



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

2025 1st Quarter Market Report January 1, 2025 to March 31, 2025

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											
266 Southland Road	3/7	\$8,950,000	\$8,950,000	100.00%	60	5	5.1	Υ	N	3858	\$2,320
233 Tradewinds Dr	1/6	\$11,950,000	\$9,979,625	83.51%	80	4	5.1	Y	N	5522	\$1,807
291 Jamaica Lane	2/20	\$12,900,000	\$11,350,000	87.98%	66	4	4	Υ	N	4516	\$2,513
27 Reef Road	1/22	\$13,750,000	\$11,285,675	82.08%	155	2	3.1	Υ	N	4808	\$2,347
218 Miraflores Dr	3/14	\$14,900,000	\$13,750,000	92.28%	194	5	5.1	Υ	N	5259	\$2,615
26 Merrain Road	1/2	\$15,775,000	\$11,756,175	74.52%	231	4	4.1	Y	N	4566	\$2,575
31 Wells Road	2/28	\$19,950,000	\$19,000,000	95.24%	112	5	6.1	Y	N	6965	\$2,728
200 Tradewind Dr	1/23	\$26,900,000	\$24,000,000	89.22%	132	4	4.2	Y	N	6376	\$3,764
050 N Lake Way	1/24	\$29,900,000	\$23,750,000	79.43%	709	5	5.1	Y	Y	8564	\$2,773
160 N Ocean Blvd	3/24	\$34,500,000	\$31,000,000	89.86%	139	7	7	Υ	Υ	7968	\$3,891
			\$164,821,475								\$27,33
Wells Road to Worth Avenue											

135 Root Trail	2/21	\$5,775,000	\$4,795,250	83.03%	224	3	3.1	Ν	Ν	3176	\$1,510
124 Seabreeze Ave	1/16	\$8,495,000	\$7,600,000	89.46%	51	3	4.0	N	Ν	3265	\$2,328
439 Seaspray Ave	3/12	\$8,995,000	\$7,497,175	83.35%	146	3	4.0	N	N	2743	\$2,733
224 Barton Ave	1/7	\$15,695,000	\$13,950,000	88.88%	98	4	4.1	Υ	N	6387	\$2,184
245 Barton Ave	1/8	\$16,495,000	\$15,900,000	79.00%	79	5	5.1	Υ	N	4685	\$3,394
420 Brazilian Ave	2/12	\$16,750,000	\$15,500,000	92.54%	282	5	4.1	Υ	N	4771	\$3,249
323 Seabreeze Ave	2/25	\$22,995,000	\$16,234,700	70.60%	82	6	6.2	Υ	N	5515	\$2,944
550 Island Dr	1/8	\$24,900,000	\$25,400,000	102.01%	63	6	6.1	Υ	Υ	5431	\$4,677
			\$106,877,125								\$23,018
Worth Avenue to Sloan's Curve											
168 Kings Road	2/21	\$13,900,000	\$12,000,000	86.33%	408	5	6.1	Υ	N	5525	\$2,172
153 Kings Road	3/12	\$15,750,000	\$14,000,000	88.89%	180	5	6.3	Υ	N	6789	\$2,062
120 Clarendon Ave	1/10	\$27,900,000	\$27,500,000	98.57%	429	8	9.2	Υ	Ν	12773	\$2,153
1090 S Ocean Blvd	1/31	\$45,000,000	\$19,500,000	43.33%	381	6	8.1	Υ	N	13353	\$1,460
1230 S Ocean Blvd	2/27	\$49,000,000	\$40,000,000	81.63%	143	5	5.4	Υ	N	11038	\$3,624
			\$113,000,000								\$11,471
Wells Rd to Worth Avenue			Condominium Sales								
	Sale	Asking Price	Sale Price	% of	Deve	Bedro	# of	Wate	Do	CaE4	¢/CaE4
	Date	Asking Frice	Sale File	Asking Price	Days on Marke	oms	Baths	r front	Po ol	SqFt	\$/SqFt
44 Cocoanut Row 221B	3/24	\$2,350,000	\$2,025,000	86.17%	137	2	2	N	Υ	1,272	\$1,592
227 Brazilian Ave 130	1/17	\$2,025,000	\$1,390,000	68.64%	100	2	1.1	N	Ν	864	\$1,609
227 Brazilian Ave 3F	1/2	\$2,195,000	\$1,500,000	68.34%	302	2	1.1	Ν	Ν	1,040	
100 Sunrise Ave 219	2/18	\$2,895,000	\$2,000,000	69.08%	400	2	2	Υ	Y	1391	\$1,438
455 Australian Ave 4E	2/28	\$2,675,000	\$2,300,000	85.98%	150	2	2	Υ	Ν	1404	\$1,638

			\$32,837,100								
1150 N Ocean Blvd	1/30	\$16,875,000	\$16,000,000	94.81%	157			IN			
264 Dunbar Road	3/11	\$15,900,000	\$14,337,100	90.17%	368			N N			
226 Oleander Ave	3/3	\$2,750,000	\$2,500,000	90.91%	216			N		16	
	Date	Asking Price	Sale Price	% of Asking	Days on			r			
	Sale	Acking Price	Sale Price	0/ -5	Dave			Wate			
			Vacant Land Sales								
			\$90,323,025								\$37,005
150 Bradley Place 905/906	1/10	\$15,950,000	\$14,000,000	87.77%	31	5	5.1	Υ	Υ	4,287	\$3,266
100 Sunrise Ave PH5	3/12	\$11,500,000	\$9,874,175	85.86%	48	3	3	Υ	Y		\$2,120
130 Sunrise Ave PH 8	2/20	\$9,300,000	\$7,905,500	85.01%	353	3	3	N	Y	2,926	
2 N Breakers Row N21	2/28	\$8,450,000	\$7,300,000	86.39%	113	3	3.1	Υ	Y	4,068	\$1,794
400 S Ocean Blvd PH B	1/3	\$7,950,000	\$5,877,600	73.93%	354	2	2.1	Υ	Y	2,493	\$2,358
120 Sunset Ave W3E	3/11	\$7,295,000	\$5,395,000	73.95%	112	2	3.1	Υ	Y	2,977	\$1,812
369 S Lake Dr 1C	1/21	\$4,899,000	\$3,950,000	80.63%	295	2	2	Υ	Y	3,045	\$1,297
44 Cocoanut Row 503/504	3/14	\$4,800,000	\$3,700,000	77.08%	130	2	3	N	Y	1,800	\$2,056
150 Bradley Place 408	3/25	\$4,595,000	\$4,300,000	93.58%	74	2	3	Υ	Υ	2,091	\$2,056
369 S Lake Dr 1C	3/26	\$4,150,000	\$4,150,000	100.00%	78	2	2	Y	Y		\$1,635
170 N Ocean Blvd 510/512	2/21	\$3,695,000	\$3,384,250	91.59%	95	3	4	Y	Y		\$1,495
150 Bradley Place 107	1/29	\$3,200,000	\$2,887,500	90.23%	166	2	2	Y	Y		\$1,793
200 N Ocean Blvd 0040	2/10	\$3,495,000	\$2,859,000	81.80%	133	2	2	N.	Y	1,898	\$1,506
429Australian Ave 3	3/14	\$2,795,000 \$3,450,000	\$2,400,000 \$3,125,000	90.58%	452	2	2	N	Y	2175	\$1,437
44 Cocoanut Row 219B	1/7	¢2.705.000	¢2.400.000	85.87%	89	2	2	Υ	Υ	1226	\$1,958

Wells Rd to	Worth Avenue			Townhome Sales								
		Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedro oms	# of Baths	Wate r front	Po ol	SqFt	\$/SqFt
314 Chilean Ave		2/14	\$13,190,000	\$10,400,000	78.85%	157	4	5.1	N	Υ	4812	\$2,161

101