

THE EVANS REPORT ANALYSIS©

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TOWN OF PALM BEACH SINGLE FAMILY HOMES

	<u>2008</u>	<u>2009</u>	<u>Differential</u>
No. of Sales	104	87	-17
Median	\$ 3,875,000	\$ 2,850,000	- 26.45% / - \$ 1,025,000
No. of Years between Sales	8.45	10.50	2.05

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

	<u>2008</u>	<u>2009</u>	<u>Differential</u>
No. of Sales	61	55	-6
Median	\$ 2,950,000	\$ 1,900,000	-35.59% / - \$ 1,050,000
No. of Years between Sales	8.29	8.73	0.44

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

	<u>2008</u>	<u>2009</u>	<u>Differential</u>
No. of Sales	19	16	-3
Median	\$ 3,000,000	\$ 3,150,000	+ 5.00% / + \$ 150,000
No. of Years between Sales	5.35	8.17	2.82

SOUTHEND/ESTATES SECTION - TOWN OF PALM BEACH SINGLE FAMILY SALES

	<u>2008</u>	<u>2009</u>	<u>Differential</u>
No. of Sales	24	16	-8
Median	\$ 7,900,000	\$ 6,000,000	-24.05% / - \$ 1,900,000
No. of Years between Sales	9.53	7.13	-2.40

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TOWN OF PALM BEACH SINGLE FAMILY HOME SALES

	2007 Calendar Year	2008 Calendar Year	2009 Calendar Year
No. of Sales	142	104	87
Sales over \$20,000,000	3 (2.1% of sales)	6 (5.8% of sales)	1 (1.2% of sales)
Sales between \$15,000,000 - \$19,999,999	6 (4.2% of sales)	1 (1.0% of sales)	1 (1.2% of sales)
Sales between \$10,000,000 - \$14,999,999	7 (4.9% of sales)	6 (5.8% of sales)	3 (3.5% of sales)
Sales between \$5,000,000 - \$9,999,999	31 (21.8% of sales)	23 (22.1% of sales)	13 (14.9% of sales)
Sales between \$2,500,000 - \$4,999,999	53 (37.3% of sales)	33 (31.7% of sales)	32 (36.7% of sales)
Sales below \$2,500,000	42 (29.6% of sales)	35 (33.7% of sales)	37 (42.5% of sales)

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PALM BEACH SINGLE FAMILY SALES BY THE QUARTER

	<u>All Sales</u>	<u>North Area</u>	<u>South Area</u>	<u>Midtown Area</u>
1 st Quarter	6	2	0	4
2 nd Quarter	32	22	5	5
3 rd Quarter	22	14	7	1
4 th Quarter	<u>27</u>	<u>17</u>	<u>4</u>	<u>6</u>
	87	55	16	16

PALM BEACH SINGLE FAMILY MEDIAN SALES PRICES

	<u>All Sales</u>	<u>North Area</u>	<u>South Area</u>	<u>Midtown Area</u>
1 st , 2 nd , 3 rd Quarter	\$2,850,000	\$1,887,500	\$6,000,000	\$2,775,000
4 th Quarter	\$3,300,000	\$2,100,000	\$8,050,000	\$3,416,000

REOS (Foreclosures) Condominiums

- North of Sloans Curve 2/73 sales = 2.7% of number of sales
1 – Feb. '09, 1 – Oct. 09
- South of Sloans Curve 5/125 sales = 4% of number of sales
1 – Feb. '09, 1 – May '09, 1 – Nov. '09, 2 – Dec. '09
- 7/198 sales were REOS = 3.5% of number of overall sales

REOS (Foreclosures) Single Family Residences

- North Area 2/55 sales = 3.6% of number of sales
- No other areas had REO sales, i.e. 2/87 total sales = 2.3% of number of overall sales

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TOWN OF PALM BEACH CONDOMINIUM/CO-OP SALES

2008

Calendar Year

2009

(Jan-Sept)

Total (North & South)

Total Number of Sales
Sales \$3,000,000 and up
Sales \$2,000,000 - \$2,999,999
Sales \$1,000,000 - \$1,999,999
Sales \$500,000 - \$999,999
Sales \$499,999 and below

197

11 (5.6% of sales)
17 (8.7% of sales)
43 (21.9% of sales)
47 (24.0% of sales)
78 (39.8% of sales)

Total (North & South)

198

8 (4.0% of sales)
12 (6.1% of sales)
28 (14.1% of sales)
48 (24.2% of sales)
102 (51.6% of sales)

North of Sloan's Curve

Total Number of Sales
Sales \$3,000,000 and up
Sales \$2,000,000 - \$2,999,999
Sales \$1,000,000 - \$1,999,999
Sales \$500,000 - \$999,999
Sales \$499,999 and below

89

10 (11.2% of sales)
7 (7.9% of sales)
24 (27.0% of sales)
21 (23.6% of sales)
27 (30.3% of sales)

North of Sloan's Curve

73

5 (6.8% of sales)
8 (11.0% of sales)
16 (21.9% of sales)
18 (24.7% of sales)
26 (35.6% of sales)

South of Sloan's Curve

Total Number of Sales
Sales \$3,000,000 and up
Sales \$2,000,000 - \$2,999,999
Sales \$1,000,000 - \$1,999,999
Sales \$500,000 - \$999,999
Sales \$499,999 and below

108

1 (0.9% of sales)
10 (9.3% of sales)
19 (17.6% of sales)
26 (24.3% of sales)
51 (47.9% of sales)

South of Sloan's Curve

125

3 (2.4% of sales)
4 (3.2% of sales)
12 (9.6% of sales)
30 (24.0% of sales)
50 (60.8% of sales)