

THE EVANS REPORT

Published by: Leslie Robert Evans Assoc., P.A., Counselors at Law
 214 Brazilian Ave., # 200, Palm Beach, FL 33480
 Ph: 561-832-8288

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blg Sq Ft	Ann Incr(Decr)	Avg Ann %
1	2565 S. Ocean Blvd., #206	Pregadio, Rosario	Lightman, Elizabeth	\$ 155,000	Jan-08	\$ 66,000	Jun-00	7.5	640	\$ 11,687	18.0%
2	3450 S. Ocean Blvd., #108D	Guatolin, Erick	Smith, Lorring	\$ 292,000	Jan-08	\$ 152,500	Apr-90	17.75	1496	\$ 7,859	5.2%
3	3440 S. Ocean Blvd., #103N	Krotovani, Darry	Wasser, Cecelia	\$ 700,000	Jan-08	\$ 210,000	Apr-99	8.75	2131	\$ 56,000	26.7%
4	2660 S. Ocean Blvd., #305N	Franch, Norant	leader Sagall Trust	\$ 700,000	Jan-08	\$ 121,500	Jan-79	29	1900	\$ 19,948	16.4%
5	100 Sunrise Avenue #207	Stein, Michelle	Brand, Janet	\$ 1,000,000	Jan-08	\$ 725,000	Aug-06	1.5	1154	\$ 193,533	25.3%
6	2100 S. Ocean Blvd., #607S	Otto, Jonathan	Estate of Frances Frank	\$ 1,150,000	Jan-08	\$ 162,600	Dec-80	27	2395	\$ 36,570	22.5%
7	380 Coconut Row #1	Alban, Joyce	Felcher, Paul	\$ 1,200,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	16.7%
8	2660 S. Ocean Blvd., #701W	Casaevant Living Trusts	Robert J Ziff Associates LLC	\$ 1,350,000	Jan-08	\$ 174,500	Jan-79	29	2918	\$ 40,534	23.2%
9	350 S. Lake Drive #1B	Marschel, Glenn and Kay	Hueneauer, Rosalind	\$ 1,460,000	Jan-08	\$ 180,000	Jan-77	30	1234	\$ 45,742	27.1%
10	315 S. Lake Drive #1B	Alban, Joyce	Perkins, Beryl	\$ 2,000,000	Jan-08	\$ 132,000	Jan-77	31	1741	\$ 4,444	34.7%
11	2100 S. Ocean Blvd., #301S & #C2E	Higginbotham, Richard	Amster, Lucille	\$ 1,550,000	Jan-08	\$ 1,050,000	Apr-05	16.25	3107	\$ 58,462	5.6%
12	120 Sunset Avenue #W4D	Bernick, Howard B	Furnan, Roy L. and Fiada	\$ 4,200,000	Jan-08	\$ 35,000	Jan-77	31	540	\$ 183,636	5.0%
13	255 Sunrise Avenue #3008	Whittaker, Sam E	Gillette, Richard P	\$ 115,000	Feb-08	\$ 90,000	Jan-77	31	540	\$ 15,022	12.5%
14	44 Coconut Row #610A	Gay Jr, John	Estate of Francis Mandriva	\$ 200,000	Feb-08	\$ 41,000	Feb-08	0	271	\$ 4,444	17.6%
15	44 Coconut Row #409B	Jodzo, Edward and Maria	Zaraweska, Janina	\$ 205,000	Feb-08	\$ 129,600	Dec-00	7.25	579	\$ 15,682	17.6%
16	3475 S. Ocean Blvd., #1080	Constanbouris, Dinos	Dracoulis, Helene	\$ 225,000	Feb-08	\$ 150,000	Nov-84	23.25	864	\$ 10,763	7.2%
17	3475 S. Ocean Blvd., #310	Willeman, Jay and Phyllis	Sharpe Revocable Living Trust	\$ 290,000	Feb-08	\$ 150,000	May-04	3.75	1395	\$ (50,000)	-11.2%
18	227 Brazilian Avenue #2F	Smith Jr, Hilan J	Estate of Dwight Goldthorpe	\$ 400,000	Feb-08	\$ 275,000	Nov-97	11	1215	\$ 5,941	1.3%
19	44 Coconut Row #126B	Pisn, Symon	Howard Rosa Revocable Trust	\$ 400,000	Feb-08	\$ 215,000	Mar-03	5	992	\$ 37,000	17.2%
20	3550 S. Ocean Blvd., #103S	Aqua Shell, LLC	Paperth, Charles	\$ 475,250	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 48,364	16.9%
21	44 Coconut Row #113B	Lomental, Steven	Blaurer Revocable Trust	\$ 795,000	Feb-08	\$ 160,200	Jan-79	29	1580	\$ 21,855	13.1%
22	130 Sunrise Avenue #305	Abrams, Stephen and Ina	Emlen, James B	\$ 842,000	Feb-08	\$ 280,000	Mar-99	9	2590	\$ 64,667	24.9%
23	2500 S. Ocean Blvd., #1A1	Kasselman, Paul and Becky	Bek, LLC	\$ 870,000	Feb-08	\$ 887,900	Aug-05	2.5	2131	\$ (7,120)	-0.8%
24	3440 S. Ocean Blvd., #202S	Weinberg, Martin	Timmerman, John	\$ 1,130,000	Feb-08	\$ 400,000	Apr-05	2.75	2385	\$ 101,818	12.0%
25	2000 S. Ocean Blvd., #302N	Harris, Eric	Lora Norrow Revocable Trust	\$ 1,150,000	Feb-08	\$ 125,000	Jul-98	9.5	1186	\$ 79,947	19.7%
26	350 S. Ocean Blvd., #1030	Carpenter, Rosemary	Greensaid, David	\$ 1,439,700	Feb-08	\$ 1,100,000	Oct-80	27.25	1588	\$ 48,246	38.6%
27	150 Bradley Place #0203	Brodsky, Lynn	Stanley Gordon Revocable Trust	\$ 1,700,000	Feb-08	\$ 1,400,000	Aug-02	5.5	2137	\$ 63,636	5.8%
28	2860 S. Ocean Blvd., #401N & #CWE	Cakebread, Steve	Engles-Gulden, Dorothy	\$ 1,450,000	Feb-08	\$ 2,928,405	Feb-06	2	4921	\$ 165,798	42.9%
29	100 Sunrise Avenue #216	Hoffman, Peter and Linda	O'Donnell, Katherine A	\$ 4,725,000	Feb-08	\$ 3,400,000	Jul-07	0.5	2500	\$ 2,650,000	77.9%
30	315 S. Lake Drive #PHA	Latin, Owen G	McHarris, Samuel	\$ 5,700,000	Feb-08	\$ 127,000	Oct-99	8.25	2636	\$ 393,939	16.1%
31	360 S. Ocean Blvd., #PHC	Taubman, A	Sharrell, Wade	\$ 3,280,000	Feb-08	\$ 110,000	Mar-01	7	271	\$ 11,428	10.4%
32	2 N. Breakers Row #573	Harrison, Gilbert and Shelley	Phillips, Dominic	\$ 125,000	Mar-08	\$ 90,000	Mar-08	0	891	\$ 7,333	8.1%
33	235 Sunrise Avenue #2054	Felsman, Steven	Bentley, Gretchen	\$ 180,000	Mar-08	\$ 215,000	Mar-08	0	1180	\$ (53,333)	-15.9%
34	3475 S. Ocean Blvd., #111	Kolurnak, Lisa Hennele	Boiff, Arthur	\$ 200,000	Mar-08	\$ 178,000	Jan-06	2.25	893	\$ 17,122	9.6%
35	325 S. Lake Drive #4	Oltiger, Kay	Scott, Hazel L	\$ 293,575	Mar-08	\$ 135,000	Nov-00	7.25	643	\$ 27,588	20.4%
36	2860 S. Ocean Blvd., #3110	Fleming, Thomas	Sewall, Patricia	\$ 335,000	Mar-08	\$ 175,000	Mar-05	23	1880	\$ 8,696	5.0%
37	44 Coconut Row #201B	Leichter Partners LP	Fox, Perry	\$ 500,000	Mar-08	\$ 400,000	Apr-98	20	2119	\$ 5,000	1.3%
38	227 Brazilian Avenue #3H	Lesher, James	Abraham Revocable Homestead Trust								
39	2776 S. Ocean Blvd., #102S	Thomas, Bruce									
40	3360 S. Ocean Blvd., #3HII	Katz, Steven and Margaret									

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41	2160 Isla Isle Road #7	Gelb, Jov L	Green, Henry	\$ 515,000	Mar-08	\$ 472,800	May-04	3.75	1168	\$ 11,253	2.4%
42	44 Coconut Row #422B	Rothchild, Michael	George Hyman MD Revocable Trust	\$ 525,000	Mar-08	\$ 85,000	Mar-93	15	1286	\$ 29,333	34.5%
43	3200 S. Ocean Blvd., #301B	Rudolph, Jay	Brown, Romie	\$ 600,000	Mar-08	\$ 245,000	Jan-81	27.25	1781	\$ 13,028	5.3%
44	3400 S. Ocean Blvd., #7B1	Werner, Charles and Shelly	Rosebrooke Realty Trust	\$ 1,075,000	Mar-08	\$ 400,000	Oct-99	8.5	2119	\$ 79,412	19.9%
45	2500 S. Ocean Blvd., #1A3	Marcia Yanofsky Trust	Hauptman, Martin R	\$ 1,300,000	Mar-08	\$ 425,000	Apr-07	1	2590	\$ 875,000	205.9%
46	100 Worth Avenue #7H6	Eileen Janssen Revocable Trust	Bron Properties LLC	\$ 1,445,000	Mar-08	\$ 975,000	Aug-05	2.5	1539	\$ 188,000	19.3%
47	400 S. Ocean Blvd., #222S	Ladd, Robert T and Georgiana B	Blanco, Angelo J and Mari Marchionie	\$ 1,575,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,831	24.0%
48	3000 S. Ocean Blvd., #508	Malley, Alfred and Janis	Dang, Thuy H	\$ 2,375,000	Mar-08	\$ 2,120,000	Aug-06	1.5	3219	\$ 170,000	8.0%
49	3000 S. Ocean Blvd., #PH3	Casey, Thomas J and Christine K	Bernstein, Rhoda	\$ 3,990,000	Mar-08	\$ 3,600,000	Feb-07	1	N/A	\$ 390,000	10.8%
50	3475 S. Ocean Blvd., #4160	Ferri, Giacobbe	Estate of John Northern Jackson	\$ 212,350	Apr-08	\$ 110,000	Feb-97	11.25	1395	\$ 9,098	8.3%
51	235 Sunrise Avenue #2263 & #2265	Scheiner, Rebecca	Hessler, Ronald	\$ 150,000	Apr-08	\$ 148,575	Jun-05	2.75	389	\$ 518	0.3%
52	3460 S. Ocean Blvd., #3150	Oliveri, Filadelfo	Tejella, Diego	\$ 155,000	Apr-08	\$ 155,000	May-04	4	389	N/A	N/A
53	2505 S. Ocean Blvd., #5040	Chamy, Stephanie	Maxwell Marshall Revocable Trust	\$ 180,000	Apr-08	\$ 75,000	Jan-77	31.25	1420	\$ 3,360	4.5%
54	3460 S. Ocean Blvd., #3160	Goldfarb, Noel	Estate of Catherine Luria	\$ 213,000	Apr-08	\$ 72,000	Oct-92	15.75	788	\$ 8,992	12.4%
55	2860 S. Ocean Blvd., #4080	Trushchik, Simon	Estate of Steven Diagnazio	\$ 249,000	Apr-08	\$ 230,000	Jan-04	4.25	1239	\$ 4,471	1.9%
56	3475 S. Ocean Blvd., #5010	Forest International Inc	Simon, Flood	\$ 325,000	Apr-08	\$ 115,000	Nov-98	9.5	1400	\$ 20,000	17.4%
57	3460 S. Ocean Blvd., #209	Hannell Jr, James	Russell, John C	\$ 475,000	Apr-08	\$ 375,000	Nov-05	2.5	1176	\$ (39,000)	-8.7%
58	139 Sunrise Avenue #2050	Muchals, Patricia	Martene Mango Revocable Trust	\$ 500,000	Apr-08	\$ 180,000	Dec-04	3.25	470	\$ 30,769	8.2%
59	44 Coconut Row #608B	Mueller, Patrice and Sara	Robbins, Susan W	\$ 500,000	Apr-08	\$ 380,000	May-00	8	990	\$ 40,000	22.2%
60	170 N. Ocean Blvd., #612	Bernaci, Jeffrey	Lehrman, Karen	\$ 550,000	Apr-08	\$ 180,000	Feb-05	3.25	903	\$ 38,923	9.7%
61	3360 S. Ocean Blvd., #2F1	Kiddon, Joan	Gold, Lisa S	\$ 600,000	Apr-08	\$ 550,000	Sep-98	7.5	868	\$ 49,333	27.4%
62	100 Sunrise Avenue #2190	Gelsler, Claire-Louise	Frey, Jonathan	\$ 710,000	Apr-08	\$ 150,000	Mar-03	5	2119	\$ 10,000	1.8%
63	44 Coconut Row #521B	Zukov, Nikita and Paula	Estate of Gertrude Finkelshtein	\$ 850,000	Apr-08	\$ 435,000	Jan-06	2.25	1228	\$ 21,333	14.2%
64	130 Sunrise Avenue #5010	McGowan, Mark and Nina	Charles Lindsey Trust	\$ 895,000	Apr-08	\$ 280,000	Aug-96	22.75	1644	\$ 18,242	4.2%
65	434 Chilean Avenue #3A	Hunter, Katherine	Hunter, Katherine	\$ 910,000	Apr-08	\$ 575,000	Aug-93	22.75	1644	\$ 18,242	4.2%
66	44 Coconut Row #320B	DeFornoro, Yoie P	Estate of Helen Goodfriend	\$ 1,150,000	Apr-08	\$ 152,500	Dec-02	5.25	1293	\$ 54,043	20.6%
67	3170 S. Ocean Blvd., #501N	Aviv, Joseph	Rhoda Katz Trust	\$ 1,150,000	Apr-08	\$ 985,000	Jan-78	30.25	1501	\$ 63,810	11.1%
68	2860 S. Ocean Blvd., #601N	Purnett, John R	Clark, James M	\$ 1,237,500	Apr-08	\$ 200,000	Mar-85	23	2390	\$ 32,975	21.6%
69	340 Coconut Row #B	Rehner, Bernadette T	Klovis, Bandler B	\$ 1,590,000	Apr-08	\$ 555,000	Mar-99	9	1678	\$ 50,000	4.2%
70	400 S. Ocean Blvd., #109E	Podell, Herbert	Grande Shaprio Trust	\$ 1,925,000	Apr-08	\$ 366,500	May-92	16.75	1722	\$ 152,222	27.4%
71	2000 S. Ocean Blvd., #401N & #C42	Kaplan, Glenn and Susan	Premier Palm Beach LP	\$ 2,300,000	Apr-08	\$ 2,475,000	Feb-92	26.25	3382	\$ 79,657	20.1%
72	120 Sunset Avenue #W4C	Johnson, Robert and Mary Ann	Furman, Roy	\$ 420,000	Apr-08	\$ 1,165,000	N/A	N/A	3200	\$ 169,254	14.5%
73	2860 S. Ocean Blvd., #106	Walshman, Steven	Graze M. Bauginian Declaration of Trust	\$ 120,000	May-08	\$ 127,000	Apr-06	2	1688	\$ (63,000)	-11.8%
74	235 Sunrise Avenue #304B	Hahati, Eli	Goown, Mariella	\$ 120,000	May-08	\$ 52,000	May-05	3	271	\$ (2,333)	-1.8%
75	2800 S. Ocean Blvd., #3070	Palm Beach Luxury Rentals LLC	Genzel Jr, Howard	\$ 120,000	May-08	\$ 48,000	Nov-00	7.5	531	\$ 9,067	17.4%
76	235 Sunrise Avenue #3265		Speidel, Sally	\$ 120,000	May-08	\$ 48,000	Nov-02	5.5	271	\$ 13,091	27.3%

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81	2784 S. Ocean Blvd., #303S & #CE10	Melchiorre, Robert	O'Malley Sr., James J	\$ 190,000	May-08	\$ 50,900	Jan-75	33.25	1490	\$ 4,183	8.2%
82	236 Sunrise Avenue #3216	Earl, Andrew	Palm Beach Hotel Partners LLC	\$ 230,000	May-08	\$ 338,000	Jul-05	2.75	389	\$ (39,273)	-11.6%
83	401 Peruvian Avenue #401	Land Acqui Corporation	Milfica, Salvatore	\$ 300,000	May-08	\$ 310,000	Feb-04	4.25	830	\$ (2,353)	-0.8%
84	44 Coconut Row #404B	Felstman, Steven	Estate of Esie Libowitz	\$ 375,000	May-08	\$ 90,000	Mar-96	12.25	903	\$ 23,285	25.9%
85	2773 S. Ocean Blvd., #3010	Rivera, Arnold	Rivera Helman Trust	\$ 410,000	May-08	\$ 95,000	Jan-78	30.25	1389	\$ 10,413	11.0%
86	2773 S. Ocean Blvd., #PH	Gluffe Management Consulting LLC	Alexander, Margaret	\$ 450,000	May-08	\$ 350,000	Feb-88	20.25	2271	\$ 4,938	1.4%
87	3360 S. Ocean Blvd., #3G11	Murphy III, John E	Bende Sarisky Trust	\$ 450,000	May-08	\$ 208,500	May-81	27	1740	\$ 8,944	4.3%
88	250 Bradley Place #401	Etnel, Mark	Layman, Kelly	\$ 575,000	May-08	\$ 300,000	Dec-02	6.5	840	\$ 50,000	16.7%
89	44 Coconut Row #302B	Lemore Schottenstein Trust	Kaplan, Robert	\$ 612,500	May-08	\$ 311,000	Apr-06	16.25	1740	\$ 20,862	14.5%
90	3400 S. Ocean Blvd., #5E1 & #C13	DiCoratolo, Joseph	DiCoratolo, Jr., James	\$ 875,000	May-08	\$ 475,000	Feb-92	16.25	903	\$ 68,750	15.7%
91	227 Brazilian Avenue #PHD	Franzke, Volker	Estate of Sidney Jacobs	\$ 1,210,000	May-08	\$ 342,500	Oct-89	18.5	1557	\$ 28,784	8.4%
92	2660 S. Ocean Blvd., #503N & #C9N	Weiss, Ronald	Florence Silverman Trust	\$ 1,225,000	May-08	\$ 550,850	Dec-91	16.5	2606	\$ 39,948	7.3%
93	130 Sunrise Avenue #4090	Schrey F Rabo Trust	Sastrow, Joshua	\$ 1,400,000	May-08	\$ 880,000	Nov-07	0.5	1673	\$ N/A	N/A
94	130 Sunrise Avenue #5030	Cornstein, Marc	Brand, Janet	\$ 1,550,000	May-08	\$ 611,000	Dec-05	2.5	1673	\$ 220,000	25.9%
95	44 Coconut Row #611B	Schlielfer, Jack	Lubitz, Lewis	\$ 1,550,000	May-08	\$ 775,000	Aug-06	1.75	1215	\$ 536,571	87.8%
96	2580 S. Ocean Blvd., #2C4 & #C5	Baumann, Karl	Estate of Dorothy Rubin	\$ 1,550,000	May-08	\$ 292,500	May-81	27	2598	\$ 36,111	6.3%
97	2100 S. Ocean Blvd., #501N	Birnback, Gerald	Bronfman, Myofre	\$ 2,178,000	May-08	\$ 1,695,000	Dec-80	27.5	3107	\$ 68,564	23.4%
98	2580 S. Ocean Blvd., #2B1 & #C8	Hansen, Stephen	Hansen, Hunter	\$ 2,200,000	May-08	\$ 726,000	May-05	3	2509	\$ 191,867	11.8%
99	100 Royal Palm Way #B5	Parlatone, Irene	Collins, John	\$ 2,425,000	May-08	\$ 726,001	Dec-99	8.5	2000	\$ 107,333	27.5%
100	200 Bradley Place #304 & #C5	Shapiro, Renee	Evelyn Chenis Trust	\$ 3,100,000	May-08	\$ 695,000	Nov-85	22.5	2716	\$ 199,982	15.7%
101	2 N. Breakers Row #S31 & #C20	Wood, James	Harold Alford Trust	\$ 5,100,000	May-08	\$ 3,000,000	Aug-01	6.75	3234	\$ 311,111	10.4%
102	300 Seminole Avenue #6A	Murder, Lee and Laura	Poss, Stephen M	\$ 12,105,600	May-08	\$ 6,380,000	May-02	6	5798	\$ 957,583	15.1%
103	255 Sunrise Avenue #3216	Earl, Andrew	Palm Beach Hotel Partners LLC	\$ 230,000	May-08	\$ 338,000	Jul-05	2.75	389	\$ (39,273)	-11.6%
104	3170 S. Ocean Blvd., #N303	Foxman, Norton and Carol	Weiner, Andrew E and Joanna W Miodnik	\$ 131,000	Jun-08	\$ N/A	N/A	N/A	2950	\$ Not Arms Length	Not Arms Length
105	2545 S. Ocean Blvd., #4030	Makor-Stemmer, Beley	Marla Leathner Trust	\$ 191,000	Jun-08	\$ 83,000	Jun-81	27	605	\$ 1,778	2.1%
106	44 Coconut Row #410B	Jehle, Patricia	Gregory-O'Connor, Elin	\$ 205,000	Jun-08	\$ 100,000	Jun-81	27	605	\$ 1,778	2.1%
107	44 Coconut Row #201A	Matheson, Monique	Marin Cole Revocable Trust	\$ 225,000	Jun-08	\$ 75,000	Aug-00	7.75	540	\$ 13,548	13.5%
108	3450 S. Ocean Blvd., #9150	Sillman, Beth	Marina Terns Trust	\$ 245,000	Jun-08	\$ 117,000	Jan-78	30.5	893	\$ 4,918	6.6%
109	2545 S. Ocean Blvd., #3070	Martano, Theodore	Joseph Blumenhal Trust	\$ 280,000	Jun-08	\$ 135,000	Nov-86	21.5	1548	\$ 5,953	5.1%
110	2784 S. Ocean Blvd., #306N	Frost, Roberta	Shiley Kopelman Trust	\$ 399,000	Jun-08	\$ 177,000	Jan-87	21.5	957	\$ 6,744	5.0%
111	3456 S. Ocean Blvd., #8040	Nicoll, Michael	McGinnis, Eileen	\$ 435,000	Jun-08	\$ 375,000	Jun-85	23	1661	\$ 9,652	5.5%
112	3200 S. Ocean Blvd., #504C	Fierstein, Jerilynne	McGinnis, Eileen	\$ 500,000	Jun-08	\$ 380,000	Jun-04	4	1300	\$ 15,000	4.0%
113	2784 S. Ocean Blvd., #501N	Malloff, Garry	Gerrula Reich Trust	\$ 570,000	Jun-08	\$ 270,000	May-03	5	1719	\$ 24,000	6.3%
114	3360 S. Ocean Blvd., #6E11	Frank Hoffa Holding Ltd	Patricia Taramino Trust	\$ 590,000	Jun-08	\$ 615,000	Mar-90	18.25	2006	\$ 16,438	6.1%
115	3400 S. Ocean Blvd., #4H1 & #C9	Larocca, Paul	Madeo Baron	\$ 590,000	Jun-08	\$ 275,000	Mar-84	24.25	1740	\$ 12,990	4.7%
116	3300 S. Ocean Blvd., #102N	Goodstein Fla LLC	Collins, Jeff R	\$ 650,000	Jun-08	\$ 450,000	Oct-04	3.75	2119	\$ (6,662)	-1.7%
117	3170 S. Ocean Blvd., #306S	Stauberg, Michael	Bankrupted FSB	\$ 910,000	Jun-08	\$ 330,000	Oct-03	4.75	2072	\$ 42,105	9.4%
118	44 Coconut Row #411B & #C8	Pelley, James	Woodrums, James	\$ 1,025,000	Jun-08	\$ 370,000	Aug-85	22.75	2990	\$ 24,615	7.0%
119	2680 S. Ocean Blvd., #201S	Tishman, Peter	Ernest E Pokorny Trust	\$ 1,300,000	Jun-08	\$ 475,000	Apr-05	3.25	1215	\$ 201,538	54.5%
120	2100 S. Ocean Blvd., #407S & #C5S	Schur, Kenneth	Crocker, David	\$ 1,300,000	Jun-08	\$ 1,001,200	Sep-83	14.75	2137	\$ 59,982	11.8%
					Jun-08	\$ 1,300,000	Jun-01	7	2385	\$ 42,688	4.3%

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122	100 Worth Avenue #6150	Prudden Jr, Horton	Fusco, Louis	\$ 1,425,000	Jun-08	\$ 225,000	Sep-90	17.75	1590	\$ 67,606	30.0%
123	100 Sunrise Avenue #4230	Saavoe, Joshua	Fiverson, Stephen	\$ 1,500,000	Jun-08	\$ 315,000	Jul-93	15	1673	\$ 79,000	25.1%
124	2660 S. Ocean Blvd., #301S	Salm, Carla-Fae	Joystone Overseas Limited	\$ 1,550,000	Jun-08	\$ 550,000	May-99	9	2137	\$ 111,111	20.2%
125	4400 S. Ocean Blvd., #110S	Himmelsien, Marc	McCluskey, Patricia	\$ 1,700,000	Jun-08	\$ 1,905,000	Jul-06	2	1722	\$ (102,500)	-5.4%
126	2500 S. Ocean Blvd., #3B2	2500 Limited Partnership	Salm, Carla-Fae	\$ 2,000,000	Jun-08	\$ 1,125,000	Jun-07	1	2590	\$ 875,000	77.8%
127	2100 S. Ocean Blvd., #408N & #C9	Galfond, Richard	West, Morton	\$ 2,100,000	Jun-08	\$ 1,700,000	Jun-04	4	3107	\$ 100,000	5.9%
128	100 Worth Avenue #609	Kedian, Dolores Kohl	Jean R. Green Trust	\$ 2,974,775	Jun-08	\$ 708,000	Mar-85	23.25	2128	\$ 97,495	13.8%
129	235 Sunset Avenue #2245A & #2245B	PB Pied-de-Terre LLC	Goldstein, David	\$ 1,000,000	Jun-08	\$ 45,000	Jul-82	26	389	\$ 2,115	4.7%
130	3450 S. Ocean Blvd., #1150	Hellmewell, Richard	Rose, John J	\$ 137,000	Jun-08	\$ 89,000	Apr-02	6.25	640	\$ 7,680	6.6%
131	2565 S. Ocean Blvd., #214	Jimmerson, Roy and Linda	Ralph G Wolf Revocable Living Trust	\$ 226,500	Jun-08	\$ 47,000	Jan-76	32.5	1548	\$ 5,831	12.4%
132	2273 S. Ocean Blvd., #4070	Hirsch, Joyce	Saunders, Sheila	\$ 280,000	Jun-08	\$ 119,500	Sep-80	27.75	1389	\$ 5,063	4.2%
133	3250 S. Ocean Blvd., #504N	Lerner, Blom	Kahn, Corinne	\$ 450,000	Jun-08	\$ 675,000	May-07	1.25	1515	\$ (180,000)	-26.7%
134	3140 S. Ocean Blvd., #204S	Lazzara, Deanna	Weinstein, Richard	\$ 760,000	Jun-08	\$ 270,000	Feb-85	23.5	2173	\$ 20,851	7.7%
135	250 Bradley Place #504	Celanano, Marian	Hanner, W Clay	\$ 925,000	Jun-08	\$ 1,050,000	Feb-07	1.5	1220	\$ (83,333)	-7.9%
136	3140 S. Ocean Blvd., #303N	Lerner, Barry and Sara	Korrmann, Barry and Sara	\$ 1,040,000	Jun-08	\$ 441,000	Sep-99	8.75	2695	\$ 68,457	15.5%
137	2660 S. Ocean Blvd., #804S	Krosney, Rita	Myra Davis Trust	\$ 1,050,000	Jun-08	\$ 555,000	Feb-98	15.5	2606	\$ 31,835	5.8%
138	3230 S. Ocean Blvd., #D207	Goodman, Theresa	Margaret A Smith Revocable Trust	\$ 218,000	Jun-08	\$ 140,000	Aug-02	6	980	\$ 13,000	9.3%
139	184 Bradley Place #401	Hessan, Charles and Heather	Estate of Audrey Weinraub	\$ 2,150,000	Jun-08	\$ 750,000	Jun-93	14	3215	\$ 100,000	13.3%
140	44 Coconut Row #603A	Raffetto, Richard and Ariane	Beyer, Warren G and Jeanette E	\$ 300,000	Jun-08	\$ 195,000	Sep-00	7.75	893	\$ 13,548	6.9%
141	3456 S. Ocean Blvd., #4050	O'Carroll, Patrick J	Estate of Charlotte S Dentner	\$ 280,000	Jun-08	\$ 53,000	Jan-74	34.5	1457	\$ 6,000	11.3%
142	223 Atlantic Avenue #E3	Mallard, Herbert K	Needle, Richard J and Jacqueline F	\$ 480,000	Jun-08	\$ 485,000	Feb-06	2.5	804	\$ (6,000)	-1.3%
143	435 Brazilian Avenue #D	Schneider, Ira and Whitney	Thornike, John and Suzanne	\$ 2,820,000	Jun-08	\$ 3,120,000	Sep-06	1.75	3800	\$ (171,429)	-5.5%
144	3450 S. Ocean Blvd., #8010	Catrevas, Morris and Esther	Arthur Levinson Trust	\$ 410,000	Jun-08	\$ 315,000	Sep-07	0.75	1548	\$ 126,667	40.2%
145	3400 S. Ocean Blvd., #5B1 & #C17	Mark Tedesco Revocable Trust	Tedesco Family Partners Ltd	\$ 500,000	Jun-08	\$ 190,000	Jan-79	29.5	2119	\$ 10,508	5.5%
146	3475 S Ocean Blvd., #516	Malik, Rose Abdel	Malik, Rose Abdel	\$ 205,500	Jun-08	N/A	N/A	N/A	1395	\$ Not Arms Length	8.7%
147	2000 S. Ocean Blvd., #301N	Sport, Otto Robert	James, Steven	\$ 2,525,000	Jun-08	\$ 950,000	Jun-89	19	3262	\$ 82,895	8.7%
148	354 Chilian Avenue #5E	Howard and Fane Biel Revocable Trust	Ames, Steve	\$ 1,025,000	Jun-08	\$ 1,025,000	Jan-06	2.5	1503	\$ 140,000	20.7%
149	354 Chilian Avenue #5E	Gibbons, John D	James, William	\$ 545,000	Jun-08	\$ 675,500	Jan-06	2.5	1503	\$ 140,000	20.7%
150	2778 S. Ocean Blvd., #202N	Tanz, Silda	Fabrizio, Bernard	\$ 475,000	Jun-08	\$ 94,500	Oct-97	10.75	782	\$ 41,907	44.3%
151	100 Sunrise Avenue #810	Haldy, Seagull Ltd	Berkovitz, Sharon Malone	\$ 1,550,000	Jun-08	\$ 1,295,000	Jun-07	1	1830	\$ 11,230	6.5%
152	3450 S. Ocean Blvd., #212	Edelman, Martin and Catherine	Boritzer, Paul	\$ 1,550,000	Jun-08	\$ 34,000	Jan-77	31.5	1008	\$ 255,000	19.7%
153	2660 S. Ocean Blvd., #402W	C.I.B Trust	Shelmann, Louis	\$ 300,000	Aug-08	N/A	N/A	N/A	1908	\$ 3,841	11.3%
154	151 Grace Trail #20	Cemrus, Rosemary A	Beatrice Copersmith Trust	\$ 2,000,000	Aug-08	\$ 525,000	N/A	N/A	1908	\$ Not Arms Length	11.3%
155	44 Coconut Row #B204	Zaro, Jerold L and Toni K	Vitale, Alberto and Giolena	\$ 545,000	Aug-08	\$ 403,620	Jul-87	21	2491	\$ 70,238	13.4%
156	100 Sunrise Avenue #406	Ley, Janet	Hoffman, Donald and Janine	\$ 1,000,000	Aug-08	\$ 945,000	Sep-04	4	903	\$ 35,345	8.8%
157	3440 S. Ocean Blvd., #308N	Diesse, Henry J	Yeger, Barry S	\$ 500,000	Aug-08	\$ 300,000	Feb-03	5.5	1612	\$ 10,000	1.1%
158	3120 S. Ocean Blvd., #1-402	TRIS Living Trust Agreement	289054 Canada Inc	\$ 645,000	Aug-08	\$ 562,500	Mar-93	15.5	1886	\$ 12,903	4.3%
159	3400 S. Ocean Blvd., #3D1	701082 Canada Inc	Wunderlin, Craig A and Rosalind J	\$ 1,275,000	Aug-08	\$ 580,000	Jul-04	4	2497	\$ (4,375)	-0.8%
160	3440 S. Ocean Blvd., #604S	Savoie, Paul and Marie Claude Quimet	Henson, Charles	\$ 725,000	Aug-08	\$ 985,000	Nov-02	5.75	2119	\$ 119,139	20.2%
			Spalter, Susan and Penny Youngblood	\$ 725,000	Aug-08	\$ 985,000	Jul-05	3	2078	\$ (86,667)	-8.8%

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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 Incd(Ded)	Avg Ann %
161 139 Sunrise Avenue #404	Leher, Peter M	Wald, Stephen A	\$ 240,000	Aug-08	\$ 102,800	Jan-80	28.5	990	\$ 4,814	4.7%
162 3230 S. Ocean Blvd., #D608	Palladino, Alfred and Christine	Glasner, Alfred	\$ 180,000	Aug-08	\$ 380,000	May-05	3.25	980	\$ (55,365)	-15.4%
163 3456 S. Ocean Blvd., #203	Martin, Marco	Matheson, Dagny	\$ 235,000	Aug-08	\$ 183,000	Jan-82	26.5	1537	\$ 1,962	1.1%
164 3200 S. Ocean Blvd., #B504	Pizzo, Antonio and Anna Maria Rubano	Handoff, Susan et al	\$ 282,500	Sep-08	\$ 72,500	Jan-77	31.75	1476	\$ 5,689	7.8%
165 170 N. Ocean Blvd., #611	Ocean Towers Realty Trust	Finnegan, Dorothy J	\$ 500,000	Sep-08	\$ 680,000	Feb-06	2.5	868	\$ (64,000)	-9.7%
166 44 Coconut Row #B203	Bloom, Jacqueline A	Vitale, Bellina et al	\$ 325,000	Sep-08	\$ 95,000	Dec-80	27.75	893	\$ 8,288	8.7%
167 3120 S. Ocean Blvd., #3103	Tedeschi, John and Geraldine	Ronald A Romanik Trust	\$ 1,375,000	Sep-08	\$ 1,325,000	Feb-05	3.5	2877	\$ 14,286	1.1%
168 3000 S. Ocean Blvd., #308	Lukes, Peter	Acquasora2 LLC	\$ 2,450,225	Sep-08	\$ 1,950,000	Feb-07	1.5	3219	\$ 338,817	17.1%
169 100 Sunrise Avenue #316	Cobo, Jose and Adoracion	Martin S Kimmel Dispositive Trust	\$ 600,000	Sep-08	\$ 220,000	Jan-76	30.75	1972	\$ 12,358	5.6%
170 3230 S. Ocean Blvd., #F612	Mitchell, Edward	Mitchell, John	\$ 260,000	Sep-08	\$ 222,000	Mar-02	5.5	1176	\$ 6,909	3.1%
171										
172										
173										
174			\$ 1,047,149		\$ 597,868		12.19		\$ 82,851	13.8%
175										
176			\$ 1,78,015,385		\$ 96,854,861		2071.5		\$ 13,389,468	
177							170		\$ 162	
178			\$ 1,047,149		\$ 597,868		12.19		\$ 82,851	13.8%
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1 120 Sunset Avenue #W4D	Bennick, Howard B	Furman, Roy L and Frieda	\$ 4,200,000	Jan-08	\$ 3,665,000	Apr-05	2.75	3000	\$ 183,636	5.0%
2 315 S. Lake Drive #1B	Higginbotham, Richard	Perkins, Beryl	\$ 1,550,000	Jan-08	\$ 1,320,000	Jan-77	31	1741	\$ 45,742	34.7%
3 100 Sunrise Avenue #207	Stein, Michelle	Brand, Janet	\$ 1,000,000	Jan-08	\$ 725,000	Jan-06	1.5	1154	\$ 183,333	25.3%
4 350 S. Ocean Blvd. #902	Marschal, Glenn and Kay	Havemeyer, Rosalind	\$ 1,450,000	Jan-08	\$ 180,000	Jan-78	30	1234	\$ 43,333	27.1%
5 380 Coconut Row #1	Alban, Joyce	Fletcher, Paul	\$ 1,200,000	Jan-08	\$ 720,000	Jan-04	4	1178	\$ 120,000	18.7%
6 2 N. Breakers Row #5T3	Harrison, Gilbert and Shelley	Michalis, Samuel	\$ 5,700,000	Feb-08	\$ 2,450,000	Oct-99	8.25	2636	\$ 393,333	16.1%
7 227 Brazilian Avenue #2F	Smith Jr, Hillen J	Estate of Dwight Goldthorpe	\$ 400,000	Feb-08	\$ 150,000	Nov-84	23.25	884	\$ 10,753	7.2%
8 44 Coconut Row #126B	Stein, Samson	Tighe, John	\$ 400,000	Feb-08	\$ 215,000	Mar-03	5	992	\$ 37,000	17.2%
9 44 Coconut Row #113B	Lowenthal, Steven	Pepernt, Charles	\$ 785,000	Feb-08	\$ 275,000	Mar-97	11	1215	\$ 46,584	18.9%
10 315 S. Lake Drive #PHA	Larkin, Owen G	O'Donnell, Kathrine A	\$ 3,250,000	Feb-08	\$ 2,928,405	Feb-06	2	4521	\$ 165,798	5.7%
11 100 Sunrise Avenue #216	Hoffman, Peter and Linda	Engles-Gulden, Dorothy	\$ 1,700,000	Feb-08	\$ 1,400,000	Sep-07	0.5	1972	\$ 600,000	42.9%
12 190 Sunrise Avenue #305	Abrams, Stephen and Ina	Brauer Revocable Trust	\$ 800,000	Feb-08	\$ 166,200	Jan-79	29	1580	\$ 21,855	13.1%
13 44 Coconut Row #409B	Jozzo, Edward and Maria	Zamewski, Janina	\$ 205,000	Feb-08	\$ 90,000	Jan-79	29	1580	\$ 21,855	13.1%
14 235 Sunrise Avenue #3008	Whiteaker, Sam E	Gillette, Richard P	\$ 115,000	Feb-08	\$ 35,000	Jan-90	18	271	\$ 4,444	12.7%
15 150 Bradley Place #0203	Brookly, Lynn	Greenwell, David	\$ 1,439,700	Feb-08	\$ 125,000	Oct-80	27.25	1588	\$ 48,246	38.6%
16 360 S. Ocean Blvd. #PHC	Taloran, A	Shavel, Wade	\$ 4725,000	Feb-08	\$ 3,400,000	Jul-07	0.5	2500	\$ 2,650,000	77.9%
17 44 Coconut Row #10A	Gay Jr, John	Estate of Francis Mandina	\$ 200,000	Feb-08	\$ 41,000	Jan-77	31	540	\$ 5,428	12.5%
18 350 S. Ocean Blvd. #1030	Carpenet, Rosemary	Lora Nemow Revocable Trust	\$ 1,150,000	Feb-08	\$ 400,000	Jul-86	9.5	1186	\$ 78,947	19.7%
19 44 Coconut Row #201B	Ladd, Robert T and Georgiana B	Blanco, Angelo J and Mari Marchione	\$ 1,575,000	Mar-08	\$ 575,000	Dec-00	7.25	1716	\$ 137,931	24.0%
20 235 Sunrise Avenue #2054	Leichter Partners LP	Scott, Hazel L	\$ 283,575	Mar-08	\$ 178,000	May-01	6.75	893	\$ 17,122	9.6%
21 325 S. Lake Drive #4	Fleisman, Steven	Phillips, Peier	\$ 125,000	Mar-08	\$ 127,000	Jun-05	2.75	871	\$ (727)	-0.6%
22 227 Brazilian Avenue #3H	Ottiger, Kay	Bentley, Gretchen	\$ 200,000	Mar-08	\$ 90,000	Mar-93	15	899	\$ 7,333	8.1%
23 44 Coconut Row #422B	Lesher, James	Sewell, Patricia	\$ 335,000	Mar-08	\$ 135,000	Nov-00	7.25	643	\$ 27,566	20.4%
24 100 Worth Avenue #PH5	Rochefford, Michael	George Hyman MD Revocable Trust	\$ 525,000	Mar-08	\$ 85,000	Mar-93	15	1226	\$ 29,333	34.5%
25 44 Coconut Row #521B	Eileen Janssen Revocable Trust	Bron Properties LLC	\$ 1,445,000	Mar-08	\$ 975,000	Aug-05	2.5	1539	\$ 188,000	19.3%
26 44 Coconut Row #521B	Gaillard, Claire-Louise	Frey, Jonathan	\$ 710,000	Apr-08	\$ 150,000	Dec-81	26.25	1226	\$ 21,333	14.2%
27 3475 S. Ocean Blvd. #5010	Chacholades, Mitlades	Simon Trusts	\$ 320,000	Apr-08	\$ 100	Mar-93	15	1385	\$ Not Arms Length	Not Arms Length
28 139 Sunrise Avenue #2050	Michalis, Patricia	Martine Margio Revocable Trust	\$ 500,000	Apr-08	\$ 180,000	May-00	8	990	\$ 40,000	22.2%
29 120 Sunset Avenue #W4C	Winter Family Partners LP	Furnan, Roy	\$ 4,000,000	Apr-08	\$ 1,650,000	Apr-00	8	3200	\$ 168,254	14.5%
30 170 N. Ocean Blvd. #612	Bernacci, Jeffrey	Lehman, Karen	\$ 550,000	Apr-08	\$ 180,000	Sep-98	7.5	868	\$ 49,333	27.4%
31 100 Sunrise Avenue #2190	Kiddon, Joan	Cove, Harvey	\$ 625,000	Apr-08	\$ 10	Jan-06	2.25	1391	\$ Not Arms Length	Not Arms Length
32 400 S. Ocean Blvd. #108E	Fahrent, Bernadette T	Cove, Harvey	\$ 1,925,000	Apr-08	\$ 555,000	May-99	9	1722	\$ 152,222	27.4%
33 44 Coconut Row #320B	Hannell Jr, James	Estle of John Goodfriend	\$ 1,150,000	Apr-08	\$ 152,500	Jan-78	30.25	1501	\$ 32,975	21.6%
34 342 Coconut Row Cottage	Hannell Jr, James	Clark, James M	\$ 475,000	Apr-08	\$ 375,000	Dec-04	3.25	470	\$ 30,789	8.2%
35 340 Coconut Row #B	Purnett, John R	Hessler, Ronald	\$ 1,500,000	Apr-08	\$ 1,200,000	May-02	6	1878	\$ 50,000	4.2%
36 235 Sunrise Avenue #2356 & #2358	Schleifer, Rebecca	Hessler, Ronald	\$ 150,000	Apr-08	\$ 148,575	Jun-05	2.75	389	\$ 518	0.3%
37 235 Sunrise Avenue #2356 & #2358	Booger, Brenda	Teisler, Diego	\$ 155,000	Apr-08	\$ 155,000	May-04	4	389	\$ N/A	N/A
38 434 Chilian Avenue #3A	McCann, Gordon	Hunter, Katherine	\$ 910,000	Apr-08	\$ 575,000	Dec-02	5.25	1283	\$ 63,810	11.1%
39 130 Sunrise Avenue #408	Zukov, Nikita and Paula	Charles Lindsay Trust	\$ 895,000	Apr-08	\$ 280,000	Aug-97	11.75	1580	\$ 54,043	20.8%
40 44 Coconut Row #606B	Muller, Patrice and Sara	Robbins, Susan W	\$ 500,000	Apr-08	\$ 380,000	Feb-05	3.25	903	\$ 36,923	9.7%

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41	130 Sunrise Avenue #5010	Goldstein, Lois	Estate of Gertrude Finkelslein	\$ 850,000	Apr-08	\$ 435,000	Aug-95	22.75	1644	\$ 18,242	4.2%
42	300 Seminole Avenue #6A	Munder, Lee and Laura	Ross, Stephen M	\$ 12,105,500	May-08	\$ 6,360,000	May-02	6	5798	\$ 957,583	15.1%
43	100 Royal Palm Way #B5	Pantalone, Irene	Collins, John	\$ 2,425,000	May-08	\$ 726,001	Dec-99	8.5	2000	\$ 199,882	27.5%
44	235 Sunrise Avenue #3048	Reisman, Steven	Goodwin, Marcelia	\$ 120,000	May-08	\$ 127,000	May-05	3	271	\$ (2,353)	-1.8%
45	2 N. Breakers Row #S31 & #C20	Wood, James	Harold Alford Trust	\$ 5,100,000	May-08	\$ 3,000,000	Aug-01	6.75	3234	\$ 311,111	10.4%
46	235 Sunrise Avenue #235	Earl, Andrew	Palm Beach Hotel Partners LLC	\$ 230,000	May-08	\$ 338,000	07/01/05	2.75	389	\$ (39,273)	-11.6%
47	250 Bradley Place #401	Ernel, Mark	Layman, Kelly	\$ 575,000	May-08	\$ 300,000	Dec-02	5.5	840	\$ 50,000	16.7%
48	44 Cocopan Row #302B	1 enore Sportshstein Trust	Kaplan, Robert	\$ 612,500	May-08	\$ 475,000	Apr-06	2	903	\$ 68,750	14.5%
49	44 Cocopan Row #511B	Schiller, J. Rick	Lubitz, Lewis	\$ 1,550,000	May-08	\$ 611,000	Aug-06	1.75	1215	\$ 596,571	87.5%
50	200 Bradley Place #304 & #C5	Shapiro, Renee	Evelyn Chermis Trust	\$ 3,100,000	May-08	\$ 685,000	Nov-85	22.5	2716	\$ 107,333	15.7%
51	401 Peruvian Avenue #401	Land Acqui Corporation	Milica, Salvatore	\$ 300,000	May-08	\$ 310,000	Feb-04	4.25	830	\$ (2,353)	-0.8%
52	227 Brazilian Avenue #PHD	Frankel, Volker	Depeyster Jr, James	\$ 875,000	May-08	\$ 342,500	Oct-89	18.5	157	\$ 28,784	8.4%
53	235 Sunrise Avenue #3295	Palm Beach Luxury Rentals LLC	Spiegel, Sally	\$ 120,000	May-08	\$ 48,000	Nov-02	5.5	271	\$ 13,091	27.3%
54	44 Cocopan Row #404B	Reisman, Steven	Estate of Elsie Leibowitz	\$ 375,000	May-08	\$ 90,000	Mar-96	12.25	903	\$ 23,285	25.9%
55	130 Sunrise Avenue #5030	Cornstein, Marc	Brand, Janet	\$ 1,400,000	May-08	\$ 850,000	Dec-05	2.5	1673	\$ 220,000	25.9%
56	130 Sunrise Avenue #090	Sireny R Hab Trust	Saizova, Joshua	\$ 1,225,000	May-08	\$ 1,225,000	Nov-07	0.5	1673	\$ N/A	N/A
57	235 Sunrise Avenue #3216	Earl, Andrew	Palm Beach Hotel Partners LLC	\$ 230,000	May-08	\$ 338,000	Jul-05	2.75	389	\$ (39,273)	-11.6%
58	400 S. Ocean Blvd., #100S	Himmelslein, Marc	McCloskey, Patricia	\$ 1,700,000	Jun-08	\$ 1,905,000	Jul-06	2	1722	\$ (102,500)	-5.4%
59	44 Cocopan Row #410B	Jahle, Patricia	Gregory-O'Connor, Elin	\$ 205,000	Jun-08	\$ 100,000	Aug-00	7.75	540	\$ 13,548	13.5%
60	100 Worth Avenue #6150	Heddy, James	Woodruff, James	\$ 1,425,000	Jun-08	\$ 370,000	Apr-05	3.25	1215	\$ 201,598	54.5%
61	100 Worth Avenue #6150	Pludden Jr, Horton	Fusco, Louis	\$ 1,025,000	Jun-08	\$ 225,000	Sep-90	17.75	1590	\$ 67,896	30.6%
62	100 Sunrise Avenue #4230	Saizova, Joshua	Fiverson, Stephen	\$ 1,500,000	Jun-08	\$ 315,000	Jul-93	15	1673	\$ 79,000	26.1%
63	100 Worth Avenue #609	Kaplan, Dolores Kohl	Jean R Green Trust	\$ 2,974,775	Jun-08	\$ 708,000	Mar-85	23.25	2128	\$ 97,496	13.9%
64	44 Cocopan Row #201A	Matheson, Monique	Martin Cole Revocable Trust	\$ 225,000	Jun-08	\$ 75,000	Jan-78	30.5	893	\$ 4,918	6.6%
65	250 Bradley Place #504	Celentano, Marian	Hammer, W Clay	\$ 925,000	Jun-08	\$ 1,050,000	Feb-07	1.5	1220	\$ (83,333)	-7.9%
66	235 Sunrise Avenue #245A & #245B	PB Pied-de-Terre LLC	Goldstein, David	\$ 100,000	Jun-08	\$ 450,000	Jun-82	26	389	\$ 2,115	4.7%
67	184 Bradley Place #401	Hassan, Charles and Heather	Estate of Audrey Wehtraub	\$ 2,150,000	Jun-08	\$ 750,000	Jun-93	14	3215	\$ 100,000	13.3%
68	44 Cocopan Row #603A	Fallico, Richard and Ariane	Bejer, Warren G and Jeanette E	\$ 300,000	Jul-08	\$ 195,000	Sep-00	7.75	804	\$ 13,548	6.9%
69	223 Atlantic Avenue #E3	Malard, Herbert K	Neddie, Richard J and Jacqueline F	\$ 450,000	Jul-08	\$ 465,000	Feb-06	2.5	804	\$ (6,000)	-1.3%
70	435 Brazilian Avenue #D	Schneider, Ira and Whitney	Thornike, John and Suzanne	\$ 2,820,000	Jul-08	\$ 3,120,000	Sep-06	1.75	3800	\$ (171,429)	-5.5%
71	201 Evergrade Avenue #205	Howard and Renee Biel Revocable Trust	James, William	\$ 1,025,000	Jul-08	\$ 675,000	Jan-06	2.5	1503	\$ 140,000	20.7%
72	354 Chilean Avenue #5E	Gibbons, John D	James, William	\$ 545,000	Jul-08	\$ 94,500	Oct-97	10.75	782	\$ 41,907	44.3%
73	100 Sunrise Avenue #610	Happy Seagull Ltd	Boritzer, Paul	\$ 1,550,000	Jul-08	\$ 1,235,000	Jun-07	1	1580	\$ 295,000	19.7%
74	151 Grace Trail #20	Clarens, Rosemary A	White, Alberto and Gioietta	\$ 2,000,000	Aug-08	\$ 525,000	Jul-87	21	2491	\$ 70,238	14.4%
75	44 Cocopan Row #B24	Zaro, Jerold L and Toni K	Hoffman, Donald and Janine	\$ 545,000	Aug-08	\$ 403,820	Sep-04	4	903	\$ 35,345	8.8%
76	100 Sunrise Avenue #406	Levy, Janet	Yaeger, Betty S	\$ 1,000,000	Aug-08	\$ 945,000	Feb-03	5.5	1612	\$ 10,000	1.1%
77	139 Sunrise Avenue #404	Zaro, Jerold L and Toni K	Ward, Stephen A	\$ 240,000	Aug-08	\$ 102,800	Jan-80	28.5	990	\$ 4,814	4.7%
78	170 N. Ocean Blvd., #611	Ocean Towers Realty Trust	Finnegan, Dorothy J	\$ 500,000	Sep-08	\$ 660,000	Feb-06	2.5	888	\$ (64,000)	-9.7%
79	44 Cocopan Row #B203	Blom, Jacqueline A	Vialle, Bellina eial	\$ 325,000	Sep-08	\$ 95,000	Dec-80	27.75	893	\$ 8,288	8.7%
80	100 Sunrise Avenue #316	Colo, Jose and Adoration	Marin S Kimmel Dispositive Trust	\$ 600,000	Sep-08	\$ 220,000	Jan-78	30.75	1972	\$ 12,358	5.6%

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 214 Brazilian Ave., #200, Palm Beach, FL 33480
 Ph: 561-932-8288

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Bwn Sales	Blg Sq Ft	Ann Inc/(Dec)	Avg Ann %
1 3440 S. Ocean Blvd. #103N	Kostovani, Dany	Wesser, Cecelia	\$ 700,000	Jan-08	\$ 210,000	Apr-99	8.75	2131	\$ 56,000	26.2%
2 2680 S. Ocean Blvd. #701W	Casavant Living Trusts	Robert J Ziff Associates LLC	\$ 1,350,000	Jan-08	\$ 174,500	Jan-79	29	2918	\$ 40,534	23.2%
3 2680 S. Ocean Blvd. #305N	Peanoh, Norant	Isador Segall Trust	\$ 700,000	Jan-08	\$ 121,500	Jan-79	29	1800	\$ 19,948	16.4%
4 3460 S. Ocean Blvd. #1090	Gustafson, Erik	Smith, Loring	\$ 292,000	Jan-08	\$ 152,500	Apr-90	17.75	1498	\$ 7,859	5.2%
5 2100 S. Ocean Blvd. #607S	Oto, Jonathan	Estate of Frances Frank	\$ 1,150,000	Jan-08	\$ 162,500	Dec-80	27	2365	\$ 36,574	22.5%
6 2100 S. Ocean Blvd. #601S & #C2E	Oto, Jonathan	Amstar, Lucille	\$ 2,000,000	Jan-08	\$ 1,050,000	Sep-91	16.25	3107	\$ 58,462	5.6%
7 2585 S. Ocean Blvd. #2E	Pragadio, Rosario	Lightham, Elizabeth	\$ 155,000	Jan-08	\$ 69,000	Jun-00	7.5	640	\$ 11,867	18.0%
8 2000 S. Ocean Blvd. #302N	Harris, Eric	Timmerman, John	\$ 1,130,000	Feb-08	\$ 850,000	Apr-05	2.75	1395	\$ 101,816	12.0%
9 3475 S. Ocean Blvd. #310	Wilderman, Jay and Phyllis	Shapiro Revocable Living Trust	\$ 280,000	Feb-08	\$ 447,500	May-04	3.75	1395	\$ (50,000)	-11.2%
10 3460 S. Ocean Blvd. #1080	Constantouris, Dinos	Dracoulis, Helene	\$ 225,000	Feb-08	\$ 128,500	Feb-97	11	1472	\$ 8,773	6.8%
11 3440 S. Ocean Blvd. #108S	Aqua Shell, LLC	Howard Rose Revocable Trust	\$ 475,250	Feb-08	\$ 450,000	Feb-97	11	1900	\$ 5,941	1.3%
12 3440 S. Ocean Blvd. #202S	Wainberg, Martin	Bea LLC	\$ 870,000	Feb-08	\$ 1,100,000	Aug-05	4.25	2131	\$ (7,120)	-0.8%
13 2680 S. Ocean Blvd. #401N & #C6	Cakebread, Steve	Stanley Gordon Revocable Trust	\$ 1,450,000	Feb-08	\$ 280,000	Aug-02	5.5	2137	\$ 63,656	5.8%
14 2590 S. Ocean Blvd. #1A1	Kasselman, Paul and Becky	Ernden, James B	\$ 842,000	Feb-08	\$ 245,000	Mar-99	9	2590	\$ 64,667	24.9%
15 3000 S. Ocean Blvd. #508	Mahley, Alfred and Janis	Dang, Thy H	\$ 2,375,000	Mar-08	\$ 2,120,000	Aug-06	1.5	3219	\$ 170,000	8.0%
16 3200 S. Ocean Blvd. #301B	Rudolph, Jay	Brown, Romie	\$ 600,000	Mar-08	\$ 245,000	Jan-81	27.25	1781	\$ 13,028	5.3%
17 2500 S. Ocean Blvd. #1A3	Marica Varosky Trust	Haupman, Martin R	\$ 1,300,000	Mar-08	\$ 425,000	Apr-07	1	2590	\$ 873,000	205.9%
18 3380 S. Ocean Blvd. #3Hill	Katiz, Steven and Margaret	Abraham Irrevocable Homestead Trust	\$ 500,000	Mar-08	\$ 400,000	Apr-88	20	1180	\$ 5,000	1.3%
19 2980 S. Ocean Blvd. #3110	Fleming, Thomas	Beloff, Arthur	\$ 215,000	Mar-08	\$ 335,000	Jan-06	2.25	2119	\$ (53,333)	-15.3%
20 2778 S. Ocean Blvd. #102S	Thomas, Bruce	Fox, Perry	\$ 375,000	Mar-08	\$ 175,000	Mar-85	23	1830	\$ 8,696	5.0%
21 2160 bls Isle Road #7	Gelb, Joy L	Green, Henry	\$ 515,000	Mar-08	\$ 472,800	May-04	3.75	1188	\$ 11,253	2.4%
22 3400 S. Ocean Blvd. #7Bill	Werner, Charles and Shelby	Rosebrooke Realty Trust	\$ 1,075,000	Mar-08	\$ 400,000	Mar-01	7	2119	\$ 79,412	19.9%
23 3475 S. Ocean Blvd. #111	Kowumski, Lisa Hermie	Galati, Dominic	\$ 190,000	Mar-08	\$ 400,000	Oct-99	8.5	891	\$ 11,429	10.4%
24 3000 S. Ocean Blvd. #PH3	Casey, Thomas J and Christine K	Bennstein, Rhoda	\$ 3,990,000	Mar-08	\$ 3,600,000	Feb-07	1	N/A	\$ 390,000	10.8%
25 2880 S. Ocean Blvd. #4090	Trubshnik, Simon	Naser, George	\$ 305,000	Apr-08	\$ 115,000	Nov-88	9.5	1400	\$ 20,000	17.4%
26 3460 S. Ocean Blvd. #239	ForstInternational Inc	Thoburn, Rodd	\$ 325,000	Apr-08	\$ 415,000	Nov-05	2.5	1400	\$ (36,000)	-8.7%
27 3000 S. Ocean Blvd. #303	Kaplan, Glenn and Susan	Premier Palm Beach LP	\$ 2,475,000	Apr-08	\$ N/A	N/A	N/A	3332	\$ N/A	N/A
28 3460 S. Ocean Blvd. #3150	Oliver, Placido	Maxwell Marshall Revocable Trust	\$ 180,000	Apr-08	\$ 75,000	Jan-77	31.25	1420	\$ 3,960	4.5%
29 3380 S. Ocean Blvd. #2E1	Spatz, Wendy	Gold, Lila S	\$ 600,000	Apr-08	\$ 550,000	Mar-03	5	2119	\$ 10,000	1.8%
30 2000 S. Ocean Blvd. #401N & #C2	Podell, Herbert	Gilda Shapiro Trust	\$ 2,300,000	Apr-08	\$ 365,500	Feb-82	26.25	3282	\$ 73,657	20.1%
31 2505 S. Ocean Blvd. #5040	Charry, Stephanie	Estate of Catherine Luria	\$ 213,000	Apr-08	\$ 72,000	Oct-82	16.75	788	\$ 8,852	12.4%
32 2680 S. Ocean Blvd. #601N	Aliv, Joseph	2660 Ocean Blvd 601 Realty Trust	\$ 1,237,900	Apr-08	\$ 525,000	Aug-89	18.75	2137	\$ 36,076	6.9%
33 3170 S. Ocean Blvd. #501N	DeRamos, Yole P	Rhodes Karl Trust	\$ 1,150,000	Apr-08	\$ 365,000	Mar-85	23	2350	\$ 34,130	9.4%
34 3460 S. Ocean Blvd. #3160	Galardi, Noel	Estate of Steven Diagnazio	\$ 249,000	Apr-08	\$ 230,000	Jan-04	4.25	1239	\$ 4,471	1.9%
35 3475 S. Ocean Blvd. #4160	Felisi, Giacchino	Estate of John Northern Jackson	\$ 212,500	Apr-08	\$ 110,000	Feb-97	11.25	1385	\$ 9,098	8.3%
36 2680 S. Ocean Blvd. #5E1 & #C13	Johnson, Robert and Mary Ann	Grace M Beyknight Declaration of Trust	\$ 420,000	Apr-08	\$ 350,000	Apr-05	2	1688	\$ (65,000)	-11.8%
37 2680 S. Ocean Blvd. #503N & #C8	DiDonato, Joseph	Estate of Shirley Jacobs	\$ 650,000	May-08	\$ 311,000	Feb-92	16.25	1740	\$ 20,662	6.7%
38 2590 S. Ocean Blvd. #2B1 & #C8	Wess, Ronald	Florence Silverman Trust	\$ 1,210,000	May-08	\$ 550,650	Dec-81	16.5	2606	\$ 39,848	7.3%
39 2590 S. Ocean Blvd. #307D	Hansen, Stephen	Hansen, Hunter	\$ 2,200,000	May-08	\$ 1,625,000	May-05	3	2509	\$ 191,667	11.8%
40 2505 S. Ocean Blvd. #307D	Haraal, Eli	Genese J. Howard	\$ 120,000	May-08	\$ 52,000	Nov-00	7.5	531	\$ 9,067	17.4%

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41 2773 S. Ocean Blvd., #PHF	Gulfre Management Consulting LLC	Alexander, Margaret	\$ 450,000	May-08	\$ 350,000	Feb-88	20.25	2271	\$ 4,938	1.4%
42 2100 S. Ocean Blvd., #601N	Bimback, Gerald	Bronfman, Marjorie	\$ 2,178,000	May-08	\$ 292,500	Dec-80	27.5	3107	\$ 68,564	23.4%
43 2794 S. Ocean Blvd., #303S & #CE10	Melchiorre, Robert	O'Malley Sr, James J	\$ 190,000	May-08	\$ 50,800	Jan-75	33.25	1480	\$ 4,183	8.2%
44 2773 S. Ocean Blvd., #3010	Rivera, Arnold	Ferna Helman Trust	\$ 410,000	May-08	\$ 95,000	Jan-78	30.25	1389	\$ 10,413	11.0%
45 2590 S. Ocean Blvd., #2C4 & #C5	Baumann, Karl	Estate of Dorothy Rubin	\$ 1,550,000	May-08	\$ 575,000	May-81	27	2598	\$ 36,111	6.3%
46 3580 S. Ocean Blvd., #3G8I	Murphy III, John E	Berde Sarelsky Trust	\$ 450,000	May-08	\$ 208,500	May-81	27	1740	\$ 8,944	4.3%
47 2545 S. Ocean Blvd., #4030	Mixon-Stammier, Betsy	Maria Leatherbee Trust	\$ 131,000	Jun-08	\$ 83,000	Jun-81	27	605	\$ 1,778	2.1%
48 2794 S. Ocean Blvd., #308N	Frost, Roberta	Shirley Kopelman Trust	\$ 389,000	Jun-08	\$ 177,000	Jun-85	23	1661	\$ 9,652	5.5%
49 3380 S. Ocean Blvd., #6E1	Frank Holler Holding Ltd	Patricia Tarantino Trust	\$ 910,000	Jun-08	\$ 275,000	Mar-84	24.25	1740	\$ 12,990	4.7%
50 3170 S. Ocean Blvd., #306S	Steinberg, Michael	BankUnited FSB	\$ 910,000	Jun-08	\$ 350,000	Aug-85	22.75	2950	\$ 24,615	7.0%
51 3450 S. Ocean Blvd., #8150	Silliman, Beth	Marisha Tams Trust	\$ 245,000	Jun-08	\$ 117,000	Nov-86	21.5	1549	\$ 5,953	5.1%
52 2794 S. Ocean Blvd., #501N	Maddoff, Gerry	Garrude Reich Trust	\$ 570,000	Jun-08	\$ 270,000	Mar-90	18.25	2006	\$ 18,438	6.1%
53 2680 S. Ocean Blvd., #201S	Isihman, Peter	Ernest E Polkomy Trust	\$ 1,300,000	Jun-08	\$ 475,000	Sep-93	14.75	2137	\$ 55,882	11.8%
54 2100 S. Ocean Blvd., #407S & #CS9	Sonur, Kenneth	Crockett, David	\$ 1,300,000	Jun-08	\$ 1,001,200	Jun-01	7	2385	\$ 42,686	4.3%
55 2500 S. Ocean Blvd., #3B2	2500 United Partnership	Salm, Carla Rae	\$ 2,000,000	Jun-08	\$ 1,125,000	Jun-07	1	2590	\$ 875,000	77.8%
56 2680 S. Ocean Blvd., #301S	Salm, Carla-Rae	Joystone Overseas Limited	\$ 1,550,000	Jun-08	\$ 550,000	May-99	9	2137	\$ 111,111	20.2%
57 3200 S. Ocean Blvd., #504C	Fierstein, Jerlyme	Sanford Golf and Jane Berkeley	\$ 500,000	Jun-08	\$ 390,000	May-03	5	1719	\$ 24,000	6.3%
58 3400 S. Ocean Blvd., #4H1 & #C19	Larocci, Paul	Maede, Baron	\$ 590,000	Jun-08	\$ 615,000	Oct-04	3.75	2179	\$ (6,687)	-1.1%
59 3300 S. Ocean Blvd., #102N	Goodstein, Fla LLC	Collins, Jeff R	\$ 650,000	Jun-08	\$ 450,000	Oct-03	4.75	2072	\$ 42,105	9.4%
60 3466 S. Ocean Blvd., #8040	Nicol, Michael	McGinnis, Eileen	\$ 435,000	Jun-08	\$ 375,000	Jun-04	4	1300	\$ 15,000	4.0%
61 2100 S. Ocean Blvd., #104N	Goldberg, Alan	Goldberg, Gerald	\$ 1,400,000	Jun-08	\$ 1,000,000	Apr-05	3.25	3138	\$ 123,077	12.3%
62 2100 S. Ocean Blvd., #408N & #C8	Galindo, Richard	West, Morton	\$ 2,100,000	Jun-08	\$ 1,700,000	Jun-04	4	3107	\$ 100,000	5.9%
63 2545 S. Ocean Blvd., #3070	Mahano, Theodore	Joseph Burnenthal Trust	\$ 280,000	Jun-08	\$ 135,000	Jan-87	21.5	957	\$ 6,744	5.0%
64 3170 S. Ocean Blvd., #N303	Foreman, Norton and Carol	Weiner, Andrew E and Joanne E Mckitt	\$ 10	Jun-08	\$ N/A	N/A	N/A	2950	\$ Not Arms Length	
65 2565 S. Ocean Blvd., #214	Helawell, Richard	Pose, John J	\$ 137,000	Jun-08	\$ 89,000	Apr-02	6.25	640	\$ 7,880	8.6%
66 2773 S. Ocean Blvd., #4070	Hirsch, Joyce	Saunders, Sheila	\$ 250,000	Jun-08	\$ 119,500	Sep-80	27.75	1399	\$ 5,063	4.2%
67 3280 S. Ocean Blvd., #504N	Lehaer, Blom	Kahn, Corinne	\$ 450,000	Jun-08	\$ 675,000	May-07	1.25	1515	\$ (180,000)	-26.7%
68 3140 S. Ocean Blvd., #204S	Lazzara, Deanna	Weinstein, Richard	\$ 750,000	Jun-08	\$ 270,000	Feb-85	23.5	2173	\$ 20,851	7.7%
69 2680 S. Ocean Blvd., #804S	Krosney, Rita	Wva Davis Trust	\$ 1,050,000	Jun-08	\$ 585,000	Feb-93	15.5	2606	\$ 31,935	5.8%
70 3140 S. Ocean Blvd., #308N	Larner, Barry and Sara	Kroman, Barry and Nancy	\$ 1,040,000	Jun-08	\$ 441,000	Sep-99	8.75	2695	\$ 68,457	15.5%
71 3450 S. Ocean Blvd., #1150	Jamson, Hoy and Linda	Ralph G Wolf Revocable Living Trust	\$ 236,500	Jun-08	\$ 47,000	Jan-76	32.5	1548	\$ 5,831	12.4%
72 3290 S. Ocean Blvd., #1207	Goodman, Theresa	Margaret A Smith Revocable Trust	\$ 218,000	Jun-08	\$ 140,000	Aug-02	6	980	\$ 13,000	8.3%
73 3468 S. Ocean Blvd., #4050	O'Carroll, Patrick J	Estate of Charicde S Dembner	\$ 280,000	Jun-08	\$ 53,000	Jan-74	34.5	1457	\$ 6,000	11.3%
74 3450 S. Ocean Blvd., #8010	Catavene, Morris and Esther	Arthur Levinson Trust	\$ 500,000	Jun-08	\$ 315,000	Sep-07	0.75	1548	\$ 126,687	40.2%
75 3400 S. Ocean Blvd., #5B1 & #C17	Mark Tedesco Revocable Trust	Tedesco Family Partners Ltd	\$ 205,500	Jun-08	\$ N/A	Jan-79	29.5	2119	\$ 10,508	5.5%
76 3475 S. Ocean Blvd., #516	Malek, Rose Abdel	Malek, Rose Abdel	\$ 2,525,000	Jun-08	\$ 950,000	N/A	N/A	1385	\$ Not Arms Length	
77 2000 S. Ocean Blvd., #301N	Spak, Chico Robert	Ames, Steven	\$ 475,000	Jun-08	\$ 171,820	Jun-81	27	3282	\$ 82,995	8.7%
78 2778 S. Ocean Blvd., #202N	Tanz, Silas	Berkowitz, Sharon Melone	\$ 155,000	Jun-08	\$ 34,000	Jan-77	31.5	1008	\$ 3,841	11.3%
79 3450 S. Ocean Blvd., #212	Edelman, Martin and Catherine	Sheinman, Louis	\$ 300,000	Aug-08	\$ N/A	N/A	N/A	1908	\$ Not Arms Length	

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81	3440 S. Ocean Blvd., #308N	Dlaess, Henry J	2803546 Canada Inc	\$ 500,000	Aug-08	\$ 300,000	Mar-93	15.5	1886	\$ 12,303,23	4.3%
82	3120 S. Ocean Blvd., #1-402	TRDB Living Trust Agreement	Wunderlin, Craig A and Rossalind J	\$ 545,000	Aug-08	\$ 562,500	Jul-04	4	2497	\$ (4,375)	-0.8%
83	3400 S. Ocean Blvd., #3D1	7010362 Canada Inc	Henson, Charles	\$ 1,275,000	Aug-08	\$ 995,000	Nov-02	5.75	2119	\$ 119,130	20.2%
84	3440 S. Ocean Blvd., #604S	Sawley, Paul and Marie Claude Ournet	Speiler, Susan and Penny Youngblood	\$ 725,000	Aug-08	\$ 995,000	Jul-05	3	2078	\$ (86,687)	-8.8%
85	3230 S. Ocean Blvd., #D808	Palladio, Alfred and Christine	Glasner, Alfred	\$ 180,000	Aug-08	\$ 360,000	May-05	3.25	990	\$ (55,385)	-15.4%
86	3456 S. Ocean Blvd., #203	Worn, Marco	Malthesen, Dagny	\$ 235,000	Sep-08	\$ 189,000	Jan-82	26.5	1537	\$ 1,962	1.1%
87	3200 S. Ocean Blvd., #B504	Rizzo, Antonio and Anna Maria Rubano	Handoff, Susan et al	\$ 252,500	Sep-08	\$ 72,500	Jan-77	31.75	1476	\$ 5,669	7.8%
88	3120 S. Ocean Blvd., #3103	Tedeschi, John and Geraldine	Reynold A Baramini Trust	\$ 1,375,000	Sep-08	\$ 1,325,000	Feb-05	3.5	2877	\$ 14,286	1.1%
89	3000 S. Ocean Blvd., #308	Lukes, Peter	Acquis002 LLC	\$ 2,450,725	Sep-08	\$ 1,950,000	Feb-07	1.5	3219	\$ 333,817	17.1%
90	3230 S. Ocean Blvd., #F612	Mitchell, Edward	Mitchell, John	\$ 260,000	Sep-08	\$ 222,000	Mar-02	5.5	1176	\$ 6,909	3.1%
91											
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94											
95				\$ 817,104							
96				\$ 73,539,335							
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