



Linda R. Olsson, Inc., Realtor

www.LindaOlsson.com

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

## 2010 Year End Market Update

### Single Family Home Sales

Address	Sale Date	Asking	Sold	Days on Market	Bedrooms	Baths	Pool	SqFt	\$/SqFt
<b>Inlet Road to Wells Road</b>									
214 Queens Lane	5/27	n/a	\$850,000	n/a	4	3	N	2,896	\$294
286 Orange Grove	8/20	\$1,295,000	\$925,000	1,144	4	3	Y	3,180	\$291
216 Tradewind Dr.	7/10	n/a	\$957,000	n/a	5	6	Y	7,825	\$122
221 Monterey	8/13	\$1,330,000	\$1,000,000	210	3	2.5	N	2,668	\$375
209 Angler Avenue	6/30	\$1,150,000	\$1,050,000	57	2	2	Y	2,021	\$520
249 Sandpiper Drive	11/10	n/a	\$1,150,000	n/a	4	3	Y	4,140	\$278
255 Nightingale Trail	4/21	\$1,495,000	\$1,175,000	294	4	3.5	N	3,603	\$326
249 Bahama Lane	1/27	\$1,750,000	\$1,196,000	289	4	4.5	Y	3,350	\$357
250 Queens	4/19	\$1,450,000	\$1,200,000	71	4	4.5	Y	2,394	\$501
212 Nightingale	9/22	\$1,375,000	\$1,235,000	149	3	2	N	2,855	\$433
228 Nightingale Trail	2/23	\$1,599,000	\$1,300,000	194	3	3.5	N	2,889	\$450
291 Queens Lane	3/6	\$1,399,000	\$1,300,000	283	5	3.5	Y	4,300	\$302
292 Orange Grove	12/7	\$1,800,000	\$1,345,000	168	4	4	Y	4,432	\$303
212 Nightingale Trail	4/12	\$1,495,000	\$1,350,000	123	3	2	N	2,855	\$473
284 Monterey Road	5/24	\$1,450,000	\$1,400,000	118	4	3	Y	2,151	\$651
259 List Road	11/15	\$1,725,000	\$1,450,000	517	4	3	Y	3,398	\$427
210 Ridgeview Drive	5/24	\$1,795,000	\$1,488,500	75	4	3	Y	3,334	\$446
251 Kenlyn Road	3/1	\$1,999,000	\$1,525,000	365	3	3.5	Y	3,152	\$484
140 Seagate Road	4/27	\$1,799,000	\$1,575,000	258	3	3	N	2,472	\$637
285 Orange Grove Road	2/17	\$1,725,000	\$1,575,000	308	4	4	N	3,233	\$487
1165 N Lake Way	3/10	\$1,950,000	\$1,600,000	72	4	4.5	Y	3,684	\$434
200 Via Linda	7/8	\$2,000,000	\$1,635,000	1,315	3	3	Y	2,782	\$588
276 Jamaica Lane	3/31	\$1,750,000	\$1,700,000	148	4	3.5	Y	2,952	\$576
335 Crescent	7/21	\$2,275,000	\$1,750,000	215	4	3	Y	3,434	\$510
112 Caribbean Road	12/17	\$2,235,000	\$2,000,000	128	5	5	Y	5,323	\$376
202 Garden Road	2/1	\$2,850,000	\$2,060,000	130	6	5.5	Y	6,416	\$321
256 West Indies Drive	11/30	\$2,650,000	\$2,100,000	713	4	3.5	Y	3,354	\$626
211 Orange Grove	7/16	\$2,700,000	\$2,200,000	1,454	6	5	Y	4,368	\$504
200 Barton Avenue	9/20	\$2,900,000	\$2,250,000	720	5	5.5	Y	4,682	\$481
233 W Indies	7/21	\$2,625,000	\$2,625,000	1	4	4	Y	3,714	\$707
271 Plantation Road	11/5	\$2,650,000	\$2,265,000	86	4	5.5	Y	4,834	\$469
218 Jamaica Lane	3/12	\$2,450,000	\$2,300,000	223	4	5.5	Y	4,427	\$520
225 Mockingbird	7/19	\$3,195,000	\$2,360,000	116	4	4	Y	4,385	\$538
246 Tangier Avenue	11/1	\$3,300,000	\$2,413,750	327	5	4.5	Y	6,062	\$398
1123 N Lake Way	2/1	\$2,950,000	\$2,600,000	444	3	4	Y	3,949	\$658
233 W Indies	7/21	\$2,625,000	\$2,625,000	5	4	4	Y	3,714	\$707
205 Sanford Avenue	6/17	\$2,950,000	\$2,850,000	98	3	3.5	Y	3,425	\$832
227 Garden Road	4/14	\$3,450,000	\$2,900,000	163	4	4	Y	4,029	\$720
288 Via Marila	5/6	\$3,495,000	\$3,175,000	162	4	3.5	Y	5,175	\$614
258 List Road	12/17	\$4,000,000	\$3,220,000	73	4	5	Y	4,521	\$712
202 Indian Road	12/27	\$4,950,000	\$3,500,000	693	5	6.5	Y	9,865	\$355
1480 N Ocean Blvd	4/7	\$4,295,000	\$3,590,000	471	5	5.5	Y	6,748	\$532
231 Nightingale	8/31	\$3,999,000	\$3,600,000	391	5	6.5	Y	6,274	\$574
220 Mocking Bird Trail	4/1	\$4,250,000	\$3,660,000	133	4	5.5	Y	4,820	\$759
125 Dolphin	8/31	\$4,395,000	\$3,800,000	253	4	6.5	Y	4,895	\$776
201 Queens Lane	3/8	\$4,495,000	\$4,000,000	42	4	3.5	Y	5,098	\$785
268 Nightingale Trail	5/5	\$5,000,000	\$4,412,000	29	5	6.5	Y	7,173	\$615
1500 Lake Court	3/25	\$6,900,000	\$5,000,000	860	4	4.5	Y	6,894	\$725
725 N Lake Way	10/1	\$6,200,000	\$5,050,000	32	6	8.5	Y	9,130	\$553
240 Via Las Brisas	12/9	\$6,990,000	\$5,350,000	1,210	5	6.5	Y	8,330	\$642
234 Via Las Brisas	7/20	\$5,900,000	\$5,450,000	200	5	6.5	Y	8,859	\$615
410 N Lake Way	10/15	\$6,500,000	\$5,650,000	256	6	7	Y	8,753	\$645
661 North Lake Way	10/29	\$6,450,000	\$5,800,000	211	6	5.5	Y	6,590	\$880
9 Via Los Incas	4/30	\$6,500,000	\$6,000,000	507	5	5.5	Y	6,276	\$956
140 El Mirasol	5/24	\$7,900,000	\$6,700,000	706	9	10.5	Y	10,048	\$667
1240 N Ocean	9/1	\$8,500,000	\$6,800,000	1,310	8	9.5	N	10,000	\$680
120 Canterbury Lane	1/15	\$9,900,000	\$7,500,000	443	5	6.5	Y	10,618	\$706
131 E Inlet Drive	3/12	\$9,850,000	\$8,538,400	882	4	4.5	Y	5,940	\$1,437
1141 N Lake Way	2/9	\$12,900,000	\$9,403,100	1,101	6	7.5	Y	8,265	\$1,138
111 Chateaux Drive	5/24	n/a	\$10,418,250	n/a	10	7.5	Y	10,018	\$1,040
1930 S Ocean Blvd	2/3	\$29,900,000	\$11,900,000	157	5	9.5	Y	21,672	\$549
340 Polmer Park	2/4	\$24,000,000	\$18,000,000	66	6	8.5	Y	7,337	\$2,453
1075 N Ocean Blvd	10/15	\$24,000,000	\$22,500,000	203	7	9.5	Y	13,035	\$1,726
<b>Wells Road to Worth Avenue</b>									
165 Root Trail	6/28	\$1,595,000	\$1,110,000	129	3	3.5	N	2,599	\$427
417 Peruvian Avenue	3/24	\$1,700,000	\$1,300,000	111	1	1.5	N	1,760	\$739
310 Dunbar Road	6/10	\$2,350,000	\$1,900,000	92	4	3.5	Y	4,367	\$435
228 Seaspray Avenue	2/14	\$2,695,000	\$2,170,000	514	3	4.5	Y	3,721	\$583
333 Pendleton Avenue	11/1	\$3,450,000	\$2,175,000	265	5	4	Y	4,670	\$466
200 Barton	9/20	\$2,900,000	\$2,250,000	1,301	5	5.5	Y	4,682	\$481
130 Peruvian	12/10	\$2,990,000	\$2,350,000	1,107	3	3.5	Y	4,069	\$578
137 Peruvian	9/17	\$3,400,000	\$2,601,110	304	4	3.5	N	8,442	\$308
208 Barton Avenue	5/3	\$3,750,000	\$2,775,000	94	2	2	N	1,868	\$1,486
158 Seaspray Avenue	4/26	\$2,900,000	\$2,780,000	125	6	7	N	4,413	\$630
146 Australian Avenue	1/28	\$3,395,000	\$3,000,000	423	6	5.5	Y	5,811	\$516
300 Barton Avenue	12/22	\$3,950,000	\$3,400,000	49	4	5.5	N	7,026	\$484
234 Brazilian Avenue	2/12	\$3,650,000	\$3,650,000	304	4	4.5		5,618	\$650
127 Seaspray Avenue	2/26	\$4,950,000	\$3,800,000	632	5	4.5	Y	6,512	\$584
430 Brazilian Avenue	5/7	\$4,399,000	\$3,975,000	81	4	4.5	Y	4,608	\$863
346 Brazilian	7/22	\$5,295,000	\$4,130,000	603	4	5.5	Y	4,832	\$855
218 Seabreeze	8/12	\$5,995,000	\$5,100,000	718	4	5.5	Y	5,900	\$864
309 Chapel Hill	3/19	\$5,900,000	\$4,351,600	626	5	4.5	Y	5,050	\$862
225 Seabreeze Avenue	4/27	\$6,999,876	\$6,350,000	56	4	4.5	Y	7,599	\$836
<b>Worth Avenue to Sloan's Curve</b>									
100 Via Del Lago	12/13	\$3,499,000	\$3,360,000	1,550	4	5	Y	5,540	\$606
14 Golfview Road	6/15	\$5,500,000	\$4,319,675	124	4	5.5	N	6,229	\$693
137 Woodbridge	9/20	\$7,400,000	\$6,250,000	238	6	7.5	Y	8,951	\$698
1530 S Ocean Blvd	6/18	\$9,900,000	\$6,500,000	575	4	4.5	Y	7,179	\$905
122 Kings Road	11/9	\$7,990,000	\$6,800,000	190	6	7	Y	14,799	\$459
200 Jungle Road	11/1	\$7,900,000	\$7,200,000	196	6	6.5	Y	8,164	\$882
125 Via Del Lago	10/22	\$11,450,000	\$9,285,000	50	6	8.5	Y	12,641	\$735
210 Via Del Mar	12/28	\$11,500,000	\$9,643,787	1,076	7	7.5	Y	11,094	\$869
686 Island Drive	6/15	\$14,950,000	\$10,335,000	214	5	7.5	Y	10,990	\$940
822 S County Road	4/21	\$14,900,000	\$13,500,000	323	7	9.5	Y	12,671	\$1,065
850 S County Road	3/17	n/a	\$20,500,000	n/a	8	12.5	Y	16,491	\$1,243
<b>Condominium Sales</b>									
<b>Wells Rd to Worth Avenue</b>					<b>Waterfront</b>				
44 Cocoonut #121B	10/1	\$299,000	\$238,500	304	2	2	N	1,506	\$158
44 Cocoonut #306A	2/13	\$375,000	\$300,000	793	1	1	N	903	\$332
44 Cocoonut #102B	2/12	\$34,900	\$310,000	113	1	1.5	N	893	\$347
455 Worth #409	9/2	\$440,000	\$330,000	139	1	1	N	766	\$431
44 Cocoonut #322B	3/9	\$395,000	\$365,000	1,117	2	2	N	1,226	\$298
354 Chilean #4E	10/29	\$399,000	\$380,000	655	1	1	N	920	\$413
44 Cocoonut #502B	1/29	\$475,000	\$439,500	329	1	1	Y	893	\$492
44 Cocoonut #305B	6/30	\$490,000	\$450,000	488	2	2	N	1,196	\$376
389 S Lake #3F	4/12	\$549,000	\$475,000	691	2	2	Y	1,194	\$398
250 Bradley #206	4/23	\$525,000	\$475,000	687	2	2	Y	1,039	\$457
44 Cocoonut #320A	1/25	\$485,000	\$482,500	1,026	1	1	N	1,100	\$439
139 Sunrise #202	3/31	\$485,000	\$503,000	415	2	2	N	1,167	\$431
320 Chilean #2	3/4	\$595,000	\$530,000	32	2	2	N	1,245	\$426
350 S Ocean #201	3/4	\$595,000	\$550,000	76	2	2	N	1,182	\$465
350 S Ocean #101	3/31	\$595,000	\$550,000	987	2	2	N	1,182	\$465
401 Peruvian #102/103	1/5	\$895,000	\$575,000	659	2	2	N	1,160	\$496
44 Cocoonut #403B	3/31	\$625,000	\$600,000	188	1	2	Y	893	\$672
130 Sunrise #208W	6/1	\$699,000	\$625,000	398	2	2.5	N	1,100	\$568
389 S Lake #1C	8/6	\$679,000	\$657,500	105	2	2	N	1,286	\$511
170 N Ocean #407	2/1	\$775,000	\$657,500	465	2	2	Y	1,395	\$471
389 S Lake #1B	2/17	\$750,000	\$685,000	281	2	2	Y	2,512	\$465
130 Sunrise #513	12/1	\$699,000	\$685,000	544	2	2.5	Y	1,580	\$434
354 Chilean #6-D	8/25	\$795,000	\$725,000	903	2	2	N	1,225	\$592
315 S Lake #2F	6/14	\$795,000	\$750,000	145	2	2	Y	2,342	\$320
170 N Ocean #607	3/31	\$895,000	\$768,762	560	2	2	Y	1,508	\$510
250 Bradley #407	8/31	\$799,000	\$770,000	825	2	2	Y	1,270	\$606
340 S Ocean #4F	6/30	\$1,300,000	\$770,000	620	2	2	Y	1,826	\$422
130 Sunrise #212W	10/27	\$999,000	\$850,000	669	3	3	N	1,983	\$429
250 Bradley #606	6/29	\$899,000	\$850,000	244	2	2	Y	1,320	\$6