



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

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**2017 Quarterly Market Update  
January - March 2017**

**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>   |           |              |               |             |         |          |            |      |       |       |          |
| 202 Onondaga Avenue               | 1/31      | \$2,600,000  | \$2,050,000   | 78.85%      | 124     | 4        | 4          | Y    | N     | 2898  | \$707    |
| 211 Esplanade Way                 | 2/4       | \$2,695,000  | \$2,450,000   | 90.91%      | 127     | 4        | 3          | Y    | N     | 3098  | \$791    |
| 200 Via Linda                     | 3/16      | \$2,800,000  | \$2,500,000   | 89.29%      | 317     | 3        | 3          | Y    | N     | 2806  | \$891    |
| 255 Plantation Road               | 3/3       |              | \$2,750,000   |             |         | 4        | 3          | Y    | N     | 3078  | \$893    |
| 223 Orange Grove Road             | 2/28      | \$2,975,000  | \$2,800,000   | 94.12%      | 557     | 4        | 4          | N    | N     | 4697  | \$596    |
| 254 Palmo Way                     | 3/27      | \$4,500,000  | \$4,250,000   | 94.44%      | 356     | 4        | 4          | Y    | N     | 4449  | \$955    |
| 235 Garden Road                   | 1/17      | \$4,595,000  | \$4,300,000   | 93.58%      | 78      | 4        | 4          | Y    | N     | 4283  | \$1,004  |
| 222 Ridgeview Road                | 2/13      | \$4,600,000  | \$4,200,000   | 91.30%      | 359     | 4        | 5          | Y    | N     | 4408  | \$953    |
| 225 Plantation Road               | 2/17      | \$5,980,000  | \$5,042,375   | 84.32%      | 542     | 4        | 4          | Y    | N     | 4683  | \$1,077  |
| 253 Jamaica Lane                  | 3/27      | \$6,575,000  | \$5,400,000   | 82.13%      | 234     | 4        | 5          | Y    | N     | 5404  | \$999    |
| 257 Sandpiper Drive               | 3/22      | \$6,700,000  | \$6,000,000   | 89.55%      | 356     | 4        | 5          | Y    | N     | 5080  | \$1,181  |
| 1558 N., Ocean Way                | 3/30      | \$10,695,000 | \$10,200,000  | 95.37%      | 412     | 4        | 6          | Y    | N     | 7593  | \$1,343  |
| 149 E. Inlet Drive                | 3/13      | \$19,850,000 | \$14,650,000  | 73.80%      | 308     | 2        | 3          | Y    | Y     | 4427  | \$3,309  |
| 101 Indian Road                   | 2/1       | \$59,000,000 | \$49,000,000  | 83.05%      | 76      | 8        | 12         | Y    | Y     | 28500 | \$1,719  |
|                                   |           |              | \$115,592,375 |             |         |          |            |      |       |       | \$16,420 |
| <b>Wells Road to Worth Avenue</b> |           |              |               |             |         |          |            |      |       |       |          |
| 251 Atlantic Avenue               | 3/6       | \$1,495,000  | \$1,450,000   | 96.99%      | 35      | 2        | 2          | Y    | N     | 1359  | \$1,067  |
| 158 Everglades Avenue             | 2/13      | \$2,800,000  | \$2,200,000   | 78.57%      | 74      | 2        | 2          | N    | N     | 2818  | \$781    |
| 246 Seaspray Avenue               | 3/28      | \$2,850,000  | \$2,550,000   | 89.47%      | 309     | 4        | 4          | Y    | N     | 3150  | \$810    |
| 211 Seabreeze Avenue              | 3/21      | \$3,495,000  | \$3,366,500   | 96.32%      | 1       | 4        | 3          | Y    | N     | 3061  | \$1,100  |

|                     |      |             |              |        |     |   |   |   |   |      |         |
|---------------------|------|-------------|--------------|--------|-----|---|---|---|---|------|---------|
| 358 Hibiscus Avenue | 3/6  | \$3,750,000 | \$3,337,500  | 89.00% | 445 | 3 | 3 | Y | N | 3531 | \$945   |
| 144 Seminole Avenue | 2/28 | \$3,995,000 | \$3,970,000  | 99.37% | 60  | 5 | 4 | Y | N | 4249 | \$934   |
| 137 Peruvian Avenue | 1/3  | \$7,899,000 | \$7,650,000  | 96.85% | 320 | 5 | 6 | Y | N | 8442 | \$906   |
|                     |      |             | \$24,524,000 |        |     |   |   |   |   |      | \$6,543 |

**Worth Avenue to Sloan's Curve**

|                     |      |             |              |        |    |   |   |   |   |       |         |
|---------------------|------|-------------|--------------|--------|----|---|---|---|---|-------|---------|
| 146 Gulfstream Road | 1/27 | \$8,250,000 | \$7,300,000  | 88.48% | 56 | 5 | 6 | Y | B | 6654  | \$1,097 |
| 1290 S. Ocean Blvd. | 1/9  |             | \$85,000,000 |        |    |   | 9 |   |   | 17871 | \$4,756 |
|                     |      |             | \$92,300,000 |        |    |   |   |   |   |       | \$5,853 |

**Wells Rd to Worth Avenue**

|                   |                  | <u>Townhouse</u>    | <u>Sales</u>      |                    |                |                 |                   |                    |              |             |                |
|-------------------|------------------|---------------------|-------------------|--------------------|----------------|-----------------|-------------------|--------------------|--------------|-------------|----------------|
|                   | <u>Sale Date</u> | <u>Asking Price</u> | <u>Sale Price</u> | <u>% of Asking</u> | <u>Days on</u> | <u>Bedrooms</u> | <u># of Baths</u> | <u>Water front</u> | <u>Poo I</u> | <u>SqFt</u> | <u>\$/SqFt</u> |
| 180 Sunset Avenue | 1/26             | \$6,200,000         | \$5,650,000       | 91.13%             | 854            | 4               | 5                 | N                  | N            | 4724        | \$1,196        |

**Wells Rd to Worth Avenue**

|                               |                  | <u>Condominiu</u>   | <u>Sales</u>      |                          |                       |                 |                   |                    |                   |             |                |
|-------------------------------|------------------|---------------------|-------------------|--------------------------|-----------------------|-----------------|-------------------|--------------------|-------------------|-------------|----------------|
|                               | <u>Sale Date</u> | <u>Asking Price</u> | <u>Sale Price</u> | <u>% of Asking Price</u> | <u>Days on Market</u> | <u>Bedrooms</u> | <u># of Baths</u> | <u>Water front</u> | <u>Fur nished</u> | <u>SqFt</u> | <u>\$/SqFt</u> |
| 235 Sunrise Avenue #2024      | 1/13             |                     | \$71,000          | #DIV/0!                  |                       | 0               | 1                 | N                  | N                 | 271         | \$262          |
| 235 Sunrise Avenue #3012      | 3/24             | \$97,500            | \$75,000          | 76.92%                   | 130                   | 0               | 1                 | N                  | N                 | 271         | \$277          |
| 235 Sunrise Avenue #3017      | 3/24             | \$97,500            | \$75,000          | 76.92%                   | 130                   | 0               | 1                 | N                  | N                 | 271         | \$277          |
| 235 Sunrise Avenue #3202      | 2/27             |                     | \$80,000          |                          |                       | 0               | 1                 | N                  | N                 | 271         | \$295          |
| 235 Sunrise Avenue #3201      | 3/6              |                     | \$108,000         |                          |                       | 1               | 1                 | N                  | N                 | 480         | \$225          |
| 235 Sunrise Avenue #2034      | 3/1              |                     | \$115,000         |                          |                       | 0               | 1                 | N                  | N                 | 271         | \$424          |
| 235 Sunrise Avenue #2207      | 3/10             | \$149,900           | \$145,900         | 97.33%                   | 177                   | 1               | 2                 | N                  | F                 | 389         | \$375          |
| 235 Sunrise Avenue #2224      | 2/17             | \$150,000           | \$130,000         | 86.67%                   | 35                    | 1               | 1                 | N                  | N                 | 389         | \$334          |
| 235 Sunrise Avenue #2106      | 1/9              |                     | \$160,000         |                          |                       | 2               | 2                 | N                  | N                 | 788         | \$203          |
| 235 Sunrise Avenue #PH-2      | 1/26             |                     | \$200,000         |                          |                       | 0               | 1                 | N                  | N                 | 444         | \$450          |
| 235 Sunrise Avenue #2023      | 1/25             | \$260,000           | \$250,000         | 96.15%                   | 16                    | 1               | 2                 | N                  | N                 | 813         | \$308          |
| 235 Sunrise Avenue #1025-1029 | 2/21             | \$268,000           | \$259,960         | 97.00%                   | 33                    | 2               | 2                 | N                  | N                 | 800         | \$325          |
| 44 Cocoanut Row #416B         | 1/4              | \$285,000           | \$265,000         | 92.98%                   | 50                    | 0               | 1                 | Y                  | N                 | 580         | \$457          |
| 44 Cocoanut Row #123B         | 2/28             | \$379,000           | \$368,000         | 97.10%                   | 377                   | 1               | 1                 | Y                  | N                 | 1022        | \$360          |

|                          |      |              |              |         |     |   |   |   |   |      |         |
|--------------------------|------|--------------|--------------|---------|-----|---|---|---|---|------|---------|
| 44 Cocoanut Row #107A    | 1/17 | \$385,000    | \$375,000    | 97.40%  | 146 | 1 | 1 | Y | N | 900  | \$417   |
| 44 Cocoanut Row #506A    | 2/15 | \$425,000    | \$400,000    | 94.12%  | 98  | 1 | 1 | Y | N | 1200 | \$333   |
| 250 Bradley Place #202   | 3/24 | \$540,000    | \$530,000    | 98.15%  | 210 | 1 | 1 | N | N | 871  | \$608   |
| 250 Bradley Place #402   | 1/27 | \$585,000    | \$550,000    | 94.02%  | 78  | 1 | 1 | Y | N | 871  | \$631   |
| 44 Cocoanut Row #406B    | 3/7  | \$595,000    | \$530,000    | 89.08%  | 89  | 1 | 2 | N | N | 900  | \$589   |
| 401 Peruvian Avenue #304 | 2/15 | \$595,000    | \$575,000    | 96.64%  | 62  | 1 | 1 | N | N | 580  | \$991   |
| 44 Cocoanut Row #328B    | 3/15 | \$599,000    | \$560,000    | 93.49%  | 65  | 2 | 2 | N | N | 1272 | \$440   |
| 300 S. Ocean Blvd. #2G   | 3/10 | \$650,000    | \$600,000    | 92.31%  | 99  | 1 | 1 | Y | N | 1367 | \$439   |
| 311 Cocoanut Row #201    | 2/2  |              | \$650,400    |         |     | 2 | 2 | N | N | 1666 | \$390   |
| 100 Sunrise Avenue #221  | 3/13 | \$725,000    | \$675,000    | 93.10%  | 31  | 2 | 2 | Y | N | 1665 | \$405   |
| 170 Chilean Avenue #5B   | 3/1  | \$849,900    | \$801,000    | 94.25%  | 70  | 2 | 2 | N | N | 1201 | \$667   |
| 300 S. Ocean Blvd. #4F   | 3/17 | \$865,000    | \$825,000    | 95.38%  | 301 | 2 | 2 | N | N | 1511 | \$546   |
| 44 Cocoanut Row #522B    | 1/24 | \$959,000    | \$850,000    | 88.63%  | 169 | 3 | 3 | N | N | 1272 | \$668   |
| 170 Chilean Avenue #5A   | 2/1  | \$999,000    | \$940,000    | 94.09%  | 293 | 2 | 2 | N | N | 1201 | \$783   |
| 311 Cocoanut Row #102    | 1/10 | \$1,050,000  | \$1,025,000  | 97.62%  | 189 | 1 | 2 | N | N | 1666 | \$615   |
| 350 S. Ocean Blvd. #201  | 3/1  | \$1,149,000  | \$1,085,000  | 94.43%  | 413 | 2 | 2 | Y | N | 1600 | \$678   |
| 173 Peruvian Avenue #4   | 2/15 | \$1,195,000  | \$1,100,000  | 92.05%  | 174 | 2 | 2 | N | Y | 1105 | \$995   |
| 127 Peruvian Avenue #303 | 1/31 | \$1,250,000  | \$1,185,000  | 94.80%  | 116 | 2 | 2 | N | N | 1428 | \$830   |
| 130 Sunrise Avenue #303  | 3/2  | \$1,395,000  | \$1,207,500  | 86.56%  | 356 | 2 | 2 | N | N | 1673 | \$722   |
| 429 Australian Avenue #9 | 3/27 | \$1,600,000  | \$1,475,000  | 92.19%  | 287 | 2 | 2 | N | N | 2225 | \$663   |
| 330 Cocoanut Row #5D     | 3/31 | \$1,750,000  | \$1,550,000  | 88.57%  | 250 | 3 | 2 | N | N | 1825 | \$849   |
| 100 Royal Palm Way #G-2  | 2/17 |              | \$2,200,000  |         |     | 3 | 3 | N | N | 2535 | \$868   |
| 100 Sunrise Avenue #522  | 2/13 | \$2,750,000  | \$2,399,000  | 87.24%  | 104 | 3 | 2 | Y | N | 1972 | \$1,217 |
| 250 Bradley Place #708   | 3/2  | \$2,795,000  | \$2,500,000  | 89.45%  | 209 | 3 | 2 | Y | N | 2050 | \$1,220 |
| 100 Sunrise Avenue #10   | 3/21 | \$2,890,000  | \$2,600,000  | 89.97%  | 354 | 2 | 3 | Y | N | 3021 | \$861   |
| 184 Bradley Place #304   | 1/20 | \$2,950,000  | \$2,700,000  | 91.53%  | 703 | 2 | 2 | Y | N | 3705 | \$729   |
| 330 S. Ocean Blvd. #4F   | 3/3  | \$3,495,000  | \$3,100,000  | 88.70%  | 247 | 3 | 3 | Y | N | 3195 | \$970   |
| 100 Worth Avenue #311    | 1/23 |              | \$3,250,000  |         |     | 3 | 3 |   |   | 2137 | \$1,521 |
| 369 S. Lake Dr. #PH-A    | 2/6  | \$4,495,000  | \$3,758,274  | 83.61%  | 237 | 3 | 3 | Y | N | 2897 | \$1,297 |
| 200 Bradley Place #PH-3  | 1/19 | \$5,400,000  | \$5,400,000  | 100.00% | 134 | 3 | 3 | Y | N | 3545 | \$1,523 |
| 425 Worth Avenue #4C     | 1/30 | \$5,495,000  | \$4,775,000  | 86.90%  | 153 | 3 | 3 | Y | N | 2536 | \$1,883 |
| 2 N Breakers Row #S-44   | 3/30 | \$15,500,000 | \$15,500,000 | 100.00% | 147 | 3 | 3 | Y | N | 3761 | \$4,121 |

\$51,314,134

\$26,799



