

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

2018 Quarterly Market Update April to June 2018

April to June 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											
226 Tradewind Drive	4/16		\$1,403,000	#DIV/0!		4	4	Υ	Ν	4178	\$336
1213 N. Ocean Blvd.	5/16		\$1,550,000								
1540 N. Lake Way	5/22	\$1,995,000	\$1,840,000	92.23%	405	3	3	Υ	Ν	2426	\$758
223 Monterey Road	6/28	\$2,190,000	\$1,750,000	79.91%	209	3	3	Υ	Ν	2334	\$750
240 Osceola Way	6/15	\$2,200,000	\$1,718,000	78.09%	164	3	3	Υ	Ν	3390	\$507
205 Jamaica Lane	4/5	\$2,495,000	\$1,900,000	76.15%	135	6	4	Υ	Ν	3944	\$482
232 Bahama Lane	4/23	\$2,500,000	\$2,500,000	100.00%	7	3	3	Υ	Ν	3142	\$796
113 E. Inlet Drive	6/4	\$2,900,000	\$2,374,863	81.89%	118	4	3	Υ	Ν	3143	\$756
240 Queens Lane	4/18	\$2,950,000	\$2,600,000	88.14%	275	4	3	Υ	Ν	3705	\$702
1556 N. Ocean Blvd.	5/21	\$2,950,000	\$2,725,000	92.37%	83	4	3	Υ	Ν	2422	\$1,125
234 Merrain Road	5/14	\$3,195,000	\$2,800,000	87.64%	306	5	4	Ν	Ν	3408	\$822
304 Plantation Road	4/4	\$2,995,000	\$2,995,000	100.00%	110	4	3	Υ	Ν	2555	\$1,172
210 Palmo Way	5/2	\$3,495,000	\$3,150,000	90.13%	177	3	3	Υ	Ν	3062	\$1,029
270 El Dorado Lane	6/15	\$3,250,000	\$3,150,000	96.92%	102	5	5	Υ	Ν	3665	\$859
256 Mockingbird Trail	4/4	\$3,600,000	\$3,600,000	100.00%	3	3	3	Υ	Ν	4292	\$839
211 Caribbean Road	6/12	\$4,185,000	\$3,697,000	88.34%	215	4	4	Υ	Ν	4415	\$837
208 Bahama Lane	4/13	\$4,600,000	\$4,250,000	92.39%	403	4	5	Υ	Ν	4566	\$931
240 Via Marila	4/26	\$4,600,000	\$4,373,000	95.07%	55	3	3	Υ	Ν	3616	\$1,209

310 Eden Road	5/22	\$5,800,000	\$4,850,000	83.62%	362	4	6	Υ	Ν	6036	\$804
226 Tradewind Drive	4/18	\$5,150,000	\$5,100,000	99.03%	64	4	5	Υ	Ν	5836	\$874
239 Emerald Lane	6/1	\$5,700,000	\$5,400,000	94.74%	164	5	5	Υ	Ν	7233	\$747
528 N Lake Way	4/6	\$5,995,000	\$5,250,000	87.57%	217	6	8	Υ	Ν	6398	\$821
127 Reef Road	4/19		\$6,000,000			2	3	Υ	Ν	4808	\$1,248
229 Ridgeview Road	6/1	\$6,950,000	\$6,159,000	88.62%	87	4	4	Υ	Ν	3726	\$1,653
3 Via Los Incas	5/18	\$7,450,000	\$6,500,000	87.25%	238	5	5	Υ	Ν	6476	\$1,004
216 Sandpiper Drive	5/14	\$6,895,000	\$6,600,000	95.72%	129	5	6	Υ	Ν	5080	\$1,299
231 Nightingale Trail	4/20	\$7,850,000	\$6,630,000	84.46%	158	5	6	Υ	Ν	6768	\$980
110 Wells Road	4/10	\$7,695,000	\$6,786,250	88.19%	98	5	6	Υ	Ν	6493	\$1,045
325 Ridgeview Drive	4/25	\$7,995,000	\$6,990,000	87.43%	499	9	8	Υ	Ν	10181	\$687
220 Ocean Terrace	5/15	\$7,500,000	\$7,100,000	94.67%	433	5	5	Υ	Ν	5568	\$1,275
302 Via Linda	6/28	\$7,750,000	\$6,301,000	81.30%	114	4	4	Υ	Ν	5272	\$1,195
720 N. County Road	4/3	\$8,995,000	\$7,881,200	87.62%	182	6	6	Υ	Ν	8439	\$934
1404 N Lake Way	4/2		\$8,250,000			4	4	Υ	Υ	4893	\$1,686
226 Via Las Brisas	4/30	\$10,250,000	\$9,640,000	94.05%	61	7	7	Υ	Ν	11808	\$816
180 Canterbury Lane	6/18	\$10,900,000	\$10,400,000	95.41%	91	5	6	Υ	Ν	8432	\$1,233
254 Tangier Avenue	4/5	\$14,900,000	\$14,050,000	94.30%	180	7	8	Υ	Ν	11225	\$1,252
300 Ridgeview Drive	6/8	\$15,000,000	\$12,975,000	86.50%	128	6	7	Υ	Ν	8970	\$1,446
1460 N. Lake Way	4/24	\$24,900,000	\$21,355,000	85.76%	714	5	7	Υ	Υ	15613	\$1,368
			\$212,593,313								\$36,275
Wells Dead to Westle Assessed											
Wells Road to Worth Avenue											
400 Seabreeze Avenue	5/1		\$1,500,000	#DIV/0!		3	3	Υ	Ν	1576	\$952
441 Australian Avenue	5/1	\$2,650,000	\$2,400,000	90.57%	178	3	2	Ν	Ν	1305	\$1,839
154 Atlantic Avenue	4/6	\$2,795,000	\$2,650,000	94.81%	288	5	6	Υ	Ν	3744	\$708
249 Seminole Avenue	4/2	\$3,295,000	\$2,750,000	83.46%	61	3	3	Υ	Ν	3260	\$844
222 Phipps Plaza	4/27	\$3,495,000	\$3,071,321	87.88%	452	3	3	Ν	Ν	3592	\$855
418 Seaspray Avenue	4/2	\$3,950,000	\$3,380,000	85.57%	178	4	3	Υ	Ν	3936	\$859
140 Atlantic Avenue	4/12	\$3,800,000	\$3,750,000	98.68%	50	3	2	Υ	Ν	2976	\$1,260
245 Pendleton Avenue	5/14	\$4,100,000	\$3,450,000	84.15%	153	6	5	Υ	Ν	5246	\$658
251 Dunbar Road	5/25	\$5,550,000	\$5,000,000	90.09%	191	5	3	Υ	Ν	4833	\$1,035
412 Brazilian Avenue	6/1	\$6,895,000	\$6,362,500	92.28%	205	5	6	Υ	Ν	5086	\$1,251
		•	\$34,313,821								\$10,259
	I .		•								•

Worth Avenue to Sloan's Curve											
125 Seagrape Circle	4/25		\$7,000,000	#DIV/0!		4	4	Υ	Υ	5491	\$1,275
130 Clarendon Avenue	4/18	\$11,750,000	\$9,872,000	84.02%	462	6	6	Υ	Ν	10192	\$969
534 Island Drive	6/5	\$15,900,000	\$12,537,970	78.86%	665	4	4	Υ	Υ	8674	\$1,445
8 Golfview Road	6/28	\$19,500,000	\$18,000,000	92.31%	58	5	3	Υ	Ν	8706	\$2,068
10 Blossom Way	5/1		\$20,250,000			5	5	Υ	Ν	10841	\$1,868
89 Middle Road	4/2	\$21,900,000	\$18,250,000	83.33%	467	4	5	Υ	Υ	17209	\$1,060
1125 S. Ocean Blvd.	5/16	\$23,900,000	\$18,500,000	77.41%	163	8	8	Υ	Υ	10455	\$1,769
1616 S. Ocean Blvd.	5/15	\$27,000,000	\$22,430,000	83.07%	53	11	14	Υ	Υ	18866	\$1,189
1800 S. Ocean Blvd.	4/19	\$46,000,000	\$37,375,675	81.25%	192	10	12	Υ	Υ	26351	\$1,418
1485 S. Ocean Blvd.	6/14	\$59,500,000	\$41,257,000	69.34%	987	7	9	Υ	Υ	22164	\$1,861
			\$205,472,645								\$14,923
Wells Rd to Worth											
Wells Rd to Worth Avenue		<u>Townhouse</u>	<u>Sales</u>								
	Sale Date	Townhouse Asking Price	Sales Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Water front	Poo I	SqFt	\$/SqFt
					-				_	SqFt 3774	\$/SqFt \$729
Avenue	Date	Asking Price	Sale Price	Asking	on	oms	Baths	front	ı	·	•
Avenue 249 Seminole Avenue	Date 4/2	Asking Price \$3,295,000	Sale Price \$2,750,000	Asking 83.46%	on 61	oms 3	Baths 3	front N	I Y	3774	\$729
Avenue 249 Seminole Avenue 300 Atlantic Avenue	Date 4/2 5/4	Asking Price \$3,295,000 \$3,495,000	Sale Price \$2,750,000 \$3,040,000	Asking 83.46% 86.98%	on 61 114	oms 3 3	Baths 3 4	front N Y	I Y Y	3774 4821	\$729 \$631
Avenue 249 Seminole Avenue 300 Atlantic Avenue 205 Atlantic Avenue	Date 4/2 5/4 5/1	\$3,295,000 \$3,495,000 \$3,875,000	\$2,750,000 \$3,040,000 \$3,400,000	Asking 83.46% 86.98% 87.74%	on 61 114 88	oms 3 3	Baths 3 4 4	front N Y N	I Y Y N	3774 4821 4146	\$729 \$631 \$820
Avenue 249 Seminole Avenue 300 Atlantic Avenue 205 Atlantic Avenue 118 Hammon Avenue	Date 4/2 5/4 5/1 6/4	\$3,295,000 \$3,495,000 \$3,875,000 \$4,995,000	\$2,750,000 \$3,040,000 \$3,400,000 \$4,242,800	Asking 83.46% 86.98% 87.74% 84.94%	on 61 114 88 237	oms 3 3 3 5	3 4 4 6	front N Y N	I Y Y N	3774 4821 4146 6321	\$729 \$631 \$820 \$671
Avenue 249 Seminole Avenue 300 Atlantic Avenue 205 Atlantic Avenue 118 Hammon Avenue 114 Hammon Avenue	Date 4/2 5/4 5/1 6/4 4/30	\$3,295,000 \$3,495,000 \$3,875,000 \$4,995,000	\$2,750,000 \$3,040,000 \$3,400,000 \$4,242,800 \$4,500,000	Asking 83.46% 86.98% 87.74% 84.94%	on 61 114 88 237	oms 3 3 3 5 5	3 4 4 6 6 6	front N Y N	I Y Y N	3774 4821 4146 6321 5595	\$729 \$631 \$820 \$671 \$804
Avenue 249 Seminole Avenue 300 Atlantic Avenue 205 Atlantic Avenue 118 Hammon Avenue 114 Hammon Avenue 418 Brazilian Avenue	Date 4/2 5/4 5/1 6/4 4/30 4/2	\$3,295,000 \$3,495,000 \$3,875,000 \$4,995,000 \$5,295,000	\$2,750,000 \$3,040,000 \$3,400,000 \$4,242,800 \$4,500,000 \$4,650,000	Asking 83.46% 86.98% 87.74% 84.94% 84.99%	on 61 114 88 237 136	oms 3 3 5 5 3	Baths 3 4 4 6 6 4	front N Y N N	I Y Y N N	3774 4821 4146 6321 5595 3892	\$729 \$631 \$820 \$671 \$804 \$1,195

	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedro oms	# of Baths	Water front		SqFt	\$/SqFt
235 Sunrise Avenue #1001	5/16		\$72,500	#DIV/0!		0	1	Ν		184	\$394
235 Sunrise Avenue #1003	5/16		\$74,000			0	1	Ν		184	\$402
235 Sunrise Avenue #3230	4/19		\$117,000			1	2	Ν		389	\$301
235 Sunrise Avenue #2202	5/9	\$134,900	\$130,000	96.37%	113	0	1	Ν	Υ	217	\$599
235 Sunrise Avenue #2256	5/11		\$175,900			1	2	Ν		389	\$452
235 Sunrise Avenue #3225	5/10	\$189,000	\$160,000	84.66%	160	1	2	Ν	Υ	389	\$411
235 Sunrise Avenue #2107	5/1		\$220,000			2	2	Ν		788	\$279
44 Cocoanut Row #108A	4/4	\$395,000	\$365,000	92.41%	86	1	1	Υ	Υ	900	\$406
100 Sunrise Avenue #C47 & C48	5/24	\$399,995	\$450,000	112.50%	120	0	1	Υ	Ν	286	\$1,573
139 Sunrise Avenue #209	6/29	\$445,500	\$420,000	94.28%	73	2	2	Ν	Ν	990	\$424
227 Brazilian Avenue #3E	6/26	\$465,000	\$458,000	98.49%	130	1	1	Ν	Ν	683	\$671
455 Australian Avenue #3H	4/26	\$559,000	\$550,000	98.39%	192	1	1	Ν	Ν	837	\$657
44 Cocoanut Row #128B	5/30	\$595,000	\$565,000	94.96%	128	2	2	Υ	Ν	1500	\$377
354 Chilean Ave #5B	6/6	\$609,000	\$690,000	113.30%	443	1	1	Ν	Ν	892	\$774
130 Sunrise Avenue #518	4/30	\$649,000	\$625,000	96.30%	140	1	1	Ν	Ν	1097	\$570
342 Cocoanut Row #C	4/3		\$650,000			2	2			861	\$755
170 N. Ocean Blvd. #611	6/21	\$700,000	\$725,000	103.57%	1424	1	1	Ν	Ν	868	\$835
44 Cocoanut Row #111B	6/25	\$785,000	\$750,000	95.54%	154	2	2	Υ	Ν	1500	\$500
130 Sunrise Avenue #514	4/19	\$869,000	\$750,000	86.31%	518	2	2	Ν	Ν	1580	\$475
130 Sunrise Avenue #314	5/7	\$825,000	\$750,000	90.91%	80	2	2	Ν	Ν	1580	\$475
381 S. Lake Dr. #4	6/29	\$825,000	\$800,000	96.97%	206	2	2	Υ	Ν	1100	\$727
44 Cocoanut Row #328B	6/1	\$849,000	\$802,000	94.46%	72	2	2	Ν	Ν	1272	\$631
455 Australian Avenue #4E	4/6	\$879,999	\$810,000	92.05%	111	2	2	Ν	Ν	1395	\$581
100 Royal Palm Way #E1	6/4	\$899,000	\$840,000	93.44%	101	1	2	Υ	Υ	1104	\$761
250 Bradley Place #505	4/13	\$925,000	\$860,000	92.97%	351	2	2	Υ	Ν	1220	\$705
130 Sunrise Avenue #505	5/21		\$870,000			2	2			1580	\$551
455 Worth Avenue #207	5/14		\$875,000			2	2			955	\$916
100 Sunrise Avenue #319	6/29	\$950,000	\$910,000	95.79%	116	2	2	N	Ν	1391	\$654
350 S. Ocean Blvd. #107	1/22	\$995,000	\$950,000	95.48%	230	2	2	Υ	N	1636	\$581

	1					_					
434 Chilean Avenue #2B	6/15	\$995,000	\$803,500	80.75%	540	2	2	N	Υ	1316	\$611
227 Australian Avenue #5D	5/15	\$1,100,000	\$1,000,000	90.91%	6	2	2	N	N	1287	\$777
130 Sunrise Avenue #406	5/3		\$1,030,000			2	2	N		1580	\$652
170 N. Ocean Blvd. #203	6/4	\$1,250,000	\$1,147,500	91.80%	89	2	2	Y	Ν	1395	\$823
130 Sunrise Avenue #402	5/1	\$1,299,000	\$1,175,000	90.45%	295	2	2	Ν	Ν	1580	\$744
170 N. Ocean Blvd. #506	6/22	\$1,385,000	\$1,342,500	96.93%	185	2	2	Υ	Ν	1395	\$962
130 Sunrise Avenue #310	5/2	\$1,395,000	\$1,300,000	93.19%	260	2	2	Ν	Ν	1673	\$777
150 Bradley Place #411	5/1	\$1,395,000	\$1,325,000	94.98%	476	2	2	Υ	Ν	1505	\$880
127 Peruvian Avenue #205	4/11	\$1,395,000	\$1,395,000	100.00%	106	2	2	Ν	Ν	1720	\$811
100 Sunrise Avenue #421	6/18	\$1,399,000	\$1,385,000	99.00%	187	2	2	Υ	Ν	1665	\$832
100 Worth Avenue #302	6/8	\$1,495,000	\$1,150,000	76.92%	102	2	2	Ν	Ν	1588	\$724
130 Sunrise Avenue #212	4/30	\$1,695,000	\$1,400,000	82.60%	154	3	3	Ν	Ν	1983	\$706
100 Worth Avenue #404	5/16	\$1,650,000	\$1,450,000	87.88%	205	2	2	Ν	Ν	1539	\$942
44 Cocoanut Row #211/212	b 6/1	\$1,650,000	\$1,500,000	90.91%	122	3	4	Υ	Ν	1215	\$1,235
44 Cocoanut Row #517B	4/24	\$1,795,000	\$1,800,000	100.28%	327	2	2	Υ	Ν	1226	\$1,468
44 Cocoanut Row #518B	4/24	\$1,795,000	\$1,800,000	100.28%	327	2	2	Υ	Ν	1226	\$1,468
150 Bradley Place #401	5/15	\$1,825,000	\$1,500,000	82.19%	238	3	3	Υ	Ν	2290	\$655
100 Worth Avenue #417	6/6	\$1,850,000	\$1,750,000	94.59%	77	2	2	Υ	Ν	1580	\$1,108
100 Sunrise Avenue #213	6/7	\$2,195,000	\$2,000,000	91.12%	146	2	2	Υ	Ν	1780	\$1,124
340 S. Ocean Blvd. #2B	5/1	\$2,195,000	\$1,925,000	87.70%	85	2	2	Υ	Ν	2076	\$927
340 S. Ocean Blvd. #1G	6/29	\$2,450,000	\$2,019,500	82.43%	105	2	2	Υ	Ν	2465	\$819
150 Bradley Place #703	5/1	\$2,795,000	\$2,410,000	86.23%	438	2	2	Υ	Ν	1568	\$1,537
340 Brazilian Avenue #202	4/3	\$2,795,000	\$2,650,000	94.81%	118	3	3	Ν	Ν	2323	\$1,141
150 Bradley Place #713D&7	'14C 5/9	\$2,995,000	\$2,950,000	98.50%	155	4	4	Υ	Ν	3007	\$981
340 S. Ocean Blvd. #5C	4/12	\$3,200,000	\$2,950,000	92.19%	162	2	2	Υ	Ν	2057	\$1,434
150 Bradley Place #106	5/29	\$3,250,000	\$3,000,000	92.31%	120	3	3	Υ	Ν	4191	\$716
44 Cocoanut Row #117/118		\$3,299,000	\$2,975,000	90.18%	536	4	3	Υ	Ν	2441	\$1,219
100 Worth Avenue #709	4/9	. , ,	\$3,500,000			3	3			2128	\$1,645
200 Bradley Place #304	6/8	\$4,750,000	\$4,450,000	93.68%	130	2	3	Υ	N	2716	\$1,638
150 Bradley Place #801	4/4	· ,,	\$4,500,000		- -	2	2			2199	\$2,046
150 Bradley Place #115	5/15	\$5,975,000	\$5,400,000	90.38%	125	5	6	Υ	N	6378	\$847
100 2.22.03	5, 10	+ -, - : -,	+ -,,	23.0070	3	•	•			-	∓ ♥

100 Sunrise Ave. #311	5/24	\$5,995,000	\$5,850,000	97.58%	62	2	2	Υ	Ν	2025	\$2,889
120 Sunset Avenue #4C	4/30	\$6,900,000	\$6,400,000	92.75%	103	2	3	Υ	Ν	3700	\$1,730
2 N. Breakers Row #S24	4/20	\$12,500,000	\$11,500,000	92.00%	170	3	3	Υ	Ν	3322	\$3,462
			\$105,147,400								\$57,764