



TINA FANJUL ASSOCIATES  
*Real Estate*

PALM BEACH MARKET ANALYSIS  
RESIDENTIAL REPORT

Last Updated: 10/17/16

## AREA 1

ADDRESS	BD/BA	TOTAL SQ. FT.	TOTAL LOT SZ	LIST PRICE	SOLD PRICE	SOLD DATE	LAND/SF	BLDG/SF	YR BUILT
266 Fairview	3/2	2,799	11,500	1,750,000	1,400,000	14-Jan	122	500	1958
303 Arabian	4/3	5,526	28,340	5,495,000	4,800,000	14-Jan	169	869	1943
595 N Lake Way	4/5	4,375	13,000	3,400,000	3,050,000	14-Jan	235	697	1948
242 Via Linda	3/3	3,104	10,200	2,987,654	2,352,778	14-Jan	231	758	1955
211 Kenlyn	4/4	3,674	12,700	3,880,000	3,450,000	14-Feb	272	939	1957
720 N County Rd	6/6	8,541	21,195	7,850,000	6,250,000	14-Mar	295	732	2005
248 La Puerta Way	3/3	3,745	12,500	2,495,000	2,150,000	14-Mar	172	574	1992
268 Jamaica	4/5	4,916	11,200	4,250,000	4,000,000	14-Mar	357	814	2013
310 Polmer Park	4/4	5,804	14,900	5,950,000	4,880,000	14-Mar	328	841	2012
327 Arabian	4/3	4,286	9750	2,895,000	2,343,000	14-Mar	240	547	1940
212 Cherry	3/2	1,973	10,000	1,600,000	1,425,000	14-Mar	143	722	1954
260 El Pueblo Way	4/3	3,663	12,500	2,500,000	2,300,000	14-Mar	184	628	1940
361 Crescent	5/3	5,032	12,424	2,285,000	2,185,000	14-Mar	176	434	1947
233 List Rd	6/5	4,810	10,080	3,880,000	3,500,000	14-Apr	347	728	1959
171 El Pueblo	4/3	2,692	9,860	1,975,000	1,875,000	14-May	190	697	1958
1263 N Lake Way	4/5	6,865	16,875	4,895,000	4,200,000	14-May	249	612	1998
735 N Lake Way	5/7	6,732	23,000	6,995,000	6,800,000	14-May	296	1010	1991
225 Monterey	4/4	3,843	9,000	2,975,000	3,150,000	14-May	350	820	1936
271 Plantation	4/5	4,941	11,000	5,400,000	5,300,000	14-May	482	1073	2003
1195 N Ocean	3/4	4,698	15,104	3,750,000	3,450,000	14-May	228	734	1997
281 Monterey	4/3	3450	12,600	2,690,000	2,595,000	14-May	206	752	1940
238 Via Las Brisas	3/4	5,889	20,178	5,995,000	6,040,000	14-May	299	1026	1999
111 Seagate	4/4	5,091	9,975	4,375,000	4,200,000	14-May	421	825	2008
230 Plantation	4/3	3,166	11,300	2,195,000	1,820,000	14-May	161	575	1951
152 Dolphin	4/3	3,048	11,025	2,395,000	2,000,000	14-May	181	656	1948
1332 N Ocean	5/7	6,173	12,540	8,495,000	7,475,000	14-Jun	596	1211	1996
695 N Lake Way	6/6	7,754	27,156	6,995,000	6,107,000	14-Jun	225	788	1992
218 List Road	4/5	5,563	12,705	3,350,000	2,950,000	14-Jun	232	530	1959
225 Plantation	5/4	4,515	11,000	1,895,000	1,687,500	14-Jun	153	374	1954

292 Orange Grove	4/4	4,406	14,497	3,600,000	2,850,000	14-Jun	197	647	1951
256 Miraflores	3/3	4,061	13,300	2,900,000	2,570,000	14-Jun	193	633	1993
231 Via Las Brisas	4/5	6,770	19,800	6,850,000	5,870,000	14-Jun	296	867	1999
230 Osceola	4/3	2,906	10,406	2,500,000	2,450,000	14-Jun	235	843	1952
755 N Lake Way	4/4	3,716	11,500	1,849,000	1,630,000	14-Jun	142	439	1960
264 List Rd	4/3	4,464	12,600	3,690,000	3,275,000	14-Jun	260	734	1958
1053 N Lake Way	4/2	3,089	15,840	2,600,000	2,400,000	14-Jun	152	777	1955
1236 N Ocean	4/4	4,330	14,140	3,475,000	3,000,000	14-Jun	212	693	1989
101 El Mirasol	4/5	5,987	21,131	21,000,000	15,800,000	14-Jun	748	2639	1969
340 Garden Rd	land	land	14,500	2,900,000	2,800,000	14-Jul	193	land	land
1098 N Lake Way	7/9	11,014	21,730	15,500,000	11,650,000	14-Jul	536	1058	1984
244 Via Las Brisas	5/6	11,624	25,000	9,975,000	8,000,000	14-Jul	320	688	2000
209 Tradewind	3/3	4,400	12,800	3,700,000	3,300,000	14-Jul	258	750	1962
1075 N Ocean	6/6	13,035	30,000	32,500,000	23,240,491	14-Jul	775	1783	2007
225 Tangier	5/5	5,404	17,200	4,200,000	3,706,000	14-Jul	215	686	1959
275 Monterey Rd	3/3	3,919	15,000	3,100,000	2,789,000	14-Aug	186	712	1940
1230/1232 N Ocean	5/4	2,925	9,976	4,000,000	3,800,000	14-Aug	381	1299	1951
214 Wells Rd	4/4	3,235	19,500	5,000,000	4,500,000	14-Sep	231	1391	1947
1250 N Ocean	6/6	5,690	17,220	10,500,000	7,265,000	14-Sep	422	1277	1928
217 La Puerta Way	3/3	2,166	12,500	2,450,000	2,100,000	14-Oct	168	970	1952
257 Sandpiper Dr	3/3	3,289	12,800	2,750,000	2,500,000	14-Oct	195	760	1969
217 Via Linda	3/4	3,021	10,300	2,950,000	2,700,000	14-Oct	262	894	1955
260 El Pueblo Way	4/3	3,663	12,500	2,795,000	2,800,000	14-Nov	224	764	1940
232 Emerald Lane	6/8	13,834	30,855	6,900,000	5,500,000	14-Nov	178	398	1947
125 E Inlet	4/4	3,761	11,300	2,750,000	2,395,000	14-Dec	212	637	1962
253 Ridgeview Dr	3/4	4,513	11,500	3,840,000	3,570,000	14-Dec	310	791	2004
742 Slope Trail	3/4	6,125	19,055	5,450,000	4,725,000	14-Dec	248	771	1960
231 Wells Rd	5/6	6,965	14,000	8,750,000	7,700,000	14-Dec	550	1106	2001
748 Hi Mount Rd.	6/11	20,063	28,885	17,990,000	15,100,000	14-Dec	523	753	1984
579 N. Lake Way	4/5	4,961	11,315	3,990,000	3,713,000	15-Jan	328	748	2001
170 Seagate Rd.	4/4	2,995	11,300	2,500,000	2,244,835	15-Jan	199	750	1946
110 Indian Rd.	3/2	2,580	13,000	2,675,000	2,400,000	15-Jan	185	930	1958

235 Eden Road	4/6	6,221	14,500	7,495,000	6,717,000	15-Jan	463	1080	2014
1120 North Lake Way	4/4.5	5,222	24,000	13,995,000	13,871,900	15-Feb	578	2656	1975
256 Miraflores	3/3	4,061	11,760	2,995,000	2,900,000	15-Feb	247	714	1993
225 W Indies	4/5	5,302	14,800	6,250,000	5,645,000	15-Feb	381	1065	2014
137 E Inlet Way	4/5	5,280	48,480	11,800,000	10,885,000	15-Feb	225	2062	1989
119 E Inlet Way	4/4.2	3,822	11,074	5,495,000	5,200,000	15-Feb	470	1361	2014
201 Bermuda	3/3	3,387	11,326	2,295,000	2,023,700	15-Mar	179	597	1953
209 Wells Road	4/4	3,961	16,553	4,700,000	4,450,000	15-Mar	269	1123	2013
204 Jamaica Ln	6/7	4,186	11,984	2,395,000	2,050,000	15-Mar	171	490	1955
232 Via Mirila	5/4	4,279	16,500	3,500,000	3,495,000	15-Apr	212	817	1966
200 Eden Road	4/5	7,276	17,640	6,895,000	6,160,000	15-Apr	349	847	2013
250 Esplande Way	4/2	2,624	10,120	1,750,000	1,500,000	15-May	148	572	1978
256 Palmo Way	5/5	6,182	14,910	6,695,000	6,850,000	15-Jun	459	1108	2014
255 Southland	4/3	3,200	11,000	2,895,000	2,760,000	15-Jun	251	863	1955
256 Palmo Way	5/5.5	6,182	14,910	6,695,000	6,085,000	15-Jun	408	984	2014
1480 N Ocean	5/4.5	6,748	14,144	7,750,000	6,950,000	15-Jun	491	1030	1986
201 Bahama	2/2.5	3,229	10,647	2,300,000	2,175,000	15-Jun	204	674	1977
217 Tradewind Dr	4/5.5	3,789	12,800	3,395,000	3,350,000	15-Jun	262	884	1975
1230 N Ocean	4/5.5	5,942	15,000	12,995,000	10,505,000	15-Jun	700	1768	2006
210 Palmo Way	3/3.5	3,062	13,800	3,000,000	3,115,000	15-Jun	226	1017	1984
1320 N Lake Way	8/8.5	10,320	26,000	17,995,000	14,509,039	15-Jul	558	1406	2002
258 Wells Rd.	4/5	7,391	19,500	6,350,000	5,647,685	15-Jul	290	764	1930
1490 Via Manana	4/5.5	5,593	12,632	3,700,000	3,012,061	15-Jul	238	539	1985
256 Mockingbird Trail	3/3.5	4,292	12,600	3,350,000	3,115,850	15-Aug	247	726	1951
125 Casa Benita	5/4.1	7,167	26,700	8,495,000	6,272,800	15-Aug	235	875	1971
240 Angler Ave	5/5.2	4,941	11,300	5,980,000	5,170,000	15-Sep	458	1046	2015
204 Jamaica Ln	4/3.1	4,186	11,984	2,499,000	2,040,000	15-Sep	170	487	1955
249 Tradewind Dr	4/5.3	4,011	12,800	3,395,000	2,587,560	15-Sep	202	645	1988
273 Sandpiper Dr.	4/5.4	4,481	12,928	3,495,000	3,175,000	15-Oct	246	709	1966
201 Debra Ln	3/3	2,189	9,737	1,600,000	1,363,000	15-Oct	140	623	1958
230 Wells Rd.	4/5.1	7,984	19,500	8,600,000	8,400,000	15-Dec	431	1052	2001
301 Polmer Park Rd.	5/6.1	8,473	37,897	13,950,000	11,387,638	15-Dec	300	1344	1973

301 Maddock Way	6/8	11,464	27,007	12,950,000	11,670,994	15-Nov	432	1018	2015
310 Mediterranean	6/6	9,186	27,007	12,995,000	12,000,000	15-Dec	444	1306	1987
216 Garden Rd	6/6.1	5,984	14,500	4,950,000	4,800,000	15-Nov	331	802	1935
248 LaPuerta Way	3/3.1	3,745	12,500	3,750,000	3,650,000	15-Aug	292	975	1992
269 Jamaica Ln	3/3.5	2,628	11,300	2,395,000	2,385,000	16-Jan	211	908	1965
230 Onondaga Ave	4/3	2,539	11,200	2,650,000	2,550,000	16-Jan	228	1004	1971
110 Seagate Rd	3/3	2,428	10,400	2,995,000	2,845,250	16-Feb	274	1172	1948
642 N county Rd	4/6.1	5,556	17,424	5,490,000	5,175,000	16-Feb	297	931	1988
240 Ocean Trc	4/3	3,023	11,700	3,250,000	3,250,000	16-Feb	278	1075	1947
225 Bahama Ln	4/4	3,405	10,283	2,648,000	2,500,000	16-Feb	243	734	1956
224 La puerta Way	4/3	2,744	12,632	3,000,000	3,000,000	16-Feb	237	1093	1948
340 Garden Rd	4/5.2	6,400	14,375	7,495,000	7,295,000	16-Feb	507	1140	2015
232 Coral Ln	3/3.2	4,151	13,939	3,995,000	3,750,000	26-Feb	269	903	1950
1695 N Ocean Way	9/10.4	24,037	37,026	55,000,000	43,700,000	16-Mar	1180	1818	2016
233 La Puerta Way	4/3.1	4,298	12,500	4,600,000	3,735,000	16-Mar	299	869	1993
341 Garden Rd	4/5.1	6,006	13,939	5,995,000	5,310,000	16-Mar	381	884	2004
233 Miraflores Dr	3/4.1	4,366	13,504	4,495,000	4,250,000	16-Mar	315	973	1997
264 Country Club Rd	4/5.1	4,900	12,000	5,595,000	5,085,000	16-Mar	424	1038	2016
341 Garden Rd	4/5.1	6,006	13,939	5,995,000	5,310,000	16-Mar	381	884	2004
1494 N OCEAN Blvd	4/5.1	5,317	12,197	4,295,000	4,000,000	16-Apr	328	752	2006
234 EDEN Rd	4/7.1	4,946	13,939	5,450,000	4,400,000	16-Apr	316	890	1990
365 N County Rd	5/6.1	7,027	24,394	7,700,000	6,100,000	16-Apr	250	868	1968
350 Indian Rd	5/6.2	8,664	18,479	8,950,000	8,200,000	16-May	444	946	2006
242 Cherry Ln	3/2	2,372	10,019	2,895,000	2,350,000	16-May	235	991	1955
266 Monterey	5/6.1	4,039	13,939	4,650,000	3,800,000	16-May	273	941	1937
1226 N Lake Way	5/5.1	6,746	18,295	13,800,000	10,500,000	16-May	574	1556	2000
342 Garden Rd	6/7.1	6,315	14,375	6,700,000	6,000,000	16-May	417	950	2015
900 N Lake Way	7/10.6	19,286	46,609	37,450,000	25,500,000	16-May	547	1322	1986
1055 N Ocean Blvd	6/6.1	6,894	23,958	15,900,000	13,075,000	16-Jun	546	1897	1935
210 Esplanade Way	4/3.1	3,704	11,326	3,250,000	2,850,000	16-Jun	252	769	1979
1066 N Ocean Blvd	3/5.1	4,305	10,890	4,750,000	3,084,860	16-Jun	283	717	2003
570 N Lake Way	4/3.1	4,494	14,810	3,900,000	3,537,538	16-Jun	239	787	1977

234 Queens Ln	4/3	2,438	7520	2,700,000	2,160,000	16-Jun	287	886	1964
242 Colonial Ln	3/3	2,920	6,098	2,450,000	2,152,585	16-Jun	353	737	1945
221 Queens Ln	3/4.1	3,289	7,405	3,195,000	2,227,025	16-Jul	301	677	1984
295 Bahama Ln	4/5.1	4,753	13,068	4,300,000	3,700,000	16-Jul	283	778	1973
271 Southland Rd	4/4.1	4,556	10,890	5,650,000	4,480,000	16-Aug	411	983	2016
226 Via Linda	4/4.1	3,451	10,454	4,250,000	3,900,000	16-Aug	373	1130	1953
256 Fairview Rd	4/3	2,536	11,326	2,695,000	1,900,000	16-Aug	168	749	1954
260 Colonial Ln	4/3	2,375	10,019	2,495,000	1,580,000	16-Aug	158	665	1950
233 Arabian Rd	5/4	3,459	13,068	2,695,000	2,400,000	16-Sep	184	694	1964
225 Arabian Rd	4/4.1	3,352	11,326	2,995,000	2,500,000	16-Sep	221	746	1945
256 Mockingbird Trail	3/3.1	4,292	12,632	3,750,000	3,124,982	16-Oct	247	728	1951

## PENDING

ADDRESS	BD/BA	TOTAL SQ. FT.	TOTAL LOT SZ	LIST PRICE	SOLD PRICE	SOLD DATE	LAND/SF	BLDG/SF	YR BUILT
269 Jamaica Lane	3/3.1	2,628	11,300	2,395,000					1965
225 Bahama Ln	4/4	3,405	10,283	2,648,000					1956
232 Coral Ln	3/2.1	4,151	14,000	3,995,000					1950
365 N County Rd	5/6.1	7,027	24,394	7,700,000					1968
242 Tangier Ave	5/6.2	6,502	13,939	8,900,000					2008
1610 N Ocean Blvd	6/5.1	4,924	37,026	10,900,000					1977
6 Lagomar Rd	6/6.3	12,416	40,075	16,900,000					1956
110 Wells Rd	5/6.2	6,493	16,117	8,795,000					1986
245 Coral Ln	3/3	3,760	14,810	4,900,000					1954
400 Caribbean Rd	9/9.2	9,999	33,105	23,000,000					1970
266 Orange Grove Rd	3/2	1,810	8,276	2,000,000					1952
223 Orange Grove Rd	4/4	4,697	10,454	3,695,000					1938
6 Ocean Ln	6/7.3	12,747		42,000,000					2015
261 El Dorado Ln	3/3.1	3,097	10,455	2,800,000					1957
224 Manana Ln	3/3	2,873	6,098	1,775,000					1950

## AREA 2

ADDRESS	BD/BA	TOTAL SQ. FT.	TOTAL LOT SZ.	LIST PRICE	SOLD PRICE	SOLD DATE	LAND/SF	BLDG/SF	YR BUILT
200 Barton	4/4	4,682	12,784	4,195,000	3,550,000	14-Jan	278	758	1926
10 S Lake Trail	7/7	9,350	33,517	15,750,000	13,400,000	14-Jan	400	1433	1925
170 Everglade	3/2	3,279	12,508	2,100,000	2,100,000	14-Jan	168	640	1972
257 Atlantic	3/2	3,861	7,500	2,700,000	1,580,000	14-Jan	211	409	1988
167 Everglade	4/4	5,472	13,142	2,995,000	2,850,000	14-Jan	217	521	1928
160 Seaview	4/3	5,290	19,602	4,400,000	4,250,000	14-Jan	217	803	1949
149 Root Trail	2/1	960	1,708	799,000	762,500	14-Jan	446	794	1925
445 Antigua	8/10	16,356	41,001	35,900,000	28,866,000	14-Feb	704	1765	2013
308 Coconut	land	land	6,875	1,900,000	1,161,000	14-Mar	169	land	land
140 Atlantic	3/2	2,976	8,000	1,995,000	1,800,000	14-Mar	225	605	1976
346 Brazilian	4/5	4,832	8,100	5,750,000	5,425,000	14-Apr	670	1123	2004
322 Seaspray	4/3	2,638	6,100	1,750,000	1,380,000	14-Apr	226	523	1919
339 Seaspray	4/2	3,280	6,100	2,595,000	2,450,000	14-Apr	402	747	1925
311 Seabreeze	6/6	6,009	12,221	3,850,000	3,550,000	14-May	290	591	1922
200 S Ocean	7/7	8,798	20,608	18,950,000	16,525,000	14-May	802	1878	1925
251 Park Ave	3/3	2,737	3,500	799,000	513,000	14-Jun	147	187	1924
215 Seabreeze	5/3	2,334	6,100	2,250,000	1,500,000	14-Jun	246	643	1925
414 Australian	6/6	5,980	9,375	5,650,000	5,225,000	14-Jun	557	874	1935
225 Seaspray	4/2	3,554	9,348	1,750,000	1,800,000	14-Jun	193	506	1924
225 Seabreeze	4/5	7,618	17,202	7,895,000	6,800,000	14-Jun	395	893	2008
233 Oleander	2/2	1,360	2,800	895,000	770,000	14-Jun	275	566	2012
428 Chilean	3/3	2,500	9,375	2,900,000	2,475,000	14-Jul	264	990	1925
319 Brazilian	3/3	2,764	9,000	1,600,000	2,750,000	14-Jul	306	995	1918
275 N County	4/4	4,756	16,200	2,999,000	2,300,000	14-Jul	142	484	1956
240 Clarke Ave	4/5	7,140	17,700	15,000,000	14,250,000	14-Jul	805	1996	2009
158 Dunbar	6/7	9,070	19,500	10,000,000	8,500,000	14-Aug	436	937	2009
180 Barton	4/4	6,656	37,758	8,500,000	5,250,000	14-Aug	139	789	1982
240 Seabreeze	3/2	2,182	6,100	1,995,000	1,625,000	14-Aug	266	745	1925



426 Australian	4/3	2,216	6,250	1,500,000	1,410,000	14-Sep	226	636	1924
324 Brazilian	3/3	2,589	6,300	2,695,000	1,800,000	14-Sep	286	695	1924
211 Seabreeze	3/2	3,061	6,100	2,750,000	2,400,000	14-Sep	393	784	1925
231 Seaspray	4/3	3,144	6,100	2,695,000	2,500,000	14-Sep	410	795	1926
341 Brazilian	3/3	2,956	9,000	3,350,000	2,809,000	14-Oct	312	950	1937
134 Chilean	6/4	4,301	6,250	5,250,000	4,750,000	14-Oct	760	1104	1912
161 Main Street	4/6	4,931	7,500	4,500,000	4,300,000	14-Oct	573	872	2006
313 Clarke	4/4	4,695	14,694	5,950,000	5,200,000	14-Nov	354	1108	1925
417 Seaview	4/3	2,362	7,275	1,995,000	1,900,000	14-Nov	261	804	1946
256 Park Ave	3/3	2,040	3,500	1,095,000	1,050,000	14-Nov	300	515	1920
322 Clarke	7/7	7,682	32,930	10,895,000	8,775,000	14-Dec	266	1142	1929
430 Brazilian	4/4	4,608	8,550	5,900,000	5,050,000	14-Dec	591	1096	2005
221 Seaspray	4/3	4,072	6,100	3,249,999	2,925,000	14-Dec	480	718	1924
219 Chilean	5/6	6,427	10,500	7,400,000	7,400,000	14-Dec	705	1151	2006
157 Everglade	6/7	5,551	11,700	4,200,000	4,200,000	15-Jan	359	757	1928
233 Barton	4/4	5,370	8,700	4,295,000	4,040,000	15-Jan	464	752	1950
151 Seminole	4/3	5,370	8,700	5,998,000	5,850,000	15-Feb	672	1089	2002
326 Seabreeze	4/5	5,493	12,200	7,500,000	6,753,250	15-Feb	554	1229	2002
240 Atlantic Ave	2/1	7,682	5,000	1,100,000	1,013,000	15-Mar	203	132	1955
130 Chilean	4/4.3	5,370	12,500	5,250,000	4,350,000	15-Mar	348	810	1925
437 Chilean	5/6	5,250	10,080	6,995,000	6,678,235	15-Mar	663	1272	2002
217 Oleander	2/2	938	2,800	1,125,000	1,186,500	15-Mar	424	1265	1948
444 Chilean Ave.	4/4	3,170	6,250	1,749,000	1,592,000	15-Mar	255	502	1940
300 Dunbar Rd.	2/2.1	2,709	10,454	2,750,000	2,651,526	15-Mar	254	979	2010
321 Barton	4/4	3,636	6,438	3,275,000	3,300,000	15-Apr	513	908	1928
327 Barton	3/3	3,220	6,375	4,395,000	4,050,000	15-Apr	635	1258	2014
215 Seaspray	4/3	2,645	6,100	2,350,000	2,162,500	15-Apr	355	818	1950
327 Barton Ave	3/3	3,220	6,375	4,395,000	4,050,000	15-Apr	635	1258	2014
163 Seabreeze	5/4	3,700	6,125	3,295,000	3,183,441	15-May	520	860	1925
324 Brazilian	3/3	2,589	6300	3,450,000	3,394,230	15-May	539	1311	1924
116 Seabreeze	7/6.5	5,397	11,326	6,595,000	5,320,100	15-Jun	470	986	1924
323 Chilean Ave	4/3	2,952	9,375	2,799,990	2,325,000	15-Jun	248	788	1924

233 Clarke Ave	7/7.5	6,094	18,700	7,495,000	7,300,000	15-Jun	390	1198	1927
128 Australian Ave	4/2.5	3,256	6,250	2,895,000	2,600,000	15-Jun	416	799	1925
253 Park Ave	6/4	2,544	3,500	1,195,000	970,000	15-Jun	277	381	1925
141 Seaview Ave	4/3	2,300	6,060	3,295,000	2,725,000	15-Jun	450	1185	1927
323 Seabreeze	4/5.5	4,430	12,250	3,995,000	3,900,000	15-Jul	318	880	1925
301 Chapel Hill Rd.	4/4.5	5,964	16,200	5,895,000	5,150,000	15-Aug	318	864	1986
15 S Lake Trail	7/7.1	9,784	44,125	15,395,000	11,765,234	15-Aug	267	1202	1922
357 Seabreeze Ave	5/4.1	3,598	6,098	2,795,000	2,500,000	15-Aug	410	695	1920
261 Seminole Ave	3/3	1,481	5,700	1,699,000	1,537,500	15-Aug	270	1038	1935
233 Barton Ave	4/4.1	5,370	10,889	4,999,000	4,467,032	15-Aug	410	832	1950
162 Atlantic Ave.	4/3.2	4,495	10,000	3,395,000	2,886,800	15-Sep	289	642	1925
257 Park Ave	3/2	1,611	2,590	875,000	723,800	15-Sep	279	449	1925
250 Pendleton Ave.	5/6.1	5,008	7,308	4,700,000	4,450,000	15-Oct	609	889	1931
313 Chilean Ave.	4/3.1	2,619	6,250	2,795,000	2,700,000	15-Dec	432	1031	2009
169 Root Trail	2/1	708	5,040	874,000	800,000	16-Jan	159	1130	1925
346 Seaspray Ave	7/7	8,256	18,300	8,495,000	8,150,000	16-Jan	445	987	1925
180 Barton Ave	5/7.2	8,000	18,295	12,995,000	12,500,000	16-Mar	683	1563	1982
222 S County Rd	2/2	1,348	3,485	1,150,000	1,062,500	16-Mar	305	788	1942
345 Brazilian Ave	5/5	3,560	9,148	4,985,000	3,925,000	16-Apr	429	1103	1910
319 Seaspray Ave	4/2.1	2,126	9,150	2,895,000	2,250,000	16-May	246	1058	1925
301 Dunbar Rd	4/3	3,749	10,088	2,400,000	2,325,000	16-May	230	620	1955
328 AUSTRALIAN Ave	5/4.1	3,621	6,098	2,950,000	2,825,000	16-May	463	780	1925
155 Brazilian Ave	4.1/4	6,608	9,148	3,875,000	2,600,000	16-May	284	393	1937
150 Clarke Ave	6/3.3	10,089	33,977		14,065,000	16-May	414	1394	1930
316 Seabreeze Ave	2/2	1,265	6,098	2,195,000	2,145,000	16-Jun	352	1696	1945
171 Dunbar Rd	5/6.1	5,581	16,553	4,250,000	3,800,000	16-Jun	230	681	1954
221 Atlantic Ave	4/5.2	5,000	10,019	5,500,000	4,900,000	16-Jun	489	980	2015
230 Atlantic Ave	3/3.2	4,420	7,405	4,590,000	4,100,000	16-Jun	554	928	2007
130 Brazilian Ave	4/4.1	5,167	12,632	5,795,000	5,663,975	16-Jun	448	1096	1925
210 Wells Rd	4/4	6,058	19,602	5,200,000	4,450,000	16-Aug	227	735	1993
320 Seabreeze Ave	2/2	1,884	6,098	2,349,000	2,250,000	16-Aug	369	1194	1945
159 Australian Ave	5/4.1	4,436	10,454	5,450,000	4,995,000	16-Sep	478	1126	1922

238 Phipps Plz	2/2.1	1,724	1,742	2,195,000	1,400,000	16-Sep	804	812	1925
157 Peruvian Ave	3/2	2,035	6,098	2,100,000	2,025,000	16-Oct	332	995	1971

## PENDING

ADDRESS	BD/BA	TOTAL SQ. FT.	TOTAL LOT SZ	LIST PRICE	SOLD PRICE	SOLD DATE	LAND/SF	BLDG/SF	YR BUILT
219 Clarke Ave	5/8.1	8,152	18,731	13,900,000					1977
316 Seabreeze Ave	2/2	1,265	6,098	2,195,000					1945
263 Park Ave	3/3.1	2,390	5,227	2,400,000					1925
180 Atlantic Ave	5/6.1	6,504	13,504	4,200,000					1997
346 Brazilian Ave	4/5.1	4,832	8,276	6,200,000					2004

## AREA 3

ADDRESS	BD/BA	TOTAL SQ. FT.	TOTAL LOT SZ	LIST PRICE	SOLD PRICE	SOLD DATE	LAND/SF	BLDG/SF	YR BUILT
4 El Bravo Way	6/9	16,021	38,400	26,400,000	19,810,998	14-Feb	516	1237	1925
120 Jungle Rd	6/7	17,972	40,000	30,000,000	25,460,000	14-Feb	637	1417	1926
1920 S Ocean	7/8	13,216	67,500	13,995,000	11,826,470	14-Mar	175	895	2004
577 S County	5/5	5,348	14,300	6,495,000	5,750,000	14-Apr	402	1075	1938
1020 S Ocean	land	land	104,082	15,995,000	11,170,000	14-Apr	107	land	land
125 Hammon	6/4	2,656	3,920	1,695,000	1,450,000	14-Apr	370	546	1930
619 Island Drive	4/4	6,135	16,000	7,000,000	6,550,000	14-Apr	409	1068	1960
540 S Ocean	8/9	16,897	67,500	47,800,000	43,500,000	14-May	644	2574	1925
657 Island Dr	land	land	21,600	9,640,000	9,000,000	14-May	417	land	land
112 Via Palma	7/9	10,500	25,575	7,450,000	7,150,000	14-May	280	681	2010
640 Island Dr	6/7	8,991	17,745	15,750,000	14,100,000	14-Jun	795	1568	2010
550 Island Dr	7/7	5,208	23,400	9,360,000	9,090,000	14-Jun	388	1745	1955
738 S County	4/4	13,341	51,680	28,000,000	23,092,625	14-Jun	447	1731	1999
136 Woodbridge	5/4	5,268	11,340	3,450,000	2,938,655	14-Jun	259	558	1959
204 Via Del Mar	land	land	28,907	7,500,000	5,505,000	14-Jun	190	land	land
176 Kings Rd	5/7	8,460	18,998	9,100,000	7,600,000	14-Jul	400	898	1986
5 Middle Rd	4/5	13,696	39,458	15,000,000	12,600,000	14-Jul	319	920	1935
102 Jungle Rd	9/9	14,406	32,111	18,900,000	16,600,000	14-Jul	517	1152	1926
1020 S Ocean	4/4	4,649	22,297	5,645,000	4,950,000	14-Aug	222	1065	1970
120 Algoma Rd	3/3	4,163	15,180	2,799,000	2,100,000	14-Sep	138	504	1952
535 S County	5/7	7,796	40,894	8,500,000	7,500,000	14-Sep	183	962	1938
4 Golfview	4/4	5,207	10,500	9,950,000	9,600,000	14-Sep	914	1844	1928
211 Jungle	8/8	6,637	36,200	8,495,000	8,125,000	14-Oct	224	1224	1930
196 Banyan	7/10	13,077	38,333	14,500,000	12,000,000	14-Dec	313	918	1929
200 Via Bellaria	6/6	7,889	20,875	9,500,000	6,250,000	15-Jan	299	792	1928
145 Woodbridge	4/6	4,437	13,500	2,999,500	2,175,000	15-Jan	161	490	1951
135 Gulfstream	5/7	8,384	18,750	6,950,000	6,784,428	15-Jan	362	809	1930
695 S. County	8/10	11,519	31,850	11,200,000	10,350,000	15-Feb	325	899	1953
353 El Brillo	5/5	10,165	34,412	21,500,000	15,498,575	15-Apr	450	1525	1992

40 Middle Road	4/4	4,678	12,600	5,295,000	4,925,000	15-Apr	391	1053	1962
17 Sloans Curve	6/8.5	7,874	18,396	3,495,000	2,450,000	15-May	133	311	1983
14 Golfview Rd	4/5.5	6,229	10,500	7,500,000	6,975,000	15-Jun	664	1120	1928
200 Regents Park	6/7.5	6,800	30,000	5,900,000	5,425,000	15-Jun	181	798	1959
150 Woodbridge Rd.	5/6	5,946	15,660	4,750,000	4,350,000	15-Jun	278	732	2006
240 Banyan	4/5	11,365	33,333	19,950,000	17,400,000	15-Jun	522	1531	1991
70 Blossom	5/6	10,873	56,635	16,850,000	15,250,000	15-Jun	269	1403	1962
608 Island Dr	4/5.5	5,772	19,166	7,375,000	6,500,000	15-Jul	339	1126	1962
650 Island Dr	5/5.5	7,814	16,000	14,550,000	14,000,000	15-Aug	875	1792	2007
150 Algoma Rd	3/3.5	4,615	13,500	3,550,000	3,102,000	15-Oct	230	672	1970
160 Woodbridge Rd	5/5.2	9,536	33,750	9,995,000	8,699,460	15-Nov	258	912	2004
247 Jungle Rd	4/4.3	8,787	41,817	11,300,000	8,940,000	16-Feb	214	1017	2002
608 Island Dr	4/5.1	5,772	19,166	7,895,000	6,494,750	16-Feb	339	1125	2002
200 Algoma Rd	5/5.1	7,373	20,909	9,200,000	7,560,000	16-Feb	362	1025	1970
520 ISLAND Dr	3/3.1	7,474	38,768	12,150,000	12,150,000	16-Mar	313	1626	1955
870 S Ocean Blvd	4/5.1	7,500	15,300	9,200,000	8,500,000	16-Apr	556	1133	1987
89 Middle Rd	10/11.4	20,852	177,288	59,000,000	39,000,000	16-Apr	220	1870	1921
124 Parc Monceau	6/9	7,047	10,890	6,200,000	5,700,000	16-Apr	523	809	1962
4 Golfview Rd	4/4.2	5,207	10,360	11,179,000	10,000,000	16-May	965	1920	1928
9 Golfview Rd	5/5.1	5,737	8,712	5,695,000	4,500,000	16-Jun	517	784	1928
6 Lagomar Rd	6/6.3	12,416	40,075	24,000,000	12,500,000	16-Jun	312	1007	1956
82 Middle Rd	3/3.1	4,646	10,019	6,250,000	4,800,000	16-Aug	479	1033	1930
161 Woodbridge Rd	4/5.1	6,253	16,117	3,650,000	3,635,000	16-Aug	226	581	1952
500 ISLAND Dr	5/6.2	7,228	20,000	14,995,000	8,100,000	16-Sep	405	1121	1955
177 Clarendon Ave	7/9.2	9,769	36,155	12,995,000	10,500,000	16-Sep	290	1075	1925

## PENDING

ADDRESS	BD/BA	TOTAL SQ. FT.	TOTAL LOT SZ	LIST PRICE	SOLD PRICE	SOLD DATE	LAND/SF	BLDG/SF	YR BUILT
534 Island Dr	4/4.2	8,674	23,087	15,995,000					1961
1632 S OCEAN Blvd	5/6.1	6,671	28,749	12,995,000					1955