



NORTH BEACH CONDOS SALES
WATERFRONT BUILT AFTER 1990

Laura Veitia | Urban Resource
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305-403-8686

JUL - DEC 2013

STAT	STR#	STREET	U#	LIST \$	#BD	#BA	SQFT	CONDO	L\$/SQFT	SALE \$	\$\$/SQFT	L\$/\$\$	PD	CD	DOM	YR	REQ	SSL
CS	6365	COLLINS AV	1401	\$1,350,000	3	2	1761	AKOYA	\$766.61	\$1,310,000	\$743.90	97	07/01/13	07/01/13	47	2004	N	N
CS	6365	COLLINS AV	1403	\$1,199,000	3	2	1761	AKOYA	\$680.86	\$1,175,000	\$667.24	98	06/13/13	07/18/13	127	2004	N	N
CS	6365	COLLINS AV	2703	\$1,400,000	3	2	1761	AKOYA	\$795.00	\$1,300,000	\$738.22	93	06/17/13	07/23/13	30	2004	N	N
CS	6365	COLLINS AV	906	\$430,000	1	1	808	AKOYA	\$532.18	\$395,000	\$488.86	92	07/08/13	07/29/13	59	2004	N	N
CS	6365	COLLINS AV	903	\$1,250,000	3	2	1761	AKOYA	\$709.82	\$1,000,000	\$567.86	80	07/03/13	07/30/13	49	2004	N	N
CS	6365	COLLINS AV	4002	\$899,000	2	2	1392	AKOYA	\$645.83	\$820,000	\$589.08	91	06/13/13	08/05/13	36	2005	N	N
CS	6365	COLLINS AV	2702	\$870,000	2	2	1392	AKOYA	\$625.00	\$830,000	\$596.26	95	07/15/13	08/07/13	15	2004	N	N
CS	6365	COLLINS AV	2911	\$495,000	1	1	808	AKOYA	\$612.62	\$470,000	\$581.68	95	07/11/13	08/09/13	197	2004	N	N
CS	6365	COLLINS AV	1504	\$465,000	1	1	808	AKOYA	\$575.50	\$442,500	\$547.65	95	07/27/13	08/14/13	12	2004	N	N
CS	6365	COLLINS AV	1811	\$425,000	1	1	808	AKOYA	\$525.99	\$420,000	\$519.80	99	07/30/13	08/21/13	15	2004	N	N
CS	6365	COLLINS AV	1802	\$875,000	2	2	1392	AKOYA	\$628.59	\$875,000	\$628.59	100	06/24/13	08/21/13	4	2004	N	N
CS	6365	COLLINS AV	2511	\$490,000	1	1	808	AKOYA	\$606.44	\$480,000	\$594.06	98	08/16/13	08/28/13	346	2004	N	N
CS	6365	COLLINS AV	1805	\$431,900	1	1	683	AKOYA	\$632.36	\$417,000	\$610.54	97	08/29/13	09/04/13	52	2004	N	N
CS	6365	COLLINS AV	TS-11	\$1,250,000	2	2	2163	AKOYA	\$577.90	\$1,250,000	\$577.90	100	07/11/13	09/12/13	24	2005	N	N
CS	6365	COLLINS AV	3003	\$1,450,000	3	2	1761	AKOYA	\$823.40	\$1,450,000	\$823.40	100	07/22/13	09/17/13	30	2004	N	N
CS	6365	COLLINS AV	2502	\$995,000	2	2	1392	AKOYA	\$714.80	\$875,000	\$628.59	88	08/22/13	09/26/13	29	2004	N	N
CS	6365	COLLINS AV	810	\$399,000	1	1	683	AKOYA	\$584.19	\$380,000	\$556.37	95	10/01/13	10/25/13	15	2004	N	N
CS	6365	COLLINS AV	2409	\$530,000	1	1	808	AKOYA	\$655.94	\$515,000	\$637.38	97	10/23/13	11/08/13	35	2004	N	N
CS	6365	COLLINS AV	2505	\$436,700	1	1	683	AKOYA	\$639.39	\$412,500	\$603.95	94	10/21/13	11/21/13	63	2004	N	N
CS	6365	COLLINS AV	2001	\$1,500,000	3	2	1761	AKOYA	\$851.79	\$1,380,000	\$783.65	92	10/25/13	12/04/13	7	2005	N	N
CS	6365	COLLINS AV	3011	\$529,999	1	1	808	AKOYA	\$655.94	\$500,000	\$618.81	94	10/01/13	12/09/13	0	2004	N	N
CS	6365	COLLINS AV	1409	\$475,000	1	1	808	AKOYA	\$587.87	\$470,000	\$581.68	99	11/07/13	12/12/13	129	2004	N	N
CS	6365	COLLINS AV	4208	\$1,100,000	2	2	1322	AKOYA	\$832.07	\$1,150,000	\$869.89	105	11/15/13	12/16/13	7	2004	N	N
CS	6201	LAGUNA PATI	6201	\$1,745,500	3	4	4071	AQUA	\$428.76	\$1,745,500	\$428.76	100	10/10/13	11/29/13	34	2005	Y	N
CS	6105	W. LAGUNA D	6105	\$1,900,000	4	5	3810	AQUA	\$498.69	\$1,850,000	\$485.56	97	09/05/13	11/07/13	1507	2005	N	N
CS	6101	AQUA AV	401	\$1,500,000	3	3	2156	AQUA	\$695.73	\$1,350,000	\$626.16	90	06/06/13	07/03/13	64	2004	N	N
CS	6103	AQUA AV	803	\$1,199,000	3	3	2343	AQUA	\$511.74	\$1,075,000	\$458.81	90	09/05/13	10/07/13	20	2004	N	N
CS	213	AQUA TE	213	\$2,000,000	4	5	4387	AQUA	\$455.89	\$1,850,000	\$421.70	93	06/07/13	07/23/13	1417	2005	N	N
CS	6103	AQUA AV	706	\$1,100,000	3	3	2347	AQUA SPEAR	\$468.68	\$1,000,000	\$426.08	91	10/18/13	11/06/13	639	2004	N	N
CS	1910	BAY DR	403	\$775,000	2	2	1513	BAYLIGHTS	\$512.23	\$710,000	\$469.27	92	07/01/13	07/15/13	111	2011	N	N
CS	1910	BAY DR	303	\$799,000	2	2	1513	BAYLIGHTS	\$528.09	\$740,000	\$489.10	93	07/08/13	08/29/13	26	2010	N	N
CS	1910	BAY DR	302	\$725,000	2	2	1890	BAYLIGHTS	\$383.60	\$675,000	\$357.14	93	09/01/13	10/02/13	100	2012	N	N
CS	6515	COLLINS AV	1104	\$449,000	1	1	667	BEL-AIRE ON THE OCEAN	\$673.16	\$400,000	\$599.70	89	07/22/13	08/08/13	53	2004	N	N
CS	6515	COLLINS AV	1201	\$399,000	1	1	819	BEL-AIRE ON THE OCEAN	\$487.18	\$399,000	\$487.18	100	06/24/13	08/09/13	52	2004	N	N
CS	6515	COLLINS AV	1705	\$484,000	1	1	819	BEL-AIRE ON THE OCEAN	\$590.97	\$482,000	\$588.52	100	07/29/13	08/23/13	131	2004	N	Y
CS	6515	COLLINS AV	704	\$384,900	1	1	667	BEL-AIRE ON THE OCEAN	\$577.06	\$350,000	\$524.74	91	07/25/13	08/28/13	108	2004	Y	N
CS	6515	COLLINS AV	902	\$709,500	2	2	1141	BEL-AIRE ON THE OCEAN	\$621.82	\$685,000	\$600.35	97	08/13/13	08/29/13	104	2004	N	N
CS	6515	COLLINS AV	1205	\$460,000	1	1	819	BEL-AIRE ON THE OCEAN	\$561.66	\$460,000	\$561.66	100	08/29/13	10/18/13	14	2004	Y	N



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CS	6799	COLLINS AV	703	\$720,000	1	1	842	CANYON RANCH	\$855.11	\$650,000	\$771.97	90	05/07/13	07/01/13	33	2008	N	N
CS	6799	COLLINS AV	1701	\$629,000	1	1	757	CANYON RANCH	\$830.91	\$615,000	\$812.42	98	06/14/13	07/08/13	66	2008	N	N
CS	6799	COLLINS AV	405	\$2,200,000	2	3	1965	CANYON RANCH	\$1,119.59	\$2,065,000	\$1,050.89	94	06/25/13	08/02/13	0	2008	N	N
CS	6799	COLLINS AV	209	\$495,000	1	1	935	CANYON RANCH	\$529.41	\$479,000	\$512.30	97	04/17/13	08/06/13	161	2008	N	N
CS	6799	COLLINS AV	1406	\$925,000	2	2	1085	CANYON RANCH	\$852.54	\$925,000	\$852.54	100	05/31/13	08/26/13	77	2008	N	N
CS	6799	COLLINS AV	702	\$1,595,000	2	2	1387	CANYON RANCH	\$1,149.96	\$1,400,000	\$1,009.37	88	07/25/13	08/29/13	93	2008	N	N
CS	6799	COLLINS AV	408	\$650,000	1	1	871	CANYON RANCH	\$746.27	\$599,000	\$687.72	92	08/08/13	09/04/13	72	2008	N	N
CS	6799	COLLINS AV	904	\$1,375,000	2	2	1084	CANYON RANCH	\$1,268.45	\$1,250,000	\$1,153.14	91	07/03/13	09/19/13	89	2008	N	N
CS	6799	COLLINS AV	CPH06	\$975,000	2	2	1085	CANYON RANCH	\$898.62	\$925,000	\$852.54	95	08/22/13	10/04/13	62	2008	N	N
CS	6801	COLLINS AV	1009	\$789,000	2	2	965	CANYON RANCH	\$817.62	\$750,000	\$777.20	95	07/30/13	08/15/13	54	2008	N	N
CS	6801	COLLINS AV	CR605	\$695,000	2	2	965	CANYON RANCH	\$720.21	\$640,000	\$663.21	92	07/17/13	08/16/13	36	2008	N	N
CS	6899	COLLINS AV	2608	\$3,599,000	4	3	2670	CANYON RANCH	\$1,347.94	\$3,450,000	\$1,292.14	96	08/26/13	09/25/13	68	2008	N	N
CS	6899	COLLINS AV	702	\$2,675,000	3	3	2050	CANYON RANCH	\$1,304.88	\$2,590,000	\$1,263.42	97	09/26/13	11/08/13	10	2008	N	N
CS	6700	INDIAN CREEK	808	\$925,000	3	3	1880	EDEN HOUSE	\$492.02	\$875,000	\$465.43	95	07/31/13	08/16/13	103	2012	N	N
CS	6700	INDIAN CREEK	1406	\$595,000	2	2	1015	EDEN HOUSE	\$586.21	\$585,000	\$576.36	98	09/02/13	09/04/13	129	2012	N	N
CS	6301	COLLINS AV	LPH7	\$695,000	2	2	1340	LA GORCE PALACE	\$518.66	\$660,000	\$492.54	95	05/17/13	07/05/13	153	1996	N	N
CS	6301	COLLINS AV	2402	\$680,000	2	2	1400	LA GORCE PALACE	\$485.71	\$643,200	\$459.43	95	07/03/13	08/05/13	16	1995	N	N
CS	6301	COLLINS AV	TS4	\$584,900	1	1	940	LA GORCE PALACE	\$622.23	\$555,000	\$590.43	95	07/27/13	09/04/13	10	1996	N	N
CS	6301	COLLINS AV	3007	\$725,000	2	2	1340	LA GORCE PALACE	\$541.05	\$690,000	\$514.93	95	07/08/13	10/02/13	35	1996	N	N
CS	6301	COLLINS AV	1001	\$950,000	3	3	1690	LA GORCE PALACE	\$562.13	\$930,000	\$550.30	98	10/31/13	11/27/13	30	1995	N	N
CS	6301	COLLINS AV	1101	\$1,075,000	3	3	1690	LA GORCE PALACE	\$636.10	\$980,000	\$579.88	91	10/30/13	12/05/13	151	1995	N	N
CS	6301	COLLINS AV	1702	\$1,149,000	2	2	1400	LA GORCE PALACE	\$820.71	\$1,040,000	\$742.86	91	11/28/13	12/20/13	30	1995	N	N
CS	6580	INDIAN CREEK	209	\$529,000	3	2	1457	REGATTA	\$363.08	\$515,000	\$353.47	97	06/03/13	07/01/13	49	2006	N	N
CS	6580	INDIAN CREEK	202	\$179,000	0	1	541	REGATTA	\$330.87	\$162,500	\$300.37	91	07/03/13	07/23/13	51	2006	N	N
CS	6580	INDIAN CREEK	408	\$550,000	2	2	1188	REGATTA	\$462.96	\$525,000	\$441.92	95	09/09/13	10/21/13	28	2006	N	N
CS	6580	INDIAN CREEK	408	\$550,000	2	2	1188	REGATTA	\$462.96	\$525,000	\$441.92	95	10/01/13	10/21/13	16	2006	N	N
CS	7330	OCEAN TERN	11-D	\$529,994	2	2	1410	ST TROPEZ	\$375.88	\$500,000	\$354.61	94	07/31/13	08/30/13	0	1999	N	N
CS	7330	OCEAN TERN	10-B	\$774,000	2	2	1680	ST TROPEZ	\$460.71	\$700,000	\$416.67	90	10/02/13	10/29/13	93	1999	N	N
CS	7330	OCEAN TERN	STE-D	\$750,000	2	2	1410	ST TROPEZ	\$531.92	\$730,000	\$517.73	97	10/11/13	11/26/13	79	1999	N	N
CS	7330	OCEAN TERN	19D	\$581,000	2	2	1410	ST TROPEZ	\$412.06	\$530,000	\$375.89	91	11/27/13	12/23/13	99	1999	Y	N
CS	6917	COLLINS AV	620	\$254,000	1	1	812	THE COLLINS	\$312.81	\$254,000	\$312.81	100	05/28/13	07/22/13	41	2004	Y	N
CS	6767	COLLINS AV	1802	\$670,000	3	3	1510	THE STERLING	\$443.71	\$620,000	\$410.60	93	07/25/13	08/14/13	28	1991	N	N
CS	6767	COLLINS AV	1604	\$399,567	2	2	1180	THE STERLING	\$338.62	\$465,500	\$394.49	117	04/05/13	08/21/13	9	1991	N	Y
CS	6767	COLLINS AV	2103	\$890,000	2	2	1700	THE STERLING	\$523.53	\$780,000	\$458.82	88	08/23/13	09/27/13	120	1992	N	N
CS	6767	COLLINS AV	605	\$570,000	2	2	1140	THE STERLING	\$500.00	\$545,000	\$478.07	96	10/13/13	12/11/13	59	1991	N	N
CS	7744	COLLINS AV	18	\$475,000	2	2	1103	VILASOL	\$430.64	\$430,000	\$389.85	91	12/20/13	12/31/13	108	2005	N	N
AVERAGE CLOSED SALE				\$895,648	2	2	1408		\$633.94	\$846,847	\$599.98	95			108	2004		