

THE DOOLAN GROUP

LUXURY REAL ESTATE ADVISORS

MIAMI

Coconut Grove

THE NEIGHBORHOOD

Miami's oldest neighborhood - a lush, canopy-covered waterfront enclave on Biscayne Bay known for historic estates, a bohemian-meets-luxury village character, and a deep sailing culture. Its trophy waterfront tier is among South Florida's most expensive residential pockets.

MARKET SNAPSHOT

Prime waterfront estates \$15M-\$50M+; record \$106.9M

Arsht compound sold \$106.9M, Sep 2022 - still the Grove benchmark per 2025-2026 coverage; Banyan Ridge under contract Dec 2025 at \$115M asking

NOTABLE STREETS & LANDMARKS

South Bayshore Drive (waterfront artery); Anchorage Way (gated enclave); Main Highway; Munroe Drive · Dinner Key Marina; Vizcaya Museum & Gardens (nearby); CocoWalk; Coral Reef Yacht Club; Kennedy Park

LIFESTYLE

A village within the city - oak- and banyan-canopied streets, a walkable village center with outdoor dining, and a genuine sailing culture. Deep-water bay access, about 10 minutes to Brickell and downtown.



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