2019 3rd Quarter Market Report July 1, 2019 to September 30, 2019

| Address | Sale <br> Date | Asking Price | Family Hom Sale Price | Sales <br> \% of <br> Asking <br> Price | Days on Marke t | Bedro oms | \# of Baths | Pool | Wat er fro nt | SqFt | \$/SqFt |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Inlet Road to Wells Road |  |  |  |  |  |  |  |  |  |  |  |
| 248 Colonial Lane | 9/10 | \$2,595,000 | \$1,910,000 | 73.60\% | 309 | 3 | 2 | Y | N | 2561 | \$746 |
| 200 Merrain Rd | 7/26 | \$3,195,000 | \$2,787,950 | 87.26\% | 88 | 3 | 3 | Y | N | 2442 | \$1,142 |
| 214 Plantation Rd | 7/9 | \$3,150,000 | \$2,800,000 | 88.89\% | 274 | 4 | 4 | N | N | 2993 | \$936 |
| 280 Sanford Ave | 8/15 | \$3,495,000 | \$3,100,000 | 88.70\% | 149 | 4 | 4 | Y | N | 3464 | \$895 |
| 240 W Indies Dr | 7/23 | \$4,100,000 | \$3,308,000 | 80.68\% | 184 | 4 | 3.1 | Y | N | 4713 | \$702 |
| 232 Sandpiper Dr | 9/17 | \$5,250,000 | \$5,007,000 | 95.37\% | 258 | 4 | 5.1 | Y | N | 5146 |  |
| 1300 N Ocean Blvd | 7/9 | \$16,900,000 | \$12,227,000 | 72.35\% | 286 | 5 | 5.2 | Y | Y | 6504 | \$1,880 |
| 101 Casa Bendita | 7/12 | N/A | \$30,275,000 | N/A | N/A | 6 | 8.2 | Y | Y | 15849 | \$1,910 |
| 1071 N Ocean Blvd | 7/2 | \$59,900,000 | \$40,870,915 | 68.23\% | 265 | 7 | 7.9 | Y | Y | 35992 | \$1,136 |
|  |  |  | \$102,285,865 |  |  |  |  |  |  |  | \$9,345 |
| Wells Road to Worth Avenue |  |  |  |  |  |  |  |  |  |  |  |
| 221 Oleander Ave | 7/26 | \$4,500,000 | \$2,700,000 | 60.00\% | 606 | 4 | 4 | N | N | 3180 | \$849 |
| 230 Atlantic Ave | 7/25 | \$4,500,000 | \$3,998,575 | 88.86\% | 85 | 3 | 3.2 | Y | N | 4420 | \$905 |
| 146 Australian Ave | 8/1 | \$5,250,000 | \$3,725,000 | 70.95\% | 965 | 5 | 5.1 | Y | N | 5637 | \$661 |
| 159 Australian Ave | 7/26 | \$6,495,000 | \$5,900,000 | 90.84\% | 109 | 5 | 4.1 | N | N | 4436 | \$1,330 |


| 146 Seaspray Ave | 7/31 | \$7,150,000 | \$6,200,000 | 86.71\% | 280 | 4 | 3.3 | Y | N | 4074 | \$1,522 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 137 Dunbar Rd | 7/24 | \$7,900,000 | \$5,869,543 | 74.30\% | 485 | 6 | 6.1 | Y | N | 5460 | \$1,075 |
| 130 Barton Ave | 7/31 | \$21,900,000 | \$15,165,000 | 69.25\% | 436 | 6 | 9.3 | Y | N | 5962 | \$2,544 |
|  |  |  | \$43,558,118 |  |  |  |  |  |  |  | \$8,885 |
| Worth Avenue to Sloan's Curve |  |  |  |  |  |  |  |  |  |  |  |
| 1620 South Ocean Blvd | 7/8 | \$18,850,000 | \$12,651,207 | 67.12\% | 430 | 6 | 8.1 | Y | Y | 10111 | \$1,251 |
| 151 Via Bellaria | 7/24 | \$17,000,000 | \$15,415,000 | 90.68\% | 162 | 5 | 11.5 | N | Y | 24739 | \$623 |
| 125 Via Del Lago | 7/15 | \$17,900,000 | \$16,100,000 | 89.94\% | 98 | 8 | 9.2 | N | Y | 12641 | \$1,274 |
| 555 Island Dr | 7/1 | \$23,900,000 | \$17,300,000 | 72.38\% | 517 | 6 | 7.2 | Y | Y | 9356 | \$1,849 |
|  |  |  | \$61,466,207 |  |  |  |  |  |  |  | \$4,997 |
| Wells Rd to Worth Avenue |  |  | $\begin{aligned} & \frac{\text { Townhome }}{\text { Sales }} \\ & \hline \end{aligned}$ |  |  |  |  |  |  |  |  |
|  | Sale Date | Asking Price | Sale Price | \% of Asking | Days on | Bedro oms | \# of Baths | Wate r | $\begin{gathered} \text { Po } \\ \text { ol } \end{gathered}$ | SqFt | \$/SqFt |
| 351 Chilean Ave | 8/1 | \$3,950,000 | \$3,425,000 | 86.71\% | 156 | 3 | 3.1 | N | Y | 4108 | \$834 |
|  |  |  | \$3,425,000 |  |  |  |  |  |  |  | \$834 |
|  |  |  | Vacant Land Sales |  |  |  |  |  |  |  |  |
|  | Sale Date | Asking Price | Sale Price | \% of Asking | Days on |  |  | Wate r |  |  |  |
| 525 N County Road | 7/26 | \$3,195,000 | \$2,787,950 | 87.26\% | 88 |  |  | N |  |  |  |
|  |  |  | \$2,787,950 |  |  |  |  |  |  |  |  |


| Wells Rd to Worth Avenue |  |  | $\frac{\text { Condominium }}{\text { Sales }}$ |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Sale <br> Date | Asking Price | Sale Price | \% of Asking Price | $\begin{aligned} & \text { Days } \\ & \text { on } \\ & \text { Marke } \end{aligned}$ | Bedro oms | \# of Baths | Wate r front | Fur nis hed | SqFt | \$/SqFt |
| 235 Sunrise Ave 2018 | 8/22 | N/A | \$121,500 | N/A | N/A | 0 | 1 | N/A | N/A | 271 |  |
| 235 Sunrise Ave 3006 | 7/11 | N/A | \$123,000 | N/A | N/A | 0 | 1 | N/A | N/A | 271 |  |
| 235 Sunrise Ave 3040 | 7/11 | N/A | \$124,000 | N/A | N/A | 0 | 1 | N/A | N/A | 271 |  |
| 235 Sunrise Ave 3042 | 7/11 | N/A | \$129,000 | N/A | N/A | 0 | 1 | N/A | N/A | 271 |  |
| 235 Sunrisa Ave 1024 | 9/23 | \$165,000 | \$155,000 | 93.94\% | 39 | 1 | 1 | N | N | 389 | \$398 |
| 235 Sunrise Ave PH 8 | 8/29 | \$279,000 | \$212,000 | 75.99\% | 132 | 1 | 1 | N | Y | 632 | \$335 |
| 301 Australian Ave 131 | 7/25 | \$439,000 | \$430,000 | 97.95\% | 177 | 1 | 1 | N | Y | 630 | \$683 |
| 2100 S Ocean Blvd 205S | 8/6 | N/A | \$590,625 | N/A | N/A | 3 | 3.1 | N/A | N/A | 3136 |  |
| 250 Bradley PI 203 | 9/19 | \$759,000 | \$725,000 | 95.52\% | 217 | 1 | 1 | N | N | 871 | \$832 |
| 170 Chilean Ave 6D | 7/16 | \$849,000 | \$775,000 | 91.28\% | 57 | 2 | 2 | N | N | 1201 | \$645 |
| 354 Chilean Ave 6A | 7/8 | \$945,000 | \$877,000 | 92.80\% | 25 | 2 | 2 | N | Y | 1193 | \$735 |
| 2100 S Ocean Blvd 102 | 8/30 | \$995,000 | \$809,000 | 81.31\% | 232 | 2 | 2.1 | Y | N | 2500 | \$324 |
| 225 Everglade Ave 2 | 8/20 | \$995,000 | \$975,000 | 97.99\% | 90 | 2 | 2 | N | N | 1218 | \$800 |
| 130 Surrise Ave 504 | 7/15 | \$999,999 | \$1,060,000 | 106.00\% | 54 | 2 | 2.1 | N | N | 1673 | \$634 |
| 389 S Lake Dr PH E | 7/31 | \$1,850,000 | \$1,300,000 | 70.27\% | 706 | 2 | 2.1 | N | N | 1941 | \$670 |
| 150 Bradley PI 502 | 7/1 | \$1,595,000 | \$1,400,000 | 87.77\% | 392 | 2 | 2 | Y | N | 1495 | \$936 |
| 340 Brazilian Ave 203C | 8/1 | \$1,995,000 | \$1,475,000 | 73.93\% | 593 | 2 | 2 | N | N | 1992 | \$740 |
| 369 S Lake Dr 3F | 7/15 | \$1,975,000 | \$1,875,000 | 94.94\% | 119 | 2 | 2 | N | N | 2352 | \$797 |
| 340 Brazilian Ave 103 | 7/12 | N/A | \$2,000,000 | N/A | N/A | 2 | 2 | Y | N/A | 1955 | \$1,023 |
| 315 S Lake Dr 2B | 7/1 | \$2,890,000 | \$2,135,000 | 73.88\% | 588 | 2 | 2.1 | N | N | 2347 | \$910 |
| 130 Sunrise Ave 207 | 7/15 | \$2,395,000 | \$2,200,000 | 91.86\% | 181 | 3 | 3 | N | N | 2000 | \$1,100 |
| 2000 S Ocean Blvd 204S | 7/18 | N/A | \$2,450,000 | N/A | N/A | 3 | 3.1 | Y | N/A | 3280 | \$747 |
| 130 Sunrise Ave PH6 | 8/1 | \$3,795,000 | \$3,201,000 | 84.35\% | 131 | 3 | 3 | Y | N | 4049 | \$791 |
| 100 Surrise Ave 502 | 7/9 | \$3,995,000 | \$3,500,000 | 87.61\% | 214 | 2 | 2.1 | Y | Y | 2244 | \$1,560 |
| 130 Sunrise Ave PH6 | 7/20 | N/A | \$3,201,000 | N/A | N/A | 3 | 3 | Y | N/A | 2383 | \$1,343 |
|  |  |  | \$31,843,125 |  |  |  |  |  |  |  | \$16,004 |

