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Linda R. Olsson, Inc., Realtor

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2nd Qtr. 2026 Market Report update:

Area 1: (Inlet Drive to Wells Road) 20 homes SOLD

Average price: \$16,095,876 – Average per sq.ft. \$2,812
Highest priced per sq.ft. 1610 N Ocean Blvd - \$5,631
Lowest priced per sq.ft. 250 Angler Ave - \$1,770

Area 2: (Wells Road to Worth Ave.) 9 homes SOLD

Average price: \$13,566,511 – Average per sq.ft. \$3,333
Highest priced per sq.ft. 449 Australian Ave - \$4,448
Lowest priced per sq.ft. 357 Seabreeze Ave - \$2,251

Area 3: (Worth Avenue to Sloan's Curve) 9 homes SOLD

Average price: \$21,658,741 – Average per sq.ft. \$3,014
Highest priced per sq.ft. 350 Island Road - \$4,946
Lowest priced per sq.ft. 224 Phipps Plz - \$2,000

Area 2: CONDOS (Worth Avenue to Wells Road) 30 condos SOLD

Average price: \$4,343,400 – Average per sq.ft. \$1,911
Highest priced per sq.ft. 2 N Breakers Ro PH4 - \$4,288
Lowest priced per sq.ft. 389 S Lake Dr 2H - \$938



LINDA OLSSON, Owner/Broker

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Linda R. Olsson, Inc., Realtor

2026 2nd QUARTER MARKET REPORT APRIL 1, 2026 TO JUNE 30, 2026

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
220 Indian Road	5/4	\$3,600,000	\$4,250,000	118.06%	2143	3	3	Y	N	2066	\$2,057
206 Queens Lane	5/8	\$6,400,000	\$6,000,000	93.75%	133	4	3	Y	N	3058	\$1,962
255 Colonial Lane	4/30	\$6,995,000	\$6,500,000	92.92%	94	3	2	Y	Y	2227	\$2,919
230 Onondaga Ave	4/24	\$7,000,000	\$6,800,000	97.14%	100	3	3	Y	N	2539	\$2,678
230 Plantation Road	6/12	\$7,950,000	\$6,800,000	85.53%	416	5	4	Y	N	3166	\$2,148
216 Colonial Lane	4/14	\$7,999,000	\$7,350,000	91.89%	195	4	4	Y	N	2842	\$2,586
250 Angler Ave	4/3	\$8,900,000	\$8,350,000	93.82%	507	4	3	N	N	4718	\$1,770
259 Queens Lane	4/30	\$8,950,000	\$8,100,000	90.50%	149	4	4	Y	Y	3436	\$2,357
284 Monterey Road	4/27	\$9,950,000	\$9,300,000	93.47%	165	3	3	Y	N	3179	\$2,925
224 Sandpiper Dr	6/15	\$12,495,000	\$11,550,000	92.44%	151	3	4	Y	N	4060	\$2,845
232 Cherry Lane	4/24	\$14,595,000	\$13,420,000	91.95%	158	4	4	Y	N	4488	\$2,990
231 Coral Lane	6/3	\$15,900,000	\$15,900,000	100.00%	35	4	5	Y	N	6294	\$2,526
244 Nightingale	5/15	\$16,000,000	\$15,800,000	98.75%	116	4	4	Y	N	4817	\$3,280
218 List Road	4/28	\$16,900,000	\$15,925,000	94.23%	96	4	4	Y	N	6138	\$2,594
242 Wells Road	6/26	\$23,500,000	\$21,000,000	89.36%	282	4	6	Y	N	7460	\$2,815
239 Emerald Lane	6/30	\$29,000,000	\$25,000,000	86.21%	167	9	6	Y	N	9800	\$2,551
134 Casa Bendita	5/27	\$29,950,000	\$25,000,000	83.47%	264	4	4	Y	N	8733	\$2,863
226 Via Las Brisas	6/17	\$32,995,000	\$28,900,000	87.59%	449	7	7	Y	N	12834	\$2,252
1246 N Lake Way	4/22	\$34,900,000	\$30,822,532	88.32%	527	5	7	Y	Y	6856	\$4,496
1610 N Ocean Blvd	4/2	\$59,995,000	\$55,150,000	91.92%	209	6	7	Y	Y	9794	\$5,631
	\$321,917,532										\$56,246
Wells Road to Worth Avenue											
228 Phipps Plz	6/25	\$5,250,000	\$4,900,000	93.33%	498	2	2.0	N	N	1579	\$3,103
240 Seabreeze Ave	4/3	\$8,495,000	\$7,575,000	89.17%	114	3	2	Y	N	2182	\$3,472
357 Seabreeze Ave	5/5	\$8,900,000	\$8,100,000	91.01%	461	5	4	N	N	3598	\$2,251
218 Everglade Ave	5/5	\$13,500,000	\$11,228,600	83.17%	77	4	4	Y	N	4198	\$2,675
310 Australian Ave	6/9	\$14,950,000	\$13,860,000	92.71%	51	4	5	Y	N	4657	\$2,976
350 Seabreeze	5/6	\$16,895,000	\$15,800,000	93.52%	109	5	5	Y	N	4936	\$3,201
449 Australian Ave	4/10	\$16,950,000	\$16,000,000	94.40%	32	4	5	Y	N	3597	\$4,448
309 Chapel Hill Road	5/1	\$23,900,000	\$21,000,000	87.87%	92	4	4	Y	N	5050	\$4,158
232 Seabreeze Ave	6/2	\$24,500,000	\$23,932,000	97.68%	56	5	6	Y	N	6438	\$3,717
	\$122,395,600										\$30,002
Worth Avenue to Sloan's Curve											
224 Phipps Plz	6/30	\$5,500,000	\$5,000,000	90.91%	158	3	3	N	N	2500	\$2,000
112 Algoma Road	6/18	\$11,295,000	\$10,000,000	88.53%	80	4	4	Y	N	2930	\$3,413
6 Via Vizcaya	4/8	\$12,900,000	\$10,750,000	83.33%	261	4	4	Y	N	4815	\$2,233
125 Via Vizcaya	4/23	\$13,995,000	\$12,500,000	89.32%	663	5	5	Y	N	4945	\$2,528
201 Via Bellaria	4/15	\$18,900,000	\$17,900,000	94.71%	135	6	7	Y	N	8919	\$2,007
237 El Bravo Way	5/15	\$25,000,000	\$25,150,000	100.60%	85	4	5	Y	N	7755	\$3,243
614 tarpon Way	5/14	\$34,500,000	\$37,100,000	107.54%	203	6	7	Y	Y	11427	\$3,247
350 Island Road	6/22	\$39,500,000	\$33,278,675	84.25%	109	8	8	Y	Y	6729	\$4,946
115 Via La Selva	6/2	\$49,500,000	\$43,250,000	87.37%	197	8	9	Y	N	12318	\$3,511
	\$194,928,675										\$27,127

**2026 2nd QUARTER MARKET REPORT
APRIL 1, 2026 TO JUNE 30, 2026**

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
401 Peruvian Ave 1010	4/30	\$995,000	\$1,000,000	100.50%	50	1	1	N	Y	715	\$1,399
223 Atlantic Ave D2	4/21	\$1,395,000	\$1,270,000	91.04%	154	2	2	N	N	1,193	\$1,065
170 N Ocean Blvd 312	5/15	\$1,395,000	\$1,325,000	94.98%	318	1	1	Y	Y	868	\$1,526
455 Worth Ave 209	4/10	\$1,450,000	\$1,300,000	89.66%	268	1	1	N	Y	883	\$1,472
170 N Ocean Blvd 207	6/5	\$1,750,000	\$1,685,000	96.29%	133	2	2	Y	Y	1395	\$1,208
220 Atlantic Ave 6	5/6	\$1,790,000	\$1,700,000	94.97%	34	1	1	N	N	646	\$2,632
389 S Lake Dr 2H	4/17	\$1,800,000	\$1,650,000	91.67%	123	2	2	Y	Y	1760	\$938
170 Chilean Ave 2D	4/6	\$1,900,000	\$1,750,000	92.11%	186	2	2	Y	Y	1201	\$1,457
455 Australian Ave 3E	6/16	\$2,100,000	\$1,950,000	92.86%	158	2	2	Y	N	1204	\$1,620
300 S Ocean Blvd 2E	4/2	\$2,145,000	\$1,993,475	92.94%	164	2	2	Y	Y	1429	\$1,395
170 N Ocean Blvd 406	4/22	\$2,250,000	\$2,150,000	95.56%	87	2	2	N	Y	1395	\$1,541
170 N Ocean Blvd 410	4/22	\$2,250,000	\$1,900,000	84.44%	153	2	2	Y	Y	1395	\$1,362
170 Chilean 3C	6/30	\$2,500,000	\$2,337,537	93.50%	81	2	2	N	Y	1201	\$1,946
389 S Lake Dr 3H	4/16	\$2,500,000	\$1,900,000	76.00%	73	2	2	Y	Y	1760	\$1,080
225 Everglade Ave 0060	4/17	\$3,200,000	\$3,100,000	96.88%	73	2	2	N	N	1099	\$2,821
150 Bradley Place 415	5/14	\$3,250,000	\$2,850,000	87.69%	65	2	2	Y	Y	1488	\$1,915
100 Sunrise Ave 308	5/29	\$3,300,000	\$3,400,000	103.03%	38	2	2	Y	Y	1547	\$2,198
44 Cocanut Row 420/421	4/14	\$3,450,000	\$3,450,000	100.00%	74	4	4	N	Y	2254	\$1,531
150 Bradley Place 606	6/8	\$3,775,000	\$3,600,000	95.36%	507	2	2	Y	Y	1501	\$2,398
315 S Lake Dr 3F	6/30	\$3,995,000	\$3,995,000	100.00%	434	2	2	Y	Y	2342	\$1,706
150 Bradley Place 112	6/15	\$5,975,000	\$5,650,000	94.56%	280	2	2	Y		2502	\$2,258
100 Royal Palm Way G4	5/4	\$6,995,000	\$6,500,000	92.92%	54	3	3	Y	Y	3352	\$1,939
44 Cocanut Row 310B	4/15	\$7,400,000	\$7,100,000	95.95%	392	3	4	Y	Y	3515	\$2,020
100 Sunrise Ave 223	5/26	\$7,495,000	\$7,595,000	101.33%	64	4	4	Y	Y	3300	\$2,302
120 Sunset Ave W 3A	4/23	\$7,950,000	\$6,356,000	79.95%	468	3	3	N	Y	3695	\$1,720
389 S Lake Drive PHA	4/20	\$7,950,000	\$7,350,000	92.45%	48	2	2	Y	Y	3337	\$2,203
330 S Ocean Blvd 5D	5/15	\$8,600,000	\$7,945,000	92.38%	225	3	3	Y	Y	2723	\$2,918
2 N Breakers Row S22/23	4/30	\$14,500,000	\$11,500,000	79.31%	161	3	4	Y	Y	6435	\$1,787
2 N Breakers Row PH4	5/8	\$14,950,000	\$13,500,000	90.30%	196	3	5	Y	Y	3148	\$4,288
110 Sunset Ave 4A	6/25	\$15,750,000	\$12,500,000	79.37%	62	4	4	Y	Y	4609	\$2,712
			\$130,302,012								\$57,355
Wells Road to Worth Avenue	Townhome Sales										
265 Everglade Ave	4/16	\$6,685,000	\$5,900,000	88.26%	121	3	4	N	Y	3379	\$1,746
349 Chilean Ave	5/15	\$9,950,000	\$8,800,000	88.44%	70	3	4	N	Y	4981	\$1,767
160 Sunset Ave	6/26	\$12,450,000	\$11,387,500	91.47%	119	4	5	N	Y	5210	\$2,186
218 Brazilian Ave	4/15	\$16,895,000	\$15,000,000	89%	69	4	6	N	Y	5335	\$2,812
			\$41,087,500								\$8,510
	Vacant Land										
Address	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Pool	Water front	SqFt	\$/SqFt
257 Fairview	5/1	\$6,595,000	\$6,410,000	90.05%	45				N		
254 N Woods Road	4/3	\$8,950,000	\$8,500,000	83.92%	288				N		
0 Chapel Hill Road	5/8	\$11,750,000	\$10,000,000	93.61%	168				N		
1333 N Lake Way	4/30	\$16,100,000	\$14,900,000	92.55%	225				N		
3 S Lake Trail	5/8	\$24,250,000	\$22,000,000	90.72%	395				N		
690 Island Drive	6/22	\$42,900,000	\$46,666,666	108.78%	43				Y		
			\$108,476,666								

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\$15,900,000 - South Flagler House, #1201



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