

THE EVANS REPORT 2008

PALM BEACH SINGLE FAMILY SALES 1/07-6/07

Published by:
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Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Bldg Sq Ft	Am Inv/Deed	Avg Ann %
1 343 El Bravo Way	Mitchell & Hilaria Morgan Pm Bch Trust	Gowdy, Jerre O	\$ 18,500,000	Jun-07	\$ 1,705,000	Jul-88	18.75	14756	\$ 895,733	52.5%
2 101 Via Los Incas	Finerini, William B	Columbus Towers LTD etal	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8585	\$ 3,142,857	27.3%
3 101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 15,500,000	Apr-07	\$ 2,800,000	Jul-91	15.75	11545	\$ 889,841	31.1%
4 1800 S. Ocean Blvd.	Frankel, Keith	RGF Holding Corporation	\$ 15,000,000	May-07	\$ 8,550,000	Jan-05	2.25	new const	Not Arms Length	
5 703 Island Drive	Oursman, Florenz and Nan	ALJ LLC	\$ 15,000,000	Jun-07	\$ 1,325,000	May-85	21	5819	\$ 651,190	49.1%
6 999 Indian Road	Barron, Libeth R	999 Indian Road Realty Trust	\$ 11,392,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7886	\$ 1,312,889	52.5%
7 700 S. Ocean Blvd.	700 South Ocean LLC	919 Properties Group LLC	\$ 10,800,000	May-07	\$ 8,450,000	Jul-05	1.75	6713	\$ 771,429	8.2%
8 113 Clarke Avenue	Wood, Peter	Friedman, William	\$ 10,425,000	Jan-07	\$ 3,250,000	Nov-03	3	4978	\$ 2,291,667	70.5%
9 281 Jungle Road	Kain, Gilbert S & John J Nefo Kahn	Lane, Bruce S and Leslie Barron	\$ 9,900,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 880,000	9.5%
10 280 Kawama Lane	Marron, Donald B	Lewis B Campbell Revocable Trust	\$ 9,650,000	Feb-07	\$ 6,500,000	Sep-04	2.25	8287	\$ 1,400,000	21.5%
11 200 Clarke Avenue	Windolsten, Valerie	200 Clarke Avenue LLC	\$ 9,200,000	Apr-07	\$ 3,525,000	Mar-05	2	7486	\$ 2,940,680	83.4%
12 595 S. County Road	Glazer, Joel and Angela	Thomas, Mary	\$ 9,000,000	Jun-07	\$ 100	Feb-96	11.25	Not Arms Length	Not Arms Length	
13 180 Canterbury Lane	Blue Trust & Wolph Trust	Wolofsky, Moira	\$ 8,500,000	Jun-07	\$ 4,800,000	Jan-01	6.25	11286	\$ 672,000	36.2%
14 140 Brazzian Lane	McCarthy, Thomas	Fogg, Blaine	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	20.8%
15 300 Clarke Avenue	Heathwood, Desmond	Lyle Finley Revocable Trust	\$ 8,250,000	Apr-07	\$ 1,800,000	Jun-89	17.75	9091	\$ 374,648	20.8%
16 1047 S. Ocean Blvd.	K Addison Jack, LLC	Georges, John W and Tasi	\$ 7,777,000	May-07	\$ 2,500,000	Sep-95	11.5	8049	\$ 500,000	20.0%
17 200 Jungle Road	Bockman, Maria	Schuler, John and Elizabeth	\$ 7,100,000	May-07	\$ 760,000	Jun-94	12.75	8164	\$ 550,353	72.4%
18 124 Clarke Avenue	Lemle, Gerald M and Emily	Lovett, Dean C and Pamela	\$ 6,820,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 471,795	18.9%
19 1230 S. Ocean Blvd.	SMM Realty LLC	Forsyth, Robert and Eva	\$ 6,500,000	Mar-07	\$ 2,900,000	Apr-89	7.75	10383	\$ 505,806	17.4%
20 102 Flapier Drive	Himmel, Kenneth A and Janet A	Murphy, William & Randal Kirk	\$ 6,400,000	Jun-07	\$ 5,100,000	May-05	2	13603	\$ 700,000	13.7%
21 476 S. Ocean Blvd.	Flynn, Michael and Anne	Elsa P Mitchell Trust No 2	\$ 6,312,780	May-07	\$ 2,000,000	May-00	14	4227	\$ 392,887	10.8%
22 246 Emerald Lane	Arbinder, Stephen E and Madeline	Koch, Ronald and Pauline	\$ 6,000,000	Feb-07	\$ 1,076,800	Jul-98	8.5	5867	\$ 579,200	53.8%
23 246 Emerald Lane	Himmel, Kenneth A and Janet A	Euro Homes VI Inc	\$ 5,950,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%
24 111 El Billo Way	MWB Family Trust	Jainia Radka Revocable Trust	\$ 5,800,000	Mar-07	\$ 3,200,000	May-04	2.75	new const	Not Arms Length	
25 219 Chisian Avenue	Marcus, Jeffrey A	233 Coral Lane LLC	\$ 5,600,000	Apr-07	\$ 4,050,000	Oct-04	2.5	5189	\$ 1,060,000	33.1%
26 240 Clarke Avenue	Garden, Edward	Kennel, Editha	\$ 5,500,000	Mar-07	\$ 3,672,000	Aug-05	1.5	vacant land	\$ 731,300	26.5%
27 233 Coral Lane	Nedlander, James	Rodbell, Helen D	\$ 5,500,000	Feb-07	\$ 5,000,000	Jun-04	2.5	5384	\$ 731,200	19.9%
28 200 Emerald Beach Way	200 Emerald Beach Way Inc	Rodbell, Alfred Anthony and Celeste	\$ 5,350,000	Mar-07	\$ 100	Nov-04	2.25	10495	\$ 222,222	4.4%
29 309 Chapel Hill Road	Dowley, Ann T	South Lake Trail LLC	\$ 5,320,000	Jan-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,081	3.9%
30 4528 Brazilian Avenue	Kinnear, Financial Consulting LTD	Tjia Realty Trust	\$ 5,200,000	Apr-07	\$ 2,500,000	Jun-03	4	8232	\$ 675,000	27.0%
31 306 Paradise Avenue	Lalow, Ronald and Lauri	Bjorklund, Alexandra O	\$ 4,925,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%
32 380 Coconut Row	380 Coconut Row LLC	McCarthy, Thomas	\$ 4,325,000	Mar-07	\$ 10	Nov-05	1.25	5975	Not Arms Length	
33 1340 N. Ocean Blvd.	Ganton, J	280 Let Road Inc	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5803	\$ (44,653)	-1.0%
34 290 Let Road	Bjorklund, Alexandra	McCarthy, Thomas	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%
35 360 Coconut Row	Ince, William and Jane	Burgatto, Arturo	\$ 4,050,000	Jan-07	\$ 1,250,000	Oct-02	4.25	new const	\$ (333,333)	-2.7%
36 137 Australian Avenue	Laura Teresa Norman Revocable Trust	South County Holding LLC	\$ 3,950,000	Mar-07	\$ 2,795,000	May-00	7	5880	\$ 165,000	5.3%
37 165 Royal Palmetum Way	Wiggins, William	228 Brazilian LLC	\$ 3,850,000	Mar-07	\$ 550,000	Oct-99	8.5	3407	\$ 400,000	72.7%
38 228 Brazilian Avenue	Cross Island LLC	Laurie L Cornell Revocable Trust	\$ 3,850,000	Jun-07	\$ 550,000					
39 228 Brazilian Avenue										
40 225 Emerald Lane										

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41 258 List Road	Localada, Peter E and Constance B	Browne, H Lee and Jacquelyn G	\$ 3,814,375	Apr-07	\$ 1,375,000	Mar-03	4	4521	\$ 608,844	44.4%
42 176 Seminole Avenue	Smith, Matthew and Tracy E	True, Karen M and Richard	\$ 3,800,000	Feb-07	\$ 875,000	Jun-03	4.5	4406	\$ 650,000	74.3%
43 144 Seminole Avenue	J Ned Inc	Herman, Gerald and Sara S Ayers	\$ 3,800,000	Apr-07	\$ 212,500	Jun-93	13.75	4089	\$ 260,909	-122.8%
44 401 Brazilian Avenue	Murphy, William	Himmel, Kenneth	\$ 3,700,000	Jun-07	\$ 3,950,000	Jul-03	3.75	5839	\$ (66,687)	-1.7%
45 254 List Road	Bethman, Stanley J and Maria	Jackson, Alfred & Jackson, Adam	\$ 3,525,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 715,385	59.6%
46 234 Brazilian Avenue	Gaines, Stanley N and Gay H	Madamme LLC	\$ 3,500,000	Mar-07	\$ 3,000,000	Jun-01	4.75	5818	\$ 105,283	3.9%
47 409 Antigua Lane	Pourmaras, Thomas G	Kourilov, Sarguel N	\$ 3,158,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,353	4.2%
48 439 Worth Avenue	439 Worth Avenue Realty Trust	DeFina Family Trusts	\$ 3,152,500	Jan-07	\$ 1,000,000	Jan-07	30.75	3825	\$ 99,289	99.3%
49 885 S. County Road	Leisl, Alan	Phoenyx, Herbert	\$ 2,843,675	Jan-07	\$ 1,400,000	May-02	4.5	3843	\$ 409,195	40.9%
50 445 Sabrazzani Avenue	Rosalind LLC	David C Carter Irrevocable QLP Trust	\$ 2,800,000	Jan-07	\$ 1,800,000	Aug-96	10.5	4044	\$ 214,762	33.3%
51 156 Sabrazzani Avenue	Garrison, Robert N and Antonette Moore, Victor	Borman, Michael	\$ 2,800,000	Jun-07	\$ 2,050,000	Dec-03	3.5	3949	\$ 314,286	17.5%
52 1122 N. Lake Way	Moore, Victor	334 Chilian LLC	\$ 2,800,000	Jun-07	\$ 1,250,000	Sep-01	2.25	5113	\$ 133,636	6.5%
53 334 Chilian Avenue	Estate of Dorothy H Wood	Bender Oil LTD	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 133,636	6.5%
54 231 Seminole Avenue	Bumickon, Emmanuel	Cayan, Bernard	\$ 2,762,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,892	28.5%
55 231 Southland Road	Barack, Peter	Vail Mimi	\$ 2,650,000	Jan-07	\$ 1,781,250	Jul-92	14.5	3460	\$ 319,444	17.9%
56 270 Queens Lane	Doanist, Anthony	Whitman Family Land Trust/Agreement	\$ 2,650,000	Mar-07	\$ 1,175,000	Feb-05	2.25	3878	\$ 340,000	28.9%
57 249 Queens Lane	Bohand, John	Schwartz, Richard	\$ 2,550,000	Mar-07	\$ 492,000	May-96	10.75	3815	\$ 173,853	35.4%
58 244 Penatlon Road	Kocowak, Peter	Casey Family Trust	\$ 2,552,000	Apr-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,364	20.0%
59 248 Sanford Avenue	Kocowak, Peter	Emanuelson, Dwight H	\$ 2,484,100	Jun-07	\$ 680,000	May-99	7	2101	\$ 214,871	31.6%
60 208 Mockingbird Trail	Ellisley, Vince	Page, Ann	\$ 2,450,000	Feb-07	\$ 2,040,000	Apr-05	0.75	2505	\$ 146,687	7.2%
61 357 Seabreeze Avenue	Josephberg, Robert and Sheila	Timmermann, John	\$ 2,400,000	Mar-07	\$ 2,100,000	Oct-05	1.25	6899	\$ 90,208	15.4%
62 256 Seaspary Avenue	Garcialo, John	Walmsley, Donald	\$ 2,098,488	Mar-07	\$ 587,500	May-89	16.75	3292	\$ 131,034	14.6%
63 23 Spiana Curve Drive	Stell, Barbara	Baron, Lisbeth R	\$ 2,000,000	Mar-07	\$ 100	Jun-95	11.75	3446	\$ 3292	9.0%
64 336 Australian Avenue	Haynes, Stephen	William Buckley Revocable Trust	\$ 2,025,000	Jan-07	\$ 615,000	Jul-98	8.5	3080	\$ 108,000	18.5%
65 227 Ocean Terrace	Haynes, Sean	Mckenna Realty Trust	\$ 2,020,000	Mar-07	\$ 835,000	Mar-97	10	2755	\$ 320,000	106.7%
66 151 Seaway Avenue	Bourne Investments Inc	Gunders, Henry	\$ 1,925,000	Apr-07	\$ 900,000	Aug-92	14.5	3795	\$ 75,172	9.0%
67 2200 W. Ibis Isle Road	Andres Casas Living Trust	Estate of Ruth M Burns	\$ 1,850,000	Feb-07	\$ 900,000	Sep-98	7.25	2983	\$ 131,034	14.6%
68 226 Va Linda	Kahle, G Kent	Elliot, Joseph	\$ 1,850,000	Jun-07	\$ 468,800	Jun-97	20	3519	\$ 69,050	14.7%
69 160 Reef Road	Murphy, Kevin	Mangray Bed Trust	\$ 1,800,000	Jun-07	\$ 100	Jan-99	8.25	4121	\$ 108,000	18.5%
70 231 Nightingale Trail LLC	231 Nightingale Trail LLC	Lila Mc-Swin Trust	\$ 1,746,000	Feb-07	\$ 100	Nov-92	14.25	3329	\$ 240,000	106.7%
71 174 E. Inlet Drive	Spok Inc	Estate of Natalie H Sherman	\$ 1,725,000	May-07	\$ 585,000	Jul-96	10.75	3292	\$ 108,000	18.5%
72 2287 E. Ibis Isle Road	Rogers, John and Heather	Warwick, William	\$ 1,500,000	Jun-07	\$ 1,125,000	Nov-04	2.5	3708	\$ 320,000	106.7%
73 115 Nightingale Trail	Conroy, David	Ferry, Daniel E	\$ 1,450,000	Mar-07	\$ 400,000	Apr-93	3.75	1727	\$ 161,538	106.7%
74 1521 N. Lake Way	Conroy, Martin	Felber, Carol	\$ 1,390,000	Feb-07	\$ 510,000	Jun-00	6.5	2451	\$ 101,935	20.0%
75 285 Atlantic Avenue	Stewart, Andrew	Putsch, Geraldine & Jessica Claynick	\$ 1,000,000	Apr-07	\$ 95,000	Sep-90	7	760	\$ 77,297	81.4%
76 151 Reef Trail	Hoffmeyer, Margaret	Estate of Francis Mandira	\$ 810,000	Mar-07	\$ 95,000	Feb-98	9.25	2112	\$ 3488	N/A
77 222 Park Avenue	A & E Properties LLC	Estate of Mary V Shebell	\$ 487,500	Jun-07	N/A	N/A	N/A	N/A	N/A	N/A
78 225 List Road	Tomas Realty Investments LLC									
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