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**2017 Quarterly Market Update
April - June 2017**

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											
274 Orange Grove Road	6/1	\$1,995,000	\$1,625,000	81.45%	185	4	3	Y	N	2775	\$586
596 N. County Road	4/19		\$2,200,000			4	3	Y	N	2408	\$914
240 El Dorado Lane	5/2	\$2,695,000	\$2,400,000	89.05%	277	4	3	Y	N	3134	\$766
233 Arabian Road	4/13	\$2,650,000	\$2,400,000	90.57%	73	4	3	Y	N	3459	\$694
1287 N. Ocean Way	4/18		\$2,491,175			4	3			2778	\$897
209 Sanford Avenue	6/26	\$2,950,000	\$2,600,000	88.14%	69	4	3	Y	N	4116	\$632
255 Plantation Road	6/23	\$3,250,000	\$2,850,000	87.69%	514	4	4	Y	Y	4126	\$691
209 Angler Avenue	6/8	\$3,375,000	\$2,895,000	85.78%	155	3	4	Y	N	2486	\$1,165
269 Miraflores Drive	6/1	\$3,350,000	\$3,000,000	89.55%	430	5	5	Y	N	4637	\$647
247 Miraflores Drive	5/30	\$3,450,000	\$2,900,000	84.06%	83	3	4	Y	N	2872	\$1,010
224 Bahama Lane	4/10	\$3,450,000	\$3,220,000	93.33%	118	4	4	Y	N	3427	\$940
170 Seagate Road	4/10	\$3,750,000	\$3,500,000	93.33%	168	3	3	Y	N	3000	\$1,167
200 Mockingbird Trail	4/28	\$3,600,000	\$3,500,000	97.22%	356	3	3	N	N	2845	\$1,230
236 La Puerta Way	5/18	\$4,195,000	\$3,600,000	85.82%	92	4	3	Y	N	3586	\$1,004
745 N Lake Way	5/25	\$4,250,000	\$3,650,000	85.88%	231	5	4	Y	N	4228	\$863
227 Ocean Terrace	5/22	\$3,999,999	\$3,650,000	91.25%	122	4	3	Y	N	3446	\$1,059
218 Via Linda	6/1	\$3,990,000	\$3,775,000	94.61%	170	4	3	Y	N	3288	\$1,148
152 Reef Road	5/30	\$4,250,000	\$3,922,500	92.29%	221	4	4	Y	N	5227	\$750
256 Tradewind Drive	5/15	\$4,990,000	\$4,650,000	93.19%	712	3	4	Y	N	4501	\$1,033
249 Monterey Road	5/8	\$4,825,000	\$4,650,000	96.37%	439	3	4	Y	N	4613	\$1,008

301 Via Linda	6/9	\$5,495,000	\$5,020,000	91.36%	416	4	5	N	N	6579	\$763
931 N. Lake Way	4/18	\$6,200,000	\$5,310,000	85.65%	246	6	7	Y	N	7508	\$707
1233 N. Ocean Way	5/9	\$6,295,000	\$5,475,262	86.98%	98	4	5	Y	N	4204	\$1,302
227 Miraflores Drive	6/21	\$5,900,000	\$5,500,000	93.22%	106	3	5	Y	N	4972	\$1,106
271 La Puerta Way	5/1	\$5,995,000	\$5,700,000	95.08%	103	6	7	Y	N	5931	\$961
202 Graden Road	6/20	\$6,500,000	\$5,730,000	88.15%	340	6	6	Y	N	7300	\$785
1185 N. Lake Way	6/2	\$7,950,000	\$7,900,000	99.37%	79	4	4	Y	Y	5800	\$1,362
1255 N. Lake Way	5/1	\$11,450,000	\$10,985,000	95.94%	151	5	5	Y	Y	6579	\$1,670
304 Garden Road	6/30	\$12,750,000	\$11,750,000	92.16%	3	7	10	Y	N	8550	\$1,374
920 N. Lake Way	4/26	\$16,500,000	\$12,950,200	78.49%	254	8	7	Y	Y	10537	\$1,229
1102 N. Ocean Blvd.	5/30	\$25,900,000	\$20,000,000	77.22%	320	6	7	Y	Y	17309	\$1,155
1565 N. Ocean Way	6/15	\$32,000,000	\$25,200,000	78.75%	435	7	7	Y	Y	10811	\$2,331
100 Casa Bendita	5/1	\$39,500,000	\$34,000,000	86.08%	178	6	6	Y	Y	13773	\$2,469
			\$218,999,137								\$35,417
Wells Road to Worth Avenue											
217 Oleander Avenue	6/16	\$1,195,000	\$1,140,000	95.40%	143	2	2	Y	N	1840	\$620
365 Hibiscus Avenue	4/11	\$2,150,000	\$2,150,000	100.00%	68	3	3	Y	N	1840	\$1,168
148 S. County Road	5/8	\$2,995,000	\$2,650,000	88.48%	122	5	3	N	Y	3494	\$758
401 Seaview Avenue	6/27	\$2,950,000	\$2,650,000	89.83%	64	3	3	Y	N	1992	\$1,330
240 Seabreeze Avenue	4/28	\$3,495,000	\$3,100,000	88.70%	206	3	2	Y	N	2182	\$1,421
240 Atlantic Avenue	6/20	\$3,650,000	\$3,250,000	89.04%	463	4	4	Y	N	3140	\$1,035
232 Seabreeze Avenue	6/15	\$4,650,000	\$4,200,000	90.32%	507	4	3	Y	N	3845	\$1,092
260 Clarke Avenue	5/5	\$6,950,000	\$5,720,202	82.31%	777	5	5	Y	N	5731	\$998
120 Everglade Avenue	5/3	\$10,450,000	\$9,380,000	89.76%	103	6	7	Y	N	7132	\$1,315
224 S. Ocean Blvd.	6/21	\$22,500,000	\$18,700,000	83.11%	172	6	6	Y	Y	8722	\$2,144
8 S. Lake Trail	5/15		\$27,000,000			5	6	Y	Y	9918	\$2,722
			\$79,940,202								\$14,605
Worth Avenue to Sloan's Curve											
350 El Brillo Way	4/3	\$9,800,000	\$9,100,000	92.86%	411	4	5	Y	N	7446	\$1,222
11 Via Viscaya	6/27	\$15,850,000	\$12,953,800	81.73%	232	4	5	Y	Y	9435	\$1,373
100 El Bravo Way	4/13	\$25,500,000	\$20,384,000	79.94%	199	7	9	Y	Y	14318	\$1,424

640 S. Ocean Blvd.	6/20	\$38,500,000	\$36,149,781	93.90%	194	8	9	Y	Y	15721	\$2,299
1330 S. Ocean Blvd.	4/3	\$39,500,000	\$31,590,000	79.97%	147	5	6	Y	Y	14704	\$2,148
60 Blossom Way	4/5		\$77,060,000			8	8	Y	Y	18452	\$4,176
			\$187,237,581								\$12,643

Wells Rd to Worth Avenue	<u>Townhouse Sales</u>										
	Sale Date	Asking Price	Sale Price	% of Asking	Days on Market	Bedrooms	# of Baths	Water front	Poo l	SqFt	\$/SqFt
230 Brazilian Avenue	4/17	\$7,195,000	\$6,850,000	95.21%	97	3	5	N	Y	5661	\$1,210
302 Atlantic Avenue	6/14	\$2,750,000	\$2,750,000	100.00%	558	4	4	Y	Y	5592	\$492

Wells Rd to Worth Avenue	<u>Condominium Sales</u>										
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Water front	Fur nish ed	SqFt	\$/SqFt
235 Sunset Avenue #2018	6/15	\$99,000	\$80,000	80.81%	150	0	1	N	N	271	\$295
235 Sunset Avenue #2020	6/15	\$99,000	\$80,000	80.81%	150	0	1	N	N	271	\$295
235 Sunrise Avenue #3247	5/1		\$119,000			1	1			372	\$320
235 Sunrise Avenue MZ T	5/2		\$250,100			4	4			2175	\$115
235 Sunrise Avenue #2005	5/15		\$265,000			1	1			703	\$377
44 Cocoanut Row #122B	4/19	\$450,000	\$420,000	93.33%	239	2	2	N	N	1272	\$330
44 Cocoanut Row #228B	5/24	\$495,000	\$425,000	85.86%	140	1	1	N	N	738	\$576
44 Cocoanut Row #308B	5/9	\$450,000	\$430,000	95.56%	166	1	1	Y	N	1200	\$358
223 Atlantic Avenue #2A	6/8	\$478,000	\$450,000	94.14%	94	2	2	N	N	953	\$472
44 Cocoanut Row #320A	5/5	\$565,000	\$545,000	96.46%	91	1	1	N	N	1022	\$533
139 Sunrise Avenue #202	6/6	\$595,000	\$580,000	97.48%	246	2	2	Y	Y	1100	\$527
226 Brazilian Avenue #2C	5/12	\$649,900	\$620,000	95.40%	144	2	2	N	N	1600	\$388
44 Cocoanut Row #504A	5/15	\$659,000	\$625,000	94.84%	182	1	1	Y	N	900	\$694
226 Brazilian Avenue #2A	5/3	\$749,000	\$642,500	85.78%	363	2	2	N	N	1317	\$488
100 Sunrise Avenue #421E	6/1	\$865,000	\$675,000	78.03%	204	2	2	Y	N	1665	\$405

130 Sunrise Avenue #208W	6/20	\$899,000	\$765,000	85.09%	613	2	2	N	N	1514	\$505
100 Sunrise Avenue #214	5/31	\$845,000	\$795,000	94.08%	96	2	2	Y	N	1673	\$475
214 Chilean Avenue #J	5/3		\$825,000			1	2			650	\$1,269
300 S. Ocean Blvd. #4E	6/9	\$829,000	\$830,000	100.12%	151	2	2	Y	N	1367	\$607
320 Chilean Avenue #4	5/1	\$925,000	\$785,000	84.86%	66	2	2	N	N	1514	\$518
44 Cocoanut Row #612B	4/27		\$1,000,000			2	2			1215	\$823
354 Chilean Avenue #5F	6/30	\$1,050,000	\$992,500	94.52%	53	2	2	N	N	1344	\$738
250 Bradley Place #707	5/26	\$1,100,000	\$1,100,000	100.00%	294	2	2	N	Y	1344	\$818
389 S. Lake Dr. #4C	5/18	\$1,195,000	\$1,060,000	88.70%	486	2	2	N	Y	2026	\$523
369 S. Lake Dr. #2C	4/25	\$1,299,000	\$1,299,000	100.00%	42	2	2	Y	N	1940	\$670
201 Everglade Ave #205	4/14		\$1,312,500			2	2			1503	\$873
455 Australian Ave #4F	5/3		\$1,325,000			2	2			1357	\$976
400 Chilean Avenue #2	5/31	\$1,550,000	\$1,550,000	100.00%	27	2	2	N	N	1240	\$1,250
100 Worth Avenue #513	7/14	\$1,650,000	\$1,400,000	84.85%	195				N	1940	\$722
342 Cocoanut Row #A	6/13	\$1,795,000	\$1,600,000	89.14%	874	2	2	N	N	1730	\$925
315 S. Lake Dr. #2B	12/16	\$1,845,000	\$1,150,000	62.33%	350	2	2	N	N	2353	\$489
350 S. Ocean Blvd. #202	4/5		\$1,495,000			2	2			1234	\$1,212
44 Cocoanut Row #608A	5/2		\$1,600,000			2	2			1482	\$1,080
340 S. Ocean Blvd. #4A	5/1		\$1,700,000			2	2			2076	\$819
411 Australian Avenue #C	5/17	\$1,895,000	\$1,725,000	91.03%	55	2	2	N	N	1582	\$1,090
100 Sunrise Ave, #512	4/17		\$1,850,000			2	2			1646	\$1,124
315 S. Lake Dr. #4F	4/18		\$2,175,000			2	2			1816	\$1,198
151 Grace Trail #2	6/9	\$3,100,000	\$3,050,000	98.39%	56	2	2	N	N	2491	\$1,224
150 N. Ocean Blvd. #501	4/4	\$2,100,000	\$2,000,000	95.24%	215	3	4	Y	N	3041	\$658
250 Bradley Place #508	4/4	\$2,175,000	\$2,000,000	91.95%	413	3	2	Y	Y	1981	\$1,010
350 S. Ocean Blvd. #303	6/21	\$2,195,000	\$1,950,000	88.84%	273	2	2	Y	N	1600	\$1,219
315 S. Lake Drive #4F	4/19	\$2,295,000	\$2,175,000	94.77%	142	2	2	Y	N	2148	\$1,013
150 Bradley Place #501	4/19	\$2,450,000	\$1,950,000	79.59%	254	3	3	Y	Y	2338	\$834
400 S. Ocean Blvd. #217	4/17	\$2,450,000	\$2,200,000	89.80%	389	2	2	Y	Y	1716	\$1,282
100 Worth Avenue #506	6/2	\$2,375,000	\$2,216,500	93.33%	73	2	2	Y	N	1815	\$1,221
100 Worth Avenue #PH-3	4/4		\$2,200,000			3	3			2022	\$1,088

