



Linda R. Olsson, Inc., Realtor

www.LindaOlsson.com

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

2020 2nd Quarter Market Report
April 1, 2020 to June 30, 2020

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											
229 Monterey Rd	6/15	\$2,100,000	\$1,750,000	83.33%	473	2	2	Y	N	1526	\$1,147
143 Reef Rd	5/29	N/A	\$1,850,000	N/A		3	3.1	N	N	2480	\$746
1465 Laurie Lane	6/19	\$2,450,000	\$2,200,000	89.80%	35	3	2	Y	N	2023	\$1,087
755 N Lake Way	6/19	\$2,495,000	\$2,150,000	86.17%	156	4	4	N	N	3716	\$579
250 Queens Lane	5/29	\$2,995,000	\$2,900,000	96.83%	37	3	3.1	Y	N	2394	\$1,211
230 Osceola Way	5/22	\$3,000,000	\$2,850,000	95.00%	116	4	3	Y	N	2906	\$981
1020 N Ocean Blvd	6/19	\$5,200,000	\$4,900,000	94.23%	21	3	4.3	Y	N	5199	\$942
309 Via Linda	6/1	\$5,700,000	\$5,000,000	87.72%	238	4	4.1	Y	N	4832	\$1,035
210 Fairview Rd	6/4	\$6,250,000	\$5,049,225	80.79%	289	4	4.2	Y	N	4904	\$1,030
266 Fairview Rd	4/16	\$6,695,000	\$6,650,000	99.33%	498	4	4.2	Y	N	4551	\$1,461
218 La Puerta Way	6/9	\$7,495,000	\$5,939,000	79.24%	571	5	6.1	Y	N	5391	\$1,102
270 Queens Lane	5/28	\$8,590,000	\$7,850,000	91.39%	121	6	6.2	Y	N	7946	\$988
101 Nightingale Trail	5/29	\$14,750,000	\$12,045,000	81.66%	380	5	7.1	Y	Y	8978	\$1,342
1120 N Lake Way	5/13	\$17,000,000	\$12,697,175	74.69%	740	4	4.1	Y	Y	6013	\$2,112
1191 N Lake Way	6/9	\$19,900,000	\$14,910,000	74.92%	572	6	8.1	Y	Y	10055	\$1,483
756 Hi Mount Rd	4/3	N/A	\$15,200,000	N/A		4	3	Y	Y	3887	\$3,910

1063 N Ocean Blvd	4/30	\$29,500,000	\$25,371,175	86.00%	94	6	7.1	Y	Y	13576	\$1,869
446 N Lake Way	4/24	\$42,875,000	\$33,200,000	77.43%	80	6	8.3	Y	Y	13451	\$2,468
										\$162,511,575	\$25,492

Wells Road to Worth Avenue

151 Root Trail	5/28	N/A	\$1,250,000	N/A		2	1	N	N	760	\$1,645
359 Seabreeze Ave	6/15	\$3,200,000	\$2,775,000	86.72%	258	4	2.1	Y	N	2934	\$946
409 Seabreeze Ave	6/11	\$3,500,000	\$2,900,000	82.86%	374	4	4.1	Y	N	3485	\$832
311 Pendleton Lane	5/31	\$5,495,000	\$4,400,000	80.07%	380	5	4.1	Y	N	5988	\$735
109 Everglade Ave	4/3	\$5,750,000	\$5,400,000	93.91%	164	4	6	Y	N	5536	\$975
426 Seaspray Ave	5/8	\$5,625,000	\$5,250,000	93.33%	254	5	4.1	Y	N	5862	\$896
346 Seaspray Ave	5/18	\$8,200,000	\$6,050,000	73.78%	630	7	7.2	Y	N	8256	\$733
402 Primavera Ave	6/1	\$7,695,000	\$7,127,000	92.62%	207	4	4.1	Y	N	5597	\$1,273
169 Everglades Ave	5/15	\$7,795,000	\$7,000,000	89.80%	371	4	5.1	Y	N	5972	\$1,172
110 Atlantic Ave	5/20	\$7,950,000	\$8,000,000	100.63%	113	4	4.1	Y	N	5224	\$1,531
255 Clarke Ave	6/8	N/A	\$8,938,199	N/A		6	5.3	N	N	9158	\$976
434 Seaspray Ave	4/30	\$10,900,000	\$9,367,000	85.94%	262	9	7.1	Y	N	7469	\$1,254
										\$68,457,199	\$12,968

Worth Avenue to Sloan's Curve

220 Via Bellaria	6/17	\$9,950,000	\$8,000,000	80.40%	213	8	9.1	Y	N	10125	\$790
695 S County Road	6/1	\$13,950,000	\$11,850,000	84.95%	507	7	9.1	Y	N	11605	\$1,021
130 Banyan Road	4/20	\$15,950,000	\$11,112,000	69.67%	630	9	9.2	Y	N	13303	\$835
1632 S Ocean Blvd	6/15	\$18,500,000	\$14,000,000	75.68%	490	4	6.1	Y	Y	6274	\$2,231
1015 S Ocean Blvd	6/23	\$19,900,000	\$14,000,000	70.35%	222	4	7	Y	Y	10403	\$1,346
220 El Vedado Rd	6/29	\$25,000,000	\$21,000,000	84.00%	466	6	8.3	Y	N	15038	\$1,396

516 S Ocean Blvd	6/12	\$29,500,000	\$24,244,175	82.18%	326	5	7.2	Y	Y	10943	\$2,215	
1820 S Ocean Blvd	5/15	\$52,000,000	\$46,750,000	89.90%	134	10	13.4	Y	Y	19068	\$2,452	
			\$150,956,175									\$12,287

Wells Rd to Worth Avenue Townhome Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Bedrooms	# of Baths	Water	Pool	SqFt	\$/SqFt	
10 Sloans Curve Dr	6/10	\$5,200,000	\$4,950,000	95.19%	218	2	3.1	Y	Y	5728	\$864	
			\$4,950,000									\$864

Vacant Land Sales

	Sale Date	Asking Price	Sale Price	% of Asking	Days on	Water
201 Pendleton Ave	5/27	\$2,995,000	\$2,050,000	68.45%	126	N
165 Seaspray Ave	6/23	\$4,500,000	\$3,900,000	86.67%	132	N
225 Tangier Ave	6/3	\$5,450,000	\$5,150,000	94.50%	30	N
171 Via Bellaria	5/29	\$6,250,000	\$5,415,000	86.64%	291	N
			\$16,515,000			

Wells Rd to Worth Avenue Condominium Sales

	Sale Date	Asking Price	Sale Price	% of Asking Price	Days on Marke	Bedrooms	# of Baths	Water front	Furnis hed	SqFt	\$/SqFt
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223 Atlantic Ave 4B	5/15	\$439,900	\$435,000	98.89%	122	2	2	N	Y	854	\$509
260 Oleander Ave W1	5/20	\$450,000	\$430,000	95.56%	58	2	2.1	N	N	1,080	\$398
44 Cocconut Row 401B	4/9	\$549,000	\$465,000	84.70%	69	1	1.1	Y	N	1,100	\$423
455 Worth Ave 101	6/26	\$685,000	\$450,000	65.69%	660	1	1	N	N	672	\$670
455 Worth Ave 201	5/1	N/A	\$580,000	N/A		2	2	N	N	949	\$611
170 Chilean Ave 2D	6/12	\$775,000	\$700,000	90.32%	218	2	2	N	N	1,201	\$583
226 Brazilian Ave 1A	6/8	\$799,000	\$630,000	78.85%	245	2	2	N	N	1,317	\$478
170 Chilean Ave 4C	6/11	\$995,000	\$930,000	93.47%	218	2	2	N	N	1,201	\$774
320 Chillean Ave 4	5/19	\$885,000	\$975,000	110.17%	226	2	2	N	N	1,167	\$835
130 Sunrise Ave 415	5/19	\$1,125,000	\$975,000	86.67%	167	2	2	N	N	1,673	\$583
44 Cocconut Row 218B	4/30	\$1,199,000	\$1,075,000	89.66%	212	2	2	Y	N	1226	\$877
225 Everglades Ave 10	6/30	\$1,225,000	\$1,135,000	92.65%	49	2	2	N	N	1120	\$1,013
129 Hammon Ave 3	4/29	\$1,293,000	\$1,293,000	100.00%	99	2	2	N	N	1094	\$1,182
225 Everglade Ave 0060	4/6	\$1,479,000	\$1,375,000	92.97%	144	2	2	N	N	1100	\$1,250
227 Australian Ave 55	4/30	\$1,500,000	\$1,225,000	81.67%	52	2	2	N	N	1287	\$952
44 Cocconut Row 212A	6/5	\$1,600,000	\$1,050,000	65.63%	161	2	2	N	N	1215	\$864
150 Bradley Pl 615	5/5	\$1,695,000	\$1,349,000	79.59%	494	2	2	Y	N	1488	\$907
330 Cocconut Row 5A	4/2	\$1,950,000	\$1,800,000	92.31%	136	3	2	N	N	1540	\$1,169
300 S Ocean Blvd 1B	6/18	\$2,200,000	\$1,850,000	84.09%	150	2	2	Y	N	2346	\$789
100 Worth Ave 307	6/5	\$2,450,000	\$2,275,000	92.86%	94	2	2	Y	N	1539	\$1,478
100 Sunrise Ave 412	5/1	N/A	\$2,750,000	N/A		2	2.1	Y	N/A	1646	\$1,671
400 S Ocean Blvd 412E	5/1	\$3,100,000	\$3,100,000	100.00%	163	2	2.1	Y	N	1716	\$1,807
100 Worth Ave 315	4/30	\$3,275,000	\$3,100,000	94.66%	143	3	3	Y	N	2137	\$1,451
100 Worth Ave 605	6/17	\$3,750,000	\$3,350,000	89.33%	372	3	3	Y	N	2022	\$1,657
100 Worth Ave PH5	5/25	\$4,450,000	\$3,910,000	87.87%	101	3	3	Y	N	2200	\$1,777
425 Worth Ave 3A	4/9	\$5,195,000	\$4,700,000	90.47%	202	3	3.1	Y	N	3878	\$1,212
200 Bradley Pl 204	5/14	\$5,790,000	\$4,268,475	73.72%	840	3	4.1	Y	N	3273	\$1,304
120 Sunset Ave W 3A	5/6	N/A	\$4,600,000	N/A		2	3.1	Y	N	2907	\$1,582
217 Brazilian Ave	6/25	\$7,395,000	\$7,000,000	94.66%	139	4	5.1	N	N	5098	\$1,373
2N Breakers Row S41	5/4	\$7,875,000	\$7,675,000	97.46%	122	3	2.1	Y	N	3243	\$2,367

\$65,450,475

\$32,545