

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

## 2018 Quarterly Market Update October to December 2018

Single Family Home Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedro oms	# of Baths	Pool	Wat er fron t	SqFt	\$/SqFt
Inlet Road to Wells Road									·		
1473 N Lake Way	11/9		\$1,292,000	#DIV/0!		4	2	N	N	1858	\$695
244 Fairview Road	10/29	\$2,795,000	\$2,300,000	82.29%	63	4	2	Ν	Ν	2637	\$872
212 Cherry Lane	11/27	\$2,950,000	\$2,700,000	91.53%	378	3	3	Υ	Ν	1973	\$1,368
301 Garden Road	12/5	\$4,500,000	\$4,050,000	90.00%	103	4	4	Υ	Ν	4990	\$812
260 N. Woods Road	11/12	\$6,495,000	\$5,903,500	90.89%	266	4	4	Υ	Ν	4185	\$1,411
268 Nightingale Trail	10/3	\$7,595,000	\$6,950,000	91.51%	167	5	6	Υ	Ν	7173	\$969
260 N Woods Road	11/12	\$6,495,000	\$5,903,500	90.89%	266	4	4	Υ	Ν	4185	\$1,411
1404 N. Lake Way	10/8		\$8,900,000 \$37,999,000			4	4	Υ	Υ	4893	\$1,819 \$9,357
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Wells Road to Worth Avenue											
226 Oleander Avenue	12/13	\$1,950,000	\$1,500,000	76.92%	328	7	5	Ν	Ν	3592	\$418
230 Chilean Avenue	11/9	\$4,599,000	\$4,250,000	92.41%	123	4	3	Υ	Ν	3518	\$1,208
206 Phipps Plaza	11/2	\$4,900,000	\$4,220,000	86.12%	218	7	8	Υ	Ν	7883	\$535
230 Atlantic Avenue	12/14	\$4,950,000	\$4,480,000	90.51%	317	3	3	Υ	Ν	3972	\$1,128
341 Hibiscus Avenue	10/1		\$5,500,000			4	4	Ν	Ν	4735	\$1,162
235 Dunbar Road	12/14		\$8,100,000			6	7	Υ	N	8130	\$996

416 Brazilian Avenue	10/29	\$10,550,000	\$8,515,000 \$36,565,000	80.71%	55	5	5	Y	N	7777	\$1,095 \$6,542
Worth Avenue to Sloan Curve	s										
113 Kings Road	10/22	\$4,950,000	\$4,900,000	98.99%	112	4	4	Υ	Ν	5182	\$946
240 Jungle Road	11/5	\$8,250,000	\$8,200,000	99.39%	256	6	6	Υ	Ν	6874	\$1,193
822 S. County Road	11/21	\$23,900,000	\$21,160,000	88.54%	36	7	9	Υ	Υ	12671	\$1,670
			\$34,260,000								\$3,808
Wells Rd to World	:h										
Avenue		Townhouse	<u>Sales</u>	-							
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Water front	Poo I	SqFt	\$/SqFt
	'		#REF!	-							#REF!

Wells Rd to Worth		<u></u>									
Avenue		Condominium	Sales								
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedro oms	# of Baths	Water front		SqFt	\$/SqFt
235 Sunrise Avenue #2032	12/7		\$127,000	#DIV/0!		0	1	Ν		271	\$469
235 Sunrise Avenue #3264	11/16		\$127,500			1	2	Ν		389	\$328
235 Sunrise Avenue #3038	11/1		\$135,000			0	1	Ν		271	\$498
235 Sunrise Avenue #PH-9	11/28		\$203,000			1	1	Ν		603	\$337
170 Chilean Avenue #3B	10/24		\$246,400			2	2	Ν		1201	\$205
235 Sunrise Avenue #3029	10/25	\$350,000	\$280,000	80.00%	231	1	1	Ν	Υ	703	\$398
44 Cocoanut Row #101A	10/31	\$449,000	\$425,000	94.65%	272	1	1	Ν	Ν	900	\$472
227 Brazilian Avenue #2H	11/28	\$465,000	\$450,000	96.77%	42	1	1	Υ	Ν	643	\$700
139 Sunrise Avenue #305	11/2		\$458,000			2	2	Ν		990	\$463
142 Peruvian Avenue #104	10/15	\$495,000	\$485,000	97.98%	41	1	1	Ν	Υ	479	\$1,013
44 Cocoanut Row #214B	11/15	\$585,000	\$585,000	100.00%	55	1	1	Υ	Ν	900	\$650
250 Bradley Place #501	11/5	\$670,000	\$615,000	91.79%	199	1	1	Y	N	840	\$732

139 Sunrise Avenue #410	11/9	\$650,000	\$650,000	100.00%	284	2	2	Υ	Ν	1100	\$591
320 Chiliean Avenue #5	11/21	\$695,000	\$695,000	100.00%	50	2	2	Ν	Ν	1259	\$552
250 Bradley Place #503	12/13	\$875,000	\$825,000	94.29%	183	1	1	Υ	Υ	871	\$947
170 Chilean Avenue #5C	10/22	\$925,000	\$800,000	86.49%	172	2	2	Ν	Ν	1201	\$666
142 Peruvian Avenue #102&103	11/13	\$875,000	\$875,000	100.00%	70	1	2	Υ	Υ	1500	\$583
226 Brazilian Avenue #1B	11/7	\$1,040,000	\$1,000,000	96.15%	47	2	2	Ν	Ν	1600	\$625
134 Peruvian Avenue #201	12/14	\$1,100,000	\$1,050,000	95.45%	249	3	2	Ν	Ν	1662	\$632
100 Sunrise Avenue #208 & C28	11/14		\$1,390,000			2	2	Υ		1547	\$899
44 Cocoanut Row #426/427B	12/20	\$1,600,000	\$1,450,000	90.63%	405	4	3	N	Ν	2800	\$518
100 Sunrise Avenue #325	11/21	\$1,850,000	\$1,725,000	93.24%	65	2	2	Υ	Ν	1623	\$1,063
170 N Ocean Blvd, #PH-702	10/22	\$1,950,000	\$1,349,000	69.18%	227	3	2	Υ	Υ	1780	\$758
340 S. Ocean Blvd. #5A	12/7		\$2,100,000			2	2	Υ		2076	\$1,012
340 S. Ocean Blvd. #3E	11/2		\$2,200,000			2	2	Υ		2076	\$1,060
44 Cocoanut Row #513B&514B	11/27	\$2,297,500	\$2,250,000	97.93%	62	3	4	Υ	Ν	2988	\$753
100 Royal Palm Way #1G	11/16	\$2,400,000	\$2,200,000	91.67%	205	2	2	Ν	Ν	2535	\$868
100 Worth Avenue #608	12/20	\$2,650,000	\$2,350,000	88.68%	49	2	2	Υ	Ν	1602	\$1,467
400 S. Ocean Blvd. #108	10/10		\$2,575,000			2	2	Υ		1722	\$1,495
100 Worth Avenue #Ph-10	12/3	\$3,650,000	\$3,100,000	84.93%	30	2	2	Υ	Ν	1597	\$1,941
200 Bradley Place #205	12/28	\$4,200,000	\$3,533,325	84.13%	99	3	4	Υ	Ν	3922	\$901
100 Worth Avenue #PH-12	11/16		\$4,100,000			3	3	Υ		1998	\$2,052
			\$40,354,225								\$23,125