

THE EVANS REPORT ANALYSIS

January 1, 2007 - March 31, 2007

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January 1, 2008 - March 31, 2008

TOWN OF PALM BEACH - SINGLE FAMILY SALES

	<u>2007 (1/1/07 - 3/31/07)</u>	<u>2008 (1/1/08 - 3/31/08)</u>	<u>Differential</u>
No. of Sales	41	18	-23
Median	\$3,800,000	\$4,670,000	+\$ 870,000
Avg. Sales Price	\$4,689,251	\$5,815,591	+\$1,126,340

TOWN OF PALM BEACH - CONDOMINIUM UNIT SALES

	<u>2007 (1/1/07 - 3/31/07)</u>	<u>2008 (1/1/08 - 3/31/08)</u>	<u>Differential</u>
No. of Sales	60	49	-11
Median	\$ 785,000	\$ 800,000	+\$ 15,000
Avg. Sales Price	\$1,019,672	\$1,131,276	+\$111,604

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 214 Brazilian Ave., #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 Incr/(Dec)	Avg Ann %
1 230 S. Ocean Blvd.	230 South Ocean LLC	Belcampo Inc	\$ 12,800,000	Jan-08	\$ 4,685,000	Mar-00	7.75	7990	\$ 1,049,677	22.5%
2 Lot 20 Phipps Estates	Pizagalli, James and Judith	Patkwan II LLC	\$ 4,850,000	Jan-08	\$ 3,500,000	Aug-06	1.5	vacant land	\$ 900,000	25.7%
3 251 Orange Grove Road	251 Orange Grove LLC	Tiquid Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	2235	\$ 40,392	23.8%
4 345 Brazilian Avenue	Watkins, Christine	Steven J Mullin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.6%
5 200 Emerald Beach Way	200 EBW LLC	200 Emerald Beach Way Inc	\$ 9,169,250	Feb-08	\$ 4,000,000	Mar-07	1	10495	\$ 3,688,250	66.7%
6 450 Worth Avenue-Intracoastal*	Andresen, Karl Heinz and Marianne	Myers Sr, Stephen E	\$ 19,943,385	Feb-08	\$ 1,500,000	Jun-93	14.75	10847	\$ 1,080,907	27.0%
7 230 Onondaga Avenue	Scott, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 100,000	Apr-05	2.75	2539	\$ 254,545	17.0%
8 171 Via Del Lago	Scalia, Frances	Prudden Jr, Herton R.	\$ 4,300,000	Feb-08	\$ 2,200,000	Jun-82	25.75	7156	Not Arms Length	Not Arms Length
9 143 Clarendon Avenue	Rickman, Revocable Trust	Robert Christian Eberle Revocable Trust	\$ 9,000,000	Feb-08	\$ 4,200,000	May-03	4.75	7412	\$ 1,010,526	24.1%
10 228 Seabreeze Avenue	Feldman, Robert M and Amy	Cassidy, John C and Mercedes Q	\$ 3,700,000	Feb-08	N/A	N/A	N/A	4990	N/A	N/A
11 255 Everglades Avenue	Stanley Gordon Revocable Trust	Swaritz, Linda	\$ 1,894,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,582	8.4%
12 W/ Indies Drive	James, Charles	210 West Indies LLC	\$ 5,350,000	Feb-08	\$ 2,250,000	Mar-05	3	vacant land	\$ 1,033,333	45.9%
13 125 Seminole Avenue	125 Seminole LLC	Tajiri Realty Trust	\$ 4,970,000	Mar-08	\$ 2,620,000	May-00	7.75	4301	\$ (500,645)	-5.9%
14 1555 N. Ocean Way	Arabian Beach LLC	Cunningham et al	\$ 3,975,000	Mar-08	\$ 2,620,000	Apr-03	5	vacant land	\$ 271,000	10.3%
15 674 Island Drive-Intracoastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,475,000	Mar-08	\$ 3,690,000	Apr-98	9	6138	\$ 420,566	11.4%
16 1228 N. Lake Way-Intracoastal*	Swanson, Barbara Jean	Zakov, Nikita and Paula	\$ 7,340,000	Mar-08	\$ 1,600,000	Sep-98	9.5	6746	\$ 604,211	37.6%
17 224 Colonial Lane	Strauser McDonald Living Trust	Ball & Chan LLC	\$ 1,495,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 136,250	14.3%
18 304 Plantation Road	304 Plantation LLC	Maloney, Joanna	\$ 1,850,000	Mar-08	\$ 530,000	Feb-98	10	2555	\$ 132,000	24.9%
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22										
23			\$ 5,815,591		\$ 2,895,938		8.78		\$ 638,056	21.4%
24										
25			\$ 104,680,635		\$ 47,775,000		158		\$ 10,208,898	
26							18		\$ 16	
27			\$ 5,815,590.83		\$ 2,985,937.50		8.78		\$ 638,056.14	21.4%
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2866 S. Ocean Blvd, #206	Pregado, Rosario	Lightham, Elizabeth	\$ 185,000	Jan-08	\$ 66,000	Jun-00	7.5	640	\$ 11,867	18.0%
3450 S. Ocean Blvd, #1090	Gustafson, Erick	Smith, Loring	\$ 292,000	Jan-08	\$ 152,500	Apr-90	17.75	1469	\$ 7,889	5.2%
3440 S. Ocean Blvd, #103N	Khosrovan, Darvy	Wasser, Cecelia	\$ 700,000	Jan-08	\$ 210,000	Apr-99	8.75	2131	\$ 56,000	26.7%
2860 S. Ocean Blvd, #305N	Pranich, Noranit	Leider Segall Trust	\$ 700,000	Jan-08	\$ 121,500	Jan-79	29	1800	\$ 19,948	16.5%
100 Sunrise Avenue #207	Stein, Michelle	Brand, Janet	\$ 1,000,000	Jan-08	\$ 725,000	Aug-06	1.5	1154	\$ 183,333	25.5%
2100 S. Ocean Blvd, #607S	Oto, Jonathan	Estate of Frances Frank	\$ 1,150,000	Jan-08	\$ 162,600	Dec-80	27	2385	\$ 36,570	22.5%
380 Coconut Row #1	Alban, Joyce	Fletcher, Paul	\$ 1,200,000	Jan-08	\$ 174,500	Jan-04	4	1178	\$ 120,000	16.7%
2860 S. Ocean Blvd, #701W	Casavant Living Trusts	Robert J Ziff Associates LLC	\$ 1,350,000	Jan-08	\$ 140,500	Jan-79	29	2918	\$ 40,534	23.2%
350 S. Ocean Blvd, #302	Marschel, Glenn and Kay	Perkins, Rosalind	\$ 1,460,000	Jan-08	\$ 160,000	Jan-78	30	1234	\$ 43,333	27.7%
315 S. Lake Drive #1B	Higglidobham, Richard	Heavenberg, Benny	\$ 1,550,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 45,742	34.7%
2100 S. Ocean Blvd, #601S & #C2E	Oto, Jonathan	Amster, Lucile	\$ 2,000,000	Jan-08	\$ 1,050,000	Sep-81	16.25	3107	\$ 58,482	5.6%
120 Sunset Avenue #M4D	Barnick, Howard B	Furnan, Roy L and Frieda	\$ 4,200,000	Jan-08	\$ 3,695,000	Apr-05	2.75	3000	\$ 183,636	5.0%
235 Sunrise Avenue #308	Wynteker, Sam E	Gillette, Richard P	\$ 115,000	Feb-08	\$ 35,000	Jan-90	18	271	\$ 4,444	12.7%
44 Coconut Row #610A	Gay Jr, John	Estate of Francis Mandina	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 5,129	12.5%
44 Coconut Row #409B	Lodzio, Edward and Maria	Zankovska, Janina	\$ 225,000	Feb-08	\$ 90,000	Dec-00	7.25	579	\$ 15,862	17.6%
3460 S. Ocean Blvd, #1080	Constantouris, Dinos	Shapiro, Revocable Living Trust	\$ 260,000	Feb-08	\$ 128,500	Feb-97	11	1472	\$ 8,773	11.8%
3473 S. Ocean Blvd, #310	Wideman, Jay and Phyllis	Estate of Dwight Godthoipe	\$ 260,000	Feb-08	\$ 447,500	May-04	3.75	1395	\$ (60,000)	-11.2%
227 Brazilian Avenue #2F	Smith Jr, Helen J	Tippe, John	\$ 400,000	Feb-08	\$ 150,000	Nov-94	23.25	864	\$ 10,753	7.2%
44 Coconut Row #128B	Rish, Samson	Howard Rose Revocable Trust	\$ 475,250	Feb-08	\$ 450,000	Mar-03	5	982	\$ 37,000	17.2%
3250 S. Ocean Blvd, #103S	Aqua Shell, LLC	Blauer, Charles	\$ 785,000	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 46,364	16.9%
44 Coconut Row #119B	Lowenthal, Steven	Papert, Peter	\$ 800,000	Feb-08	\$ 186,200	Jan-79	29	1580	\$ 21,855	13.1%
130 Sunrise Avenue #305	Adams, Stephen and Ina	Blauer, Revocable Trusts	\$ 842,000	Feb-08	\$ 842,000	Apr-05	2.75	2385	\$ 101,818	12.0%
3440 S. Ocean Blvd, #1A1	Kasserman, Paul and Becky	Emlen, James B	\$ 870,000	Feb-08	\$ 887,800	Aug-05	2.5	2131	\$ (7,120)	-0.5%
2000 S. Ocean Blvd, #302N	Harris, Eric	Timmerman, John	\$ 1,130,000	Feb-08	\$ 850,000	Apr-05	2.75	2385	\$ 101,818	12.0%
350 S. Ocean Blvd, #1030	Carper, Rosemary	Loira Nemrow Revocable Trust	\$ 1,439,700	Feb-08	\$ 125,000	Jul-98	9.5	1186	\$ 48,246	38.5%
150 Bradley Place #203	Brody, Lynn	Greenfield, David	\$ 1,450,000	Feb-08	\$ 1,100,000	Aug-02	5.5	2197	\$ 63,636	5.8%
2860 S. Ocean Blvd, #401N & #C1W6	Galabrad, Steve	Stanley Gordon Revocable Trust	\$ 1,700,000	Feb-08	\$ 1,100,000	Aug-02	5.5	2197	\$ 63,636	5.8%
100 Sunrise Avenue #216	Hoffman, Peter and Linda	Engles-Gudien, Dorothy	\$ 1,900,000	Feb-08	\$ 1,400,000	Sep-07	0.5	1972	\$ 600,000	42.9%
354 Brazilian Avenue-6 units	Transamerican Properties Inc	Brazilian Realty Trust LLC	\$ 3,260,000	Feb-08	\$ 2,928,405	Mar-03	5	N/A	\$ 255,000	40.5%
315 S. Lake Drive #DHA	Larkin, Owen G	O'Donnell, Kathleen A	\$ 4,725,000	Feb-08	\$ 3,400,000	Jul-07	0.5	2500	\$ 2,650,000	77.5%
380 S. Ocean Blvd, #RHC	Trahan, A	Shavell, Wade	\$ 5,700,000	Feb-08	\$ 2,450,000	Jul-07	0.5	2536	\$ 393,939	16.1%
2.N. Breakers Row #5173	Harrison, Gilbert and Shelley	Michaels, Samuel	\$ 125,000	Mar-08	\$ 87,000	Jun-05	2.75	271	\$ (727)	-0.5%
235 Sunrise Avenue #2054	Reisman, Steven	Phillips, Peter	\$ 200,000	Mar-08	\$ 200,000	Mar-03	15	599	\$ 7,333	8.1%
325 S. Lake Drive #4	Chinberg, Kay	Bendly, Geraldine	\$ 215,000	Mar-08	\$ 335,000	Jan-06	2.25	1180	\$ (53,333)	-15.9%
2860 S. Ocean Blvd, #3110	Fleming, Thomas	Bedoff, Arthur	\$ 293,575	Mar-08	\$ 178,000	May-01	6.75	893	\$ 17,122	9.6%
44 Coconut Row #201B	Leichter Partners LP	Scott, Hazel L	\$ 335,000	Mar-08	\$ 350,000	Nov-00	7.25	643	\$ 27,586	20.5%
2776 Brazilian Avenue #314	Lesher, James	Sewell, Patricia	\$ 375,000	Mar-08	\$ 175,000	Mar-85	23	1830	\$ 8,686	5.0%
3360 S. Ocean Blvd, #5111	Keith, Steven and Margaret	Fox, Perry	\$ 500,000	Mar-08	\$ 400,000	Apr-88	20	2119	\$ 5,000	1.3%
2160 Iris Isle Road #7	Gelb, Joy L	Abraham Revocable Homestead Trust	\$ 515,000	Mar-08	\$ 472,800	May-04	3.75	1168	\$ 11,253	2.4%

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42	144 Coconut Row #422B	Rechenford, Michael	\$ 525,000	Mar-08	\$ 85,000	Mar-93	15	1226	\$ 29,333	34.5%
43	3200 S. Ocean Blvd, #3071B	Rudolph, Jay	\$ 600,000	Mar-08	\$ 245,000	Jan-81	27.25	1781	\$ 13,028	5.3%
44	3400 S. Ocean Blvd, #7B11	Werner, Charles and Shelby	\$ 1,075,000	Mar-08	\$ 400,000	Oct-99	8.5	2119	\$ 79,412	19.9%
45	2500 S. Ocean Blvd, #1A3	Marcia Vardelsky Trust	\$ 1,300,000	Mar-08	\$ 425,000	Apr-07	1	2590	\$ 875,000	205.9%
46	400 S. Ocean Blvd, #222S	Leadl, Robert T and Georgiana B	\$ 1,575,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,931	24.0%
47	3000 S. Ocean Blvd, #508	Maley, Alfred and Janis	\$ 2,375,000	Mar-08	\$ 2,120,000	Aug-06	1.5	3219	\$ 170,000	8.0%
48	100 Worth Avenue #PH6	Eileen Janssen Revocable Trust	\$ 1,445,000	Mar-08	\$ 975,000	Aug-05	2.5	1539	\$ 188,000	19.3%
49	3475 S. Ocean Blvd, #111	Kawumeki, Lisa Hennele	\$ 139,000	Mar-08	\$ 110,000	Mar-01	7	891	\$ 11,429	10.2%
50										
51										
52										
53										
54			\$ 1,131,276		\$ 626,333		12		\$ 139,806	22.4%
55										
56			\$ 55,432,525		\$ 30,641,305		571.5		\$ 6,855,400	
57			\$ 49		\$ 49		49		\$ 49	
58			\$ 1,131,276		\$ 626,333		12		\$ 139,806	22.4%
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