



Linda R. Olsson, Inc., Realtor

www.LindaOlsson.com

(561) 820-9195 Office
(561) 329-4044 Cell

**2014 Quarterly Market Update
From July - Sept 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										
275 Monterey Road	8/5	\$3,100,000	\$2,789,000	89.97%	152	3	3	Y	N	3919
209 Tradewind Drive	7/15	\$3,700,000	\$3,300,000	89.19%	64	3	3	Y	N	4400
130-1232 N. Ocean Way	8/30	\$4,000,000	\$3,800,000	95.00%	3	5	4	N	N	2925
225 Tangier Avenue	7/17	\$4,200,000	\$3,706,000	88.24%	22	5	5	Y	N	5404
214 Wells Road	9/17	\$5,000,000	\$4,500,000	90.00%	47	4	4	Y	N	3235
1250 N. Ocean Blvd.	9/15	\$8,750,000	\$7,265,000	83.03%	399	6	6	Y	Y	5690
244 Via Las Brisas	7/31	\$9,475,000	\$8,000,000	84.43%	233	6	5	Y	N	11624
1098 N. Lake Way	7/1	\$15,500,000	\$11,650,000	75.16%	139	7	9	Y	Y	11014
1075 N. Ocean Blvd.	7/14	\$32,500,000	\$23,240,491	71.51%	96	6	6	Y	Y	13035
Wells Road to Worth Avenue										
426 Australian Avenue	9/9	\$1,500,000	\$1,410,000	94.00%	342	4	3	Y	N	2216
319 Brazilian Avenue	7/17	\$1,600,000	\$2,750,000	171.88%	160	3	3	N	N	2737
240 Seabreeze Avenue	8/25	\$1,799,000	\$1,625,000	90.33%	177	3	2	Y	N	2182
324 Brazilian Avenue	9/4	\$2,400,000	\$1,800,000	75.00%	246	3	3	N	N	2589
211 Seabreeze Avenue	9/8	\$2,495,000	\$2,400,000	96.19%	350	3	3	Y	N	3061
231 Seaspray Avenue	9/30	\$2,695,000	\$2,500,000	92.76%	124	4	3	N	N	3144

428 Chilean Avenue	7/31	\$2,900,000	\$2,475,000	85.34%	398	3	3	Y	N	2500
275 N. County Road	7/30	\$2,550,000	\$2,300,000	90.20%	307	4	4	Y	N	4756
180 Barton Avenue	8/8	\$6,200,000	\$5,250,000	84.68%	1295	4	4	Y	N	6656
158 Dunbar Avenue	6/7	\$9,495,000	\$8,500,000	89.52%	522	6	7	Y	N	9070
240 Clarke Avenue	7/14	\$15,000,000	\$14,250,000	95.00%	13	4	5	Y	N	7140

Worth Avenue to Sloan's Curve

120 Algoma Road	9/19	\$2,799,000	\$2,100,000	75.03%	483	3	3	Y	N	4163
120 Via Viscaya	9/15	\$2,900,000	\$2,300,000	79.31%	145	3	4	Y	N	3690
1020 S. Ocean Blvd.	8/1	\$5,645,000	\$4,950,000	87.69%	155	4	4	Y	Y	4649
535 S. County Road	9/19	\$8,500,000	\$7,500,000	88.24%	207	5	7	Y	N	7796
176 Kings Road	7/11	\$9,100,000	\$7,600,000	83.52%	310	5	7	Y	Y	8460
4 Golfview Road	9/15	\$9,950,000	\$9,600,000	96.48%	179	4	4	Y	N	5207
5 Middle Road	7/3	\$15,000,000	\$12,600,000	84.00%	168	4	5	Y	N	13696
102 Jungle Road	7/1	\$18,900,000	\$16,600,000	87.83%	144	9	9	Y	Y	14406

Wells Rd to Worth Avenue

		<u>Townhouse</u>	<u>Sales</u>							
	Sale Date	Asking Price	Sale Price	% of Asking	Days on Market	Bedrooms	# of Baths	Water front	Pool	SqFt
341 Hibiscus Avenue	7/16	\$3,300,000	\$3,600,000	109.09%	99	4	4	N	Y	4735

Wells Rd to Worth Avenue

		<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
235 Sunrise Avenue #3013	7/30	\$85,000	\$73,750	86.76%	156	1	1	N	N	271
235 Sunrise Avenue 3232	8/29	\$149,000	\$136,500	91.61%	21	2	2	N	Y	561
235 Sunrise Avenue #PH-3/4	8/1	\$179,000	\$150,000	83.80%	218	2	2	N	Y	888

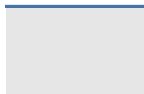
44 Cocoanut Row 304B	9/15	\$223,000	\$223,000	100.00%	177	1	1	Y	N	1000
220 Atlantic Avenue #7	7/1	\$290,000	\$275,000	94.83%	237	1	1	N	N	646
44 Cocoanut Row #403B	7/1	\$459,000	\$405,000	88.24%	286	1	2	N	N	900
455 Australian Avenue #2A	8/29	\$475,000	\$400,000	84.21%	325	1	2	N	Y	1296
389 S. Lake Drive #3G	7/2	\$525,000	\$476,250	90.71%	141	2	2	Y	Y	968
170 N. Ocean Blvd. #205	7/7	\$550,000	\$485,000	88.18%	516	1	1	Y	Y	968
44 Cocoanut Row #422A	9/15	\$575,000	\$532,000	92.52%	45	2	2	Y	N	1272
240 N. County Road #102	8/7	\$590,000	\$536,250	90.89%	181	2	1	N	Y	1067
225 Everglades Avenue #9	7/25	\$599,000	\$579,000	96.66%	74	2	2	N	N	1120
250 Bradley Place #304	7/16	\$649,000	\$565,975	87.21%	84	2	2	N	N	1220
130 Sunrise Avenue #211	9/2	\$675,000	\$620,000	91.85%	63	2	2	N	N	1580
300 S. Ocean Blvd. #4F	7/18	\$695,000	\$680,000	97.84%	262	2	2	N	N	1367
130 Sunrise Avenue #506	8/29	\$725,000	\$633,075	87.32%	151	2	2	N	N	1580
127 Peruvian Avenue #204	9/22	\$745,000	\$685,000	91.95%	161	2	2	N	N	1440
455 Australian Avenue #2D	8/29	\$765,000	\$650,000	84.97%	325	2	2	N	N	1296
142 Peruvian Avenue #101	9/30	\$795,000	\$750,000	94.34%	183	1	1	N	N	921
170 N. Ocean Blvd. #610	8/22	\$825,000	\$787,500	95.45%	31	2	2	Y	N	1395
300 S. Ocean Blvd. #3H	9/30	\$845,000	\$720,000	85.21%	449	2	2	Y	N	1367
130 Sunrise Avenue #312	8/7	\$1,185,000	\$915,000	77.22%	379	3	3	N	N	2442
100 Worth Avenue #501	9/2	\$1,395,000	\$1,230,000	88.17%	127	2	2	Y	N	1624
429 Australian Avenue #9	9/8	\$1,595,000	\$1,450,000	90.91%	251	2	2	N	N	2225
328 Chilean Avenue	8/26	\$2,300,000	\$2,150,000	93.48%	686	4	3	N	N	2184
120 Sunset Avenue #2A	7/31	\$2,485,000	\$2,100,000	84.51%	266	3	3	Y	N	3250
100 Royal Palm Way G-4	9/16	\$2,725,000	\$2,325,000	85.32%	490	3	3	Y	N	3225
400 S. Ocean Blvd. 205-206	8/1	\$5,498,000	\$4,900,000	89.12%	34	4	5	Y	Y	3432
102 Gulfstream Road #A	7/17	\$11,500,000	\$7,650,000	66.52%	127	3	5	Y	N	6531





Vertical line on the left side of the page.

\$/SqFt



\$712

\$750

\$1,299

\$686

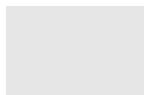
\$1,391

\$1,277

\$688

\$1,058

\$1,783



\$636

\$1,005

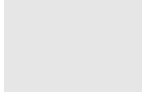
\$745

\$695

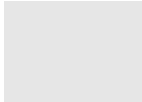
\$784

\$795

\$990
\$484
\$789
\$937
\$1,996

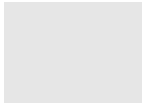


\$504
\$623
\$1,065
\$962
\$898
\$1,844
\$920
\$1,152



\$/SqFt

\$760



\$/SqFt

\$272
\$243
\$169

\$223
\$426
\$450
\$309
\$492
\$501
\$418
\$503
\$517
\$464
\$392
\$497
\$401
\$476
\$502
\$814
\$565
\$527
\$375
\$757
\$652
\$984
\$646
\$721
\$1,428
\$1,171

