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**2014 Quarterly Market Update
From April - June 2014**

Single Family Home Sales

Address	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Pool	Water	SqFt
Inlet Road to Wells Road										
225 Plantation Road	6/20	\$1,800,000	\$1,687,500	93.75%	485	5	4	Y	N	3554
755 N. Lake Way	6/23	\$1,849,000	\$1,630,000	88.16%	133	4	4	N	N	3716
171 El Pueblo Way	5/15	\$1,975,000	\$1,875,000	94.94%	100	4	3	Y	N	2692
230 Plantation Road	5/15	\$1,995,000	\$1,820,000	91.23%	134	4	3	Y	N	3166
152 Dolphin Road	5/30	\$2,180,000	\$2,000,000	91.74%	483	4	3	Y	N	3048
230 Osceola Way	6/18	\$2,500,000	\$2,450,000	98.00%	37	4	3	Y	N	2906
1053 N. Lake Way	6/30	\$2,600,000	\$2,400,000	92.31%	194	4	2	Y	N	3089
281 Monterey Road	5/8	\$2,690,000	\$2,595,000	96.47%	434	3	3	Y	N	3450
335 Crescent Drive	6/20	\$2,750,000	\$2,500,000	90.91%	53	4	3	Y	N	3434
256 Miraflores Drive	6/18	\$2,900,000	\$2,570,000	88.62%	100	3	3	Y	N	4061
292 Orange Grove Road	6/9	\$2,995,000	\$2,850,000	95.16%	83	4	4	Y	N	4406
225 Monterey Road	5/9	\$3,150,000	\$3,150,000	100.00%	99	4	4	Y	N	3843
1236 N Ocean Way	6/30	\$3,250,000	\$3,000,000	92.31%	46	4	4	Y	N	4330
218 List Road	6/30	\$3,350,000	\$2,950,000	88.06%	290	4	5	Y	N	5563
264 List Road	6/10	\$3,690,000	\$3,275,000	88.75%	225	4	3	Y	N	4464
1195 N. Ocean Way	5/12	\$3,750,000	\$3,450,000	92.00%	84	3	4	Y	N	4698
233 List Road	4/18	\$3,990,000	\$3,500,000	87.72%	242	6	5	N	N	4810
1263 N. Lake Way	5/1	\$4,495,000	\$4,200,000	93.44%	178	4	5	Y	N	6865

111 Seagate Road	5/20	\$4,375,000	\$4,200,000	96.00%	88	4	4	Y	N	5091
271 Plantation Road	5/28	\$5,400,000	\$5,250,000	97.22%	48	4	5	Y	N	4941
238 Via Las Brisas	5/19	\$5,995,000	\$5,615,000	93.66%	81	3	4	Y	N	5889
231 Via Las Brisas	6/16	\$6,850,000	\$5,870,000	85.69%	209	4	5	Y	N	6770
735 N. Lake Way	5/20	\$6,995,000	\$6,800,000	97.21%	91	5	7	Y	N	6732
695 N. Lake Way	6/30	\$6,995,000	\$6,107,000	87.31%	175	6	6	Y	N	7754
200 Eden Road	4/30	\$7,395,000	\$6,160,000	83.30%	320	4	5	Y	N	7276
1332 N. Ocean Blvd	6/3	\$7,950,000	\$7,475,000	94.03%	432	5	7	Y	Y	6173
101 El Mirasol	6/30	\$21,000,000	\$15,800,000	75.24%	143	4	5	Y	Y	5987
Wells Road to Worth Avenue										
251 Park Avenue	6/20	\$599,000	\$513,000	85.64%	430	3	3	N	N	2737
322 Seaspray Avenue	4/29	\$1,595,000	\$1,380,000	86.52%	279	4	3	Y	N	2638
225 Seaspray Avenue	6/27	\$1,750,000	\$1,800,000	102.86%	21	4	2	N	N	3554
215 Seabreeze Avenue	6/30	\$2,250,000	\$1,500,000	66.67%	118	5	3	N	N	2334
339 Seaspray Avenue	4/11	\$2,595,000	\$2,450,000	94.41%	247	4	2	N	N	3280
311 Seabreeze Avenue	5/15	\$3,850,000	\$3,550,000	92.21%	182	6	6	Y	N	6009
346 Brazilian Avenue	4/4	\$5,600,000	\$5,425,000	96.88%	126	4	5	Y	N	4832
414 Australian Avenue	6/12	\$5,650,000	\$5,225,000	92.48%	185	6	6	Y	N	5980
225 Seabreeze Avenue	6/6	\$7,895,000	\$6,330,000	80.18%	63	4	5	Y	N	7618
200 S. Ocean Blvd.	5/15	\$18,950,000	\$15,384,578	81.19%	177	7	7	Y	Y	8798
Worth Avenue to Sloan's Curve										
125 Hammond Avenue	4/17	\$1,695,000	\$1,450,000	85.55%	134	6	4	N	N	2656
136 Woodbridge Road	6/27	\$3,250,000	\$2,848,655	87.65%	395	5	4	Y	Y	6135
885 S. County Road	5/5	\$3,450,000	\$3,091,400	89.61%	97	3	3	Y	N	4099
577 S. County Road	4/25	\$6,495,000	\$5,750,000	88.53%	113	5	5	N	Y	5348
619 Island Drive	4/30	\$7,000,000	\$6,550,000	93.57%	50	4	4	Y	Y	6135
112 Via Palma	5/21	\$7,450,000	\$6,500,000	87.25%	313	7	9	Y	N	10500
550 Island Drive	6/18	\$9,360,000	\$9,000,000	96.15%	96	7	7	Y	Y	5208

640 Island Drive	6/17	\$15,750,000	\$13,261,475	84.20%	179	6	7	Y	Y	8991
738 S. County Road	6/16	\$28,000,000	\$23,092,625	82.47%	504	4	4	Y	Y	13341
540 S. Ocean Blvd.	5/30	\$47,800,000	\$42,900,000	89.75%	241	8	9	Y	Y	16897

Wells Rd to Avenue	Worth									
		<u>Townhouse</u>	<u>Sales</u>							

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Poo I	SqFt
236 Bradley Place 7	4/14	\$2,950,000	\$2,500,000	84.75%	713	3	4	Y	Y	3944
173 Sunset Avenue	6/2	\$2,950,000	\$2,950,000	100.00%	166	4	4	N	N	5000
156 Sunset Avenue B	4/30	\$4,995,000	\$4,895,000	98.00%	105	4	5	N	Y	4510

Wells Rd to Avenue	Worth									
		<u>Condominiu</u>	<u>Sales</u>							

	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Water front	Fur nish ed	SqFt
44 Cocanut Row 21B	5/16	\$299,000	\$290,000	96.99%	165	1	1	N	N	1022
44 Cocanut Row 226B	4/25	\$359,000	\$315,000	87.74%	193	2	2	N	N	1022
227 Brazilian Avenue 2L	6/18	\$445,000	\$360,000	80.90%	125	2	1	N	N	864
250 Bradley Place 202	5/7	\$475,000	\$460,000	96.84%	86	1	1	Y	N	971
455 Worth Avenue 305	6/18	\$475,000	\$455,000	95.79%	302	1	1	N	N	766
130 Sunrise Avenue 313W	6/2	\$525,000	\$500,000	95.24%	91	2	2	N	N	1580
44 Cocanut Row 522B	5/1	\$550,000	\$500,000	90.91%	306	3	3	N	N	1500
130 Sunrise Avenue #203	5/22	\$675,000	\$610,000	90.37%	50	2	2	N	N	1673
250 Bradley Place #309	5/23	\$675,000	\$655,000	97.04%	200	2	2	Y	N	1538
250 Bradley Place #610	4/11	\$725,000	\$700,000	96.55%	183	2	2	Y	N	1220
100 Sunrise Avenue 215E	6/9	\$799,000	\$610,000	76.35%	375	2	2	Y	Y	1547
434 Chilean Avenue 2A	6/22	\$825,000	\$795,000	96.36%	453	2	2	N	N	1293
44 Cocanut Row 417A	4/30	\$850,000	\$710,000	83.53%	29	3	2	N	N	1919

44 Cocoanut Row 417B	4/25	\$850,000	\$800,000	94.12%	105	2	2	Y	N	1226
130 Sunrise Avenue #614	4/18	\$875,000	\$750,000	85.71%	534	2	2	N	N	1580
434 Chilean Avenue #2B	5/30	\$975,000	\$915,000	93.85%	1830	2	2	N	Y	1316
389 S. Lake Dr. #3B	4/18	\$995,000	\$985,000	98.99%	39	2	2	N	N	1655
201 Everglade Avenue 205	6/6	\$1,100,000	\$1,000,000	90.91%	123	2	2	N	N	1561
100 Sunrise Avenue #417E	5/13	\$1,150,000	\$950,000	82.61%	785	2	2	Y	N	1644
100 Worth Avenue #515	5/6	\$1,175,000	\$1,000,000	85.11%	1442	2	2	Y	N	1590
200 Bradley Place #101	4/30	\$1,300,000	\$1,100,000	84.62%	180	3	3	Y	N	2584
44 Cocoanut Row #601A	6/2	\$1,175,000	\$1,050,000	89.36%	91	3	3	Y	N	1818
130 Sunrise Avenue #412	6/17	\$1,295,000	\$1,335,000	103.09%	219	2	2	N	N	2365
100 Worth Avenue #405	4/10	\$1,675,000	\$1,450,000	86.57%	202	3	3	Y	N	2022
100 Sunrise Avenue #202E	5/14	\$1,695,000	\$1,550,000	91.45%	104	2	2	Y	N	1646
350 S. Ocean Blvd. #203	6/18	\$1,790,000	\$1,650,000	92.18%	219	2	2	Y	N	1600
400 S. Ocean Blvd. #201N	4/21	\$1,795,000	\$1,600,000	89.14%	158	2	2	Y	N	1716
100 Sunrise Avenue #223&224	4/1	\$1,950,000	\$1,350,000	69.23%	76	2	3	Y	N	2827
400 S. Ocean Blvd. #208E	5/9	\$1,995,000	\$1,900,000	95.24%	115	2	2	Y	N	1716
220 S. Ocean Blvd. #1C	6/25	\$2,200,000	\$2,000,000	90.91%	436	3	3	Y	N	2965
400 S. Ocean Blvd. #418 E	6/30	\$2,400,000	\$2,050,000	85.42%	224	2	2	Y	N	1716
400 S. Ocean Blvd. 217E	5/22	\$2,200,000	\$1,925,000	87.50%	203	2	2	Y	N	1794
151 Grace Trail #4	5/29	\$2,450,000	\$2,350,000	95.92%	139	3	3	N	N	3030
150 Bradley Place #105	5/13	\$2,495,000	\$2,350,000	94.19%	145	3	3	Y	N	1854
330 S. Ocean Blvd. 2F	5/15	\$2,495,000	\$2,500,000	100.20%	402	2	2	Y	N	2631
340 S. Ocean Blvd. PH-2	4/14	\$2,949,500	\$2,800,000	94.93%	88	2	2	Y	N	1809
330 S. Ocean Blvd. #2D	5/12	\$2,975,000	\$2,600,000	87.39%	202	3	4	Y	N	2965
100 Worth Avenue #316	5/8	\$2,990,000	\$2,700,000	90.30%	84	2	2	Y	N	1650
330 S. Ocean Blvd. #3C	4/23	\$3,200,000	\$2,900,000	90.63%	741	3	3	Y	N	2406
150 Bradley Place 802	5/2	\$3,500,000	\$2,538,310	72.52%	78	2	3	Y	N	2325
360 S. Ocean Blvd. #2A	5/22	\$4,500,000	\$3,753,000	83.40%	65	3	3	Y	N	2658





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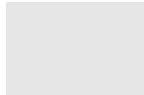
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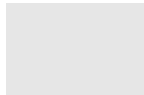
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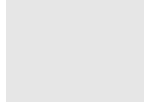


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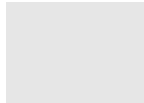
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