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

## 2023 1st Quarter Market Report January 1, 2023 to March 31, 2023

	Single Family Home Sales										
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	on Marke	Bedro oms	# of Baths	Pool	Wat er front		\$/SqFt
Inlet Road to Wells Road					t						
111 Reef Road 232 La Puerta Way	3/31 3/21	\$8,100,000	\$7,250,000 \$8,625,000	89.51%	309	4	3.1 3	N N	N	4169	and the State of the same
224 Bahama Lane 239 Wells Road	3/29	\$8,950,000	\$8,300,000	92.74%	539	4	4	Y	N N	3637 3495	\$2,371 \$2,375
200 Wells Road	1/10	\$14,800,000	\$9,237,430	62.42%	181	3	3.1	Υ	N		\$2,432
			\$33,412,430								\$8,917
Wells Road to Worth Avenue											
265 Park Ave	1/13		\$5,275,000			•	4.4				
Chilean Ave	1/13		\$7,960,818			3 4	4.1 3	N	N N		\$2,484
254 County Road	1/19	\$10,650,000	\$6,200,000	58.22%	227	3	3.1	N	N		\$2,062 \$1,833
			\$19,435,818								\$6,378
Worth Avenue to Sloan's Curve											

124 Parc Monceau 466 S Ocean Blvd 550 S Ocean Blvd	2/23 1/13 1/19	\$19,500,000 \$29,750,000 \$48,850,000	\$15,000,000 \$28,550,000 \$44,975,000	76.92% 95.97% 92.07%	335 44 65	6 5 5	9 7.1 7.2	Y Y Y	Y Y Y	10110	\$2,843 \$2,824 \$4,274
			\$88,525,000								\$9,941
			<u>Vacant</u> <u>Land Sales</u>								
20 Arabian Road	2/14	\$8,895,000	\$4,600,000								

Wells Rd to Worth Avenue			Townhome Sales								
	Sale Date	Asking Price	Sale Price	% of Asking		Bedro oms	# of Baths	Water front	POOL	SqF	t \$/SqF
421 Brazilian Ave 218 Brazilian Ave	3/20 1/25	\$7,990,000		94.37%	77	3	4.1	N	Υ	3728	\$2,023
220 Brazilian Ave	2/3		\$8,312,000			4	6.1	N	Υ	5335	\$1,558
	2/3		\$12,005,756			4	6.1	N	Υ	5144	\$2,334
			\$27,857,756								\$5,914
Wells Rd to Worth Avenue			Condominium								
			Sales								
	Sale	Asking Price	Sale Price	% of	Days	Bedro	# of	Water	Pool	SqFt	\$/SqFt
35 Sunrise Ave 1050-1051	1/26	\$850,000	\$775,000	91.18%	56	2	2	N	Υ	1,023	\$758
54 Chilean Ave 5B	1/12	\$1,100,000	\$1,260,000	114.55%	20	_1	1	N	Y		\$1,413
39 Sunrise Ave 302	1/19	\$1,575,000	\$1,350,000	85.71%	64	2	2	Y			5000000 St. 100000
01 Australian Ave 123	3/31	\$1,600,000	\$1,495,000	93.44%	8	1	1	VE.	Y		\$1,364
389 S Lake Dr 3E	3/27	\$1,995,000	\$1,850,000	92.73%	117	2	2	N	Y		\$1,466
30 Sunrise Ave 211	2/10	\$2,850,000	\$2,500,000	87.72%	132	2	2	N	Y		\$1,292
27 Peruvian Ave 204	3/31	\$3,450,000	\$2,500,000	72.46%	218	2	2	N	Υ	1580	\$1,582

170 N Ocean Blvd 308	3/10	\$3,750,000	\$2,200,000	58.67%	190	2	2	V		4005	<b>4.</b>
44 Cocoanut Row 111A/ Cab16	3/15	\$4,500,000	\$4,500,000				2	Y	Υ	1395	
44 Cocoanut Row 512A	2/24	20 5 BIFES P		100.00%	36	3	3	Υ	Υ	1601	\$2,811
130 Sunrise Ave 207	- 1220 1220 120	\$3,950,000	\$3,675,000	93.04%	52	2	2	Υ	Y	1215	\$3,025
100 Sunrise Ave 610	1/10	\$4,495,000	\$4,425,000	98.44%	84	3	3	N	Y	2500	\$1,770
	2/28	\$4,500,000	\$4,300,000	95.56%	138	2	2	Y	Y	1580	\$2,722
429 Australian Ave 10	2/28	\$4,950,000	\$4,525,400	91.42%	85	3	3	Ν	Υ	2313	10 (0)
330 S Ocean Blvd 21	3/28	\$5,400,000	\$4,500,000	83.33%	249	3	3.1	N	N	2454	
200 Bradley Place 301	2/9	\$5,995,000	\$5,000,000	83.40%	100	3	2.1	Y	Y		4
100 Worth Ave 605	2/24	\$6,250,000	\$5,537,500	88.60%	46			-		2584	
150 Bradley Place 616	1/17	\$6,250,000	AND COMPANY OF THE PARTY OF THE			3	3	Υ	Υ	2022	
100 Sunrise Ave 611	2/9		\$6,000,000	96.00%	120	3	3	N	Υ	2290	\$2,620
360 S Ocean Blvd 4C	0.0000000000000000000000000000000000000	\$7,995,000	\$7,400,000	92.56%	196	3	3	Y	Υ	2460	\$3,008
	3/29	\$7,995,000	\$7,650,000	95.68%	120	3	3.1	Y	Y	2450	\$3,122
2 N Breakers Row S43	3/28	\$10,500,000	\$6,700,000	63.81%	260	2	2.1	Y	Υ	3292	\$2,035
315 S Lake Dr PHC	3/31	\$10,500,000	\$8,000,000	76.19%	205	3	3	Υ	Υ	2705	\$2,957
219 Brazilian Ave	2/10	\$19,999,000	\$18,900,000	94.50%	88	4	5.1	N	Y	6092	0.3
						(C)	0.1	14	- 6	0092	\$3,102
			\$56,392,900								
			\$50,592,900								\$32,612