

South Beach Luxury Condo Sales 2009 (to March 17)

prepared by Miamiism.com

Address	CN	Beds	Baths	SqFt Liv Area	List Price	LP\$/SqFt	Sale Price	SP\$/SqFt	CD
1455 OCEAN DR # PH 6&7	IL VILLAGGIO	3	4	5700	\$13,900,000.00	\$2,438.60	\$7,000,000.00	\$1,228.07	Feb 12, 2009
1000 S POINTE DR # 3801	Murano at Portofino	3	5	4784	\$12,000,000.00	\$2,508.36	\$7,600,000.00	\$1,588.63	Jan 21, 2009
1000 S POINTE DR # 3801	Murano	3	5	4784	\$12,000,000.00	\$2,508.36	\$7,600,000.00	\$1,588.63	Jan 21, 2009
1455 OCEAN DR # 1201/2	IL VILLAGGIO	2	2	2910	\$4,750,000.00	\$1,632.30	\$3,600,000.00	\$1,237.11	Jan 27, 2009
50 S POINTE DR. # 1202	CONTINUUM NORTH TOWER	4	4	3500	\$3,950,000.00	\$1,128.57	\$2,900,000.00	\$828.57	Jan 22, 2009
50 S POINTE # 2301	CONTINUUM NORTH	3	4	3017	\$3,950,000.00	\$1,309.25	\$3,700,000.00	\$1,226.38	Jan 30, 2009
5500 COLLINS AV # T1/T2	TowerHouse	3	6	8668	\$2,995,000.00	\$345.52	\$2,550,000.00	\$294.19	Feb 27, 2009
1455 OCEAN DR # 1406	Il Villaggio Condominium	2	3	1780	\$2,990,000.00	\$1,679.78	\$2,050,000.00	\$1,151.69	Jan 30, 2009
6101 W LAGUNA DR # .	Aqua Allison Island	4	5	4963	\$2,695,000.00	\$543.02	\$2,250,000.00	\$453.36	Feb 19, 2009
50 S POINTE DR. # 1102	CONTINUUM NORTH TOWER	3	3	1977	\$2,195,000.00	\$1,110.27	\$1,800,000.00	\$910.47	Feb 20, 2009
3801 Collins Avenue # PH2	MOSAIC ON THE BEACH	3	3	2546	\$1,999,000.00	\$785.15	\$1,500,000.00	\$589.16	Jan 30, 2009
300 S POINTE DR # PH4306	Portofino Towers	2	2	2360	\$1,800,000.00	\$762.71	\$1,600,000.00	\$677.97	Feb 18, 2009
1000 S POINTE DR # 503	MURANO AT PORTOFINO	2	2	2008	\$1,799,000.00	\$895.92	\$1,530,000.00	\$761.95	Feb 27, 2009
1500 OCEAN DR # 1104	1500 Ocean Drive Condo	2	3	1740	\$1,740,000.00	\$1,000.00	\$1,400,000.00	\$804.60	Jan 16, 2009
5875 COLLINS AVE # PH2	MEI CONDOMINIUM	3	3	1817	\$1,700,000.00	\$935.61	\$1,559,000.00	\$858.01	Jan 16, 2009
5959 COLLINS AV # 802	THE BATH CLUB	3	4	2572	\$1,599,000.00	\$621.70	\$1,200,000.00	\$466.56	Mar 3, 2009
50 S Pointe Drive # 2203	Continuum North Tower	2	2	1922	\$1,599,000.00	\$831.95	\$1,535,000.00	\$798.65	Feb 18, 2009
6801 Collins Avenue # 405	Canyon Ranch Living	2	2	1285	\$1,595,000.00	\$1,241.25	\$1,200,000.00	\$933.85	Jan 15, 2009
400 ALTON RD # 1606	Murano Grande	2	3	2024	\$1,449,000.00	\$715.91	\$1,320,000.00	\$652.17	Jan 28, 2009
300 S POINTE DR # 1902	Portofino Towers	2	2	2040	\$1,375,000.00	\$674.02	\$1,175,000.00	\$575.98	Jan 21, 2009
5025 COLLINS AV # 2106	Capobella	3	2	1860	\$1,300,000.00	\$698.93	\$1,087,500.00	\$584.68	Feb 25, 2009
4779 COLLINS AV # 3603	BLUE DIAMOND	3	3	2010	\$1,200,000.00	\$597.02	\$1,010,000.00	\$502.49	Jan 30, 2009
213 WATER WY # 213	Aqua at Allison Island	3	3	3646	\$1,199,000.00	\$328.85	\$1,250,000.00	\$342.84	Feb 27, 2009
Average Sale / average \$/sq.ft.							\$2,539,847.83	\$828.52	