

# THE EVANS REPORT<sup>®</sup>

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %
1	230 S. Ocean Blvd.	230 South Ocean LLC	Belcampo Inc	\$ 12,800,000	Jan-08	\$ 4,665,000	Mar-00	7.75	7990	\$ 1,049,677	22.5%
2	210 Via Tortuga	Pizzagalli, James and Judith	Pattswan 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	Tquad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	2255	\$ 40,392	23.8%
4	345 Brazilian Avenue	Watkins, Christine	Steven J Multin 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	\$ 9,168,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,668,250	66.7%
6	460 Worth Avenue-Intracoastal*	Andresen, Karl Heinz and Marianne	Myers Sr, Stephen E	\$ 19,943,385	Feb-08	\$ 4,000,000	Jun-93	14.75	10847	\$ 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	Scaife, Frances	Prudden Jr, Horton R	\$ 4,300,000	Feb-08	\$ 100,000	Jun-82	25.75	7156	Not Arms Length	Not Arms Length
9	143 Clarendon Avenue	Rickman Revocable Trust	Robert Christian Echele 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)	Stanley Gordon Revocable Trust	Swartz, Linda	\$ 1,864,000	Feb-08	\$ 650,000	Nov-85	22.25	3851	\$ 54,562	8.4%
12	208 W. Indies Drive	James, Charles	210 West Indies LLC	\$ 5,350,000	Feb-08	\$ 2,250,000	Mar-05	3	new const	\$ 1,033,333	45.9%
13	1558 N. Ocean Way	Arabian Beach LLC	Cunningham etal	\$ 3,975,000	Mar-08	\$ 2,620,000	Apr-03	5	4301	\$ 271,000	10.3%
14	674 Island Drive-Intracoastal*	674 Island Drive LLC	Olson, Sarah and Frank	\$ 7,475,000	Mar-08	\$ 3,690,000	Apr-99	9	6138	\$ 420,556	11.4%
15	1226 N. Lake Way-Intracoastal*	Swanson, Barbara Jean	Zukov, Nikita and Paula	\$ 7,340,000	Mar-08	\$ 1,600,000	Sep-98	9.5	6746	\$ 604,211	37.8%
16	224 Colonial Lane	Schauer McDonald Living Trust	Ball & Chain LLC	\$ 1,495,000	Mar-08	\$ 950,000	Feb-04	4	1741	\$ 136,250	14.3%
17	304 Plantation Road	304 Plantation LLC	Mahony, Joanna	\$ 1,850,000	Mar-08	\$ 530,000	Feb-98	10	2555	\$ 132,000	24.9%
18	115 Parc Monceau	Jackson Real Estate Partners LLC	Dial Florida House Limited Partnership	\$ 3,430,000	Mar-08	\$ 100	Mar-97	11	4909	Not Arms Length	Not Arms Length
19	125 Seminole Avenue	125 Seminole LLC	Taja Realty Trust	\$ 4,670,000	Mar-08	\$ 8,550,000	May-00	7.75	new const	\$ (500,645)	-5.9%
20	210 Emerald Lane	210 Emerald Lane LLC	Morfontaine Trust	\$ 4,550,000	Apr-08	\$ 1,550,000	Mar-00	8	3632	\$ 375,000	24.2%
21	209 List Road	Shinkzky, Ami	Korzenewski, Susan	\$ 1,625,000	Apr-08	\$ 500,000	Nov-87	20.5	3238	\$ 54,878	11.0%
22	200 a/k/a 212 Via Palma-Intracoastal*	YSC Florida LLC	Estate of Howard Gittis	\$ 22,450,000	Apr-08	\$ 9,950,000	Jul-01	6.75	8151	\$ 1,851,852	18.6%
23	1236 S. Ocean Blvd.-Oceanfront*	1236 South Ocean Boulevard LLC	Sidney Kimmel Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 5,500,000	Jul-93	14.75	32316	\$ 5,152,542	93.7%
24	227 Mediterranean Road	Hamilton Jr, S Matthews V etal	Sullivan, Stephen and Marcia	\$ 1,837,500	Apr-08	\$ 1,400,000	Jul-04	3.75	2907	\$ 116,667	8.3%
25	770 S County Road-Intracoastal*	770 South County LP	770 South County LLC	\$ 21,000,000	Apr-08	\$ 16,000,000	Jan-06	2.25	9732	\$ 2,222,222	13.9%
26	211 Jungle Road	Sprock III, H Martin	Powell, William W and Joanne Paladino	\$ 7,250,000	May-08	\$ 1,995,000	Jun-97	11	6208	\$ 477,727	23.9%
27	120 Everglade Avenue	Armen A Manoogian Trust	Sheehan, Patrick and Janet	\$ 6,280,000	May-08	\$ 4,290,000	Dec-03	4.5	7531	\$ 442,222	10.3%
28	232 Mockingbird Trail	McKenna, Donald and Sara	Copeland, Ann B	\$ 2,000,000	May-08	\$ 245,000	Jul-81	26.75	2897	\$ 65,607	26.8%
29	114 Clarke Avenue	114 Clarke Avenue Land Trust	Trust Agreement of A Lachlan Reed	\$ 6,010,000	May-08	\$ 1,850,000	Dec-96	11.5	7495	\$ 361,739	19.6%
30	1230 N Lake Way-Intracoastal*	CKMJ Palm Beach LLC	Fox Rock LLC	\$ 8,650,000	May-08	\$ 6,550,000	Jul-04	3.75	7446	\$ 560,000	8.5%
31	124 Parc Monceau-Intracoastal*	Greenway Financial Group LLC	Ward, Donna	\$ 4,500,000	May-08	\$ 3,450,000	Feb-03	5.25	5980	\$ 200,000	5.8%
32	112 Via Palma	Haruvi, Abe and Giovana	Harris, Heather H	\$ 3,275,000	May-08	\$ 1,125,000	Feb-99	9.25	6453	\$ 232,432	20.7%
33	2243 E. Ibis Isle Road-Intracoastal*	Goldfein, Laurence	Marcinek, Robert	\$ 1,393,500	May-08	\$ 1,200,000	Jun-04	4	4774	\$ 48,375	4.0%
34	211 Ocean Terrace	Ficalora, Robert	American Home Mortgage Servicing Inc	\$ 1,600,000	May-08	\$ 1,425,000	May-02	6	2777	\$ 29,167	2.0%
35	353 Seaspray Avenue	Lorentzen, Cornelia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	May-95	13	2594	\$ 138,808	28.0%
36	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%
37	217 List Road	Guari, Jason	Korzenewski, Susan	\$ 1,400,000	May-08	\$ 63,000	Jan-68	40.25	3118	\$ 33,217	52.7%
38	365 Hibiscus Avenue	Cantor, Mabel	Quimby, Roxanne	\$ 1,725,000	May-08	\$ 1,500,000	Jul-05	2.75	1589	\$ 81,818	5.5%
39	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%
40	109 Jungle Road	Petrie, Carroll	David Berger Trust	\$ 7,450,000	May-08	\$ 2,800,000	Feb-93	15.25	6681	\$ 304,918	10.9%
41	245 Esplanade Way	Casanmar Trust	Esplanade Properties LLC	\$ 1,995,000	May-08	\$ 1,800,000	Apr-05	3	3803	\$ 65,000	3.6%

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42	1181 N. Lake Way-Intracoastal*	Andrew GC Sage III FI Revocable Trust	Carney, Patrick	\$ 7,885,000	May-08	\$ 7,800,000	Jan-06	2.25	6058	\$ 37,778	0.5%
43	125 Wells Road	Gossett, W	Schleifer, Jack	\$ 3,425,000	May-08	\$ 1,250,000	May-91	17	7473	\$ 127,941	10.2%
44	300 Polmer Park Road	Ross, Darrell and Susan	Schulhof, Michael and Paola	\$ 6,000,000	May-08	\$ 4,900,000	Mar-01	7.25	N/A	\$ 151,724	3.1%
45	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	Mottola, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	\$ 2,650,000	Jul-06	2	new const	\$ 1,675,000	63.2%
47	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%
48	60 Blossom Way-Oceanfront*	White Sea Holdings LLC	Lindemann, George and Frayda	\$ 68,500,000	Jun-08	\$ 13,100,000	Apr-97	11.25	30266	\$ 4,924,444	37.6%
49	168 Seaspray Avenue	Mercurio, Susan	DeRosa, Alicia	\$ 1,300,000	Jun-08	\$ 240,000	Apr-82	26.25	3537	\$ 40,381	16.8%
50	401 Brazilian Avenue (Townhouse)	Gould, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07	1	5839	\$ 1,462,500	39.5%
51	245 Coral Lane	245 Coral Lane LLC	Stein, Richard	\$ 2,950,000	Jun-08	\$ 560,000	Jan-93	15.5	3242	\$ 154,194	27.5%
52	201 Bermuda Lane	McCann, Denise P	Reventlow, Richard	\$ 1,700,000	Jun-08	\$ 595,000	Jan-98	10.5	3387	\$ 105,238	17.7%
53	260 Dunbar Road	Landry, 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%
54	130 Coconut Row	130 Coconut Row Realty Trust	Freitas, Mark E	\$ 5,435,000	Jun-08	\$ 2,600,000	Jan-01	7.5	6085	\$ 378,000	14.5%
55	110 Atlantic Avenue	Heidi L Schuster 1994 Trust	Clemens, Rosemary A	\$ 3,960,000	Jun-08	\$ 2,400,000	Aug-02	5.75	5414	\$ 271,304	11.3%
56	980 S. Ocean Blvd.	Rollnick, William	Dayan, Salomon and Rita	\$ 7,900,000	Jun-08	\$ 1,000,000	May-92	16	6817	\$ 431,250	43.1%
57	135 Chilean Avenue	ALNA LLC	Carr, Rosalie	\$ 1,765,000	Jun-08	\$ 1,000,000	Jul-06	2	2048	\$ 382,500	38.3%
58	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
59	232 Brazilian Avenue (Townhouse)	JDO Palm Beach LLC	Thomson, Alexander	\$ 3,980,000	Jun-08	\$ 2,400,000	Jun-99	9	5663	\$ 175,556	7.3%
60	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
61	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%
62	310 Atlantic Avenue #1 (Townhouse)	Weiner, Roberta	Ross, Darrell S and Susan S	\$ 4,760,000	Jun-08	\$ 4,100,000	Jan-05	3.5	4034	\$ 188,571	4.6%
63	244 Fairview Road	Jones, Richard and Polly	Smith, Lawrence and Genevieve	\$ 1,600,000	Jul-08	\$ 1,425,000	Nov-04	3.75	2637	\$ 46,667	3.3%
64	134 Casa Bendita	Gossett W Ted and Erick J Cedron	Estate of Durie Appleton	\$ 5,700,000	Jul-08	N/A	N/A	N/A	8733	N/A	N/A
65	167 Dunbar Road	167 Dunbar Road LLC	C Dimick Reese Jr Trust	\$ 3,875,000	Jul-08	\$ 195,000	Feb-86	22.5	5200	\$ 163,556	83.9%
66	1510 N. Lake Way	1510 North Lake Way LLC	Shadowcorp Holdings Inc	\$ 1,275,000	Jul-08	\$ 650,000	Mar-01	7.25	2100	\$ 86,207	13.3%
67	222 Mockingbird Trail-Oceanfront*	Haft, Jay	DeGuardiola, Eduard	\$ 2,300,000	Jul-08	\$ 1,275,000	Oct-02	5.75	4275	\$ 178,261	14.0%
68	515 N. County 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%
69	1320 N. Lake Way-Intracoastal*	Aqua Development-North Lake LLC	Shane, Thomas M	\$ 11,000,000	Jul-08	\$ 8,260,000	May-04	4.25	10320	\$ 644,706	7.8%
70	231 Coral Lane	Brant, Ryan	231 Coral Lane LLC	\$ 6,100,000	Jul-08	\$ 4,050,000	Aug-05	3	vacant land	\$ 683,333	16.9%
71	220 Osceola Way	Katona, John and Laurie	Daves, Christian	\$ 1,875,000	Jul-08	\$ 410,000	May-96	12.25	3318	\$ 119,592	29.2%
72	435 Brazilian Avenue (Townhouse)	Schneider, Ira and Whitney	Thorndike, John	\$ 2,820,000	Jul-08	\$ 3,120,000	Sep-06	1.75	3800	\$ (171,429)	-5.5%
73	165 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	\$ -	0.0%
74	124 Onondaga Avenue	DePaola, Dorothy and Alphonse	Albergo, Nicholas and Marion	\$ 2,201,509	Aug-08	\$ 240,000	Mar-84	24.5	5572	\$ 80,062	33.4%
75	270 Bradley Place	Herma Holdings SC Inc	Lowe, Dagmar	\$ 1,400,000	Aug-08	\$ 1,100,000	Sep-04	4	1782	\$ 75,000	6.8%
76	441 Seabreeze Avenue	Charlotte T Kelllogg Revocable Trust	Kilvert, Charles A and Emily H	\$ 2,214,000	Aug-08	\$ 1,200,000	Jan-00	8.5	5070	\$ 119,294	9.9%
77	642 N. County Road	North King County LLC	Albergo, Nicholas and Marion	\$ 4,050,000	Aug-08	\$ 1,467,000	Aug-03	5	4583	\$ 516,600	35.2%
78	159 Via Del Lago	Tiefel, William R and Norma K	Elesabeth Ingalls Gillet Trust	\$ 11,800,000	Sep-08	\$ 350,000	Jan-73	35.75	9425	\$ 320,280	91.5%
79	1565 N. Ocean Way-Oceanfront*	Lindemann, George L and Frayda B	1565 North Ocean Way LLC	\$ 23,500,000	Sep-08	\$ 15,000,000	Aug-06	2	8882	\$ 4,250,000	28.3%
80	1006 Adam Road	Spilotro, Victor	Heyniger, Sean	\$ 3,100,000	Sep-08	\$ 3,200,000	Jul-07	1.25	4951	\$ (80,000)	-2.5%
81	241 El Vedado Road	Moody, William F X and Dana Landry	Sinclair, Christopher	\$ 8,200,000	Sep-08	\$ 6,110,000	Feb-05	3.5	7091	\$ 597,143	9.8%
82	232 Sandpiper Drive	Elesabeth Ingalls Gillet 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%

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83	151 Seaview Avenue	John D Firestone Trust	Petrie, Carroll	\$ 3,000,000	Sep-08	\$ 3,500,000	Dec-07	0.75	3080	\$ (666,667)	-19.0%
84	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	\$ 783,333	9.7%
85	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%
86	337 Brazilian Avenue	Friese Family Trust	Steele, Jan	\$ 2,250,000	Sep-08	\$ 400,000	Aug-92	16	2754	\$ 115,625	28.9%
87	304 Atlantic Avenue #4 (Townhouse)	Ireland, James M	Pearl, Tara Eden	\$ 2,590,000	Sep-08	\$ 1,900,000	Jul-01	7.25	3411	\$ 95,172	5.0%
88	120 Seabreeze Avenue	Ward III, James J	Waldman, Aaron and Patricia	\$ 1,700,000	Sep-08	\$ 1,475,000	Apr-04	4.5	4053	\$ 50,000	3.4%
89	255 Clarke Avenue	Sinclair, Christopher A and Margaret D	Fisher, Jeffrey and Frances	\$ 9,680,000	Oct-08	\$ 2,600,000	Apr-98	10.5	9158	\$ 674,286	25.9%
90	230 Esplanade Way	Bierly Jr, L E and Drake, Christopher P	Horton, Kenneth and Lynn	\$ 1,500,000	Oct-08	\$ 1,544,000	May-06	2.5	vacant land	\$ (17,600)	-1.1%
91	222 Cherry Lane	Golding, Harriet	Maison, R Marcel and Joyce	\$ 1,580,000	Oct-08	\$ 275,000	Sep-89	19	3146	\$ 68,684	25.0%
92	233 Coral Lane	Zoe E Roa Revocable Trust	Garden, Edward and Brooke	\$ 5,830,000	Oct-08	\$ 5,600,000	Mar-07	1.5	5391	\$ 153,333	2.7%
93	691 N. County Road-Oceanfront*	Cohen, James S	Cohen, Robert B	\$ 1,260,000	Oct-08	N/A	N/A	N/A	37265	N/A	N/A
94	242 Tangier Avenue	Hawkins, William J	True, Karen	\$ 5,500,000	Oct-08	\$ 1,750,000	Feb-04	4.75	vacant land	\$ 789,474	45.1%
95	4 Lagomar Road & S Ocean Blvd	Carter, Donald and Nancy	Estate of Jean D Goodman	\$ 1,900,000	Oct-08	N/A	N/A	N/A	3684	N/A	N/A
96	166 Everglade Avenue	Carroll Property Trust	Dean Vegosen Trustee	\$ 2,500,000	Nov-08	\$ 2,771,000	Nov-04	4	4444	\$ (67,750)	-2.4%
97	308 Arabian Road	Bauer, Richard and Veronica	Weil, Alexander S	\$ 2,850,000	Nov-08	\$ 3,200,000	May-04	4.75	5370	\$ (73,684)	-2.3%
98	301 Garden Road	Goldstein, Robert S	Runco, John G	\$ 2,550,000	Nov-08	\$ 652,025	Nov-01	7	4990	\$ 271,139	41.6%
99	300 Parc Monceau-Intracoastal*	Caraboodad, Geoffrey S	Donnell, Maureen N	\$ 4,000,000	Nov-08	\$ 2,430,000	Jul-84	24	9174	\$ 65,417	2.7%
100	110 Wells Road	110 Wells Road LLC	Leibovit, Joanne N	\$ 4,607,500	Dec-08	N/A	N/A	N/A	5702	N/A	N/A
101	202 Seaspray Avenue	Pressly, David S and Mary G	Benk, Paul	\$ 857,000	Dec-08	\$ 775,000	Sep-05	3.25	694	\$ 25,231	3.3%
102	280 Orange Grove Road	Angle, Christian J and Ann-Britt	de Marcellus, Robert X and Mildred F	\$ 1,067,000	Dec-08	N/A	N/A	N/A	2756	N/A	N/A
103	695 S. County Road	Abony, Lome	Cement Pond Holdings LLC	\$ 3,500,000	Dec-08	\$ 7,800,000	Apr-06	2.75	7407	\$ (1,563,636)	-20.0%
104	1090 S Ocean Blvd.	Lehmann, Gunther	ERA Construction Inc of Palm Beach	\$ 4,150,000	Dec-08	\$ 1,350,000	May-03	5.5	2054	\$ 509,091	37.7%
105											
106											
107											
108				\$ 7,140,400		\$ 3,431,884		8.45		\$ 647,779	18.9%
109											
110				\$ 742,601,554		\$ 322,597,125		879.00		\$ 60,891,228	
111				104		94		104		94	
112				\$ 7,140,400		\$ 3,431,884		8.45		\$ 647,779	18.9%
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2	251 Orange Grove Road	251 Orange Grove LLC	Tquad Associates Limited Partnership	\$ 1,200,000	Jan-08	\$ 170,000	Jun-82	25.5	2255	\$ 40,392	23.8%
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6	125 Seminole Avenue	125 Seminole LLC	Taja Realty Trust	\$ 4,670,000	Mar-08	\$ 8,550,000	May-00	7.75	new const	\$ (500,645)	-5.9%
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12	209 List Road	Shinizky, Ami	Korzenewski, Susan	\$ 1,625,000	Apr-08	\$ 500,000	Nov-87	20.5	3238	\$ 54,878	11.0%
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20	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%
21	245 Esplanade Way	Casanmar Trust	Esplanade Properties LLC	\$ 1,995,000	May-08	\$ 1,800,000	Apr-05	3	3803	\$ 65,000	3.6%
22	1181 N. Lake Way-Intracoastal*	Andrew GC Sage III FI Revocable Trust	Carney, Patrick	\$ 7,885,000	May-08	\$ 7,800,000	Jan-06	2.25	6058	\$ 37,778	0.5%
23	125 Wells Road	Gossett, W	Schleifer, Jack	\$ 3,425,000	May-08	\$ 1,250,000	May-91	17	7473	\$ 127,941	10.2%
24	300 Polmer Park Road	Ross, Darrell and Susan	Schulhof, Michael and Paola	\$ 6,000,000	May-08	\$ 4,900,000	Mar-01	7.25	N/A	\$ 151,724	3.1%
25	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%
26	302 Caribbean Road	Mottola, Thomas D	302 Caribbean LLC	\$ 6,000,000	Jun-08	\$ 2,650,000	Jul-06	2	new const	\$ 1,675,000	63.2%
27	245 Coral Lane	245 Coral Lane LLC	Stein, Richard	\$ 2,950,000	Jun-08	\$ 560,000	Jan-93	15.5	3242	\$ 154,194	27.5%
28	201 Bermuda Lane	McCann, Denise P	Reventlow, Richard	\$ 1,700,000	Jun-08	\$ 595,000	Jan-98	10.5	3387	\$ 105,238	17.7%
29	260 Dunbar Road	Landry, Dana and William F X Moody	Melhado, Fredrick A and Virginia	\$ 6,400,000	Jun-08	\$ 270,000	Jan-74	34.5	7433	\$ 177,681	65.8%
30	110 Atlantic Avenue	Heidi L Schuster 1994 Trust	Clemens, Rosemary A	\$ 3,960,000	Jun-08	\$ 2,400,000	Aug-02	5.75	5414	\$ 271,304	11.3%
31	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
32	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
33	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%
34	310 Atlantic Avenue #1 (Townhouse)	Weiner, Roberta	Ross, Darrell S and Susan S	\$ 4,760,000	Jun-08	\$ 4,100,000	Jan-05	3.5	4034	\$ 188,571	4.6%
35	244 Fairview Road	Jones, Richard and Polly	Smith, Lawrence and Genevieve	\$ 1,600,000	Jul-08	\$ 1,425,000	Nov-04	3.75	2637	\$ 46,667	3.3%
36	134 Casa Bendita	Gossett, W Ted and Erick J Cedron	Estate of Durie Appleton	\$ 5,700,000	Jul-08	N/A	N/A	N/A	8733	N/A	N/A
37	167 Dunbar Road	167 Dunbar Road LLC	C Dimick Reese Jr Trust	\$ 3,875,000	Jul-08	\$ 195,000	Feb-86	22.5	5200	\$ 163,556	83.9%
38	1510 N. Lake Way	1510 North Lake Way LLC	Shadowcorp Holdings Inc	\$ 1,275,000	Jul-08	\$ 650,000	Mar-01	7.25	2100	\$ 86,207	13.3%
39	222 Mockingbird Trail-Oceanfront*	Haft, Jay	DeGuardiola, Eduard	\$ 2,300,000	Jul-08	\$ 1,275,000	Oct-02	5.75	4275	\$ 178,261	14.0%
40	515 N. County 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%
41	1320 N. Lake Way-Intracoastal*	Aqua Development-North Lake LLC	Shane, Thomas M	\$ 11,000,000	Jul-08	\$ 8,260,000	May-04	4.25	10320	\$ 644,706	7.8%

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42	231 Coral Lane	Brant, Ryan	231 Coral Lane LLC	\$ 6,100,000	Jul-08	\$ 4,050,000	Aug-05	3	vacant land	\$ 683,333	16.9%
43	220 Osceola Way	Katona, John and Laurie	Daves, Christian	\$ 1,875,000	Jul-08	\$ 410,000	May-96	12.25	3318	\$ 119,592	29.2%
44	165 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	\$ -	0.0%
45	124 Onondaga Avenue	DePaola, Dorothy and Alphonse	Albergo, Nicholas and Marion	\$ 2,201,509	Aug-08	\$ 240,000	Mar-84	24.5	5572	\$ 80,062	33.4%
46	270 Bradley Place	Herma Holdings SC Inc	Lowe, Dagmar	\$ 1,400,000	Aug-08	\$ 1,100,000	Sep-04	4	1782	\$ 75,000	6.8%
47	642 N. County Road	North King County LLC	Albergo, Nicholas and Marion	\$ 4,050,000	Aug-08	\$ 1,467,000	Aug-03	5	4583	\$ 516,600	35.2%
48	1565 N. Ocean Way-Oceanfront*	Lindemann, George L and Frayda R	1565 North Ocean Way	\$ 23,500,000	Sep-08	\$ 15,000,000	Aug-06	2	8882	\$ 4,250,000	28.3%
49	1006 Adam Road	Spilotro, Victor	Heyniger, Sean	\$ 3,100,000	Sep-08	\$ 3,200,000	Jul-07	1.25	4951	\$ (80,000)	-2.5%
50	232 Sandpiper Drive	Elesabeth Ingalls Gillet 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%
51	304 Atlantic Avenue #4 (Townhouse)	Ireland, James M	Pearl, Tara Eden	\$ 2,590,000	Sep-08	\$ 1,900,000	Jul-01	7.25	3411	\$ 95,172	5.0%
52	230 Esplanade Way	Bierly Jr, L E and Drake, Christopher P	Horton, Kenneth and Lynn	\$ 1,500,000	Oct-08	\$ 1,544,000	May-06	2.5	vacant land	\$ (17,600)	-1.1%
53	222 Cherry Lane	Golding, Harriet	Maison, R Marcel and Joyce	\$ 1,580,000	Oct-08	\$ 275,000	Sep-89	19	3146	\$ 68,684	25.0%
54	233 Coral Lane	Zoe E Roa Revocable Trust	Garden, Edward and Brooke	\$ 5,830,000	Oct-08	\$ 5,600,000	Mar-07	1.5	5391	\$ 153,333	2.7%
55	691 N. County Road-Oceanfront*	Cohen, James S	Cohen, Robert B	\$ 1,260,000	Oct-08	N/A	N/A	N/A	37265	N/A	N/A
56	242 Tangier Avenue	Hawkins, William J	True, Karen	\$ 5,500,000	Oct-08	\$ 1,750,000	Feb-04	4.75	vacant land	\$ 789,474	45.1%
57	166 Everglade Avenue	Carroll Property Trust	Dean Vegosen Trustee	\$ 2,500,000	Nov-08	\$ 2,771,000	Nov-04	4	4444	\$ (67,750)	-2.4%
58	308 Arabian Road	Bauer, Richard and Veronica	Weil, Alexander S	\$ 2,850,000	Nov-08	\$ 3,200,000	May-04	4.75	5370	\$ (73,684)	-2.3%
59	301 Garden Road	Goldstein, Robert S	Runco, John G	\$ 2,550,000	Nov-08	\$ 652,025	Nov-01	7	4990	\$ 271,139	41.6%
60	110 Wells Road	110 Wells Road LLC	Leibovit, Joanne N	\$ 4,607,500	Dec-08	N/A	N/A	N/A	5702	N/A	N/A
61	280 Orange Grove Road	Angle, Christian J and Ann-Britt	de Marcellus, Robert X and Mildred F	\$ 1,067,000	Dec-08	N/A	N/A	N/A	2756	N/A	N/A
62											
63											
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65				\$ 5,326,728		\$ 3,131,128		8.29		\$ 576,415	18.4%
66											
67				\$ 324,930,419		\$ 172,212,025		505.75		\$ 31,702,815	
68				61		55		61		55	
69				\$ 5,326,728		\$ 3,131,128		8.29		\$ 576,415	18.4%
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1	230 S. Ocean Blvd.	230 South Ocean LLC	Belcampo Inc	\$ 12,800,000	Jan-08	\$ 4,665,000	Mar-00	7.75	7990	\$ 1,049,677	22.5%
2	345 Brazilian Avenue	Watkins, Christine	Steven J Multin Revocable Trust	\$ 3,500,000	Feb-08	\$ 3,300,000	Jun-04	3.75	4358	\$ 53,333	1.6%
3	460 Worth Avenue-Intracoastal*	Andresen, Karl Heinz and Marianne	Myers Sr, Stephen E	\$ 19,943,385	Feb-08	\$ 4,000,000	Jun-93	14.75	10847	\$ 1,080,907	27.0%
4	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
5	114 Clarke Avenue	114 Clarke Avenue Land Trust	Trust Agreement of A Lachlan Reed	\$ 6,010,000	May-08	\$ 1,850,000	Dec-96	11.5	7495	\$ 361,739	19.6%
6	353 Seaspray Avenue	Lorentzen, Cornelia	Deely, Barbara	\$ 2,317,500	May-08	\$ 500,000	May-95	13	2594	\$ 139,808	28.0%
7	365 Hibiscus Avenue	Cantor, Mabel	Quimby, Roxanne	\$ 1,725,000	May-08	\$ 1,500,000	Jul-05	2.75	1589	\$ 81,818	5.5%
8	168 Seaspray Avenue	Mercurio, Susan	DeRosa, Alicia	\$ 1,300,000	Jun-08	\$ 240,000	Apr-82	26.25	3537	\$ 40,381	16.8%
9	401 Brazilian Avenue (Townhouse)	Gould, George	Murphy, William	\$ 5,162,500	Jun-08	\$ 3,700,000	Jun-07	1	5839	\$ 1,462,500	39.5%
10	130 Coconut Row	130 Coconut Row Realty Trust	Freitas, Mark E	\$ 5,435,000	Jun-08	\$ 2,600,000	Jan-01	7.5	6085	\$ 378,000	14.5%
11	135 Chilean Avenue	ALNA LLC	Carr, Rosalie	\$ 1,765,000	Jun-08	\$ 1,000,000	Jul-06	2	2048	\$ 382,500	38.3%
12	232 Brazilian Avenue (Townhouse)	JOD Palm Beach LLC	Thomson, Alexander	\$ 3,980,000	Jun-08	\$ 2,400,000	Jun-99	9	5663	\$ 175,556	7.3%
13	435 Brazilian Avenue (Townhouse)	Schneider, Ira and Whitney	Thorndike, John	\$ 2,820,000	Jul-08	\$ 3,120,000	Sep-06	1.75	3800	\$ (171,429)	-5.5%
14	441 Seabreeze Avenue	Charlotte T Kellogg Revocable Trust	Kilvert, Charles A and Emily H	\$ 2,214,000	Aug-08	\$ 1,200,000	Jan-00	8.5	5070	\$ 119,294	9.9%
15	151 Seaview Avenue	John D Firestone Trust	Petrie, Carroll	\$ 3,000,000	Sep-08	\$ 3,500,000	Dec-07	0.75	3080	\$ (666,667)	-19.0%
16	337 Brazilian Avenue	Friese Family Trust	Steele, Jan	\$ 2,250,000	Sep-08	\$ 400,000	Aug-92	16	2754	\$ 115,625	28.9%
17	120 Seabreeze Avenue	Ward III, James J	Waldman, Aaron and Patricia	\$ 1,700,000	Sep-08	\$ 1,475,000	Apr-04	4.5	4053	\$ 50,000	3.4%
18	255 Clarke Avenue	Sinclair, Christopher A and Margaret D	Fisher, Jeffrey and Frances	\$ 9,680,000	Oct-08	\$ 2,600,000	Apr-98	10.5	9158	\$ 674,286	25.9%
19	202 Seaspray Avenue	Pressly, David S and Mary G	Benk, Paul	\$ 857,000	Dec-08	\$ 775,000	Sep-05	3.25	694	\$ 25,231	3.3%
20											
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23				\$ 4,745,231		\$ 2,156,944		5.35		\$ 297,364	13.8%
24											
25				\$ 90,159,385		\$ 38,825,000		144.5		\$ 5,352,560	
26				19		18		19		18	
27				\$ 4,745,231		\$ 2,156,944		5.35		\$ 297,364	13.8%
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1	200 Emerald Beach Way	200 EBW LLC	200 Emerald Beach Way Inc	\$ 9,168,250	Feb-08	\$ 5,500,000	Mar-07	1	10495	\$ 3,668,250	66.7%
2	171 Via Del Lago	Scaife, 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 Clarendon Avenue	Rickman Revocable Trust	Robert Christian Echele Revocable Trust	\$ 9,000,000	Feb-08	\$ 4,200,000	May-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-99	9	6138	\$ 420,556	11.4%
5	115 Parc Monceau	Jackson Real Estate Partners LLC	Dial Florida House Limited Partnership	\$ 3,430,000	Mar-08	\$ 100	Mar-97	11	4909	Not Arms Length	Not Arms Length
6	200 a/k/a 212 Via Palma-Intracoastal*	YSC Florida LLC	Estate of Howard Gittis	\$ 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	Sidney Kimmel Revocable Indent Trust	\$ 81,500,000	Apr-08	\$ 5,500,000	Jul-93	14.75	32316	\$ 5,152,542	93.7%
8	770 S. County Road-Intracoastal*	770 South County LP	770 South County LLC	\$ 21,000,000	Apr-08	\$ 16,000,000	Jan-06	2.25	9732	\$ 2,222,222	13.9%
9	211 Jungle Road	Sprock III, H Martin	Powell, William W and Joanne Paladino	\$ 7,250,000	May-08	\$ 1,995,000	Jun-97	11	6208	\$ 477,727	23.9%
10	124 Parc Monceau-Intracoastal*	Greenway Financial Group LLC	Ward, Donna	\$ 4,500,000	May-08	\$ 3,450,000	Feb-03	5.25	5980	\$ 200,000	5.8%
11	112 Via Palma	Haruvi, Abe and Giovana	Harris, Heather H	\$ 3,275,000	May-08	\$ 1,125,000	Feb-99	9.25	6453	\$ 232,432	20.7%
12	2243 E. Ibis Isle Road-Intracoastal*	Goldfein, Laurence	Marcinek, Robert	\$ 1,393,500	May-08	\$ 1,200,000	Jun-04	4	4774	\$ 48,375	4.0%
13	109 Jungle Road	Petrie, Carroll	David Berger Trust	\$ 7,450,000	May-08	\$ 2,800,000	Feb-93	15.25	6681	\$ 304,918	10.9%
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	60 Blossom Way-Oceanfront*	White Sea Holdings LLC	Lindemann, George and Frayda	\$ 68,500,000	Jun-08	\$ 13,100,000	Apr-97	11.25	30266	\$ 4,924,444	37.6%
16	980 S. Ocean Blvd.	Rollnick, William	Dayan, Salomon and Rita	\$ 7,900,000	Jun-08	\$ 1,000,000	May-92	16	6817	\$ 431,250	43.1%
17	159 Via Del Lago	Tiefel, William R and Norma K	Elesabeth Ingalls 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	Sinclair, 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	\$ 783,333	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%
21	4 Lagomar Road & S Ocean Blvd	Carter, Donald and Nancy	Estate of Jean D Goodman	\$ 1,900,000	Oct-08	N/A	N/A	N/A	3684	N/A	N/A
22	300 Parc Monceau-Intracoastal*	Caraboolad, Geoffrey S	Donnell, Maureen N	\$ 4,000,000	Nov-08	\$ 2,430,000	Jul-84	24.25	9174	\$ 64,742	2.7%
23	695 S. County Road	Abony, Lorne	Cement Pond Holdings LLC	\$ 3,500,000	Dec-08	\$ 7,800,000	Apr-06	2.75	7407	\$ (1,563,636)	-20.0%
24	1090 S. Ocean Blvd.	Lehmann, Gunther	ERA Construction Inc of Palm Beach	\$ 4,150,000	Dec-08	\$ 1,450,000	Sep-03	5.25	2054	\$ 514,286	35.5%
25											
26											
27											
28				\$ 13,646,323		\$ 5,317,148		9.53		\$ 1,135,256	21.4%
29											
30				\$ 327,511,750		\$ 111,660,100		228.75		\$ 23,840,373	
31				24		21		24		21	
32				\$ 13,646,323		\$ 5,317,148		9.53		\$ 1,135,256	21.4%
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