

Water Club

► Comparative Market Analysis, April 2022

Active Listings:

Address	Unit	Interior Features	Floor Plan	Sq Ft	Parking	List Price	LP/SqFt
1 1241 Gulf Of Mexico Dr	201	Unfurnished	Custom	5,225	2	\$6,995,000	\$1,339

Pending Listings:

Address	Unit	Interior Features	Floor Plan	Sq Ft	Parking	List Price	LP/SqFt
2 1241 Gulf Of Mexico Dr	402	Furnished	Arlington	3,400	1	\$3,500,000	\$1,029
3 1241 Gulf Of Mexico Dr	PH08	Furnished	Dover	2,965	2	\$4,495,000	\$1,516

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	304	Furnished	Brighton	3,045	1	\$2,500,000	\$2,400,000	11/8/21	\$788	56
6 1241 Gulf Of Mexico Dr	408	Furnished	Dover	2,965	1	\$2,250,000	\$2,200,000	2/10/22	\$742	112
7 1241 Gulf Of Mexico Dr	805	Unfurnished	Cambridge	2,650	1	\$1,899,000	\$1,860,000	2/15/22	\$702	126
8 1241 Gulf Of Mexico Dr	1001	Unfurnished	Arlington	3,400	2	\$3,495,000	\$3,500,000	4/30/21	\$1,029	74
9 1281 Gulf Of Mexico Dr	204	Furnished	Brighton North	3,054	1	\$1,795,000	\$1,885,000	5/27/21	\$617	48
10 1281 Gulf Of Mexico Dr	302	Unfurnished	Arlington North	3,435	1	\$3,495,000	\$3,545,000	3/9/22	\$1,032	44
11 1281 Gulf Of Mexico Dr	404	Furnished	Brighton North	3,054	1	\$2,595,000	\$2,420,000	11/12/21	\$792	147
12 1281 Gulf Of Mexico Dr	408	Unfurnished	Dover North	3,273	1	\$1,750,000	\$1,750,000	4/30/21	\$535	59
13 1281 Gulf Of Mexico Dr	704	Furnished	Brighton North	3,054	1	\$2,600,000	\$2,600,000	1/31/22	\$851	34
14 1281 Gulf Of Mexico Dr	902	Partial	Arlington North	3,435	3	\$3,650,000	\$3,810,000	10/12/21	\$1,109	41
AVERAGE PRICE/DAYS ON MARKET						\$2,584,455	\$2,579,000		\$846	73

Roger's Listings/Sales

"Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period April 18, 2021 through April 18, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service."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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ACTIVE
PENDING
SOLD



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