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## 2016 Quarterly Market Update

## October - December 2016

Single Family Home Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Pool	Wat er	SqFt	\$/SqFt
Inlet Road to Wells Road											
224 Manana Lane	11/16	\$1,775,000	\$1,625,000	91.55%	216	3	3	Υ	Ν	2873	\$566
266 Orange Grove	10/20	\$2,000,000	\$1,850,000	92.50%	77	3	2	Υ	Ν	1810	\$1,022
261 El Dorado Lane	11/25	\$2,350,000	\$2,150,000	91.49%	477	3	3	Υ	Ν	3097	\$694
210 Fairview Road	11/18	\$2,250,000	\$2,100,000	93.33%	57	3	2	Υ	Ν	2514	\$835
256 Mockingbird Trail	10/14	\$3,595,000	\$3,124,982	86.93%	249	3	3	Υ	Ν	4292	\$728
225 Monterey Road	11/22	\$3,995,000	\$2,965,000	74.22%	565	4	4	Υ	Ν	3842	\$772
234 Ocean Terrace	12/15	\$5,495,000	\$4,741,250	86.28%	52	3	4	Υ	Ν	4287	\$1,106
400 Caribbean Road	10/28	\$23,000,000	\$16,465,000	71.59%	361	4	4	Υ	Ν	9999	\$1,647
515 N. County Road	11/16		\$34,344,900 \$69,366,132			6	7			39285	\$874 \$8,244
Wells Road to Worth Avenue											
263 Park Avenue	12/5	\$1,300,000	\$1,095,000	84.23%	531	3	3	Υ	Ν	2390	\$458
222 S. County Road	12/27	\$1,295,000	\$1,160,000	89.58%	116	2	2		Ν	1348	\$861
157 Peruvian Avenue	10/3	\$2,100,000	\$2,025,000	96.43%	152	3	2	Υ	Ν	2035	\$995
231 Seaspray Avenue	12/15	\$3,750,000	\$3,500,000	93.33%	58	3	4	Ν	Ν	3144	\$1,113
346 Brazilian Avenue	10/28	\$6,200,000	\$5,900,000	95.16%	51	4	5	Υ	Ν	4832	\$1,221
120 Atlantic Avenue	12/1	\$6,495,000	\$5,800,000 \$19,480,000	89.30%	241	5	5	Υ	N	6038	\$961 \$4,648

Worth Avenue to Sloan's Curve	•										
1632 S. Ocean Blvd.	10/20	\$10,995,000	\$8,750,000	79.58%	245	5	6	Y	Υ	6671	\$1,312
1002 O. Occari biva.	10/20	ψ10,333,000	ψ0,7 00,000	7 3.30 70	240	5	O	'	1	0071	Ψ1,512
			\$8,750,000								\$1,312
Wells Rd to Worth											
Avenue		<u>Townhouse</u>	<u>Sales</u>								
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Water front	Poo I	SqFt	\$/SqFt
236 Bradley Place	11/8	\$2,995,000	\$2,800,000	93.49%	88	3	4	Υ	Υ	3944	\$710
255 Everglade Avenue	11/1	\$3,500,000	\$3,050,000	87.14%	133	3	3	Ν	Υ	3851	\$792
421 Brazilian Avenue	12/1	\$4,950,000	\$4,600,000	92.93%	59	3	3	Ν	Y	3367	\$1,366
Wells Rd to Worth		<del></del> .									
Avenue	9	<u>Condominium</u>	<u>Sales</u>								
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedro oms	# of Baths	Water front		SqFt	\$/SqFt
235 Sunrise Avenue #2259		Asking Price	<b>Sale Price</b> \$123,000	Asking	on	oms			nish	SqFt 389	<b>\$/SqFt</b> \$316
235 Sunrise Avenue #2259 235 Sunrise Avenue #3212	Date	Asking Price		Asking Price	on	oms	Baths	front	nish ed	-	
	<b>Date</b> 10/13	Asking Price \$249,000	\$123,000	Asking Price	on	oms 1	Baths 2	front N	nish ed N	389	\$316
235 Sunrise Avenue #3212	10/13 10/28	-	\$123,000 \$125,000	Asking Price #DIV/0!	on Market	oms 1 1	Baths 2 2	front N N	nish ed N N	389 389	\$316 \$321
235 Sunrise Avenue #3212 235 Sunrise Avenue #226	10/13 10/28 11/3	-	\$123,000 \$125,000 \$235,000	Asking Price #DIV/0!	on Market	oms 1 1 2	2 2 3	front N N N	nish ed N N Y	389 389 561	\$316 \$321 \$419
235 Sunrise Avenue #3212 235 Sunrise Avenue #226 44 Cocoanut Row #113A	10/13 10/28 11/3 10/12	\$249,000	\$123,000 \$125,000 \$235,000 \$625,000	Asking Price #DIV/0! 94.38%	on Market	oms  1 1 2 1	2 2 3 2	front  N N N N	nish ed N N Y	389 389 561 1039	\$316 \$321 \$419 \$602
235 Sunrise Avenue #3212 235 Sunrise Avenue #226 44 Cocoanut Row #113A 260 Oleander Ave E3	10/13 10/28 11/3 10/12 11/10	\$249,000 \$695,000	\$123,000 \$125,000 \$235,000 \$625,000 \$655,000	Asking Price #DIV/0! 94.38% 94.24%	on Market 50 319	oms  1 1 2 1 2	2 2 3 2 1	front  N N N N N N	nish ed N N Y N	389 389 561 1039 1100	\$316 \$321 \$419 \$602 \$595
235 Sunrise Avenue #3212 235 Sunrise Avenue #226 44 Cocoanut Row #113A 260 Oleander Ave E3 100 Sunrise Avenue #518	10/13 10/28 11/3 10/12 11/10 12/21	\$249,000 \$695,000 \$875,000	\$123,000 \$125,000 \$235,000 \$625,000 \$655,000 \$744,000	#DIV/0! 94.38% 94.24% 85.03%	on Market 50 319 62	oms  1 1 2 1 2 2	2 2 3 2 1 2	front  N N N N N Y	nish ed N N N Y N N N	389 389 561 1039 1100 1400	\$316 \$321 \$419 \$602 \$595 \$531
235 Sunrise Avenue #3212 235 Sunrise Avenue #226 44 Cocoanut Row #113A 260 Oleander Ave E3 100 Sunrise Avenue #518 44 Cocoanut Row #314B	10/13 10/28 11/3 10/12 11/10 12/21 11/30	\$249,000 \$695,000 \$875,000	\$123,000 \$125,000 \$235,000 \$625,000 \$655,000 \$744,000 \$825,000	#DIV/0! 94.38% 94.24% 85.03%	on Market 50 319 62	oms  1 1 2 1 2 2 2	2 2 3 2 1 2 2	front  N N N N N Y	nish ed N N N Y N N N	389 389 561 1039 1100 1400 900	\$316 \$321 \$419 \$602 \$595 \$531 \$917
235 Sunrise Avenue #3212 235 Sunrise Avenue #226 44 Cocoanut Row #113A 260 Oleander Ave E3 100 Sunrise Avenue #518 44 Cocoanut Row #314B 250 Bradley Place #309	10/13 10/28 11/3 10/12 11/10 12/21 11/30 11/28	\$249,000 \$695,000 \$875,000 \$895,000	\$123,000 \$125,000 \$235,000 \$625,000 \$655,000 \$744,000 \$825,000 \$1,000,000	Asking Price #DIV/0! 94.38% 94.24% 85.03% 92.18%	on Market 50 319 62 23	oms  1 1 2 1 2 2 2 2	2 2 3 2 1 2 2 2	front  N N N N Y Y	nish ed  N N Y N N N N N N N N	389 389 561 1039 1100 1400 900 1220	\$316 \$321 \$419 \$602 \$595 \$531 \$917 \$820
235 Sunrise Avenue #3212 235 Sunrise Avenue #226 44 Cocoanut Row #113A 260 Oleander Ave E3 100 Sunrise Avenue #518 44 Cocoanut Row #314B 250 Bradley Place #309 434 Chilean Avenue #2C	10/13 10/28 11/3 10/12 11/10 12/21 11/30 11/28 12/14	\$249,000 \$695,000 \$875,000 \$895,000 \$1,190,000	\$123,000 \$125,000 \$235,000 \$625,000 \$655,000 \$744,000 \$825,000 \$1,000,000 \$975,000	Asking Price #DIV/0! 94.38% 94.24% 85.03% 92.18%	50 319 62 23	oms  1 1 2 1 2 2 2 2 2	2 2 3 2 1 2 2 2 2	front  N N N N Y Y N	nish ed N N N Y N N N N N N Y	389 389 561 1039 1100 1400 900 1220 1316	\$316 \$321 \$419 \$602 \$595 \$531 \$917 \$820 \$741

\$2,000,000

\$2,050,000

95.24%

90.11%

145 Peruvian Avenue #302

100 Worth Avenue #307

11/10

12/29

\$2,100,000

\$2,275,000

3

2

80

262

3 2

Ν

Υ

Ν

Ν

2297

1580

\$871

\$1,297

400 S. Ocean Blvd. #210E	12/22	\$2,795,000	\$2,345,000	83.90%	36	2	2	Υ	Ν	1716	\$1,367
300 S. Ocean Blvd. #4A	12/9	\$3,250,000	\$2,975,000	91.54%	81	2	2	Υ	Ν	2463	\$1,208
360 S. Ocean Blvd. #5B	11/30	\$4,300,000	\$3,875,000	90.12%	191	3	3	Υ	Ν	2700	\$1,435
2 N. Breakers Row N42	11/21		\$6,798,000			3	3			3020	\$2,251
			\$21,881,500								\$13,416