

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

2021 3rd Quarter Market Report July 1, 2021 to September 30, 2021

Single Family Home Sales

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Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke t	Bedro oms	# of Baths		Wat er fro nt	SqFt	\$/SqFt
Inlet Road to Wells Road											
233 Bahama Lane	8/6		\$4,737,000			4	3			2275	\$2,082
210 Palmo Way	7/7		\$4,775,000			3	3			2564	\$1,862
232 Sandpiper Dr	7/1	\$5,800,000	\$5,365,000	92.50%	406	4	5.1	Υ	Ν	5146	\$1,043
249 Sandpiper Dr	7/23	\$6,200,000	\$6,100,000	98.39%	59	4	3	Υ	Ν	4140	\$1,473
250 Osceola Way	7/19	\$6,750,000	\$5,955,000	88.22%	104	4	4	Υ	Ν	4158	\$1,432
233 Miraflores Dr	8/20	\$7,295,000	\$7,295,000	100.00%	56	3	4.1	Ν	Ν	4366	\$1,671
260 El Pueblo	7/30	\$8,295,000	\$7,286,250	87.84%	116	4	3.1	Υ	Ν	3663	\$1,989
245 Ridgeview Dr	7/1	\$8,200,000	\$7,660,000	93.41%	204	4	4	Υ	Ν	5294	\$1,447
258 Country Club Road	7/30	\$8,495,000	\$8,300,000	97.70%	227	5	4.1	Υ	Ν	5027	\$1,651
113 E Inlet Dr	8/9	\$9,750,000	\$9,170,000	94.05%	126	5	5.1	Υ	Ν	4772	\$1,922
248 Via Marila	9/21	\$10,900,000	\$9,857,100	90.43%	48	8	6.1	Υ	Ν	5464	\$1,804
325 Garden Road	8/10	\$16,000,000	\$13,027,865	81.42%	130	4	7.1	Υ	Ν	5525	\$2,358
1404 N Lake Way	9/10	\$32,500,000	\$30,721,000	94.53%	294	6	7	Υ	Υ	8981	\$3,421
1450 N Lake Way	9/28	\$45,000,000	\$39,750,000	88.33%							
901 N Ocean Blvd	8/30	\$74,800,000	\$64,000,000	85.56%	193	7	8.5	Υ	Υ	18003	\$3,555
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\$223,999,215 \$27,710

Wells Road to Worth Avenue											
164 Seaspray Ave	8/4		\$4,000,000			3	3			2254	\$1,775
315 Seaspray Ave	8/31	\$5,750,000	\$5,406,000	94.02%	48	4	3.1	Υ	Ν	2894	\$1,868
444 Chilean Ave	8/25	\$8,750,000	\$7,410,000	84.69%	118	3	3.1	Υ	Ν	3586	\$2,066
237 Seabreeze Ave	8/27	\$9,650,000	\$9,150,000	94.82%	18	4	6.1	Υ	Ν	5021	\$1,822
255 Wells Road	8/11		\$16,580,000			5	6.2			6788	\$2,443
167 Everglade Ave	8/16	\$17,198,000	\$15,200,000	88.38%	80	4	4.2	Υ	Ν	6030	\$2,521
259 Pendleton Ave	7/7	\$23,900,000	\$18,437,000	77.14%	77	8	7.2	Υ	Ν	8306	\$2,220
315 Clarke Ave	8/13		\$21,520,000			7	7.2			8142	\$2,643
			\$97,703,000								\$17,357
			, , ,								, ,
Worth Avenue to Sloan's Curve											
100 Regents Park Road	7/29	\$10,500,000	\$10,550,000	100.48%	240	6	6.2	Υ	Ν	6584	\$1,602
240 Jungle Road	7/23		\$14,000,000			6	6			5521	\$2,536
221 El Vedado Road	7/9	\$17,250,000	\$17,250,000	100.00%	112	6	7.2	Υ	Ν	7819	\$2,206
584 Island Dr	8/2		\$17,750,000			5	5			7204	\$2,464
870 S Ocean Blvd	7/16	\$34,500,000	\$28,500,000	82.61%	30	6	7.1	Υ	Υ	7589	\$3,755
241 Jungle Road	8/20		\$35,750,000			7	6.1			10175	\$3,514
			\$123,800,000								\$16,077
			÷.==,500,000								Ţ.J,J.

			<u>Vacant</u> <u>Land Sales</u>			
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Wate r
360 El Brillo Way	9/30	\$29,950,000	\$25,845,000	86.29%	153	Υ
			\$25,845,000	`		

Wells Rd to Worth Avenue			Condominium Sales								
	Sale Date	Asking Price	Sale Price	% of Asking Price	on Marke	Bedro oms	# of Baths	Wate r front	nis	SqFt	\$/SqFt
235 Sunrise Ave 2215	8/5	\$189,000	\$167,000	88.36%	41	0	1	N	F	271	\$616
235 Sunrise Ave 3032	9/3	\$299,000	\$275,000	91.97%	241	1	1	Ν	Υ	703	\$391
44 Cocoanut Row 309B	8/4	\$375,000	\$350,000	93.33%	42	0	1	Ν	Ν	580	\$603
235 Sunrise Ave 2225	7/21		\$355,000			2	2	Ν		561	\$633
301 Chilean Ave 0080	7/23		\$475,000			1	1	Ν		399	\$1,190
301 Australian Ave 202	9/2	\$574,999	\$500,000	86.96%	237	1	1	Ν	Υ	435	\$1,149
122 Peruvian Ave	7/7		\$530,000			1	1	Ν		559	\$948
227 Brazilian Ave 3E	9/1	\$825,000	\$620,000	75.15%		1	1	Ν	Υ	643	\$964
44 Cocoanut Row 506B	8/27		\$725,000			1	1	Ν		900	\$806
44 Cocoanut Row 226B	7/15	\$875,000	\$875,000	100.00%	61	1	2	Ν	Ν	1,022	\$856
240 S County Rd A4	7/26		\$925,000			2	2	Ν		1,214	\$762
250 Bradley Place 201	7/23	\$975,000	\$950,000	97.44%	65	1	1	Y	Υ	940	\$1,011
130 Sunrise Ave 2180	8/27		\$1,000,000			1	1.1			1,097	\$912
250 Bradley Place 307	7/8	\$1,175,000	\$1,000,000	85.11%	191	2	2	Υ	Ν	1,320	\$758
300 S Ocean Blvd 1F	9/30	\$1,075,000	\$1,035,000	96.28%	148	2	2	Υ	Ν	1,273	\$813
44 Cocoanut Row 502A	9/20	\$1,200,000	\$1,100,000	91.67%	53	1	2	Υ	Ν	1,152	\$955
44 Cocoanut Row 403	7/15	\$1,200,000	\$1,150,000	95.83%	59	1	2	Ν	Ν	900	\$1,278
142 Peruvian Ave 101	7/26	\$1,275,000	\$1,250,000	98.04%	38	1	1	N	N	921	\$1,357

170 N Ocean Blvd 508	7/6	\$1,395,000	\$1,300,000	93.19%	378	2	2	Ν	Ν	1,395	\$932
350 Cocoanut Row 2B	8/5		\$1,600,000			2	2			1,706	\$938
300 S Ocean Blvd 3E	9/21	\$1,700,000	\$1,700,000	100.00%	24	1	1	Υ	Ν	1,522	\$1,117
100 Worth Ave 401	9/24	\$2,150,000	\$1,800,000	83.72%	612	2	2	Ν	Ν	1,624	\$1,108
354 Chilean Ave 6F	7/12	\$1,980,000	\$1,808,600	91.34%	46	2	2	Ν	Υ	1,193	\$1,516
315 S Lake Dr 4E	7/14		\$1,850,000			2	2			1,751	\$1,057
150 Bradley PI 0204	7/12		\$2,000,000			2	2			1,444	\$1,385
100 Sunrise Ave 306	9/20	\$2,795,000	\$2,795,000	100.00%	60	2	2.1	Υ	Ν	1,612	\$1,734
170 N Ocean Blvd 401	7/9	\$3,600,000	\$3,400,000	94.44%	31	3	3	Υ	Ν	1,830	\$1,858
200 Bradley Place 101	7/20	\$4,395,000	\$3,626,460	82.51%	78	3	3	Υ	Υ	900	\$4,029
425 Worth Ave 3E	8/2	\$5,950,000	\$4,800,000	80.67%	123	3	3.1	Υ	Υ	2,925	\$1,641
100 Worth Ave 118	8/30	\$6,750,000	\$5,645,000	83.63%	229	4	3.1	Ν	Ν	4,784	\$1,180
150 Bradley PI 0207	7/28		\$7,000,000			3	4			4,553	\$1,537
425 Worth Ave 3F	8/9	\$7,450,000	\$7,550,000	101.34%	59	3	4	Υ	Ν	3,232	\$2,336
2 N Breakers Row N31	7/8	\$12,850,000	\$12,080,000	94.01%	188	2	3.1	Υ	Ν	3,243	\$3,725
2 N Breakers Row N42	8/10	\$16,500,000	\$13,750,000	83.33%	194	3	3.1	Υ	Ν	3,487	\$3,943

\$85,987,060 \$46,039