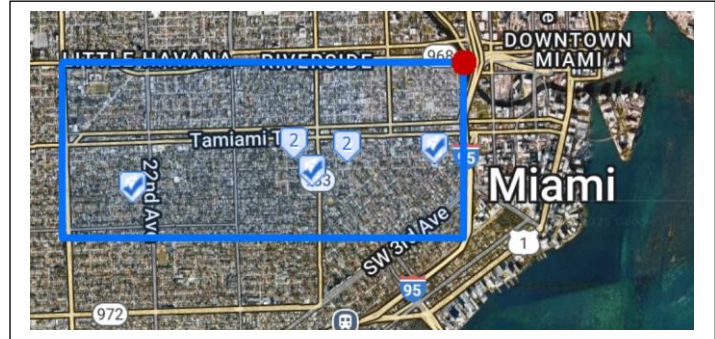


Townhome/Condo Comparable Sales | Little Havana

ML #	St	Area	CDOMCN	Dt Address	Unit#	City	TYPE	LP\$ ↑	YR	Bui Lot	SqFt LA ↓	LP\$/SqFt GI #:	SP\$	SP\$/SqFt ↑ CD	#Bed	#FB	#HB	#GAI	
A11581256	CS	41	255	Gardens on the Roads 1012	1010 SW 13th Ave Unit#B	B	Miami	Townhouse	\$1,650,000	2025		2,281	\$723.37	\$1,724,556	\$756.05 06/06/2025	4	3	1	1
A11546444	CS	41	75	Gardens on the Roads 1012	1012 SW 13th Ave Unit#A	A	Miami	Townhouse	\$1,600,000	2024		2,281	\$701.45	\$1,620,460	\$710.42 05/22/2025	4	3	1	1
A11723605	CS	41	275	Gardens on the Roads 1010	1008 SW 10th Ave		Miami	Townhouse	\$1,490,000	2025		2,219	\$671.47	\$1,461,500	\$658.63 05/16/2025	4	3	1	1
A11826414	CS	41	327	Gardens on the Roads 1010	1010 SW 10th Ave		Miami	Townhouse	\$1,400,000	2025		2,219	\$630.91	\$1,400,000	\$630.91 06/06/2025	4	3	1	1
A11739229	CS	41	139	Eleven in the Roads	545 SW 11th St Unit#307	307	Miami	Condo	\$1,350,000	2020		2,024	\$667.00	\$1,270,000	\$627.47 08/26/2025	4	4	1	2
A11754226	CS	41	52	SKYVIEW HOMES	1221 SW 12 Court		Miami	Condo	\$1,890,000	2025		3,103	\$609.09	\$1,815,000	\$584.92 07/02/2025	4	5		1
A11702268	CS	41	179	BYAN PARK	2292 SW 13th st		Miami	Townhouse	\$2,400,000	2024		4,000	\$600.00	\$2,270,000	\$567.50 05/09/2025	4	5		1

As of the past six (6) months Oct 13, 2025, the sales comps per SF are as follows:

Pricing	\$P/SF Closed
High	\$756
Average	\$646
Median	\$630



Comp Details:



1010 SW 13th Ave #B, Miami FL 33135-5424

Condo/Co-Op/Villa/Townhouse

ML #: [A11581256](#)

Sht Sle: No

#Beds: 4

Year: 2025/Under Construction

Gar: 1

Gar Des:

BldAr/Src:

Style: T51-Townhouse Fee Simple

WtrF: No

Design: Twin Home

Unit View: Garden View

Cmpx: Gardens on the Roads 1012

Closed

Area: 41

REO: No

#FBth: 3

Type: Townhouse

LA: ≈2,281

LP: \$1,650,000

CDate: 06/06/2025

S Pr: \$1,724,556

#HBth: 1

TA: ≈3,971

SF Adj:

Remarks: NEW CONSTRUCTION: This contemporary 4 BDS & 3.5 BTH townhouse design is truly one-of-a-kind. This property boasts detailed-oriented finishes & an open space concept flooded with natural light. The top of the line appliances add a touch of luxury to the space. This townhouse is perfect for those who appreciate modern design and quality craftsmanship. The Patio and Rooftop offer a vibrant and entertaining atmosphere with a Miami vibe. Centrally located near Miami International Airport, Brickell, downtown, restaurants, highways, & more. This is the perfect place to enjoy the city's bustling energy. Whether you're looking to relax or dance the night away, this hotspot has something for everyone. Come experience the best of Miami right here! Renders reflect standard & upgraded versions.



1012 SW 13th Ave #A, Miami FL 33135-5424

Condo/Co-Op/Villa/Townhouse

ML #: [A11546444](#)

Sht Sle: No

#Beds: 4

Year: 2024/New Construction

Gar: 1

Gar Des:

BldAr/Src:

Style: T51-Townhouse Fee Simple

WtrF: No

Design: Twin Home

Unit View: None

Cmpx: Gardens on the Roads 1012

Closed

Area: 41

REO: No

#FBth: 3

Type: Townhouse

LA: ≈2,281

LP: \$1,600,000

CDate: 05/22/2025

S Pr: \$1,620,460

#HBth: 1

TA: ≈3,971

SF Adj:

Remarks: NEW CONSTRUCTION: This contemporary 4 BDS & 3.5 BTH townhouse design is truly one-of-a-kind. This property boasts detailed-oriented finishes & an open space concept flooded with natural light. The top of the line appliances add a touch of luxury to the space. This townhouse is perfect for those who appreciate modern design and quality craftsmanship. The Patio and Rooftop offer a vibrant and entertaining atmosphere with a Miami vibe. Centrally located near Miami International Airport, Brickell, downtown, restaurants, highways, & more. This is the perfect place to enjoy the city's bustling energy. Whether you're looking to relax or dance the night away, this hotspot has something for everyone. Come experience the best of Miami right here! Renders reflect standard & upgraded versions.



1008 SW 10th Ave, Miami FL 33130-3618

Condo/Co-Op/Villa/Townhouse

Closed

ML #: [A11723605](#)

Area: 41

LP: \$1,490,000

Sht Sle: No

REO: No

CDate: 05/16/2025

#Beds: 4

#FBth: 3

S Pr: \$1,461,500

Year: 2025/Under Construction

Type: Townhouse

#HBth: 1

Gar: 1

LA: 2,219

TA: x0

Gar Des:

SF Adj:

BldAr/Src: 0

Style: T51-Townhouse Fee Simple

WtrF: No

Design: None, Twin Home

Unit View: None

Cmpx: Gardens on the Roads 1010

Remarks: This 4 BD and 3.5 BTH new construction is truly one-of-a-kind. This property boasts detailed-oriented finishes and an open space concept flooded with natural light. The top of the line appliances add a touch of luxury to the space. This townhouse is perfect for those who appreciate modern design and quality craftsmanship. The Patio and Rooftop offer a vibrant and entertaining atmosphere with a Miami vibe. Centrally located near Miami International Airport, Brickell, downtown Miami, restaurants, highways, and more, this is the perfect place to enjoy the city's bustling energy. Come experience the best of Miami right here!



1010 SW 10th Ave, Miami FL 33130-3618

Condo/Co-Op/Villa/Townhouse

Closed

ML #: [A11826414](#)

Area: 41

LP: \$1,400,000

Sht Sle: No

REO: No

CDate: 06/06/2025

#Beds: 4

#FBth: 3

S Pr: \$1,400,000

Year: 2025/Under Construction

Type: Townhouse

#HBth: 1

Gar: 1

LA: 2,219

TA: x0

Gar Des:

SF Adj:

BldAr/Src: 0

Style: T51-Townhouse Fee Simple

WtrF: No

Design: Twin Home

Unit View: None

Cmpx: Gardens on the Roads 1010

Remarks: This 4 BD and 3.5 BTH new construction is truly one-of-a-kind. This property boasts detailed-oriented finishes and an open space concept flooded with natural light. The top of the line appliances add a touch of luxury to the space. This townhouse is perfect for those who appreciate modern design and quality craftsmanship. The Patio and Rooftop offer a vibrant and entertaining atmosphere with a Miami vibe. Centrally located near Miami International Airport, Brickell, downtown Miami, restaurants, highways, and more, this is the perfect place to enjoy the city's bustling energy. Come experience the best of Miami right here!



545 SW 11th St #307, Miami FL 33129-1064

Condo/Co-Op/Villa/Townhouse

Closed

ML #: [A11739229](#)

Area: 41

LP: \$1,350,000

Sht Sle: No

REO: No

CDate: 08/26/2025

#Beds: 4

#FBth: 4

S Pr: \$1,270,000

Year: 2020/Resale

Type: Condo

#HBth: 1

Gar: 2

LA: x2,024

TA: x2,024

Gar Des: Attached

SF Adj: x2,024

BldAr/Src:

Style: C41-Condo 1-4 Stories

WtrF: No

Design: Garden Apartment, Substantially Remodeled, West Of Us1

Unit View: Skyline View

Cmpx: Eleven in the Roads

Remarks: Luxury living in this stylish penthouse at Eleven in the Roads, a boutique hidden gem steps away from Brickell, downtown Miami, and Coconut Grove. This large 4/4.5 still feels and looks brand new! High ceilings, ample open living space, tons of windows and natural light, gorgeous 30x30 porcelain floors, and incredible views of the downtown skyline. Generous sized balcony which has a stairwell that leads directly to your own private rooftop terrace/patio/sun deck with a built-in gas grill/summer kitchen and ample relaxation or entertainment space. Building common area includes heated rooftop pool (easily accessible from the private rooftop), extra tables and common BBQ area as well. Quiet building well secured and unit comes with 2 parking spaces and a very large storage unit.



1221 SW 12 Court, Miami FL 33135

Condo/Co-Op/Villa/Townhouse

ML #: [A11754226](#)

Sht Sle: No

#Beds: 4

Year: 2025/New Construction

Gar: 1

Gar Des: Attached

BldAr/Src: 3817/Building Plan/Survey

Style: T52-Townhouse Condo

WtrF: No

Design: Twin Home

Unit View: Garden View, Pool Area View, Skyline View

Cmpx: SKYVIEW HOMES

Closed

Area: 41

REO: No

#FBth: 5

Type: Condo

LA: 3,103

LP: \$1,890,000

CDate: 07/02/2025

S Pr: \$1,815,000

#HBth:

TA:

SF Adj:

Remarks: Luxurious Modern City Living at Its Finest. Welcome to this brand new, 3-story townhome offering 3,100 SF of lavish living space. This contemporary residence features an open concept, top-of-the-line finishes and gourmet Italian kitchen with open island. The gorgeous outdoor terrace, perfect for entertaining, includes wet bar, built-in gas BBQ, pool and bath. On the 2nd level there are 4 en-suite BRs with convenient laundry center. The spacious master boasts double custom walk-in closets and master spa bath. The 3rd level you'll find for entertaining an expansive rooftop terrace with breathtaking skyline views of downtown Brickell, premium artificial turf throughout and privacy hedge. This luxurious townhome epitomizes modern city living with unparalleled elegance and style.

Owner/Agent



2292 SW 13th st, Miami FL 33145-1324

Condo/Co-Op/Villa/Townhouse

ML #: [A11702268](#)

Sht Sle: No

#Beds: 4

Year: 2024/New Construction

Gar: 1

Gar Des:

BldAr/Src: 4861/Architect/Engineer

Style: T52-Townhouse Condo

WtrF: No

Design: Twin Home

Unit View: Garden View

Cmpx: BYAN PARK

Closed

Area: 41

REO: No

#FBth: 5

Type: Townhouse

LA: 4,000

LP: \$2,400,000

CDate: 05/09/2025

S Pr: \$2,270,000

#HBth:

TA: 0

SF Adj:

Remarks: Nestled in the heart of Shenandoah, a visionary development is transforming living and redefining the concept of home. Created by Admer Construction Group, this exceptional new build is not just a residence- it's a bold statement of invocation, sustainability and community evolution. This 4,000 sq ft home features 4 bedrooms, 5 bathrooms, a vast living area, a custom-designed kitchen, generously sized garage and a private oasis with a pool surrounded by lush landscaping. Primary suite serves as a private retreat complete with spa-inspired bathroom + bespoke walk-in closet. The home boasts a rooftop terrace, offering residents views of the Brickell skyline. Located directly across from Bryan Park, this property is ideal for families, with access to playgrounds and pickleball courts.