

# OCEAN CLUB SALES REPORT JULY 2019

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# Active Listings

## Ocean Towers

Address	List Price	LP\$/SqFt	#Beds	#Baths	SqFt
Ocean Tower II #1408	\$6,999,000	\$1,344	4	5/1	5,207
Ocean Tower II #208	\$6,100,000	\$910	7	8/2	6,701
Ocean Tower I #PH-2	\$4,990,000	\$1,331	4	5/1	3,749
Ocean Tower II #308	\$4,750,000	\$912	4	5/1	5,207
Ocean Tower I #PH-8	\$4,490,000	\$1,064	4	5/1	4,219
Ocean Tower II #1106	\$3,623,700	\$1,175	3	4/1	3,084
Ocean Tower I #1503	\$3,499,000	\$1,135	3	4/1	3,084
Ocean Tower I #608	\$3,200,000	\$1,063	3	4/1	3,011
Ocean Tower I #504	\$2,850,000	\$924	3	4/1	3,084
Ocean Tower II #1102	\$2,297,000	\$915	3	3/0	2,510
Ocean Tower I #1507	\$2,275,000	\$906	2	3/0	2,510
Ocean Tower II #604	\$2,199,000	\$876	3	3/0	2,510
Ocean Tower I #606	\$2,150,000	\$825	3	3/0	2,605
Ocean Tower I #607	\$2,149,000	\$856	2	2/1	2,510
Ocean Tower II #504	\$2,099,000	\$836	3	3/0	2,510
Ocean Tower II #302	\$2,000,000	\$797	3	3/0	2,510
Ocean Tower II #202	\$1,900,000	\$757	2	2/1	2,510
Ocean Tower II #101	\$1,895,000	\$771	4	4/0	2,457

#Available	Avg List Price	Avg LP\$/SF
18	\$3.3M	\$967

## Club Towers

Address	List Price	LP\$/SqFt	#Beds	#Baths	SqFt
Club Tower II #PH1	\$7,250,000	\$1,250	5	6/1	5,800
Club Tower I #PH6	\$3,950,000	\$1,386	3	4/1	2,850
Club Tower I #1606	\$2,500,000	\$896	3	3/1	2,790
Club Tower I #706	\$2,445,000	\$876	3	4/1	2,790
Club Tower II #301	\$2,390,000	\$857	4	4/1	2,790
Club Tower III #1603	\$2,325,000	\$930	3	3/1	2,500
Club Tower I #1404	\$2,300,000	\$920	3	4/1	2,500
Club Tower III #1103	\$2,295,000	\$918	3	4/1	2,500
Club Tower III #1102	\$2,290,000	\$1,090	2	2/1	2,100
Club Tower III #604	\$2,195,000	\$878	3	4/1	2,500
Club Tower III #802	\$1,999,000	\$952	2	2/1	2,100
Club Tower I #604	\$1,995,000	\$798	3	4/1	2,500
Club Tower II #303	\$1,750,000	\$700	3	3/1	2,500
Club Tower III #505	\$1,550,000	\$738	2	2/1	2,100
Club Tower I #305	\$1,500,000	\$714	2	2/1	2,100

#Available	Avg List Price	Avg LP\$/SF
15	\$2.6M	\$927

### Lake Tower

Address	List Price	LP\$/SqFt	#Beds	#Baths	SqFt
Lake Tower #404	\$2,175,000	\$836	3	2/1	2,602
Lake Tower #PH-7	\$1,849,000	\$598	3	4/0	3,091
Lake Tower #410	\$1,825,000	\$701	3	3/0	2,602
Lake Tower #504	\$1,750,000	\$672	3	4/0	2,604
Lake Tower #408	\$1,648,000	\$542	3	4/0	3,043
Lake Tower #606	\$1,590,000	\$642	3	3/0	2,477
Lake Tower #210	\$1,575,000	\$605	3	3/0	2,602
Lake Tower #109	\$1,150,000	\$696	1	2/0	1,653

#Available	Avg List Price	Avg LP\$/SF
8	\$1.7M	\$661

### Lake Villas

Address	List Price	LP\$/SqFt	#Beds	#Baths	SqFt
Lake Villa III #511	\$2,795,000	\$817	4	4/1	3,420
Lake Villa I #408	\$1,595,000	\$594	3	3/0	2,683
Lake Villa I #301	\$1,585,000	\$594	3	3/0	2,667
Lake Villa I #201	\$1,550,000	\$581	3	4/0	2,667
Lake Villa I #207	\$1,499,900	\$690	3	3/0	2,174
Lake Villa II #301	\$1,495,000	\$673	3	3/0	2,220

#Available	Avg List Price	Avg LP\$/SF
6	\$1.8M	\$658

### Resort Villas

Address	List Price	LP\$/SqFt	#Beds	#Baths	SqFt
Resort Villa I #309	\$1,210,000	\$661	3	3/0	1,830
Resort Villa I #302	\$1,150,000	\$628	3	3/0	1,830
Resort Villa II #302	\$1,100,000	\$601	3	3/0	1,830
Resort Villa II #310	\$1,025,000	\$603	2	2/0	1,700
Resort villa II #210	\$975,000	\$574	2	2/0	1,700
Resort Villa I #401	\$975,000	\$574	2	2/0	1,700
Resort Villa II #507	\$899,000	\$620	2	2/0	1,450
Resort Villa I #305	\$889,000	\$679	3	2/0	1,310
Resort Villa II #205	\$849,000	\$648	2	2/0	1,310
Resort Villa I #506	\$849,000	\$648	2	2/0	
1,310Resort Villa I #305	\$889,000	\$679	3	2/0	1,310
Resort Villa I #506	\$849,000	\$648	2	2/0	1,310

#Available	Avg List Price	Avg LP\$/SF
10	\$1M	\$624

## Closed Sales — Past 6 Months

Address	Sale Price	SP\$/SqFt	#Beds	#Baths	SqFt	Closing Date	Days Listed
Ocean Tower II #808	\$5,875,000	\$1,128	4	5/1	5,207	3/21/19	146
Club Tower III #1201	\$2,800,000	\$1,004	3	4/1	2,790	5/8/19	248
Ocean Tower I #1208	\$2,800,000	\$930	3	4/0	3,011	7/2/19	227
Ocean Tower I #806	\$2,308,600	\$886	3	3/0	2,605	7/15/19	66
Lake Villa II #404	\$1,600,000	\$573	3	4/0	2,790	6/28/19	124
Lake Villa III #PH4	\$1,600,000	\$648	3	3/0	2,470	4/3/19	173
Lake Tower #604	\$1,575,000	\$605	3	3/0	2,602	7/25/19	137
Lake Villa II #PH-2	\$1,575,000	\$638	3	2/1	2,470	6/3/19	115
Lake Tower #311	\$1,500,000	\$576	3	3/0	2,602	7/12/19	355
Lake Villa II #305	\$1,045,000	\$507	2	2/1	2,060	7/30/19	318
Resort Villa I #PH-10	\$920,000	\$541	2	2/0	1,700	5/31/19	474
Resort Villa I #307	\$850,000	\$586	2	2/0	1,450	5/21/19	352

	#Sold	Avg Sale Price	Avg SP\$/SqFt	Days Listed
<b>Past 6 Months</b> 2/1/19 to 7/31/19	12	\$2M	\$719	228
<b>Prior Year</b> 2/1/18 to 7/31/18	23	\$2.5M	\$839	417
<b>% Change</b>	-48%	-19%	-14%	-45%

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