

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

- 5/29/26 **\$1,100,000 / 6250 sqft / \$176 per sqft** 1018 SE 13th Ter (RS-8)
(\$1,510,080) (LOT)
\$2,100,000 /17,822 sqft / \$118 per sqft 1017 SE 13th Ter (RS-8)
(\$1,012,440) (Teardown sold as LOT)
- 5/12/26 **\$1,360,000/ 2841 sqft TH/ \$479 per sqft** 808 SE12th St #808 (RML-25) (\$4,109,820) (New Construction LANDLEASE ONLY TH Duplex)
- 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)
- 4/22/26 **\$1,200,000/ 6780 sqft / \$177 per sqft /** 1910 Miami Rd #1-4 (RML-25)
(\$1,518,660) (Teardown sold as a LOT)
- 3/31/26 **\$9,000,000 / 21,315 sqft / \$422 per sqft /** 2100 Miami Rd (RML-25)
(\$3,620,760) (New construction multifamily complex)
- 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 teardown)
- 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 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 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)

2/19/24 **\$1,190,000** / 6750 sqft / **\$176 per sqft** / 839 SE 14th St (RML-25
 (\$1,510,080) (Back on market for \$1,460,000) (Built 1976/1994)(4
 small rental units)

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)