



Linda R. Olsson, Inc., Realtor

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**2014 Quarterly Market Update
October - December 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										
217 La Puerta Way	10/3	\$2,450,000	\$2,100,000	85.71%	122	3	3	N	N	2166
125 E. Inlet Drive	12/19	\$2,750,000	\$2,395,000	87.09%	214				N	
257 Sandpiper Drive	10/15	\$2,750,000	\$2,500,000	90.91%	61	3	3	Y	N	3289
260 El Pueblo Way	11/25	\$2,795,000	\$2,800,000	100.18%	20	4	3	Y	N	3663
217 Via Linda	10/31	\$2,950,000	\$2,700,000	91.53%	196	3	4	N	N	3021
253 Ridgeview Drive	12/11	\$3,840,000	\$3,570,000	92.97%	226	3	4	Y	N	4513
742 Slope Trail	12/17	\$5,450,000	\$4,725,000	86.70%	224	3	4	Y	N	6125
232 Emerald Lane	11/10	\$6,500,000	\$5,500,000	84.62%	110	8	6	Y	N	13834
231 Wells Road	12/16	\$8,750,000	\$7,700,000	88.00%	386	5	6	Y	N	6965
748 Hi Mount Road	12/17	\$17,990,000	\$15,100,000	83.94%	106	6	11	Y	Y	20063
Wells Road to Worth Avenue										
256 Park Avenue	11/21	\$1,095,000	\$1,050,000	95.89%	39	3	3	N	N	2040
417 Seaview Avenue	11/21	\$1,995,000	\$1,900,000	95.24%	85	4	3	N	N	2362
221 Seaspray Avenue	12/9	\$3,249,999	\$2,925,000	90.00%	137	7	5	N	Y	4072
341 Brazilian Avenue	10/20	\$3,350,000	\$2,809,000	83.85%	13	3	3	Y	N	2956

134 Chilean Avenue	10/1	\$5,250,000	\$4,750,000	90.48%	199	6	4	Y	N	4301
430 Brazilian Avenue	12/15	\$5,900,000	\$5,050,000	85.59%	68	4	4	Y	N	5608
313 Clarke Avenue	11/21	\$5,950,000	\$5,200,000	87.39%	40	4	4	Y	N	4695
219 Chilean Avenue	12/15	\$7,400,000	\$7,400,000	100.00%	280	5	6	Y	N	6427
322 Clarke Avenue	12/2	\$10,895,000	\$8,775,000	80.54%	461	7	7	Y	N	7682

Worth Avenue to Sloan's Curve										
211 Jungle Road	10/3	\$8,495,000	\$8,125,000	95.64%	380	8	8	Y	N	6637
196 Banyan Road	12/8	\$14,500,000	\$12,000,000	82.76%	290	7	10	Y	N	13077

Wells Rd to Worth Avenue										
Townhouse Sales										
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Pool	SqFt
175 Sunset Ave. #175	12/30	\$3,195,000	\$2,995,000	93.74%	209	4	4	Y	N	5581
419 Brazilian Avenue #419	11/19	\$3,950,000	\$3,800,000	96.20%	55	3	4	N	Y	3892
161 Main Street	10/21	\$4,500,000	\$4,300,000	95.56%	27	4	6	N	Y	4931

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
235 Sunrise Avenue #408	10/7	\$169,000	\$150,000	88.76%	13	1	1	N	Y	536
44 Cocoanut Row #212A	10/6	\$625,000	\$600,000	96.00%	544	2	2	N	N	1215
44 Cocoanut Row #622A	12/22	\$650,000	\$585,000	90.00%	82	2	2	Y	N	1500
455 Australian Avenue 3E	12/5	\$685,000	\$675,000	98.54%	34	2	2	Y	N	1095
354 Chilian Avenue 2C	12/15	\$749,000	\$690,000	92.12%	210	2	2	N	N	1225
130 Sunrise Avenue 305W	11/24	\$900,000	\$850,000	94.44%	301	2	2	N	N	1580
330 S. Ocean Blvd. G1	12/3	\$980,000	\$949,250	96.86%	379	1	2	Y	N	1250

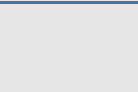
150 Bradley Place 514	11/15	\$995,000	\$850,000	85.43%	58	2	2	Y	N	1568
389 S. Lake Dr. #5C	10/9	\$1,250,000	\$1,050,000	84.00%	108	2	2	Y	N	1682
150 Bradley Place #311	10/31	\$1,395,000	\$1,295,000	92.83%	204	3	3	Y	N	1815
100 Sunrise Avenue #222	10/27	\$1,495,000	\$1,334,000	89.23%	97	3	3	Y	N	1972
100 Rotyal Palm Way #G-1	10/7	\$1,675,000	\$1,500,000	89.55%	203	2	2	Y	N	2535
350 S. Ocean Blvd. 303	12/31	\$1,850,000	\$1,600,000	86.49%	366	2	2	N	N	1677
100 Sunrise Avenue #302E	10/8	\$1,895,000	\$1,600,000	84.43%	114	2	2	Y	N	1646
100 Sunrise Avenue #322	10/22	\$2,195,000	\$1,900,000	86.56%	383	3	3	Y	N	1972
100 Sunrise Avenue #602	12/17	\$2,695,000	\$2,500,000	92.76%	77	2	2	Y	N	2146
100 Sunrise Avenue PH-2	10/6	\$9,950,000	\$7,798,600	78.38%	3	3	4	Y	N	5092





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\$970

\$760

\$764

\$894

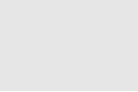
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\$771

\$398

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\$753



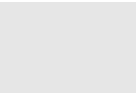
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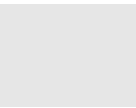
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\$900
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\$1,142

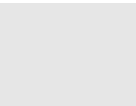


\$1,224
\$918



\$/SqFt

\$537
\$976
\$872



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\$390
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\$759

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\$624

\$713

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\$592

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\$963

\$1,165

\$1,532

