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**2014 Quarterly Market Update
From January - March 2014**

Single Family Home Sales

Address	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Pool	Water	SqFt	\$/SqFt
Inlet Road to Wells Road											
266 Fairview Road	1/24	\$1,750,000	\$1,400,000	80.00%	105	3	2	N	N	2799	\$500
212 Cherry Lane	3/28	\$1,525,000	\$1,425,000	93.44%	288	3	2	Y	N	1973	\$722
167 Seagate Road	2/11	\$1,995,000	\$1,685,000	84.46%	174	3	3	Y	N	3758	\$448
248 La Puerta Way	3/14	\$2,495,000	\$2,150,000	86.17%	80	3	3	Y	N	3745	\$574
327 Arabian Road	3/28	\$2,695,000	\$2,343,000	86.94%	703	4	3	Y	N	4286	\$547
242 Via Linda	1/16	\$2,765,432	\$2,352,778	85.08%	3104	3	3	Y	N	3104	\$758
595 N. Lake Way	1/7	\$3,400,000	\$3,050,000	89.71%	260	4	5	Y	N	4375	\$697
211 Kenlyn Road	2/4	\$3,880,000	\$3,450,000	88.92%	67	4	4	Y	N	3674	\$939
268 Jamaica Lane	3/7	\$4,395,000	\$4,000,000	91.01%	317	4	5	Y	N	4916	\$814
303 Arabian Road	1/29	\$5,495,000	\$4,800,000	87.35%	26	4	3	N	N	5526	\$869
310 Polmer Park	3/31	\$5,950,000	\$4,880,000	82.02%	118	4	4	Y	N	5804	\$841
720 N. County Road	3/5	\$7,850,000	\$6,250,000	79.62%	134	6	6	Y	N	8541	\$732
236 Via Las Brisas	1/13	\$7,950,000	\$6,550,000	82.39%	823	5	6	Y	N	9776	\$670
Wells Road to Worth Avenue											
149 Root Trail	1/24	\$799,000	\$762,500	95.43%	273	2	2	N	N	960	\$794
257 Atlantic Avenue	1/31	\$1,800,000	\$1,580,000	87.78%	462	3	2	Y	N	3861	\$409
140 Atlantic Avenue	3/20	\$1,995,000	\$1,800,000	90.23%	23	3	2	Y	N	2976	\$605

170 Everglade Avenue	1/28	\$2,100,000	\$2,100,000	100.00%	88	3	2	Y	N	3300	\$636
235 Phipps Plaza	3/28	\$2,695,000	\$2,138,500	79.35%	331	3	3	N	N	3192	\$670
167 Everglade Avenue	1/15	\$2,995,000	\$2,850,000	95.16%	434	4	4	Y	N	5472	\$521
254 Atlantic Avenue	1/8	\$3,450,000	\$3,150,000	91.30%	294	5	5	Y	N	5746	\$548
200 Barton Avenue	1/2	\$4,195,000	\$3,550,000	84.62%	91	4	4	Y	N	4682	\$758
160 Seaview Avenue	1/17	\$4,400,000	\$4,250,000	96.59%	280	4	3	Y	N	5290	\$803
10 S. Lake Trail	1/17	\$15,750,000	\$13,400,000	85.08%	1	7	7	Y	Y	9350	\$1,433
445 Antigua Lane	2/7	\$35,900,000	\$28,855,000	80.38%	123	8	10	Y	Y	16356	\$1,764

Worth Avenue to Sloan's Curve

124 Parc Monceau	1/31	\$5,875,000	\$4,975,000	84.68%	345	6	9	Y	Y	7047	\$706
4 El Bravo Way	2/14	\$26,400,000	\$19,810,998	75.04%	79	6	9	Y	N	16021	\$1,237
120 Jungle Road	2/28	\$30,000,000	\$25,460,000	84.87%	144	6	7	Y	N	17972	\$1,417
101 El Bravo Way	3/17	\$37,500,000	\$30,000,000	80.00%	213	7	9	Y	Y	21263	\$1,411

Wells Rd to Worth Avenue

Townhouse Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Pool	SqFt	\$/SqFt
429 Australian Avenue 1	2/10	\$695,000	\$675,000	97.12%	24	1	1	N	Y	1133	\$596
255 Everglade Avenue	1/15	\$2,100,000	\$1,975,000	94.05%	191	3	4	N	Y	3851	\$513
360 Coconut Row	2/12	\$5,595,000	\$5,100,000	91.15%	36	4	4	N	Y	5148	\$991

Wells Rd to Worth Avenue

Condominium Sales

	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Water front	Furnished	SqFt	\$/SqFt
235 Sunrise Avenue #2215	2/28	\$85,000	\$70,000	82.35%	193	0	1	N	Y	271	\$258
44 Coconut Row 108A	2/25	\$195,000	\$195,000	100.00%	85	1	1	N	N		

301 Chilean Avenue #7	1/29	\$269,000	\$195,000	72.49%	449	1	1	N	Y	322	\$606
325 S. Lake Drive #5	1/29	\$325,000	\$325,000	100.00%	266	0	1	Y	N	1116	\$291
44 Cocoanut Row B401	3/12	\$345,000	\$345,000	100.00%	54	1	1	N	N	895	\$385
44 Cocoanut Row 124B	2/28	\$369,000	\$350,000	94.85%	487	2	2	Y	N	1226	\$285
122 Peruvian Avenue	3/10	\$429,000	\$395,000	92.07%	80	2	1	N	N	827	\$478
227 Australian Avenue #1E	3/21	\$530,000	\$475,000	89.62%	337	2	2	N	Y	1287	\$369
389 S. Lake Dr. #2D	1/22	\$550,000	\$500,000	90.91%	296	2	2	Y	N	1774	\$282
44 Cocoanut Row 422B	3/13	\$675,000	\$660,000	97.78%	56	2	2	N	N	1545	\$427
170 Chilean Avenue #2A	1/15	\$689,000	\$600,000	87.08%	741	2	2	N	N	1201	\$500
150 Bradley Place 414	3/17	\$725,000	\$595,000	82.07%	781	2	2	N	N	1568	\$379
227 Brazilian Avenue PH-A	1/10	\$750,000	\$658,000	87.73%	200	3	2	N	N	2305	\$285
250 Bradley Place #707	1/15	\$899,000	\$875,000	97.33%	37	2	2	Y	Y	1320	\$663
369 S. Lake Drive 1E	2/18	\$924,000	\$825,000	89.29%	201	2	2	N	N	2218	\$372
100 Sunrise Avenue #625	2/13	\$975,000	\$950,000	97.44%	295	2	2	Y	N		#DIV/0!
227 Australian Avenue #5B	2/27	\$980,000	\$955,000	97.45%	38	2	2	N	N	1287	\$742
100 Royal Palm Way E2	3/24	\$1,075,000	\$750,000	69.77%	805	2	2	Y	N	2097	\$358
150 Bradley Place 413	3/6	\$1,099,000	\$1,000,000	90.99%	77	2	2	Y	N	1444	\$693
330 Cocoanut Row 5D	3/19	\$1,295,000	\$1,200,000	92.66%	187	2	2	N	N	1540	\$779
340 Brazilian Avenue 1010	3/31	\$1,575,000	\$1,437,500	91.27%	178	3	3	N	N	3027	\$475
400 S. Ocean Blvd. #222S	2/12	\$1,650,000	\$1,485,000	90.00%	113	2	2	Y	N	1716	\$865
100 Sunrise Avenue #512E	2/19	\$1,850,000	\$1,800,000	97.30%	68	2	2	Y	N	1646	\$1,094
100 Worth Avenue 303	3/21	\$2,295,000	\$1,900,000	82.79%	206	3	3	Y	N	3305	\$575
100 Sunrise Avenue 503	3/10	\$2,495,000	\$2,595,000	104.01%	32	3	3	Y	N	2423	\$1,071
150 N. Ocean Blvd. 402	3/27	\$3,800,000	\$3,600,000	94.74%	87	3	3	N	Y	2984	\$1,206
300 S. Ocean Blvd. #4C	3/30	\$2,995,000	\$2,187,350	73.03%	70	3	2	Y	N	1801	\$1,215
400 S. Ocean Blvd. #Ph-C	3/18	\$6,395,000	\$5,381,950	84.16%	50	3	3	Y	N	2376	\$2,265



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