



Linda R. Olsson, Inc., Realtor

www.LindaOlsson.com

(561) 820-9195 Office

(561) 329-4044 Cell

2016 Quarterly Market Update

Jan. - Mar. 2016

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											
269 Jamaica Lane	1/15	\$2,395,000	\$2,395,000	100.00%	121	3	3	Y	N	2628	\$911
210 Miraflores Drive	1/25		\$2,550,000			2	2			1849	\$1,379
225 Bahama Lane	2/16	\$2,648,000	\$2,500,000	94.41%	158	3	3	Y	N	3405	\$734
230 Onondaga Avenue	1/13	\$2,650,000	\$2,550,000	96.23%	125	4	3	Y	N	2539	\$1,004
110 Seagate Road	2/1	\$2,995,000	\$2,845,250	95.00%	227	3	3	Y	N	2428	\$1,172
224 La Puerta Way	2/18	\$3,000,000	\$3,000,000	100.00%	23	4	3	Y	N	2744	\$1,093
240 Ocean Terrace	2/16	\$3,250,000	\$3,250,000	100.00%	15	4	3	N	N	3023	\$1,075
233 Miraflores Dr.	3/14	\$4,495,000	\$4,250,000	94.55%	76	3	4	Y	N	4366	\$973
233 La Puerta Way	3/11	\$4,600,000	\$3,735,000	81.20%	254	4	3	Y	N	4298	\$869
232 Coral Lane	2/26	\$3,995,000	\$3,750,000	93.87%	87	3	3	Y	N	4151	\$903
642 N. County Road	2/11	\$5,490,000	\$5,175,000	94.26%	101	4	6	Y	N	5556	\$931
341 Garden Road	3/14	\$5,995,000	\$5,310,000	88.57%	181	4	5	Y	N	6006	\$884
1430 N. Ocean Blvd	2/9		\$6,600,000			4	3			3103	\$2,127
331 Polner Park Road	2/2	\$6,950,000	\$6,750,000	97.12%	62	4	5	Y	N	6511	\$1,037
340 Garden Road	2/19	\$7,495,000	\$7,295,000	97.33%	372	4	5	Y	N	6400	\$1,140
225 Indian Road	2/10	\$37,950,000	\$32,000,000	84.32%	-14	8	9	Y	Y		#DIV/0!
1695 N. Ocean Way	3/10	\$55,000,000	\$43,700,000	79.45%	58	9	10	Y	Y	24037	\$1,818
Wells Road to Worth Avenue											

169 Root Trail	1/15	\$874,000	\$800,000	91.53%	122	2	1	N	N	708	\$1,130
222 S. County Road	3/4	\$1,150,000	\$1,062,500	92.39%	365	2	2	N	N	1348	\$788
221 Oleander Avenue	1/12		\$1,175,000			4	4			2400	\$490
259 Everglade Avenue	3/3		\$1,800,000			3	4			3684	\$489
307 Chilean Avenue	2/18		\$1,900,000			4	4			3116	\$610
412 Brazilian Avenue	1/26		\$2,200,000			3	2			2033	\$1,082
346 Seaspray Avenue	1/29	\$8,495,000	\$8,150,000	95.94%	120	7	7	Y	N	8256	\$987
180 Barton Avenue	3/2	\$12,995,000	\$12,500,000	96.19%	114	5	7	Y	N	8000	\$1,563

Worth Avenue to Sloan's Curve

608 Island Road	2/12	\$7,895,000	\$6,494,750	82.26%	183	4	5	Y	Y	5772	\$1,125
200 Algoma Road	2/18	\$9,200,000	\$7,560,000	82.17%	184	5	5	Y	N	7373	\$1,025
247 Jungle Road	2/10	\$11,300,000	\$8,940,000	79.12%	183	4	4	Y	N	8787	\$1,017
520 Island Drive	3/15	\$12,150,000	\$12,150,000	100.00%	0	3	3	N	Y	7474	\$1,626
720 S. Ocean Blvd.	1/14		\$23,053,975			5	8			13730	\$1,679

Wells Rd to Worth Avenue

Townhouse Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on Market	Bedrooms	# of Baths	Water front	Poo I	SqFt	\$/SqFt
224 Bradley Place	1/15	\$2,695,000	\$2,500,000	92.76%	360	3	4	Y	Y	4578	\$546
259 Everglade Ave	3/2	\$2,350,000	\$1,800,000	76.60%	496	3	4	N	Y	3724	\$483

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 #1001	2/16	\$39,999	\$37,500	93.75%	190	1	1	N	N	184	\$204
235 Sunrise Avenue #2224	2/26	\$99,000	\$99,000	100.00%	46	1	1	N	N	389	\$254
130 Sunrise Avenue #318	2/12	\$399,000	\$385,000	96.49%	301	1	1	N	N	1097	\$351
122 Peruvian Avenue #4	1/11		\$418,000			1	1			604	\$692
354 Chilean Avenue #3B	1/8		\$450,000			1	1			782	\$575

325 S. Lake Dr. #7	1/12	\$515,000	\$515,000	100.00%	92	2	1	Y	N	927	\$556
44 Cocoanut Row #319A	3/10	\$525,000	\$412,500	78.57%	244	2	2	N	N	1272	\$324
455 Australian Avenue #3B	1/25		\$600,000			2	2			1204	\$498
225 Everglade Ave. #6	2/24		\$650,000			2	2			1099	\$591
381 S. Lake Dr. #4	1/11	\$695,000	\$705,000	101.44%	33	2	2	Y	Y	1199	\$588
44 Cocoanut Row #614B	2/18	\$725,000	\$702,000	96.83%	23	2	2	Y	N	900	\$780
127 Peruvian Avenue #301	1/15	\$750,000	\$655,000	87.33%	67	2	2	N	N	1440	\$455
320 Chilean Avenue #8	3/25	\$799,000	\$760,000	95.12%	739	2	2	N	N	1245	\$610
130 Sunrise Avenue #413	3/25	\$849,000	\$795,000	93.64%	76	2	2	Y	N	1580	\$503
44 Cocoanut Row #120B	2/1	\$899,000	\$820,000	91.21%	118	3	2	Y	N	1500	\$547
170 Chilean Avenue #6C	3/26	\$995,000	\$930,000	93.47%	240	2	2	N	N	1201	\$774
44 Cocoanut Row #315/316A	3/8		\$1,400,000			3	3			1806	\$775
150 Bradley Place #606	2/4		\$1,500,000			2	2			1501	\$999
100 Sunrise Avenue #408E	2/25	\$1,550,000	\$1,130,000	72.90%	116	2	2	Y	Y	1547	\$730
100 Worth Avenue #422	2/11	\$1,595,000	\$1,271,500	79.72%	316	2	2	Y	Y	1580	\$805
44 Cocoanut Row #410/411A	3/1	\$1,595,000	\$1,550,000	97.18%	56	3	2	Y	N	1748	\$887
315 S. Lake Dr. 3A	3/21	\$1,699,000	\$1,650,000	97.12%	361	2	2	Y	N	2325	\$710
100 Worth Avenue #707	2/3	\$1,995,000	\$1,900,000	95.24%	61	2	2	N	N	1539	\$1,235
44 Cocoanut Row #602/603B	3/1	\$2,250,000	\$1,925,000	85.56%	62	3	3	N	N	1786	\$1,078
151 Grace Trail #10	1/8	\$2,499,000	\$1,800,000	72.03%	162	3	3	N	N	2340	\$769
150 Bradey Place #412	3/31	\$2,500,000	\$2,400,000	96.00%	98	3	3	Y	N	1815	\$1,322

