

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

2017 Quarterly Market Update July - Sept 2017

Single Family Home Sales

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	Date			Asking	OII	Oilio	Datiis		<u> </u>		
258 Country Club Road	8/22	\$2,200,000	\$2,225,000	101.14%	71	4	4	Υ	N	3352	\$664
249 Via Linda	9/26	\$2,550,000	\$2,275,000	89.22%	291	4	3	Υ	Ν	3438	\$662
225 Arabian Road	7/10	\$2,550,000	\$2,400,000	94.12%	161	4	4	Υ	Ν	3352	\$716
1534 N Ocean Way	9/21	\$2,895,000	\$2,500,000	86.36%	247	3	4	Υ	Ν	2755	\$907
251 Orange Grove Road	8/2	\$2,700,000	\$2,525,000	93.52%	188	3	3	Υ	Ν	2255	\$1,120
260 El Pueblo Way	7/6		\$2,550,000			4	3	Υ	Ν	3092	\$825
111 Reef Road	7/25	\$2,950,000	\$2,674,825	90.67%	90	4	3	Ν	Ν	4169	\$642
1485 Via Manana	7/5	\$3,975,000	\$3,151,115	79.27%	265	3	3	Υ	Ν	3694	\$853
220 Eden Road	8/1	\$5,295,000	\$4,750,000	89.71%	176	4	5	Υ	Ν	4936	\$962
1263 N. Lake Way	7/31	\$5,495,000	\$4,865,000	88.54%	264	4	5	Υ	Ν	6865	\$709
1221 N. Lake Way	8/8	\$6,995,000	\$5,900,000	84.35%	543	5	5	Υ	Υ	5645	\$1,045
255 Kenlyn Road	7/10	\$6,950,000	\$6,250,000	89.93%	181	4	5	Υ	Ν	6115	\$1,022
209 Via Tortuga	7/1	\$7,495,000	\$6,650,000	88.73%	243	4	4	Υ	Ν	5891	\$1,129
125 Chateaux Drive	8/30	\$10,600,000	\$8,750,000	82.55%	520	6	5	Υ	Ν	7442	\$1,176
			\$57,465,940								\$12,431
Wells Road to Worth Avenue											
213 Park Avenue	8/15	\$1,650,000	\$1,450,000	87.88%	270	2	3	Ν	Ν	2129	\$681
339 Cocoanut Row	7/14	\$2,249,000	\$1,900,000	84.48%	1262	5	5	N	N	3752	\$506

252 Oleander Avenue	8/11		¢2 650 000			2	2	N	N	4782	\$763
420 Brazilian Avenue	7/25	¢ 2 የበ5 በበበ	\$3,650,000 \$3,795,000	97.43%	90	3	4	Y	N	4579	\$703 \$829
164 Seminole Avenue	7/25	\$3,895,000	\$4,500,000 \$4,500,000	91.4370	90	2	2	Y	N	3274	\$1,374
124 Via Bethesda	7/14	£16 200 000	. , ,	02 500/	272	7	9	Y	N	10501	
124 VIa Delliesua	1/31	\$16,200,000	\$15,000,000 \$30,295,000	92.59%	212	,	9	I	IN	10301	\$1,428 \$5,582
			φ30,293,000								ψJ,JOZ
Worth Avenue to Sloan's											
Curve											
1047 S. Ocean Blvd.	7/1		\$1,411,600	#DIV/0!		5	6	Υ	Υ	6736	\$210
110 Via Viscaya	8/1	\$3,395,000	\$2,800,000	82.47%	648	3	3	Υ	Ν	4036	\$694
19 Golfview Road	9/2	\$6,900,000	\$6,500,000	94.20%	654	4	4	Υ	Ν	4959	\$1,311
137 Woodbridge Rd	8/1	\$9,950,000	\$8,900,000	89.45%	321	6	7	Υ	Ν	9220	\$965
822 S. County Road	8/30	\$16,500,000	\$13,100,000	79.39%	306	7	9	Υ	Υ	12671	\$1,034
			\$32,711,600								\$4,213
Wells Rd to Worth											
Avenue		Townhouse	Sales	-							
	Sale		Sale Price	% of	Dava	Bedro	# of	Water	Doo	CaEt	¢/CaEt
	Date	Asking Price	Sale Price	% 01 Asking	Days on	oms	# 01 Baths	front	I	SqFt	\$/SqFt
269 Everglade Avenue	9/26	\$2,300,000	\$2,350,000	102.17%	56	3	4	Ν	Υ	3684	\$638
229 Chilean Avenue	8/1	\$4,695,000	\$3,400,000	72.42%	314	3	5	Ν	Υ	4220	\$806
423 Chilean Avenue	8/23	\$3,950,000	\$3,582,000	90.68%	90	2	3	Υ	Υ	5052	\$709
			\$9,332,000								\$2,153

Wells Rd to Worth Avenue		Condominium	<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 #3010	7/17		\$70,000	#DIV/0!		0	1	Ν	N	271	\$258
235 Sunrise Avenue #2008	7/17		\$90,000			0	1	Ν	Ν	271	\$332
235 Sunrise Avenue #2226	7/11		\$100,000			0	1	Ν	Ν	389	\$257
235 Sunrise Avenue #2038	7/21		\$111,022			0	1	N	N	271	\$410

235 Sunrise Avenue #2247	7/20		\$136,841			0	1	N	N	389	\$352
235 Sunrise Avenue #3013	9/22	\$140,000	\$125,000	89.29%	55	0	1	Ν	Ν	271	\$461
235 Sunrise Avenue #2204	7/20		\$136,841			0	1	Ν	Ν	389	\$352
235 Sunrise Avenue #2040	7/20		\$214,297			0	1	Ν	Ν	271	\$791
235 Sunrise Avenue #2106	7/21	\$295,000	\$265,000	89.83%	146	2	2	Ν	Υ	788	\$336
130 Sunrise Avenue #216W	7/21	\$299,000	\$299,000	100.00%	129	1	1	Ν	Ν	1097	\$273
301 Australian Avenue #106	9/29	\$345,000	\$307,500	89.13%	332	1	1	Ν	Υ		
301 Australian Avenue #104	9/29	\$495,000	\$435,000	87.88%	332	1	1	Ν	Υ		
227 Brazilian Avenue #2H	8/17	\$435,000	\$435,000	100.00%	98	1	1	Υ	Ν	643	\$677
44 Cocoanut Row #325B	7/17		\$525,000			1	1	Υ	Ν	953	\$551
300 S. Ocean Blvd. #3G	7/3	\$750,000	\$700,000	93.33%	273	2	1	Υ	Ν	1367	\$512
389 S. Lake Dr. #3C	7/6	\$995,000	\$825,000	82.91%	370	2	2	Υ	Ν	2037	\$405
301 Australian Avenue #116	9/29	\$899,000	\$850,000	94.55%	918	2	2	Ν	Υ		
130 Sunrise Avenue #619	7/21		\$870,000			3	3	Ν	Ν	1983	\$439
354 Chilean Avenue #3D	9/26	\$995,000	\$940,000	94.47%	216	2	2	Ν	Ν	1225	\$767
201 Everglade Ave #104	8/31	\$1,075,000	\$960,000	89.30%	80	2	2	Ν	Ν	1440	\$667
369 S. Lake Dr. #1F	7/31		\$1,200,000			1	1	Υ	Ν	1160	\$1,034
330 S. Ocean Blvd. #1E	8/23	\$1,850,000	\$1,678,000	90.70%	100	2	2	Υ	Ν	1996	\$841
170 N. Ocean Blvd. #505 & #507	8/18	\$1,995,000	\$1,700,000	85.21%	280	3	3	Υ	Ν	2500	\$680
400 S. Ocean Blvd. #223S	7/28	\$1,899,000	\$1,700,000	89.52%	136	2	2	Υ	Ν	1716	\$991
100 Worth Avenue PH-15	7/14	\$1,900,000	\$1,760,000	92.63%	192	2	2	Ν	Ν	1590	\$1,107
100 Worth Avenue #408	9/29	\$2,700,000	\$2,250,000	83.33%	199	2	2	Υ	Ν	1602	\$1,404
100 Sunrise Avenue #202	7/10	\$2,695,000	\$2,350,000	87.20%	208	2	2	Υ	Ν	1646	\$1,428
330 S. Ocean Blvd. #3D	7/28	\$4,800,000	\$4,500,000	93.75%	130	2	2	Υ	Ν	3025	\$1,488
			\$25,533,501								\$16,811