

THE EVANS REPORT 2008

PALM BEACH SINGLE FAMILY SALES 1/07-9/07

Published by:
 Leslie Robert Evans Assoc., P.A.
 214 Brazilian Avenue, Suite 200, Palm Beach, FL 33480
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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	Ann Inv/Deq	Avg Ann %	
1	Queens Lane LLC	Uhinan Family Land Trust Agreement	\$ 2,650,000	Jan-07	\$ 100	Jul-92	14.5	3460	Not Arms Length	9.9%	1
2	251 Jungle Road	Kahn, Gilbert S & John J Netto Kahn	\$ 10,000,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 880,000	Not Arms Length	2
3	309 Chapel Hill Road	Downey, Ann T	\$ 5,350,000	Jan-07	\$ 100	Aug-93	13.25	5050	Not Arms Length	70.5%	3
4	113 Clarke Avenue	Wood, Peter	\$ 10,125,000	Jan-07	\$ 3,250,000	Mar-00	6.75	7896	\$ 2,291,667	Not Arms Length	4
5	999 Indian Road	Baron, Lisbeth R	\$ 11,382,000	Jan-07	\$ 2,500,000	Apr-76	30.75	3825	\$ 1,312,899	52.5%	5
6	439 Worth Avenue	439 Worth Avenue Realty Trust	\$ 3,152,500	Jan-07	\$ 100,000	Mar-08	0.75	N/A	\$ 99,288	99.3%	6
7	156 Royal Poinciana Way	Laura Teresa Norman Revocable Trust	\$ 3,950,000	Jan-07	\$ 4,200,000	Apr-05	1.75	5503	\$ (333,333)	-7.9%	7
8	280 List Road	Kurzon, Robert	\$ 4,221,945	Jan-07	\$ 4,300,000	Jul-98	8.5	3080	\$ (44,603)	-1.0%	8
9	151 Seaview Avenue	Bourne Investments Inc	\$ 2,025,000	Jan-07	\$ 100	May-02	4.5	6336	Not Arms Length	Not Arms Length	9
10	445 Brazilian Avenue	Rossild LLC	\$ 2,900,000	Jan-07	\$ 1,400,000	Sep-04	2.25	4406	\$ 333,333	23.8%	10
11	176 Seminole Avenue	Srnih, Matthew and Tracy E	\$ 3,800,000	Feb-07	\$ 875,000	Jun-03	4.5	4066	\$ 650,000	74.3%	11
12	250 Kawana Lane	Maron, Donald B	\$ 9,650,000	Feb-07	\$ 6,500,000	Sep-04	2.25	8287	\$ 1,400,000	21.5%	12
13	124 Clarke Avenue	Lemore, Gerald M and Emily	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 4,771,795	18.9%	13
14	156 Sabreze Avenue	Garrison, Robert N and Antoinette	\$ 2,900,000	Feb-07	\$ 645,000	Aug-96	10.5	4044	\$ 214,782	33.3%	14
15	246 Emerald Lane	Abnuder, Stephen E and Madeline	\$ 6,000,000	Feb-07	\$ 1,076,500	Jul-98	8.5	5967	\$ 578,200	53.8%	15
16	231 Southland Road	Barack, Peter	\$ 2,762,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,882	28.5%	16
17	895 S. County Road	Leist, Alan	\$ 2,943,875	Feb-07	\$ 1,000,000	May-02	4.75	3943	\$ 409,195	40.9%	17
18	380 Coconut Row	Bjorklund, Alexandra	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%	18
19	228 Via Linda	Kelhe, G Kent	\$ 1,890,000	Feb-07	\$ 900,000	Sep-99	7.25	2963	\$ 131,034	14.6%	19
20	256 Seaspray Avenue	Garofalo, John	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2905	\$ 146,667	7.2%	20
21	208 Mockingbird Trail	Ehlikow, Vince	\$ 2,279,500	Feb-07	\$ 1,470,000	Apr-04	2.75	3750	\$ 294,364	20.0%	21
22	1521 N. Lake Way	Conroy, Martin	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%	22
23	174 E. Inlet Drive	Spots Inc	\$ 1,750,000	Feb-07	\$ 100	Nov-92	14.25	3332	Not Arms Length	Not Arms Length	23
24	146 Seminole Avenue	Nederlander, James	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%	24
25	140 Brazilian Avenue	McCarthy, Thomas	\$ 8,500,000	Feb-07	\$ 3,390,000	Sep-02	4.25	8205	\$ 1,211,765	36.2%	25
26	137 Australian Avenue	Inde, William and Jane	\$ 4,050,000	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 688,824	52.7%	26
27	336 Australian Avenue	Haymes, Stephen	\$ 2,099,488	Mar-07	\$ 587,500	May-99	18.75	3292	\$ 90,208	15.4%	27
28	200 Emerald Beach Way	200 Emerald Beach Way Inc	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%	28
29	23 Stians Curve Drive	Sidel, Barbara	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	5899	Not Arms Length	Not Arms Length	29
30	244 Plantation Road	Borland, John	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	\$ 340,000	28.9%	30
31	1394 N. Ocean Blvd.	Gannon, J	\$ 4,325,000	Mar-07	\$ 10	Nov-05	1.25	5375	Not Arms Length	Not Arms Length	31
32	283 Coral Lane	Gannon, Edward	\$ 5,600,000	Mar-07	\$ 4,550,000	Aug-05	1.5	vacant land	\$ 1,033,333	25.5%	32
33	219 Chilean Avenue	WVH Family Trust	\$ 5,950,000	Mar-07	\$ 1,650,000	May-04	2.75	new const	Not Arms Length	Not Arms Length	33
34	227 Ocean Terrace	Heyliger, Sean	\$ 2,083,876	Mar-07	\$ 100	Jun-95	11.75	3446	Not Arms Length	Not Arms Length	34
35	1534 N. Ocean Way	1534 N. Ocean Way BC LTD	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	7.75	2735	\$ 139,500	22.5%	35
36	115 Nightingale Trail	Knouy, David	\$ 1,500,000	Mar-07	\$ 300,000	Apr-03	3.75	1727	\$ 320,000	106.7%	36
37	101 Via Los Hoas	Columbus Towers LTD et al	\$ 17,000,000	Mar-07	\$ 11,500,000	Jun-05	1.75	8565	\$ 3,142,857	27.3%	37
38	264 List Road	Batman, William B	\$ 3,525,000	Mar-07	\$ 1,900,000	Dec-03	3.25	4464	\$ 715,385	59.6%	38
39	231 Seminole Avenue	Barrington, Emmanuel	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 193,636	6.5%	39

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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	Ann Inc/Dscr	Avg Ann %
40 1320 S. Ocean Blvd	SMW Realty LLC	Forsyth, Robert and Eva	\$ 6,820,000	Mar-07 \$	2,800,000	Apr-99	7.75	10383	\$ 505,806	17.4%
41 111 El Brillo Way	111 El Brillo Trust	Papadopoulos, George P	\$ 6,000,000	Mar-07 \$	231,300	Jun-90	16.75	6324	\$ 344,400	148.9%
42 4828 Brazilian Avenue	Konrad Financial Consulting LTD	South Lake Trail LLC	\$ 5,820,000	Apr-07 \$	4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%
43 380 Coconut Row	380 Coconut Row LLC	Borlund, Alexandra O	\$ 4,525,000	Apr-07 \$	4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%
44 101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 16,500,000	Apr-07 \$	2,800,000	Jul-91	15.75	11545	\$ 889,841	31.1%
45 240 Clarke Avenue	Marcus, Jeffrey A.	Jannia Padra, Revocable Trust	\$ 5,830,000	Apr-07 \$	3,200,000	Oct-04	2.5	5199	\$ 1,060,000	33.1%
46 409 Artyuga Lane	Pourmaras, Thomas G	Kournikov, Serguei N	\$ 3,188,000	Apr-07 \$	3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%
47 200 Clarke Avenue	Winchester, Valerie	200 Clarke Avenue LLC	\$ 9,405,300	Apr-07 \$	3,525,000	Mar-05	2	N/A	\$ 2,940,650	83.4%
48 248 Sanford Avenue	Knowles, Peter	Marston, Carolyn	\$ 2,362,000	Apr-07 \$	482,000	May-96	10.75	2854	\$ 173,953	36.4%
49 144 Seminole Avenue	J Ned Inc	Hayman, Gerald and Sara S Ayers	\$ 3,800,000	Apr-07 \$	212,500	Jun-93	13.75	4089	\$ 260,909	122.8%
50 151 Root Trail	Holmner, Margaret	Putsch, Geraldine & Jessica Olynyck	\$ 1,000,000	Apr-07 \$	10	Apr-00	7	780	Not Arms Length	Not Arms Length
51 258 Lst Road	Andres Casas Living Trust	Gunders, Henry	\$ 3,414,375	Apr-07 \$	1,375,000	Mar-93	4	4821	\$ 609,844	44.4%
52 2300 W. Jbis Isle Road	Heathwood, Desmond	Fogo, Blaine	\$ 1,825,000	Apr-07 \$	833,000	Aug-92	14.5	3795	\$ 75,172	9.0%
53 300 Clarke Avenue	Fitch, Steven and April	Estate of Alben S Abbe	\$ 8,430,000	Apr-07 \$	1,800,000	Jun-99	17.75	9091	\$ 374,648	20.8%
54 271 Orange Grove Road	Costa, Mark	Suzuki, Hiroake	\$ 1,990,000	Apr-07 \$	210,000	Aug-92	20	3336	\$ 48,163	22.9%
55 203 La Puerta Way	K Addison Jack LLC	Georgas, John W and Terri	\$ 2,150,000	Apr-07 \$	280,000	Apr-97	24.5	2202	\$ 93,500	33.4%
56 1047 S. Ocean Blvd	700 South Ocean LLC	United Properties Group LLC	\$ 8,250,000	May-07 \$	2,500,000	Sep-95	11.5	6713	\$ 771,429	20.0%
57 700 S. Ocean Blvd	Wiggins, William	228 Brazilian LLC	\$ 10,800,000	May-07 \$	9,450,000	Jul-05	1.75	8048	\$ 500,000	20.0%
58 228 Brazilian Avenue	Rogers, John and Heather	Schuler, John and Elizabeth	\$ 3,950,000	May-07 \$	2,795,000	May-00	7	5680	\$ 165,000	5.5%
59 200 Jungle Road	Bockmann, Maria	Estate of Natalie H Sherman	\$ 7,777,000	May-07 \$	780,000	Jun-94	12.75	8164	\$ 550,353	72.4%
60 225 Via Linda	Gaines, Stanley IV and Gay H	Aedarmee LLC	\$ 1,746,000	May-07 \$	585,000	Jun-96	10.75	5618	\$ 108,000	18.5%
61 224 Brazilian Avenue	Flynn, Michael and Anne	Estate of Francis Mandina	\$ 1,746,000	May-07 \$	95,000	Feb-98	9.25	10125	\$ 308,056	15.4%
62 220 Via Bellaria	A & E Properties LLC	Murphy, William & Randall Kirk	\$ 6,312,780	May-07 \$	2,000,000	Apr-93	14	2112	\$ 77,287	81.4%
63 222 Park Avenue	Frankel, Keith	RGF Holding Corporation	\$ 810,000	May-07 \$	6,550,000	Jan-05	* 2.25	14756	Not Arms Length	52.5%
64 1900 S. Ocean Blvd	Himmel, Kenneth A and Janet A	Estate of Mary V Shebell	\$ 15,900,000	May-07 \$	5,100,000	Mar-95	2	13603	\$ 700,000	13.7%
65 943 El Bravo Way	Torres Realty Investments LLC	Dawson, Kenneth	\$ 6,500,000	Jun-07 \$	N/A	N/A	N/A	3489	N/A	N/A
66 102 Flagler Drive	Himmel, Kenneth A and Janet A	Estate of Mary V Shebell	\$ 18,500,000	Jun-07 \$	690,000	May-99	7.75	2101	\$ 214,871	20.6%
67 285 Lst Road	Josias Realty Investments LLC	Emanuelson, Dwight H	\$ 2,184,100	Jun-07 \$	510,000	Sep-98	7	2344	\$ 101,935	31.0%
68 337 Seabreeze Avenue	Stewart, Andrew	Dawson, Kenneth	\$ 1,300,000	Jun-07 \$	1,125,000	Nov-04	2.5	3708	\$ 240,000	21.3%
69 285 Atlantic Avenue	Stewart, Andrew	Wardley, William	\$ 1,725,000	Jun-07 \$	1,125,000	Nov-04	2.5	4121	Not Arms Length	Not Arms Length
70 2267 E. Jbis Isle Road	Coon, Miles	Margery Bell Trust	\$ 1,800,000	Jun-07 \$	1,781,250	Feb-05	8.25	3878	\$ 319,444	17.9%
71 231 Nighthale Trail	Dolan, Anthony	Vall, Mihai	\$ 2,500,000	Jun-07 \$	3,950,000	Jul-03	3.75	6839	\$ (66,867)	-1.7%
72 249 Queens Lane	Murphy, William	Laurie Cornell Revocable Trust	\$ 3,700,000	Jun-07 \$	550,000	Oct-98	8.5	3407	\$ 400,000	72.7%
73 401 Brazilian Avenue	Cross Bland LLC	Wolcisky, Maira	\$ 3,950,000	Jun-07 \$	4,800,000	Jan-01	6.25	11266	\$ 672,000	14.0%
74 150 Cambridge Lane	Blie Trust & Wolpin Trust	Elie P Mitchell Trust No 2	\$ 9,000,000	Jun-07 \$	3,850,000	May-00	7	4227	\$ 382,857	10.8%
75 476 S. Ocean Blvd	Jannia Padra Revocable Trust	Thomas, Mary	\$ 6,400,000	Jun-07 \$	100	Feb-96	11.25	7486	Not Arms Length	Not Arms Length
76 535 S. County Road	Glazer, Joel and Angela	Tala Realty Trust	\$ 9,300,000	Jun-07 \$	2,500,000	Jun-03	4	6232	\$ 675,000	27.0%
77 306 Pendleton Avenue	Glazer, Joel and Angela	Tala Realty Trust	\$ 5,200,000	Jun-07 \$	2,500,000	Jun-03	4	6232	\$ 675,000	27.0%

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79	703 Island Drive	Curtzman, Florenz and Man	\$ 15,000,000	Jun-07	\$ 1,325,000	May-96	21	5819	\$ 651,190	49.1%
80	160 Reef Road	Murphy, Kevin	\$ 1,850,000	Jun-07	\$ 468,800	Jun-97	20	3519	\$ 69,060	14.7%
81	1123 N. Lake Way	Moore, Victor	\$ 2,900,000	Jun-07	\$ 1,800,000	Dec-03	3.5	3949	\$ 314,286	17.5%
82	334 Chillian Avenue	Estate of Dorothy H Wood	\$ 2,800,000	Jun-07	\$ 100	Jun-94	23	4682	Not Arms Length	Not Arms Length
83	240 Sanford Avenue	Dave, Amos	\$ 2,625,000	Jun-07	\$ 1,340,000	Aug-02	4.75	2998	\$ 249,474	18.6%
84	324 Garden Road	McCann, James	\$ 4,080,000	Jun-07	\$ 3,100,000	Oct-04	2.5	6731	\$ 392,000	12.6%
85	151 Serranole Avenue	Nederlander, James	\$ 5,280,000	Jun-07	\$ 3,875,000	Jun-03	4	5370	\$ 466,000	13.7%
86	133 Brazilian Avenue	Bourne Investments Inc	\$ 4,781,820	Jul-07	\$ 1,270,000	Jan-97	10.5	5189	\$ 246,095	19.5%
87	1356 N. Ocean Blvd.	Gannon, J Timothy	\$ 3,900,000	Jul-07	\$ 465,000	Sep-04	2.75	6937	\$ 1,418,192	52.5%
88	160 Kings Road	Aaron, Gene and Mindy	\$ 6,800,000	Jul-07	\$ 2,700,000	May-94	13	3616	\$ 218,077	46.9%
89	240 Via Marina	Rosow, I Peter and Rebecca	\$ 3,300,000	Jul-07	\$ 465,000	May-95	9	4951	\$ 268,421	41.3%
90	1006 Adam Road	Heyinger, Sean	\$ 2,500,000	Jul-07	\$ 650,000	Nov-97	9.5	2754	\$ 177,222	25.1%
91	235 Phipps Plaza	Harris, Lamont	\$ 2,500,000	Jul-07	\$ 705,000	May-98	9	2951	\$ 175,000	3.0%
92	209 Via Toruqa	Quintana, Florenz	\$ 6,200,000	Jul-07	\$ 4,650,000	Jan-99	8.5	11699	\$ 850,000	18.3%
93	5 Via Sunny	Five Via Sunny Trust	\$ 11,875,000	Jul-07	\$ 2,527,750	May-02	5	3700	\$ 68,450	3.0%
94	163 Seabreeze Avenue	Summers, Ruth A	\$ 2,800,000	Jul-07	\$ 5,201,500	Feb-05	2.25	9611	\$ 2,278,622	43.8%
95	225 Dunbar Road	Schert, Michael	\$ 4,462,300	Jul-07	\$ 2,350,000	Apr-94	13.25	8816	\$ 159,419	6.5%
96	241 Jungle Road	Samson PB LLC	\$ 3,500,000	Jul-07	\$ 2,000,000	Oct-05	1.75	4889	\$ 857,143	42.9%
97	1494 N. Ocean Blvd.	Goodstein Fla LLC	\$ 3,200,000	Jul-07	\$ 1,507,000	Jul-02	5	3294	\$ 338,600	22.5%
98	740 N. Lake Way	Glickman, Donald and Mia Martin	\$ 2,700,000	Aug-07	\$ 1,919,170	Apr-92	15.25	6180	\$ 247,705	28.1%
99	218 Merrin Road	Halt Stuart J and Allison Rogers	\$ 4,657,500	Aug-07	\$ 890,000	Apr-96	11	4287	\$ 210,227	54.3%
100	160 Reef Road	Henderson, Guy and Michelle	\$ 2,200,000	Aug-07	\$ 387,500	Aug-96	11	3519	\$ 276,880	15.0%
101	240 Kawama Lane	Friedl, J Matthew & Elizabeth P Norwood	\$ 2,810,000	Aug-07	\$ 2,350,000	Apr-05	2.25	5088	\$ 204,444	8.7%
102	152 Reef Road	Henderson, Guy	\$ 2,810,000	Aug-07	\$ 1,850,000	Jul-95	12	7945	\$ 432,083	34.2%
103	237 El Bravo Way	Varos, Dean	\$ 901,500	Aug-07	\$ 650,000	Apr-03	4.25	2480	\$ 12,118	1.4%
104	143 Reef Road	Huda, David	\$ 950,000	Aug-07	\$ 100	Oct-05	1	1579	Not Arms Length	Not Arms Length
105	228 Phipps Plaza	James, Daniel	\$ 2,500,000	Aug-07	\$ 825,000	Jun-98	9	2663	\$ 152,778	18.5%
106	2101 A. Puena Way	Callino, David	\$ 7,700,000	Aug-07	\$ 5,500,000	Nov-00	6.75	9872	\$ 382,963	6.8%
107	650 N. County Road	Burnstein, Harold	\$ 2,850,000	Aug-07	\$ 10	Oct-02	4.75	3721	Not Arms Length	Not Arms Length
108	228 Seaspay Avenue	Turner, Thomas	\$ 2,850,000	Aug-07	\$ 12,000,000	N/A	N/A	4639	N/A	N/A
109	237 Seabreeze Avenue	Bianca, Laura	\$ 9,800,000	Aug-07	\$ 2,700,000	Mar-98	19.25	6697	\$ 368,831	13.7%
110	200 Via Pelicano	1220 South Ocean Boulevard LLC	\$ 2,750,000	Sep-07	\$ 665,000	May-00	7.25	4176	\$ 250,000	30.1%
111	1040 N. Lake Way	Niederlander, James and Charlene	\$ 23,000,000	Sep-07	\$ 8,550,000	Jul-04	3	new const	Not Arms Length	Not Arms Length
112	350 Seaspay Avenue	Clark, James McConnell	\$ 10,500,000	Sep-07	\$ 12,500,000	May-06	1.25	6697	\$ (1,600,000)	-12.8%
113	1075 N. Ocean Blvd	Schulhof, Michael and Peola								
114	318 Caribbean Road	Caribbean 318 LLC								
115										
116										
117										

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1 999 Indian Road	Barron, Lisbeth R	999 Indian Road Realty Trust	\$ 11,562,000	Jan-07	\$ 2,500,000	Mar-00	6.75	7866	\$ 1,312,889	52.5%
2 280 List Road	Kurzon, Robert	280 List Road Inc	\$ 4,221,945	Jan-07	\$ 4,300,000	Apr-05	1.75	5503	\$ (44,603)	-1.0%
3 165 Royal Poinciana Way	Laura, Theresa Norman Revocable Trust	South County Holding LLC	\$ 3,950,000	Jan-07	\$ 4,200,000	Mar-06	0.75	N/A	\$ (333,333)	-7.9%
4 270 Queens Lane	Queens Lane LLC	Uthman Family Land Trust Agreement	\$ 2,650,000	Jan-07	\$ 100	Jul-92	14.5	3460	Not Arms Length	Not Arms Length
5 260 Kawana Lane	Marion, Donald B	Lewis B Campbell Revocable Trust	\$ 6,650,000	Feb-07	\$ 6,500,000	Sep-04	2.25	8287	\$ 1,400,000	21.5%
6 246 Emerald Lane	Arbinder, Stephen E and Madeline	Koch, Ronald and Pauline	\$ 9,000,000	Feb-07	\$ 1,076,800	Jul-98	8.5	5967	\$ 579,200	53.8%
7 146 Sardinia Avenue	Nederlander, James	Kempe, Edwina	\$ 5,500,000	Feb-07	\$ 3,672,000	Jun-04	2.5	5394	\$ 731,200	19.9%
8 176 Sardinia Avenue	Smith, Matthew and Tracy E	True, Karen M and Richard	\$ 3,800,000	Feb-07	\$ 875,000	Jun-03	4.5	4406	\$ 680,000	74.3%
9 231 Southard Road	Barack, Peter	Captain, Bernard	\$ 2,762,500	Feb-07	\$ 1,250,000	Sep-02	4.25	3194	\$ 355,882	28.5%
10 208 Mockingbird Trail	Erlow, Vince	Casey Family Trust	\$ 2,279,500	Feb-07	\$ 1,470,800	Apr-04	2.75	3750	\$ 294,364	20.0%
11 226 Via Linda	Kahle, G Kent	Estate of Ruth M Burns	\$ 1,850,000	Feb-07	\$ 900,000	Sep-99	7.25	2983	\$ 131,034	14.6%
12 174 E. Inlet Drive	Spots Inc	Lila McFann Trust	\$ 1,750,000	Feb-07	\$ 100	Nov-92	14.25	3332	Not Arms Length	Not Arms Length
13 1621 N. Lake Way	Conroy, Martin	Tabber, Carol	\$ 1,450,000	Feb-07	\$ 400,000	Jun-00	6.5	2451	\$ 161,538	40.4%
14 101 Via Los Incas	Fineran, William B	Columbus Towers LTD et al	\$ 17,000,000	Mar-07	\$ 11,500,000	Aug-05	1.75	8565	\$ 3,142,857	27.3%
15 233 Coral Lane	Garden, Edward	233 Coral Lane LLC	\$ 5,600,000	Mar-07	\$ 4,050,000	Nov-05	1.5	5375	\$ 1,035,333	25.5%
16 1340 N. Ocean Blvd.	Gannon, J	C W German Revocable Trust	\$ 4,325,000	Mar-07	\$ 1,200,000	Dec-03	3.25	4464	\$ 715,395	59.6%
17 264 List Road	Bertrman, Stanley J and Maria	Jackson, Altran & Jackson, Adam	\$ 2,785,000	Mar-07	\$ 2,050,000	Sep-01	5.5	5113	\$ 138,500	22.5%
18 231 Sardinia Avenue	Burnhoun, Emmanuel	Burnhoun Oil LTD	\$ 2,450,000	Mar-07	\$ 1,175,000	May-03	3.75	3815	\$ 340,000	28.9%
19 244 Plantation Road	Bordard, John	Schwartz, Richard	\$ 2,083,676	Mar-07	\$ 100	Jun-95	11.75	3446	Not Arms Length	Not Arms Length
20 227 Ocean Terrace	Heyniger, Sean	Barron, Lisbeth R	\$ 2,000,000	Mar-07	\$ 615,000	Mar-97	10	1727	\$ 138,500	22.5%
21 1534 N. Ocean Way	0741459 BC LTD	McKenna Family Trust	\$ 3,814,375	Apr-07	\$ 1,375,000	Apr-93	3.75	2755	\$ 320,000	106.7%
22 115 Nighthale Trail	Konoy, David	Brown, H Lee and Jacquelyn G	\$ 1,500,000	Apr-07	\$ 212,500	Jun-03	4	421	\$ 603,844	44.4%
23 256 List Road	Localidade, Peter E and Constance B	Hayman, Gerald and Sara S Ayres	\$ 2,962,000	Apr-07	\$ 482,000	May-96	10.75	2854	\$ 173,953	35.4%
24 144 Sardinia Avenue	J Ned Inc	Marston, Carolyn	\$ 2,150,000	Apr-07	\$ 280,000	Apr-97	20	2202	\$ 53,500	33.4%
25 248 Santoro Avenue	Kowals, Peter	Suzuki, Hirohiko	\$ 2,362,000	Apr-07	\$ 210,000	Aug-82	24.5	3336	\$ 48,163	22.9%
26 203 La Puerta Way	Costa, Mark	Estate of Aileen S Ahbe	\$ 1,746,000	Apr-07	\$ 10	Apr-00	7	760	Not Arms Length	Not Arms Length
27 271 Orange Grove Road	Finch, Steven and April	Pulsch, Geraldine & Jessica Olajnyk	\$ 1,000,000	Apr-07	\$ 585,000	Jul-96	10.75	3297	\$ 108,000	18.5%
28 151 Root Trail	Hoffmeier, Margaret	Estate of Natalie H Sherman	\$ 950,000	May-07	\$ 95,000	Feb-99	9.25	2112	\$ 77,297	81.4%
29 225 Via Linda	Rogers, John and Heather	Estate of Francis Mardina	\$ 810,000	May-07	\$ 4,800,000	Jan-01	6.25	11266	\$ 7,200	14.0%
30 150 Canterbury Lane	A & E Properties LLC	Woldfsky, Moira	\$ 4,080,000	Jun-07	\$ 3,100,000	Oct-04	2.5	6731	\$ 392,000	12.6%
31 324 Garden Road	McCann, James	Bornan, Michael	\$ 9,000,000	Jun-07	\$ 550,000	Oct-98	8.5	3407	\$ 400,000	72.7%
32 225 Emerald Lane	Cross Island LLC	Lauria, Cornell Revocable Trust	\$ 3,950,000	Jun-07	\$ 1,800,000	Dec-03	3.5	2988	\$ 314,296	18.6%
33 324 Garden Road	Moore, Victor	Bornan, Michael	\$ 2,800,000	Jun-07	\$ 1,340,000	Aug-02	4.75	2998	\$ 249,474	15.6%
34 1123 N. Lake Way	Dolan, Anthony	Cornell, Lauri	\$ 2,500,000	Jun-07	\$ 1,781,250	Feb-05	2.25	3878	\$ 319,444	17.9%
35 240 Santoro Avenue	Dare, Amos	Cornell, Lauri	\$ 2,525,000	Jun-07	\$ N/A	N/A	N/A	3488	N/A	N/A
36 249 Queens Lane	Dolan, Anthony	Vail, Mimi	\$ 1,950,000	Jun-07	\$ N/A	N/A	N/A	3488	N/A	N/A
37 265 List Road	Torres Realty Investments LLC	Estate of Mary V Shebell	\$ 1,850,000	Jun-07	\$ 468,000	Jun-97	20	3519	\$ 69,060	14.7%
38 160 Reed Road	Murphy, Kevin	Elliot, Joseph	\$ 1,800,000	Jun-07	\$ 100	Jan-99	8.25	4121	Not Arms Length	Not Arms Length
39 231 Nighthale Trail	231 Nighthale LLC	Margery Bell Trust	\$ 1,800,000	Jun-07	\$ 510,000	Sep-99	7.75	2344	\$ 101,935	20.0%
40 265 Atlantic Avenue	Stewart, Andrew	Dawson, Kenneth	\$ 1,300,000	Jun-07	\$ 510,000	Sep-99	7.75	2344	\$ 101,935	20.0%

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41	225 Dunbar Road	Scharf, Michael	McCann, James	\$ 10,329,400	Jul-07	\$ 5,201,500	Feb-05	2.25	9611	\$ 2,278,622	43.8%
42	209 Via Toniga	Curtzman, Florenz	Dunn, Rebecca	\$ 6,200,000	Jul-07	\$ 5,850,000	May-05	2	5878	\$ 175,000	3.0%
43	151 Seminole Avenue	Nederlander, James	Chamandy, H Greg and Chantal	\$ 5,280,000	Jul-07	\$ 3,400,000	Jun-03	4	5370	\$ 465,000	13.7%
44	1356 N. Ocean Blvd.	Gannon, J Timothy	Hajler Trusts	\$ 4,781,820	Jul-07	\$ 100	Jun-95	11	4078	Not Arms Length	42.9%
45	1494 N. Ocean Blvd.	Goodstein FR LLC	Coakley, Joseph	\$ 3,500,000	Jul-07	\$ 2,000,000	Oct-05	1.75	4889	\$ 857,143	48.9%
46	240 Via Menla	Fosow, J Peter and Rebecca	Feed, G Peter and Mary Shannon	\$ 3,300,000	Jul-07	\$ 465,000	May-94	13	3616	\$ 218,077	48.3%
47	1006 Adam Road	Hayniger, Sean	S Marcus Finkle Trust	\$ 3,200,000	Jul-07	\$ 650,000	Nov-97	9.5	4951	\$ 288,421	41.3%
48	740 N. Lake Way	Glickman, Donald and Mia Martin	Gosselt, W Ted and Erick J Cedron	\$ 3,200,000	Jul-07	\$ 1,507,000	Jul-02	5	3294	\$ 362,663	22.5%
49	650 N. County Road	Blumenstein, Harold	Henderson, Guy	\$ 7,700,000	Aug-07	\$ 5,250,000	Nov-00	6.75	9877	\$ 398,600	6.9%
50	240 Kawana Lane	Henderson, Guy and Michelle	Rudnick, David L and Gail	\$ 4,657,500	Aug-07	\$ 890,000	Apr-92	15.25	6180	\$ 247,705	28.1%
51	152 Reef Road	Friedl, J Matthew & Elizabeth P Norwood	Redrum Investments LP	\$ 2,810,000	Aug-07	\$ 2,350,000	Apr-05	2.25	5088	\$ 204,444	8.7%
52	218 Merritt Road	Halt, Stuart J and Allison Rogers	Grimberg, Francisco and Susan E	\$ 2,700,000	Aug-07	\$ 387,500	Aug-96	11	4287	\$ 210,227	54.3%
53	210 La Puerta Way	Carlini, David	Tice, James	\$ 2,200,000	Aug-07	\$ 825,000	Jun-98	9	2663	\$ 152,778	18.5%
54	160 Reef Road	Hruda, David	Murphy, Kevin	\$ 1,919,170	Aug-07	\$ 1,850,000	Jun-07	0.25	3519	\$ 276,680	15.0%
55	143 Reef Road		Heyniger, Sean	\$ 901,500	Aug-07	\$ 850,000	Apr-03	4.25	2480	\$ 12,118	1.4%
56	1075 N. Ocean Blvd.	Schulhof, Michael and Paola	1075 MOB, LLC	\$ 23,000,000	Sep-07	\$ 8,250,000	Jul-04	3	new const	Not Arms Length	Not Arms Length
57	318 Caribbean Road	Caribbean 318 LLC	Helzman, Evan dal	\$ 10,500,000	Sep-07	\$ 12,500,000	May-06	1.25	6,367	\$ (1,800,000)	-12.8%
58	1040 N. Lake Way	Nederlander, James and Charlene	Meyer 1994 Personal Residence Trust	\$ 9,800,000	Sep-07	\$ 2,700,000	May-98	19.25	6887	\$ 369,831	13.7%
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64				\$ 4,368,827							
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66				\$ 253,380,386							
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1 113 Clarke Avenue	Wood, Peter	Friedman, William	\$ 10,125,000	Jan-07	\$ 3,250,000	Nov-03	3	4976	\$ 2,291,687	70.5%
2 309 Chapel Hill Road	Dowmy, Ann T	Rodbell, Helen D	\$ 5,950,000	Jan-07	100	Aug-93	13.25	5050	Not Arms Length	Not Arms Length
3 499 Worth Avenue	Rossell, William Realty Trust	DeFina Family Trusts	\$ 3,152,500	Jan-07	\$ 1,000,000	Apr-76	30.75	3825	\$ 99,268	99.3%
4 445 Brazilian Avenue	Rosalind LLC	445 Brazilian LLC	\$ 2,900,000	Jan-07	\$ 1,400,000	May-02	4.5	6336	\$ 333,333	23.8%
5 151 Shawley Avenue	Bourne Investments Inc	William Buckley Fovocable Trust	\$ 2,025,000	Jan-07	100	Jul-98	8.5	3080	Not Arms Length	Not Arms Length
6 140 Brazilian Avenue	McCarty, Thomas	Lyle Finley Fovocable Trust	\$ 8,500,000	Feb-07	\$ 3,350,000	Sep-02	4.25	8206	\$ 1,211,765	36.2%
7 124 Clarke Avenue	Lemole, Gerald M and Emily	Lowell, Dean C and Pamela	\$ 7,100,000	Feb-07	\$ 2,500,000	Mar-97	9.75	8305	\$ 471,795	18.9%
8 360 Coconut Row	Bjorklund, Alexandra	McCarty, Thomas	\$ 4,100,000	Feb-07	\$ 3,400,000	Jan-01	6	4813	\$ 116,667	3.4%
9 156 Seabreeze Avenue	Garrison, Robert N and Andromette	David C Carter Irrevocable Cdp Trust	\$ 2,900,000	Feb-07	\$ 645,000	Apr-96	10.5	4044	\$ 214,762	33.3%
10 256 Seaspay Avenue	Garofalo, John	Page, Ann	\$ 2,150,000	Feb-07	\$ 2,040,000	Apr-06	0.75	2805	\$ 146,667	7.2%
11 219 Chilian Avenue	MMW Family Trust	Euro Homes VI Inc	\$ 5,950,000	Mar-07	\$ 1,550,000	May-04	2.75	2505	Not Arms Length	Not Arms Length
12 137 Australian Avenue	Indoo, William and Jane	Burrigato, Arturo	\$ 4,050,000	Mar-07	\$ 1,250,000	Oct-02	4.25	new const	\$ 658,824	52.7%
13 336 Australian Avenue	Haynes, Stephen	Malaszy, Donald	\$ 2,098,488	Mar-07	\$ 587,500	May-99	16.75	3292	\$ 90,208	15.4%
14 200 Clarke Avenue	Winchester, Valerie	South Lake Trail LLC	\$ 9,408,300	Apr-07	\$ 3,525,000	Mar-05	2	N/A	\$ 2,940,650	83.4%
15 300 Clarke Avenue	Healthwood, Desmond	Fogel, Blaine	\$ 8,450,000	Apr-07	\$ 1,800,000	Jun-99	17.75	9091	\$ 374,648	33.1%
16 240 Clarke Avenue	Marcus, Jeffrey A	Janina Radtke	\$ 5,850,000	Apr-07	\$ 3,200,000	Oct-04	2.5	5199	\$ 1,060,000	33.1%
17 4528 Brazilian Avenue	Kincaid Financial Consulting LTD	200 Clarke Avenue LLC	\$ 5,820,000	Apr-07	\$ 4,500,000	Oct-01	5.5	6744	\$ 149,091	3.3%
18 360 Coconut Row	360 Coconut Row LLC	Bjorklund, Alexandra O	\$ 4,525,000	Apr-07	\$ 4,100,000	Feb-07	0.25	4813	\$ 1,700,000	41.5%
19 409 Anglia Lane	Pourmas, Thomas G	Koutrikov, Sergei N	\$ 3,188,000	Apr-07	\$ 3,000,000	Aug-05	1.5	4216	\$ 125,333	4.2%
20 228 Brazilian Avenue	Wiggins, William	228 Brazilian LLC	\$ 3,950,000	May-07	\$ 2,795,000	May-00	7	5680	\$ 165,000	5.8%
21 234 Brazilian Avenue	Gaines, Stanley and Gay H	Aldermane LLC	\$ 3,500,000	May-07	\$ 3,000,000	Jun-01	4.75	5618	\$ 105,263	3.5%
22 102 Flagler Drive	Himmel, Kenneth A and Janet A	Murphy, William & Randall Kirk	\$ 6,500,000	Jun-07	\$ 5,100,000	May-05	2	13603	\$ 700,000	13.7%
23 306 Pendleton Avenue	Labow, Ronald and Lauri	Taja Realty Trust	\$ 5,200,000	Jun-07	\$ 2,500,000	Jun-03	4	6232	\$ 675,000	27.0%
24 401 Brazilian Avenue	Murphy, William	Himmel, Kenneth	\$ 3,700,000	Jun-07	\$ 3,950,000	Jul-03	3.75	5839	\$ (66,667)	-1.7%
25 334 Chilian Avenue	Estate of Dorothy H Wood	334 Chilian LLC	\$ 2,800,000	Jun-07	100	Jun-84	23	4582	Not Arms Length	Not Arms Length
26 337 Seabreeze Avenue	Josephberg, Robert and Sheila	Emanuelson, Dwight H	\$ 2,184,100	Jun-07	\$ 680,000	May-99	7	2101	\$ 214,871	31.6%
27 5 Via Sunry	Five Via Sunry Trust	Kaufman, Arnie	\$ 11,875,000	Jul-07	\$ 4,550,000	Jan-99	8.5	11639	\$ 850,000	18.3%
28 133 Brazilian Avenue	Bourne Investments Inc	Spielgel, Naomi	\$ 2,800,000	Jul-07	\$ 1,270,000	Jan-97	10.5	5189	\$ 248,095	19.5%
29 163 Seabreeze Avenue	Summers, Ruth A	E Burke Ross Jr Trust	\$ 2,450,000	Jul-07	\$ 2,857,750	May-02	5	3700	\$ 60,450	3.0%
30 218 Seabreeze Avenue	Sea Breeze LLC	Estate of Arthur B Schoen	\$ 2,450,000	Jul-07	\$ 367,000	May-84	23	2843	\$ 99,565	24.7%
31 235 Phipps Plaza	Harris, Lamont	Estate of Annetta Warslaw	\$ 2,400,000	Jul-07	\$ 705,000	May-98	9	2754	\$ 177,222	25.1%
32 308 Coconut Row	Wolfe, Richard W	Thorhaug, Anita	\$ 1,222,500	Jul-07	\$ 312,000	May-92	15	2632	\$ 97,967	31.2%
33 237 Seabreeze Avenue	Blanda, Lauro	Palm Beach Day Academy Inc	\$ 2,890,000	Aug-07	N/A	N/A	N/A	4638	N/A	N/A
34 228 Seaspay Avenue	Turner, Thomas	deAulou Trusts	\$ 1,965,000	Aug-07	\$ 100	Oct-02	4.75	3721	Not Arms Length	Not Arms Length
35 228 Phipps Plaza	James, Daniel	William Wirtz Revocable Trust	\$ 950,000	Aug-07	\$ 100	Oct-06	1	1579	Not Arms Length	Not Arms Length
36 350 Seaspay Avenue	Clark, James McConnell	Richtman, Herbert J	\$ 2,750,000	Sep-07	\$ 865,000	May-00	7.25	4176	\$ 260,000	30.1%
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41										
42			\$ 4,398,941							
43			\$ 158,361,886							
44			36							
45			\$ 4,398,941							
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1 251 Jungle Road	Kahn, Gilbert S & John J Noflo Kahn	Lane, Bruce S and Leslie Barron	\$ 10,000,000	Jan-07	\$ 8,900,000	Sep-05	1.25	10447	\$ 890,000	8.9%
2 896 S. County Road	Leist, Alan	Phenney, Herbert	\$ 2,943,675	Feb-07	\$ 1,000,000	May-02	4.75	3943	\$ 409,195	40.9%
3 1230 S. Ocean Blvd.	SMM Realty LLC	Forsyth, Robert and Eva	\$ 8,920,000	Mar-07	\$ 2,900,000	Apr-99	7.75	10383	\$ 505,806	17.4%
4 111 El Brillo Way	111 El Brillo Trust	Papadopoulos, George P	\$ 6,000,000	Mar-07	\$ 231,300	Jun-90	16.75	6324	\$ 344,400	148.9%
5 200 Emerald Beach Way	200 Emerald Beach Way Inc	Papadoulis, Alfred Anthony and Celeste	\$ 5,500,000	Mar-07	\$ 5,000,000	Nov-04	2.25	10495	\$ 222,222	4.4%
6 23 Stearns Drive	Stidell, Barbara	Timmermann, John	\$ 2,100,000	Mar-07	\$ 2,100,000	Oct-05	1.25	5899	Not Arms Length	Not Arms Length
7 101 El Bravo Way	101 El Bravo LLC	Hava, Jacques	\$ 16,500,000	Apr-07	\$ 2,800,000	Jul-91	15.75	11545	\$ 859,841	31.1%
8 2300 W. Ibis Isle Road	Andres Casas Living Trust	Gunders, Henry	\$ 1,925,000	Apr-07	\$ 895,000	Aug-92	14.5	3795	\$ 75,172	9.0%
9 1900 S. Ocean Blvd.	Frankel, Keith	FGF Holding Corporation	\$ 15,900,000	May-07	\$ 8,550,000	Jan-05	2.25	new const	Not Arms Length	Not Arms Length
10 700 S. Ocean Blvd.	700 South Ocean LLC	United Properties Group LLC	\$ 10,800,000	May-07	\$ 9,450,000	Jul-05	1.75	6713	\$ 771,429	8.2%
11 1047 S. Ocean Blvd.	K Addison Jack LLC	Georgas, John W and Tarsi	\$ 8,250,000	May-07	\$ 2,500,000	Sep-95	11.5	8048	\$ 500,000	20.0%
12 200 Jungle Road	Beckmann, Maria	Schuler, John and Elizabeth	\$ 7,777,000	May-07	\$ 760,000	Jun-94	12.75	8164	\$ 550,353	72.4%
13 220 Via Bellara	Flynn, Michael and Anne	William G. Salem, Trustee	\$ 6,312,780	May-07	\$ 2,000,000	Apr-93	14	10125	\$ 308,056	15.4%
14 343 El Bravo Way	Mitchell & Hilarie Morgan Pim Beh Trust	Willam G. Salem	\$ 18,500,000	Jun-07	\$ 1,705,000	Jul-98	18.75	14756	\$ 895,733	52.5%
15 703 Island Drive	Outsman, Florenz and Nan	Goody, Jarre O	\$ 15,000,000	Jun-07	\$ 1,325,000	May-96	21	5919	\$ 651,190	49.1%
16 835 S. County Road	Grizer, Joel and Angela	Thomas, Mary	\$ 6,400,000	Jun-07	\$ 100	Feb-96	11.25	7496	Not Arms Length	Not Arms Length
17 476 S. Ocean Blvd.	Janina Radtke Revocable Trust	Eise P Mitchell Trust No 2	\$ 1,725,000	Jun-07	\$ 3,650,000	May-00	7	4227	\$ 392,857	10.8%
18 2267 E. Ibis Isle Road	Coon, Miles	Warwick, William	\$ 1,725,000	Jun-07	\$ 1,125,000	Nov-04	2.5	3709	\$ 240,000	21.3%
19 2336 S. Ocean Blvd, #C11	Rose Palms LLC	Silverado Realty LLC	\$ 1,120,000	Jun-07	\$ 800,000	May-03	4	2910	\$ 82,250	10.3%
20 160 Kings Road	Aaron, Gene and Mandy	Ciornek, Zdzislaw	\$ 6,600,000	Jul-07	\$ 2,700,000	Sep-04	2.75	6937	\$ 1,418,182	52.5%
21 241 Jungle Road	Samson PB LLC	Castledown LTD	\$ 4,462,300	Jul-07	\$ 2,350,000	Apr-94	13.25	8916	\$ 159,419	6.8%
22 1220 S. Ocean Blvd.	1220 South Ocean Boulevard LLC	Via Pelicano Revocable Trust	\$ 20,800,000	Aug-07	\$ 12,000,000	Mar-06	1.25	new const	Not Arms Length	Not Arms Length
23 237 El Bravo Way	Vahos, Deen	Nernberg, Richard	\$ 6,450,000	Aug-07	\$ 1,265,000	Jul-95	12	7945	\$ 432,083	34.2%
24										
25										
26										
27										
28			\$ 8,312,815							
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