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**2025 2nd Quarter Market Report
April 1, 2025 to June 30, 2025**

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
Inlet Road to Wells Road											
222 Cherry Lane	5/30	\$5,095,000	\$5,000,000	98.14%	483	4	4.1	Y	N	3146	\$1,589
265 Atlantic Ave	6/27	\$6,700,000	\$6,350,000	94.78%	239	4	2.1	Y	N	2266	\$2,802
201 Onondaga Ave	5/23	\$6,750,000	\$5,923,125	87.75%	70	3	3	Y	N	2652	\$2,233
252 Jamaica Lane	5/29	\$7,350,000	\$7,175,000	97.62%	101	4	2.1	Y	N	2620	\$2,739
273 List Road	5/7	\$7,595,000	\$6,246,238	82.24%	180	4	3	Y	N	3010	\$2,075
244 Orange Grove Road	5/12	\$10,175,000	\$9,250,000	90.91%	255	3	3.1	Y	N	3955	\$2,339
255 Ridgeview Drive	4/22	\$10,900,000	\$9,316,750	85.47%	81	4	4.1	Y	N	4143	\$2,249
260 N Woods Road	6/27	\$12,900,000	\$11,500,000	89.15%	220	4	4.2	Y	N	4185	\$2,748
239 Monterey Road	5/30	\$13,950,000	\$11,156,475	79.97%	256	4	5.1	Y	N	4244	\$2,629
302 Via Linda	6/5	\$13,950,000	\$12,000,000	86.02%	133	4	4.2	Y	N	5272	\$2,276
216 Southland Road	4/21	\$14,895,000	\$14,250,000	95.67%	775	5	6.2	Y	N	5433	\$2,623
156 Seagate Road	4/4	\$14,950,000	\$14,000,000	93.65%	189	4	4.1	Y	N	4450	\$3,146
234 Eden Road	4/3	\$17,900,000	\$15,498,550	86.58%	329	5	6.2	Y	N	4951	\$3,130
259 Merrian Road	4/29	\$17,900,000	\$15,153,700	84.66%	363	5	6.1	Y	N	6439	\$2,353
1221 N Lake Way	5/22	\$23,500,000	\$19,200,000	81.70%	340	6	6.1	Y	Y	6040	\$3,179
173 E Inlet Drive	6/3	\$24,950,000	\$23,750,000	95.19%	231	4	4.1	Y	Y	4591	\$5,173

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
1519 N Ocean Blvd	5/14	\$54,900,000	\$48,500,000	88.34%	89	10	11.1	Y	Y	12928	\$3,752
			\$289,019,838								\$53,699
Wells Road to Worth Avenue											
135 Root Trail B	4/14	\$4,775,000	\$4,200,000	87.96%	276	2	2.1	N	N	2660	\$1,579
401 Seaview Ave	5/16	\$8,950,000	\$7,950,000	88.83%	120	3	2.1	Y	N	2439	\$3,260
135 Chilean Ave	5/19	\$11,950,000	\$11,500,000	96.23%	40	3	3.1	Y	N	2611	\$4,404
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
240 N Ocean Blvd	4/14	\$34,500,000	\$26,670,750	77.31%	159	6	6.1	Y	Y	7630	\$3,496
			\$111,905,450								\$24,509
Worth Avenue to Sloan's Curve											
129 Woodbridge Road	4/7	\$14,950,000	\$14,000,000	93.65%	82	6	8	Y	N	6456	\$2,169
142 Via Palma	5/28	\$18,950,000	\$16,990,600	89.66%	135	4	4.2	Y	N	4915	\$3,457
215 El Bravo Way	5/9	\$19,950,000	\$17,500,000	87.72%	262	6	6.3	Y	N	6113	\$2,863
120 Clarendon Ave	1/10	\$27,900,000	\$27,500,000	98.57%	429	8	9.2	Y	N	12773	\$2,153
1742 S Ocean Blvd	6/23	\$44,950,000	\$38,750,000	86.21%	118	6	7.1	Y	Y	9886	\$3,920
1090 S Ocean Blvd	1/31	\$45,000,000	\$19,500,000	43.33%	381	6	8.1	Y	N	13353	\$1,460
516 S Ocean Blvd	4/24	\$57,500,000	\$51,420,000	89.43%	125	7	9.2	Y	Y	11489	\$4,476

\$185,660,600

\$20,497

Wells Rd to Worth Avenue	<u>Condominium Sales</u>										
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedrooms	# of Baths	Water front	Pool	SqFt	\$/SqFt
235 Sunrise Ave 3034	5/19	\$789,000	\$640,000	81.12%	720	1	2	N	Y	542	\$1,181
223 Atlantic Ave 4D	4/17	\$1,450,000	\$1,450,000	100.00%	101	2	2	N	N	1,193	\$1,215
354 Chilean Ave 3B	5/1	\$1,700,000	\$1,503,176	88.42%	159	1	1	N	Y	782	\$1,922
44 Cocoanut Row 506B	5/2	\$1,775,000	\$1,725,000	97.18%	53	1	1	Y	Y	900	\$1,917
455 Worth Ave 302/303	4/22	\$2,100,000	\$1,900,000	90.48%	361	2	2	N	Y	1544	\$1,231
44 Cocoanut Row 522A	4/30	\$2,295,000	\$1,947,582	84.86%	86	2	2	Y	Y	1614	\$1,207
100 Worth Ave 415	5/9	\$2,950,000	\$2,000,000	67.80%	74	2	2	Y	Y	1590	\$1,258
369 S Lake Dr 2D	4/23	\$2,695,000	\$2,452,000	90.98%	35	2	2	Y	Y	2077	\$1,181
44 Cocoanut Row 606A	6/5	\$2,995,000	\$2,700,000	90.15%	90	2	2	Y	N	900	\$3,000
311 Cocoanut Row 101	4/4	\$2,995,000	\$2,800,000	93.49%	143	3	2	N	N	1,667	\$1,680
226 Brazilian Ave 3B	4/3	\$3,575,000	\$3,300,000	92.31%	92	2	2	N	N	1,317	\$2,506
250 Bradley Place 707	4/9	\$3,345,000	\$3,450,000	103.14%	50	2	2	Y	Y	1,344	\$2,567
400 S Ocean Blvd 220S	5/19	\$3,900,000	\$3,750,000	96.15%	126	2	2.1	Y	Y	1,716	\$2,185
100 Sunrise Ave 504	4/15	\$4,195,000	\$4,100,000	97.74%	48	2	2.1	Y	Y	1,600	\$2,563
100 Royal Palm Way D2	5/28	\$4,200,000	\$3,400,000	80.95%	191	2	2	Y	Y	2,107	\$1,614
328 Chilean Ave	5/19	\$5,495,000	\$5,006,300	91.11%	49	4	3.1	N	N	2,184	\$2,292
150 Bradley Place 705	4/3	\$5,800,000	\$5,077,000	87.53%	297	3	3	Y	Y	1,944	\$2,612
150 Bradley Place 605	4/4	\$5,500,000	\$5,200,000	94.55%	77	3	3	Y	Y	1,815	\$2,865
150 Bradley Place 505	4/21	\$6,250,000	\$5,605,600	89.69%	81	3	3	Y	Y	1,905	\$2,943
2 N Breakers Row ST1	5/6	\$6,450,000	\$6,000,000	93.02%	766	3	3.1	Y	Y	3,243	\$1,850
300 S Ocean Blvd 1B	4/30	\$6,500,000	\$6,200,000	95.38%	176	2	2	Y	Y	2,149	\$2,885
120 Sunset Ave 3C	4/2	\$8,900,000	\$7,492,000	84.18%	135	2	3.1	Y	Y	3,700	\$2,025
150 N Ocean Blvd 403	5/22	\$8,295,000	\$7,900,000	95.24%	57	3	4.1	Y	Y	3,798	\$2,080
330 S Ocean Blvd C-1	6/2	\$9,500,000	\$8,925,000	93.95%	82	3	3.1	Y	Y	2,406	\$3,709
100 Worth Ave 2A	4/1	\$16,500,000	\$14,060,000	85.21%	140	3	3	Y	Y	4,529	\$3,104
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

\$56,856

Vacant
Land Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Water
123 Chilean Ave	4/15	\$8,400,000	\$6,600,000	78.57%	385	N
130 Seaspray Ave	6/12	\$9,950,000	\$9,250,000	92.96%	31	N
690 Island Drive	6/12	\$42,738,095	\$33,000,000	77.21%	269	Y

\$48,850,000

Wells Rd to	Worth Avenue	<u>Townhome</u> <u>Sales</u>
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	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedrooms	# of Baths	Water front	Po ol	SqFt	\$/SqFt
236 Bradley Place 7	5/1	\$8,695,000	\$6,946,500	79.89%	419	3	4.1	Y	Y	4578	\$1,517
161 E Main St	4/30	\$12,450,000	\$11,400,000	91.57%	145	4	5.1	N	Y	4931	\$2,312
450 Brazilian Ave	5/1	\$13,500,000	\$12,125,000	89.81%	111	4	4.1	N	Y	4421	\$2,743
220 Brazilian Ave	4/30	\$16,875,000	\$16,500,000	97.78%	191	4	6.1	N	Y	5335	\$3,093

\$9,665

