

**THE EVANS REPORT ANALYSIS**  
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**TOWN OF PALM BEACH RESIDENTIAL SALES VOLUME**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
Single Family Sales	\$624,466,001	\$725,752,106	+\$101,286,105 (+16.2%)
Condominium Sales	\$269,430,014	\$292,145,761	+\$22,715,747(+8.4%)
Total Sales	\$893,896,015	\$1,017,897,867	+\$124,001,852 (+13.9%)

**TOWN OF PALM BEACH SINGLE FAMILY SALES**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	139	142	+3
Avg. Sales Price	\$4,492,561	\$5,110,930	+\$618,369
Avg. No. of Years Between Sales	6.2	7.2	+1
Median	\$3,100,000	\$3,500,000	+\$400,000
Sales over \$20MM	0 (0% of sales)	3 (2.1% of sales)	
Sales \$15MM-\$20MM	4 (2.9% of sales)	6 (4.2% of sales)	
Sales \$10MM-\$15MM	12 (8.6% of sales)	7 (4.9% of sales)	
Sales \$5MM-\$10MM	21 (15.1% of sales)	31 (21.8% of sales)	
Sales \$2.5MM-\$5MM	52 (37.4% of sales)	53 (37.3% of sales)	
Sales under \$2.5MM	50 (36% of sales)	42 (29.6% of sales)	

**NORTH AREA - TOWN OF PALM BEACH SINGLE FAMILY SALES**  
**(North of Royal Poinciana Way)**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	85	70	-15
Avg. Sales Price	\$4,011,990	\$4,503,507	+\$491,517
Avg. No. of Years Between Sales	5.7	6.5	+.8
Median	\$2,800,000	\$2,950,000	+\$150,000

**MIDTOWN AREA - TOWN OF PALM BEACH SINGLE FAMILY SALES**  
**(North of Worth Avenue to Royal Poinciana Way)**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	29	46	+17
Avg. Sales Price	\$3,290,582	\$4,196,998	+\$906,416
Avg. No. of Years Between Sales	6.8	7.8	+1
Median	\$2,800,000	\$3,500,000	+\$700,000

**SOUTHEND/ESTATE SECTION - TOWN OF PALM BEACH SINGLE FAMILY SALES**  
**(South of Worth Avenue)**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	25	26	+1
Avg. Sales Price	\$7,520,800	\$8,363,260	+\$842,460
Avg. No. of Years Between Sales	6.9	8.2	+1.3
Median	\$6,925,000	\$6,750,000	-\$175,000

**CONDOMINIUM SALES - TOWN OF PALM BEACH**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	247	245	-2
Avg. Sales Price	\$1,090,810	\$1,192,432	+\$101,622
Avg. No. of Years Between Sales	8.5	9.4	+0.9
Median	\$764,000	\$825,000	+\$61,000

**CONDOMINIUM SALES-NORTH OF SLOANS CURVE**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	146	146	0
Avg. Sales Price	\$1,289,935	\$1,418,947	+\$129,012
Avg. No. of Years Between Sales	7.9	8	+0.1
Median	932,500	\$985,000	+\$52,500

**CONDOMINIUM SALES-SOUTH OF SLOANS CURVE**

	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>Differential</u></b>
No. of Sales	101	99	-2
Avg. Sales Price	\$787,000	\$858,378	+\$71,378
Avg. No. of Years Between Sales	9.2	11.5	+2.3
Median	\$550,000	\$625,000	+\$75,000