

Real Estate Comps (all addresses 33316, within 1 square mile from 902 SE 12th CT):

Asking Price: \$1,300,000, \$152 per sqft /8580 sqft lot RML-25

RML-25 allows four up to 4 units, RS-8, only allows for one unit

Average sales price: \$1,373,592 Median sales price: \$1,805,000

Average price per sqft: \$203 Median price per sqft: \$286

Average lot size: 6532 sqft Median lot size: 7981 sqft

- 4/30/26 **\$1,375,000** / 2841sqft TH / **\$484 per sqft** 812 SE 12th St #812 (RML - 25) (\$4,147,880) **(New Construction LANDLEASE ONLY TH Duplex)**
- 3/26/26 **\$2,999,000**/ 6250 sqft / **\$478 per sqft** 1013 SE 9th St (RS-8) (\$4,096,460) **(New Construction)**
- 3/20/26 **\$2,984,000** / 9375 sqft lot / **\$318.29 per sqft** 1601 SE 11th St (RS-8) (\$2,730,957) **(water front) (older home, likely tear down)**
- 3/18/26 **\$1,050,000** / 5971 sqft / **\$175.85 per sqft** 810 SE 10th St (RS-8) (\$1,510,080) (presumably teardown) **(sold in Probate Estate Auction)**
- 2/26/26 **\$1,500,000** / 9375 sqft lot / **\$160 per sqft** 1022 SE 12th Way (RS-8) (\$1,372,800) (presumably teardown)
- 2/12/26 **\$1,730,000** / 9088 sqft lot / **\$190.36 per sqft**) 1212 Cordova (RS-8) (\$1,633,289) (presumably teardown)
- 2/3/26 **\$1,800,000** / 7305 sqft lot / **\$246.41 sqft** 716 Ponce de Leon (RS-8) (\$2,114,198) **(newer construction)**
- 1/28/26 **\$1,400,000**/ 6250 sqft lot/ **\$224 per sqft** 815 SE 11th Ave (RS-8) (\$1,921,920) (presumably teardown)
- 1/26/26 **\$3,160,000** / 6250 sqft lot/ **\$505.60 per sqft** 721 SE 9th St (RS-8) (\$4,338,048) **(new construction)**
- 1/13/26 **\$2,300,000** / 7200 sqft lot/ **\$319.45 per sqft** 810 SE 5th Ct (RS-8)

(\$2,740,881) (newer construction)
 1/5/26 **\$1,450,000** / 7000 sqft lot/ **\$207.14 per sqft** 1323 SE 13th Ter (RS-8)
 (\$1,777,261) (presumably teardown)
\$1,298,000 / 7000 sqft lot/ **\$185.43 per sqft** 810 SE 5th Ct (RS-8)
 (\$1,590,989) (presumably teardown)
 12/25/25 **\$850,000** / 7500 sqft lot / **\$113.34 per sqft** 1240 SE 12th Way (RS-8)
(\$972,457) (presumably teardown)
 12/19/25 **\$900,000** / 6750 sqft lot / **\$133.33 per sqft** 622 SE 6th Ct (RS-8)
 (\$1,143,971) (presumably teardown)
 12/15/25 **\$925,000** / 6250 sqft lot / **\$148 per sqft** 720 SE 7th St (RS-8) (RS-8)
 (\$1,269,840) (presumably teardown)
 12/12/25 **\$715,000** / ~6580 sqft lot / **\$109 per sqft** 1901 Miami Rd
 (RML-25) **(\$935,220)** (presumably teardown)
 12/9/25 **\$950,000** / 6001 sq ft / **\$158.31 per sqft** / 909 SE 5th Ct (RS-8)
 (\$1,358,300) (presumably teardown)
 11/25/25 **\$450,000**/ 6970 sqft lot / **\$65 per sqft** 1539 Miami Rd (RML-25)
(\$557,700) (LOT)
\$1,748,375 / 9991 sqft lot / **\$175 per sqft** 1101 Cordova (RS-8)
 (\$1,501,500) (presumably teardown) (sold in 2024 for \$975,000)
 11/20/25 **\$1,802,000** / 7700 sqft lot / **\$234 per sqft** 1642 SE 14th St (RS-8)
 (\$2,007,720) (presumably teardown)
 10/29/25 **\$1,590,000** / 8688 sqft lot / **\$183 per sqft** 1248 Cordova (RS-8)
 (\$1,570,140) (LOT) (already back on market for \$200,000 more)
 10/25/25 **\$858,600** / 8370 sqft lot / **\$103 per sqft** 1330 SE 12th Way (RS-8)
(\$883,740) (presumably teardown) (sold in Probate Estate Auction)
\$727,000/ 7876 sqft lot / **\$92 per sqft** 1204 SE 13th Ter (RS-8)

(\$788,360) (presumably teardown) (sold in Probate Estate Auction)
 10/22/25 **\$950,000** / 6534 sqft lot/ **\$145 per sqft** 1109 SE 9th St (RS-8)
 (\$1,244,100) (LOT)

9/8/25 **\$950,000** / 8750 sqft lot/ **\$109 per sqft** 900 SE 11th Ct (RS-8)
 (\$935,220) (presumably teardown)

5/9/25 **\$775,000**/ 6750 sqft lot / **\$115 per sqft** 917 SE 14th St RML-25)
 (\$986,700) (TORN DOWN)

5/7/25 **\$1,750,000** / 17,275 sqft/ **\$101 per sqft** 910 SE 12th St (RML-25)
 (\$866,580) (TORN DOWN) (now townhouses, asking price each:
 \$1.2M)

Historic Data

5/25/22 **\$3,200,000** / 28,680 sqft / \$112 per sqft 826 SE 12 Ct (RML-25)
 (\$960,000) (LOT, next door WEST) (the current asking price for the now
 completed 14 unit complex is \$15,000,000)

11/25/20 **\$850,000** / 9295 sqft / \$91 per sqft 904 SE 12th Ct (RML-25)
 (\$780,000) (next door EAST).

2/25/14 **\$1,275,000** / 28,680 sqft / \$45 per sqft 826 SE 12 Ct (RML-25)
 (\$386,100) (LOT, next door WEST) (the current asking price for the now
 completed 14 unit complex is \$15,000,000) (SOLD IN FORECLOSURE)
 (same lot as above)