

2021 4th Quarter Market Report October 1, 2021 to December 31, 2021

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

Single Family Home Sales

Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke t	Bedro oms	# of Baths	Pool	Wat er fro nt	SqFt	\$/SqFt
Inlet Road to Wells Road											
284 Monterey Road	12/8	\$5,200,000	\$4,200,000	80.77%	135	4	3	Υ	N	2151	\$1,953
224 Southland Rd	10/6		\$5,308,000			4	3	Υ	Ν	2507	\$2,117
270 El Dorado Lane	11/22	\$6,450,000	\$6,600,000	102.33%	103	5	5.1	Υ	Ν	3683	\$1,792
171 El Pueblo Way	12/6	\$7,750,000	\$7,000,000	90.32%	41	4	3	Υ	Ν	2692	\$2,600
235 Garden Road	10/15	\$10,000,000	\$7,905,000	79.05%	107	4	4	Υ	Ν	4280	\$1,847
225 Plantation Road	12/29	\$11,250,000	\$12,250,000	108.89%	64	4	4.2	Υ	Ν	4931	\$2,484
211 Ocean Terr	11/24		\$12,475,000			4	5.1	Υ	Ν	4286	\$2,911
230 Esplanade Way	11/16	\$13,895,000	\$13,250,000	95.36%	137	5	5.2	Υ	Ν	4836	\$2,740
280 El Pueblo Way	12/28	\$22,000,000	\$22,710,886	103.23%	340	7	8.2	Υ	Ν	9143	\$2,484
216 Angler Ave	11/1	\$28,750,000	\$23,338,000	81.18%	77	7	7.3	Υ	Ν	8483	\$2,751
			\$115,036,886								\$23,679

Wells Road to Worth Avenue											
269 Park Ave	11/12	\$2,950,000	\$2,800,000	94.92%	25	5	4.1	Y	N	4246	\$659.44
259 Park Ave	10/25		3,815,600			4	3	Ν	Ν	1,807	\$2,112
124 Australian Ave	10/20	\$6,950,000	\$5,405,000	77.77%	155	4	4.1	Υ	Ν	4334	\$1,247
235 Garden Road	10/8		\$7,905,000			4	4	Ν	Ν	3431	\$2,304
426 Seaspray Ave	11/5		\$9,850,000			5	4.1	Ν	Ν	3446	\$2,858
124 Cocoanut Row	11/8		\$10,000,000			4	6	Ν	Ν	5983	\$1,671
432 Seabreeze Ave	12/28	\$10,900,000	\$8,432,000	77.36%	66	5	4.3	Υ	Ν	5618	\$1,501
200 Clarke Ave	11/12	\$27,900,000	\$25,375,000	90.95%	74	8	9.2	Υ	N	11049	\$2,297
			\$73,582,600								\$14,649
Worth Avenue to Sloan's Curve											
485 S County Road	11/8		\$3,050,000			3	3.1	Y	N	4792	\$636
150 Wood Bridge Road	12/28	\$12,500,000	\$11,760,000	94.08%	223	5	6.1	Υ	Ν	5946	\$1,978
201 El Vedado Lane	10/4		\$6,938,750			7	8.2	Υ	Ν	11497	\$604
124 Parc Monceau	10/7	\$13,950,000	\$10,150,000	72.76%	1357	6	9	Υ	Y	7047	\$1,440
95 Middle Road	11/30	\$28,750,000	\$26,750,000	93.04%	175	4	5.1	Υ	N	8385	\$3,190
1700 S Ocean Blvd	11/22	\$41,900,000	\$41,000,000	97.85%	342	6	8.1	Υ	Υ	10586	\$3,873
			\$99,648,750								\$11,721
Wells Rd to Worth Avenue			Townhome Sales								
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Wate r	Po ol	SqFt	\$/SqFt
236 Bradley Pl	11/30	\$7,500,000	\$6,250,000	83.33%	43	3	4.1	Υ	Υ	4578	\$1,365
331 Australian Ave	12/15	\$8,995,000	\$9,050,000	100.61%	56	4	5.1	Ν	Υ	4956	\$1,826

\$15,300,000 \$3,191

2,500

1,673

\$998

\$1,554

				<u>Vacant</u> <u>Land_Sales</u>								
		Sale Date	Asking Price	Sale Price	% of Asking	Days on			Wate r			
2270 Ibis Isle Road	Е	11/2	\$2,600,000	\$2,550,000	98.08%	209			N			
				\$2,550,000	`							
Wells Rd to	Worth Avenue			Condominium Sales								
		Sale Date	Asking Price	Sale Price	% of Asking Price	on Marke 4	Bedro oms	# of Baths	Wate r front	nis	SqFt	\$/SqF
235 Sunrise Ave M	Z-E 1104	11/11	\$250,000	\$250,000	100.00%	55	1	1	N	N	558	\$448
44 Cocoanut Ave 1	03A	11/22		\$400,000			1	1	Υ		900	\$444
235 Sunrise Ave 20)27	10/29	\$650,000	\$600,000	92.31%	297	1	2	Ν	Ν	1,265	\$474
139 Sunrise Ave 10)20	11/29		A 0 10 000			2	2	Υ		990	\$848
440		11/29		\$840,000				_	•			
44 Cocoanut Row 3		11/19	\$950,000	\$840,000 \$900,000	94.74%	95	1	1	Y	Ν	1,200	\$750
44 Cocoanut Row 4	323B 122A		\$950,000		94.74%	95				N	1,200 1,272	\$750 \$719
44 Cocoanut Row 3 44 Cocoanut Row 4 227 Australian Ave	323B 422A D3	11/19	\$950,000	\$900,000	94.74%	95	1	1	Υ	N	•	
44 Cocoanut Row 4 227 Australian Ave 44 Cocoanut Row 5	323B 422A D3 506B	11/19 10/18 11/5 11/29	\$1,200,000	\$900,000 \$915,000	94.74% 91.67%	95 59	1 2	1 2	Y Y	N N	1,272	\$719 \$777 \$1,222
44 Cocoanut Row 4 227 Australian Ave 44 Cocoanut Row 4 44 Cocoanut Row 4	323B 422A D3 506B	11/19 10/18 11/5 11/29 10/5		\$900,000 \$915,000 \$1,000,000			1 2 2	1 2 2 1 2	Y Y N		1,272 1,287	\$719 \$777
44 Cocoanut Row 4 227 Australian Ave 44 Cocoanut Row 4 44 Cocoanut Row 4 214 Chilean Ave 1	323B 422A D3 506B 405A	11/19 10/18 11/5 11/29 10/5 12/21	\$1,200,000	\$900,000 \$915,000 \$1,000,000 \$1,100,000 \$1,650,000 \$1,800,000	91.67%	59	1 2 2 1 2 2	1 2 2 1 2 2	Y Y N N Y	N	1,272 1,287 900 1,196 1,098	\$719 \$777 \$1,222 \$1,380 \$1,639
44 Cocoanut Row 4 227 Australian Ave 44 Cocoanut Row 4 44 Cocoanut Row 4 214 Chilean Ave 1 44 Cocoanut Row 2	323B 422A D3 506B 405A	11/19 10/18 11/5 11/29 10/5 12/21 11/1	\$1,200,000 \$1,650,000 \$1,800,000	\$900,000 \$915,000 \$1,000,000 \$1,100,000 \$1,650,000 \$1,800,000 \$2,300,000	91.67% 100.00% 100.00%	59 77 67	1 2 2 1 2 2 2	1 2 2 1 2 2 2	Y Y N N Y	N N	1,272 1,287 900 1,196 1,098 1,226	\$719 \$777 \$1,222 \$1,380 \$1,639 \$1,876
44 Cocoanut Row 4 227 Australian Ave 44 Cocoanut Row 5 44 Cocoanut Row 4 214 Chilean Ave 1	323B 422A D3 506B 405A	11/19 10/18 11/5 11/29 10/5 12/21	\$1,200,000 \$1,650,000	\$900,000 \$915,000 \$1,000,000 \$1,100,000 \$1,650,000 \$1,800,000	91.67% 100.00%	59 77	1 2 2 1 2 2	1 2 2 1 2 2	Y Y N N Y	N N	1,272 1,287 900 1,196 1,098	\$719 \$777 \$1,222 \$1,380 \$1,639

\$2,495,000

\$2,600,000

92.58%

93.02%

374

118

3

2

3

2.1

Υ

Ν

Ν

Υ

170 n Ocean Blvd 505/507

130 Sunrise Ave 509

10/25

10/27

\$2,695,000

\$2,795,000

100 Worth Ave 15	10/15	\$2,800,000	\$2,600,000	92.86%	148	2	2	Υ	Ν	1,590	\$1,635
100 Sunrise 215	12/9	\$2,595,000	\$2,595,000	100.00%	43	2	2.1	Υ	Ν	1,876	\$1,383
100 Worth Ave 419	12/10	\$2,800,000	\$2,700,000	96.43%	49	2	2	Ν	Ν	1,814	\$1,488
400 S Ocean Blvd 420	12/9	\$2,900,000	\$2,800,000	96.55%	66	2	2.1	Υ	Ν	1,716	\$1,632
315 S Lake Dr 1C	11/12		\$2,930,000			1	1.1	Ν	Ν	1,283	\$2,284
100 Sunrise Ave 307	11/2	\$2,999,000	\$2,999,000	100.00%	62	2	2.1	Υ	Ν	1,723	\$1,741
150 Bradley PI 112	10/29	\$3,485,000	\$2,839,000	81.46%	100	2	2	Υ	Ν	2,502	\$1,135
400 S Ocean Blvd 217	11/4	\$3,975,000	\$3,546,000	89.21%	60	2	2.1	Υ	Ν	1,716	\$2,066
150 Bradley PI 308/309	11/15	\$4,295,000	\$3,762,000	87.59%	66	2	3	Υ	Ν	3,692	\$1,019
150 N Ocean Blvd 203	12/21	\$4,750,000	\$4,417,650	93.00%	99	4	5.1	Υ	Ν	3,036	\$1,455
400 S Ocean Blvd 203/204	11/24	\$4,825,000	\$3,978,132	82.45%	266	3	2.2	Υ	Ν	3,432	\$1,159
400S Ocean Blvd 205	10/4	\$5,195,000	\$4,180,000	80.46%	112	4	5	Υ	Ν	3,432	\$1,218
150 Bradley PI 712E	11/18	\$5,800,000	\$4,400,000	176.00%	176	2	2	Υ	Ν	2,005	\$2,195
2 N Breakers Row N21	10/13	\$11,995,000	\$10,515,175	87.66%	55	3	3.1	Υ	Ν	4,068	\$2,585
2 N Breakers Row 4	11/1	\$19,995,000	\$17,680,000	88.42%	46	3	3.1	Υ	Ν	3,560	\$4,966
300 Seminole Ave 4B	10/11		\$7,420,000			3	3	Υ		2,915	\$2,545

\$98,511,957 \$45,012