



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

Linda R. Olsson, Inc., Realtor

Established 1989



**PRESTIGIOUS ESTATE SECTION - 218 EL BRILLO WAY, \$23,900,000.
SITUATED ON A SOUTHERN EXPOSURE LUSHLY LANDSCAPED 22,888 SQ. FT. LOT**

Specializing in Palm Beach Luxury Properties for Over 30 Years, We have been uniting extraordinary people with exceptional properties since 1989. Representing Buyers and Sellers, we represent your best interests with professionalism and have a reputation you can trust. With 5 Star Google reviews, we couldn't be more proud!

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Thinking about Buying or Selling in Palm Beach? Let our Expertise work for you. Choosing a firm to represent your best interests makes all the difference. We Get Results! Contact us for Experience you can Trust!

1st Qtr. 2025 Market Report update:

Area 1: (Inlet Drive to Wells Road) 10 homes SOLD

Average price: \$16,482,147 – Average per sq.ft. \$2,733
Highest priced per sq.ft. 1160 N. Ocean Blvd. - \$3,891
Lowest priced per sq.ft. 233 Tradewinds Dr. - \$1,807

Area 2: (Wells Road to Worth Ave.) 8 homes SOLD

Average price: \$13,359,640 – Average per sq.ft. \$2,877
Highest priced per sq.ft. 550 Island Dr. - \$4,677
Lowest priced per sq.ft. 135 Root Trail - \$1,510

Area 3: (Worth Avenue to Sloan's Curve) 5 homes SOLD

Average price: \$22,600,000 – Average per sq.ft. \$2,294
Highest priced per sq.ft. 1230 S. Ocean Blvd. - \$3,624
Lowest priced per sq.ft. 1090 S. Ocean Blvd. - \$1,460

Area 2: CONDOS (Worth Avenue to Wells Road) 20 condos SOLD

Average price: \$4,516,151 – Average per sq.ft. \$1,850
Highest priced per sq.ft. 150 Bradley Place 905/906 – \$3,266
Lowest priced per sq.ft. 369 S. Lake Dr. 1C – \$1,297



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2025 1ST QUARTER MARKET REPORT JANUARY 1, 2025 TO MARCH 31, 2025

Inlet Road to Wells Road											
Single Family Sales											
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
266 Southland Road	3/7	\$8,950,000	\$8,950,000	100.00%	60	5	5.1	Y	N	3858	\$2,320
233 Tradewinds Dr	1/6	\$11,950,000	\$9,979,625	83.51%	80	4	5.1	Y	N	5522	\$1,807
291 Jamaica Lane	2/20	\$12,900,000	\$11,350,000	87.98%	66	4	4	Y	N	4516	\$2,513
127 Reef Road	1/22	\$13,750,000	\$11,285,675	82.08%	155	2	3.1	Y	N	4808	\$2,347
218 Miraflores Dr	3/14	\$14,900,000	\$13,750,000	92.28%	194	5	5.1	Y	N	5259	\$2,615
226 Merrain Road	1/2	\$15,775,000	\$11,756,175	74.52%	231	4	4.1	Y	N	4566	\$2,575
231 Wells Road	2/28	\$19,950,000	\$19,000,000	95.24%	112	5	6.1	Y	N	6965	\$2,728
200 Tradewind	1/23	\$26,900,000	\$24,000,000	89.22%	132	4	4.2	Y	N	6376	\$3,764
1050 N Lake Way	1/24	\$29,900,000	\$23,750,000	79.43%	709	5	5.1	Y	Y	8564	\$2,773
1160 N Ocean Blvd	3/24	\$34,500,000	\$31,000,000	89.86%	139	7	7	Y	Y	7968	\$3,891
			\$164,821,475								\$27,333
Wells Road to Worth Avenue											
135 Root Trail	2/21	\$5,775,000	\$4,795,250	83.03%	224	3	3.1	N	N	3176	\$1,510
124 Seabreeze Ave	1/16	\$8,495,000	\$7,600,000	89.46%	51	3	4.0	N	N	3265	\$2,328
439 Seaspray Ave	3/12	\$8,995,000	\$7,497,175	83.35%	146	3	4.0	N	N	2743	\$2,733
224 Barton Ave	1/7	\$15,695,000	\$13,950,000	88.88%	98	4	4.1	Y	N	6387	\$2,184
245 Barton Ave	1/8	\$16,495,000	\$15,900,000	79.00%	79	5	5.1	Y	N	4685	\$3,394
420 Brazilian Ave	2/12	\$16,750,000	\$15,500,000	92.54%	282	5	4.1	Y	N	4771	\$3,249
323 Seabreeze Ave	2/25	\$22,995,000	\$16,234,700	70.60%	82	6	6.2	Y	N	5515	\$2,944
550 Island Dr	1/8	\$24,900,000	\$25,400,000	102.01%	63	6	6.1	Y	Y	5431	\$4,677
			\$106,877,125								\$23,018
Worth Avenue to Sloan's Curve											
168 Kings Road	2/21	\$13,900,000	\$12,000,000	86.33%	408	5	6.1	Y	N	5525	\$2,172
153 Kings Road	3/12	\$15,750,000	\$14,000,000	88.89%	180	5	6.3	Y	N	6789	\$2,062
120 Clarendon Ave	1/10	\$27,900,000	\$27,500,000	98.57%	429	8	9.2	Y	N	12773	\$2,153
1090 S Ocean Blvd	1/31	\$45,000,000	\$19,500,000	43.33%	381	6	8.1	Y	N	13353	\$1,460
1230 S Ocean Blvd	2/27	\$49,000,000	\$40,000,000	81.63%	143	5	5.4	Y	N	11038	\$3,624
			\$113,000,000								\$11,471



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Wells Road to Worth Avenue	Condominium Sales										
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
44 Cocoanut Row 221B	3/24	\$2,350,000	\$2,025,000	86.17%	137	2	2	N	Y	1,272	\$1,592
227 Brazilian Ave 130	1/17	\$2,025,000	\$1,390,000	68.64%	100	2	1.1	N	N	864	\$1,609
227 Brazilian Ave 3F	1/2	\$2,195,000	\$1,500,000	68.34%	302	2	1.1	N	N	1,040	\$1,442
100 Sunrise Ave 219	2/18	\$2,895,000	\$2,000,000	69.08%	400	2	2	Y	Y	1391	\$1,438
455 Australian Ave 4E	2/28	\$2,675,000	\$2,300,000	85.98%	150	2	2	Y	N	1404	\$1,638
44 Cocoanut Row 219B	1/7	\$2,795,000	\$2,400,000	85.87%	89	2	2	Y	Y	1226	\$1,958
429 Australian Ave 3	3/14	\$3,450,000	\$3,125,000	90.58%	452	2	2	N	Y	2175	\$1,437
200 N Ocean Blvd 0040	2/10	\$3,495,000	\$2,859,000	81.80%	133	2	2	N	Y	1,898	\$1,506
150 Bradley Place 107	1/29	\$3,200,000	\$2,887,500	90.23%	166	2	2	Y	Y	1,610	\$1,793
170 N Ocean Blvd 510/512	2/21	\$3,695,000	\$3,384,250	91.59%	95	3	4	Y	Y	2,263	\$1,495
369 S Lake Dr 1C	3/26	\$4,150,000	\$4,150,000	100.00%	78	2	2	Y	Y	2,538	\$1,635
150 Bradley Place 408	3/25	\$4,595,000	\$4,300,000	93.58%	74	2	3	Y	Y	2,091	\$2,056
44 Cocoanut Row 503/504	3/14	\$4,800,000	\$3,700,000	77.08%	130	2	3	N	Y	1,800	\$2,056
369 S Lake Dr 1C	1/21	\$4,899,000	\$3,950,000	80.63%	295	2	2	Y	Y	3,045	\$1,297
120 Sunset Ave W3E	3/11	\$7,295,000	\$5,395,000	73.95%	112	2	3.1	Y	Y	2,977	\$1,812
400 S Ocean Blvd PH B	1/3	\$7,950,000	\$5,877,600	73.93%	354	2	2.1	Y	Y	2,493	\$2,358
2 N Breakers Row N21	2/28	\$8,450,000	\$7,300,000	86.39%	113	3	3.1	Y	Y	4,068	\$1,794
130 Sunrise Ave PH 8	2/20	\$9,300,000	\$7,905,500	85.01%	353	3	3	N	Y	2,926	\$2,702
100 Sunrise Ave PH5	3/12	\$11,500,000	\$9,874,175	85.86%	48	3	3	Y	Y	4,658	\$2,120
150 Bradley Place 905/906	1/10	\$15,950,000	\$14,000,000	87.77%	31	5	5.1	Y	Y	4,287	\$3,266
			\$90,323,025								\$37,005
Wells Road to Worth Avenue	Vacant Land Sales										
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
226 Oleander Ave	3/3	\$2,750,000	\$2,500,000	90.91%	216				N		
264 Dunbar Road	3/11	\$15,900,000	\$14,337,100	90.17%	368				N		
1150 N Ocean Blvd	1/30	\$16,875,000	\$16,000,000	94.81%	157				N		
			\$32,837,100								
Wells Road to Worth Avenue	Townhome Sales										
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
314 Chilean Ave	2/14	\$13,190,000	\$10,400,000	78.85%	157	4	5.1	N	Y	4812	\$2,161
			\$10,400,000								\$2,161



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\$24,800,000 - 1080 S. Ocean Blvd.



\$19,900,000 - 130 Coconut Row



\$15,995,000 - 309 Chapel Hill



\$11,995,000 - 3208 N. Flagler Drive

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\$9,995,000 - 165 Seminole Ave.



\$10,175,000 - 244 Orange Grove Road



\$9,495,000 - 360 Seaspray Ave.



\$8,895,000 - 130 Sunrise Ave., PH5



\$8,295,000 - 525 S. Flagler Drive Unit 3



\$5,995,000 - 100 Royal Palm Way, F4



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