

1/26/23



For Over 30 Years... "Specializing in Palm Beach Luxury Properties"

**Linda R. Olsson, Inc., Realtor**

Established 1989



**\$11,995,000 - 244 ORANGE GROVE - NORTH END PERFECTION, DEEDED BEACH ACCESS  
ABSOLUTELY STUNNING, CUSTOM SOUTH EXPOSURE POOL HOME - HIGH ELEVATION LOT**

**Specializing in Palm Beach Luxury Properties for Over 30 Years, From PIEDS A' TERRE to OCEANFRONT Estates.** Our firm provides Global Reach, Local Expertise, and our Unrivaled Website...We have been uniting extraordinary people with exceptional properties since 1989.

**With global uncertainty, swings in the stock market, and inflation soaring, home buyers are looking to purchase real assets.** The Palm Beach real estate market remains strong, as Buyers continue to flock here to purchase property to take advantage of the Palm Beach lifestyle and Florida's tax benefits.

**Considering Selling Your Home? Choosing a firm to represent your best interests makes all the difference.** Thanks to our superior customer service, strong business ethics, and our stellar reputation, we are a leader among local firms...We get Results! Contact us for Experience you Trust!

#### **4th Qtr. 2022 Market Report update:**

**Area 1: (Inlet Drive to Wells Road) 5 homes SOLD –**

Average price: \$9,520,000 – Average per sq.ft. \$2,081

Highest priced per sq.ft. 225 W Indies Dr - \$3,045

Lowest priced per sq.ft. 210 Palmo Way - \$1,484

**Area 2: (Wells Road to Worth Ave.) 3 homes SOLD –**

Average price: \$16,179,712 – Average per sq.ft. \$3,288

Highest priced per sq.ft. 151 Root Trail - \$4,211

Lowest priced per sq.ft. 124 Brazilian Ave - \$2,549

**Area 3: (Worth Avenue to Sloan's Curve) 7 home SOLD –**

Average price: \$18,819,409 – Average per sq.ft. \$2,184

Highest priced per sq.ft. 1700 S Ocean Blvd - \$3,873

Lowest priced per sq.ft. 485 S County Road - \$636

**Area 2: CONDOS (Worth Avenue to Wells Road)**

14 condos SOLD –

Average price: \$4,283,464 – Average per sq.ft. \$1,855

Highest priced per sq.ft. 110 Sunset Ave E4B - \$3,725

Lowest priced per sq.ft. 315 S Lake Dr 4A - \$909



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# Thinking About Selling Your Home? Let Our Expertise Work For You. Contact Us For Experience You Can Trust!

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Postal Customer

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ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL



**\$13,900,000 - 400 S. Ocean Blvd.**



**\$12,950,000 - 1100 S. Flagler Drive 1702**



**\$12,500,000 - 360 Seaspray Avenue**



**\$12,375,000 - 165 Seminole Avenue**

## The Right Broker, Makes All The Difference...

- Recognized by the Wall Street Journal as one of "America's Best Real Estate Agents... Ranked 26th in the State of Florida"
- Superior Customer Service
- First Class Advertising
- Two Multiple Listing Services
- Incomparable Targeted Marketing
- Extensive Global Internet Exposure
- Expert Negotiating Skills
- 30 Years of Palm Beach Experience
- A Reputation You Can Trust!



**\$4,795,000 - 529 S. Flagler Drive TH4**



**\$3,995,000 - 529 S. Flagler Drive 16F**



**\$3,495,000 - 350 S. Ocean Blvd. 103**



**\$1,495,000 - 1200 S. Flagler Drive PH4**



**Sale or Lease - 229 Pendleton Avenue**



**Seasonal or Annual Lease - 1617 N. Flagler**



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## 2022 4<sup>TH</sup> QUARTER MARKET REPORT OCTOBER 1, 2022 TO DECEMBER 31, 2022

Inlet Road to Wells Road	Northend Single Family Home Sales										
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
286 Orange Grove Rd	10/28	\$6,950,000	\$6,700,000	96.40%	39	4	3	Y	N	3180	\$2,107
231 El Dorado Lane	12/1	\$9,750,000	\$9,550,000	97.95%	125	4	4.1	Y	N	3961	\$2,411
245 Ridgeview Dr	11/9	\$15,975,000	\$15,050,000	94.21%	170	4	4	Y	N	5294	\$2,843
225 W Indies Dr	11/2	\$16,900,000	\$16,300,000	96.45%	188	4	5.1	Y	N	5353	\$3,045
210 Palmo Way	11/9	\$19,900,000	\$10,250,000	51.51%	366	7	8.1	Y	N	6909	\$1,484
			\$47,600,000								\$10,406
Wells Road to Worth Avenue	In Town Single Family Home Sales										
151 Root Trail	11/1		3,200,000			2	1	N	N	760	\$4,211
211 Dunbar Rd	11/9	\$24,500,000	\$21,339,137	87.10%	233	7	8.1	Y	N	8371	\$2,549
124 Brazillian Ave	11/1	\$25,000,000	\$24,000,000	96.00%	92	8	8.2	Y	N	7728	\$3,106
			\$48,539,137								\$9,865
Worth Avenue to Sloan's Curve	Estate Section Single Family Home Sales										
485 S County Road	11/8		\$3,050,000			3	3.1	Y	N	4792	\$636
201 El Vedado Lane	10/4		\$6,938,750			7	8.2	Y	N	11497	\$604
150 Wood Bridge Road	12/28	\$12,500,000	\$11,760,000	94.08%	223	5	6.1	Y	N	5946	\$1,978
124 Parc Monceau	10/7	\$13,950,000	\$10,150,000	72.76%	1357	6	9	Y	Y	7047	\$1,440
95 Middle Road	11/30	\$28,750,000	\$26,750,000	93.04%	175	4	5.1	Y	N	8385	\$3,190
220 Jungle Road	12/5		\$32,087,119					N		9000	\$3,565
1700 S Ocean Blvd	11/22	\$41,900,000	\$41,000,000	97.85%	342	6	8.1	Y	Y	10586	\$3,873
			\$131,735,869								\$15,287



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Wells Road to Worth Avenue											
InTown Townhome Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
236 Bradley Pl	11/30	\$7,500,000	\$6,250,000	83.33%	43	3	4.1	Y	Y	4578	\$1,365
331 Australian Ave	12/15	\$8,995,000	\$9,050,000	100.61%	56	4	5.1	N	Y	4956	\$1,826
			\$15,300,000								\$3,191
Wells Rd to Worth Avenue											
In Town Condominium Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
315 S Lake Dr 4A	11/14		\$1,650,000			2	2	N	Y	1,816	\$909
226 Brazilian Ave 3B	11/18	\$1,875,000	\$1,950,000	104.00%	62	2	2	N	N	1,317	\$1,481
44 Coconut Row 507A	10/21	\$1,975,000	\$1,750,000	88.61%	137	1	1.1	N	Y	1,200	\$1,458
300 S Ocean Blvd 3E	10/17	\$1,995,000	\$2,200,000	110.28%	276	1	1	N	Y	1,309	\$1,681
44 Coconut Row 321A	10/19	\$3,000,000	\$1,950,000	65.00%	168	2	2	Y	Y	1,621	\$1,203
400 S Ocean Blvd 202	11/23	\$3,199,000	\$2,925,000	91.43%	202	2	2.1	Y	Y	1,716	\$1,705
100 Sunrise Ave 505	10/19	\$3,495,000	\$3,275,000	93.71%	65	2	2.1	Y	Y	1,851	\$1,769
429 Australian Ave 80	12/12	\$3,495,000	\$3,400,000	97.28%	24	3	3	N	Y	1,914	\$1,776
400 S Ocean Blvd 406	12/2	\$4,100,000	\$3,750,000	91.46%	31	2	2.1	Y	Y	1,716	\$2,185
350 S Ocean Blvd 202	12/19	\$4,295,000	\$3,604,500	83.92%	53	2	2	Y	Y	1,234	\$2,921
100 Sunrise Ave 515	12/14	\$4,500,000	\$4,500,000	100.00%	31	2	2.1	Y	Y	1,547	\$2,909
150 Bradley Place 205	12/1	\$4,950,000	\$3,664,000	74.02%	143	3	3	Y	Y	1,840	\$1,991
100 Royal Palm Way G3	10/19	\$6,395,000	\$4,150,000	64.89%	238	3	3	Y	N	2,535	\$1,637
110 Sunset Ave E4B	12/28	\$26,500,000	\$23,750,000	89.62%	113	4	5.1	N	Y	6,376	\$3,725
			\$62,518,500								\$27,350



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