



Linda R. Olsson, Inc., Realtor

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2018 Quarterly Market Update
January to March 2019

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											
217 Debra Lane	3/13	\$1,998,000	\$1,910,000	95.60%	379	3	2	Y	N	2256	\$847
249 Monterey Road	3/1	\$3,000,000	\$2,850,000	95.00%	315	4	4.1	N	N	3822	\$746
1305 N. Ocean Way	2/25	\$2,895,000	\$2,895,000	100.00%	19	3	3	N	N	2637	\$1,098
1436 N. Ocean Way	1/2	\$4,395,000	\$4,150,000	94.43%	6	5	5.1	Y	N	4990	\$832
238 Plantation Rd	3/18	\$4,495,000	\$4,200,000	93.44%	559	5	5.1	N	N	4469	\$940
272 Tradewind Drive	1/14	\$4,500,000	\$4,067,000	90.38%	17	4	5.1	Y	N	3198	\$1,272
208 El Pueblo Way	3/29	\$7,100,000	\$6,850,000	96.48%	79	3	3.2	N	N	3687	\$1,858
226 Kenlyn Road	3/18	\$7,495,000	\$7,147,500	95.36%	146	4	5.1	Y	N	5524	\$1,294
217 Via Tortuga	3/15	\$10,000,000	\$8,750,000	87.50%	177	5	5.2	Y	N	8148	\$1,074
			\$42,819,500								\$9,959
Wells Road to Worth Avenue											
149 Root Trail	1/15	\$1,595,000	\$1,500,000	94.04%	15	2	2	N	N	2222	\$675
234 Chilean Ave.	3/18	\$3,999,000	\$3,400,000	85.02%	290	4	3.2	Y	N	3877	\$877
444 Chilean Ave.	2/13	\$4,495,000	\$4,134,903	91.99%	35	3	4.1	Y	N	4185	\$988
120 Atlantic Ave.	3/7	\$7,550,000	\$6,100,000	80.79%	231	5	5.1	Y	N	7173	\$850

1280 N. Lake Way	3/5	\$9,900,000	\$8,917,300	90.07%	11	6	7	Y	Y	5704	\$1,563
			\$24,052,203								\$4,954
Worth Avenue to Sloan's Curve											
120 Via Vizcaya	2/26	\$3,850,000	\$3,250,000	84.42%	83	4	5.1	Y	N	3690	\$881
161 Woolbridge Rd.	3/4	\$5,695,000	\$5,100,000	89.55%	383	6	6	Y	N	6253	\$816
100 Regents Park	3/5	\$7,995,000	\$7,100,000	88.81%	53	6	6.1	Y	N	6868	\$1,034
608 Island Dr.	1/31	\$16,995,000	\$15,480,428	91.09%	861	5	6.1	Y	Y	8051	\$1,923
			\$30,930,428								\$4,654
Wells Rd to Worth Avenue											
		<u>Townhouse</u>		<u>Sales</u>							
	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedro oms	# of Baths	Wate r	Po ol	SqFt	\$/SqFt
444 Brazilian Ave.	1/29	\$5,900,000	\$5,350,000	90.68%	163	3	3.1	N	Y	4111	\$1,301
250 Everglade Ave.	3/4	\$4,450,000	\$4,100,000	92.13%	763	4	5.1	Y	N	4028	\$1,018
Wells Rd to Worth Avenue											
		<u>Condominium</u>		<u>Sales</u>							
	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedro oms	# of Baths	Wate r front	Fur nis hed	SqFt	\$/SqFt
235 Sunrise Avenue #2014	1/30	\$135,000	\$117,000	86.67%	142	0	1	N	Y	271	\$432
235 Sunrise Avenue #2253	2/20	\$139,000	\$121,000	87.05%	20	0	1	N	Y	271	\$446
235 Sunrise Avenue 2207	1/10	\$200,000	\$185,000	92.50%	137	1	1	N	Y	271	\$683
235 Sunrise Ave. 2225	1/16	\$239,000	\$210,000	87.87%	141	2	2	N	Y	561	\$374
301 Australian Ave. 205	3/11	\$329,000	\$300,000	91.19%	153	1	1	N	Y	417	\$719
301 Australian Avenue 224	3/4	\$379,000	\$289,000	76.25%	483	1	1	N	Y	351	\$823
301 Australian Ave. 203	3/11	\$430,000	\$400,000	93.02%	153	1	1	N	Y	681	\$587
223 Atlantic Avenue 3d	1/23	\$449,000	\$438,000	97.55%	218	2	2	N	N	953	\$460
130 Sunrise Ave 417	2/22	\$495,000	\$408,000	82.42%	434	1	1.1	N	Y	1000	\$408

220 Atlantic Avenue 0080	3/1	\$499,000	\$485,000	97.19%	18	1	1	N	N	646	\$751
44 Cocoanut Row 506A	3/15	\$539,000	\$465,000	86.27%	136	1	1	N	Y	1200	\$388
142 Peruvian Ave. 104	3/15	\$599,000	\$535,000	89.32%	121	1	1	N	Y	576	\$929
227 Brazilian Ave. 3A	3/29	\$655,000	\$650,000	99.24%	165	2	1	N	N	864	\$752
214 Chilean Avenue K	3/6	\$777,000	\$685,000	88.16%	125	1	1	N	N	719	\$953
44 Cocoanut Row 407a	1/7	\$725,000	\$700,000	96.55%	83	2	2	Y	N	900	\$778
250 Bradley Plave 206	1/15	\$785,000	\$770,000	98.09%	16	2	2	Y	N	1220	\$631
215 Phipps Plaza 3	3/11	\$789,000	\$750,000	95.06%	54	1	1.1	N	N	1041	\$720
44 Cocoanut Row 221b	3/6	\$865,000	\$775,000	89.60%	158	2	2	N	N	1272	\$609
170 N Ocean Boulevard 209	2/28	\$995,000	\$785,000	78.89%	328	2	2	Y	N	1395	\$563
44 Cocoanut Row 507 B	2/14	\$850,000	\$840,000	98.82%	28	3	2	N	N	1811	\$464
227 Australian Avenue 0043	2/5	\$915,000	\$845,001	92.35%	2	2	2	N	N	1287	\$657
44 Cocoanut Row 312a	2/1	\$985,000	\$895,000	90.86%	33	2	2	Y	N	1215	\$737
455 Australian Avenue 3d	3/1	\$985,000	\$965,000	97.97%	24	2	2	N	N	1096	\$880
434 Chilean Ave. 4D	3/26	\$1,165,000	\$927,925	79.65%	512	2	2	N	Y	1392	\$667
354 Chilean Avenue #5a	1/30	\$1,250,000	\$858,788	68.70%	271	2	2	N	N	1193	\$720
170 N Ocean Blvd. 608	3/15	\$1,250,000	\$1,100,000	88.00%	49	2	2	Y	Y	1476	\$745
44 Cocoanut Row 612 B	2/19	\$1,325,000	\$1,325,000	100.00%	389	2	2	Y	N	1215	\$1,091
170 N Ocean Boulevard 703	2/15	\$1,780,000	\$1,350,000	75.84%	52	2	2	Y	N	1780	\$758
100 Worth Ave. 220	3/8	\$1,650,000	\$1,500,000	90.91%	72	2	2	Y	Y	1717	\$874
340 Brazilian Avenue 1030	1/11	\$1,800,000	\$1,750,000	97.22%	17	2	2	N	Y	1955	\$895
100 Sunrise Avenue 414	1/10	\$2,149,000	\$2,000,000	93.07%	33	2	2	Y	N	1906	\$1,049
170 N Ocean Blvd. 502	3/13	\$2,350,000	\$2,041,500	86.87%	229	2	2	Y	Y	1830	\$1,116
150 Bradley Place 213	2/19	\$2,450,000	\$2,040,000	83.27%	162	2	3	Y	N	1815	\$1,124
330 S. Ocean Blvd. A4	3/18	\$2,450,000	\$2,000,000	81.63%	91	3	3.1	Y	Y	2454	\$815
100 Worth Ave. 605	3/28	\$2,695,000	\$2,250,000	83.49%	112	3	3	N	Y	2022	\$1,113
100 Royal Palm Way E2	2/18	\$3,600,000	\$3,000,000	83.33%	114	3	3	Y	N	2137	\$1,404
150 N. Ocean Blvd. 503	3/11	\$3,150,000	\$2,850,000	90.48%	81	3	4.1	Y	Y	3036	\$939
150 Bradley Pl. 510	1/25	\$3,550,000	\$3,200,000	90.14%	240	3	2	Y	Y	2368	\$1,351
330 S. Ocean Blvd C1	3/4	\$4,250,000	\$3,530,000	83.06%	133	3	3.1	Y	Y	2965	\$1,191
425 Worth Ave. 2C	3/29	\$4,450,000	\$4,375,000	98.31%	710	3	3	Y	N	2746	\$1,593
425 Worth Avenue 4b	1/31	\$4,750,000	\$4,250,000	89.47%	69	3	3	Y	N	2762	\$1,539

