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**2020 3rd Quarter Market Report
July 1, 2020 to September 30, 2020**

Address	Sale Date	Single Family Home Sales									
		Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
Inlet Road to Wells Road											
266 Colonial Lane	7/17	\$1,875,000	\$1,438,500	76.72%	155	2	2.1	N	N	1844	\$780
675 N Lake Way	9/1	\$2,300,000	\$1,972,000	85.74%	132	3	3	Y	N	2499	\$789
1285 N Lake Way	7/31	\$3,200,000	\$2,750,000	85.94%	4	4	3	N	N	3730	\$737
257 Sanford Ave	7/31	\$3,295,000	\$2,775,000	84.22%	225	4	4	Y	N	2621	\$1,059
251 Orange Grove Rd	9/16	\$3,395,000	\$2,850,000	83.95%	240	3	3	N	Y	2255	\$1,264
274 Orange Grove Rd	7/15	\$3,595,000	\$3,000,000	83.45%	163	4	4	Y	N	2775	\$1,081
240 El Dorado Lane	7/24	\$3,695,000	\$3,500,000	94.72%	36	4	3	Y	N	3134	\$1,117
255 Plantation Rd	9/22	\$3,950,000	\$3,614,169	91.50%	399	4	4.1	N	Y	4126	\$876
220 Osceola Way	8/3	\$3,950,000	\$3,300,000	83.54%	241	3	4.1	Y	N	3318	\$995
256 Mockingbird Trail	9/3	\$3,950,000	\$3,195,000	80.89%	666	3	3.1	Y	N	4292	\$744
224 Via Marila	7/16	\$3,950,000	\$3,550,000	89.87%	91	4	4	Y	N	4683	\$758
233 List Road	8/28	\$4,650,000	\$3,380,500	72.70%	721	6	5.1	Y	N	4810	\$703
281 Monterey Road	8/21	\$4,695,000	\$4,005,000	85.30%	73	4	3	Y	N	3263	\$1,227
233 El Pueblo Way	8/21	\$5,500,000	\$4,425,000	80.45%	664	5	6.1	Y	N	5222	\$847
256 Fairview Road	7/16	\$6,795,000	\$6,400,000	94.19%	605	5	6.2	Y	N	5072	\$1,262
234 Ocean Trc.	7/2	\$6,900,000	\$4,970,000	72.03%	611	4	4.1	Y	N	4287	\$1,159

202 Onondaga Ave	8/11	\$6,000,000	\$5,550,000	92.50%	379	5	4.1	Y	N	4593	\$1,208
127 Reef Road	8/6	\$6,700,000	\$6,300,000	94.03%	45	3	3.1	Y	N	4808	\$1,310
152 Dolphin Road	8/6	\$6,950,000	\$6,750,000	97.12%	50	4	4.1	Y	N	4780	\$1,412
315 Tangier Ave	7/1	\$7,495,000	\$6,700,000	89.39%	819	5	5.1	Y	N	6341	\$1,057
341 Garden Road	8/3	\$7,495,000	\$6,700,000	89.39%	322	4	5.1	Y	N	6006	\$1,116
238 Via Las Brisas	7/13	\$7,950,000	\$6,515,000	81.95%	231	3	4.1	Y	N	5889	\$1,106
1556 N Ocean Blvd	9/11	\$7,995,000	\$7,150,000	89.43%	115	4	5.2	N	Y	5552	\$1,288
236 La Puerta Way	8/21	\$8,195,000	\$4,100,000	50.03%	295	4	3.1	Y	N	3586	\$1,143
253 El Pueblo Way	8/21	\$8,500,000	\$2,450,000	28.82%	664	5	6.1	Y	N	5222	\$469
250 Indian Rd	9/18	\$8,995,000	\$7,650,000	85.05%	224	5	6.1	N	Y	6108	\$1,252
350 Indian Road	7/3	\$9,975,000	\$8,325,000	83.46%	262	6	6.2	Y	N	9614	\$866
3 Via Los Incas	7/1	\$10,900,000	\$9,100,000	83.49%	295	6	6.1	Y	N	6476	\$1,405
310 Polmer Park	8/7	\$10,995,000	\$9,022,500	82.06%	98	6	7.1	Y	N	5804	\$1,555
255 Emerald Lane	8/6	\$14,700,000	\$14,250,000	96.94%	65	5	6.1	Y	N	8263	\$1,725
1075 N Ocean Blvd	7/17	\$44,900,000	\$43,000,000	95.77%	170	7	7.5	Y	Y	13035	\$3,299

\$198,687,669

\$35,610

Wells Road to Worth Avenue

435 Seaspray Ave	7/1	\$3,195,000	\$2,750,000	86.07%	387	4	3.1	Y	N	3426	\$803
409 Seabreeze Ave	7/15	\$3,295,000	\$2,565,000	77.85%	82	4	3.1	N	N	2599	\$987
222 Seaspray Ave	7/31	\$3,495,000	\$3,000,000	85.84%	77	4	3.1	Y	N	3244	\$925
210 Seaspray Ave	7/31	\$3,995,000	\$3,375,000	84.48%	170	4	4.1	Y	N	2754	\$1,225
118 Via Vizcaya	9/15	\$4,275,000	\$4,150,000	97.08%	75	4	3	N	Y	3375	\$1,230
165 Atlantic Ave	8/5	\$4,800,000	\$4,325,000	90.10%	63	3	4.1	Y	N	3923	\$1,102
235 Atlantic Ave	7/1	\$4,895,000	\$2,970,000	60.67%	532	4	5.1	Y	N	4221	\$704
345 Seaspray Ave	9/9	\$6,295,000	\$5,989,000	95.14%	111	6	6.1	N	Y	5932	\$1,010
210 Wells Road	8/25	\$6,495,000	\$5,050,000	77.75%	256	4	4	Y	N	6058	\$834
154 Atlantic Ave	7/14	\$7,500,000	\$6,560,000	87.47%	78	4	4.1	Y	N	4683	\$1,401
150 Brazilian Ave	7/31	\$8,750,000	\$8,250,000	94.29%	147	5	6.1	Y	N	7232	\$1,141
235 Dunbar Road	8/10	\$8,950,000	\$8,950,000	100.00%	48	6	7.1	Y	N	8130	\$1,101

309 Dunbar Road	8/31	\$11,150,000	\$9,887,000	88.67%	201	5	5.2	Y	N	7169	\$1,379
133 Clarke Ave	7/28	\$11,950,000	\$9,650,000	80.75%	659	5	6.1	Y	N	7182	\$1,344
111 Atlantic Ave	7/2	\$14,900,000	\$10,665,000	71.58%	451	7	8.2	Y	N	7536	\$1,415
230 N Ocean Blvd	7/17	\$22,900,000	\$19,847,000	86.67%	58	5	5.3	Y	Y	5596	\$3,547
										\$107,983,000	\$20,146

Worth Avenue to Sloan’s Curve

118 Via Vizcaya	9/15	\$4,275,000	\$4,150,000	97.08%	75	4	3	N	Y	3375	\$1,230
240 Via Las Brisas	9/2	\$9,847,000	\$8,950,000	90.89%	211	5	6.3	Y	N	8216	\$1,089
137 Woodbridge Road	7/31	\$10,380,000	\$9,250,000	89.11%	351	6	7.1	Y	N	9220	\$1,003
251 Jungle Road	7/1	\$11,900,000	\$11,500,000	96.64%	30	6	7.3	Y	N	10497	\$1,096
568 Island Dr	7/2	\$11,900,000	\$10,000,000	84.03%	178	6	4.2	Y	Y	7522	\$1,329
1230 S Ocean Blvd	8/17	\$13,750,000	\$11,500,000	83.64%	1635	7	8.3	Y	N	10383	\$1,108
101 Gulfstream Road	7/2	\$15,500,000	\$13,525,000	87.26%	220	5	7.2	Y	N	9034	\$1,497
135 El Vedado	8/3	\$16,000,000	\$13,000,000	81.25%	181	5	7.4	Y	N	15127	\$859
										\$81,875,000	\$9,211

Wells Rd to	Worth Avenue	Townhome Sales									
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water	Pool	SqFt	\$/SqFt
305 Everglade Ave	7/30	\$3,159,000	\$2,654,050	84.02%	76	3	3.1	Y	Y	4821	\$551
419 Brazilian Ave	7/1	\$4,700,000	\$4,250,000	90.43%	149	3	3.1	N	Y	3892	\$1,092
336 Australian Ave	8/13	\$4,300,000	\$4,100,000	95.35%	211	2	3.1	N	Y	3292	\$1,245
161 Main St	8/21	\$6,100,000	\$4,810,000	78.85%	366	4	5.2	N	Y	4931	\$975
										\$15,814,050	\$3,863

	<u>Vacant Land Sales</u>					
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Water
280 El Pueblo Way	9/3	\$7,500,000	\$6,800,000	90.67%	197	N
E-1 125 El Bravo Way	8/18	\$8,280,000	\$7,187,500	86.81%	456	N
1332 N Ocean Blvd	7/17	\$13,500,000	\$11,975,000	88.70%	275	N
			\$25,962,500			

Wells Rd to Worth Avenue	<u>Condominium Sales</u>										
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedrooms	# of Baths	Water front	Furnished	SqFt	\$/SqFt
235 Sunrise Ave 3101	7/17	\$175,000	\$155,000	88.57%	157	0	1	N	N	448	\$346
220 Atlantic Ave 3	8/31	\$439,000	\$420,000	95.67%	90	1	1	N	N	800	\$525
170 N ocean Blvd	7/24	\$675,000	\$550,000	81.48%	806	1	1.1	Y	N	868	\$634
44 Cocoanut Row 301A	7/30	\$699,000	\$480,000	68.67%	611	1	1	Y	N	1,125	\$427
44 Cocoanut Row 322A	9/14	\$775,000	\$775,000	100.00%	76	2	2	Y	N	1,272	\$609
311 Cocoanut Row 101	9/9	\$895,000	\$825,000	92.18%	105	2	2.1	N	N	1,666	\$495
150 Bradley Place 307	7/6	\$995,000	\$950,000	95.48%	26	1	2	Y	N	1,152	\$825
130 Sunrise Ave 215	7/6	\$1,195,000	\$1,005,000	84.10%	521	2	2	N	N	1,673	\$601
127 Peruvian Ave 304	8/20	\$1,295,000	\$1,295,000	100.00%	70	2	2	N	Y	1,428	\$907
129 Hammon Ave 2	7/31	\$1,399,999	\$1,280,000	91.43%	60	2	2	N	Y	1,064	\$1,203
429 Australian Ave 7	8/21	\$1,650,000	\$1,550,000	93.94%	67	2	2	N	N	1,686	\$919
130 Sunrise Ave 219	8/31	\$1,700,000	\$1,600,000	94.12%	105	3	3	N	N	1,983	\$807
100 Worth Ave 406	9/15	\$1,950,000	\$1,575,000	80.77%	330	2	2	N	N	1,539	\$1,023
127 Peruvian Ave 3020	7/15	\$1,950,000	\$1,675,000	85.90%	146	2	2	N	N	1,541	\$1,087
100 Sunrise Ave 324	7/13	\$2,495,000	\$2,495,000	100.00%	150	2	2.1	Y	N	1848	\$1,350
150 N Ocean Blvd PH1	7/31	\$2,750,000	\$2,084,425	75.80%	252	3	3.1	Y	Y	3041	\$685

300 S Ocean Blvd 1C	8/18	\$2,790,000	\$2,418,500	86.68%	356	3	3	Y	N	2556	\$946
340 Brazilian Ave 102	7/21	\$2,900,000	\$2,595,000	89.48%	292	3	3	N	N	2323	\$1,117
340 Brazilian Ave 101A	8/4	\$2,950,000	\$2,850,000	96.61%	123	3	3	N	N	2284	\$1,248
151 Grace Trail #5	9/10	\$2,970,000	\$2,450,000	82.49%	337	3	3.1	N	N	2108	\$1,162
133 Hammon Ave 5	9/28	\$2,974,500	\$2,540,000	85.39%	53	2	3.1	Y	N	1921	\$1,322
200 Bradley Place 301	7/9	\$3,275,000	\$2,850,000	87.02%	234	3	2.1	Y	N	2584	\$1,103
100 Royal Palm Way F2	7/31	\$3,495,000	\$1,600,000	45.78%	654	2	2	Y	N	2,352	\$680
100 Royal Palm Way G1	8/3	\$3,495,000	\$3,300,000	94.42%	82	2	2.1	Y	Y	2,535	\$1,302
425 Worth Ave 2B	8/10	\$4,195,000	\$3,950,000	94.16%	283	3	3	Y	N	2762	\$1,430
101 Worth Ave 3A	9/10	\$7,350,000	\$5,500,000	74.83%	345	4	4.1	Y	N	5130	\$1,072
215 Brazilian Ave	9/8	\$7,595,000	\$7,400,000	97.43%	21	5	5.1	N	N	5040	\$1,468
360 S Ocean Blvd 5A	9/17	\$8,950,000	\$6,800,000	75.98%	132	3	3.1	Y	N	2700	\$2,519

			\$62,967,925							\$27,813	