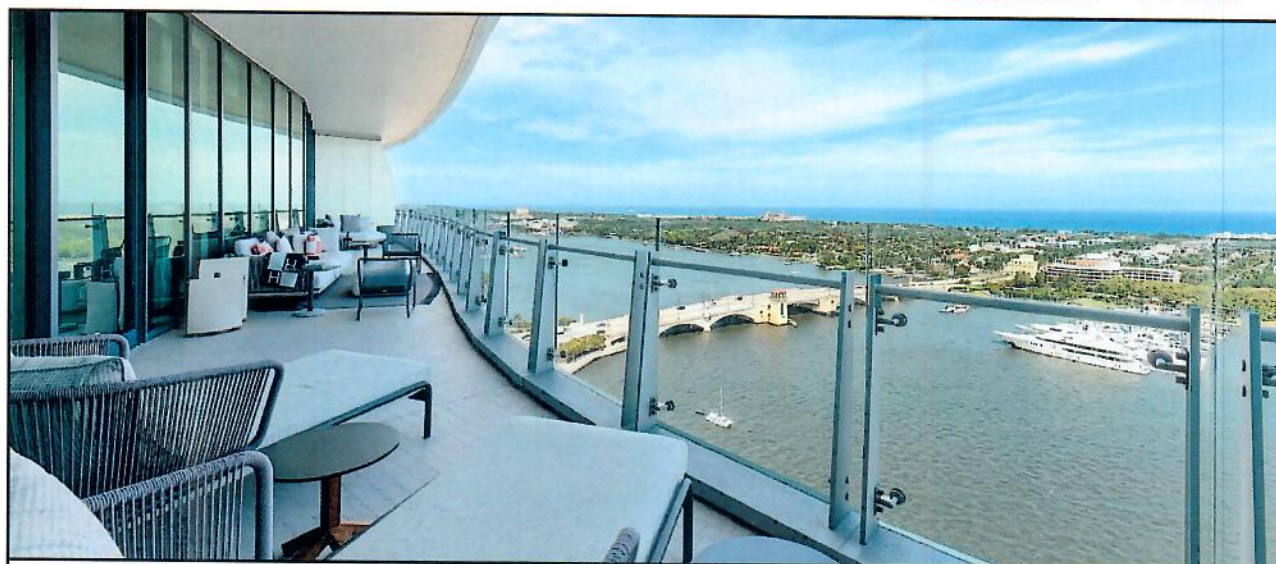




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Established 1989



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1st Qtr. 2023 Market Report update:

Area 1: (Inlet Drive to Wells Road) 4 homes SOLD –

Average price: \$8,262,477 – Average per sq.ft. \$2,229

Highest priced per sq.ft. 239 Wells Rd. – \$2,432

Lowest priced per sq.ft. 111 Reef Rd. – \$1,739

Area 2: (Wells Road to Worth Ave.) 3 homes SOLD –

Average price: \$8,262,477 – Average per sq.ft. \$2,229

Highest priced per sq.ft. 265 Park Ave. – \$2,484

Lowest priced per sq.ft. 254 County Rd. – \$1,833

Area 3: (Worth Avenue to Sloan's Curve) 3 homes SOLD –

Average price: \$29,508,333 – Average per sq.ft. \$3,314

Highest priced per sq.ft. 550 S. Ocean Blvd. – \$4,274

Lowest priced per sq.ft. 466 S. Ocean Blvd. – \$2,824

Area 1, 2, 3 Townhouses – 3 SOLD –

Average price: \$9,285,919 – Average per sq.ft. \$1,971

Highest priced per sq.ft. 220 Brazilian Ave. – \$2,334

Lowest priced per sq.ft. 218 Brazilian Ave. – \$1,558

Area 2: (Worth Ave. to Wells Rd) 22 condos SOLD –

Average price: \$2,563,314 – Average per sq.ft. \$1,482

Highest priced per sq.ft. 360 S. Ocean Blvd. 4C – \$3,122

Lowest priced per sq.ft. 235 Sunrise Ave. 1050-1051 – \$758



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2023 1ST QUARTER MARKET REPORT JANUARY 1, 2023 TO MARCH 31, 2023

Inlet Road to Wells Road											
Area 1: Northend Single Family Home Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
111 Reef Road	3/31	\$8,100,000	\$7,250,000	89.51%	309	4	3.1	N	N	4169	\$1,739
232 La Puerta Way	3/21		\$8,625,000			4	3	N	N	3637	\$2,371
224 Bahama Lane	3/29	\$8,950,000	\$8,300,000	92.74%	539	4	4	Y	N	3495	\$2,375
239 Wells Road	1/10	\$14,800,000	\$9,237,430	62.42%	181	3	3.1	Y	N	3798	\$2,432
			\$33,412,430								\$8,917
Wells Road to Worth Avenue											
Area 2: In-Town Single Family Home Sales											
265 Park Ave	1/13		\$5,275,000			3	4.1	N	N	2124	\$2,484
Chilean Ave	1/13		\$7,960,818			4	3	N	N	3861	\$2,062
254 County Road	1/19	\$10,650,000	\$6,200,000	58.22%	227	3	3.1	N	N	3383	\$1,833
			\$19,435,818								\$6,378
Worth Avenue to Sloan's Curve											
Area 3: Estate Section Single Family Home Sales											
124 Parc Monceau	2/23	\$19,500,000	\$15,000,000	76.92%	335	6	9	Y	Y	5276	\$2,843
466 S Ocean Blvd	1/13	\$29,750,000	\$28,550,000	95.97%	44	5	7.1	Y	Y	10110	\$2,824
550 S Ocean Blvd	1/19	\$48,850,000	\$44,975,000	92.07%	65	5	7.2	Y	Y	10524	\$4,274
			\$88,525,000								\$9,941
Inlet Road to Wells Road											
Area 1: Vacant Land Sales											
220 Arabian Road	2/14	\$8,895,000	\$4,600,000								
Wells Road to Worth Avenue											
Area 2: In-Town Townhome Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
421 Brazilian Ave	3/20	\$7,990,000	\$7,540,000	94.37%	77	3	4.1	N	Y	3728	\$2,023
218 Brazilian Ave	1/25		\$8,312,000			4	6.1	N	Y	5335	\$1,558
220 Brazilian Ave	2/3		\$12,005,756			4	6.1	N	Y	5144	\$2,334
			\$27,857,756								\$5,914



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Wells Rd to	Area 2: In-Town Condominium Sales										
Address	Sale Date	Asking Price	Sale Price	% of	Days	Bedrooms	# of	Pool	Water front	SqFt	\$/SqFt
235 Sunrise Ave 1050-1051	1/26	\$850,000	\$775,000	91.18%	56	2	2	N	Y	1,023	\$758
354 Chilean Ave 5B	1/12	\$1,100,000	\$1,260,000	114.55%	20	1	1	N	Y	892	\$1,413
139 Sunrise Ave 302	1/19	\$1,575,000	\$1,350,000	85.71%	64	2	2	Y	Y	990	\$1,364
301 Australian Ave 123	3/31	\$1,600,000	\$1,495,000	93.44%	8	1	1	N	Y	1020	\$1,466
389 S Lake Dr 3E	3/27	\$1,995,000	\$1,850,000	92.73%	117	2	2	N	Y	1432	\$1,292
130 Sunrise Ave 211	2/10	\$2,850,000	\$2,500,000	87.72%	132	2	2	N	Y	1580	\$1,582
127 Peruvian Ave 204	3/31	\$3,450,000	\$2,500,000	72.46%	218	2	2	N	Y	1428	\$1,751
170 N Ocean Blvd 308	3/10	\$3,750,000	\$2,200,000	58.67%	190	2	2	Y	Y	1395	\$1,577
44 Coconut Row 111A/ Cab16	3/15	\$4,500,000	\$4,500,000	100.00%	36	3	3	Y	Y	1601	\$2,811
44 Coconut Row 512A	2/24	\$3,950,000	\$3,675,000	93.04%	52	2	2	Y	Y	1215	\$3,025
130 Sunrise Ave 207	1/10	\$4,495,000	\$4,425,000	98.44%	84	3	3	N	Y	2500	\$1,770
100 Sunrise Ave 610	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	N	Y	2313	\$1,957
330 S Ocean Blvd 21	3/28	\$5,400,000	\$4,500,000	83.33%	249	3	3.1	N	N	2454	\$1,834
200 Bradley Place 301	2/9	\$5,995,000	\$5,000,000	83.40%	100	3	2.1	Y	Y	2584	\$1,935
100 Worth Ave 605	2/24	\$6,250,000	\$5,537,500	88.60%	46	3	3	Y	Y	2022	\$2,739
150 Bradley Place 616	1/17	\$6,250,000	\$6,000,000	96.00%	120	3	3	N	Y	2290	\$2,620
100 Sunrise Ave 611	2/9	\$7,995,000	\$7,400,000	92.56%	196	3	3	Y	Y	2460	\$3,008
360 S Ocean Blvd 4C	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	Y	3292	\$2,035
315 S Lake Dr PHC	3/31	\$10,500,000	\$8,000,000	76.19%	205	3	3	Y	Y	2705	\$2,957
219 Brazilian Ave	2/10	\$19,999,000	\$18,900,000	94.50%	88	4	5.1	N	Y	6092	\$3,102
			\$56,392,900								\$32,612



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\$18,495,000 - 229 Pendleton Avenue



\$13,900,000 - 400 S. Ocean Blvd.



\$10,995,000 - 165 Seminole Avenue



\$10,950,000 - 244 Orange Grove Road

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\$7,495,000 - 3000 S. Ocean Blvd. 203



\$7,950,000 - 350 Seabreeze Avenue



\$5,150,000 - 100 Sunrise Avenue



\$3,995,000 - 529 S. Flagler Drive 16F



\$3,795,000 - 529 S. Flagler Drive TH4



\$11,000 per mth. - 434 Chilean 6D



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