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**2015 Quarterly Market Update
Oct. - Dec. 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											
201 Debra Lane	10/13	\$1,600,000	\$1,450,000	90.63%	90	3	3	Y	N	2189	\$662
115 Oceanview Road	10/23		\$2,750,000			2	2	Y	N	2249	\$1,223
273 Sandpiper Drive	10/9	\$3,495,000	\$3,175,000	90.84%	473	5	4	N	N	4481	\$709
216 Garden Road	10/9	\$4,950,000	\$4,800,000	96.97%	258	6	6	Y	N	5984	\$802
325 Garden Road	12/28	\$7,395,000	\$7,000,000	94.66%	210	4	7	Y	N	5675	\$1,233
230 Wells Road	12/9	\$8,600,000	\$8,400,000	97.67%	201	4	5	Y	N	7984	\$1,052
301 Polmer Park	12/10	\$13,950,000	\$11,387,658	81.63%	185	5	6	Y	N	8473	\$1,344
301 Maddock Way	11/24	\$12,950,000	\$11,670,993	90.12%	368	6	8	Y	N	11646	\$1,002
310 Mediterranean Road	12/8	\$12,995,000	\$12,000,000	92.34%	106	6	5	Y	Y	9186	\$1,306
390 N. Lake Way	12/18	\$35,900,000	\$31,400,000	87.47%	245	5	6	Y	Y	12655	\$2,481
Wells Road to Worth Avenue											
167 Root Trail	12/29	\$779,000	\$700,000	89.86%	103	3	2	N	N	1198	\$584
265 Park Avenue	10/7		\$840,000			2	2	N	N	1830	\$459
231 Coconut Row	10/22	\$1,495,000	\$1,322,500	88.46%	148	2	2	Y	N	1347	\$982
313 Chilean Avenue	12/11	\$2,795,000	\$2,700,000	96.60%	65	4	3	N	N	2619	\$1,031
250 Pendleton Avenue	10/14	\$4,700,000	\$4,450,000	94.68%	211	5	6	Y	N	5008	\$889
330 Brazilian Avenue	11/13		\$4,950,000			4	4	Y	N	5897	\$839
245 Atlantic Avenue	11/20	\$5,250,000	\$4,516,000	86.02%	71	5	5	Y	N	3080	\$1,466

410 Chilean Avenue	12/23	\$6,650,000	\$6,000,000	90.23%	1028	4	4	Y	N	8440	\$711
255 Clarke Avenue	12/22	\$11,950,000	\$11,250,000	94.14%	9414	6	4	Y	N	9414	\$1,195

Worth Avenue to Sloan's Curve

150 Algoma Road	10/19	\$3,550,000	\$3,300,000	92.96%	201	3	3	Y	N	4615	\$715
160 Woodbridge Road	11/5	\$9,995,000	\$8,900,000	89.04%	777	5	5	Y	N	9536	\$933

Wells Rd to Worth Avenue

Townhouse Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Pool	SqFt	\$/SqFt
360 Coconut Row	11/12	\$6,300,000	\$5,850,000	92.86%	262	4	4	N	Y	5148	\$1,136

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	\$/SqFt
235 Sunrise Avenue #3215	10/30	\$59,000	\$54,000	91.53%	101	1	1	N	N	271	\$199
235 Sunrise Avenue #3004	10/23		\$59,000			1	1	N	N	271	\$218
235 Sunrise Avenue #2006	10/29		\$70,000			1	1	N	N	271	\$258
235 Sunrise Avenue #302	11/24	\$75,000	\$71,500	95.33%	557	1	1	N	N	271	\$264
235 Sunrise Avenue #3244	11/12		\$121,250			1	1	N	N	389	\$312
44 Coconut Row #310A	10/23	\$249,000	\$230,000	92.37%	92	0	1	N	N	540	\$426
220 Atlantic Avenue #4	12/31	\$329,900	\$290,000	87.91%	142	1	1	N	N	646	\$449
130 Sunrise Avenue #616	10/6		\$422,500			1	1	N	N	1097	\$385

44 Cocoanut Row #306A	10/30	\$449,000	\$439,000	97.77%	70	1	1	Y	N	1022	\$430
44 Cocoanut Row #222A	10/30	\$459,000	\$400,000	87.15%	70	1	1	N	N	1272	\$314
139 Sunrise Avenue #410	11/16	\$490,000	\$455,000	92.86%	341	2	2	Y	N	990	\$460
44 Cocoanut Row #321B	11/2	\$495,000	\$475,000	95.96%	273	2	2	N	N	1272	\$373
424 Chilean Avenue	10/15		\$545,413			3	3	N	N	2704	\$202
139 Sunrise Avenue #303	11/3	\$550,000	\$450,000	81.82%	165	2	2	N	N	990	\$455
307 Chilean Avenue	10/15		\$595,821			4	4	N	N	2600	\$229
44 Cocoanut Row #427B	11/23	\$650,000	\$650,000	100.00%	31	2	2	N	N	1272	\$511
455 Worth Avenue #307	11/2	\$699,000	\$650,000	92.99%	630	2	2	Y	N	955	\$681
44 Cocoanut Row #318A	11/2	\$725,000	\$712,500	98.28%	102	2	2	N	N	1210	\$589
354 Chilean Avenue #5F	11/6	\$750,000	\$710,000	94.67%	137	2	2	N	N	1191	\$596
130 Sunrise Avenue 415	11/4		\$750,000			2	2	N	N	1673	\$448
130 Sunrise Avenue #511	10/16	\$849,000	\$830,000	97.76%	158	2	2	N	N	1580	\$525
354 Chilean Avenue #5A	10/9	\$877,500	\$765,000	87.18%	178	2	2	N	N	1193	\$641
227 Australian Avenue #3A	10/20	\$899,000	\$845,000	93.99%	208	2	2	N	N	1287	\$657
434 Chilean Avenue #5B	10/20		\$929,000			2	2	N	N	1316	\$706
389 S. Lake Drive 4H	12/5	\$1,125,000	\$995,000	88.44%	309	2	2	Y	N	1473	\$675
170 N. Ocean Blvd. #503	10/22		\$1,200,000			2	2	N	N	1395	\$860
231 Cocoanut Row	10/20		\$1,322,500			1	1	N	N	979	\$1,351
250 Bradley Place #208	10/2	\$1,525,000	\$1,261,000	82.69%	57	2	2	Y	N	2000	\$631
330 Cocoanut Row #4C	10/19	\$1,525,000	\$1,450,000	95.08%	96	3	2	N	Y	1540	\$942
100 Worth Avenue #315	12/11	\$2,199,999	\$1,774,809	80.67%	214	3	3	Y	N	2137	\$831
100 Royal Palm Way #D5	12/10	\$2,200,000	\$1,725,000	78.41%	111	2	2	Y	N	2200	\$784
100 Sunrise Avenue #415	10/22	\$2,395,000	\$2,275,000	94.99%	204	2	2	Y	N	1547	\$1,471
400 S. Ocean Blvd. #419	11/5	\$2,395,000	\$2,380,000	99.37%	83	2	2	Y	N	1716	\$1,387
177 Main Street #B	11/30	\$3,500,000	\$2,621,000	74.89%	220	3	3	N	N	2940	\$891
360 S. Ocean Blvd. #5A	12/15	\$5,500,000	\$5,250,000	95.45%	75	2	3	Y	N	2500	\$2,100
2 N Breakers N31	10/1	\$13,500,000	\$12,000,000	88.89%	329	3	3	Y	N	3243	\$3,700

