

Wells Road to Worth Avenue

246 Everglade Ave	1/22	N/A	\$1,614,814	N/A	N/A	5	5	N	N	3549	\$455
162 Peruvian Ave	1/6	N/A	\$2,200,000	N/A	N/A	3	2	N	Y	2300	\$957
217 Seabreeze Ave	1/10	\$2,295,000	\$1,800,000	78.43%	140	4	2	Y	N	2150	\$837
215 Seaspray Ave	3/25	\$2,995,000	\$2,249,000	75.09%	281	3	3.1	Y	N	2645	\$850
350 Seaspray Ave	1/15	\$3,595,000	\$2,900,000	80.67%	124	4	3.1	Y	N	4176	\$694
357 N Lake Way	2/7	\$5,995,000	\$4,995,000	83.32%	463	5	5	N	Y	4853	\$1,029
131 Seaview Ave	1/21	\$5,795,000	\$3,950,000	68.16%	128	3	3.1	Y	N	6035	\$655
327 Barton Ave	3/23	N/A	\$4,900,000	N/A	N/A	3	3.1	N	N	2894	\$1,693
345 Brazilian Ave	2/19	\$5,000,000	\$4,170,750	83.42%	156	5	4.1	Y	N	4358	\$957
449 Australian Ave	3/6	\$6,795,000	\$5,809,450	85.50%	172	4	4.1	Y	N	4224	\$1,375
111 Dunbar Road	2/25	\$10,900,000	\$8,450,000	77.52%	455	8	7.1	N	N	9862	\$857
113 Atlantic Ave	2/5	\$11,900,000	\$9,410,000	79.08%	303	5	5	Y	N	6415	\$1,467
			\$52,449,014								\$11,826

Worth Avenue to Sloan's Curve

145 Kings Rd	1/31	\$4,600,000	\$4,250,000	92.39%	192	6	6.1	Y	N	5417	\$785
100 Regents Park Rd	3/16	\$9,875,000	\$7,790,000	78.89%	111	6	6.1	N	Y	6868	\$1,134
110 Clarendon Ave	3/10	\$11,795,000	\$10,425,000	88.38%	255	6	8.1	Y	N	13217	\$789
120 Clarendon	1/9	\$12,995,000	\$10,750,000	82.72%	239	8	9.2	Y	N	12773	\$842
134 El Vedado Rd	1/31	\$16,900,000	\$13,575,000	80.33%	757	7	5.2	Y	N	11567	\$1,174
500 Regents Park Rd	3/10	\$18,000,000	\$7,500,000	41.67%	233	7	5.3	Y	Y	7326	\$1,024
630 Island Dr	2/20	\$20,900,000	\$19,100,000	91.39%	219	4	4.2	Y	y	8581	\$2,226
670 Island Dr	2/14	\$20,995,000	\$18,750,000	89.31%	344	5	5.2	Y	Y	7144	\$2,625
100 El Bravo Way	2/14	\$26,950,000	\$24,500,000	90.91%	247	7	9.2	Y	Y	14318	\$1,711
530 S Ocean Blvd	3/5	\$38,900,000	\$37,250,000	95.76%	1303	8	11.4	Y	Y	14379	\$2,591

\$153,890,000

\$14,899

Wells Rd to Worth Avenue

Townhome Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water	Pool	SqFt	\$/SqFt
308 Atlantic Ave	3/2	\$3,995,000	\$3,625,000	90.74%	269	3	4.1	Y	N	4821	\$752
331 Australian Ave #2	2/7	\$6,280,000	\$5,800,000	92.36%	86	4	5.1	N	Y	4956	\$1,170
310 Atlantic Ave	1/3	\$8,850,000	\$7,697,000	86.97%	360	3	4	Y	Y	5658	\$1,360
			\$17,122,000								\$3,283

Vacant Land Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Water
00 Indian Rd	2/26	\$6,000,000	\$4,000,000	66.67%	737	Y
			\$4,000,000			

Wells Rd to Worth Avenue

Condominium Sales

	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedrooms	# of Baths	Water front	Furnished	SqFt	\$/SqFt
235 Sunrise Ave 2038	2/14	\$125,000	\$125,000	100.00%	152	1	1	N	Y	271	\$461
235 Sunrise Ave 2204	2/12	\$179,000	\$155,000	90.74%	150	1	2	N	Y	389	\$752
235 Sunrise Ave 2247	2/17	\$179,000	\$150,000	83.80%	155	1	2	N	Y	389	\$386
235 Sunrise Ave 2204	2/7	\$169,000	\$160,000	94.67%	150	1	2	N	Y	389	\$411

301 Australian Ave 22	3/4	\$325,000	\$293,000	90.15%	488	1	1	N	Y	367	\$798
44 Cocoanut Row 103B	1/3	\$375,000	\$330,000	88.00%	93	1	1	N	N	900	\$367
235 Sunrise Ave PH 3/4	1/3	N/A	\$375,000	N/A	N/A	2	2	N	N	888	\$422
223 Atlantic Ave 2F	2/24	\$445,000	\$350,000	78.65%	480	2	2	N	N	953	\$367
301 Australian Ave RU231	1/2	\$445,000	\$425,000	95.51%	716	1	1	N	Y	716	\$594
44 Cocoanut Row 407B	1/21	\$495,000	\$485,000	97.98%	62	1	1.1	N	N	1100	\$441
300 S Ocean Blvd 5H	1/3	\$699,000	\$500,000	71.53%	170	1	1	Y	N	1522	\$329
300 S Ocean Blvd 3E	2/26	\$850,000	\$780,000	91.76%	110	1	1	Y	N	1522	\$512
277 Australian 2E	3/24	N/A	\$784,000	N/A	N/A	2	2	N	N/A	1287	\$609
227 Australian Ave 3C	1/17	N/A	\$837,000	N/A	N/A	2	2	N	N/A	1600	\$523
381 S Lake Dr 4	3/20	\$945,000	\$869,000	91.96%	72	2	2	Y	N	1100	\$790
389 S Lake Dr 2E	3/20	\$995,000	\$990,000	99.50%	77	2	2	Y	Y	1793	\$552
300 S Ocean Blvd 2E	3/20	\$1,010,000	\$881,525	87.28%	50	2	2	Y	Y	1522	\$579
250 Bradley Pl 207	2/26	\$1,100,000	\$695,925	63.27%	281	2	2	Y	N	1220	\$570
170 Chilean Ave 3B	3/19	N/A	\$950,000	N/A	N/A	2	2	N	N/A	1201	\$791
455 Austalian Ave 3B	1/3	\$1,125,000	\$1,087,500	96.67%	88	2	2	N	N	1304	\$834
227 Australian Ave 43	1/16	N/A	\$1,100,000	N/A	N/A	2	2	N	N/A	1287	\$855
214 Chilean Ave 1	3/13	\$1,150,000	\$1,100,000	95.65%	1098	2	2	N	N	1098	\$1,002
170 N Ocean Blvd 607	2/27	N/A	\$1,235,500	N/A		2	2	Y	N/A	1395	\$886
401 Worth Ave 2010	1/16	\$1,595,000	\$1,495,000	93.73%	56	2	3	N	N	2600	\$575
389 S Lake Dr 2B	2/18	\$1,595,000	\$1,500,000	94.04%	213	2	2	Y	N	1936	\$775
335 Australian Ave	3/13	\$1,650,000	\$1,486,000	90.06%	81	2	2	N	N	1579	\$941
130 Sunrise Ave 509	2/14	\$1,725,000	\$1,215,000	70.43%	440	2	2.1	N	N	1673	\$726
44 Cocoanut Row 312A	2/10	\$1,750,000	\$1,283,000	73.31%	244	2	2.1	Y	N	1215	\$1,056
200 Everglades Ave A2	2/26	\$1,850,000	\$1,700,000	91.89%	82	3	3	N	N	2765	\$615
340 S Ocean Blvd 0240	1/28	N/A	\$1,709,000	N/A	N/A	2	2	Y	N	2076	\$823
340 S Ocean Blvd 5E	1/31	\$2,100,000	\$1,800,000	85.71%	108	2	2	Y	N	2076	\$867
150 Bradley Pl 203	3/27	\$2,950,000	\$1,735,325	58.82%	872	2	2	Y	Y	1568	\$1,107
100 Sunrise Ave 301	3/6	\$2,995,000	\$2,415,842	80.66%	168	2	2.1	Y	N	2004	\$1,206
340 S Ocean Blvd 3D	3/20	\$3,395,000	\$3,027,014	89.16%	66	2	2	Y	Y	2109	\$1,435
150 Bradley Pl 713	3/12	\$3,850,000	\$3,300,000	85.71%	124	4	4	Y	N	3157	\$1,045
400 S Ocean Blvd PH B	3/18	\$4,300,000	\$2,928,500	68.10%	425	3	3	Y	N	2732	\$1,072
110 Sunset Ave E2B	3/12	\$11,950,000	\$9,140,000	76.49%	139	4	5.1	Y	N	5670	\$1,612

\$49,393,131

\$27,686

|