



Linda R. Olsson, Inc., Realtor

www.LindaOlsson.com

(561) 820-9195 Office

(561) 329-4044 Cell

**2015 Quarterly Market Update
July - Sept. 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											
204 Jamaica Lane	9/16	\$2,499,000	\$2,175,000	87.03%	100	4	3	Y	N	4186	\$520
249 Tradewind Drive	9/10	\$3,395,000	\$2,787,560	82.11%	530	4	4	Y	N	4011	\$695
1490 Via Manana	7/24	\$3,700,000	\$3,012,061	81.41%	145	4	5	Y	N	5593	\$539
256 Mockingbird Trail	8/3	\$3,350,000	\$3,115,850	93.01%	95	3	3	Y	N	4292	\$726
235 Garden Road	8/27		\$3,720,000			3	4	Y	N	4283	\$869
248 La Puerta Way	8/19	\$3,750,000	\$3,650,000	97.33%	161	3	3	Y	N	3745	\$975
240 Angler Avenue	9/25	\$5,980,000	\$5,500,000	91.97%	176	5	5	Y	N	4941	\$1,113
201 Via Linda	9/15	\$5,995,000	\$5,525,000	92.16%	481	4	5	Y	N	6246	\$885
258 Wells Road	7/27	\$6,350,000	\$5,647,685	88.94%	909	4	5	Y	N	7391	\$764
1285 N. Ocean Blvd.	7/9	\$6,295,000	\$5,734,000	91.09%	55	4	3	Y	Y	4160	\$1,378
125 Casa Bendita	8/4	\$8,495,000	\$6,272,800	73.84%	270	5	4	Y	N	7167	\$875
1320 N. Lake Way	7/9	\$17,995,000	\$14,509,040	80.63%	220	8	8	Y	Y	10320	\$1,406
430 N. Lake Way	7/15		\$15,662,000			4	5	N	Y	7635	\$2,051
Wells Road to Worth Avenue											
257 Park Avenue	9/11	\$875,000	\$770,000	88.00%	78	3	2	N	N	1611	\$478
144 Chilean Avenue	7/28		\$1,600,000			4	3	Y	N	2637	\$607
261 Seminole Avenue	8/26	\$1,699,000	\$1,537,500	90.49%	170	3	3	Y	N	1481	\$1,038
357 Seabreeze Avenue	8/25	\$2,795,000	\$2,500,000	89.45%	152	5	4	N	N	3598	\$695
353 Chilean Avenue	7/17		\$3,100,000			3	3	Y	N	4063	\$763

162 Atlantic Avenue	9/16	\$3,395,000	\$3,071,000	90.46%	303	4	3	U	N	4495	\$683
323 Seabreeze Avenue	7/24	\$3,995,000	\$3,900,000	97.62%	91	4	5	Y	N	5964	\$654
419 Chilean Avenue	7/29		\$4,185,025			3	4	Y		4757	\$880
233 Barton Avenue	8/19	\$4,999,000	\$4,470,000	89.42%	55	4	4	Y	N	5370	\$832
301 Chapel Hill Road	8/3	\$5,895,000	\$5,150,000	87.36%	182	4	4	Y	N	5964	\$864
15 S. Lake Trail	8/20	\$15,395,000	\$11,880,000	77.17%	252	7	7	Y	Y	9784	\$1,214

Worth Avenue to Sloan's Curve											
608 Island Drive	7/9	\$7,375,000	\$6,500,000	88.14%	272	4	5	Y	Y	5772	\$1,126
650 Island Drive	8/3	\$14,550,000	\$14,000,000	96.22%	223	5	5	Y	Y	7814	\$1,792

Wells Rd to Worth Avenue											
		<u>Townhouse</u>		<u>Sales</u>							
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Pool	SqFt	\$/SqFt
353 Chilean Avenue	7/28	\$3,250,000	\$3,100,000	95.38%	334	3	3	N	Y	4063	\$763
336 Australian Avenue	8/20	\$3,950,000	\$3,775,000	95.57%	91	4	4	N	Y	3292	\$1,147
419 Chilean Avenue	7/31	\$4,800,000	\$4,185,025	87.19%	130	3	5	N	Y	5088	\$823

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	\$/SqFt
434 Chilian Avenue #3C	8/11		\$225,800			2	2			1316	\$172
220 Atlantic Avenue #6	8/27	\$385,000	\$338,000	87.79%	155	1	1	N	N	844	\$400

44 Cocoanut Row #626B	9/18	\$395,000	\$355,000	89.87%	154	1	1	Y	N	1022	\$347
122 Peruvian Avenue #7A	8/11		\$373,568			2	2			827	\$452
301 Australian Avenue RU-103	9/9	\$435,000	\$415,000	95.40%	357	1	1	N	Y	681	\$609
44 Cocoanut Row #402B	9/18	\$459,000	\$415,000	90.41%	352	1	1	N	N	900	\$461
354 Chilean Avenue #2B	8/3	\$475,000	\$435,000	91.58%	182	1	1	N	N	782	\$556
354 Chilean Avenue #5E	9/1	\$560,000	\$500,000	89.29%	363	1	1	N	N	782	\$639
44 Cocoanut Row #526B	9/17	\$595,000	\$545,000	91.60%	70	1	1	N	N	1022	\$533
226 Brazilian Avenue #2C	9/24	\$625,000	\$625,000	100.00%	57	2	2	N	N	1367	\$457
100 Sunrise Avenue #316	7/2		\$640,000			3	3			1972	\$325
44 Cocoanut Row #A405	7/31	\$675,000	\$650,000	96.30%	389	2	2	N	N	1196	\$543
227 Australian Avenue #5E	7/31	\$780,000	\$780,000	100.00%	11	2	2	N	N	1287	\$606
300 S. Ocean Blvd. #3F	9/28	\$798,000	\$700,000	87.72%	236	2	2	N	N	1367	\$512
44 Cocoanut Row #521B	8/12		\$750,000			2	2			1272	\$590
214 Chilean Avenue #1	8/10		\$825,000			2	2			1098	\$751
226 Brazilian Avenue #3D	9/15	\$899,000	\$890,000	99.00%	49	2	2	N	N	1317	\$676
150 Bradley Place #616	7/2		\$1,000,000			3	3			2290	\$437
330 Ocean Blvd. #5A	8/13		\$1,150,000			3	3			2454	\$469
170 N. Ocean Blvd. #610	8/27	\$1,385,000	\$1,345,000	97.11%	230	2	2	Y	N	1395	\$964
330 S. Ocean Blvd. 1B	8/5	\$1,485,000	\$1,400,000	94.28%	155	2	2	Y	N	2016	\$694
200 N. Ocean Blvd. #50	9/25	\$1,595,000	\$1,475,000	92.48%	235	2	2	Y	N	2036	\$724
400 S. Ocean Blvd. #405N	9/8	\$1,850,000	\$1,650,000	89.19%	280	2	2	Y	N	1716	\$962
100 Worth Avenue #608	9/1	\$1,925,000	\$1,800,000	93.51%	811	2	2	Y	N	1602	\$1,124
100 Sunrise Avenue #614	9/22	\$2,100,000	\$1,850,000	88.10%	60	2	2	Y	N	1920	\$964
100 Sunrise Avenue #413	7/28	\$2,190,000	\$1,950,000	89.04%	271	3	3	Y	N	2024	\$963
100 Royal Palm Way #E2	8/3	\$2,650,000	\$2,350,000	88.68%	189	3	3	Y	N	2097	\$1,121
100 Worth Avenue PH-16	8/3		\$2,700,000			2	2			1597	\$1,691
100 Worth Avenue #703	7/16	\$2,800,000	\$2,775,000	99.11%	108	3	3	Y	N	2338	\$1,187
150 Bradley Place #616	7/2	\$2,995,000	\$2,535,000	84.64%	157	2	3	Y	N	2648	\$957
200 Bradley Place #406	7/8	\$2,995,000	\$2,600,000	86.81%	204	2	3	Y	N	2250	\$1,156
360 S. Ocean Blvd. #2C	8/31	\$4,500,000	\$3,850,000	85.56%	242	3	2	Y	N	2450	\$1,571
300 Seminole Avenue #4B	7/30		\$5,021,350			3	3			2915	\$1,723

