

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

2017 Quarterly Market Update April - June 2017

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											
274 Orange Grove Road	6/1	\$1,995,000	\$1,625,000	81.45%	185	4	3	Υ	Ν	2775	\$586
596 N. County Road	4/19		\$2,200,000			4	3	Υ	Ν	2408	\$914
240 El Dorado Lane	5/2	\$2,695,000	\$2,400,000	89.05%	277	4	3	Υ	Ν	3134	\$766
233 Arabian Road	4/13	\$2,650,000	\$2,400,000	90.57%	73	4	3	Υ	Ν	3459	\$694
1287 N. Ocean Way	4/18		\$2,491,175			4	3			2778	\$897
209 Sanford Avenue	6/26	\$2,950,000	\$2,600,000	88.14%	69	4	3	Υ	Ν	4116	\$632
255 Plantation Road	6/23	\$3,250,000	\$2,850,000	87.69%	514	4	4	Υ	Υ	4126	\$691
209 Angler Avenue	6/8	\$3,375,000	\$2,895,000	85.78%	155	3	4	Υ	Ν	2486	\$1,165
269 Miraflores Drive	6/1	\$3,350,000	\$3,000,000	89.55%	430	5	5	Υ	Ν	4637	\$647
247 Miraflores Drive	5/30	\$3,450,000	\$2,900,000	84.06%	83	3	4	Υ	Ν	2872	\$1,010
224 Bahama Lane	4/10	\$3,450,000	\$3,220,000	93.33%	118	4	4	Υ	Ν	3427	\$940
170 Seagate Road	4/10	\$3,750,000	\$3,500,000	93.33%	168	3	3	Υ	Ν	3000	\$1,167
200 Mockingbird Trail	4/28	\$3,600,000	\$3,500,000	97.22%	356	3	3	Ν	Ν	2845	\$1,230
236 La Puerta Way	5/18	\$4,195,000	\$3,600,000	85.82%	92	4	3	Υ	Ν	3586	\$1,004
745 N Lake Way	5/25	\$4,250,000	\$3,650,000	85.88%	231	5	4	Υ	Ν	4228	\$863
227 Ocean Terrace	5/22	\$3,999,999	\$3,650,000	91.25%	122	4	3	Υ	Ν	3446	\$1,059
218 Via Linda	6/1	\$3,990,000	\$3,775,000	94.61%	170	4	3	Υ	Ν	3288	\$1,148
152 Reef Road	5/30	\$4,250,000	\$3,922,500	92.29%	221	4	4	Υ	Ν	5227	\$750
256 Tradewind Drive	5/15	\$4,990,000	\$4,650,000	93.19%	712	3	4	Υ	Ν	4501	\$1,033
249 Monterey Road	5/8	\$4,825,000	\$4,650,000	96.37%	439	3	4	Υ	Ν	4613	\$1,008

301 Via Linda	6/9	\$5,495,000	\$5,020,000	91.36%	416	4	5	Ν	Ν	6579	\$763
931 N. Lake Way	4/18	\$6,200,000	\$5,310,000	85.65%	246	6	7	Υ	Ν	7508	\$707
1233 N. Ocean Way	5/9	\$6,295,000	\$5,475,262	86.98%	98	4	5	Υ	Ν	4204	\$1,302
227 Miraflores Drive	6/21	\$5,900,000	\$5,500,000	93.22%	106	3	5	Υ	Ν	4972	\$1,106
271 La Puerta Way	5/1	\$5,995,000	\$5,700,000	95.08%	103	6	7	Υ	Ν	5931	\$961
202 Graden Road	6/20	\$6,500,000	\$5,730,000	88.15%	340	6	6	Υ	Ν	7300	\$785
1185 N. Lake Way	6/2	\$7,950,000	\$7,900,000	99.37%	79	4	4	Υ	Υ	5800	\$1,362
1255 N. Lake Way	5/1	\$11,450,000	\$10,985,000	95.94%	151	5	5	Υ	Υ	6579	\$1,670
304 Garden Road	6/30	\$12,750,000	\$11,750,000	92.16%	3	7	10	Υ	Ν	8550	\$1,374
920 N. Lake Way	4/26	\$16,500,000	\$12,950,200	78.49%	254	8	7	Υ	Υ	10537	\$1,229
1102 N. Ocean Blvd.	5/30	\$25,900,000	\$20,000,000	77.22%	320	6	7	Υ	Υ	17309	\$1,155
1565 N. Ocean Way	6/15	\$32,000,000	\$25,200,000	78.75%	435	7	7	Υ	Υ	10811	\$2,331
100 Casa Bendita	5/1	\$39,500,000	\$34,000,000	86.08%	178	6	6	Υ	Υ	13773	\$2,469
			\$218,999,137								\$35,417
Wells Road to Worth Avenue											
217 Oleander Avenue	6/16	\$1,195,000	\$1,140,000	95.40%	143	2	2	Y	N	1840	\$620
365 Hibiscus Avenue	4/11	\$2,150,000	\$2,150,000	100.00%	68	3	3	Ϋ́	N	1840	\$1,168
148 S. County Road	5/8	\$2,995,000	\$2,650,000	88.48%	122	5	3	N	Υ	3494	\$758
401 Seaview Avenue	6/27	\$2,950,000	\$2,650,000	89.83%	64	3	3	Y	N	1992	\$1,330
240 Seabreeze Avenue	4/28	\$3,495,000	\$3,100,000	88.70%	206	3	2	Ϋ́	N	2182	\$1,421
240 Atlantic Avenue	6/20	\$3,650,000	\$3,250,000	89.04%	463	4	4	Y	N	3140	\$1,035
232 Seabreeze Avenue	6/15	\$4,650,000	\$4,200,000	90.32%	507	4	3	Ϋ́	N	3845	\$1,092
260 Clarke Avenue	5/5	\$6,950,000	\$5,720,202	82.31%	777	5	5	Y	N	5731	\$998
120 Everglade Avenue	5/3	\$10,450,000	\$9,380,000	89.76%	103	6	7	Y	N	7132	\$1,315
224 S. Ocean Blvd.	6/21	\$22,500,000	\$18,700,000	83.11%	172	6	6	Y	Υ	8722	\$2,144
8 S. Lake Trail	5/15	+ ==,000,000	\$27,000,000	, .		5	6	Y	Y	9918	\$2,722
			\$79,940,202					-	_		\$14,605
			+ , ,								+,
Worth Avenue to Sloan's											
Curve											
350 El Brillo Way	4/3	\$9,800,000	\$9,100,000	92.86%	411	4	5	Υ	Ν	7446	\$1,222
11 Via Viscaya	6/27	\$15,850,000	\$12,953,800	81.73%	232	4	5	Υ	Υ	9435	\$1,373
100 El Bravo Way	4/13	\$25,500,000	\$20,384,000	79.94%	199	7	9	Υ	Υ	14318	\$1,424

640 S. Ocean Blvd.	6/20	\$38,500,000	\$36,149,781	93.90%	194	8	9	Y	Υ	15721	\$2,299
1330 S. Ocean Blvd.	4/3	\$39,500,000	\$31,590,000	79.97%	147	5	6	Y	Υ	14704	\$2,148
60 Blossom Way	4/5		\$77,060,000			8	8	Y	Υ	18452	\$4,176
			\$187,237,581								\$12,643
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
230 Brazilian Avenue	4/17	\$7,195,000	\$6,850,000	95.21%	97	3	5	Ν	Υ	5661	\$1,210
302 Atlantic Avenue	6/14	\$2,750,000	\$2,750,000	100.00%	558	4	4	Υ	Υ	5592	\$492
Wells Rd to Worth		<u></u>		_							
Avenue		Condominium	Sales	_							
	Sale	Asking Price	Sale Price	% of	Days	Bedro	# of	Water		SqFt	\$/SqFt
	Date			Asking Price	on Market	oms	Baths	front	nish ed		
235 Sunset Avenue #2018	6/15	\$99,000	\$80,000	80.81%	150	0	1	Ν	N	271	\$295
235 Sunset Avenue #2020	CIAE	***	# 00.000	80.81%	150	0	1	Ν	N	271	¢20E
233 Sunset Avenue #2020	6/15	\$99,000	\$80,000	00.0170	150	U	•	IN	IN	211	\$295
235 Sunrise Avenue #3247	5/1	\$99,000	\$80,000 \$119,000	00.0170	130	1	1	IN	IN	372	\$295 \$320
		\$99,000	,	00.0170	130	1 4	1 4	IN	IN		·
235 Sunrise Avenue #3247	5/1	\$99,000	\$119,000	00.0176	130	1	1	IN	IN	372	\$320
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T	5/1 5/2	\$99,000 \$450,000	\$119,000 \$250,100	93.33%	239	1 4	1	N	N	372 2175	\$320 \$115
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005	5/1 5/2 5/15	, ,	\$119,000 \$250,100 \$265,000			1 4 1	1 4 1			372 2175 703	\$320 \$115 \$377
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B	5/1 5/2 5/15 4/19	\$450,000	\$119,000 \$250,100 \$265,000 \$420,000	93.33%	239	1 4 1 2	1 4 1 2	N	N	372 2175 703 1272	\$320 \$115 \$377 \$330
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B	5/1 5/2 5/15 4/19 5/24	\$450,000 \$495,000	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000	93.33% 85.86%	239 140	1 4 1 2 1	1 4 1 2 1	N N	N N	372 2175 703 1272 738	\$320 \$115 \$377 \$330 \$576
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B 44 Cocoanut Row #308B	5/1 5/2 5/15 4/19 5/24 5/9	\$450,000 \$495,000 \$450,000	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000 \$430,000	93.33% 85.86% 95.56%	239 140 166	1 4 1 2 1	1 4 1 2 1	N N Y	N N N	372 2175 703 1272 738 1200	\$320 \$115 \$377 \$330 \$576 \$358
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B 44 Cocoanut Row #308B 223 Atlantic Avenue #2A	5/1 5/2 5/15 4/19 5/24 5/9 6/8	\$450,000 \$495,000 \$450,000 \$478,000	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000 \$430,000 \$450,000	93.33% 85.86% 95.56% 94.14%	239 140 166 94	1 4 1 2 1 1 2	1 4 1 2 1 1 2	N N Y	N N N	372 2175 703 1272 738 1200 953	\$320 \$115 \$377 \$330 \$576 \$358 \$472
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B 44 Cocoanut Row #308B 223 Atlantic Avenue #2A 44 Cocoanut Row #320A	5/1 5/2 5/15 4/19 5/24 5/9 6/8 5/5	\$450,000 \$495,000 \$450,000 \$478,000 \$565,000	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000 \$430,000 \$450,000 \$545,000	93.33% 85.86% 95.56% 94.14% 96.46%	239 140 166 94 91	1 4 1 2 1 1 2	1 4 1 2 1 1 2	N N Y N	N N N N N N N N N N N N N N N N N N N	372 2175 703 1272 738 1200 953 1022	\$320 \$115 \$377 \$330 \$576 \$358 \$472 \$533
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B 44 Cocoanut Row #308B 223 Atlantic Avenue #2A 44 Cocoanut Row #320A 139 Sunrise Avenue #202	5/1 5/2 5/15 4/19 5/24 5/9 6/8 5/5 6/6	\$450,000 \$495,000 \$450,000 \$478,000 \$565,000 \$595,000	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000 \$430,000 \$450,000 \$545,000 \$580,000	93.33% 85.86% 95.56% 94.14% 96.46% 97.48%	239 140 166 94 91 246	1 4 1 2 1 1 2 1 2	1 4 1 2 1 1 2 1 2	N N Y N N	N N N N N	372 2175 703 1272 738 1200 953 1022 1100	\$320 \$115 \$377 \$330 \$576 \$358 \$472 \$533 \$527
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B 44 Cocoanut Row #308B 223 Atlantic Avenue #2A 44 Cocoanut Row #320A 139 Sunrise Avenue #202 226 Brazilian Avenue #2C	5/1 5/2 5/15 4/19 5/24 5/9 6/8 5/5 6/6 5/12	\$450,000 \$495,000 \$450,000 \$478,000 \$565,000 \$595,000 \$649,900	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000 \$430,000 \$450,000 \$545,000 \$580,000 \$620,000	93.33% 85.86% 95.56% 94.14% 96.46% 97.48% 95.40%	239 140 166 94 91 246 144	1 4 1 2 1 1 2 1 2 2	1 4 1 2 1 1 2 1 2 2	N N Y N N Y	N N N N N N N N N N N N N N N N N N N	372 2175 703 1272 738 1200 953 1022 1100 1600	\$320 \$115 \$377 \$330 \$576 \$358 \$472 \$533 \$527 \$388
235 Sunrise Avenue #3247 235 Sunrise Avenue MZ T 235 Sunrise Avenue #2005 44 Cocoanut Row #122B 44 Cocoanut Row #228B 44 Cocoanut Row #308B 223 Atlantic Avenue #2A 44 Cocoanut Row #320A 139 Sunrise Avenue #202 226 Brazilian Avenue #2C 44 Cocoanut Row #504A	5/1 5/2 5/15 4/19 5/24 5/9 6/8 5/5 6/6 5/12 5/15	\$450,000 \$495,000 \$450,000 \$478,000 \$565,000 \$595,000 \$649,900 \$659,000	\$119,000 \$250,100 \$265,000 \$420,000 \$425,000 \$430,000 \$450,000 \$545,000 \$580,000 \$620,000 \$625,000	93.33% 85.86% 95.56% 94.14% 96.46% 97.48% 95.40% 94.84%	239 140 166 94 91 246 144 182	1 4 1 2 1 1 2 1 2 2	1 4 1 2 1 1 2 1 2 2 1	N N Y N N Y	N N N N N N N N N N N N N N N N N N N	372 2175 703 1272 738 1200 953 1022 1100 1600 900	\$320 \$115 \$377 \$330 \$576 \$358 \$472 \$533 \$527 \$388 \$694

130 Sunrise Avenue #208W	6/20	\$899,000	\$765,000	85.09%	613	2	2	Ν	Ν	1514	\$505
100 Sunrise Avenue #214	5/31	\$845,000	\$795,000	94.08%	96	2	2	Υ	Ν	1673	\$475
214 Chilean Avenue #J	5/3		\$825,000			1	2			650	\$1,269
300 S. Ocean Blvd. #4E	6/9	\$829,000	\$830,000	100.12%	151	2	2	Υ	Ν	1367	\$607
320 Chilean Avenue #4	5/1	\$925,000	\$785,000	84.86%	66	2	2	Ν	Ν	1514	\$518
44 Cocoanut Row #612B	4/27		\$1,000,000			2	2			1215	\$823
354 Chilean Avenue #5F	6/30	\$1,050,000	\$992,500	94.52%	53	2	2	Ν	Ν	1344	\$738
250 Bradley Place #707	5/26	\$1,100,000	\$1,100,000	100.00%	294	2	2	Ν	Υ	1344	\$818
389 S. Lake Dr. #4C	5/18	\$1,195,000	\$1,060,000	88.70%	486	2	2	Ν	Υ	2026	\$523
369 S. Lake Dr. #2C	4/25	\$1,299,000	\$1,299,000	100.00%	42	2	2	Υ	Ν	1940	\$670
201 Everglade Ave #205	4/14		\$1,312,500			2	2			1503	\$873
455 Australian Ave #4F	5/3		\$1,325,000			2	2			1357	\$976
400 Chilean Avenue #2	5/31	\$1,550,000	\$1,550,000	100.00%	27	2	2	Ν	Ν	1240	\$1,250
100 Worth Avenue #513	7/14	\$1,650,000	\$1,400,000	84.85%	195				Ν	1940	\$722
342 Cocoanut Row #A	6/13	\$1,795,000	\$1,600,000	89.14%	874	2	2	Ν	Ν	1730	\$925
315 S. Lake Dr. #2B	12/16	\$1,845,000	\$1,150,000	62.33%	350	2	2	Ν	Ν	2353	\$489
350 S. Ocean Blvd. #202	4/5		\$1,495,000			2	2			1234	\$1,212
44 Cocoanut Row #608A	5/2		\$1,600,000			2	2			1482	\$1,080
340 S. Ocean Blvd. #4A	5/1		\$1,700,000			2	2			2076	\$819
411 Australian Avenue #C	5/17	\$1,895,000	\$1,725,000	91.03%	55	2	2	Ν	Ν	1582	\$1,090
100 Sunrise Ave, #512	4/17		\$1,850,000			2	2			1646	\$1,124
315 S. Lake Dr. #4F	4/18		\$2,175,000			2	2			1816	\$1,198
151 Grace Trail #2	6/9	\$3,100,000	\$3,050,000	98.39%	56	2	2	Ν	Ν	2491	\$1,224
150 N. Ocean Blvd. #501	4/4	\$2,100,000	\$2,000,000	95.24%	215	3	4	Υ	Ν	3041	\$658
250 Bradley Place #508	4/4	\$2,175,000	\$2,000,000	91.95%	413	3	2	Υ	Υ	1981	\$1,010
350 S. Ocean Blvd. #303	6/21	\$2,195,000	\$1,950,000	88.84%	273	2	2	Υ	Ν	1600	\$1,219
315 S. Lake Drive #4F	4/19	\$2,295,000	\$2,175,000	94.77%	142	2	2	Υ	Ν	2148	\$1,013
150 Bradley Place #501	4/19	\$2,450,000	\$1,950,000	79.59%	254	3	3	Υ	Υ	2338	\$834
400 S. Ocean Blvd. #217	4/17	\$2,450,000	\$2,200,000	89.80%	389	2	2	Υ	Υ	1716	\$1,282
100 Worth Avenue #506	6/2	\$2,375,000	\$2,216,500	93.33%	73	2	2	Υ	Ν	1815	\$1,221
100 Worth Avenue #PH-3	4/4		\$2,200,000			3	3			2022	\$1,088

400 S. Ocean Blvd. #213	5/11		\$2,425,000			2	2			1716	\$1,413
170 N. Ocean Blvd. #401	4/28	\$2,695,000	\$2,445,000	90.72%	67	3	3	Υ	Ν	1830	\$1,336
170 Chilean Avenue #PH-W	4/17	\$2,500,000	\$2,500,000	100.00%	160	2	2	Ν	Ν	2260	\$1,106
170 Chilean Avenue PH-E	4/17	\$2,500,000	\$2,500,000	100.00%	160	2	2	Ν	Ν	2383	\$1,049
44 Cocoanut Row #B215	4/13		\$2,898,711			3	3			2081	\$1,393
151 Grace Trail #2	6/9	\$3,100,000	\$3,050,000	98.39%	56	2	2	Ν	Ν	2491	\$1,224
100 Worth Avenue #17	4/6	\$3,600,000	\$3,300,000	91.67%	0	2	2	Ν	Υ	1580	\$2,089
100 Sunrise Avenue #PH-7	5/3	\$4,495,000	\$3,600,000	80.09%	275	3	4	Υ	Ν	4675	\$770
300 S. Ocean Blvd. #4B	5/22	\$4,299,000	\$3,750,000	87.23%	132	2	2	Υ	Ν	2042	\$1,836
100 Royal Palm Way PH-3	5/5		\$4,550,000			3	3			1941	\$2,344
100 Royal Palm Way #PH-C	5/8	\$5,190,000	\$4,900,000	94.41%	101	3	3	Υ	Ν	2963	\$1,654
120 Sunset Avenue #4C	4/24	\$6,800,000	\$6,250,000	91.91%	153	2	3	Υ	Ν	3700	\$1,689
101 Worth Avenue #5C	4/21	\$7,300,000	\$6,400,000	87.67%	228	3	3	Υ	Ν	4610	\$1,388
150 Bradley Place #1101	5/12		\$7,000,000			3	3			2462	\$2,843
			\$109,850,811								\$56,564