(561) 820-9195 Office

Linda R. Olsson, Inc., Realtor

## 2017 Quarterly Market Update July - Sept 2017

Single Family Home Sales

| Address | $\begin{aligned} & \text { Sale } \\ & \text { Date } \\ & \hline \end{aligned}$ | Asking Price | Sale Price | $\% \text { of }$ Asking | Days on | Bedro oms | \# of <br> Baths | Pool | $\begin{gathered} \text { Wat } \\ \text { er } \end{gathered}$ | SqFt | \$/SqFt |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Inlet Road to Wells Road |  |  |  |  |  |  |  |  |  |  |  |
| 258 Country Club Road | 8/22 | \$2,200,000 | \$2,225,000 | 101.14\% | 71 | 4 | 4 | Y | N | 3352 | \$664 |
| 249 Via Linda | 9/26 | \$2,550,000 | \$2,275,000 | 89.22\% | 291 | 4 | 3 | Y | N | 3438 | \$662 |
| 225 Arabian Road | 7/10 | \$2,550,000 | \$2,400,000 | 94.12\% | 161 | 4 | 4 | Y | N | 3352 | \$716 |
| 1534 N Ocean Way | 9/21 | \$2,895,000 | \$2,500,000 | 86.36\% | 247 | 3 | 4 | Y | N | 2755 | \$907 |
| 251 Orange Grove Road | 8/2 | \$2,700,000 | \$2,525,000 | 93.52\% | 188 | 3 | 3 | Y | N | 2255 | \$1,120 |
| 260 El Pueblo Way | 7/6 |  | \$2,550,000 |  |  | 4 | 3 | Y | N | 3092 | \$825 |
| 111 Reef Road | 7/25 | \$2,950,000 | \$2,674,825 | 90.67\% | 90 | 4 | 3 | N | N | 4169 | \$642 |
| 1485 Via Manana | 7/5 | \$3,975,000 | \$3,151,115 | 79.27\% | 265 | 3 | 3 | Y | N | 3694 | \$853 |
| 220 Eden Road | 8/1 | \$5,295,000 | \$4,750,000 | 89.71\% | 176 | 4 | 5 | Y | N | 4936 | \$962 |
| 1263 N. Lake Way | 7/31 | \$5,495,000 | \$4,865,000 | 88.54\% | 264 | 4 | 5 | Y | N | 6865 | \$709 |
| 1221 N. Lake Way | 8/8 | \$6,995,000 | \$5,900,000 | 84.35\% | 543 | 5 | 5 | Y | Y | 5645 | \$1,045 |
| 255 Kenlyn Road | 7/10 | \$6,950,000 | \$6,250,000 | 89.93\% | 181 | 4 | 5 | Y | N | 6115 | \$1,022 |
| 209 Via Tortuga | 7/1 | \$7,495,000 | \$6,650,000 | 88.73\% | 243 | 4 | 4 | Y | N | 5891 | \$1,129 |
| 125 Chateaux Drive | 8/30 | \$10,600,000 | \$8,750,000 | 82.55\% | 520 | 6 | 5 | Y | N | 7442 | \$1,176 |
|  |  |  | \$57,465,940 |  |  |  |  |  |  |  | \$12,431 |
| Wells Road to Worth Avenue |  |  |  |  |  |  |  |  |  |  |  |
| 213 Park Avenue | 8/15 | \$1,650,000 | \$1,450,000 | 87.88\% | 270 | 2 | 3 | N | N | 2129 | \$681 |
| 339 Cocoanut Row | 7/14 | \$2,249,000 | \$1,900,000 | 84.48\% | 1262 | 5 | 5 | N | N | 3752 | \$506 |


| 252 Oleander Avenue | 8/11 |  | \$3,650,000 |  |  | 2 | 2 | N | N | 4782 | \$763 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 420 Brazilian Avenue | 7/25 | \$3,895,000 | \$3,795,000 | 97.43\% | 90 | 3 | 4 | Y | N | 4579 | \$829 |
| 164 Seminole Avenue | 7/14 |  | \$4,500,000 |  |  | 2 | 2 | Y | N | 3274 | \$1,374 |
| 124 Via Bethesda | 7/31 | \$16,200,000 | \$15,000,000 | 92.59\% | 272 | 7 | 9 | Y | N | 10501 | \$1,428 |
|  |  |  | \$30,295,000 |  |  |  |  |  |  |  | \$5,582 |
| Worth Avenue to Sloan's Curve |  |  |  |  |  |  |  |  |  |  |  |
| 1047 S. Ocean Blvd. | 7/1 |  | \$1,411,600 | \#DIV/0! |  | 5 | 6 | Y | Y | 6736 | \$210 |
| 110 Via Viscaya | 8/1 | \$3,395,000 | \$2,800,000 | 82.47\% | 648 | 3 | 3 | Y | N | 4036 | \$694 |
| 19 Golfview Road | 9/2 | \$6,900,000 | \$6,500,000 | 94.20\% | 654 | 4 | 4 | Y | N | 4959 | \$1,311 |
| 137 Woodbridge Rd | 8/1 | \$9,950,000 | \$8,900,000 | 89.45\% | 321 | 6 | 7 | Y | N | 9220 | \$965 |
| 822 S. County Road | 8/30 | \$16,500,000 | \$13,100,000 | 79.39\% | 306 | 7 | 9 | Y | Y | 12671 | \$1,034 |
|  |  |  | \$32,711,600 |  |  |  |  |  |  |  | \$4,213 |
| Wells Rd to Worth Avenue |  | Townhouse | Sales |  |  |  |  |  |  |  |  |
|  | Sale <br> Date | Asking Price | Sale Price | $\%$ of Asking | Days on | Bedro oms | \# of <br> Baths | Water front | $\begin{gathered} \text { Poo } \\ \text { I } \end{gathered}$ | SqFt | \$/SqFt |
| 269 Everglade Avenue | 9/26 | \$2,300,000 | \$2,350,000 | 102.17\% | 56 | 3 | 4 | N | Y | 3684 | \$638 |
| 229 Chilean Avenue | 8/1 | \$4,695,000 | \$3,400,000 | 72.42\% | 314 | 3 | 5 | N | Y | 4220 | \$806 |
| 423 Chilean Avenue | 8/23 | \$3,950,000 | \$3,582,000 | 90.68\% | 90 | 2 | 3 | Y | Y | 5052 | \$709 |
|  |  |  | \$9,332,000 |  |  |  |  |  |  |  | \$2,153 |


| Wells Rd to Avenue Worth | Condominium Sales |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Sale <br> Date | Asking Price | Sale Price | \% of <br> Asking Price | $\begin{gathered} \text { Days } \\ \text { on } \\ \text { Market } \end{gathered}$ | Bedro oms | \# of <br> Baths |  | Fur <br> nish <br> ed | SqFt | \$/SqFt |
| 235 Sunrise Avenue \#3010 | 7/17 |  | \$70,000 | \#DIV/0! |  | 0 | 1 | N | N | 271 | \$258 |
| 235 Sunrise Avenue \#2008 | 7/17 |  | \$90,000 |  |  | 0 | 1 | N | N | 271 | \$332 |
| 235 Sunrise Avenue \#2226 | 7/11 |  | \$100,000 |  |  | 0 | 1 | N | N | 389 | \$257 |
| 235 Sunrise Avenue \#2038 | 7/21 |  | \$111,022 |  |  | 0 | 1 | N | N | 271 | \$410 |

235 Sunrise Avenue \#2247 235 Sunrise Avenue \#3013 235 Sunrise Avenue \#2204 235 Sunrise Avenue \#2040 235 Sunrise Avenue \#2106 130 Sunrise Avenue \#216W 301 Australian Avenue \#106 301 Australian Avenue \#104 227 Brazilian Avenue \#2H 44 Cocoanut Row \#325B 300 S. Ocean Blvd. \#3G 389 S. Lake Dr. \#3C 301 Australian Avenue \#116 130 Sunrise Avenue \#619 354 Chilean Avenue \#3D 201 Everglade Ave \#104 369 S. Lake Dr. \#1F 330 S. Ocean Blvd. \#1E 170 N. Ocean Blvd. \#505 \& \#507 400 S. Ocean Blvd. \#223S 100 Worth Avenue PH-15 100 Worth Avenue \#408 100 Sunrise Avenue \#202 330 S. Ocean Blvd. \#3D

| $7 / 20$ |  | $\$ 136,841$ |  |  | 0 | 1 | N | N | 389 | $\$ 352$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| $9 / 22$ | $\$ 140,000$ | $\$ 125,000$ | $89.29 \%$ | 55 | 0 | 1 | N | N | 271 | $\$ 461$ |
| $7 / 20$ |  | $\$ 136,841$ |  |  | 0 | 1 | N | N | 389 | $\$ 352$ |
| $7 / 20$ |  | $\$ 214,297$ |  |  | 0 | 1 | N | N | 271 | $\$ 791$ |
| $7 / 21$ | $\$ 295,000$ | $\$ 265,000$ | $89.83 \%$ | 146 | 2 | 2 | N | Y | 788 | $\$ 336$ |
| $7 / 21$ | $\$ 299,000$ | $\$ 299,000$ | $100.00 \%$ | 129 | 1 | 1 | N | N | 1097 | $\$ 273$ |
| $9 / 29$ | $\$ 345,000$ | $\$ 307,500$ | $89.13 \%$ | 332 | 1 | 1 | N | Y |  |  |
| $9 / 29$ | $\$ 495,000$ | $\$ 435,000$ | $87.88 \%$ | 332 | 1 | 1 | N | Y |  |  |
| $8 / 17$ | $\$ 435,000$ | $\$ 435,000$ | $100.00 \%$ | 98 | 1 | 1 | Y | N | 643 | $\$ 677$ |
| $7 / 17$ |  | $\$ 525,000$ |  |  | 1 | 1 | Y | N | 953 | $\$ 551$ |
| $7 / 3$ | $\$ 750,000$ | $\$ 700,000$ | $93.33 \%$ | 273 | 2 | 1 | Y | N | 1367 | $\$ 512$ |
| $7 / 6$ | $\$ 995,000$ | $\$ 825,000$ | $82.91 \%$ | 370 | 2 | 2 | Y | N | 2037 | $\$ 405$ |
| $9 / 29$ | $\$ 899,000$ | $\$ 850,000$ | $94.55 \%$ | 918 | 2 | 2 | N | Y |  |  |
| $7 / 21$ |  | $\$ 870,000$ |  |  | 3 | 3 | N | N | 1983 | $\$ 439$ |
| $9 / 26$ | $\$ 995,000$ | $\$ 940,000$ | $94.47 \%$ | 216 | 2 | 2 | N | N | 1225 | $\$ 767$ |
| $8 / 31$ | $\$ 1,075,000$ | $\$ 960,000$ | $89.30 \%$ | 80 | 2 | 2 | N | N | 1440 | $\$ 667$ |
| $7 / 31$ |  | $\$ 1,200,000$ |  |  | 1 | 1 | Y | N | 1160 | $\$ 1,034$ |
| $8 / 23$ | $\$ 1,850,000$ | $\$ 1,678,000$ | $90.70 \%$ | 100 | 2 | 2 | Y | N | 1996 | $\$ 841$ |
| $8 / 18$ | $\$ 1,995,000$ | $\$ 1,700,000$ | $85.21 \%$ | 280 | 3 | 3 | Y | N | 2500 | $\$ 680$ |
| $7 / 28$ | $\$ 1,899,000$ | $\$ 1,700,000$ | $89.52 \%$ | 136 | 2 | 2 | Y | N | 1716 | $\$ 991$ |
| $7 / 14$ | $\$ 1,900,000$ | $\$ 1,760,000$ | $92.63 \%$ | 192 | 2 | 2 | N | N | 1590 | $\$ 1,107$ |
| $9 / 29$ | $\$ 2,700,000$ | $\$ 2,250,000$ | $83.33 \%$ | 199 | 2 | 2 | Y | N | 1602 | $\$ 1,404$ |
| $7 / 10$ | $\$ 2,695,000$ | $\$ 2,350,000$ | $87.20 \%$ | 208 | 2 | 2 | Y | N | 1646 | $\$ 1,428$ |
| $7 / 28$ | $\$ 4,800,000$ | $\$ 4,500,000$ | $93.75 \%$ | 130 | 2 | 2 | Y | N | 3025 | $\$ 1,488$ |
|  |  | $\$ 25,533,501$ |  |  |  |  |  |  |  | $\$ 16,811$ |



