

Linda R. Olsson, Inc., Realtor

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## 2016 Quarterly Market Update

## July - September 2016

## **Single Family Home Sales**

Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedroo ms	# of Baths	Pool	Wate r	SqFt	\$/SqFt
Inlet Road to Wells Road									-		
260 Colonial Lane	8/30	\$1,750,000	\$1,580,000	90.29%	218	4	3	Υ	N	2002	\$789
256 Fairview Road	8/31	\$2,100,000	\$1,900,000	90.48%	258	4	3	Υ	Ν	2224	\$854
225 Arabian Road	9/28	\$2,650,000	\$2,500,000	94.34%	338	4	4	Υ	Ν	3352	\$746
233 Arabian Road	9/7	\$2,695,000	\$2,400,000	89.05%	106	5	4	Υ	Ν	3459	\$694
221 Queens Lane	7/5	\$2,700,000	\$2,227,025	82.48%	139	3	4	Υ	Ν	3289	\$677
295 Bahama Lane	7/8	\$3,995,000	\$3,700,000	92.62%	233	4	5	Υ	Ν	4753	\$778
226 Via Linda	8/19	\$4,250,000	\$3,900,000	91.76%	95	4	4	Υ	Ν	3451	\$1,130
245 Coral Lane	8/26	\$4,700,000	\$4,450,000	94.68%	178	3	3	Υ	Ν	3760	\$1,184
271 Southland Road	8/11	\$5,000,000	\$4,480,000	89.60%	248	4	4	Υ	Ν	4556	\$983
110 Wells Road	7/29	\$7,950,000	\$7,500,000	94.34%	330	5	6	Υ	Ν	6493	\$1,155
6 Ocean Lane	9/22	\$42,000,000	\$37,000,000	88.10%	246	6	7	Υ	Υ	12747	\$2,903
			\$71,637,025								\$11,893
Wells Road to Worth Avenue											
238 Phipps Plaza	9/2	\$1,575,000	\$1,400,000	88.89%	336	2	2	Ν	Ν	1921	\$729
320 Seabreeze Avenue	8/31	\$2,349,000	\$2,250,000	95.79%	26	2	2	Ν	Ν	1884	\$1,194
180 Atlantic Avenue	7/12	\$3,850,000	\$3,500,000	90.91%	1237	5	6	Υ	Ν	6504	\$538
210 Wells Road	8/24	\$4,998,000	\$4,450,000	89.04%	46	4	4	Ν	Υ	6058	\$735
159 Australian Avenue	9/1	\$5,450,000	\$4,995,000	91.65%	125	5	4	Ν	Ν	3744	\$1,334
219 Clarke Avenue	7/28	\$12,800,000	\$9,770,600	76.33%	617	5	8	Υ	Ν	8152	\$1,199
			\$26,365,600								\$5,728
Worth Avenue to Sloan's Curve											
534 Island Dr	7/20	\$15,995,000	\$13,027,942	81.45%	177	4	4	Υ	Υ	8674	\$1,502
161 Woodbridge Road	8/31	\$3,650,000	\$3,635,000	99.59%	351	4	5	Υ	Ν	4784	\$760

82 Middle Road		8/12	\$5,400,000	\$4,800,000	88.89%	227	3	3	Υ	N	4646	\$1,033
500 Island Drive		9/15	\$10,995,000	\$8,100,000	73.67%	324	5	6	Υ	Υ	7228	\$1,121
177 Clarendon Ave	enue	9/23	\$11,995,000	\$10,500,000	87.54%	318	7	9	Υ	Ν	9769	\$1,075
534 Island Dr		7/20	\$15,995,000	\$13,027,942	81.45%	177	4	4	Υ	Υ	8674	\$1,502
				\$53,090,884								\$6,992
Wells Rd to	Worth Avenue		Tov	V								
			nhouse	Sales								
		Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedroo ms	# of Baths	Water front	Pool	SqFt	\$/SqFt
Wells Rd to	Worth Avenue		Condomi	<u>n</u>	_							
			<u>ium</u>	Sales								
		Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedroo ms	# of Baths	Water front		SqFt	\$/SqFt
301 Chilean Avenue	e #7	9/8	\$395,000	\$377,000	95.44%	136	1	1	N	N	307	\$1,228
139 Sunrise Avenu	e #307	9/12	\$499,000	\$445,000	89.18%	172	2	2	Υ	N	990	\$449
250 Bradley Place	#203	8/24	\$525,000	\$480,000	91.43%	293	1	1	N	N	871	\$551
173 Peruvian Aven	ue #2	7/11	\$560,000	\$450,000	80.36%	515	1	1	N	N	672	\$670
100 Sunrise Avenue	e #220	9/28	\$625,000	\$550,000	88.00%	92	2	2	Υ	N	1520	\$362
455 Worth Avenue	#409	7/29	\$675,000	\$645,000	95.56%	46	1	1	Υ	N	735	\$878
301 Australian Ave	nue #303	7/1	\$650,000	\$500,000	76.92%	597	1	1	N	Υ	846	\$591
354 Chilean Avenie	#2C	8/26	\$1,000,000	\$900,000	90.00%	74	2	2	N	N	1225	\$735
354 Chilean Avenue	e 2D	8/23	\$1,000,000	\$970,000	97.00%	71	2	2	N	N	1225	\$792
330 S. Ocean Blvd	. #2H	9/30	\$1,150,000	\$780,000	67.83%	416	2	2	Υ	Υ	1367	\$571
170 N Ocean Blvd.	#410	7/20	\$1,235,000	\$1,200,000	97.17%	100	2	2	N	N	1395	\$860
350 S. Ocean Blvd	. #305	8/1	\$1,395,000	\$1,220,000	87.46%	182	2	2	Υ	N	1210	\$1,008
369 S. Lake Dr. #10	0	9/13		\$1,650,000			2	2	N	N	1960	\$842
130 Sunrise Avenu	e #509	9/9	\$1,695,000	\$1,475,000	87.02%	28	2	2	N	N	1673	\$882
44 Cocoanut Row	#317A	8/18	\$1,695,000	\$1,550,000	91.45%	10	3	2	Υ	N	1501	\$1,033
184 Bradley Place	#302	8/1	\$4,950,000	\$4,184,500	84.54%	243	3	4	Υ	Υ	3416	\$1,225
				\$17,376,500								\$12,675