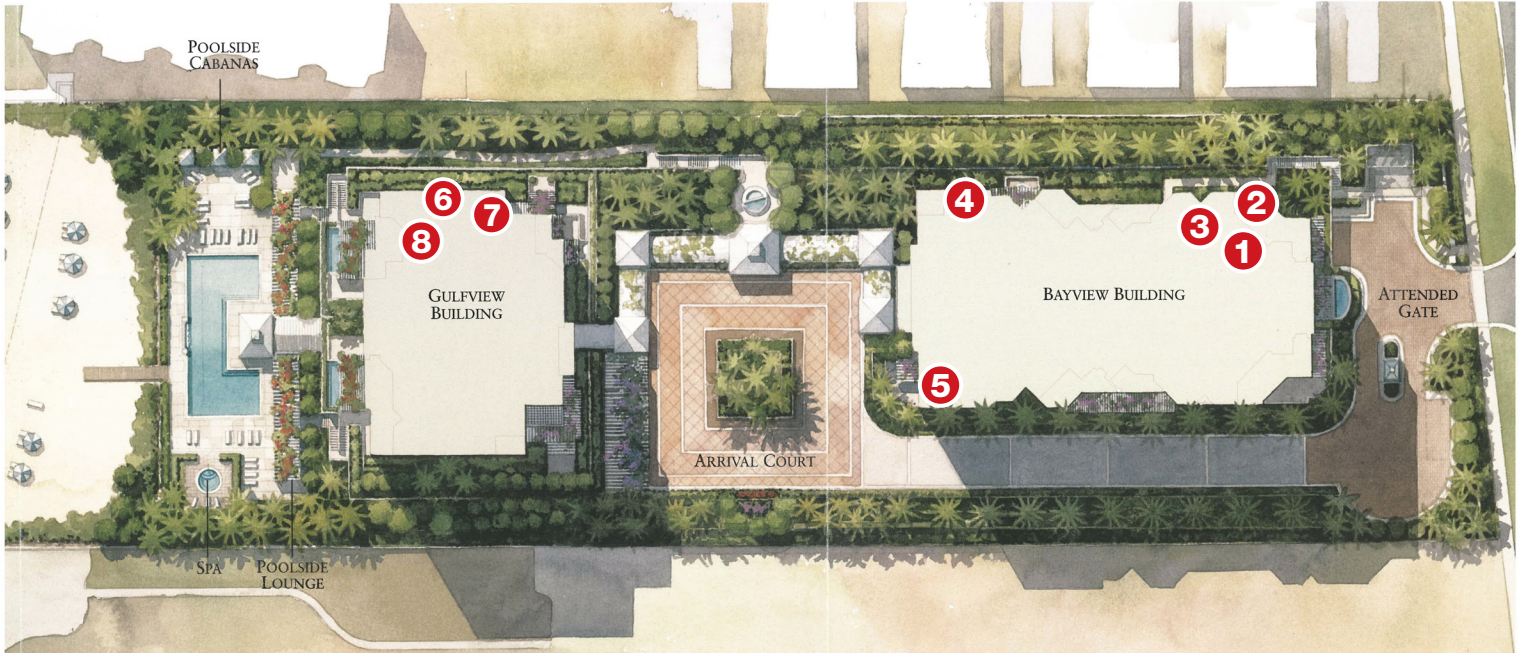


Orchid Beach

► Comparative Market Analysis, February 2022

**ACTIVE
PENDING
SOLD**



ACTIVE LISTINGS

Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/SqFt
There are currently no active listings.						

SALE PENDING

Address	Unit	Furnishings	Sq Ft Heated	List Price	LP/SqFt	Parking
There are currently pending sales.						

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
①	2050 Benjamin Franklin Dr	A302	Unfurnished	3,242	\$2,175,000	\$671	2	9/21/2021	234
②	2050 Benjamin Franklin Dr	A402	Furnished	3,242	\$2,150,000	\$663	2	4/30/2021	73
③	2050 Benjamin Franklin Dr	A602	Unfurnished	3,242	\$2,400,000	\$740	2	6/30/2021	0
④	2050 Benjamin Franklin Dr	B804	Optional	2,936	\$2,300,000	\$783	2	8/30/2021	96
⑤	2050 Benjamin Franklin Dr	B1003	Turnkey	2,936	\$2,950,000	\$1,005	2	7/30/2021	28
⑥	2052 Benjamin Franklin Dr	D202	Unfurnished	3,697	\$4,000,000	\$1,082	2	4/1/2021	1
⑦	2052 Benjamin Franklin Dr	D202	Furnished	3,697	\$4,600,000	\$1,244	3	12/23/2021	196
⑧	2052 Benjamin Franklin Dr	502D	Unfurnished	3,654	\$3,695,000	\$1,011	2	3/31/2021	182
AVERAGE PRICE/DAYS ON MARKET					\$3,033,750	\$900			101



Roger's Listings/Sales

BBased on information from the My Florida Regional Multiple Listing Service, Inc. for the period of 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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