

# Annual Real Estate Report

## Jonathan's Landing



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Performance Matters

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COMPASS



# Market Update

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# 2023 Sold Listings

Yellow denotes our team's Listing

Yellow & Red denotes our team represented both buyer & seller

Address	List Price	Sold Date	SqFt - Living	List Price/SqFt
3250 W Channel Circle	\$5,327,500	9/15/23	6,018	\$885.26
3552 Jonathans Harbour Drive	\$4,295,000	1/6/23	6,788	\$632.73
3289 Bridgegate Drive	\$3,800,000	7/7/23	2,922	\$1,300.48
15876 Westerly Terrace	\$1,812,500	7/6/23	3,004	\$603.36
3771 Shearwater Drive	\$1,795,000	4/28/23	2,324	\$772.38
16662 Hidden Cove Drive	\$1,735,164	5/11/23	3,149	\$551.02
3670 Northwind Court	\$1,714,000	9/27/23	2,460	\$696.75
3570 Lantern Bay Drive	\$1,600,000	9/6/23	2,418	\$661.70
15810 Windrift Drive	\$1,580,000	10/24/23	2,511	\$629.23
16643 Hidden Cove Drive	\$1,525,000	9/29/23	2,591	\$588.58
3751 Shearwater Drive	\$1,525,000	12/5/23	2,218	\$687.56
16631 Hidden Cove Drive	\$1,500,000	7/6/23	2,598	\$577.37
16612 Hidden Cove Drive	\$1,500,000	6/22/23	2,316	\$647.67
16625 Narrows Drive	\$1,490,000	3/31/23	3,012	\$494.69
17263 Bay Street	\$1,480,000	6/13/23	2,351	\$629.52
3750 Longview Court	\$1,465,000	3/15/23	2,200	\$665.91
3491 Lantern Bay Drive	\$1,425,000	12/12/23	2,397	\$594.49
17040 Freshwind Circle	\$1,274,900	2/13/23	2,014	\$633.02
15925 Westerly Terrace	\$1,200,000	11/17/23	2,380	\$504.20
3670 Northwind Court	\$1,065,000	5/22/23	2,460	\$432.93
16910 Bay Street E205	\$1,035,000	12/14/23	1,688	\$613.15
16940 Bay Street N202	\$960,000	12/14/23	1,895	\$506.97
16940 Bay Street N202	\$950,000	8/21/23	1,895	\$501.32
16940 Bay Street N303	\$920,000	7/14/23	1,688	\$545.02
16940 Bay Street N401	\$895,000	6/30/23	1,688	\$530.21
16940 Bay Street N407	\$875,000	9/21/23	1,688	\$518.36
16050 W Bay Drive #253	\$869,000	11/15/23	1,839	\$472.54
16550 Traders Crossing #146	\$860,000	9/12/23	1,923	\$447.22
16910 Bay Street E204	\$850,000	9/14/23	1,688	\$503.55
16648 Traders Crossing #208	\$840,000	8/1/23	1,796	\$467.71
3628 Freshwater Drive	\$835,000	9/19/23	1,676	\$498.21
16695 Traders Crossing #120	\$825,000	6/1/23	1,796	\$459.35
3941 Schooner Pointe Dr. #216	\$819,000	6/19/23	1,839	\$445.35
16647 Traders Crossing #126	\$800,000	11/8/23	1,618	\$494.44
16550 Traders Crossing #150	\$799,000	3/23/23	1,926	\$414.85
3776 Cape Point Circle	\$790,000	3/27/23	1,392	\$567.53
16695 Traders Crossing #220	\$777,500	3/10/23	1,796	\$432.91

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Address	List Price	Sold Date	SqFt - Living	List Price/SqFt
16550 Traders Crossing #148	\$750,000	8/1/23	1,478	\$507.44
16551 Traders Crossing #143	\$699,000	6/1/23	1,478	\$472.94
17081 Waterbend Dr. #227	\$695,000	3/31/23	1,818	\$382.29
17057 Traverse Circle	\$670,000	5/10/23	1,554	\$431.15
3322 Casseekey Island Rd #104	\$670,000	6/23/23	2,024	\$331.03
16885 Waterbend Dr. #274	\$665,000	1/17/23	1,818	\$365.79
16000 W Bay Dr. #256	\$660,000	8/17/23	1,839	\$358.89
3703 Cape Pointe Circle	\$625,000	12/19/23	1,313	\$476.01
16967 Waterbend Dr. #240	\$620,000	11/14/23	1,522	\$407.36
16997 Waterbend Dr. #134	\$615,000	4/19/23	1,390	\$442.45
17053 Waterbend Dr. #230	\$600,000	3/29/23	1,452	\$413.22
3628 Freshwater Drive	\$590,000	4/24/23	1,430	\$412.59
16914 Waterbend Dr. #169	\$570,000	7/12/23	1,452	\$392.56
17138 Waterbend Dr. #115	\$500,000	2/17/23	1,452	\$344.35
17138 Waterbend Dr. #217	\$475,000	6/23/23	1,522	\$312.09
17053 Waterbend Dr. #132	\$460,000	9/15/23	1,452	\$316.80

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Paul Stockall



Diane Hutchinson



Devin Harkness

#1 in Jonathan's Landing since 2017

# 2023 Started Hot For Sellers, Ended As The Beginning Of A Buyers Market

The real estate landscape in Jonathan's Landing, Jupiter, Florida, experienced a year of contrasting phases, marked by significant shifts in sales patterns and market dynamics. In 2023, the total number of sales closed stood at 51, a noticeable decline from the previous year's 77 units, representing a substantial 35% drop in sales volume.

This reduction in sales was notable for its deviation from the usual mix seen in property types, with 40% of the transactions accounting for houses and 60% for condos. Typically, the market maintains a balanced 50/50 split between houses and condos, signaling a departure from the norm in buyer preferences.

The initial three quarters of the year were characterized by a scarcity of inventory, driving prices to reach record highs. This environment favored sellers, with the market witnessing a surge in property valuations.

However, a pivotal shift occurred in the last quarter following the attack on Israel, resulting in a sharp increase in inventory by over 150%. This unexpected surge in available properties contrasted sharply with buyer activity, with only three contracts written against an anticipated 25. This shift heralded a substantial change in the market dynamics, tilting the balance in favor of buyers.

Despite the shift towards a buyer's market, property prices in Jonathan's Landing remained robust. However, the increased inventory and decreased buyer activity are clear indicators of a changing landscape with a shift in power towards potential buyers.

In this market, Diane, Devin, and I played a significant role, being involved in over 35% of all sales in Jonathan's Landing. This track record solidifies our position as leaders in navigating the market's nuances, offering clients an insider's advantage in their real estate transactions. Consistently over 30% of our sales are properties that never hit the market.

In addition to our involvement in sales, our presence extends to property management. We oversee a home watch service, responsibly managing over 130 properties in the community. Additionally, our portfolio includes the management of over 15 rental properties, providing comprehensive services to both property owners and tenants in Jonathan's Landing.

As the market continues to evolve and adapt to changing circumstances, our commitment remains unwavering—to provide exceptional services and expert guidance to our clients, ensuring that they navigate this dynamic real estate landscape with confidence.

Feel free to reach out and contact us for a free market analysis of your home. You can also find more information on our website associated [jonathansrealestategroup.com](http://jonathansrealestategroup.com). BY far the most viewed and most comprehensive website associated with Jonathan's Landing.

*Please note: The information provided in this report is based on available data and market trends as of the year-end of 2023 and may be subject to changes in the future.*



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