

## Park Shore Highrise Resale Report

Presented by Amy Becker and Leah Ritchey from Premier Sotheby's International Realty

BOLD\* - AB/LR's Listing and/or participated in Sale

Aria									
Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	1202	4,773	\$4,500,000	\$942.80	U				
Active	705	3,195	\$3,395,000	\$1,062.60	N				
Active	504	3,445	\$2,795,000	\$811.32	N				
SOLD	802	4,773	\$4,750,000	\$995.18	N	\$4,350,000	\$911.38	92%	3/20/2020
SOLD	501	4,096	\$3,250,000	\$793.46	U	\$3,106,250	\$758.36	96%	3/6/2020
<b>SOLD</b>	<b>804*</b>	<b>3,445</b>	<b>\$3,149,000</b>	<b>\$914.08</b>	<b>N</b>	<b>\$3,000,000</b>	<b>\$870.83</b>	<b>95%</b>	<b>11/6/2019</b>
SOLD	803	3,393	\$3,200,000	\$943.12	N	\$3,050,000	\$898.91	95%	7/8/2019
SOLD	1702	5,084	\$5,400,000	\$1,062.16	N	\$5,150,000	\$1,012.98	95%	5/16/2019
SOLD	604	3,445	\$2,995,000	\$869.38	F	\$2,750,000	\$798.26	92%	4/16/2019
SOLD	601	4,096	\$3,450,000	\$842.29	U	\$3,000,000	\$732.42	87%	1/16/2019
Bay Shore Place									
Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	202	1,649	\$1,295,000	\$785.32	U				
Active	306	1,641	\$874,500	\$532.91	F				
Active	201	1,447	\$699,000	\$483.07	F				
SOLD	1401	1,457	\$1,095,000	\$751.54	T	\$1,100,000	\$754.98	100%	4/10/2020
SOLD	1404	1,650	\$1,149,000	\$696.36	U	\$1,075,000	\$651.52	94%	3/30/2020
SOLD	305	1,536	\$829,000	\$539.71	T	\$800,000	\$520.83	97%	3/9/2020
SOLD	605	1,536	\$949,000	\$617.84	N	\$925,000	\$602.21	97%	2/28/2020
SOLD	204	1,650	\$895,000	\$542.42	T	\$895,000	\$542.42	100%	1/30/2020
<b>SOLD</b>	<b>1103*</b>	<b>1,506</b>	<b>\$1,199,000</b>	<b>\$796.15</b>	<b>U</b>	<b>\$1,075,000</b>	<b>\$713.81</b>	<b>90%</b>	<b>1/22/2020</b>
SOLD	404	1,663	\$1,295,000	\$778.71	U	\$1,275,000	\$766.69	98%	12/4/2019
SOLD	1203	1,655	\$915,000	\$552.87	U	\$897,500	\$542.30	98%	8/23/2019
SOLD	1602	2,078	\$2,350,000	\$1,130.90	U	\$2,250,000	\$1,082.77	96%	6/25/2019
SOLD	106	1,649	\$849,900	\$515.40	N	\$798,000	\$483.93	94%	3/15/2019
<b>SOLD</b>	<b>903*</b>	<b>1,536</b>	<b>\$890,000</b>	<b>\$579.43</b>	<b>T</b>	<b>\$855,000</b>	<b>\$556.64</b>	<b>96%</b>	<b>2/1/2019</b>
Brittany									
Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	PH11	6,143	\$7,900,000	\$1,286.02	U				
Active	1106	3,447	\$2,852,000	\$827.39	U				
Active	2005	3,050	\$2,600,000	\$852.46	N				
Active	1702	2,500	\$2,500,000	\$1,000.00	U				
Active	1502	2,500	\$1,999,999	\$800.00	F				
Active	V18	3,639	\$1,995,000	\$548.23	U				
Active	205	3,050	\$1,975,000	\$647.54	U				
Active	V19	3,383	\$1,899,000	\$561.34	T				
SOLD	1001	3,614	\$2,995,000	\$828.72	F	\$2,900,000	\$802.43	97%	3/20/2020
SOLD	1704	2,500	\$2,300,000	\$920.00	U	\$2,125,000	\$850.00	92%	10/28/2019
SOLD	2003	3,050	\$2,700,000	\$885.25	U	\$2,400,000	\$786.89	89%	8/30/2019
SOLD	505	3,050	\$2,295,000	\$752.46	N	\$2,200,000	\$721.31	96%	5/7/2019
SOLD	1705	3,050	\$2,775,000	\$909.84	U	\$2,600,000	\$852.46	94%	4/19/2019
SOLD	504	2,500	\$2,250,000	\$900.00	F	\$2,000,000	\$800.00	89%	3/7/2019
SOLD	1101	3,614	\$3,100,000	\$857.78	N	\$2,900,000	\$802.43	94%	1/31/2019
Enclave									
Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	23	6,119	\$6,299,000	\$1,029.42	U				
Active	15	6,800	\$5,995,000	\$881.62	U				
Esplanade									
Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	905	1,829	\$1,295,000	\$708.04	F				
Active	1605	1,829	\$1,225,000	\$669.76	U				

PC	1005	1,829	\$1,699,000	\$928.92	N				
PC	1702	2,294	\$2,195,000	\$956.84	N				
SOLD	1805	1,829	\$1,099,000	\$600.87	N	\$1,025,000	\$560.42	93%	3/30/2020
SOLD	603	2,623	\$2,199,000	\$838.35	U	\$2,000,000	\$762.49	91%	3/23/2020
SOLD	105	1,865	\$1,295,000	\$694.37	N	\$1,200,000	\$643.43	93%	2/10/2020
SOLD	1800	1,672	\$1,175,000	\$702.75	N	\$1,060,000	\$633.97	90%	12/30/2019
SOLD	400	1,670	\$850,000	\$508.98	N	\$750,000	\$449.10	88%	10/11/2019
SOLD	1100	1,671	\$1,035,000	\$619.39	T	\$1,015,000	\$607.42	98%	7/9/2019
SOLD	1505	1,829	\$1,195,000	\$653.36	U	\$1,020,000	\$557.68	85%	5/21/2019
SOLD	1103	2,700	\$2,495,000	\$924.07	U	\$2,200,000	\$814.81	88%	3/15/2019
SOLD	901	1,829	\$1,070,000	\$585.02	U	\$1,058,000	\$578.46	99%	2/28/2019
SOLD	105	1,865	\$834,000	\$447.18	U	\$834,000	\$447.18	100%	1/31/2019

#### Le Ciel Park Tower

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	304	3,185	\$3,500,000	\$1,098.90	N				
Active	504	3,345	\$3,495,000	\$1,044.84	N				
SOLD	1103	2,774	\$2,855,000	\$1,029.20	N	\$2,855,000	\$1,029.20	100%	3/31/2020
SOLD	1001	2,832	\$3,450,000	\$1,218.22	N	\$3,300,000	\$1,165.25	96%	9/18/2019
SOLD	PH201	2,959	\$3,495,000	\$1,181.14	PF	\$3,200,000	\$1,081.45	92%	7/31/2019
SOLD	PH102	3,115	\$2,995,000	\$961.48	N	\$2,925,000	\$939.00	98%	4/12/2019
SOLD	503	2,774	\$2,595,000	\$935.47	F	\$2,500,000	\$901.23	96%	4/2/2019
SOLD	202	3,000	\$2,695,000	\$898.33	F	\$2,525,000	\$841.67	94%	3/18/2019

#### Le Ciel Venetian Tower

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
SOLD	1501	2,442	\$2,559,000	\$1,048	F	\$2,459,000	\$1,006.96	96%	3/11/2020
<b>SOLD</b>	<b>604*</b>	<b>2,558</b>	<b>\$2,075,000</b>	<b>\$811.18</b>	<b>N</b>	<b>\$1,850,000</b>	<b>\$723.22</b>	<b>89%</b>	<b>2/27/2020</b>
SOLD	1105	2,212	\$1,599,900	\$723.28	N	\$1,400,000	\$632.91	88%	11/14/2019
SOLD	404	2,558	\$1,490,000	\$582.49	N	\$1,400,000	\$547.30	94%	10/17/2019
SOLD	703	2,725	\$2,575,000	\$944.95	N	\$2,465,000	\$904.59	96%	4/11/2019
<b>SOLD</b>	<b>504*</b>	<b>2,558</b>	<b>\$1,899,000</b>	<b>\$742.38</b>	<b>U</b>	<b>\$1,750,000</b>	<b>\$684.13</b>	<b>92%</b>	<b>3/6/2019</b>

#### Le Jardin

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	302	4,305	\$4,350,000	\$1,010.45	U				
SOLD	1002	4,158	\$4,249,000	\$1,021.89	U	\$3,925,000	\$943.96	92%	2/27/2020
SOLD	801	3,880	\$3,995,000	\$1,029.64	N	\$3,725,000	\$960.05	93%	6/27/2019

#### Le Parc

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	PH402	6,428	\$6,200,000	\$964.53	U				
<b>Active</b>	<b>1701*</b>	<b>2,553</b>	<b>\$2,105,000</b>	<b>\$824.52</b>	<b>F</b>				
Active	1501	2,333	\$1,895,000	\$812.26	U				
Active	101	2,337	\$1,650,000	\$706.03	F				
SOLD	1103	4,278	\$3,895,000	\$910.47	F	\$3,700,000	\$864.89	95%	1/16/2020
SOLD	1201	2,337	\$1,915,000	\$819.43	F	\$1,825,000	\$780.92	95%	12/30/2019
SOLD	602	3,636	\$3,995,000	\$1,098.73	T	\$3,650,000	\$1,003.85	91%	11/7/2019
SOLD	1002	4,211	\$4,995,000	\$1,186.18	U	\$4,650,000	\$1,104.25	93%	7/22/2019
SOLD	801	2,337	\$1,830,000	\$783.06	T	\$1,750,000	\$748.82	96%	7/10/2019
<b>SOLD</b>	<b>1104*</b>	<b>2,257</b>	<b>\$2,100,000</b>	<b>\$930.44</b>	<b>U</b>	<b>\$2,050,000</b>	<b>\$908.29</b>	<b>98%</b>	<b>6/26/2019</b>
SOLD	1804	2,257	\$2,100,000	\$930.44	N	\$2,000,000	\$886.13	95%	5/7/2019

#### Le Rivage

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	4N	6,604	\$7,250,000	\$1,097.82	U				
<b>SOLD</b>	<b>PH7*</b>	<b>7,991</b>	<b>\$9,450,000</b>	<b>\$1,182.58</b>	<b>U</b>	<b>\$9,200,000</b>	<b>\$1,151.30</b>	<b>97%</b>	<b>1/13/2020</b>
<b>SOLD</b>	<b>5S*</b>	<b>6,062</b>	<b>\$7,100,000</b>	<b>\$1,171.23</b>	<b>N</b>	<b>\$6,900,000</b>	<b>\$1,138.24</b>	<b>97%</b>	<b>12/16/2019</b>
<b>SOLD</b>	<b>15S*</b>	<b>6,062</b>	<b>\$6,995,000</b>	<b>\$1,153.91</b>	<b>N</b>	<b>\$6,775,000</b>	<b>\$1,117.62</b>	<b>97%</b>	<b>7/17/2019</b>

The Monaco									
Status	Residence	Sq Feet	List Price	LP/SF	F/UF	Sales Price	SP/SF	SP/LP	Date Closed
Active	303		\$2,295,000						
Active	302	2,848	\$1,850,000	\$649.58	N				
Active	907	1,862	\$1,295,000	\$695.49	N				
Active	707	2,265	\$837,000	\$369.54	U				
Active	1606	2,265	\$829,000	\$366.00	F				
Active	1806	2,005	\$814,000	\$405.99	U				
SOLD	1503	2,844	\$1,695,000	\$595.99	PF				
SOLD	1105	2,627	\$1,350,000	\$513.89	F	\$1,275,000	\$485.34	94%	2/3/2020
SOLD	904	2,552	\$1,545,000	\$605.41	T	\$1,475,000	\$577.98	95%	1/10/2020
SOLD	605	2,865	\$1,375,000	\$479.93	U	\$1,325,000	\$462.48	96%	12/13/2019
SOLD	1708	1,925	\$1,200,000	\$623.38	U	\$1,140,000	\$592.21	95%	9/20/2019
SOLD	1404	2,553	\$1,175,000	\$460.24	U	\$1,100,000	\$430.87	94%	6/19/2019
SOLD	203	2,594	\$1,550,000	\$597.53	U	\$1,460,000	\$562.84	94%	6/5/2019
SOLD	501	3,083	\$2,495,000	\$809.28	U	\$2,325,000	\$754.14	93%	5/31/2019
SOLD	1505	2,688	\$1,295,000	\$481.77	U	\$1,250,000	\$465.03	97%	5/31/2019
SOLD	1002	2,868	\$1,595,000	\$556.14	U	\$1,450,000	\$505.58	91%	3/1/2019
SOLD	504	2,553	\$1,175,000	\$460.24	U	\$1,100,000	\$430.87	94%	2/28/2019
SOLD	401	2,968	\$2,900,000	\$977.09	N	\$2,800,000	\$943.40	97%	1/28/2019

Park Plaza									
Status	Residence	Sq Feet	List Price	LP/SF	F/UF	Sales Price	SP/SF	SP/LP	Date Closed
Active	1104	3,234	\$2,195,000	\$678.73	F				
Active	PH5	3,078	\$1,875,000	\$609.16	U				
PC	1602	2,428	\$3,099,000	\$1,276.36	F				
SOLD	503	3,521	\$3,199,000	\$908.55	U	\$2,875,000	\$816.53	90%	4/13/2020
SOLD	101	3,318	\$3,875,000	\$1,167.87	U	\$3,600,000	\$1,084.99	93%	4/30/2019
SOLD	501	3,282	\$3,100,000	\$944.55	U	\$2,900,000	\$883.61	94%	4/15/2019
SOLD	1602	2,428	\$2,885,000	\$1,188.22	U	\$2,900,000	\$1,194.40	101%	3/15/2019

Park Shore Tower									
Status	Residence	Sq Feet	List Price	LP/SF	F/UF	Sales Price	SP/SF	SP/LP	Date Closed
<b>Active</b>	<b>20-D*</b>	<b>2,552</b>	<b>\$2,100,000</b>	<b>\$822.88</b>	<b>U</b>				
Active	6-B	2,405	\$1,895,000	\$787.94	T				
Active	19-A	2,101	\$1,799,000	\$856.26	N				
<b>SOLD</b>	<b>11A*</b>	<b>2,101</b>	<b>\$1,599,000</b>	<b>\$761.07</b>	<b>N</b>	<b>\$1,500,000</b>	<b>\$713.95</b>	<b>94%</b>	<b>3/18/2020</b>
SOLD	5-C	2,319	\$1,695,000	\$730.92	N	\$1,600,000	\$689.95	94%	4/29/2019
<b>SOLD</b>	<b>PH-C*</b>	<b>2,319</b>	<b>\$2,699,999</b>	<b>\$1,164.29</b>	<b>U</b>	<b>\$2,500,000</b>	<b>\$1,078.05</b>	<b>93%</b>	<b>4/9/2019</b>

Provence									
Status	Residence	Sq Feet	List Price	LP/SF	F/UF	Sales Price	SP/SF	SP/LP	Date Closed
Active	PH6	6,648	\$12,495,000	\$1,879.51	F				
Active	602	4,443	\$5,450,000	\$1,226.65	U				
Active	1102	4,527	\$4,350,000	\$960.90	U				
Active	902	4,527	\$4,250,000	\$938.81	U				
<b>PP</b>	<b>903*</b>	<b>3,924</b>	<b>\$3,750,000</b>	<b>\$955.66</b>	<b>N</b>				
PC	1203	3,916	\$3,690,000	\$942.29	N				
SOLD	1202	4,527	\$4,300,000	\$949.86	U	\$4,100,000	\$905.68	95%	3/31/2020
<b>SOLD</b>	<b>1704*</b>	<b>3,736</b>	<b>\$3,845,000</b>	<b>\$1,029.18</b>	<b>U</b>	<b>\$3,700,000</b>	<b>\$990.36</b>	<b>96%</b>	<b>3/16/2020</b>
SOLD	1501	3,875	\$3,450,000	\$890.32	U	\$3,150,000	\$812.90	91%	1/14/2020
SOLD	1802	4,538	\$4,600,000	\$1,013.66	U	\$4,300,000	\$947.55	93%	12/16/2019

SOLD	504	3,736	\$3,600,000	\$963.60	U	\$3,400,000	\$910.06	94%	5/31/2019
SOLD	1604	3,736	\$3,895,000	\$1,042.56	U	\$3,735,000	\$999.73	96%	5/28/2019
SOLD	701	3,500	\$2,850,000	\$814.29	U	\$2,800,000	\$800.00	98%	5/15/2019
SOLD	402	4,410	\$4,450,000	\$1,009.07	U	\$4,125,000	\$935.37	93%	5/15/2019
SOLD	PH5S	6,860	\$6,995,000	\$1,019.68	F	\$6,500,000	\$947.52	93%	2/14/2019

### Regent

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	PH4	12,050	\$18,900,000	\$1,568.46	U				
Active	20S	8,256	\$9,600,000	\$1,162.79	U				
Active	9N	7,481	\$9,000,000	\$1,203.05	F				
SOLD	PH2	12,050	\$14,500,000	\$1,203.32	N	\$14,000,000	\$1,161.83	97%	2/26/2020

### Solamar

<b>Active</b>	<b>1802*</b>	<b>2,220</b>	<b>\$1,895,000</b>	<b>\$853.60</b>	<b>F</b>				
Active	504	2,250	\$1,140,000	\$506.67	U				
SOLD	1204	2,250	\$1,100,000	\$488.89	T	\$1,000,000	\$444.44	91%	1/14/2020
SOLD	1402	2,220	\$1,579,000	\$711.26	U	\$1,495,000	\$673.42	95%	10/18/2019
SOLD	1105	2,030	\$1,050,000	\$517.24	U	\$900,000	\$443.35	86%	10/18/2019
SOLD	1705	2,030	\$1,345,000	\$662.56	U	\$1,275,000	\$628.08	95%	9/19/2019
SOLD	903	1,710	\$975,000	\$570.18	U	\$945,000	\$552.63	97%	9/18/2019
SOLD	605	2,030	\$1,229,000	\$605.42	U	\$1,135,000	\$559.11	92%	7/1/2019
SOLD	302	2,220	\$829,000	\$373.42	F	\$770,000	\$346.85	93%	4/18/2019
SOLD	1401	2,100	\$1,950,000	\$928.57	F	\$1,887,500	\$898.81	97%	2/26/2019
SOLD	501	2,100	\$1,385,000	\$659.52	T	\$1,300,000	\$619.05	94%	1/7/2019

### Terraces

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	1205	1,753	\$1,945,000	\$1,109.53	N				
Active	1501	1,833	\$1,875,000	\$1,022.91	U				
Active	1705	1,753	\$1,677,777	\$957.09	N				
Active	1005	1,753	\$1,545,000	\$881.35	U				
Active	905	1,753	\$1,445,000	\$824.30	T				
Active	706	1,634	\$1,245,000	\$761.93	N				
Active	PH4	1,252	\$995,000	\$794.73	N				
Active	1102	1,424	\$750,000	\$526.69	N				
SOLD	505	1,753	\$1,059,000	\$604.11	U	\$920,000	\$524.81	87%	4/10/2020
SOLD	1803	1,192	\$879,900	\$738.17	N	\$843,500	\$707.63	96%	2/6/2020
SOLD	903	1,525	\$788,000	\$516.72	T	\$700,000	\$459.02	89%	1/31/2020
SOLD	1405	1,633	\$1,225,000	\$750.15	T	\$1,225,000	\$750.15	100%	1/13/2020
SOLD	507	1,595	\$1,049,000	\$657.68	N	\$975,000	\$611.29	93%	11/20/2019
SOLD	506	1,634	\$939,000	\$574.66	N	\$875,000	\$535.50	93%	11/19/2019
SOLD	505	1,753	\$874,900	\$499.09	N	\$830,000	\$473.47	95%	9/3/2019
SOLD	607	1,623	\$900,000	\$554.53	T	\$845,000	\$520.64	94%	5/31/2019
SOLD	1206	1,634	\$1,249,900	\$764.93	F	\$1,150,000	\$703.79	92%	3/21/2019
SOLD	PH7	1,595	\$1,295,000	\$811.91	T	\$1,200,000	\$752.35	93%	2/28/2019
SOLD	502	1,525	\$630,000	\$413.11	U	\$630,000	\$413.11	100%	2/26/2019

### Vistas

Status	Residence	Sq Feet	List Price	LP/SF	F/U/F	Sales Price	SP/SF	SP/LP	Date Closed
Active	806	1,531	\$1,899,900	\$1,241	T				
Active	707	2,387	\$1,649,000	\$690.83	U				
Active	907	1,914	\$1,499,000	\$783.18	N				
Active	205	1,536	\$1,095,000	\$712.89	T				
Active	306	1,531	\$899,000	\$587.20	T				
PC	1101	1,862	\$1,450,000	\$778.73	N				
PC	604	1,922	\$2,190,000	\$1,139.44	N				
SOLD	1406	1,531	\$1,495,000	\$976.49	T	\$1,300,000	\$849.12	87%	3/9/2020

SOLD	1705	1,536	\$1,195,000	\$777.99	U	\$1,100,000	\$716.15	92%	1/3/2020
SOLD	1503	1,524	\$1,365,000	\$895.67	T	\$1,215,000	\$797.24	89%	8/30/2019
SOLD	1606	1,531	\$1,595,000	\$1,041.80	N	\$1,475,000	\$963.42	92%	7/8/2019
SOLD	PH2	1,523	\$1,425,000	\$935.65	U	\$1,350,000	\$886.41	95%	6/28/2019
SOLD	1702	1,523	\$1,250,000	\$820.75	F	\$1,250,000	\$820.75	100%	5/8/2019
SOLD	1002	1,523	\$1,235,000	\$810.90	F	\$1,190,000	\$781.35	96%	5/1/2019
SOLD	1507	1,914	\$1,545,000	\$807.21	U	\$1,450,000	\$757.58	94%	3/29/2019
SOLD	406	1,531	\$1,250,000	\$816.46	F	\$1,100,000	\$718.48	88%	3/21/2019
SOLD	606	1,531	\$1,450,000	\$947.09	N	\$1,375,000	\$898.11	95%	3/4/2019
SOLD	501	2,288	\$1,795,000	\$784.53	U	\$1,775,000	\$775.79	99%	3/5/2019
SOLD	1203	1,536	\$1,499,000	\$975.91	U	\$1,485,000	\$966.80	99%	1/11/2019
	<b>BOLD*</b>	<b>LR/AB's Listing and/or participated in Sale</b>							
	Status Change								
	New Listing								
	Price Change								

Based on the information from the Naples Area Board of Realtors® and Assoc. of Real Estate Professionals, Inc. These properties are not all listed by Premier Sotheby's, were the subject of recent sales transactions and were sold by various MLS participating offices.