(561) 820-9195 Office

Linda R. Olsson, Inc., Realtor

## 2018 Quarterly Market Update January - March 2018

| Single Family Home Sales |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Address | Sale Date | Asking Price | Sale Price | $\%$ of Asking Price | $\begin{gathered} \text { Days } \\ \text { on } \\ \text { Market } \end{gathered}$ | Bedro oms | \# of Baths | Pool | $\begin{aligned} & \text { Wat } \\ & \text { er } \\ & \text { fron } \end{aligned}$ | SqFt | \$/SqFt |
| Inlet Road to Wells Road |  |  |  |  |  |  |  |  |  |  |  |
| 1464 N. Ocean Blvd. | 1/18 | \$1,969,500 | \$1,580,000 | 80.22\% | 358 | 3 | 2 | N | N | 2501 | \$632 |
| 232 Cherry Lane | 7/10 | \$1,995,000 | \$1,950,000 | 97.74\% | 239 | 4 | 3 | Y | N | 3093 | \$630 |
| 1435 N Ocean Way | 2/23 | \$2,500,000 | \$2,300,000 | 92.00\% | 633 | 5 | 4 | Y | N | 3803 | \$605 |
| 224 Angler Avenue | 2/16 |  | \$2,550,000 |  |  | 2 | 3 | Y | N | 3036 | \$840 |
| 168 Reef Road | 1/26 |  | \$2,657,100 |  |  | 4 | 3 | Y | N | 3445 | \$771 |
| 216 Angler Avenue | 1/30 | \$2,850,000 | \$2,675,000 | 93.86\% | 755 | 3 | 3 | Y | N | 3485 | \$768 |
| 226 Fairview Road | 3/2 | \$3,495,000 | \$3,125,000 | 89.41\% | 136 | 3 | 5 | Y | N | 3905 | \$800 |
| 224 Sandpiper Drive | 3/28 | \$3,595,000 | \$3,425,000 | 95.27\% | 90 | 3 | 3 | Y | N | 3226 | \$1,062 |
| 341 Eden Road | 1/9 | \$3,950,000 | \$3,397,000 | 86.00\% | 79 | 4 | 3 | Y | N | 4040 | \$841 |
| 1066 N. Ocean Blvd. | 2/16 | \$4,900,000 | \$4,150,000 | 84.69\% | 43 | 3 | 5 | Y | N | 4305 | \$964 |
| 272 List Road | 1/24 | \$4,900,000 | \$4,212,000 | 85.96\% | 307 | 4 | 4 | Y | N | 3837 | \$1,098 |
| 241 Tangier Avenue | 1/17 |  | \$4,350,000 |  |  | 4 | 4 | Y | N | 5944 | \$732 |
| 221 Ocean Terrace | 2/1 | \$5,495,000 | \$4,700,000 | 85.53\% | 198 | 5 | 5 | Y | N | 4844 | \$970 |
| 201 Queens Lane | 1/11 | \$5,845,000 | \$5,425,000 | 92.81\% | 272 | 4 | 4 | Y | N | 5098 | \$1,064 |
| 135 Seagate Road | 3/13 | \$6,250,000 | \$5,724,429 | 91.59\% | 103 | 5 | 6 | Y | N | 3646 | \$1,570 |
| 198 Via Linda | 1/17 | \$10,600,000 | \$7,600,000 | 71.70\% | 64 | 5 | 6 | Y | N | 8121 | \$936 |
| 1230 N. Ocean Blvd. | 1/5 | \$12,250,000 | \$11,450,000 | 93.47\% | 336 | 4 | 5 | Y | Y | 6263 | \$1,828 |
| 1214 N. Ocean Blvd. | 1/24 | \$14,950,000 | \$14,925,000 | 99.83\% | 84 | 5 | 6 | Y | Y | 7114 | \$2,098 |



| Wells Rd to Worth Avenue | Townhouse Sales |  |  | \% of Asking | Days on | Bedro oms | \# of <br> Baths | Water front | $\begin{aligned} & \text { Poo } \\ & \text { I } \end{aligned}$ | SqFt | \$/SqFt |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Sale <br> Date | Asking Price | Sale Price |  |  |  |  |  |  |  |  |
|  |  |  | \$0 |  |  |  |  |  |  |  | \$0 |
| Wells Rd to Worth | Condominium Sales |  |  |  |  |  |  |  |  |  |  |
|  | Sale <br> Date | Asking Price | Sale Price | \% of Asking Price | $\begin{aligned} & \text { Days } \\ & \text { on } \\ & \text { Market } \end{aligned}$ | Bedro oms | \# of Baths | Water front | Fur nish ed | SqFt | \$/SqFt |
| 235 Sunrise Avenue \#2054 | 3/15 | \$139,999 | \$135,000 | 96.43\% | 100 | 1 | 1 | N | Y | 271 | \$498 |
| 235 Sunrise Avenue \#324 | 3/29 | \$195,000 | \$165,000 | 84.62\% | 150 | 2 | 2 | N | N | 561 | \$294 |
| 340 S. Ocean Blvd. \#3 | 2/22 |  | \$317,501 | \#DIV/0! |  | 1 | 1 | Y |  | 317 | \$1,002 |
| 223 Atlantic Avenue \#3F | 2/16 | \$399,000 | \$320,000 | 80.20\% | 408 | 2 | 2 | N | N | 953 | \$336 |
| 260 Oleander Avenue W1 | 1/5 | \$415,000 | \$405,000 | 97.59\% | 53 | 2 | 1 | N | N | 1080 | \$375 |
| 227 Brazilian Avenue \#3K | 3/19 | \$485,000 | \$455,000 | 93.81\% | 119 | 1 | 1 | N | N | 700 | \$650 |
| 44 Cocoanut Row \#24B | 1/10 | \$495,000 | \$410,000 | 82.83\% | 193 | 2 | 2 | N | N | 1272 | \$322 |
| 226 Chilean Avenue \#3 | 3/15 | \$525,000 | \$485,000 | 92.38\% | 38 | 0 | 1 | N | Y | 378 | \$1,283 |
| 139 Sunrise Avenue \#211 | 3/15 | \$525,000 | \$520,000 | 99.05\% | 87 | 2 | 2 | N | N | 990 | \$525 |
| 139 Sunrise Avenue \#311 | 1/22 | \$539,500 | \$525,000 | 97.31\% | 91 | 2 | 2 | N | Y | 990 | \$530 |
| 139 Sunrise Avenue \#302 | 2/8 | \$595,000 | \$582,500 | 97.90\% | 342 | 2 | 2 | Y | N | 990 | \$588 |
| 44 Cocoanut Row \#407A | 3/29 | \$649,000 | \$605,000 | 93.22\% | 337 | 2 | 2 | Y | N | 1216 | \$498 |
| 345 Chilean Avenue \#3E | 1/24 | \$649,000 | \$610,000 | 93.99\% | 410 | 1 | 1 | N | N | 892 | \$684 |
| 44 Cocoanut Row \#327B | 3/27 | \$749,000 | \$631,000 | 84.25\% | 287 | 2 | 2 | Y | N | 1500 | \$421 |
| 44 Cocoannut Row \#408A | 3/29 | \$675,000 | \$635,000 | 94.07\% | 111 | 1 | 1 | N | N | 900 | \$706 |
| 342 Cocoanut Row \#C | 2/12/ | \$675,000 | \$650,000 | 96.30\% | 420 | 2 | 2 | N | N | 861 | \$755 |
| 455 Worth Avenue \#205 | 3/1 | \$670,000 | \$650,000 | 97.01\% | 77 | 1 | 1 | Y | Y | 699 | \$930 |
| 130 Sunrise Avenue \#215 | 3/15 | \$849,000 | \$840,000 | 98.94\% | 69 | 2 | 2 | $N$ | N | 1673 | \$502 |
| 170 N. Ocean Blvd. \#209 | 2/13 |  | \$890,000 |  |  | 2 | 2 | Y |  | 1395 | \$638 |
| 44 Cocoanut Row \#211A | 2/15 |  | \$950,000 |  |  | 2 | 2 | Y |  | 1215 | \$782 |

100 Sunrise Avenue \#325 325 s. Lake Drive \#4\&5 455 Australian Avenue \#3G 389 S. Lake Drive \#1C 150 Bradley Place \#615 44 Cocoanut Row \#519B 44 Cocoanut Row \#520B 100 Sunrise Avenue \#203 130 Sunrise Avenue \#503 150 Bradley Place \#106 \& 108 150 N. Ocean Blvd. \#201 227 Brazilian Avenue \#PH-A 130 Sunrise Avenue \#612 100 Sunrise Avenue \#313E 130 Sunrise Avenue \#PH-7 170 N. Ocean Blvd. \#705 100 Sunrise Avenue \#PH-6 100 Worth Avenue \#709 100 Worth Avenue \#610 100 Worth Avenue \#312 145 Peruvian Avenue \#102 100 Worth Avenue \#703 100 Worth Avenue \#614/616 425 Worth Avenue \#PH-C

| $3 / 26$ | $\$ 1,250,000$ | $\$ 1,050,000$ | $84.00 \%$ | 125 | 2 | 2 | Y | N | 1623 | $\$ 647$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| $3 / 1$ | $\$ 1,290,000$ | $\$ 1,075,000$ | $83.33 \%$ | 78 | 2 | 2 | Y | N | 1715 | $\$ 627$ |
| $1 / 22$ | $\$ 1,495,000$ | $\$ 1,166,250$ | $78.01 \%$ | 105 | 3 | 2 | Y | N | 1600 | $\$ 729$ |
| $2 / 26$ | $\$ 1,300,000$ | $\$ 1,200,000$ | $92.31 \%$ | 178 | 2 | 2 | N | N | 1286 | $\$ 933$ |
| $3 / 1$ | $\$ 1,475,000$ | $\$ 1,350,000$ | $91.53 \%$ | 93 | 2 | 2 | Y | N | 1516 | $\$ 891$ |
| $3 / 15$ | $\$ 1,550,000$ | $\$ 1,150,000$ | $74.19 \%$ | 73 | 2 | 2 | N | N | 1226 | $\$ 938$ |
| $1 / 12$ | $\$ 1,850,000$ | $\$ 1,450,000$ | $78.38 \%$ | 183 | 3 | 2 | Y | N | 1938 | $\$ 748$ |
| $3 / 7$ | $\$ 1,595,000$ | $\$ 1,475,000$ | $92.48 \%$ | 128 | 3 | 3 | Y | N | 1972 | $\$ 748$ |
| $1 / 8$ | $\$ 1,595,000$ | $\$ 1,450,000$ | $90.91 \%$ | 131 | 2 | 2 | N | N | 1673 | $\$ 867$ |
| $1 / 29$ |  | $\$ 1,500,000$ |  |  | 3 | 3 | Y |  | 4191 | $\$ 358$ |
| $1 / 30$ | $\$ 2,250,000$ | $\$ 1,675,000$ | $74.44 \%$ | 90 | 3 | 4 | Y | N | 3041 | $\$ 551$ |
| $3 / 29$ | $\$ 2,295,000$ | $\$ 2,100,000$ | $91.50 \%$ | 178 | 3 | 2 | N | N | 2305 | $\$ 911$ |
| $3 / 16$ | $\$ 2,295,000$ | $\$ 2,110,000$ | $91.94 \%$ | 161 | 3 | 3 | N | N | 1983 | $\$ 1,064$ |
| $1 / 16$ | $\$ 2,395,000$ | $\$ 2,200,000$ | $91.86 \%$ | 302 | 2 | 2 | Y | N | 1780 | $\$ 1,236$ |
| $3 / 30$ | $\$ 2,650,000$ | $\$ 2,325,400$ | $87.75 \%$ | 156 | 2 | 3 | N | N | 2560 | $\$ 908$ |
| $2 / 12$ | $\$ 2,650,000$ | $\$ 2,550,000$ | $96.23 \%$ | 134 | 3 | 3 | Y | N | 1870 | $\$ 1,364$ |
| $3 / 20$ | $\$ 2,950,000$ | $\$ 3,025,000$ | $102.54 \%$ | 460 | 3 | 3 | N | N | 3500 | $\$ 864$ |
| $3 / 9$ | $\$ 3,175,000$ | $\$ 3,175,000$ | $100.00 \%$ | 50 | 3 | 3 | Y | N | 2128 | $\$ 1,492$ |
| $3 / 9$ | $\$ 2,995,000$ | $\$ 2,900,000$ | $96.83 \%$ | 783 | 2 | 2 | Y | N | 1597 | $\$ 1,816$ |
| $3 / 13$ | $\$ 3,248,000$ | $\$ 2,975,000$ | $91.59 \%$ | 309 | 3 | 3 | Y | N | 1998 | $\$ 1,489$ |
| $3 / 23$ | $\$ 3,695,000$ | $\$ 3,450,000$ | $93.37 \%$ | 353 | 3 | 3 | N | N | 2412 | $\$ 1,430$ |
| $1 / 20$ | $\$ 4,350,000$ | $\$ 3,775,000$ | $86.78 \%$ | 66 | 3 | 3 | Y | N | 2250 | $\$ 1,678$ |
| $3 / 19$ | $\$ 7,750,000$ | $\$ 7,000,000$ | $90.32 \%$ | 102 | 2 | 2 | Y | N | 3993 | $\$ 1,753$ |
| $3 / 19$ | $\$ 9,395,000$ | $\$ 7,907,550$ | $84.17 \%$ | 273 | 4 | 4 | Y | N | 6466 | $\$ 1,223$ |
|  |  | $\$ 70,815,201$ |  |  |  |  |  |  | $\$ 37,583$ |  |

