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**2015 Quarterly Market Update
January - March 2015**

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											
1500 N. Ocean Blvd.	1/28		\$932,541	#DIV/0!				Y	N	4223	\$221
206 Mediterranean	3/10		\$1,700,000	#DIV/0!		3	3	Y	N	3159	\$538
253 Jamaica Lane	1/15	\$2,300,000	\$1,975,000	85.87%	63	4	3	N	N	2585	\$764
201 Bermuda Lane	3/17	\$2,295,000	\$2,023,700	88.18%	69	3	3	Y	N	3387	\$597
204 Jamaica Lane	3/26	\$2,395,000	\$2,050,000	85.59%	174	4	3	Y	N	4186	\$490
170 Seagate Road	1/27	\$2,500,000	\$2,244,835	89.79%	49	4	4	N	N	2995	\$750
110 Indian Road	3/23	\$2,675,000	\$2,400,000	89.72%	140	3	2	Y	N	2580	\$930
256 Miraflores Dr	2/2	\$2,995,000	\$2,900,000	96.83%	97	3	3	Y	N	4061	\$714
209 Wells Road	3/31	\$4,700,000	\$4,450,000	94.68%	351	4	4	Y	N	3961	\$1,123
250 Palmo Way	3/19		\$4,700,000			4	3	Y	N	2929	\$1,605
119 E. Inlet Drive	2/9	\$5,495,000	\$5,200,000	94.63%	349	4	4	Y	N	5020	\$1,036
225 W Indies Road	2/2	\$6,250,000	\$5,645,000	90.32%	109	45	3	Y	N	5302	\$1,065
227 Via Tortuga	1/23	\$6,345,000	\$6,075,000	95.74%	336	3	4	Y	N	8182	\$742
235 Eden Road	1/15	\$7,495,000	\$6,717,000	89.62%	78	4	6	Y	N	6221	\$1,080
137 E. Inlet Drive	2/27	\$11,800,000	\$10,885,000	92.25%	283	4	5	Y	Y	6504	\$1,674
1120 N. Lake Way	2/13	\$13,995,000	\$13,400,000	95.75%	102	4	4	Y	Y	5222	\$2,566

Wells Road to Worth Avenue											
259 Park Avenue	2/5		\$657,500	#DIV/0!		2	2	N	N	1508	\$436
240 Atlantic Avenue	3/2	\$1,100,000	\$1,013,000	92.09%	64	2	1	N	N	924	\$1,096
217 Oleander Avenue	3/2	\$1,125,000	\$1,025,000	91.11%	47	2	2	N	N	938	\$1,093
444 Chilean Avenue	3/27	\$1,749,000	\$1,500,000	85.76%	576	4	4	N	N	3170	\$473
249 Seminole Avenue	1/28	\$2,350,000	\$2,250,000	95.74%	105	3	3	Y	N	3744	\$601
300 Dunbar Road	3/31	\$2,750,000	\$2,500,000	90.91%	139	2	2	Y	N	2709	\$923
218 Barton Avenue	3/11		\$3,500,000			3	3	N	N	4642	\$754
431 Chilean Avenue	3/13		\$3,900,000			3	5	Y	N	4683	\$833
233 Barton Avenue	1/15	\$4,295,000	\$4,040,000	94.06%	83	4	4	Y	N	5370	\$752
157 Everglade Avenue	1/16	\$4,200,000	\$4,200,000	100.00%	616	6	7	Y	N	5551	\$757
425 Chilean Avenue	3/13		\$4,500,000			5	3	Y	N	4848	\$928
130 Chilean Avenue	3/11	\$5,250,000	\$4,350,000	82.86%	106	4	4	Y	N	5002	\$870
151 Seminole Avenue	2/2	\$5,998,000	\$5,850,000	97.53%	224	5	4	Y	N	5370	\$1,089
437 Chilean Avenue	3/9	\$6,995,000	\$6,300,000	90.06%	205	5	6	Y	N	5250	\$1,200
417 Primavera	1/28		\$6,500,000			5	6	Y	N	10285	\$632
326 Seabreeze Avenue	2/26	\$7,500,000	\$6,753,250	90.04%	45	4	5	N	Y	5493	\$1,229

Worth Avenue to Sloan's Curve											
145 Woodbridge Road	1/29	\$2,995,000	\$2,175,000	72.62%	149	4	6	Y	N	4437	\$490
200 Via Bellaria	1/6	\$6,950,000	\$6,250,000	89.93%	1097	6	6	Y	N	7889	\$792
135 Gulfstream Road	1/29	\$6,950,000	\$6,400,000	92.09%	453	5	7	Y	N	8384	\$763
695 S. County Road	1/30	\$11,200,000	\$10,350,000	92.41%	291	8	10	Y	N	11519	\$899
200 Via Palma	3/25		\$29,850,000			7	7	Y	N	12770	\$2,338

Wells Rd to Worth Avenue											
<u>Townhouse Sales</u>											
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Poo I	SqFt	\$/SqFt
249 Seminole Avenue	1/28	\$2,350,000	\$2,250,000	95.74%	105	3	3	N	Y	3744	\$601

431 Chilean Avenue	3/13	\$4,395,000	\$3,900,000	88.74%	263	3	5	N	Y	4683	\$833
425 Chilean Avenue	3/13	\$4,799,000	\$4,500,000	93.77%	367	5	5	N	Y	4848	\$928
Wells Rd to Worth Avenue											
		Condominiu	Sales								
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Water front	Fur nish ed	SqFt	\$/SqFt
235 Sunrise Avenue #3038	2/13	\$79,000	\$70,000	88.61%	114	0	1	N	Y	271	\$258
223 Atlantic Avenue #4F	2/18	\$369,000	\$365,000	98.92%	27	2	2	N	N	953	\$383
223 Atlantic Avenue #E4	3/11	\$395,000	\$375,000	94.94%	97	2	2	N	N	804	\$466
401 Peruvian Avenue #305	3/5	\$435,000	\$400,000	91.95%	27	1	1	N	N	735	\$544
44 Cocoanut Row #223B	3/18	\$469,000	\$400,000	85.29%	321	1	1	N	N	1022	\$391
389 S. Lake Dr. #2C	2/10	\$495,000	\$495,000	100.00%	36	2	2	Y	N	1682	\$294
214 Chilean Avenue C	3/4	\$499,000	\$465,000	93.19%	148	1	1	N	N	650	\$715
455 Worth Avenue #308	3/3	\$575,000	\$525,000	91.30%	336	2	2	N	N	955	\$550
389 S. Lake Dr. #3E	3/25	\$590,000	\$500,000	84.75%	415	2	2	N	N	1432	\$349
389 S. Lake Dr. #1D	1/9	\$595,000	\$565,000	94.96%	375	2	2	N	N	1176	\$480
250 Bradley Place #405	1/21	\$640,000	\$600,000	93.75%	156	2	2	N	N	1320	\$455
44 Cocoanut Row #221B	3/19	\$695,000	\$565,000	81.29%	377	2	2	N	N	1272	\$444
250 Bradley Place #409	1/30	\$699,000	\$630,000	90.13%	290	2	2	N	N	1320	\$477
150 Bradley Place #102	1/5	\$845,000	\$720,000	85.21%	80	2	2	N	N	1516	\$475
350 S. Ocean Blvd. #104	3/9	\$875,000	\$820,000	93.71%	159	1	2	Y	N	1918	\$428
250 Bradley Place #707	1/14	\$930,000	\$900,000	96.77%	72	2	2	N	N	1320	\$682
350 S. Oean Blvd. #305	1/9	\$1,175,000	\$1,100,000	93.62%	119	2	2	N	N	1492	\$737
100 Sunrise Avenue #517E	3/12	\$1,250,000	\$1,150,000	92.00%	162	2	2	Y	N	1644	\$700
44 Cocoanut Row #320B	2/27	\$1,450,000	\$1,400,000	96.55%	85	3	2	Y	N	1501	\$933
330 S. Ocean Blvd. #3E	2/9	\$1,650,000	\$1,625,000	98.48%	483	2	2	N	N	2019	\$805
350 S. Ocean Blvd. #202	2/3	\$1,700,000	\$1,700,000	100.00%	5	2	2	N	N	1234	\$1,378
130 Sunrise Avenue #412W	2/6	\$1,750,000	\$1,750,000	100.00%	259	2	2	N	N	1983	\$883

44 Cocoanut Row #115B	3/19	\$1,795,000	\$1,685,000	93.87%	45	3	3	Y	N	2026	\$832
340 Cocoanut Row	7/23	\$2,200,000	\$1,535,000	69.77%	204	3	2	N	N	2700	\$569
400 S. Ocean Blvd. #402	3/17	\$2,395,000	\$1,950,000	81.42%	166	2	2	Y	N	1716	\$1,136
340 Brazilian Avenue #102	1/8	\$2,585,000	\$2,585,000	100.00%	246	3	3	N	N	2323	\$1,113
300 S. Ocean Blvd. #2D	2/6	\$2,595,000	\$2,350,000	90.56%	36	2	2	N	N	2042	\$1,151
120 Sunset Avenue W #3A	3/31	\$2,970,000	\$2,664,000	89.70%	120	2	3	Y	N	2907	\$916
150 N. Ocean Blvd. #302	2/26	\$2,995,000	\$2,895,000	96.66%	430	3	4	Y	N	3725	\$777
389 S. Lake Dr. PHB	3/5	\$3,495,000	\$2,600,000	74.39%	175	3	3	Y	N	3443	\$755
425 Worth Avenue #3F	2/4	\$3,900,000	\$3,500,000	89.74%	209	3	3	Y	N	3232	\$1,083
101 Worth Avenue #4D	3/31	\$7,995,000	\$6,900,000	86.30%	133	3	5	Y	N	4630	\$1,490





