

(561) 820-9195 Office (561) 329-4044 Cell

## 2018 Quarterly Market Update

## January - March 2018

**Single Family Home Sales** 

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

726 Hi Mount Road 1473 N. Ocean Blvd.	1/9 3/27	\$26,500,000 \$49,500,000	\$22,250,000 \$39,376,200 \$147,821,729	83.96% 79.55%	404 87	4 8	5 11	Y Y	Y Y	10442 17804	. ,
Wells Road to Worth Avenue											
335 Cocoanut Row	1/22		\$750,000	#DIV/0!		3	3	N	N	3968	\$189
265 Park Avenue	1/22	\$1,395,000	\$1,215,000	87.10%	210	4	3	Ν	Ν	1830	\$664
135 Chilean Avenue	3/30	\$2,750,000	\$2,250,000	81.82%	239	3	3	Υ	Ν	1616	\$1,392
337 Seabreeze Avenue	1/25	\$2,595,000	\$2,325,000	89.60%	15	2	2	Υ	Ν	2381	\$976
246 Seminole Avenue	3/29	\$2,950,000	\$2,750,000	93.22%	60	3	3	Υ	N	2998	\$917
128 Australian Avenue	2/22	\$2,950,000	\$2,755,000	93.39%	101	5	3	N	N	3240	\$850
137 Seaspray Avenue	1/10	\$3,995,000	\$3,350,000	83.85%	57	6	4	N	N	5056	\$663
165 Seaspray Avenue	1/19	\$4,195,000	\$3,668,000	87.44%	144	5	4	Y	N	5243	\$700
111 Seabreeze Avenue	1/25	\$4,500,000	\$4,000,000	88.89%	100	6	6	Y	N	4894	\$817
142 S. County Road 444 Chilean Avenue	2/26 2/22	\$4,595,000 \$4,050,000	\$4,200,000 \$4,425,000	91.40% 89.39%	532 100	3 3	4 4	Y Y	N N	5132 3586	\$818 \$1.224
449 Australian Avenue	1/29	\$4,950,000 \$5,995,000	\$5,375,000	89.66%	355	3 4	4 5	Ϋ́	N	4224	\$1,234 \$1,272
830 S. County Road	2/14	φ5,995,000	\$8,900,000	09.0070	333	4	5	Ϋ́	N	7114	\$1,272
230 N. Ocean Blvd.	3/7	\$10,875,000	\$10,000,000	91.95%	449	4	5	Ϋ́	Y	6803	\$1,470
151 Chilean Avenue	1/25	Ψ10,010,000	\$11,500,000	01.0070	1.10	4	4	Ϋ́	N	6563	\$1,752
			\$67,463,000								\$14,967
Worth Avenue to Sloan's Curve											
21 Sloans Curve	1/29		\$1,800,300	#DIV/0!		4	6	Υ	Υ	6756	\$266
140 Kings Road	2/28	\$3,350,000	\$3,200,000	95.52%	119	4	4	Υ	Ν	4528	\$707
14 Via Viscaya	2/1	\$4,700,000	\$4,500,000	95.74%	65	3	3	Υ	Ν	3633	\$1,239
9 Via Viscaya	3/29	\$8,950,000	\$8,600,000	96.09%	45	5	6	Υ	Ν	8475	\$1,015
210 El Vedado Road	1/31	\$14,250,000	\$12,000,000	84.21%	587	8	8	Υ	Ν	12623	\$951
330 Island Road	2/27	\$19,990,000	\$17,682,000	88.45%	831	6	9	Υ	Υ	9795	\$1,805
1045 S. Ocean Blvd.	2/28	\$25,000,000	\$21,150,000	84.60%	113	4	6	Y	Υ	9968	\$2,122
		,, - 3 -,	\$68,932,300	2 1122,3	•	•	·	•	-		\$8,104
			· , ,								÷ - , ·
	1										

Wells Rd to Avenue	Worth		Townhouse	Sales							
		Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Water Poo front I	SqFt	\$/SqFt
		l		\$0							\$0

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

100 Sunrise Avenue #325	3/26	\$1,250,000	\$1,050,000	84.00%	125	2	2	Υ	Ν	1623	\$647
325 s. Lake Drive #4&5	3/1	\$1,290,000	\$1,075,000	83.33%	78	2	2	Υ	Ν	1715	\$627
455 Australian Avenue #3G	1/22	\$1,495,000	\$1,166,250	78.01%	105	3	2	Υ	Ν	1600	\$729
389 S. Lake Drive #1C	2/26	\$1,300,000	\$1,200,000	92.31%	178	2	2	Ν	Ν	1286	\$933
150 Bradley Place #615	3/1	\$1,475,000	\$1,350,000	91.53%	93	2	2	Υ	Ν	1516	\$891
44 Cocoanut Row #519B	3/15	\$1,550,000	\$1,150,000	74.19%	73	2	2	Ν	Ν	1226	\$938
44 Cocoanut Row #520B	1/12	\$1,850,000	\$1,450,000	78.38%	183	3	2	Υ	Ν	1938	\$748
100 Sunrise Avenue #203	3/7	\$1,595,000	\$1,475,000	92.48%	128	3	3	Υ	Ν	1972	\$748
130 Sunrise Avenue #503	1/8	\$1,595,000	\$1,450,000	90.91%	131	2	2	Ν	Ν	1673	\$867
150 Bradley Place #106 & 108	1/29		\$1,500,000			3	3	Υ		4191	\$358
150 N. Ocean Blvd. #201	1/30	\$2,250,000	\$1,675,000	74.44%	90	3	4	Υ	Ν	3041	\$551
227 Brazilian Avenue #PH-A	3/29	\$2,295,000	\$2,100,000	91.50%	178	3	2	Ν	Ν	2305	\$911
130 Sunrise Avenue #612	3/16	\$2,295,000	\$2,110,000	91.94%	161	3	3	Ν	Ν	1983	\$1,064
100 Sunrise Avenue #313E	1/16	\$2,395,000	\$2,200,000	91.86%	302	2	2	Υ	Ν	1780	\$1,236
130 Sunrise Avenue #PH-7	3/30	\$2,650,000	\$2,325,400	87.75%	156	2	3	Ν	Ν	2560	\$908
170 N. Ocean Blvd. #705	2/12	\$2,650,000	\$2,550,000	96.23%	134	3	3	Υ	Ν	1870	\$1,364
100 Sunrise Avenue #PH-6	3/20	\$2,950,000	\$3,025,000	102.54%	460	3	3	Ν	Ν	3500	\$864
100 Worth Avenue #709	3/9	\$3,175,000	\$3,175,000	100.00%	50	3	3	Υ	Ν	2128	\$1,492
100 Worth Avenue #610	3/9	\$2,995,000	\$2,900,000	96.83%	783	2	2	Υ	Ν	1597	\$1,816
100 Worth Avenue #312	3/13	\$3,248,000	\$2,975,000	91.59%	309	3	3	Υ	Ν	1998	\$1,489
145 Peruvian Avenue #102	3/23	\$3,695,000	\$3,450,000	93.37%	353	3	3	Ν	Ν	2412	\$1,430
100 Worth Avenue #703	1/20	\$4,350,000	\$3,775,000	86.78%	66	3	3	Υ	Ν	2250	\$1,678
100 Worth Avenue #614/616	3/19	\$7,750,000	\$7,000,000	90.32%	102	2	2	Υ	Ν	3993	\$1,753
425 Worth Avenue #PH-C	3/19	\$9,395,000	\$7,907,550	84.17%	273	4	4	Υ	Ν	6466	\$1,223
			\$70,815,201								\$37,583