

THE EVANS REPORT®

PB CONDO SALES 1/1/09-9/30/09 - YTD

Leslie Robert Evans and Assocs., P.A.
 Counselors at Law
 214 Brazilian Ave., #200, Palm Beach, FL 33480
 561-832-8288
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	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	3140 S. Ocean Blvd., #306S	Simons, Alan and Annette	Ghelber, Sorin	\$ 500,000	Jan-09	\$ 768,000	May-07	1.75	2220	\$ (153,143)	-19.9%	1
2	100 Worth Ave., #PH4	Worth, Gail Katz	Edward L Bronstien Jr. Trust	\$ 1,650,000	Jan-09	\$ 375,000	May-91	17.5	1539	\$ 72,857.14	19.4%	2
3	100 Worth Ave., #6170	Wilner, James D and Ellen J.,	Estate of Thomas B. Wilner	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 29,655	6.9%	3
4	250 Bradley Pl., #603	Kantor, Martin E and Lucille S.,	Kent, Gloria	\$ 550,000	Jan-09	\$ 375,000	May-02	7.75	871	\$ 22,581	6.0%	4
5	354 Chilean Ave., #2B	Cox Jr, Howard E.,	Arnold, Stephen H., and Jane	\$ 425,000	Jan-09	\$ 103,000	Jul-92	16.5	782	\$ 19,515	18.9%	5
6	3450 S. Ocean Blvd., #117	Stillman, Dana and Dorothy	Sydelle Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 135,000	Nov-00	8.25	1548	\$ 11,515	8.5%	6
7	44 Cocoonut Row #101A	Gordon, Benjamin and Elizabeth	Henry Prenskey Revocable Trust	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,236	4.3%	7
8	2660 S. Ocean Blvd., #203W	50 States Limited	Apter, Susan G.,	\$ 1,050,000	Jan-09	\$ 1,150,000	Nov-07	1.25	2918	\$ (80,000)	-7.0%	8
9	44 Cocoonut Row #23B	Fred Alger 2009 Trust	Wood, Renee	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	992	\$ 27,143	8.5%	9
10	100 Worth Ave., #610	Rizzuto, Leandro and Sherrie	Lyons, Kay G.,	\$ 2,225,000	Feb-09	\$ 1,033,000	Jan-02	7	1597	\$ 170,286	16.5%	10
11	235 Sunrise Ave., #3027	3027 PBH LLC	Anne M Laverty Revocable Trust	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	448	\$ 2,000	3.6%	11
12	3000 S. Ocean Blvd., #408	Lukes, Peter	Bellaria Condominium Association Inc	\$ 1,675,000	Feb-09	\$ 3,800,000	Apr-07	1.75	3219	\$ (1,214,286)	-32.0%	12
13	2660 S. Ocean Blvd., #502W	Malkiel, Burton and Nancy	Raphael, Stephen E.,	\$ 1,100,000	Feb-09	\$ 480,000	Feb-02	7	1908	\$ 88,571	18.5%	13
14	44 Cocoonut Row #221B	Voyatzis, George and Alexandra	Shientag, Florence	\$ 307,000	Feb-09	\$ 89,000	Jan-79	30	1226	\$ 7,267	8.2%	14
15	2545 S Ocean Blvd., #301 (REO)	Swierczewski, Andrew and Roumalda	Fannie Mae	\$ 200,000	Feb-09	\$ 325,000	May-05	3.75	972	\$ (33,333)	-10.3%	15
16	330 Cocoonut Row #1B	Barbara Annan Revocable Trust	Blake, Curtis and Patricia	\$ 925,000	Feb-09	\$ 870,000	May-05	3.75	1540	\$ 14,667	1.7%	16
17	3440 S. Ocean Blvd., #204N	Leknarf Associates LLC	Alexanian, David	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	2078	\$ 9,057	2.9%	17
18	2505 S. Ocean Blvd., #506	Arsene, Vladimir	Roy Forman Revocable Trust	\$ 250,000	Feb-09	N/A	N/A	N/A	1116	N/A	N/A	18
19	170 Chilean Avenue #3A	Benson, Judi Ann	Izquierdo-Stephan, Carolina	\$ 700,000	Feb-09	\$ 200,000	May-99	9.75	1201	\$ 51,282	25.6%	19
20	3400 S. Ocean Blvd., #I-H-6	Rodriguez, Raphael and Pauline	Rhoda Wagner Revocable Trust	\$ 575,000	Feb-09	\$ 389,000	Jul-00	8.5	2119	\$ 21,882	5.6%	20
21	3120 S. Ocean Blvd., #2-602	Koblentz, Harvey and Maria	Dorothea Vilian Living Trust Agreement	\$ 575,000	Feb-09	\$ 245,000	May-85	23.75	2497	\$ 13,895	5.7%	21
22	350 S. Ocean Blvd., #3010	F G Howard Jr Enterprises Inc	David M Oneglia Spray Trust	\$ 650,000	Feb-09	\$ 370,000	Feb-02	7	1182	\$ 40,000	10.8%	22
23	330 Cocoonut Row #PHB	Kelly Family Trust	Duffar, Francois	\$ 2,050,000	Feb-09	\$ 700,000	Jul-99	9.5	1770	\$ 142,105	20.3%	23
24	235 Sunrise Ave., #2225	Meyer, Gregory S	Wilkins Family Trust	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000)	-20.7%	24
25	2784 S. Ocean Blvd., #101N & C#N10	Cutler, Beth	Ruth S Blank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-75	34	2006	\$ 18,288	223.0%	25
26	*170 N. Ocean Blvd., #504	John Prayias Revocable Trust	Adele Prayias Revocable Trust	\$ 890,000	Feb-09	\$ 270,000	Apr-98	10.5	1395	Not Arms Length	Not Arms Length	26
27	*3140 S. Ocean Blvd., #404	Kazi, Ronald etal	Jean Kazi Trust	\$ 825,000	Feb-09	\$ 500,000	Jan-88	21	2173	Not Arms Length	Not Arms Length	27
28	250 Bradley Place, #310 (REO)	Deutsche Bank	Jordan, Kathryn	\$ 840,000	Feb-09	\$ 895,000	Jan-06	3	1220	\$ (18,333)	-2.0%	28
29	2774 S. Ocean Blvd., #607 (CO-OP)	Lapey, J. and Monachino, J.,	Guerriero, Leonard	\$ 175,000	Feb-09	\$ 42,000	Oct-98	10.25	841	\$ 12,976	30.9%	29
30	2295 S. Ocean Ave., #914 (CO-OP)	Roshfeld, Debra	Kloshner, Natalie	\$ 425,000	Feb-09	\$ 500,000	Aug-07	1.5	1559	\$ (50,000)	-10.0%	30
31	2150 Ibis Isle Road #9	Prendergast, Robert	Alfred R. Heath Trust	\$ 375,000	Feb-09	N/A	N/A	N/A	1949	N/A	N/A	31
32	170 N. Ocean Blvd., #501	Mooney, Charles and Wilma	Sylvia Ann Joel Revocable Trust	\$ 1,882,450	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 86,779	6.8%	32
33	3440 S. Ocean Blvd., #401N	Schechet, Kenneth and Susan	Kurtz, Stuart and Deborah	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,586	6.9%	33
34	3230 S. Ocean Blvd., #B603	Iodice, Angelo et. al.	Saegh, Robert an Marguerite	\$ 165,000	Mar-09	\$ 130,000	May-99	9.75	980	\$ 3,590	2.8%	34
35	3300 S. Ocean Blvd., #207N	Gilbert, Roger	Seligman, Edward	\$ 370,000	Mar-09	\$ 225,000	Apr-88	21	1436	\$ 6,905	3.1%	35
36	3460 S. Ocean Blvd., #308	Dorfman, David and Raffaella	GMAC Global Relocation Svcs LLC	\$ 200,000	Mar-09	\$ 280,000	Jul-08	0.75	1472	\$ (106,667)	-38.1%	36
37	2580 S. Ocean Blvd., #1C6	Esrig, Barry	Nusbaum, Virginus et. al.	\$ 900,000	Mar-09	\$ 750,000	Jun-00	8.75	2434	\$ 17,143	2.3%	37
38	2784 S. Ocean Blvd., #504S	Miller, Susan	Robert & Diana Tosto Kehlmann Trust	\$ 285,000	Mar-09	\$ 160,000	Oct-99	9.5	1661	\$ 13,158	8.2%	38
39	3440 S. Ocean Blvd., #306N	Navabha Revocable Trust et. al.	Weiss, Milton and Marcia	\$ 350,000	Mar-09	\$ 92,000	Feb-80	29	1458	\$ 8,897	9.7%	39
40	2 N. Breakers Row #N42 & #C27	Roberts, Bob	Samuel N Shapiro Marital Trust	\$ 7,600,000	Mar-09	\$ 1,022,900	Nov-86	22.25	3013	\$ 295,600	28.9%	40
41	235 Sunrise Ave., #MZH	Simonson, Cynthia J.,	Heise Sr, Richard A.,	\$ 155,000	Mar-09	\$ 40,000	Apr-03	6	2250	\$ 19,167	47.9%	41
42	2580 S. Ocean Blvd., #1C1	Gatlin, John B.,	Susan W Agger Declaration of Trust	\$ 825,000	Mar-09	\$ 357,050	Mar-01	8	2434	\$ 58,494	16.4%	42
43	3450 S. Ocean Blvd., #112	Karandy, Emely	Estate of Daniel Eisen	\$ 123,000	Mar-09	\$ 73,500	Jan-79	30.25	1008	\$ 1,636	2.2%	43
44	300 S. Ocean Blvd., #PH-E (CO-OP)	Hall, Andrew and Christine	N/A	\$ 1,900,000	Mar-09	\$ 312,000	Apr-86	23	2093	\$ 69,043	22.1%	44
45	2185 Ibis Isle Road #20	William Maher Trust	Estate of Joshua & Selene Levine	\$ 525,000	Mar-09	\$ 162,000	Apr-87	22	1269	\$ 16,500	10.2%	45
46	2600 S. Ocean Blvd., #301N	Oxenber, Robert and Maureen	William I Goldberg Revocable Trust	\$ 775,000	Apr-09	\$ 144,000	Jan-78	31.25	1976	\$ 20,192	14.0%	46
47	3400 S. Ocean Blvd., #6E1	Eibaba, Mohamed Fouad and Lina	Hannah Pincus Living Trust	\$ 550,000	Apr-09	\$ 125,000	Jan-79	30.25	1740	\$ 14,050	11.2%	47

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48	235 Sunrise Ave., #MZT	Schechtman, Cheryl	Luczyn, Olga	\$ 145,000	Apr-09	\$ 145,000	Oct-88	20.5	2175	\$	0.0%	48
49	100 Royal Palm Way #B4	Whalen, John	Condron, P Kevin	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	2131	\$ 57,895	2.9%	49
50	44 Coconut Row #B412	Berk, Mark	Sandler, Alan et. al.	\$ 750,000	Apr-09	\$ 362,500	Oct-98	10.5	1215	\$ 36,905	10.2%	50
51	400 S. Ocean Blvd., #418E	Roderic M Oneglia Spray Trust	Gammino, Elizabeth K.,	\$ 1,750,000	Apr-09	N/A	N/A	N/A	1716	N/A	N/A	51
52	3400 S. Ocean Blvd., #1B1	Miceli, Frederick and Susan	Michael Santacroce Revocable Trust	\$ 330,000	Apr-09	\$ 145,000	Jan-80	29.25	2119	\$ 6,325	4.4%	52
53	2275 S. Ocean Blvd., #101S	Vinson Jr, Ray	Phyllis G Shapiro Trust	\$ 590,000	Apr-09	\$ 300,000	Oct-98	10.5	1868	\$ 27,619	9.2%	53
54	3000 S. Ocean Blvd., #406	Kenneth Herman 2009 Revocable Trust	Demico, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-06	2.75	3717	\$ (236,364)	-8.2%	54
55	3450 S. Ocean Blvd., #706	Haas Revocable Trust	Lawrence & Smilja Morrissey Trust	\$ 175,000	Apr-09	\$ 315,000	Jun-05	3.75	952	\$ (37,333)	-11.9%	55
56	100 Royal Palm Way #A5	Muscarelle, Joseph and Sharon	Deems, Richard E.,	\$ 2,900,000	Apr-09	\$ 530,000	Mar-94	15	2810	\$ 158,000	29.8%	56
57	400 S. Ocean Blvd., #203N	Elayne Flamm 2000 Trust et. al.	Blomeyer, Stephanie S.,	\$ 3,450,000	Apr-09	\$ 2,100,000	Sep-03	5.5	3432	\$ 245,455	11.7%	57
58	2 N. Breakers Row #S41 & #C30	Clarke Avenue Investments Inc.	Elayne Flamm 2000 Trust et. al.	\$ 6,500,000	Apr-09	\$ 4,150,000	Mar-00	9	3234	\$ 261,111	6.3%	58
59	235 Sunrise Ave., #2008	Vanalstyne, Kristine	Burt, Sue Ann	\$ 72,000	Apr-09	\$ 60,000	Jan-03	6.25	271	\$ 1,920	3.2%	59
60	3170 S. Ocean Blvd., #S502	Salema, Natalia	Cook, Mary Anne	\$ 1,725,000	Apr-09	\$ 1,518,000	Oct-03	5.5	2950	\$ 37,636	2.5%	60
61	2100 S. Ocean Blvd., #303N	Austern, David	Gozian, Alan	\$ 1,175,000	Apr-09	\$ 1,175,000	Jun-07	1.75	2494	\$	0.0%	61
62	3000 S. Ocean Blvd., #PH6	Wren, Diane M.,	W Randall Holloway Family Trust	\$ 4,800,000	Apr-09	\$ 4,995,000	Aug-06	2.75	5720	\$ (70,909)	-1.4%	62
63	151 Grace Trail #3	Haley Jr, John F.,	Collins, Sheila S.,	\$ 1,500,000	Apr-09	\$ 425,000	Nov-93	15.5	1834	\$ 69,355	16.3%	63
64	235 Sunrise Ave., #2220	Brown, Stephen and Arleen	St John, Donald A.,	\$ 120,000	Apr-09	\$ 85,000	Aug-07	1.75	389	\$ 20,000	23.5%	64
65	235 Sunrise Ave., #2216	Iarocci, Matthew and Joan	Soule, Carolyn	\$ 95,000	Apr-09	\$ 52,000	Oct-97	11.5	389	\$ 3,739	7.2%	65
66	2784 S. Ocean Blvd., #402E	Solomon, Stephen and Laura	Solomon, Alan	\$ 150,000	Apr-09	\$ 77,900	Jan-75	34.25	1661	\$ 2,105	2.7%	66
67	*2275 S. Ocean Blvd., #209A	Stolman, Steven S.,	Young, John W.,	\$ 116,000	Apr-09	\$ 147,500	Apr-02	7	978	Not Arms Length	Not Arms Length	67
68	2100 S. Ocean Blvd., #607S	Ross, Ruth	Otto, Jonathan	\$ 1,050,000	Apr-09	\$ 1,150,000	Jan-08	1.25	2385	\$ (80,000)	-7.0%	68
69	3475 S. Ocean Blvd., #305	Valeriano, Phillip	Basi, James	\$ 150,000	Apr-09	\$ 495,000	Apr-06	3	1395	\$ (115,000)	-23.2%	69
70	300 S. Ocean Blvd., #201 (CO-OP)	Harper Polk Land Trust	Kinlin, Robert and Ellen	\$ 1,962,500	Apr-09	\$ 1,325,000	Aug-04	4.75	1801	\$ 134,211	10.1%	70
71	2295 S. Ocean Blvd., #511 (CO-OP)	Connors, Bernard and Catherine	N/A	\$ 225,000	Apr-09	N/A	N/A	N/A	1559	N/A	N/A	71
72	44 Coconut Row #A318	Rau, John C.,	John A Wolfington Trust	\$ 475,000	May-09	\$ 415,000	Dec-06	2.5	1210	\$ 24,000	5.8%	72
73	2660 S. Ocean Blvd., #105N	Snyder, Mary Jane	Bernstein, Norman	\$ 500,000	May-09	\$ 121,500	Jan-79	30.25	1900	\$ 12,512	10.3%	73
74	330 Coconut Row #1A	Block, Henry and Gilda	Davis, Terrie A	\$ 1,100,000	May-09	\$ 875,000	Sep-06	2.75	1540	\$ 81,818	9.4%	74
75	429 Australian Ave., #5	Geisel, Saskia H.,	Larkin, Owen G and Marjorie	\$ 1,450,000	May-09	\$ 1,175,000	May-05	4	1686	\$ 68,750	5.9%	75
76	3200 S. Ocean Blvd., #401B	DiFilippo, Dominic and Harriet	Lois M Joyce Revocable Trust	\$ 550,000	May-09	\$ 440,000	Sep-03	5.75	1781	\$ 19,130	4.3%	76
77	3400 S. Ocean Blvd., #11H7	Cohen, Mark and Jean	Estate of Rita Goldberg	\$ 595,442	May-09	\$ 227,000	Nov-85	23.5	2119	\$ 15,678	6.9%	77
78	315 S. Lake Dr., #6	Southlane Enterprises Corp.	Susanne Black Revocable Trust	\$ 70,000	May-09	\$ 265,000	Sep-92	16.75	210	\$ (11,642)	-4.4%	78
79	2505 S. Ocean Blvd., #415	Pines, Emily	Lillian E Mann Revocable Trust	\$ 240,000	May-09	\$ 140,000	Dec-88	20.5	1116	\$ 4,878	3.5%	79
80	3450 S. Ocean Blvd., #515	Hiltunen, Jari and Tuja	Lipeck Partners LLP	\$ 195,000	May-09	\$ 360,000	Dec-04	4.5	1548	\$ (36,667)	-10.2%	80
81	3475 S. Ocean Blvd., #602 (REO)	Sciarretta, Louis and Annette	JPMorgan Chase Bank	\$ 189,000	May-09	\$ 700,000	Jun-05	4	1395	\$ (127,750)	-18.3%	81
82	235 Sunrise Ave., #3217	Vaughn, Jeff	Abitino, Sharon M.,	\$ 125,000	May-09	\$ 40,000	Jun-98	11	389	\$ 7,727	19.3%	82
83	2545 S. Ocean Blvd., #312	Stark, Rudolf and Elke	Kowall, Barbe	\$ 125,000	May-09	\$ 75,000	May-91	18	675	\$ 2,778	3.7%	83
84	328 Chilean Ave., #328A & #328B	Davis, Terrie A.,	Drennen, Daniel E.,	\$ 2,000,000	May-09	\$ 1,500,000	Oct-06	2.5	2184	\$ 200,000	13.3%	84
85	3250 S. Ocean Blvd., #510S	Striker, James and Kathy	Miller, Richard	\$ 440,000	May-09	\$ 230,000	Apr-93	16	1640	\$ 13,125	5.7%	85
86	2784 S. Ocean Blvd., #104S	Steven P Cohen Trust	Sinyor, Elaine	\$ 275,000	May-09	\$ 80,000	Jan-77	32.25	1661	\$ 6,047	7.6%	86
87	3460 S. Ocean Blvd., #509	Mueller, Al and Gail	O'Meally, Frankie	\$ 225,000	May-09	\$ 227,000	Jun-03	6	1176	\$ (333)	-0.1%	87
88	3460 S. Ocean Blvd., #212	Veldshteyn, Ilya and Zinaida	Stein, Susan	\$ 172,500	May-09	\$ 39,000	Jan-73	36.5	1416	\$ 3,658	9.4%	88
89	335 Australian Ave., #6 (Townhouse)	Petrie, Carroll	Gould, George	\$ 1,150,000	May-09	\$ 1,425,000	May-06	3	1579	\$ (91,667)	-6.4%	89
90	2330 S. Old Ocean Blvd., #G (Townhouse)	Tufariello, Suzanne D.,	Khawly, Teresa et. al.	\$ 975,000	May-09	\$ 1,065,200	May-01	8	2135	\$ (11,275)	-1.1%	90
91	425 Brazilian Ave., #H (Townhouse)	Rosecan, Albert and Linda	Joseph C. Day Trust	\$ 2,455,000	May-09	\$ 1,350,000	Mar-00	9.25	3816	\$ 119,459	8.8%	91
92	2180 Ibis Isle Road #7	Hutton, Ingrid	Estate of Joyce C O'Neil	\$ 300,000	May-09	N/A	N/A	N/A	1168	N/A	N/A	92
93	2770 S. Ocean Blvd., #401S & #C27	South Ocean Realty Ltd.	Ziv, Seymore	\$ 1,700,000	Jun-09	\$ 3,100,000	Mar-07	2.25	4370	\$ (622,222)	-20.1%	93
94	44 Coconut Row #608A, #609A & #C12	Galvani, Ann M.,	Miriam K Moran Revocable Trust	\$ 796,100	Jun-09	\$ 996,000	Apr-05	4.25	1482	\$ (47,035)	-4.7%	94

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95	100 Sunrise Ave., #518	Abraham, James	Gayle Waxman Living Trust	\$ 725,000	Jun-09	\$ 925,000	Oct-05	3.75	1360	\$ (53,333)	-5.8%	95
96	360 S. Ocean Blvd., #2A	Gozlian Property Partnership	Nell Walker Hight Trust	\$ 1,593,000	Jun-09	\$ 2,700,000	Feb-05	4.25	2500	\$ (260,471)	-9.6%	96
97	2000 S. Ocean Blvd., #101N & #CW13	Cristoria Palm Beach LLC	Weinrib, Jerome	\$ 1,320,000	Jun-09	\$ 900,000	Jun-94	15	3262	\$ 28,000	3.1%	97
98	*250 Bradley Pl. #605	Dale, John and Clara	Dalemar Properties LLC	\$ 325,000	Jun-09	\$ 350,000	Feb-00	9.25	1220	Not Arms Length	Not Arms Length	98
99	6 Sloans Curve Dr. #6 (Townhouse)	Brodlieb, Jennifer Elizabeth	Foster, Lois	\$ 3,055,000	Jun-09	\$ 1,196,000	Apr-88	21.25	3852	\$ 87,482	7.3%	99
100	2505 S. Ocean Blvd., #707 & #709	Kelly Stan Trust	Kaufman Family Trust	\$ 165,000	Jun-09	N/A	N/A	N/A	531	N/A	N/A	100
101	3300 S. Ocean Blvd., #503N	Mutchnik, David and Wendy	Leonard Seligman Trust	\$ 900,000	Jun-09	\$ 400,000	Feb-84	25.25	2072	\$ 19,802	5.0%	101
102	3450 S. Ocean Blvd., #119	Konstantakopoulos, Nick & Anastasia	Altman, Carol	\$ 115,000	Jun-09	\$ 75,000	Sep-96	19.75	1293	\$ 2,025	2.7%	102
103	3450 S. Ocean Blvd., #809	Petrou, Peter	Bernard, Marvin, Jeremy & Rachel	\$ 235,000	Jun-09	\$ 150,000	Jun-94	15	1496	\$ 5,667	3.8%	103
104	44 Cocoonut Row #605B	Burgess, Brandon & Saira	Abraham, Daniel	\$ 800,000	Jun-09	\$ 752,500	Aug-04	4.75	1196	\$ 10,000	1.3%	104
105	350 S. Ocean Blvd., #107	Kopp, Mary and Jay	Kami Trust	\$ 500,000	Jun-09	\$ 120,000	Jan-78	31.50	1234	\$ 12,063	10.1%	105
106	434 Chilean Ave., #6A	Elien Segerdahl Trust	Perkins, Fred	\$ 1,150,000	Jun-09	\$ 635,000	Nov-02	6.75	1293	\$ 76,296	12.0%	106
107	170 N. Ocean Blvd., #311	Fairchild, Reginald & Neal	Lerner, Margot	\$ 371,000	Jun-09	\$ 163,000	Nov-83	25.75	868	\$ 8,078	5.0%	107
108	3440 S. Ocean Blvd., #106N	Sheptock, Johnathan and Patricia	Sanchez, Jean Pierre and Judy	\$ 325,000	Jun-09	\$ 133,000	Dec-97	11.5	1560	\$ 16,696	12.6%	108
109	2784 S. Ocean Blvd., #201E	Sandberg, David	Green, Ruth	\$ 630,000	Jun-09	\$ 300,000	May-03	6	2143	\$ 55,000	18.3%	109
110	3120 S. Ocean Blvd., #3-403	Warnke, Gordon & Batchelor, Laurie	Lois Feld Trust	\$ 775,000	Jun-09	\$ 446,000	Nov-83	25.5	2877	\$ 12,902	2.9%	110
111	2000 S. Ocean Blvd., #505S	Zises Family Trust	Ratner, Dennis & Seeman, Felice Bassin	\$ 800,000	Jun-09	\$ 562,000	Jun-87	22	2877	\$ 10,818	1.9%	111
112	2840 S. Ocean Blvd., #416 (CO-OP)	Bess, Nicholas	Menitoff, Paul and Rita	\$ 90,000	Jun-09	\$ 132,500	Oct-03	5.75	700	\$ (7,391)	-5.6%	112
113	2295 S. Ocean Blvd., #5120 (CO-OP)	Kimball, Linne D.,	Gladys Ostrov Estate	\$ 200,000	Jun-09	\$ 210,000	Mar-03	6.25	1559	\$ (1,600)	-0.8%	113
114	3000 S. Ocean Blvd., #203 (CO-OP)	Pondev Gardens Ltd.	CALL Trust	\$ 1,800,000	Jun-09	\$ 1,900,000	Nov-06	2.5	3332	\$ (40,000)	-2.1%	114
115	2660 S. Ocean Blvd., #506 & S-8	Weissberg, Mark	Vinios, Louis and Zacharie	\$ 1,450,000	Jul-09	\$ 1,450,000	Nov-06	2.75	2137	\$ -	0.0%	115
116	44 Cocoonut Row #327B	Propp, Eugenie	Alpert, Jack	\$ 450,000	Jul-09	\$ 135,000	Feb-99	10.5	1226	\$ 30,000	22.2%	116
117	3475 S. Ocean Blvd., #613	Gumberich, Gregory and Janet	Mrogenstein, Galin and Valentine	\$ 195,000	Jul-09	\$ 100,000	Apr-03	6.25	891	\$ 15,200	15.2%	117
118	340 S. Ocean Blvd., #2B	Reese, Sonja	Edward Gerrity Revocable Trust	\$ 1,040,000	Jul-09	\$ 375,000	Jan-81	28.5	2076	\$ 23,333	6.2%	118
119	3250 S. Ocean Blvd., #407S	Kessler, Hope and Lawrence	Joondeph, Marcia	\$ 275,000	Jul-09	\$ 215,000	Dec-94	14.5	1478	\$ 4,138	1.9%	119
120	2580 S. Ocean Blvd., #2A1	Roth, Arthur and Nancy	Bonan, E. and C., & Adelson, Virginia	\$ 800,000	Jul-09	\$ 456,500	Jun-84	25	2464	\$ 13,740	3.0%	120
121	134 Peruvian Ave., #103	Torres Rity Investments Mid-Ocean LLC	Three Units Nominee Trusts	\$ 415,000	Aug-09	\$ 320,000	Nov-92	16.75	620	\$ 5,672	1.8%	121
122	44 Cocoonut Row #421B	Levine, Martin	Hammer, Gael	\$ 650,000	Aug-09	\$ 300,000	Jul-01	8	1226	\$ 43,750	14.6%	122
123	170 Chilean Ave., #5A	Mulhern, Katherine	Honeysuckle Hill Investment Co., LLC	\$ 725,000	Aug-09	\$ 245,000	Mar-96	13.5	1201	\$ 35,556	14.5%	123
124	100 Sunrise Ave., #516E	Schloss, Richard & Douglas	Markowitz, Patricia	\$ 1,450,000	Aug-09	\$ 245,000	Jan-79	30.5	1972	\$ 39,508	16.1%	124
125	100 Worth Ave., #512	Van Eck, Sigrid	Murray, Maureen	\$ 2,250,000	Aug-09	\$ 975,000	May-97	12.25	1998	\$ 104,082	10.7%	125
126	360 S. Ocean Blvd., #PHA	Edward Winston Trust	Nicholson, James and Donna	\$ 3,327,500	Aug-09	\$ 4,750,000	Mar-07	2.5	2500	\$ (569,000)	-12.0%	126
127	2860 S. Ocean Blvd., #109	Mazur, Michael & Wall, M.,	Bevignani, Henry	\$ 140,000	Aug-09	\$ 260,000	Feb-05	4.5	1012	\$ (26,667)	-10.3%	127
128	3475 S. Ocean Blvd., #116	Araceli, Susana and Horacio	Cornell, Dorothy	\$ 148,000	Aug-09	N/A	N/A	N/A	1395	N/A	N/A	128
129	2773 S. Ocean Blvd., #211	Sheridan, Brian & Irena	Saslow Trust	\$ 187,500	Aug-09	N/A	N/A	N/A	1389	N/A	N/A	129
130	2100 S. Ocean Blvd., #203S	Schneider, William and Joan	Bitensky, Halina	\$ 675,000	Aug-09	\$ 560,000	Jun-00	9.25	2494	\$ 12,432	2.2%	130
131	3000 S. Ocean Blvd., #408	Lipton, Lee	Lukes, Peter	\$ 2,200,000	Aug-09	\$ 1,675,000	Feb-09	0.5	3219	\$ 1,050,000	62.7%	131
132	3000 S. Ocean Blvd., #PH7S	Spork, Anne	Lia, Don	\$ 4,050,000	Aug-09	\$ 4,450,000	Aug-06	3	5067	\$ (133,333)	-3.0%	132
133	44 Cocoonut Row #506B	Wilson, Steve	Rita Hassenfeld Trust	\$ 287,500	Aug-09	N/A	N/A	N/A	903	N/A	N/A	133
134	3390 S. Ocean Blvd., #305	Martinez, Peter and Cynthia	Martinez, P. & Baccasin, A. and M.,	\$ 228,881	Aug-09	\$ 310,000	Dec-03	5.75	1714	\$ (14,108)	-4.6%	134
135	3475 S. Ocean Blvd., #211	McLean Jr., John	Thompson, Scott	\$ 170,000	Aug-09	\$ 125,000	Feb-02	7.5	891	\$ 6,000	4.8%	135
136	3460 S. Ocean Blvd., #616	Vagianos, John and Crisanna	Ashok, Rajan	\$ 227,000	Aug-09	\$ 270,000	Nov-02	6.75	1239	\$ (6,370)	-2.4%	136
137	2774 S. Ocean Blvd., #401 (CO-OP)	Spang, William and Mary Lou	Peters, Catherine	\$ 505,000	Aug-09	\$ 345,000	May-03	5.25	1344	\$ 30,476	8.8%	137
138	2780 S. Ocean Blvd., #703 (CO-OP)	Slatzman, Stanley and Lynette	Kittenplan, S., & Goldsmith, J.,	\$ 445,000	Aug-09	N/A	N/A	N/A	1294	N/A	N/A	138
139	2730 S. Ocean Blvd., #409 (CO-OP)	Bernice Greenspan Trust	Cypher, Herry and Barbara	\$ 100,000	Aug-09	\$ 90,000	Mar-93	16.5	1225	\$ 606	0.7%	139
140	2760 S. Ocean Blvd., #116 (CO-OP)	Yetman, Scott	Jacobson, Jean	\$ 190,000	Aug-09	N/A	N/A	N/A	1150	N/A	N/A	140

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PB CONDO SALES 1/1/09-9/30/09 - YTD

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	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 %	
141	2160 Ibis Isle Rd., #4	Ohnuna, Takao and Yoko	Ibis Isle Trust	\$ 442,500	Aug-09	\$ 185,000	Oct-93	15.75	1473	\$ 16,349	8.8%	141
142	100 Royal Palm Way #E2	Warwick, Charles III and Elsie	Ferguson, John & Eubanks, William	\$ 1,450,000	Sep-09	\$ 1,075,000	Jan-05	5.75	2097	\$ 65,217	6.1%	142
143	100 Sunrise Ave., #404	Felberbaum, Kenneth & Randi	RAP Fund III	\$ 650,000	Sep-09	\$ 360,000	Oct-86	23	1547	\$ 12,609	3.5%	143
144	2860 S. Ocean Blvd., #317	Fach, Micehael	Salomon, Neil and Keith and Lawrence	\$ 173,000	Sep-09	\$ 50,200	Jan-73	36.75	1578	\$ 3,341	6.7%	144
145	2773 S. Ocean Blvd., #511	Horwitz, Harry	Levine, Terry and Beth	\$ 251,000	Sep-09	\$ 350,000	Apr-05	4.5	1389	\$ (22,000)	-6.3%	145
146	3300 S. Ocean Blvd., #401N	Hockenbury, John	Shiller, Claude	\$ 525,000	Sep-09	\$ 212,000	Jul-81	28.25	1902	\$ 11,080	5.2%	146
147	3140 S. Ocean Blvd., #407N	Rutkoff, Alan and Mally	Berman, Cecile	\$ 625,000	Sep-09	\$ 550,000	Oct-97	12	2695	\$ 6,250	1.1%	147
148	3140 S. Ocean Blvd., #407S	Charles Feldberg Trust	Silveri, Jacqueline and Eugene	\$ 735,000	Sep-09	\$ 500,000	Jan-00	9.75	2533	\$ 24,103	4.8%	148
149	2000 S. Ocean Blvd., #403S	Arrascue, Jose	Fleischman, Martin and Eleanor	\$ 735,000	Sep-09	\$ 708,325	Jan-04	5.75	2494	\$ 4,639	0.7%	149
150	2660 S. Ocean Blvd., #202W	Singer, Joanne	Shavell, Wade	\$ 740,000	Sep-09	\$ 335,000	Jul-97	12.25	1908	\$ 33,061	9.9%	150
151	*3120 S. Ocean Blvd., #403	Nicholas Tagaris Trust	Tagaris, Nicholas	\$ 770,000	Sep-09	\$ 440,000	May-08	1.5	2877	Not Arms Length	Not Arms Length	151
152	2190 Ibis Isle Rd., #4	Fleschner, Andrew	Millard, Frank	\$ 347,925	Sep-09	\$ 459,000	Apr-04	5.5	1335	\$ (20,195)	-4.4%	152
153	2774 S. Ocean Blvd., #207 (CO-OP)	Flaxman, Stuart	Reinhardt, Susan	\$ 138,000	Sep-09	\$ 145,000	Oct-00	9	841	\$ (778)	-0.5%	153

**Excluded from Calculation of PB Condo Sales (Total)*

'09 3Q Summary - PB Condo Sales (Total)	
PB Condo Sales (Total)	\$ 132,783,798
Average Current Sales Price	\$ 897,188
Median Current Sales Price	\$ 550,000
Average Yrs. Between Sales	12.10
% Annual Increase/(Decrease)	6.5%

'09 1Q & 2Q Summary - Activity	
Total PB Condo Sales	\$ 103,389,992
Average Current Sales Price	\$ 959,509
Median Current Sales Price	\$ 562,500
Average Yrs. Between Sales	12.21
% Annual Increase/(Decrease)	6.7%

'09 3Q Summary - Activity	
Total PB Condo Sales	\$ 29,393,806
Average Current Sales Price	\$ 773,521
Median Current Sales Price	\$ 505,000
Average Yrs. Between Sales	11.76
% Annual Increase/(Decrease)	5.7%

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	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	100 Worth Ave. #PH4	Worth, Gail Katz	Edward L Bronstien Jr. Trust	\$ 1,650,000	Jan-09	\$ 300,000	Mar-01	7.75	1539	\$ 174,194	58.1%	1
2	100 Worth Ave. #6170	Wilner, James D and Ellen J.,	Estate of Thomas B. Wilner	\$ 1,128,000	Jan-09	\$ 431,100	Jul-85	23.5	1580	\$ 29,655	6.9%	2
3	250 Bradley Pl. #603	Kantor, Martin E and Lucille S.,	Kent, Gloria	\$ 550,000	Jan-09	\$ 375,000	May-02	7.75	871	\$ 22,580.65	6.0%	3
4	354 Chilean Ave. #2B	Cox Jr., Howard E.,	Arnold, Stephen H., and Jane	\$ 425,000	Jan-09	\$ 103,000	Jul-92	16.5	782	\$ 19,515.15	18.9%	4
5	44 Cocoonut Row #101A	Gordon, Benjamin and Elizabeth	Henry Prensky Revocable Trust	\$ 200,000	Jan-09	\$ 99,400	Apr-85	23.75	893	\$ 4,235.79	4.3%	5
6	44 Cocoonut Row #23B	Fred Alger 2009 Trust	Wood, Renee	\$ 415,000	Jan-09	\$ 320,000	Aug-05	3.5	992	\$ 27,142.86	8.5%	6
7	100 Worth Ave. #610	Rizzuto, Leandro and Sherrie	Lyons, Kay G.,	\$ 2,225,000	Feb-09	\$ 1,033,000	Jan-02	7	1597	\$ 170,285.71	16.5%	7
8	235 Sunrise Ave., #3027	3027 PBH LLC	Anne M Lavery Revocable Trust	\$ 73,000	Feb-09	\$ 55,000	Mar-00	9	448	\$ 2,000.00	3.6%	8
9	44 Cocoonut Row #221B	Voyatzis, George and Alexandra	Shientag, Florence	\$ 307,000	Feb-09	\$ 89,000	Jan-79	30	1226	\$ 7,266.67	8.2%	9
10	330 Cocoonut Row #1B	Barbara Annan Revocable Trust	Blake, Curtis and Patricia	\$ 925,000	Feb-09	\$ 870,000	May-05	3.75	1540	\$ 14,666.67	1.7%	10
11	170 Chilean Ave., #3A	Benson, Judi Ann	Izquierdo-Stephan, Carolina	\$ 700,000	Feb-09	\$ 200,000	May-99	9.75	1201	\$ 51,282.05	25.6%	11
12	350 S. Ocean Blvd., #3010	F G Howard Jr Enterprises Inc.	David M Oneglia Spray Trust	\$ 650,000	Feb-09	\$ 370,000	Feb-02	7	1182	\$ 40,000.00	10.8%	12
13	330 Cocoonut Row #PHB	Kelly Family Trust	Duffar, Francois	\$ 2,050,000	Feb-09	\$ 700,000	Jul-99	9.5	1770	\$ 142,105.26	20.3%	13
14	235 Sunrise Ave., #2225	Meyer, Gregory S.,	Wilkins Family Trust	\$ 90,000	Feb-09	\$ 237,000	Jan-06	3	561	\$ (49,000.00)	-20.7%	14
15	*170 N. Ocean Blvd., #504	John Prayias Revocable Trust	Adele Prayias Revocable Trust	\$ 890,000	Feb-09	\$ 270,000	Apr-98	10.5	1395	Not Arms Length	Not Arms Length	15
16	250 Bradley Pl., #310 (REO)	Deutsche Bank	Jordan, Kathryn	\$ 840,000	Feb-09	\$ 895,000	Jan-06	3	1220	\$ (18,333)	-2.0%	16
17	170 N. Ocean Blvd., #501	Mooney, Charles and Wilma	Sylvia Ann Joel Revocable Trust	\$ 1,882,450	Mar-09	\$ 1,275,000	Feb-02	7	1830	\$ 86,778.57	6.8%	17
18	2 N. Breakers Row #N42 & #C27	Roberts, Bob	Samuel N Shapiro Marital Trust	\$ 7,600,000	Mar-09	\$ 1,022,900	Nov-86	22.25	3013	\$ 295,600.00	28.9%	18
19	235 Sunrise Ave., #MZH	Simonson, Cynthia J.,	Heise Sr, Richard A.,	\$ 155,000	Mar-09	\$ 40,000	Apr-03	6	2250	\$ 19,166.67	47.9%	19
20	2580 S. Ocean Blvd., #1C1	Gatlin, John B.,	Susan W. Agger Declaration of Trust	\$ 825,000	Mar-09	\$ 357,050	Mar-01	8	2434	\$ 58,493.75	16.4%	20
21	300 S. Ocean Blvd., #PH-E (CO-OP)	Hall, Andrew and Christine	N/A	\$ 1,900,000	Mar-09	\$ 312,000	Apr-86	23	2093	\$ 69,043	22.1%	21
22	235 Sunrise Ave., #MZT	Schechtman, Cheryl	Luczyn, Olga	\$ 145,000	Apr-09	\$ 145,000	Oct-88	20.5	2175	\$ -	0.0%	22
23	100 Royal Palm Way #B4	Whalen, John	Condron, P Kevin	\$ 2,250,000	Apr-09	\$ 1,975,000	Aug-04	4.75	2131	\$ 57,894.74	2.9%	23
24	44 Cocoonut Row #B412	Berk, Mark	Sandler, Alan et. al.	\$ 750,000	Apr-09	\$ 362,500	Oct-98	10.5	1215	\$ 36,904.76	10.2%	24
25	400 S. Ocean Blvd., #418E	Roderic M Oneglia Spray Trust	Gammino, Elizabeth K.,	\$ 1,750,000	Apr-09	N/A	N/A	N/A	1716	N/A	N/A	25
26	100 Royal Palm Way #A5	Muscarella, Joseph and Sharon	Deems, Richard E.,	\$ 2,900,000	Apr-09	\$ 530,000	Mar-94	15	2810	\$ 158,000.00	29.8%	26
27	400 S. Ocean Blvd., #203N	Elayne Flamm 2000 Trust et. al.	Blomeyer, Stephanie S.,	\$ 3,450,000	Apr-09	\$ 2,100,000	Sep-03	5.5	3432	\$ 245,454.55	11.7%	27
28	2 N. Breakers Row #S41 & #C30	Clarke Avenue Investments Inc.	Elayne Flamm 2000 Trust et. al.	\$ 6,500,000	Apr-09	\$ 4,150,000	Mar-00	9	3234	\$ 261,111.11	6.3%	28
29	235 Sunrise Ave., #2008	Vanaistyne, Kristine	Burt, Sue Ann	\$ 72,000	Apr-09	\$ 60,000	Jan-03	6.25	271	\$ 1,920.00	3.2%	29
30	151 Grace Trail #3	Haley Jr, John F.,	Collins, Sheila S.,	\$ 1,500,000	Apr-09	\$ 425,000	Nov-93	15.5	1834	\$ 69,354.84	16.3%	30
31	235 Sunrise Ave., #2220	Brown, Stephen and Arleen	St John, Donald A.,	\$ 120,000	Apr-09	\$ 85,000	Aug-07	1.75	389	\$ 20,000	23.5%	31
32	235 Sunrise Ave., #2216	Iarocci, Matthew and Joan	Soule, Carolyn	\$ 95,000	Apr-09	\$ 52,000	Oct-97	11.5	389	\$ 3,739.13	7.2%	32
33	300 S. Ocean Blvd., #201 (CO-OP)	Harper Polk Land Trust	Kinlin, Robert and Ellen	\$ 1,962,500	Apr-09	\$ 1,325,000	Aug-04	4.75	1801	\$ 134,211	10.1%	33
34	44 Cocoonut Row #A318	Rau, John C.,	John A Wolfington Trust	\$ 475,000	May-09	\$ 415,000	Dec-06	2.5	1210	\$ 24,000.00	5.8%	34
35	330 Cocoonut Row #1A	Block, Henry and Gilda	Davis, Terrie A.,	\$ 1,100,000	May-09	\$ 875,000	Sep-06	2.75	1540	\$ 81,818.18	9.4%	35
36	429 Australian Ave., #5	Geisel, Saskia H.,	Larkin, Owen G and Marjorie	\$ 1,450,000	May-09	\$ 1,175,000	May-05	4	1686	\$ 68,750.00	5.9%	36
37	315 S. Lake Dr., #6	Southlane Enterprises Corp.	Susanne Black Revocable Trust	\$ 70,000	May-09	\$ 265,000	Sep-92	16.75	210	\$ (11,641.79)	-4.4%	37
38	235 Sunrise Ave., #3217	Vaughn, Jeff	Abitino, Sharon M.,	\$ 125,000	May-09	\$ 40,000	Jun-98	11	389	\$ 7,727.27	19.3%	38
39	328 Chilean Ave., #328A & #328B	Davis, Terrie A.,	Drennen, Daniel E.,	\$ 2,000,000	May-09	\$ 1,500,000	Oct-06	2.5	2184	\$ 200,000.00	13.3%	39
40	335 Australian Ave., #9 (Townhouse)	Petrie, Carroll	Gould, George	\$ 1,150,000	May-09	\$ 1,425,000	May-06	3	1579	\$ (91,666.67)	-6.4%	40
41	425 Brazilian Ave. #H (Townhouse)	Rosecan, Albert and Linda	Joseph C. Day Trust	\$ 2,455,000	May-09	\$ 1,350,000	Mar-00	9.25	3816	\$ 119,459	8.8%	41
42	44 Cocoonut Row #608A, #609A & #C12	Galvani, Ann M.,	Miriam K Moran Revocable Trust	\$ 796,100	Jun-09	\$ 996,000	Apr-05	4.25	1482	\$ (47,035.29)	-4.7%	42
43	100 Sunrise Ave., #518	Abraham, James	Gayle Waxman Living Trust	\$ 725,000	Jun-09	\$ 925,000	Oct-05	3.75	1360	\$ (53,333.33)	-5.8%	43
44	360 S. Ocean Blvd., #2A	Gozlan Property Partnership	Neil Walker Hight Trust	\$ 1,593,000	Jun-09	\$ 2,700,000	Feb-05	4.25	2500	\$ (260,470.59)	-9.6%	44
45	*250 Bradley Pl., #605	Dale, John and Clara	Dalemar Properties LLC	\$ 325,000	Jun-09	\$ 350,000	Feb-00	9.25	1220	Not Arms Length	Not Arms Length	45
46	44 Cocoonut Row #605B	Burgess, Brandon & Saira	Abraham, Daniel	\$ 800,000	Jun-09	\$ 752,500	Aug-04	4.75	1196	\$ 10,000	1.3%	46
47	350 S. Ocean Blvd., #107	Kopp, Mary and Jay	Kami Trust	\$ 500,000	Jun-09	\$ 120,000	Jan-78	31.50	1234	\$ 12,063	10.1%	47

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	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 %	
48	434 Chilean Ave., #6A	Ellen Segerdahl Trust	Perkins, Fred	\$ 1,150,000	Jun-09	\$ 635,000	Nov-02	6.75	1293	\$ 76,296	12.0%	48
49	170 N. Ocean Blvd., #311	Fairchild, Reginald & Neal	Lerner, Margot	\$ 371,000	Jun-09	\$ 163,000	Nov-83	25.75	868	\$ 8,078	5.0%	49
50	44 Coconut Row #327B	Propp, Eugenie	Alpert, Jack	\$ 450,000	Jul-09	\$ 135,000	Feb-99	10.5	1226	\$ 30,000	22.2%	50
51	340 S. Ocean Blvd., #2B	Reese, Sona	Edward Gerrity Revocable Trust	\$ 1,040,000	Jul-09	\$ 375,000	Jan-81	28.5	2076	\$ 23,333	6.2%	51
52	134 Peruvian Ave., #103	Torres Rlty Investements Mid-Ocean LLC	Three Units Nominee Trusts	\$ 415,000	Aug-09	\$ 320,000	Nov-92	16.75	620	\$ 5,672	1.8%	52
53	44 Coconut Row #421B	Levine, Martin	Hammer, Gael	\$ 650,000	Aug-09	\$ 300,000	Jul-01	8	1226	\$ 43,750	14.6%	53
54	170 Chilean Ave., #5A	Mulhern, Katherine	Honeysuckle Hill Investment Co., LLC	\$ 725,000	Aug-09	\$ 245,000	Mar-96	13.5	1201	\$ 35,556	14.5%	54
55	100 Sunrise Ave., #516E	Schloss, Richard & Douglas	Markowitz, Patricia	\$ 1,450,000	Aug-09	\$ 245,000	Jan-79	30.5	1972	\$ 39,508	16.1%	55
56	100 Worth Ave., #512	Van Eck, Sigrid	Murray, Maureen	\$ 2,250,000	Aug-09	\$ 975,000	May-97	12.25	1998	\$ 104,082	10.7%	56
57	360 S. Ocean Blvd., #PHA	Edward Winston Trust	Nicholson, James and Donna	\$ 3,327,500	Aug-09	\$ 4,750,000	Mar-07	2.5	2500	\$ (569,000)	-12.0%	57
58	44 Cocoaut Row #506B	Wilson, Steve	Rita Hassenfeld Trust	\$ 287,500	Aug-09	N/A	N/A	N/A	903	N/A	N/A	58
59	100 Royal Palm Way #E2	Warwick, Charles III and Elsie	Ferguson, John & Eubanks, William	\$ 1,450,000	Sep-09	\$ 1,075,000	Jan-05	4.5	2097	\$ 83,333	7.8%	59
60	100 Sunrise Ave., #404	Felberbaum, Kenneth & Randi	RAP Fund III	\$ 650,000	Sep-09	\$ 360,000	Oct-86	23	1547	\$ 12,609	3.5%	60

*Excluded from Calculation of PB Condo Sales (North of Sloan's Curve)

'09 3Q Summary - PB Condos (North of Sloan's Curve)	
PB Condo (North of Sloan's) Sales	\$ 73,540,050
Average Current Sales Price	\$ 1,267,932
Median Current Sales Price	\$ 812,500
Average Yrs. Between Sales	11.01
% Annual Increase/(Decrease)	9.9%

'09 1Q & 2Q Summary - Activity	
PB North Condo Sales	\$ 60,845,050
Average Current Sales Price	\$ 1,294,576
Median Current Sales Price	\$ 825,000
Average Yrs. Between Sales	10.18
% Annual Increase/(Decrease)	10.2%

'09 3Q Summary - Activity	
PB North Condo Sales	\$ 12,695,000
Average Current Sales Price	\$ 1,154,091
Median Current Sales Price	\$ 725,000
Average Yrs. Between Sales	15.00
% Annual Increase/(Decrease)	8.5%

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	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	3140 S. Ocean Blvd., #306S	Simons, Alan and Annette	Ghelber, Sorin	\$ 500,000	Jan-09	\$ 768,000	May-07	1.75	2220	\$ (153,143)	-19.9%	1
2	3450 S. Ocean Blvd., #117	Stillman, Dana and Dorothy	Sydele Singer Revocable Living Trust	\$ 230,000	Jan-09	\$ 135,000	Nov-00	8.25	1548	\$ 11,515	8.5%	2
3	2600 S. Ocean Blvd., #203W	50 States Limited	Apter, Susan G.,	\$ 1,050,000	Jan-09	\$ 1,150,000	Nov-07	1.25	2918	\$ (80,000)	-7.0%	3
4	3000 S. Ocean Blvd., #408	Lukes, Peter	Bellaria Condominium Association Inc.	\$ 1,675,000	Feb-09	\$ 3,800,000	Apr-07	1.75	3219	\$ (1,214,286)	-32.0%	4
5	2660 S. Ocean Blvd., #502W	Malkiel, Burton and Nancy	Raphael, Stephen E.,	\$ 1,100,000	Feb-09	\$ 480,000	Feb-02	7	1908	\$ 88,571	18.5%	5
6	2545 S. Ocean Blvd., #301 (REO)	Swierczewski, Andrew and Romualda	Fannie Mae	\$ 200,000	Feb-09	\$ 325,000	May-05	3.75	972	\$ (33,333)	-10.3%	6
7	3440 S. Ocean Blvd., #204N	Leknarf Associates LLC	Alexanian, David	\$ 430,000	Feb-09	\$ 310,000	Dec-95	13.25	2078	\$ 9,057	2.9%	7
8	2505 S. Ocean Blvd., #506	Arsene, Vladimir	Roy Forman Revocable Trust	\$ 250,000	Feb-09	N/A	N/A	N/A	1116	N/A	N/A	8
9	3400 S. Ocean Blvd., #1-H-6	Rodriguez, Raphael and Pauline	Rhoda Wagner Revocable Trust	\$ 575,000	Feb-09	\$ 389,000	Jul-00	8.5	2119	\$ 21,882	5.6%	9
10	3120 S. Ocean Blvd., #2-602	Koblentz, Harvey and Maria	Dorothea Vilian Living Trust Agreement	\$ 575,000	Feb-09	\$ 245,000	May-85	23.75	2497	\$ 13,895	5.7%	10
11	2784 S. Ocean Blvd., #101N & C#N10	Cutler, Beth	Ruth S Blank Living Trust	\$ 630,000	Feb-09	\$ 8,200	Jan-75	34	2006	\$ 18,288	223.0%	11
12	*3140 S. Ocean Blvd., #404	Kazi, Ronald et. al.	Jean Kazi Trust	\$ 825,000	Feb-09	\$ 500,000	Jan-88	21	2173	Not Arms Length	Not Arms Length	12
13	2774 S. Ocean Blvd., #607 (CO-OP)	Lapey, J. and Monachino, J.,	Guerriero, Leonard	\$ 175,000	Feb-09	\$ 42,000	Oct-98	10.25	841	\$ 12,976	30.9%	13
14	2295 S. Ocean Ave., #914 (CO-OP)	Roshfeld, Debra	Kloshner, Natalie	\$ 425,000	Feb-09	\$ 500,000	Aug-07	1.5	1559	\$ (50,000)	-10.0%	14
15	2150 Ibis Isle Road #9	Prendergast, Robert	Alfred R. Heath Trust	\$ 375,000	Feb-09	N/A	N/A	N/A	1949	N/A	N/A	15
16	3440 S. Ocean Blvd., #401N	Kurtz, Stuart and Deborah	Schechet, Kenneth and Susan	\$ 600,000	Mar-09	\$ 400,000	Dec-01	7.25	2078	\$ 27,586	6.9%	16
17	3230 S. Ocean Blvd., #B603	Jodice, Angelo et. al.	Saegh, Robert and Marguerite	\$ 165,000	Mar-09	\$ 130,000	May-99	9.75	980	\$ 3,590	2.8%	17
18	3300 S. Ocean Blvd., #207N	Gilbert, Roger	Seligman, Edward	\$ 370,000	Mar-09	\$ 225,000	Apr-88	21	1436	\$ 6,905	3.1%	18
19	3460 S. Ocean Blvd., #308	Dorfman, David and Raffaella	GMAC Global Relocation Svcs LLC	\$ 200,000	Mar-09	\$ 280,000	Jul-08	0.75	1472	\$ (106,667)	-38.1%	19
20	2580 S. Ocean Blvd., #1C6	Esrig, Barry	Nusbaum, Virginius etal	\$ 900,000	Mar-09	\$ 750,000	Jun-00	8.75	2434	\$ 17,143	2.3%	20
21	2784 S. Ocean Blvd., #504S	Miller, Susan	Robert and Diana Tosto Kehlmann Trust	\$ 285,000	Mar-09	\$ 160,000	Oct-99	9.5	1661	\$ 13,158	8.2%	21
22	3440 S. Ocean Blvd., #306N	Navabha Revocable Trust et. al.	Weiss, Milton and Marcia	\$ 350,000	Mar-09	\$ 92,000	Feb-80	29	1458	\$ 8,897	9.7%	22
23	3450 S. Ocean Blvd., #112	Karandy, Emely	Estate of Daniel Eisen	\$ 123,000	Mar-09	\$ 73,500	Jan-79	30.25	1008	\$ 1,636	2.2%	23
24	2185 Ibis Isle Road #20	William Maher Trust	Estate of Joshua & Selene Levine	\$ 525,000	Mar-09	\$ 162,000	Apr-87	22	1269	\$ 16,500	10.2%	24
25	2600 S. Ocean Blvd., #301N	Oxenberg, Robert and Maureen	William I Goldberg Revocable Trust	\$ 775,000	Apr-09	\$ 144,000	Jan-78	31.25	1976	\$ 20,192	14.0%	25
26	3400 S. Ocean Blvd., #6E1	Eibaba, Mohamed Fouad and Lina	Hannah Pincus Living Trust	\$ 550,000	Apr-09	\$ 125,000	Jan-79	30.25	1740	\$ 14,050	11.2%	26
27	3400 S. Ocean Blvd., #1B1	Miceli, Frederick and Susan	Michael Santacroce Revocable Trust	\$ 330,000	Apr-09	\$ 145,000	Jan-80	29.25	2119	\$ 6,325	4.4%	27
28	2275 S. Ocean Blvd., #101S	Vinson Jr., Ray	Phyllis G Shapiro Trust	\$ 590,000	Apr-09	\$ 300,000	Oct-98	10.5	1868	\$ 27,619	9.2%	28
29	3000 S. Ocean Blvd., #406	Kenneth Herman 2009 Revocable Trust	Demicco, Toby	\$ 2,250,000	Apr-09	\$ 2,900,000	Jul-06	2.75	3717	\$ (236,364)	-8.2%	29
30	3450 S. Ocean Blvd., #706	Haas Revocable Trust	Lawrence & Smilja Morrissey Trust	\$ 175,000	Apr-09	\$ 315,000	Jun-05	3.75	952	\$ (37,333)	-11.9%	30
31	3170 S. Ocean Blvd., #S502	Salema, Natalia	Cook, Mary Anne	\$ 1,725,000	Apr-09	\$ 1,518,000	Oct-03	5.5	2950	\$ 37,636	2.5%	31
32	2100 S. Ocean Blvd., #303N	Austern, David	Gozlan, Alan	\$ 1,175,000	Apr-09	\$ 1,175,000	Jun-07	1.75	2494	\$ -	0.0%	32
33	3000 S. Ocean Blvd., #PH6	Wren, Diane M.,	W Randall Holloway Family Trust	\$ 4,800,000	Apr-09	\$ 4,995,000	Aug-06	2.75	5720	\$ (70,909)	-1.4%	33
34	2784 S. Ocean Blvd., #402E	Solomon, Stephen and Laura	Solomon, Alan	\$ 150,000	Apr-09	\$ 77,900	Jan-75	34.25	1661	\$ 2,105	2.7%	34
35	*2275 S. Ocean Blvd., #209A	Stolman, Steven S.,	Young, John W.,	\$ 116,000	Apr-09	\$ 147,500	Apr-02	7	978	Not Arms Length	Not Arms Length	35
36	2100 S. Ocean Blvd., #607S	Ross, Ruth	Otto, Jonathan	\$ 1,050,000	Apr-09	\$ 1,150,000	Jan-08	1.25	2385	\$ (80,000)	-7.0%	36
37	3475 S. Ocean Blvd., #305	Valeriano, Phillip	Basi, James	\$ 150,000	Apr-09	\$ 495,000	Apr-06	3	1395	\$ (115,000)	-23.2%	37
38	2295 S. Ocean Blvd., #511 (CO-OP)	Connors, Bernard and Catherine	N/A	\$ 225,000	Apr-09	N/A	N/A	N/A	1559	N/A	N/A	38
39	2660 S. Ocean Blvd., #105N	Snyder, Mary Jane	Bernstein, Norman	\$ 500,000	May-09	\$ 121,500	Jan-79	30.25	1900	\$ 12,512	10.3%	39
40	3200 S. Ocean Blvd., #401B	DiFilippo, Dominic and Harriet	Lois M Joyce Revocable Trust	\$ 550,000	May-09	\$ 440,000	Sep-03	5.75	1781	\$ 19,130	4.3%	40
41	3400 S. Ocean Blvd., #11H7	Cohen, Mark and Jean	Estate of Rita Goldberg	\$ 595,442	May-09	\$ 227,000	Nov-85	23.5	2119	\$ 15,678	6.9%	41
42	2505 S. Ocean Blvd., #415	Pines, Emily	Lillian E Mann Revocable Trust	\$ 240,000	May-09	\$ 140,000	Dec-88	20.5	1116	\$ 4,878	3.5%	42
43	3450 S. Ocean Blvd., #515	Hiltunen, Jari and Tuija	Lipeck Partners LLP	\$ 195,000	May-09	\$ 360,000	Dec-04	4.5	1548	\$ (36,667)	-10.2%	43
44	3475 S. Ocean Blvd., #602 (REO)	Sciarretta, Louis and Annette	JPMorgan Chase Bank	\$ 189,000	May-09	\$ 700,000	Jun-05	4	1395	\$ (127,750)	-18.3%	44
45	2545 S. Ocean Blvd., #312	Stark, Rudolf and Elke	Kowall, Barbel	\$ 125,000	May-09	\$ 75,000	May-91	18	675	\$ 2,778	3.7%	45
46	3250 S. Ocean Blvd., #510S	Striker, Jame sand Kathy	Miller, Richard	\$ 440,000	May-09	\$ 230,000	Apr-93	16	1640	\$ 13,125	5.7%	46

THE EVANS REPORT®

	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 %	
47	2784 S. Ocean Blvd., #104S	Steven P Cohen Trust	Sinyor, Elaine	\$ 275,000	May-09	\$ 80,000	Jan-77	32.25	1661	\$ 6,047	7.6%	47
48	3460 S. Ocean Blvd. #509	Mueller, Al and Gail	O'Meally, Frankie	\$ 225,000	May-09	\$ 227,000	Jun-03	6	1176	\$ (333)	-0.1%	48
49	3460 S. Ocean Blvd., #212	Veldshteyn, Ilya and Zinaida	Stein, Susan	\$ 172,500	May-09	\$ 39,000	Jan-73	36.5	1416	\$ 3,658	9.4%	49
50	2330 S. Old Ocean Blvd., #G	Tufariello, Suzanne D.,	Khawly, Teresa et. al.	\$ 975,000	May-09	\$ 1,065,200	May-01	8	2135	\$ (11,275)	-1.1%	50
51	2180 Ibis Isle Road #7	Hutton, Ingrid	Estate of Joyce C O'Neil	\$ 300,000	May-09	N/A	N/A	N/A	1168	N/A	N/A	51
52	2770 S. Ocean Blvd., #401S & #C27	South Ocean Realty Ltd.	Ziv, Seymour	\$ 1,700,000	Jun-09	\$ 3,100,000	Mar-07	2.25	4370	\$ (622,222)	-20.1%	52
53	2000 S. Ocean Blvd., #101N & #CW13	Cristoria Palm Beach LLC	Weinrib, Jerome	\$ 1,320,000	Jun-09	\$ 900,000	Jun-94	15	3262	\$ 28,000	3.1%	53
54	6 Sloans Curve Dr., #6 (Townhouse)	Brodlied, Jennifer Elizabeth	Foster, Lois	\$ 3,055,000	Jun-09	\$ 1,196,000	Apr-88	21.25	3852	\$ 87,482	7.3%	54
55	2505 S. Ocean Blvd., #707 & #709	Kelly Stan Trust	Kaufman Family Trust	\$ 165,000	Jun-09	N/A	N/A	N/A	531	N/A	N/A	55
56	3300 S. Ocean Blvd., #503	Mutchnik, David and Wendy	Leonard Seligman Trust	\$ 900,000	Jun-09	\$ 400,000	Feb-84	25.25	2072	\$ 19,802	5.0%	56
57	3450 S. Ocean Blvd., #809	Petrou, Peter	Bernard, Marvin, Jeremy & Rachel	\$ 235,000	Jun-09	\$ 150,000	Jun-94	15	1496	\$ 5,667	3.8%	57
58	3440 S. Ocean Blvd., #106N	Sheptock, Johnathan and Patricia	Sanchez, Jean Pierre and Judy	\$ 325,000	Jun-09	\$ 133,000	Dec-97	11.5	1560	\$ 16,696	12.6%	58
59	2784 S. Ocean Blvd., #201E	Sandberg, David	Green, Ruth	\$ 630,000	Jun-09	\$ 300,000	May-03	6	2143	\$ 55,000	18.3%	59
60	3450 S. Ocean Blvd., #119	Konstantakopoulos, Nick & Anastasia	Altman, Carol	\$ 115,000	Jun-09	\$ 75,000	Sep-96	19.75	1293	\$ 2,025	2.7%	60
61	3120 S. Ocean Blvd., #3-403	Warnke, Gordon & Batchelor, Laurie	Lois Feld Trust	\$ 775,000	Jun-09	\$ 446,000	Nov-83	25.5	2877	\$ 12,902	2.9%	61
62	2000 S. Ocean Blvd., #505S	Zises Family Trust	Ratner, Dennis & Seeman, Felice Bassin	\$ 800,000	Jun-09	\$ 562,000	Jun-87	22	2877	\$ 10,818	1.9%	62
63	3000 S. Ocean Blvd., #203 (CO-OP)	Pondev Gardens Ltd.	CALL Trust	\$ 1,800,000	Jun-09	\$ 1,900,000	Nov-06	2.5	3332	\$ (40,000)	-2.1%	63
64	2840 S. Ocean Blvd., #416 (CO-OP)	Bess, Nicholas	Menitoff, Paul and Rita	\$ 90,000	Jun-09	\$ 132,500	Oct-03	5.75	700	\$ (7,391)	-5.6%	64
65	2295 S. Ocean Blvd., #5120 (CO-OP)	Kimball, Linne D.,	Gladys Ostrov Estate	\$ 200,000	Jun-09	\$ 210,000	Mar-03	6.25	1559	\$ (1,600)	-0.8%	65
66	2660 S. Ocean Blvd., #506 & S-8	Weissberg, Mark	Vinos, Louis and Zacharie	\$ 1,450,000	Jul-09	\$ 1,450,000	Nov-06	2.75	2137	\$ -	0.0%	66
67	3475 S. Ocean Blvd., #613	Gumberich, Gregory and Janet	Mrogenstein, Galin and Valentine	\$ 195,000	Jul-09	\$ 100,000	Apr-03	6.25	891	\$ 15,200	15.2%	67
68	3250 S. Ocean Blvd., #407S	Kessler, Hope and Lawrence	Joondeph, Marcia	\$ 275,000	Jul-09	\$ 215,000	Dec-94	14.5	1478	\$ 4,138	1.9%	68
69	2580 S. Ocean Blvd., #2A1	Roth, Arthur and Nancy	Bonan, E. and C., & Adelson, Virginia	\$ 800,000	Jul-09	\$ 456,500	Jun-84	25	2464	\$ 13,740	3.0%	69
70	2860 S. Ocean Blvd., #109	Mazur, Michael & Wall, M.	Bevignani, Henry	\$ 140,000	Aug-09	\$ 260,000	Feb-05	4.5	1012	\$ (26,667)	-10.3%	70
71	3475 S. Ocean Blvd., #116	Araceli, Susana and Horacio	Cornell, Dorothy	\$ 148,000	Aug-09	N/A	N/A	N/A	1395	N/A	N/A	71
72	2773 S. Ocean Blvd., #211	Sheridan, Brian & Irena	Saslow Trust	\$ 187,500	Aug-09	N/A	N/A	N/A	1389	N/A	N/A	72
73	2100 S. Ocean Blvd., #203S	Schneider, William and Joan	Bitensky, Halina	\$ 675,000	Aug-09	\$ 560,000	Jun-00	9.25	2494	\$ 12,432	2.2%	73
74	3000 S. Ocean Blvd., #408	Lipton, Lee	Lukes, Peter	\$ 2,200,000	Aug-09	\$ 1,675,000	Feb-09	0.5	3219	\$ 1,050,000	62.7%	74
75	3000 S. Ocean Blvd., #PH7S	Spork, Anne	Lia, Don	\$ 4,050,000	Aug-09	\$ 4,450,000	Aug-06	3	5067	\$ (133,333)	-3.0%	75
76	3390 S. Ocean Blvd., #305	Martinez, Peter and Cynthia	Martinez, P., & Baccasin, A. and M.,	\$ 228,881	Aug-09	\$ 310,000	Dec-03	5.75	1714	\$ (14,108)	-4.6%	76
77	3460 S. Ocean Blvd., #616	Vagianos, John and Crisanna	Ashok, Rajan	\$ 227,000	Aug-09	\$ 270,000	Nov-02	6.75	1239	\$ (6,370)	-2.4%	77
78	2774 S. Ocean Blvd., #401 (CO-OP)	Spang, William and Mary Lou	Peters, Catherine	\$ 505,000	Aug-09	\$ 345,000	May-03	5.25	1344	\$ 30,476	8.8%	78
79	2780 S. Ocean Blvd., #703 (CO-OP)	Slatzman, Stanley and Lynette	Kittenplan, S., & Goldsmith, J.,	\$ 445,000	Aug-09	N/A	N/A	N/A	1294	N/A	N/A	79
80	2730 S. Ocean Blvd., #409 (CO-OP)	Bernice Greenspan Trust	Cypher, Herry and Barbara	\$ 100,000	Aug-09	\$ 90,000	Mar-93	16.5	1225	\$ 606	0.7%	80
81	2760 S. Ocean Blvd., #116 (CO-OP)	Yetman, Scott	Jacobson, Jean	\$ 190,000	Aug-09	N/A	N/A	N/A	1150	N/A	N/A	81
82	3475 S. Ocean Blvd., #211	McLean Jr., John	Thompson, Scott	\$ 170,000	Aug-09	\$ 125,000	Feb-02	7.5	891	\$ 6,000	4.8%	82
83	2160 Ibis Isle Rd., #4	Ohnuna, Takao and Yoko	Ibis Isle Trust	\$ 442,500	Aug-09	\$ 185,000	Oct-93	15.75	1473	\$ 16,349	8.8%	83
84	2860 S. Ocean Blvd., #317	Fach, Micehael	Salomon, Neil and Keith and Lawrence	\$ 173,000	Sep-09	\$ 50,200	Jan-73	36.75	1578	\$ 3,341	6.7%	84
85	2773 S. Ocean Blvd., #611	Horwitz, Harry	Levine, Terry and Beth	\$ 251,000	Sep-09	\$ 350,000	Apr-05	4.5	1389	\$ (22,000)	-6.3%	85
86	3300 S. Ocean Blvd., #401N	Hockenbury, John	Shiller, Claude	\$ 525,000	Sep-09	\$ 212,000	Jul-81	28.25	1902	\$ 11,080	5.2%	86
87	3140 S. Ocean Blvd., #407N	Rutkoff, Alan and Mally	Berman, Cecile	\$ 625,000	Sep-09	\$ 550,000	Oct-97	12	2695	\$ 6,250	1.1%	87
88	3140 S. Ocean Blvd., #407S	Charles Feldberg Trust	Silveri, Jacqueline and Eugene	\$ 735,000	Sep-09	\$ 500,000	Jan-00	9.75	2533	\$ 24,103	4.8%	88
89	2000 S. Ocean Blvd., #403S	Arrascue, Jose	Fleischman, Martin and Eleanor	\$ 735,000	Sep-09	\$ 708,325	Jan-04	5.75	2494	\$ 4,639	0.7%	89
90	2660 S. Ocean Blvd., #202W	Singer, Joanne	Shavell, Wade	\$ 740,000	Sep-09	\$ 335,000	Jul-97	12.25	1908	\$ 33,061	9.9%	90
91	*3120 S. Ocean Blvd., #403	Nicholas Tagaris Trust	Tagaris, Nicholas	\$ 770,000	Sep-09	\$ 440,000	May-08	1.5	2877	Not Arms Length	Not Arms Length	91
92	2190 Ibis Isle Rd., #4	Fleschner, Andrew	Millard, Frank	\$ 347,925	Sep-09	\$ 459,000	Apr-04	5.5	1335	\$ (20,195)	-4.4%	92

PB CONDO SALES
 SOUTH OF SLOANS CURVE
 1/1/09-9/30/09 - YTD

THE EVANS REPORT®

Leslie Robert Evans and Assocs., P.A.
 214 Brazilian Ave., #200, Palm Beach, FL 33480
 561-832-8288

	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 %	
93	2774 S. Ocean Blvd., #207 (CO-OP)	Flaxman, Stuart	Reinhardt, Susan	\$ 138,000	Sep-09	\$ 145,000	Oct-00	9	841	\$ (778)	-0.5%	93
<i>*Excluded from Calculation of PB Condo Sales (South of Sloan's Curve)</i>												
'09 3Q Summary - PB Condos (South of Sloan's Curve)												
PB Condo (South of Sloans) Sales				\$	59,243,748							
Average Current Sales Price				\$	658,264							
Median Current Sales Price				\$	430,000							
Average Yrs. Between Sales						12.73						
% Annual Increase/(Decrease)						4.6%						
'09 1Q & 2Q Summary - Activity												
PB South Condo Sales				\$	42,544,942							
Average Current Sales Price				\$	675,317							
Median Current Sales Price				\$	430,000							
Average Yrs. Between Sales						13.68						
% Annual Increase/(Decrease)						4.6%						
'09 3Q Summary - Activity												
PB South Condo Sales				\$	16,698,806							
Average Current Sales Price				\$	618,474							
Median Current Sales Price				\$	395,213							
Average Yrs. Between Sales						10.35						
% Annual Increase/(Decrease)						4.6%						