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**2018 Quarterly Market Update
April to June 2018**

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											
226 Tradewind Drive	4/16		\$1,403,000	#DIV/0!		4	4	Y	N	4178	\$336
1213 N. Ocean Blvd.	5/16		\$1,550,000								
1540 N. Lake Way	5/22	\$1,995,000	\$1,840,000	92.23%	405	3	3	Y	N	2426	\$758
223 Monterey Road	6/28	\$2,190,000	\$1,750,000	79.91%	209	3	3	Y	N	2334	\$750
240 Osceola Way	6/15	\$2,200,000	\$1,718,000	78.09%	164	3	3	Y	N	3390	\$507
205 Jamaica Lane	4/5	\$2,495,000	\$1,900,000	76.15%	135	6	4	Y	N	3944	\$482
232 Bahama Lane	4/23	\$2,500,000	\$2,500,000	100.00%	7	3	3	Y	N	3142	\$796
113 E. Inlet Drive	6/4	\$2,900,000	\$2,374,863	81.89%	118	4	3	Y	N	3143	\$756
240 Queens Lane	4/18	\$2,950,000	\$2,600,000	88.14%	275	4	3	Y	N	3705	\$702
1556 N. Ocean Blvd.	5/21	\$2,950,000	\$2,725,000	92.37%	83	4	3	Y	N	2422	\$1,125
234 Merrain Road	5/14	\$3,195,000	\$2,800,000	87.64%	306	5	4	N	N	3408	\$822
304 Plantation Road	4/4	\$2,995,000	\$2,995,000	100.00%	110	4	3	Y	N	2555	\$1,172
210 Palmo Way	5/2	\$3,495,000	\$3,150,000	90.13%	177	3	3	Y	N	3062	\$1,029
270 El Dorado Lane	6/15	\$3,250,000	\$3,150,000	96.92%	102	5	5	Y	N	3665	\$859
256 Mockingbird Trail	4/4	\$3,600,000	\$3,600,000	100.00%	3	3	3	Y	N	4292	\$839
211 Caribbean Road	6/12	\$4,185,000	\$3,697,000	88.34%	215	4	4	Y	N	4415	\$837
208 Bahama Lane	4/13	\$4,600,000	\$4,250,000	92.39%	403	4	5	Y	N	4566	\$931
240 Via Marila	4/26	\$4,600,000	\$4,373,000	95.07%	55	3	3	Y	N	3616	\$1,209

Worth Avenue to Sloan's Curve											
125 Seagrape Circle	4/25		\$7,000,000	#DIV/0!		4	4	Y	Y	5491	\$1,275
130 Clarendon Avenue	4/18	\$11,750,000	\$9,872,000	84.02%	462	6	6	Y	N	10192	\$969
534 Island Drive	6/5	\$15,900,000	\$12,537,970	78.86%	665	4	4	Y	Y	8674	\$1,445
8 Golfview Road	6/28	\$19,500,000	\$18,000,000	92.31%	58	5	3	Y	N	8706	\$2,068
10 Blossom Way	5/1		\$20,250,000			5	5	Y	N	10841	\$1,868
89 Middle Road	4/2	\$21,900,000	\$18,250,000	83.33%	467	4	5	Y	Y	17209	\$1,060
1125 S. Ocean Blvd.	5/16	\$23,900,000	\$18,500,000	77.41%	163	8	8	Y	Y	10455	\$1,769
1616 S. Ocean Blvd.	5/15	\$27,000,000	\$22,430,000	83.07%	53	11	14	Y	Y	18866	\$1,189
1800 S. Ocean Blvd.	4/19	\$46,000,000	\$37,375,675	81.25%	192	10	12	Y	Y	26351	\$1,418
1485 S. Ocean Blvd.	6/14	\$59,500,000	\$41,257,000	69.34%	987	7	9	Y	Y	22164	\$1,861
			\$205,472,645								\$14,923

Wells Rd to Worth Avenue											
<u>Townhouse Sales</u>											
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water front	Pool	SqFt	\$/SqFt
249 Seminole Avenue	4/2	\$3,295,000	\$2,750,000	83.46%	61	3	3	N	Y	3774	\$729
300 Atlantic Avenue	5/4	\$3,495,000	\$3,040,000	86.98%	114	3	4	Y	Y	4821	\$631
205 Atlantic Avenue	5/1	\$3,875,000	\$3,400,000	87.74%	88	3	4	N	N	4146	\$820
118 Hammon Avenue	6/4	\$4,995,000	\$4,242,800	84.94%	237	5	6	N	N	6321	\$671
114 Hammon Avenue	4/30	\$5,295,000	\$4,500,000	84.99%	136	5	6	N	N	5595	\$804
418 Brazilian Avenue	4/2		\$4,650,000			3	4			3892	\$1,195
330 Brazilian Avenue	5/6	\$6,900,000	\$6,100,000	88.41%	179	4	4	N	N	5897	\$1,034
			\$28,682,800								\$5,884

Wells Rd to Worth Avenue											
<u>Condominium Sales</u>											

	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Market	Bedrooms	# of Baths	Water front	Furnished	SqFt	\$/SqFt
235 Sunrise Avenue #1001	5/16		\$72,500	#DIV/0!		0	1	N		184	\$394
235 Sunrise Avenue #1003	5/16		\$74,000			0	1	N		184	\$402
235 Sunrise Avenue #3230	4/19		\$117,000			1	2	N		389	\$301
235 Sunrise Avenue #2202	5/9	\$134,900	\$130,000	96.37%	113	0	1	N	Y	217	\$599
235 Sunrise Avenue #2256	5/11		\$175,900			1	2	N		389	\$452
235 Sunrise Avenue #3225	5/10	\$189,000	\$160,000	84.66%	160	1	2	N	Y	389	\$411
235 Sunrise Avenue #2107	5/1		\$220,000			2	2	N		788	\$279
44 Cocoanut Row #108A	4/4	\$395,000	\$365,000	92.41%	86	1	1	Y	Y	900	\$406
100 Sunrise Avenue #C47 & C48	5/24	\$399,995	\$450,000	112.50%	120	0	1	Y	N	286	\$1,573
139 Sunrise Avenue #209	6/29	\$445,500	\$420,000	94.28%	73	2	2	N	N	990	\$424
227 Brazilian Avenue #3E	6/26	\$465,000	\$458,000	98.49%	130	1	1	N	N	683	\$671
455 Australian Avenue #3H	4/26	\$559,000	\$550,000	98.39%	192	1	1	N	N	837	\$657
44 Cocoanut Row #128B	5/30	\$595,000	\$565,000	94.96%	128	2	2	Y	N	1500	\$377
354 Chilean Ave #5B	6/6	\$609,000	\$690,000	113.30%	443	1	1	N	N	892	\$774
130 Sunrise Avenue #518	4/30	\$649,000	\$625,000	96.30%	140	1	1	N	N	1097	\$570
342 Cocoanut Row #C	4/3		\$650,000			2	2			861	\$755
170 N. Ocean Blvd. #611	6/21	\$700,000	\$725,000	103.57%	1424	1	1	N	N	868	\$835
44 Cocoanut Row #111B	6/25	\$785,000	\$750,000	95.54%	154	2	2	Y	N	1500	\$500
130 Sunrise Avenue #514	4/19	\$869,000	\$750,000	86.31%	518	2	2	N	N	1580	\$475
130 Sunrise Avenue #314	5/7	\$825,000	\$750,000	90.91%	80	2	2	N	N	1580	\$475
381 S. Lake Dr. #4	6/29	\$825,000	\$800,000	96.97%	206	2	2	Y	N	1100	\$727
44 Cocoanut Row #328B	6/1	\$849,000	\$802,000	94.46%	72	2	2	N	N	1272	\$631
455 Australian Avenue #4E	4/6	\$879,999	\$810,000	92.05%	111	2	2	N	N	1395	\$581
100 Royal Palm Way #E1	6/4	\$899,000	\$840,000	93.44%	101	1	2	Y	Y	1104	\$761
250 Bradley Place #505	4/13	\$925,000	\$860,000	92.97%	351	2	2	Y	N	1220	\$705
130 Sunrise Avenue #505	5/21		\$870,000			2	2			1580	\$551
455 Worth Avenue #207	5/14		\$875,000			2	2			955	\$916
100 Sunrise Avenue #319	6/29	\$950,000	\$910,000	95.79%	116	2	2	N	N	1391	\$654
350 S. Ocean Blvd. #107	1/22	\$995,000	\$950,000	95.48%	230	2	2	Y	N	1636	\$581

434 Chilean Avenue #2B	6/15	\$995,000	\$803,500	80.75%	540	2	2	N	Y	1316	\$611
227 Australian Avenue #5D	5/15	\$1,100,000	\$1,000,000	90.91%	6	2	2	N	N	1287	\$777
130 Sunrise Avenue #406	5/3		\$1,030,000			2	2	N		1580	\$652
170 N. Ocean Blvd. #203	6/4	\$1,250,000	\$1,147,500	91.80%	89	2	2	Y	N	1395	\$823
130 Sunrise Avenue #402	5/1	\$1,299,000	\$1,175,000	90.45%	295	2	2	N	N	1580	\$744
170 N. Ocean Blvd. #506	6/22	\$1,385,000	\$1,342,500	96.93%	185	2	2	Y	N	1395	\$962
130 Sunrise Avenue #310	5/2	\$1,395,000	\$1,300,000	93.19%	260	2	2	N	N	1673	\$777
150 Bradley Place #411	5/1	\$1,395,000	\$1,325,000	94.98%	476	2	2	Y	N	1505	\$880
127 Peruvian Avenue #205	4/11	\$1,395,000	\$1,395,000	100.00%	106	2	2	N	N	1720	\$811
100 Sunrise Avenue #421	6/18	\$1,399,000	\$1,385,000	99.00%	187	2	2	Y	N	1665	\$832
100 Worth Avenue #302	6/8	\$1,495,000	\$1,150,000	76.92%	102	2	2	N	N	1588	\$724
130 Sunrise Avenue #212	4/30	\$1,695,000	\$1,400,000	82.60%	154	3	3	N	N	1983	\$706
100 Worth Avenue #404	5/16	\$1,650,000	\$1,450,000	87.88%	205	2	2	N	N	1539	\$942
44 Cocoanut Row #211/212b	6/1	\$1,650,000	\$1,500,000	90.91%	122	3	4	Y	N	1215	\$1,235
44 Cocoanut Row #517B	4/24	\$1,795,000	\$1,800,000	100.28%	327	2	2	Y	N	1226	\$1,468
44 Cocoanut Row #518B	4/24	\$1,795,000	\$1,800,000	100.28%	327	2	2	Y	N	1226	\$1,468
150 Bradley Place #401	5/15	\$1,825,000	\$1,500,000	82.19%	238	3	3	Y	N	2290	\$655
100 Worth Avenue #417	6/6	\$1,850,000	\$1,750,000	94.59%	77	2	2	Y	N	1580	\$1,108
100 Sunrise Avenue #213	6/7	\$2,195,000	\$2,000,000	91.12%	146	2	2	Y	N	1780	\$1,124
340 S. Ocean Blvd. #2B	5/1	\$2,195,000	\$1,925,000	87.70%	85	2	2	Y	N	2076	\$927
340 S. Ocean Blvd. #1G	6/29	\$2,450,000	\$2,019,500	82.43%	105	2	2	Y	N	2465	\$819
150 Bradley Place #703	5/1	\$2,795,000	\$2,410,000	86.23%	438	2	2	Y	N	1568	\$1,537
340 Brazilian Avenue #202	4/3	\$2,795,000	\$2,650,000	94.81%	118	3	3	N	N	2323	\$1,141
150 Bradley Place #713D&714C	5/9	\$2,995,000	\$2,950,000	98.50%	155	4	4	Y	N	3007	\$981
340 S. Ocean Blvd. #5C	4/12	\$3,200,000	\$2,950,000	92.19%	162	2	2	Y	N	2057	\$1,434
150 Bradley Place #106	5/29	\$3,250,000	\$3,000,000	92.31%	120	3	3	Y	N	4191	\$716
44 Cocoanut Row #117/118B	6/1	\$3,299,000	\$2,975,000	90.18%	536	4	3	Y	N	2441	\$1,219
100 Worth Avenue #709	4/9		\$3,500,000			3	3			2128	\$1,645
200 Bradley Place #304	6/8	\$4,750,000	\$4,450,000	93.68%	130	2	3	Y	N	2716	\$1,638
150 Bradley Place #801	4/4		\$4,500,000			2	2			2199	\$2,046
150 Bradley Place #115	5/15	\$5,975,000	\$5,400,000	90.38%	125	5	6	Y	N	6378	\$847

100 Sunrise Ave. #311	5/24	\$5,995,000	\$5,850,000	97.58%	62	2	2	Y	N	2025	\$2,889
120 Sunset Avenue #4C	4/30	\$6,900,000	\$6,400,000	92.75%	103	2	3	Y	N	3700	\$1,730
2 N. Breakers Row #S24	4/20	\$12,500,000	\$11,500,000	92.00%	170	3	3	Y	N	3322	\$3,462
			\$105,147,400								\$57,764