RD	5	4.0	2630	9000	1952	N	Y	\$625,000	\$237.64	\$550,000	\$209.13	88	07/24/13	03/20/13	4	Y	N
1681	DAYTONIA RD	3	2.0	2011	9000	1950	N	Y	\$799,000	\$397.32	\$755,000	\$375.44	94	07/31/13	06/10/13	17	N	N
1520	DAYTONIA RD	2	2.5	3026	11250	1953	Y	Y	\$1,650,000	\$545.27	\$1,500,000	\$495.70	91	09/27/13	06/13/13	69	N	N
1355	DAYTONIA RD	2	2.0	2200	9000	1952	N	Y	\$849,000	\$385.91	\$790,000	\$359.09	93	09/27/13	08/21/13	80	N	N
1435	MARSEILLE DR	4	3.0	3136	8937	1959	Y	Y	\$799,000	\$254.78	\$780,000	\$248.72	98	08/23/13	06/04/13	62	N	N
1355	MARSEILLE DR	5	4.0	3258	7788	2010	Y	Y	\$2,200,000	\$675.26	\$1,950,000	\$598.53	89	09/09/13	05/29/13	121	N	N
1445	MARSEILLE DR	3	3.0	2960	9813	1957	Y	Y	\$965,000	\$326.01	\$915,000	\$309.12	95	12/13/13	10/17/13	157	N	N
265	N. SHORE DR	4	4.0	3162	11237	1959	Y	Y	\$1,550,000	\$490.20	\$1,405,000	\$444.34	91	08/16/13	06/11/13	43	N	N
501	N. SHORE DR	4	3.5	3873	11845	1957	Y	Y	\$1,150,000	\$296.93	\$1,101,000	\$284.28	96	09/16/13	06/27/13	670	Y	N
1001	N. SHORE DR	5	5.5	2829	16318	1952	Y	Y	\$3,250,000	\$1,148.82	\$3,020,000	\$1,067.52	93	10/16/13	10/14/13	580	N	N
305	N. SHORE DR	4	3.0	2757	12172	1954	N	Y	\$1,350,000	\$489.66	\$1,290,000	\$467.90	96	10/22/13	08/27/13	270	N	N
501	N. SHORE DR	4	3.5	3873	11885	1957	Y	Y	\$1,780,000	\$459.59	\$1,695,000	\$437.65	95	10/31/13	10/10/13	22	N	N
2430	N. SHORE TE	3	3.0	2850	9856	1954	N	Y	\$1,650,000	\$578.95	\$1,300,000	\$456.14	79	09/03/13	06/14/13	58	N	N
7713	NOREMAC AV	5	4.0	3000	9000	1953	N	Y	\$1,100,000	\$366.67	\$995,000	\$331.67	90	09/18/13	07/18/13	173	N	N
8055	NOREMAC AV	3	2.0	2255	9000	1958	N	Y	\$799,000	\$354.32	\$720,000	\$319.29	90	12/27/13	12/13/13	51	N	N
7220	RUE NOTRE DAME	3	2.0	2221	7647	1946	N	Y	\$799,000	\$359.75	\$740,000	\$333.18	93	08/14/13	06/21/13	52	N	N
850	S. SHORE DR	4	3.0	2254	10200	1950	Y	Y	\$920,000	\$408.16	\$900,000	\$399.29	98	09/20/13	08/09/13	72	N	N
1040	S. SHORE DR	6	4.5	4680	10200	1950	Y	Y	\$1,395,000	\$298.08	\$1,220,000	\$260.68	87	10/08/13	08/26/13	62	N	N
600	S. SHORE DR	3	3.5	2991	11230	1951	Y	Y	\$1,395,000	\$466.40	\$1,380,000	\$461.38	99	10/18/13	09/30/13	6	N	N
530	S. SHORE DR	4	2.0	2541	10872	1950	N	Y	\$899,000	\$353.80	\$850,000	\$334.51	95	10/20/13	09/01/13	107	N	N
1015	STILLWATER DR	2	2.0	1783	8472	1948	N	Y	\$790,000	\$443.07	\$750,000	\$420.64	95	07/31/13	06/05/13	69	N	N
1411	STILLWATER DR	4	3.0	2219	7500	1950	N	Y	\$1,399,000	\$630.46	\$1,225,000	\$552.05	88	08/29/13	06/17/13	28	N	N
1151	STILLWATER DR	3	3.0	1816	7500	1952	Y	Y	\$1,595,000	\$878.30	\$1,517,500	\$835.63	95	11/20/13	11/05/13	172	N	N
WATERFRONT AVERAGE		4	3.1	2786	10010	1954.75			\$1,402,563	\$504.88	\$1,301,047	\$468.75	93			113		
WATERFRONT PREMIUM STREETS										\$542.87		\$501.68						