

Linda R. Olsson, Inc., Realtor

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## 2016 Quarterly Market Update April - June 2016

Single Family Home Sales											
Address	Sale	Asking Price	Sale Price	% of	Days	Bedro	# of	Pool	Wat	SqFt	\$/SqFt
	Date			Asking	on	oms	Baths		er		
Inlet Road to Wells Road											
305 Maddock Way	4/11		\$1,100,000	#DIV/0!		3	3	Ν	Ν	5068	\$217
234 Queens Lane	6/21	\$2,550,000	\$2,160,000	84.71%	84	4	3	Υ	Ν	2438	\$886
285 Colonial Lane	4/12		\$2,250,000			4	3	Υ	Ν	2810	\$801
242 Cherry Lane	5/6	\$2,495,000	\$2,350,000	94.19%	165	3	2	Υ	Ν	2372	\$991
130 Dolphin Road	4/28		\$2,600,000			4	3	Υ	Ν	2871	\$906
210 Esplanade Way	6/10	\$3,250,000	\$2,850,000	87.69%	98	4	3	Ν	Ν	3704	\$769
570 N. Lake Way	6/15	\$3,900,000	\$3,537,538	90.71%	86	4	3	Υ	Ν	4494	\$787
1066 N. Ocean Blvd.	6/10	\$4,275,000	\$3,084,860	72.16%	396	3	5	Υ	Ν	4305	\$717
266 Monterey	5/11	\$4,450,000	\$3,800,000	85.39%	148	5	6	Υ	Ν	4039	\$941
234 Eden Road	4/22	\$4,975,000	\$4,400,000	88.44%	364	4	7	Υ	Ν	4946	\$890
342 Garden Road	5/27	\$6,700,000	\$6,000,000	89.55%	123	6	7	Υ	Ν	6315	\$950
365 N. County Road	4/29	\$7,700,000	\$6,100,000	79.22%	71	5	6	Υ	Ν	7027	\$868
220 Kawama Lane	4/15		\$6,840,000			4	6	Υ	Ν	4516	\$1,515
242 Tangier Avenue	6/14	\$8,900,000	\$7,900,000	88.76%	91	5	6	Υ	Ν	6502	\$1,215
350 Indian Road	5/6	\$8,950,000	\$8,200,000	91.62%	193	5	6	Υ	Ν	8664	\$946
1226 N. Lake Way	5/26	\$12,600,000	\$10,500,000	83.33%	504	5	5	Υ	Υ	6746	\$1,556
1055 N. Ocean Blvd.	6/6	\$14,500,000	\$13,075,000	90.17%	133	6	6	Υ	Y	6894	\$1,897
900 N. Lake Way	5/22	\$34,975,000	\$25,500,000	72.91%	414	7	10	Ϋ́	Y	19286	\$1,322
	0,22	Ψ3 1,07 0,000	\$112,247,398	. 2.0 . 70	• • •	•	. •	•	•	.0200	\$18,173
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Wells Road to Worth Avenue											
259 Oleander Avenue	5/12		\$760,000	#DIV/0!		3	2	N	N	1874	\$406
168 Seabreeze Avenue	5/4		\$1,600,000			3	3	N	N	4469	\$358
316 Seabreeze Avenue	6/10	\$2,195,000	\$2,145,000	97.72%	46	2	2	Ν	Ν	1265	\$1,696
301 Dunbar Road	5/13	\$2,400,000	\$2,325,000	96.88%	120	4	3	Υ	Ν	3749	\$620
319 Seaspray Avenue	5/13	\$2,495,000	\$2,250,000	90.18%	191	4	2	Ν	Ν	2126	\$1,058
155 Brazilian Avenue	5/31	\$3,275,000	\$2,600,000	79.39%	126	4	4	Υ	Ν	6608	\$393
328 Australian Avenue	5/16	\$2,950,000	\$2,825,000	95.76%	66	5	4	Υ	Ν	3621	\$780
146 Atlantic Avenue	4/15		\$3,300,000			3	3	Υ	Ν	3246	\$1,017
230 Atlantic Avenue	6/24	\$4,590,000	\$4,100,000	89.32%	144	3	3	Υ	Ν	4420	\$928
171 Dunbar Road	6/10	\$4,250,000	\$3,800,000	89.41%	122	5	6	Υ	Ν	5581	\$681
345 Brazilian Avenue	4/8	\$4,985,000	\$3,925,000	78.74%	35	5	5	Y	Ν	3560	\$1,103
221 Atlantic Avenue	6/17	\$5,500,000	\$4,900,000	89.09%	118	4	5	Y	Ν	5000	\$980
310 Atlantic Avenue	5/9		\$6,975,000			4	4	Y	Ν	3897	\$1,790
150 Clarke Avenue	5/21		\$14,065,000			5	5	Y	N	9261	\$1,519
			\$51,065,000								\$10,868
Worth Avenue to Sloan's											
Curve	4/7		ФЕ 400 000	"DI\ //OI		_	•	V	N.I	1015	Ф4 000
142 Via Palma	4/7	<b>^</b>	\$5,400,000	#DIV/0!	400	5	6	Y	N	4915	\$1,099
9 Golfview Road	6/20	\$5,295,000	\$4,500,000	84.99%	489	5	5	N	N	5737	\$784
124 Parc Monceau	4/28	\$6,200,000	\$5,700,000	91.94%	112	6	9	Y	Y	7047	\$809
870 S. Ocean Blvd.	4/12	\$9,200,000	\$8,500,000	92.39%	167	4	5	Y	Y	6124	\$1,388
4 Golfview Road	5/9	\$10,600,000	\$10,000,000	94.34%	152	4	4	Υ	Ν	5207	\$1,920
17 Golfview Road	6/27	\$12,500,000	\$8,950,000	71.60%	952	5	6	Υ	Ν	10236	\$874
9 Logomar Road	6/30	\$16,900,000	\$12,500,000	73.96%	519	6	6	Υ	Υ	12416	\$1,007
89 Middle Road	4/11	\$59,000,000	\$39,000,000	66.10%	1788	10	11	Υ	Ν	20852	\$1,870
			\$94,550,000								\$9,752
Wells Rd to Worth											
Avenue		<u>Townhouse</u>	Sales	_							
	Sale	Asking Price	Sale Price	% of	Days	Bedro	# of	Water		SqFt	\$/SqFt
176 Sunset Avenue	<b>Date</b> 5/23	\$6,000,000	\$5,900,000	<b>Asking</b> 98.33%	<b>on</b> 606	oms 4	Baths 5	front N	I Y	4724	\$1,249
The Sallost Averlage	0,20	ψο,σσο,σσο	\$5,900,000	00.0070	555	т	3	. 4	ı	1127	\$1,249
	I		ψ5,500,000								ΨΙ,ΖΤΟ

Wells Rd to Worth				_							
Avenue		Condominiu	<u>Sales</u>								
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedro oms	# of Baths	Water front		SqFt	\$/SqFt
44 Cocoanut Row #C25	4/5		\$37,000	#DIV/0!				Ν	N	192	\$193
235 Sunrise Avenue #3044	5/9		\$85,000			0	1	Ν	Ν	271	\$314
235 Sunrise Avenue #1002	6/7	\$99,000	\$99,000	100.00%	75	1	1	Ν	Ν	395	\$251
139 Sunrise Avenue #204	4/7		\$225,000			2	2	Ν	Ν	990	\$227
44 Cocoanut Row #408A	6/1	\$329,000	\$352,000	106.99%	240	1	1	Υ	Ν	900	\$391
227 Brazilian Avenue #2E	5/19	\$335,000	\$335,000	100.00%	220	1	1	Ν	Ν	643	\$521
235 Sunrise Avenue #2027	4/18		\$344,000			1	2	Ν	Ν	1261	\$273
44 Cocoanut Row #101A	4/11	\$415,000	\$390,000	93.98%	32	1	1	Ν	Ν	900	\$433
235 Sunrise Avenue #1108	6/22	\$599,000	\$400,000	66.78%	123	3	3	Ν	Υ	2250	\$178
223 Atlantic Avenue #2C	5/20	\$460,000	\$425,000	92.39%	203	2	2	Ν	Ν	1043	\$407
325 S. Lake Dr. #6	5/16	\$495,000	\$478,000	96.57%	97	2	1	Υ	Ν	738	\$648
44 Cocoanut Row #607B	4/15	\$595,000	\$520,000	87.39%	235	1	1	Υ	Υ	900	\$578
250 Bradley Place #302	6/30	\$569,000	\$540,000	94.90%	178	1	1	Υ	Ν	1070	\$505
100 Royal Palm Way #1E	4/1	\$695,000	\$655,000	94.24%	484	1	1	Υ	Ν	1104	\$593
44 Cocoanut Row #301B	5/9	\$699,000	\$699,000	100.00%	45	2	2	Ν	Ν	900	\$777
342 Cocoanut Row	5/10	\$795,000	\$701,000	88.18%	155	1	1	Ν	Υ	726	\$966
250 Bradley Place #209	6/16	\$750,000	\$725,000	96.67%	50	2	3	Υ	Ν	1335	\$543
44 Cocoanut Row #107B/108B	4/29	\$795,000	\$735,000	92.45%	373	2	2	Ν	Ν	1800	\$408
130 Sunrise Avenue #414	5/16		\$815,000			2	2	Ν	Ν	1580	\$516
401 Peruvian Avenue #403	6/20	\$849,000	\$830,000	97.76%	68	2	2	Ν	Ν	1025	\$810
44 Cocoanut Row #313B	4/7	\$849,000	\$850,000	100.12%	30	2	2	Υ	Ν	1215	\$700
389 S. Lake Dr. #1C	5/19	\$895,000	\$890,000	99.44%	398	2	2	Ν	Ν	1286	\$692
130 Sunrise Avenue #414	5/15	\$899,000	\$815,000	90.66%	430	2	2	Ν	Ν	1580	\$516
44 Cocoanut Row #419B	4/18		\$1,000,000			2	2	Ν	Ν	1226	\$816
354 Chilean Avenue #2C	5/2	\$1,050,000	\$1,000,000	95.24%	7	2	2	Ν	Ν	1225	\$816
354 Chilean Avenue #2D	5/2	\$1,050,000	\$1,000,000	95.24%	7	2	2	Ν	Ν	1225	\$816
100 Sunrise Avenue #504	4/28	\$1,400,000	\$1,100,000	78.57%	98	2	2	Y	N	1547	\$711

434 Chilean Avenue #6A	6/6	\$1,595,000	\$1,500,000	94.04%	115	2	2	Υ	N	1391	\$1,078
389 S. Lake Dr. #5A	4/6	\$1,695,000	\$1,650,000	97.35%	91	2	2	Υ	Ν	1611	\$1,024
100 Royal Palm Way #D3	5/5	\$1,750,000	\$1,650,000	94.29%	120	2	2	Υ	Ν	2200	\$750
100 Royal Palm Way #D1	6/30	\$2,450,000	\$1,950,000	79.59%	252	2	2	Υ	Ν	2200	\$886
200 Bradley Place #101	4/1	\$2,150,000	\$2,000,000	93.02%	93	3	3	Υ	Ν	2528	\$791
100 Worth Avenue #317	6/3	\$2,450,000	\$2,102,439	85.81%	245	2	2	Ν	Ν	1580	\$1,331
200 Bradley Place #PH-1	4/18	\$2,450,000	\$2,190,000	89.39%	195	3	2	Υ	Ν	2584	\$848
150 Bradley Place #206	4/28	\$2,900,000	\$2,450,000	84.48%	99	2	2	Υ	Ν	2599	\$943
340 S. Ocean Blvd. #3D	6/15	\$2,975,000	\$2,675,000	89.92%	187	2	2	Υ	Ν	2076	\$1,289
200 Bradley Place #203	5/13	\$3,950,000	\$3,350,000	84.81%	52	3	4	Υ	Ν	3290	\$1,018
425 Worth Avenue #4D	4/1	\$4,295,000	\$4,000,000	93.13%	154	3	3	Υ	Ν	2536	\$1,577
2 N. Breakers Row S-44	5/6	\$11,500,000	\$10,225,000	88.91%	633	4	4	Υ	Ν	3761	\$2,719
			\$50,989,439								\$27,476