



**Linda R. Olsson, Inc., Realtor**

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**2015 Quarterly Market Update  
April - June 2015**

**Single Family Home Sales**

Address	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Pool	Water	SqFt	\$/SqFt
<b>Inlet Road to Wells Road</b>											
220 Arabian Road	5/5		\$1,400,000	#DIV/0!		3	3	Y	N	2475	\$566
250 Esplanade Way	5/4	\$1,750,000	\$1,500,000	85.71%	406	4	2	N	N	2624	\$572
223 Colonial Lane	5/15	\$1,795,000	\$1,675,000	93.31%	213	2	2	Y	N	2599	\$644
201 Bahama Lane	6/16	\$2,300,000	\$2,175,000	94.57%	441	2	2	N	N	3229	\$674
245 Jamaica Lane	5/8		\$2,350,000			4	3	Y	N	3050	\$770
220 Onondaga Avenue	5/26	\$2,495,000	\$2,400,000	96.19%	446	2	2	Y	N	2872	\$836
235 Garden Road	4/21		\$2,500,000			3	4	Y	N	4283	\$584
255 Southland Road	6/8	\$2,895,000	\$2,760,000	95.34%	852	4	3	Y	N	3200	\$863
343 Eden Road	4/9		\$2,930,000			5	6	Y	N	6516	\$450
210 Palmo Way	6/30	\$3,000,000	\$3,115,000	103.83%	88	3	3	Y	N	3062	\$1,017
217 Tradewind Dr	6/26	\$3,395,000	\$3,350,000	98.67%	322	4	5	Y	N	3789	\$884
232 Via Marila	4/16	\$3,500,000	\$3,495,000	99.86%	12	5	4	Y	N	4279	\$817
310 Via Linda	4/19		\$3,530,000			2	2	N	N	3570	\$989
1295 N Lake Way	5/11		\$3,545,400			4	3	Y	N	4022	\$882
310 Plantation Road	5/6	\$3,600,000	\$3,600,000	100.00%	5	5	3	Y	N	4992	\$721
579 N. Lake Way	5/4	\$3,990,000	\$3,500,000	87.72%	119	4	5	Y	N	4961	\$706
256 Palmo Way	6/9	\$6,695,000	\$6,085,000	90.89%	127	5	5	Y	N	6182	\$984
1480 N. Ocean Blvd.	6/8	\$7,750,000	\$6,950,000	89.68%	56	5	4	Y	N	6748	\$1,030
200 Emerald Lane	6/30	\$7,850,000	\$7,500,000	95.54%	134	5	6	Y	N	6758	\$1,110
1230 N Ocean Bkvd.	6/29	\$12,995,000	\$10,505,000	80.84%	231	4	5	Y	Y	5942	\$1,768

1095 N. Ocean Blvd.	5/25	\$38,500,000	\$31,000,000	80.52%	337	11	12	Y	Y	15347	\$2,020
<b>Wells Road to Worth Avenue</b>											
253 Park Avenue	6/1	\$1,195,000	\$970,000	81.17%	171	6	4	N	N	2544	\$381
222 Miraflores	5/13		\$2,264,500			3	3	Y	N	3542	\$639
215 Seaspray Avenue	4/29	\$2,350,000	\$2,162,500	92.02%	148	4	3	Y	N	2645	\$818
323 Chilean Avenue	6/8	\$2,799,990	\$2,325,000	83.04%	185	4	3	N	N	2952	\$788
128 Australian Avenue	6/3	\$2,895,000	\$2,600,000	89.81%	261	4	2	N	N	3256	\$799
141 Seaview Avenue	6/18	\$3,295,000	\$2,725,000	82.70%	153	4	3	Y	N	2300	\$1,185
163 Seabreeze Avenue	5/5	\$3,295,000	\$3,000,000	91.05%	60	5	4	N	N	3700	\$811
321 Barton Avenue	4/26	\$3,300,000	\$3,275,000	99.24%	115	4	4	Y	N	3636	\$901
324 Brazilian Avenue	5/1	\$3,450,000	\$3,200,000	92.75%	74	3	3	N	N	2589	\$1,236
327 Barton Avenue	4/30	\$4,395,000	\$4,050,000	92.15%	247	3	3	Y	N	3220	\$1,258
232 Brazilian Avenue	5/8		\$4,550,000			5	5	Y	N	5663	\$803
116 Seabreeze Avenue	6/12	\$6,595,000	\$5,320,100	80.67%	147	7	6	Y	N	5397	\$986
233 Clarke Avenue	6/4	\$7,495,000	\$7,300,000	97.40%	878	7	7	Y	N	6094	\$1,198
260 Kawama Lane	5/4		\$10,480,000			6	7	Y	N	8287	\$1,265
<b>Worth Avenue to Sloan's Curve</b>											
17 Sloans Curve	5/13		\$2,450,000	#DIV/0!		6	6	Y	Y	7874	\$311
150 Woodbridge Road	6/12	\$4,750,000	\$4,350,000	91.58%	809	5	6	Y	N	5946	\$732
40 Middle Road	4/27	\$5,295,000	\$4,925,000	93.01%	63	4	4	Y	N	4678	\$1,053
200 Regents Park	6/15	\$5,900,000	\$5,425,000	91.95%	409	6	7	Y	N	6800	\$798
14 Golfview Road	6/16	\$7,500,000	\$6,975,000	93.00%	407	4	5	Y	N	6229	\$1,120
100 El Bravo Way	5/26		\$12,500,000			7	9	Y	Y	14318	\$873
195 Via Del Mar	4/10		\$19,386,675			5	10	Y	N	23526	\$824
70 Blossom Way	6/30	\$16,850,000	\$15,250,000	90.50%	517	5	6	Y	N	10873	\$1,403
353 El Brillo Way	4/27	\$21,500,000	\$15,498,575	72.09%	401	5	5	Y	Y	10165	\$1,525
240 Banyan Road	6/29	\$19,950,000	\$17,400,000	87.22%	298	4	5	Y	Y	11365	\$1,531

Wells Rd to Worth Avenue											
		<u>Townhouse</u>		<u>Sales</u>							
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro	# of	Water	Poo	SqFt	\$/SqFt
232 Brazilian Avenue	5/12	\$5,100,000	\$4,550,000	89.22%	127	oms 4	Baths 5	front N	l Y	5663	\$803
Wells Rd to Worth Avenue											
		<u>Condominiu</u>		<u>Sales</u>							
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedro	# of	Water	Fur	SqFt	\$/SqFt
235 Sunrise #2032	4/10	\$78,500	\$73,000	92.99%	91	oms 0	Baths 1	front N	nish ed N	271	\$269
235 Sunrise #3037	5/18	\$115,000	\$98,000	85.22%	238	oms 1	Baths 1	front N	nish ed Y	271	\$362
235 Sunrise #3225	5/29	\$129,000	\$117,000	90.70%	123	oms 1	Baths 1	front N	nish ed N	389	\$301
235 Sunrise #3029	6/30	\$169,000	\$163,000	96.45%	343	oms 1	Baths 2	front N	nish ed N	707	\$231
235 Sunrise #4080	6/1	\$179,000	\$179,000	100.00%	40	oms 1	Baths 1	front N	nish ed N	536	\$334
235 Sunrise #20	6/5	\$179,000	\$179,000	100.00%	8	oms 0	Baths 1	front N	nish ed N	743	\$241
301 Australian Ave #100	5/29	\$298,000	\$240,000	80.54%	134	oms 0	Baths 1	front N	nish ed Y	342	\$702
301 Australian Ave #204B	5/5	\$310,000	\$260,000	83.87%	277	oms 1	Baths 1	front N	nish ed Y	420	\$619
44 Cocoanut Row 423B	5/6	\$369,000	\$310,000	84.01%	131	oms 1	Baths 1	front N	nish ed N	1200	\$258
44 Cocoanut Row 403B	4/15	\$475,000	\$430,000	90.53%	106	oms 1	Baths 2	front N	nish ed N	900	\$478
227 Brazilian Avenue #2A	5/11	\$495,000	\$417,930	84.43%	193	oms 2	Baths 1	front N	nish ed N	864	\$484
44 Cocoanut Row #201A	5/21	\$495,000	\$470,000	94.95%	422	oms 2	Baths 2	front Y	nish ed N	900	\$522
227 Brazilian Avenue #3G	5/11	\$510,000	\$510,000	100.00%	266	oms 2	Baths 2	front N	nish ed Y	864	\$590
173 Peruvian Avenue #5	6/12	\$639,000	\$575,000	89.98%	361	oms 1	Baths 1	front N	nish ed N	854	\$673
455 Australian Avenue #2B	5/15	\$675,000	\$675,000	100.00%	91	oms 2	Baths 2	front Y	nish ed Y	1204	\$561
100 Sunrise Avenue #319	4/30	\$695,000	\$695,000	100.00%	342	oms 2	Baths 2	front Y	nish ed N	1391	\$500
225 Everglade Avenue #30	5/28	\$699,000	\$650,000	92.99%	57	oms 2	Baths 2	front N	nish ed N	1117	\$582
250 Bradley Place #602	4/20	\$725,000	\$650,251	89.69%	343	oms 1	Baths 1	front N	nish ed N	871	\$747
225 Everglade Ave #8	4/14	\$749,000	\$760,000	101.47%	89	oms 1	Baths 2	front N	nish ed N	1218	\$624
354 Chilean Avenue 4C	4/2	\$750,000	\$730,000	97.33%	21	oms 2	Baths 2	front N	nish ed N	1225	\$596

44 Cocoanut Row #522B	4/15	\$750,000	\$750,000	100.00%	48	3	3	N	N	1272	\$590
130 Sunrise Avenue #513	6/3	\$780,000	\$765,000	98.08%	177	2	2	N	N	1580	\$484
44 Cocoanut Row #505B	4/1	\$795,000	\$755,000	94.97%	420	1	2	Y	N	1609	\$469
44 Cocoanut Row #311A	5/21	\$899,000	\$899,000	100.00%	311	2	2	Y	Y	1215	\$740
130 Sunrise Avenue #311W	4/16	\$917,000	\$830,000	90.51%	276	2	2	N	N	1580	\$525
173 Peruvian Avenue #4	4/30	\$975,000	\$941,000	96.51%	97	2	2	N	N	1105	\$852
225 Everglade Avenue #9	4/29	\$995,000	\$995,000	100.00%	75	2	2	N	N	1120	\$888
434 Chilean Avenue #6B	4/30	\$1,150,000	\$1,075,000	93.48%	470	2	2	N	Y	1316	\$817
44 Cocoanut Row #611B	5/21	\$1,150,000	\$1,150,000	100.00%	58	2	2	Y	Y	1215	\$947
44 Cocoanut Row #314A	6/15	\$1,295,000	\$1,185,000	91.51%	278	2	2	N	N	1501	\$789
150 Bradley Place #615	5/5	\$1,295,000	\$1,200,000	92.66%	169	2	2	Y	N	1516	\$792
150 Bradley Place #314	5/26	\$1,295,000	\$1,295,000	100.00%	148	2	2	Y	N	1587	\$816
411 Australian Ave. #C3	6/3	\$1,349,000	\$1,339,000	99.26%	364	2	2	N	N	1582	\$846
100 Worth Avenue #411	4/14	\$1,395,000	\$1,225,000	87.81%	182	2	2	Y	N	1590	\$770
350 Cocoanut Row #3A	6/2	\$1,395,000	\$1,449,000	103.87%	148	3	2	N	N	1706	\$849
200 Everglades Ave #A-3	6/26	\$1,495,000	\$1,164,000	77.86%	120	3	3	N	N	2029	\$574
130 Sunrise Avenue #604	4/30	\$1,545,000	\$1,350,000	87.38%	161	2	2	Y	N	1916	\$705
400 S. Ocean Blvd. #224	6/16	\$1,560,000	\$1,067,000	68.40%	384	2	2	N	N	1716	\$622
100 Worth Avenue #406	5/15	\$1,575,000	\$1,325,000	84.13%	101	2	2	Y	N	1539	\$861
100 Sunrise Avenue #506	6/10	\$1,600,000	\$1,300,000	81.25%	158	2	2	Y	N	1612	\$806
315 S. Lake Dr. #1A	6/25	\$1,650,000	\$1,540,000	93.33%	413	2	2	N	N	2214	\$696
100 Sunrise Avenue #624	4/29	\$1,650,000	\$1,590,000	96.36%	107	2	2	Y	N	1623	\$980
150 Bradley Place #405	4/24	\$1,700,000	\$1,625,000	95.59%	521	3	3	Y	N	1815	\$895
100 Sunrise Avenue 223/224	5/1	\$1,725,000	\$1,650,000	95.65%	182	2	2	Y	N	2820	\$585
100 Worth Avenue #PH-2	5/8	\$1,849,000	\$1,849,000	100.00%	37	2	2	Y	N	1588	\$1,164
100 Worth Avenue #420	5/8	\$1,975,000	\$1,687,500	85.44%	459	2	2	Y	N	1717	\$983
100 Sunrise Avenue #515	5/27	\$2,095,000	\$2,095,000	100.00%	271	2	2	Y	N	1650	\$1,270
100 Sunrise Avenue #613	4/2	\$1,999,999	\$1,850,000	92.50%	44	2	2	Y	N	1780	\$1,039
350 S. Ocean Blvd. #303	4/21	\$2,100,000	\$1,975,000	94.05%	62	2	2	Y	N	1600	\$1,234
150 Bradley Place #603	5/29	\$2,195,000	\$2,000,000	91.12%	164	2	2	Y	N	1568	\$1,276
151 Grace Trail #3	5/12	\$2,300,000	\$2,250,000	97.83%	204	2	2	N	N	1834	\$1,227
300 S. Ocean Blvd. #3D	4/9	\$2,480,000	\$2,250,000	90.73%	148	2	2	Y	N	2042	\$1,102

200 Bradley Place #206	4/20	\$2,995,000	\$2,900,000	96.83%	87	3	4	Y	N	4089	\$709
250 Bradley Place #708	5/15	\$3,000,000	\$2,500,000	83.33%	4	2	2	Y	N	1981	\$1,262
340 S. Ocean Blvd. PH-1	4/29	\$3,700,000	\$3,645,000	98.51%	75	2	2	Y	N	1845	\$1,976
150 Bradley Place #PH-E	6/3	\$7,900,000	\$7,400,000	93.67%	390	2	2	Y	N	3299	\$2,243
184 Bradley Place #203-204	6/2	\$10,990,000	\$8,310,000	75.61%	127	4	6	Y	N	7976	\$1,042



