

THE EVANS REPORT ANALYSIS
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TOWN OF PALM BEACH SINGLE FAMILY SALES

2009 (Jan-June)

No. of Sales	32
Median	\$2,500,000
Avg. Sales Price	\$2,813,104
Avg. Annual Percentage Increase	11.1%
No. of Years between Sales	6.81
No. of Sales below Prior Purchase Price	5*
*(3 of which were within \$50,000 of prior purchase price and 2 of which were REO related)	

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

2009 (Jan-June)

No. of Sales	22
Median	\$1,900,000
Avg. Sales Price	\$2,332,561
Avg. Annual Percentage Increase	9.1%
No. of Years between Sales	7.69
No. of Sales below Prior Purchase Price	3*
*(2 of which were REO related)	

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

2009 (Jan-June)

No. of Sales	9
Median	\$2,550,000
Avg. Sales Price	\$2,911,444
Avg. Annual Percentage Increase	8.4%
No. of Years between Sales	4.72
No. of Sales below Prior Purchase Price	2

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

2009 (Jan-June)

No. of Sales	1
Median	\$12,500,000
Avg. Sales Price	\$12,500,000
Avg. Annual Percentage Increase	38.1%
No. of Years between Sales	6.25
No. of Sales below Prior Purchase Price	0

CONDOMINIUM SALES - TOWN OF PALM BEACH

2009 (Jan-June)

No. of Sales	90
Median	\$575,000
Avg. Sales Price	\$972,356
Avg. Annual Percentage Increase/Decrease	(.05%)
No. of Years between Sales	11.61

CONDOMINIUM SALES - NORTH OF SLOANS CURVE

2009 (Jan-June)

No. of Sales	42
Median	\$796,100
Avg. Sales Price	\$1,247,180
Avg. Annual Percentage Increase	6.6%
No. of Years between Sales	9.04

CONDOMINIUM SALES - SOUTH OF SLOANS CURVE

2009 (Jan-June)

No. of Sales	48
Median	\$500,000
Avg. Sales Price	\$731,906
Avg. Annual Percentage Increase/Decrease	(7.0%)
No. of Years between Sales	13.86