

THE EVANS REPORT®

PB SINGLE FAMILY SALES 1/08-9/108

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 Bwm Sales	Bldg Sq Ft	Ann Inc/Ded	Avg Ann %
1	230 S. Ocean Blvd.	230 South Ocean LLC	Bekampco Inc	\$ 12,800,000	Jan-08	\$ 4,665,000	Mar-00	7.75	7990	\$ 1,049,677	22.5%
2	210 Via Tontaga	Pfzazagali, James and Judith	Patwain II LLC	\$ 4,950,000	Jan-08	\$ 3,500,000	Aug-06	1.5	vacant land	\$ 900,000	25.7%
3	251 Orange Grove Road	251 Orange Grove LLC	Tquad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	285	\$ 40,392	23.8%
4	345 Brazilian Avenue	Waklins, Christine	Steven J Mullin Revocable Trust	\$ 3,600,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.5%
5	200 Emerald Beach Way	200 EBW LLC	200 Emerald Beach Way Inc	\$ 9,668,250	Feb-08	\$ 5,500,000	Mar-07	1	10465	\$ 3,668,250	66.7%
6	460 Venti Avenue-Intacoastal*	Andresen, Vart Heinz and Mahirne	Myers Sr, Stephen E	\$ 19,943,385	Feb-08	\$ 4,000,000	Jun-93	14.75	10947	\$ 1,080,907	27.0%
7	230 Onondaga Avenue	Rooks, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2539	\$ 254,545	17.0%
8	171 Via Del Lago	Scalfie, Frances	Prudden Jr, Horton R	\$ 4,500,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	Not Arms Length	Not Arms Length
9	143 Clarendon Avenue	Robertman Revocable Trust	Robert Christian Estate 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	4930	N/A	N/A
11	255 Everglade Avenue (Townhouse)	James, Charles	Svartz, Linda	\$ 1,964,000	Feb-08	\$ 650,000	Nov-55	22.25	3681	\$ 54,562	8.4%
12	208 WJ Indles Drive	Araban Beach LLC	Cunningham et al	\$ 3,975,000	Mar-08	\$ 2,650,000	Mar-05	3	new const	\$ 1,033,333	45.9%
13	1558 N. Ocean Way	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,475,000	Mar-08	\$ 3,690,000	Apr-03	5	4301	\$ 271,000	10.3%
14	674 Island Drive-Intacoastal*	Swanson, Barbara Jean	Zukov, Nikh and Paula	\$ 7,340,000	Mar-08	\$ 1,600,000	Apr-98	9	6139	\$ 420,556	11.4%
15	1226 N. Lake Way-Intacoastal*	Schauer, McDonald Living Trust	Bell & Chain LLC	\$ 1,495,000	Mar-08	\$ 950,000	Sep-98	9.5	1746	\$ 604,211	37.8%
16	224 Colonial Lane	Jackson Real Estate Partners LLC	Meltony, Joanna	\$ 1,850,000	Mar-08	\$ 530,000	Feb-98	10	2555	\$ 136,250	14.3%
17	304 Plantation Road	210 Emerald Lane LLC	DBI Florida House Limited Partnership	\$ 4,550,000	Mar-08	\$ 100	Mar-97	11	4909	Not Arms Length	Not Arms Length
18	115 Parc Monceau	Shinksky, Ami	Korzenewski, Susan	\$ 1,625,000	Apr-08	\$ 1,550,000	Mar-00	8	3632	\$ 375,000	24.2%
20	209 Last Road	YSIC Florida LLC	Estate of Howard Griles	\$ 22,450,000	Apr-08	\$ 9,950,000	Nov-87	20.5	3238	\$ 54,878	11.0%
21	1236 S. Ocean Blvd.-Oceanfront*	Hamilton Jr, S Matthews V et al	Sidney Kimmel Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 5,500,000	Jul-01	6.75	8151	\$ 1,851,852	18.6%
22	227 Mediterranean Road	770 South County LP	Sullivan, Stephen and Marcia	\$ 1,837,500	Apr-08	\$ 1,400,000	Jul-04	14.75	32316	\$ 5,152,542	93.7%
23	770 S County Road-Intacoastal*	Spook, II, H Harlin	Powell, William V and Joanne Palahno	\$ 21,000,000	Apr-08	\$ 16,000,000	Jun-06	3.25	9732	\$ 2,222,222	8.3%
24	211 Jungle Road	Armen A Maroogian Trust	Sheehan, Patrick and Janet	\$ 7,250,000	May-08	\$ 1,995,000	Jun-97	11	6208	\$ 477,727	23.9%
25	120 Everglade Avenue	Mckenna, Donald and Sara	Copeland, Ann B	\$ 6,280,000	May-08	\$ 4,290,000	Dec-03	4.5	7531	\$ 442,222	10.3%
26	232 Mockingbird Trail	114 Clarke Avenue Land Trust	Fox Rock LLC	\$ 2,000,000	May-08	\$ 1,850,000	Dec-96	11.5	7495	\$ 361,739	19.6%
28	114 Clarke Avenue	CKM, Palm Beach LLC	Ward, Donna	\$ 6,010,000	May-08	\$ 3,450,000	Jun-04	3.75	7446	\$ 560,000	8.5%
29	1230 N.Lake Way-Intacoastal*	Haruy, Ahs and Giovana	Haris, Heather B	\$ 4,500,000	May-08	\$ 1,125,000	Feb-99	5.25	5980	\$ 200,000	5.6%
30	124 Parc Monceau-Intacoastal*	Goldfin, Laurence	American Home Mortgage Servicing Inc	\$ 3,275,000	May-08	\$ 1,429,000	May-02	6	4774	\$ 48,375	20.7%
31	112 Via Palma	Fedora, Robert	Deely, Barbara	\$ 1,500,000	May-08	\$ 500,000	Nov-95	13	2564	\$ 139,808	28.0%
33	211 Ocean Terrace	Westport Palm Beach LLC	Estate of Esther F Young	\$ 2,317,500	May-08	\$ 80,000	Nov-78	21.5	1956	\$ 42,791	53.5%
34	353 Seaberry Avenue	Goldfin, Laurence	Korzenewski, Susan	\$ 1,400,000	May-08	\$ 63,000	Jan-68	40.25	3118	\$ 33,217	52.7%
35	305 Mediterranean Road	Canter, Jason	Quinby, Roxanne	\$ 1,725,000	May-08	\$ 1,500,000	Jul-05	2.75	1599	\$ 81,818	6.5%
36	217 Last Road	Peira, Carol	Wind Oak LLC	\$ 2,000,000	May-08	\$ 1,400,000	Mar-04	4.25	2872	\$ 141,176	10.1%
37	385 Hibiscus Avenue	Casamar, Trust	Esplanade Properties LLC	\$ 1,955,000	May-08	\$ 1,800,000	Feb-95	15.25	6681	\$ 3,803	10.9%
38	220 Onondaga Avenue	Andrew GC Sage II F Revocable Trust	Carmay, Patrick	\$ 7,895,000	May-08	\$ 7,800,000	Jan-05	2.25	6088	\$ 37,778	3.6%
39	109 Jungle Road										
40	245 Esplanade Way										
41	1181 N. Lake Way-Intacoastal*										

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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 %
42 125 Wells Road	Gossett, W	Scheller, Jack	\$ 3,425,000	May-08	1,250,000	May-91	17	7473	\$ 127,941	10.2%
43 300 Palmer Park Road	Ross, Darrell and Susan	Schulof, Michael and Paola	\$ 6,000,000	May-08	4,900,000	Mar-01	7.25	N/A	\$ 151,724	3.1%
44 255 Plantation Road	Sheehan, Janet A	Sovinski, Ronald A and Marlene J	\$ 2,752,500	May-08	375,000	Aug-94	13.75	4126	\$ 172,909	46.1%
46 302 Caribbean Road	Molloy, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	2,650,000	Jul-06	2	new const	\$ 1,675,000	63.2%
46 1 Pelican Lane-Intercoastal*	Ross Jr, Wilbur L	Moody, William F X	\$ 12,220,000	Jun-08	5,060,000	Sep-02	5.75	7116	\$ 1,419,130	28.0%
47 60 Blossom Way-Oceanfront*	White Sea Holdings LLC	Lindemann, George and Freyda	\$ 69,500,000	Jun-08	13,100,000	Apr-97	11.25	30266	\$ 4,924,444	37.6%
48 168 Seaspray Avenue	Mercuro, Susan	DeFossa, Alice	\$ 1,300,000	Jun-08	240,000	Apr-82	26.25	3597	\$ 440,381	16.8%
49 401 Brazilian Avenue (Townhouse)	Gould, George	Murphy, William	\$ 5,462,500	Jun-08	3,700,000	Jun-07	1	5839	\$ 1,462,500	39.5%
50 245 Coral Lane	245 Coral Lane LLC	Stein, Richard	\$ 2,950,000	Jun-08	\$60,000	Jan-83	15.5	3242	\$ 154,194	27.5%
51 201 Bermuda Lane	McCam, Denise P	Reventlow, Richard	\$ 1,700,000	Jun-08	595,000	Jan-98	10.5	3387	\$ 105,238	17.7%
52 280 Dunbar Road	Landy, Dana and William F X Moody	Melhado, Frederick A and Virginia	\$ 6,400,000	Jun-08	270,000	Jan-74	34.5	7433	\$ 177,681	65.8%
53 130 Cocopan Row	130 Cocopan Row Realty Trust	Freltas, Mark E	\$ 5,435,000	Jun-08	2,600,000	Jan-01	7.5	6085	\$ 378,000	14.5%
54 110 Atlantic Avenue	Heldt, Schuster 1994 Trust	Clemens, Rosemary A	\$ 3,860,000	Jun-08	2,400,000	Aug-02	5.75	6414	\$ 271,304	11.3%
55 980 S. Ocean Blvd.	Koharik, William	Dayan, Salomon and Rita	\$ 7,900,000	Jun-08	1,000,000	May-92	16	6817	\$ 431,250	43.1%
56 135 Chilean Avenue	ALVA LLC	Carr, Rosalie	\$ 1,765,000	Jun-08	1,000,000	Jul-06	2	2048	\$ 382,500	38.3%
57 263 El Pueblo Way	Calhoun, Robert	Estate of Julia Beall	\$ 3,600,000	Jun-08	N/A	N/A	N/A	3987	N/A	N/A
58 232 Brazilian Avenue (Townhouse)	JDD Palm Beach LLC	Thomson, Alexander	\$ 3,980,000	Jun-08	2,400,000	Jun-99	9	5893	\$ 175,555	7.3%
59 207 Bahama Lane	Bahama Beach Holdings LLC	Marin Estates Inc	\$ 1,980,410	Jun-08	N/A	N/A	N/A	3384	N/A	N/A
60 310 Everglade Avenue #13 (Townhouse)	MDDP Inc	307 Everglade Realty Trust	\$ 3,000,000	Jun-08	2,000,000	May-02	6	3411	\$ 166,667	8.3%
61 244 Fairview Road	Weiner, Roberts	Ross, Darren S and Susan S	\$ 4,760,000	Jun-08	4,100,000	Jan-05	3.5	4034	\$ 188,571	4.8%
62 134 Casa Bandra	Jones, Richard and Polly	Smith, Lawrence and Genevieve	\$ 1,600,000	Jun-08	1,425,000	Nov-04	3.75	2837	\$ 46,667	3.3%
63 167 Dunbar Road	Gossett W Ted and Erick J Cedron	Estate of Dune Appleton	\$ 5,700,000	Jun-08	N/A	N/A	N/A	8733	N/A	N/A
64 1510 N. Lake Way	1510 North Lake Way LLC	C Dimpik Reese Jr Trust	\$ 3,875,000	Jun-08	195,000	Feb-86	22.5	5200	\$ 163,556	83.9%
66 222 Mockingbird Trail-Oceanfront*	Hart, Jay	Shandworp Holdings Inc	\$ 2,800,000	Jun-08	650,000	Mar-01	7.25	2100	\$ 86,207	13.3%
67 515 N. County Road-Oceanfront*	County Road Property LLC	DeGuendola, Edward	\$ 95,000,000	Jun-08	1,275,000	Oct-02	5.75	4275	\$ 178,261	14.0%
68 1920 N. Lake Way-Intercoastal*	Aqua Development-North Lake LLC	Shane, Thomas M	\$ 11,000,000	Jun-08	41,350,000	Dec-04	3.5	81738	\$ 16,328,571	37.1%
69 231 Coral Lane	Barot, Ryan	231 Coral Lane LLC	\$ 6,100,000	Jun-08	4,050,000	May-04	4.25	10320	\$ 644,706	7.5%
70 220 Oceania Way	Katona, John and Laurie	Daves, Christian	\$ 1,875,000	Jun-08	410,000	Aug-05	3	vacant land	\$ 683,333	16.9%
71 435 Brazilian Avenue (Townhouse)	Schneider, Ira and Whitney	J Thomas Clark Revocable Living Trust	\$ 4,000,000	Jul-08	3,120,000	May-98	12.25	3318	\$ 119,592	29.2%
72 165 Main Street (Townhouse)	Carter, Philip Leslie and Julia Lee Ann	Thomson, John	\$ 2,820,000	Jul-08	4,000,000	Sep-06	1.75	3800	\$ (171,429)	-5.5%
73 124 Onondaga Avenue	DePaolo Dorothy and Alphonse	Albino, Nicholas and Marion	\$ 2,201,509	Aug-08	240,000	Mar-04	2.25	4931	\$ -	0.0%
74 270 Bradley Place	Herna Holdings SC Inc	Love, Dagnar	\$ 1,400,000	Aug-08	1,100,000	Sep-04	24.5	5572	\$ 80,082	33.4%
75 441 Seabreeze Avenue	Charlotte T Kellogg Revocable Trust	Kivert, Charles A and Emily H	\$ 2,214,000	Aug-08	1,200,000	Jan-00	8.5	5070	\$ 119,264	9.2%
76 642 N. County Road	North King County LLC	Albino, Nicholas and Marion	\$ 4,050,000	Aug-08	1,467,000	Aug-03	5	4583	\$ 516,600	35.2%
77 168 Via Del Lago	Traflet, William R and Norma K	Eisenbehl Ingalls Gilat Trust	\$ 11,800,000	Sep-08	350,000	Jan-73	35.75	9425	\$ 320,280	91.5%
78 1685 N. Ocean Way-Oceanfront*	Lindemann, George L and Freyda B	1685 North Ocean Way LLC	\$ 23,500,000	Sep-08	16,000,000	Aug-06	2	8925	\$ 4,250,000	28.3%
79 1006 Adam Road	Moody, William F X and Dana Landry	Heyinger, Sean	\$ 3,100,000	Sep-08	3,200,000	Jul-07	1.25	4951	\$ (80,000)	-2.5%
80 241 El Vedado Road	Moody, William F X and Dana Landry	Stander, Christopher	\$ 4,000,000	Sep-08	6,110,000	Feb-05	3.5	7091	\$ 597,143	8.8%
81 232 Sandpiper Drive	Eisenbehl Ingalls Gilat Trust	Moody, William F X and Dana Landry	\$ 4,075,000	Sep-08	3,375,000	Jun-06	2.25	5146	\$ 311,111	9.2%
82 151 Seaview Avenue	John D Preststone Trust	Pette, Carroll	\$ 3,000,000	Sep-08	3,500,000	Dec-07	0.75	3080	\$ (66,667)	-19.0%

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83 516 S. Ocean Blvd.	Feldman, Robert M and Amy	516 South Ocean Holdings Inc	\$ 10,400,000	Sep-08	\$ 8,050,000	Sep-05	3		\$ 783,333	9.7%
84 700 S. Ocean Blvd	Dogwood Land Co LLC	700 South Ocean LLC	\$ 11,750,000	Sep-08	\$ 10,800,000	May-07	1.25	vacant land	\$ 760,000	7.0%
85 337 Brazilian Avenue	Friese Family Trust	Steele, Jan	\$ 2,250,000	Sep-08	\$ 400,000	Aug-92	16	2754	\$ 115,625	28.9%
86 304 Atlantic Avenue #4 (Townhouse)	Ireland, James M.	Pearl, Tara Eden	\$ 2,590,000	Sep-08	\$ 1,900,000	Jul-01	7.25	3411	\$ 98,172	5.0%
87 120 Seabreeze Avenue	Weird III, James J	Weidman, Aaron and Patricia	\$ 1,700,000	Sep-08	\$ 1,475,000	Apr-04	4.5	4053	\$ 50,000	3.4%
88										
89										
90										
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92										
93			\$ 7,868,966				8.99			
94										
95			\$ 684,600,054				781.75			
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97			\$ 7,868,966				8.99			
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1 210 Via Tortuga	Pizzagalli, James and Judith	Pateman II LLC	\$ 4,850,000	Jan-08	\$ 3,500,000	Aug-06	1.5		\$ 900,000	25.7%
2 251 Orange Grove Road	251 Orange Grove LLC	Tiquid Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 1,700,000	Jun-82	25.5	vacant land	\$ 40,392	23.8%
3 230 Onondaga Avenue	Rooks, Vanessa	Onondaga LLC	\$ 2,200,000	Feb-08	\$ 1,500,000	Apr-05	2.75	2539	\$ 254,545	17.0%
4 255 Everglade Avenue (Townhouse)	Stanley Gordon Revocable Trust	Swartz, Linda	\$ 1,884,000	Feb-06	\$ 650,000	Nov-85	22.25	3851	\$ 54,562	8.4%
5 208 W. Indies Drive	James Charles	210 West Indies LLC	\$ 5,350,000	Feb-08	\$ 2,250,000	Mar-05	3	new const	\$ 1,035,333	45.9%
6 1558 N. Ocean Way	Arabian Beach LLC	Cunningham et al	\$ 3,975,000	Mar-08	\$ 2,620,000	Apr-03	5	4301	\$ 271,000	10.3%
7 1226 N. Lake Way-Intracoastal*	Swanson, Barbara Jean	Zakoy, Nikita and Paula	\$ 7,340,000	Mar-08	\$ 1,800,000	Sep-98	9.5	6746	\$ 604,211	37.8%
8 224 Colonial Lane	Schwartz/McDonald Living Trust	Bell & Chien LLC	\$ 1,495,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 136,250	14.3%
9 304 Plantation Road	304 Plantation LLC	Morontaine Trust	\$ 1,850,000	Mar-08	\$ 330,000	Feb-99	10	2555	\$ 375,000	24.9%
10 210 Emerald Lane	210 Emerald Lane LLC	Korzenewski, Susan	\$ 4,550,000	Apr-08	\$ 1,550,000	Mar-00	8	3632	\$ 132,000	24.2%
11 209 List Road	Shinzly, Ari	Morontaine Trust	\$ 1,825,000	Apr-08	\$ 500,000	Nov-87	20.5	3238	\$ 54,878	11.0%
12 227 Mediterranean Road	Hamilton Jr, S Matthews V et al	Sullivan, Stephen and Marcia	\$ 1,837,500	Apr-08	\$ 1,400,000	Jul-04	3.75	2307	\$ 116,667	8.3%
13 120 Everglade Avenue	Armen A Minoogian Trust	Sheehan, Patrick and Janet	\$ 6,280,000	May-08	\$ 4,280,000	Dec-03	3.75	2907	\$ 442,222	10.3%
14 232 Mockingbird Trail	McKenna, Donald and Sara	Copeland, Ann B	\$ 2,000,000	May-08	\$ 245,000	Jul-81	26.75	7531	\$ 86,607	26.8%
15 1230 N Lake Way-Intracoastal*	CKM Palm Beach LLC	Fox Rock LLC	\$ 8,650,000	May-08	\$ 6,550,000	Jul-04	3.75	7446	\$ 560,000	8.5%
16 211 Ocean Terrace	Fiscora, Robert	American Home Mortgage Servicing Inc	\$ 1,600,000	May-08	\$ 1,425,000	May-02	6	2777	\$ 28,167	2.0%
17 305 Mediterranean Road	Westport Palm Beach LLC	Estate of Esther P Young	\$ 1,000,000	May-08	\$ 80,000	Nov-76	21.5	1956	\$ 42,791	53.5%
18 217 List Road	Guan, Jason	Korzenewski, Susan	\$ 1,400,000	May-08	\$ 63,000	Jan-88	40.25	3118	\$ 33,217	62.7%
19 220 Onondaga Avenue	B-17 LLC	Wild Oak LLC	\$ 2,000,000	May-08	\$ 1,400,000	Mar-04	4.25	2872	\$ 141,176	10.1%
20 245 Esplanade Way	Casanna Trust	Esplanade Properties LLC	\$ 1,995,000	May-08	\$ 1,800,000	Apr-05	3	3803	\$ 65,000	3.6%
21 1181 N. Lake Way-Intracoastal*	Andrew GC Sage III FI Revocable Trust	Carmey, Patrick	\$ 7,885,000	May-08	\$ 7,800,000	Jan-06	2.25	6058	\$ 37,778	10.2%
22 125 Wells Road	Ross, Darrel and Susan	Gossell, Jack	\$ 3,425,000	May-08	\$ 1,250,000	May-91	1.7	7473	\$ 127,941	10.2%
23 300 Palmer Park Road	Gossell, Janet A	Schulhof, Michael and Paolo	\$ 6,000,000	May-08	\$ 4,900,000	Mar-01	7.25	N/A	\$ 151,724	3.1%
24 255 Plantation Road	Sheehan, Janet A	Sovinski, Ronald A and Marlene J	\$ 2,752,500	May-08	\$ 375,000	Aug-94	13.75	4126	\$ 172,909	46.1%
25 302 Caribbean Road	Motola, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	\$ 2,650,000	Jul-06	2	new const	\$ 1,675,000	63.2%
26 245 Coral Lane	245 Coral Lane LLC	Steh, Richard	\$ 2,950,000	Jun-08	\$ 560,000	Jan-93	15.5	3242	\$ 154,194	27.5%
27 201 Bermuda Lane	McCann, Denise P	Reventow, Richard	\$ 1,700,000	Jun-08	\$ 595,000	Jan-98	10.5	3387	\$ 105,238	17.7%
28 280 Dunbar Road	Landry, Dana and William F X Moody	Melrado, Frederick A and Virginia	\$ 6,400,000	Jun-08	\$ 270,000	Jan-74	34.5	7433	\$ 177,681	65.8%
29 110 Atlantic Avenue	Heidi L Schuster 1994 Trust	Clemens, Rosemary A	\$ 3,560,000	Jun-08	\$ 2,400,000	Aug-02	5.75	5414	\$ 271,304	11.3%
30 263 El Pueblo Way	Calhoun, Robert	Estate of Julia Beall	\$ 3,500,000	Jun-08	N/A	N/A	N/A	3997	N/A	N/A
31 207 Bahama Lane	Bahama Beach Holdings LLC	Martin Estates Inc	\$ 1,980,410	Jun-08	N/A	N/A	N/A	3394	N/A	N/A
32 307 Everglade Avenue #13 (Townhouse)	MDPB Inc	307 Everglade Realty Trust	\$ 3,000,000	Jun-08	\$ 2,000,000	May-02	6	3411	\$ 166,667	8.3%
33 310 Atlantic Avenue #1 (Townhouse)	Weiner, Roberta	Ross, Darrel S and Susan S	\$ 4,760,000	Jun-08	\$ 4,100,000	Jan-05	3.5	4034	\$ 188,571	4.6%
34 244 Fairview Road	Jones, Richard and Polly	Smith, Lawrence and Genevieve	\$ 1,800,000	Jul-08	\$ 1,425,000	Nov-04	3.75	2837	\$ 46,667	3.6%
35 134 Casa Bendita	Gossell, W Ter and Erich J Ockton	Estate of Dure Appleton	\$ 5,700,000	Jul-08	N/A	N/A	N/A	8733	N/A	N/A
36 167 Dunbar Road	167 Dunbar Road LLC	C Dinkel Reese Inc	\$ 3,875,000	Jul-08	\$ 195,000	Feb-96	22.5	5200	\$ 163,556	83.9%
37 1510 N. Lake Way	1510 North Lake Way LLC	Shadowood Holdings Inc	\$ 1,275,000	Jul-08	\$ 650,000	Mar-01	7.25	2100	\$ 86,207	13.3%
38 222 Mockingbird Trail-Oceanfront*	Hart, Jay	DeGrandia, Edward	\$ 2,300,000	Jul-08	\$ 1,270,000	Oct-02	5.75	4275	\$ 178,261	14.0%
39 515 N. Country Road-Oceanfront*	County Road Property LLC	Trump Properties LLC	\$ 95,000,000	Jul-08	\$ 41,350,000	Dec-04	3.5	81738	\$ 15,328,571	37.1%
40 1320 N. Lake Way-Intracoastal*	Aqua Development-North Lake LLC	Shane, Thomas M	\$ 11,000,000	Jul-08	\$ 8,280,000	May-04	4.25	10320	\$ 644,706	7.8%

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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 Inc(Deg)	Avg Ann %
41	231 Coral Lane	Brant, Bryan	231 Coral Lane, LLC	\$ 6,100,000	Jul-08	\$ 4,050,000	Aug-05	3			
42	2220 Osceola Way	Katona, John and Laurie	Daves, Christian	\$ 1,875,000	Jul-08	\$ 410,000	May-96	12.25	vacant land	\$ 883,353	18.9%
43	185 Main Street (Townhouse)	Carter, Philip Leslie and Julia Lee Ann	J Thomas Clark Revocable Living Trust	\$ 4,000,000	Jul-08	\$ 4,000,000	Mar-06	2.25	4931	\$ 119,592	29.2%
44	124 Ontradaga Avenue	DePaola, Dorothy and Alphonse	Albergo, Nicholas and Marlon	\$ 2,201,509	Aug-08	\$ 240,000	Mar-84	24.5	5572	\$ -	0.0%
45	270 Bradley Place	Herna Holdings SC Inc	Lowe, Dagmar	\$ 1,400,000	Aug-08	\$ 1,100,000	Sep-04	4	1782	\$ 80,062	33.4%
46	642 N. County Road	North King County LLC	Albergo, Nicholas and Marlon	\$ 4,050,000	Aug-08	\$ 1,467,000	Aug-03	5	4583	\$ 75,000	6.8%
47	1585 N. Ocean Way, Oceanfront	Lindemann, George L and Frayda R	1585 North Ocean Way	\$ 23,500,000	Sep-08	\$ 15,000,000	Aug-06	2	8882	\$ 4,250,000	28.3%
48	1006 Adam Road	Splinter, Victor	Henriper, Sean	\$ 3,100,000	Sep-08	\$ 3,200,000	Jul-07	1.25	4951	\$ (80,000)	-2.5%
49	232 Sandpiper Drive	Elesabeth Ingalls Gillet Trust	Moody, William F X and Dana Landry	\$ 4,075,000	Sep-08	\$ 3,375,000	Jul-05	2.25	5146	\$ 311,111	9.2%
50	504 Atlantic Avenue #4 (Townhouse)	Ireland, James M	Peatit, Tara Eden	\$ 2,590,000	Sep-08	\$ 1,900,000	Jul-01	7.25	3411	\$ 95,172	5.0%
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55				\$ 5,820,318							
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1	230 S. Ocean Blvd.	230 South Ocean LLC	Balcampe Inc	\$ 12,800,000	Jan-08	\$ 4,665,000	Mar-00
2	345 Brazilian Avenue	Watkins, Christine	Steven J Multin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04
3	460 Worth Avenue-Intracastal	Andresen, Karl Heinz and Marianne	Meyers Sr, Stephen E	\$ 19,943,385	Feb-08	\$ 4,000,000	Jun-93
4	228 Seabreeze Avenue	Faldman, Robert M and Amy	Cassidy, John C and Mercedes Q	\$ 3,700,000	Feb-08	N/A	N/A
5	114 Clarke Avenue	114 Clarke Avenue Land Trust	Trust Agreement of A Lashian Feed	\$ 6,010,000	May-08	\$ 1,890,000	Dec-96
6	353 Seaspray Avenue	Lorenzen, Cornelia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	May-95
7	365 Hibiscus Avenue	Canfor, Mabel	Quinby, Roxanne	\$ 1,725,000	May-08	\$ 1,600,000	Jul-95
8	168 Seaspray Avenue	Merruito, Susan	DeRosa, Alicia	\$ 1,800,000	Jun-08	\$ 240,000	Apr-82
9	401 Brazilian Avenue (Townhouse)	Gould, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07
10	130 Coconut Row	130 Coconut Row Realty Trust	Felitas Mark E	\$ 5,455,000	Jun-08	\$ 2,600,000	Jan-01
11	135 Chilean Avenue	ALNA LLC	Carr, Rosalie	\$ 1,765,000	Jun-08	\$ 1,000,000	Jul-06
12	232 Brazilian Avenue (Townhouse)	JOD Palm Beach LLC	Thomson, Alexander	\$ 3,980,000	Jun-08	\$ 2,400,000	Jun-06
13	435 Brazilian Avenue (Townhouse)	Schnaider, Ira and Whitney	Thornlike, John	\$ 2,820,000	Jul-08	\$ 3,120,000	Sep-06
14	441 Seabreeze Avenue	Charlotte T Kellogg Revocable Trust	Kivert, Charles A and Emily H	\$ 2,214,000	Aug-08	\$ 1,200,000	Jan-00
15	151 Seawlew Avenue	John D Firstone Trust	Perle, Carrol	\$ 3,000,000	Sep-08	\$ 3,500,000	Dec-07
16	337 Brazilian Avenue	Fraser Family Trust	Steele, Jan	\$ 2,250,000	Sep-08	\$ 400,000	Aug-92
17	120 Seabreeze Avenue	Ward III, James J	Waldman, Aaron and Patricia	\$ 1,700,000	Sep-08	\$ 1,475,000	Apr-04
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21							
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1 200 Emerald Beach Way	200 EBW, LLC	200 Emerald Beach Way Inc	\$ 9,689,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,689,250	66.7%
2 171 Via Del Lago	Scalie, Frances	Prudden Jr, Horton R	\$ 4,300,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	Not Arms Length	Not Arms Length
3 143 Charenton Avenue	Rickman Revocable Trust	Robert Christian Echelle Revocable Trust	\$ 9,000,000	Feb-08	\$ 4,200,000	Mar-03	4.75	7412	\$ 1,010,526	24.1%
4 674 Island Drive-Intracoastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,475,000	Mar-08	\$ 3,690,000	Apr-89	9	6138	\$ 420,356	11.4%
5 115 Parc Monseau	Jackson Real Estate Partners LLC	Dial Florida House Limited Partnership	\$ 3,450,000	Mar-08	\$ 100	Mar-97	11	4809	Not Arms Length	Not Arms Length
6 200 aka 212 Via Palma-Intracoastal*	YSC Florida LLC	Estate of Howard Gibbs	\$ 22,450,000	Apr-08	\$ 9,950,000	Jul-01	6.75	8151	\$ 1,851,852	18.6%
7 1236 S. Ocean Blvd, Oceanfront*	1236 South Ocean Boulevard LLC	Stiney Kimmel Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 16,000,000	Jun-06	14.75	32316	\$ 5,152,542	93.7%
8 270 S. County Road-Intracoastal*	770 South County LP	770 South County, LLC	\$ 21,000,000	Apr-08	\$ 1,995,000	Jun-97	2.25	9732	\$ 2,222,222	13.9%
9 211 Jungle Road	Sprock III, H Martin	Fowell, William W and Joernia Paladino	\$ 4,500,000	May-08	\$ 3,450,000	Feb-03	5.25	5980	\$ 200,000	5.8%
10 124 Parc Monceau-Intracoastal*	Greenway Financial Group LLC	Ward, Donna	\$ 7,250,000	May-08	\$ 1,200,000	Jun-04	4	4774	\$ 48,975	4.0%
11 112 Via Palma	Harvi, Abe and Giovana	Harris, Heather H	\$ 3,275,000	May-08	\$ 1,125,000	Feb-98	8.25	6453	\$ 232,482	20.7%
12 2243 E. Ibis Isle Road-Intracoastal*	Goldfin, Lawrence	Matciak, Robert	\$ 1,393,500	May-08	\$ 2,800,000	Feb-93	15.25	6681	\$ 304,918	10.9%
13 109 Jungle Road	Perle, Carroll	David Berger Trust	\$ 7,450,000	May-08	\$ 1,200,000	Jun-04	4	4774	\$ 48,975	4.0%
14 1 Pelican Lane-Intracoastal*	Ross Jr, Wilbur L	Moody, William F X	\$ 13,220,000	Jun-08	\$ 5,060,000	Sep-02	5.75	7116	\$ 1,419,130	28.0%
15 80 Blossom Way-Oceanfront*	White Sea Holdings LLC	Ludemann, George and Frayda	\$ 68,500,000	Jun-08	\$ 13,100,000	Apr-97	11.25	30286	\$ 492,444	37.6%
16 960 S. Ocean Blvd.	Polnick, William	Dayan, Salomon and Rita	\$ 7,900,000	Jun-08	\$ 1,000,000	May-82	16	6817	\$ 431,250	43.1%
17 159 Via Del Lago	Teitel, William R and Norma K	Elesabeth Ingalis Gillet Trust	\$ 11,800,000	Sep-08	\$ 350,000	Jan-73	35.75	9425	\$ 320,280	91.5%
18 241 El Vedado Road	Moody, William F X and Dana Landry	Stinclair, Christopher	\$ 8,200,000	Sep-08	\$ 6,110,000	Feb-05	3.5	7091	\$ 597,143	9.8%
19 516 S. Ocean Blvd.	Feldman, Robert M and Amy	516 South Ocean Holdings Inc	\$ 10,400,000	Sep-08	\$ 8,050,000	Sep-05	3	vacant land	\$ 793,333	9.7%
20 700 S. Ocean Blvd.	Dogwood Land Co LLC	700 South Ocean LLC	\$ 11,750,000	Sep-08	\$ 10,800,000	May-07	1.25	vacant land	\$ 760,000	7.0%
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24			\$ 15,698,088							
25			\$ 313,961,750							
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27			\$ 15,698,088							
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