

THE EVANS REPORT[®]

ALL PB SINGLE FAMILY SALES 1/1/10-9/30/10

	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	228 Seaspray Ave.	Shipley, Z. and Adams, G.	Turner, Thomas and Susan	\$ 2,170,000	Jan-10	\$ 1,965,000	Aug-07	2.4	3721	\$ 83,791	4.3%	1
2	146 Australian Ave.	Turner, Patrick and Amber	Flynn, Michael and Anne	\$ 3,000,000	Jan-10	\$ 900,000	Sep-01	8.4	5686	\$ 251,065	27.9%	2
3	202 Garden Rd.	Narang Family Trust	Molyneaux, M. Sara	\$ 2,060,000	Jan-10	N/A	Jan-55	55.1	6416	N/A	N/A	3
4	120 Canterbury Ln.	Campana Trust	Schwartz, Robert	\$ 7,500,000	Jan-10	\$ 765,000	Jun-85	24.6	10618	\$ 273,476	35.7%	4
5	340 Polmer Park Rd.	Fromer, Robert and Ann	Millard, Craig	\$ 17,100,000	Jan-10	\$ 9,625,000	May-01	8.7	7337	\$ 859,060	8.9%	5
6	1930 S. Ocean Blvd.	Blackfield Holdings, LLC	CMB Palm Beach Property LLC	\$ 11,560,000	Feb-10	\$ 9,900,000	Jul-97	12.6	21672	\$ 131,517	1.3%	6
7	234 Brazilian Ave.	Weller Jr., Thomas	Gaines, Stanley and Jacqueline	\$ 3,650,000	Feb-10	\$ 3,500,000	May-07	2.8	5618	\$ 53,888	1.5%	7
8	285 Orange Grove	Dougherty, Kevin	Rose, Tanner and Ross	\$ 1,575,000	Feb-10	\$ 1,317,000	Sep-04	5.4	3233	\$ 47,369	3.6%	8
9	1141 N. Lake Way	Purcell, Thomas and Marina	1141 N. Lake Way, Inc.	\$ 9,403,100	Feb-10	\$ 7,125,000	May-06	3.8	9232	\$ 602,105	8.5%	9
10	1123 N. Lake Way	Rich, Thomas	Moore, Victor	\$ 2,244,000	Feb-10	\$ 2,900,000	Jun-07	2.7	3949	\$ (243,086)	-8.4%	10
11	249 Bahama Lane	Koch, Dana and Jessica	Cahall, Richard	\$ 1,196,000	Feb-10	\$ 685,000	Jun-90	19.7	3350	\$ 25,926	3.8%	11
12	228 Nightingale Terr.	Wren, Winston and Allison	Sewell Frances	\$ 1,300,000	Feb-10	N/A	N/A	N/A	2889	N/A	N/A	12
13	*691 N. County Rd.	Cohen, James	Cohen, Harriet	Not Arms Length	Feb-10	Not Arms Length	Not Arms Length	N/A	37265	Not Arms Length	Not Arms Length	13
14	127 Seaspray, Ave.	Cohen, Dona and Howard	Garrison, Wayne	\$ 3,800,000	Feb-10	\$ 3,300,000	Feb-04	6.0	6512	\$ 82,917	2.5%	14
15	309 Chapel Hill Rd.	Dettmer, Robert and Patricia	Downey, Ann	\$ 4,351,600	Mar-10	\$ 5,350,000	Jan-07	3.2	5050	\$ (315,512)	-5.9%	15
16	1165 N. Lake Way	Porter, Linda & Daniel	Belton Family Trust	\$ 1,600,000	Mar-10	\$ 360,000	Nov-86	23.3	3684	\$ 53,116	14.8%	16
17	167 Dunbar Rd.	Andrassy, Laura	167 Dunbar Road LLC	\$ 3,250,000	Mar-10	\$ 3,875,000	Jul-08	1.7	Vacant	\$ (375,206)	-9.7%	17
18	131 E. Inlet Dr.	Cook, Bryson and Cynthia	Littlechild, John and Ruth	\$ 8,538,400	Mar-10	\$ 2,950,000	Mar-00	10.0	5940	\$ 558,534	18.9%	18
19	251 Kenlyn Rd.	Callaghan, Denis	Wheeler, Denis	\$ 1,525,000	Mar-10	\$ 625,000	Aug-99	10.6	3152	\$ 84,994	13.6%	19
20	291 Queens Ln.	Baxter, Richard	Critoph, A.	\$ 1,300,000	Mar-10	\$ 750,000	Jun-99	10.8	3897	\$ 51,133	6.8%	20
21	201 Queens Ln.	Sunshoe Trust	Wagner, Joe	\$ 3,394,041	Mar-10	\$ 3,450,000	Apr-06	3.9	5098	\$ (14,283)	-0.4%	21
22	218 Jamaica Ln.	Lucier, Joan	Denarvaez, Edith	\$ 2,300,000	Mar-10	\$ 1,900,000	Mar-02	8.0	4576	\$ 49,966	2.6%	22
23	850 S. County Rd.	Kassewitz, Joel and Darice	Isabel Collier Read Trust	\$ 20,500,000	Mar-10	N/A	N/A	N/A	16491	N/A	N/A	23
24	1500 Lake Ct.	Holuba, Robert	Winchester, Valerie	\$ 5,000,000	Mar-10	\$ 6,300,000	Apr-01	8.9	6894	\$ (145,731)	-2.3%	24
25	417 Peruvian Ave.	Cathedral Estates LTD	Findlay, Katherine	\$ 1,255,000	Mar-10	\$ 241,000	Dec-86	23.3	927	\$ 43,589	18.1%	25
26	220 Mockingbird Ave.	Farris, Donald	McCluskey, Malcolm	\$ 3,660,000	Mar-10	\$ 1,010,000	Apr-02	7.9	4954	\$ 334,573	33.1%	26
27	276 Jamaica Ln.	Stathy, Philip	Rudick, Joseph and Jennifer	\$ 1,505,000	Apr-10	\$ 1,675,000	Apr-05	5.0	2952	\$ (33,981)	-2.0%	27
28	1480 N. Ocean Blvd.	Krankoff, Reed	Krasnow, Robert and Nada	\$ 3,590,000	Apr-10	\$ 2,750,000	Jul-03	6.8	6748	\$ 124,331	4.5%	28
29	947 N. Ocean Blvd. (Vacant Lot)	1200 South Ocean Blvd LLC	Richard Karelitz	\$ 19,320,000	Apr-10	\$ 19,137,000	Jun-05	4.8	1.62 acres	\$ 37,844	0.2%	29
30	227 Garden Rd.	Mason, Krattenmaker, Rosenfeld	Fey, Edward and Grace	\$ 2,900,000	Apr-10	\$ 1,250,000	Jun-99	10.8	4030	\$ 152,199	12.2%	30
31	302 Maddock Way (Vacant Lot)	Fisher, Jeffery and Frances	Estate of Paul Maddock	\$ 6,090,000	Apr-10	N/A	N/A	N/A	.8871 acre	N/A	N/A	31
32	822 S. County Rd.	Nederlander, J. and C.	822 S. County LLC	\$ 13,500,000	Apr-10	\$ 8,750,000	Jun-05	4.8	12671	\$ 982,295	11.2%	32
33	140 Seagate Rd.	Saeger, William and Natalie	Joan G. Satter Rev. Trust	\$ 1,575,000	Apr-10	\$ 370,000	Dec-95	14.3	2472	\$ 84,016	22.7%	33
34	212 Nightingale Trl.	Abrams, Howard & Charlotte	Turk, Jo Mastrud	\$ 1,350,000	Apr-10	N/A	N/A	N/A	2855	N/A	N/A	34
35	Wells Road (Vacant)	Lacaille, P. and C.	486426 Ontario Partnership	\$ 4,600,000	Apr-10	\$ 2,888,800	Aug-81	28.7	4867 acre	\$ 59,655	2.1%	35
36	225 Seabreeze Ave.	Reed, Gene	Gosett, T. and Abee, R.	\$ 6,350,000	Apr-10	\$ 5,500,000	Jul-09	0.8	7840	\$ 1,132,299	20.6%	36
37	250 Queens Ln.	Queens Lane, LLC	Marino, Gretchyn	\$ 1,200,000	Apr-10	\$ 85,000	Jan-73	37.3	2394	\$ 29,916	35.2%	37
38	255 Nightingale Trl.	Austin, Laurence	Carnes, T. & Ferguson, T.	\$ 1,091,538	Apr-10	N/A	Apr-04	6.0	3203	N/A	N/A	38
39	111 Chateau Dr.	Chateau Drive Residence Trust	Tarnopol, Lynne	\$ 10,418,000	May-10	\$ 4,280,000	Feb-00	10.3	10018	\$ 598,709	14.0%	39
40	288 Via Marila	Granoff, Lloyd and Harriet	Patricia E. Crawford Rev. Trust	\$ 3,175,000	May-10	\$ 2,287,600	Oct-04	5.6	5175	\$ 158,931	6.9%	40
41	268 Nightingale Trail	Hawkins, William	Palm Beach Ventures III, LLC	\$ 4,412,000	May-10	\$ 2,400,000	May-05	5.0	7430	\$ 402,180	16.8%	41
42	9 Via Los Incas	Kumble, Steven and Angela	J. & A. Levy Rev. Trust	\$ 5,560,000	May-10	\$ 1,750,000	Jan-88	22.3	6276	\$ 170,506	9.7%	42

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43	208 Barton Ave.	Snyder, Barry	Payne, Betty & Powers, Betty	\$ 2,775,000	May-10	N/A	N/A	N/A	1868	N/A	N/A	43
44	158 Seaspray Ave.	Swift, Thomas and Laurys	Niedel, James and Selaine	\$ 2,700,000	May-10	\$ 665,000	Jul-98	11.8	4413	\$ 171,859	25.8%	44
45	430 Brazilian Ave.	Stemberg, Dola	Brazilian Avenue LLC	\$ 3,975,000	May-10	\$ 1,210,000	Jun-04	5.9	4608	\$ 467,234	38.6%	45
46	214 Queens Ln.	Alexander, Larry and Katie	Estate of Ruth Stoltz	\$ 850,000	May-10	N/A	Feb-93	17.3	2896	N/A	N/A	46
47	227 Oleander Ave. (Multi-Fam)	McKinney, Timothy	PBOC, Inc.	\$ 350,000	May-10	\$ 475,000	Dec-03	6.4	1514	\$ (19,473)	-4.1%	47
48	216 Colonial Ln. (Vacant Lot)	Egger, Karen	Adler, Andrew	\$ 799,500	May-10	\$ 851,000	Apr-06	4.1	N/A	\$ (12,607)	-1.5%	48
49	184 Sunset Ave., (Multi-Fam)	184 Sunset LP	Colnaghi, Daniel & Warren	\$ 2,900,000	May-10	\$ 1,725,000	Aug-00	9.8	14086	\$ 120,471	7.0%	49
50	140 El Mirasol	NSHE Rosemead, LLC	Stockholm, Angela & Douglas	\$ 6,700,000	May-10	\$ 5,300,000	Jan-01	9.3	10048	\$ 149,985	2.8%	50
51	284 Monterey Rd.	MaGee, Mary	Lucier, Alfred and Joan	\$ 1,400,000	May-10	\$ 263,000	Jul-87	22.8	2178	\$ 49,761	18.9%	51
52	210 Ridgeview Dr.	Hurley, Brian and Jane	Bynum, E. & Dearborn, S.	\$ 1,488,500	May-10	\$ 995,000	May-03	7.0	3334	\$ 70,445	7.1%	52
53	423 Chilean Ave.	Dobbs III, James	Estate of John Anderson	\$ 1,918,560	Jun-10	\$ 775,000	May-91	19.1	5052	\$ 59,877	7.7%	53
54	540 S. Ocean Blvd.	Via Marina, LLC	Jane Buffett Trust	\$ 18,500,000	Jun-10	\$ 4,400,000	Jan-94	16.4	16897	\$ 858,465	19.5%	54
55	310 Dunbar Rd.	Nivel, LLC	Brooks, M., & Lurray, L.	\$ 1,900,000	Jun-10	\$ 300,000	Sep-81	28.8	4367	\$ 55,619	18.5%	55
56	686 Island Dr.	Greenhill, Robert	Patterson, James and Susan	\$ 10,335,000	Jun-10	\$ 5,220,000	May-99	11.1	10996	\$ 461,095	8.8%	56
57	205 Sanford Ave.	Warren, Russell and Laurie	Kino, Donald and Mindy	\$ 2,650,000	Jun-10	\$ 400,000	Jul-97	12.9	3365	\$ 174,067	43.5%	57
58	1530 S. Ocean Blvd.	Seaspray One LLC	Benson, Elizabeth	\$ 6,085,500	Jun-10	\$ 2,240,000	Sep-96	13.8	7179	\$ 279,547	12.5%	58
59	165 Root Trl.	Trevison, Stephen and Jane	Palm Beach Realty Trust	\$ 1,110,000	Jun-10	\$ 450,000	Jul-98	11.9	2599	\$ 55,341	12.3%	59
60	233 W. Indies Dr.	233 West Indies RE LLC	Prior, J. & Margaret, V.	\$ 2,400,000	Jun-10	\$ 660,000	Jan-98	12.4	4041	\$ 140,075	21.2%	60
61	14 Golfview Rd.	Thornburgh, Cornelia	Graebner, Clark and Patricia	\$ 4,319,675	Jun-10	\$ 1,787,500	Apr-94	16.2	6057	\$ 156,519	8.8%	61
62	351 Chilean Ave.	Graebner, Clark and Patricia	Reed, Gene	\$ 2,265,500	Jul-10	\$ 2,200,000	Oct-04	5.8	4108	\$ 11,390	0.5%	62
63	346 Brazilian Ave.	Marucci, George	J. & C. Giangrande Trust	\$ 4,130,000	Jul-10	\$ 3,525,000	Jul-04	6.0	4832	\$ 100,787	2.9%	63
64	209 Angler Ave.	Sciame, Frank	Scholl, Adele	\$ 1,050,000	Jul-10	\$ 252,500	Oct-93	16.8	2021	\$ 47,587	18.8%	64
65	225 Mockingbird Terr.	Peacock, Michael	Thompson, A. & Galyean, A.	\$ 2,360,000	Jul-10	\$ 2,050,000	Aug-04	5.9	4385	\$ 52,384	2.6%	65
66	211 Orange Grove Rd.	Mara, Kathleen	Booth, Joan	\$ 2,200,000	Jul-10	N/A	N/A	N/A	4368	N/A	N/A	66
67	335 Crescent Dr.	Donato, Shirley	William Angus Estate	\$ 1,750,000	Jul-10	\$ 1,100,000	Nov-99	10.7	3434	\$ 60,911	5.5%	67
68	112 Caribbean Rd. (REO)	JP Morgan Chase	Clerk of Court, Palm Beach	\$ 1,005,100	Jul-10	\$ 1,390,000	Apr-02	8.3	5323	\$ (46,627)	-3.4%	68
69	216 Tradewind Dr.	Cruz, Licinio and Doris	Gordon, Scott and Virginia	\$ 957,000	Jul-10	\$ 387,500	May-91	19.2	7825	\$ 29,691	7.7%	69
70	200 Via Linda	VLPB Investements LLC	200 Via Linda Assoc. LLC	\$ 1,635,000	Jul-10	\$ 1,675,000	Feb-06	4.4	2782	\$ (9,063)	-0.5%	70
71	234 Via Las Brisas	222 Ridgeview LLC	Henry Silverman Trust	\$ 5,450,000	Aug-10	\$ 4,100,000	May-99	11.3	8859	\$ 119,891	2.9%	71
72	1430 N. Ocean Blvd.	McGann, Kevin and Fran	Visconti, Joseph	\$ 2,000,000	Aug-10	\$ 1,100,000	May-00	10.3	3103	\$ 87,740	8.0%	72
73	2228 Ibis Isle Rd.	Kelly Klein Trust	Massoumi Trust	\$ 2,300,000	Aug-10	\$ 825,000	May-98	12.3	N/A	\$ 120,307	14.6%	73
74	221 Monterey Rd.	Greenberg, Linda	Montgomery Phelps Estate	\$ 1,000,000	Aug-10	\$ 425,000	Aug-88	22.0	3142	\$ 26,120	6.1%	74
75	2299 Ibis Isle Rd.	JR Int'l Overseas Limited	2299 Ibis Isle Road LLC	\$ 1,007,822	Aug-10	\$ 1,900,000	Feb-05	5.5	1292	\$ (162,255)	-8.5%	75
76	286 Orange Grove Rd.	Orange Grove Rd. Prop. LLC	Lavan, Spencer and Susan	\$ 925,000	Aug-10	\$ 526,000	Jun-98	12.2	3180	\$ 32,771	6.2%	76
77	231 Nightingale Terr.	Whitson Invest. Ltd. P'ship.	231 Nightingale Trail LLC	\$ 3,600,000	Aug-10	\$ 1,800,000	May-07	3.3	6483	\$ 553,030	30.7%	77
78	218 Seabreeze Ave.	Guitiriz SA	218 Sea Breeze LLC	\$ 5,100,000	Aug-10	\$ 2,450,000	Jun-07	3.2	5859	\$ 835,998	34.1%	78
79	1240 N. Ocean Blvd.	Smith, Matthew & Tracy	Smith, Bernadette	\$ 6,800,000	Aug-10	N/A	N/A	N/A	10043	N/A	N/A	79
80	304 Maddock Way (N. Parcel)	PB Waterway LLC	Maddock, P. & Bessemer Trst	\$ 7,503,300	Sep-10	N/A	N/A	N/A	.49 acres	N/A	N/A	80
81	304 Maddock Way (S. Parcel)	PB Dock LLC	Maddock, P. & Bessemer Trst	\$ 7,508,000	Sep-10	N/A	N/A	N/A	.49 acres	N/A	N/A	81
82	212 Nightingale Tr.	Robmar Realty LLC	Abrams, Howard and Charlotte	\$ 1,235,000	Sep-10	\$ 1,350,000	Apr-10	0.4	2855	\$ (274,346)	-20.3%	82
83	137 Peruvian Ave.	Ulrich Axel Trust	Estate of Helen Grant	\$ 2,601,110	Sep-10	\$ 650,000	Mar-96	14.5	8422	\$ 134,445	20.7%	83
84	125 Dolphin Rd.	Bricker, Deborah	Henderson, Guy	\$ 3,800,000	Sep-10	\$ 2,050,000	Mar-06	4.5	5553	\$ 388,298	18.9%	84

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85	200 Barton Ave.	Manaker, Ralph & Eleanor	Vanhellemont, Robert	\$ 2,250,000	Sep-10	\$ 1,700,000	Jun-03	7.3	4682	\$ 75,783	4.5%	85
86	137 Woodbridge Rd.	Yakoby, Raphael	Musser, H. & Bishop, G.	\$ 6,250,000	Sep-10	\$ 6,000,000	Sep-05	5.0	9220	\$ 49,973	0.8%	86
87	4 Sloan's Curve Dr. (Townhouse)	Unterman Thayer Trust	Bail, Laura	\$ 2,800,000	Sep-10	\$ 1,450,000	Nov-96	13.8	3514	\$ 97,536	6.7%	87
88	176 Sunset Ave.	Johnston Capital Prtnrs I LLC	176 Sunset Partners LLC	\$ 1,500,000	Sep-10	\$ 1,500,000	Jul-03	7.2	N/A	N/A	N/A	88
89	1930 S. Ocean Blvd.	LJC Property Holdings, LLC	Blackfield Holdings, LLC	\$ 10,000,000	Sep-10	\$ 11,560,000	Feb-10	0.6	21672	\$ (2,685,849)	-23.2%	89
*Excluded from Calculation of PB Single Family Home Sales (Total)												
2010 3Q Cumulative Summary - PB Single Home Sales												
# of PB Single Family Home Sales												89
Total PB Single Family Home Sales												\$ 374,008,246
Average Current Sales Price												\$ 4,250,094
Median Current Sales Price												\$ 2,737,500
Average Yrs. Between Sales												11.06
% Annual Increase/(Decrease)												7.7%
2010 1Q and 2Q Summary - Activity												
# of PB-South Condo Sales												61
PB Condo Sales												\$ 283,025,414
Average Current Sales Price												\$ 4,717,090
Median Current Sales Price												\$ 2,950,000
Average Yrs. Between Sales												\$ 12.06
% Annual Increase/(Decrease)												7.4%
2010 3Q Summary - Activity												
# of PB-South Condo Sales												28
PB Condo Sales												\$ 90,982,832
Average Current Sales Price												\$ 3,249,387
Median Current Sales Price												\$ 2,282,750
Average Yrs. Between Sales												8.76
% Annual Increase/(Decrease)												8.6%

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27	Wells Road (Vacant)	Lacaille, P. and C.	486426 Ontario Partnership	\$ 4,600,000	Apr-10	\$ 2,888,800	Aug-81	28.7	1.4867 acre	\$ 59,655	2.1%	27
28	250 Queens Ln.	Queens Lane, LLC	Marino, Gretchyn	\$ 1,200,000	Apr-10	\$ 85,000	Jan-73	37.3	2394	\$ 29,916	35.2%	28
29	255 Nightingale Trl.	Austin, Laurence	Carnes, T. & Ferguson, T.	\$ 1,091,538	Apr-10	N/A	Apr-04	6.0	3203	N/A	N/A	29
30	111 Chateaux Dr.	Chateaux Drive Residence Trust	Tarnopol, Lynne	\$ 10,418,000	May-10	\$ 4,280,000	Feb-00	10.3	10018	\$ 598,709	14.0%	30
31	268 Nightingale Trail	Hawkins, William	Palm Beach Ventures III, LLC	\$ 4,412,000	May-10	\$ 2,400,000	May-05	5.0	7430	\$ 402,180	16.8%	31
32	9 Via Los Incas	Kumble, Steven and Angela	J. & A. Levy Rev. Trust	\$ 5,560,000	May-10	\$ 1,750,000	Jan-88	22.3	6276	\$ 170,506	9.7%	32
33	214 Queens Ln.	Alexander, Larry and Katie	Estate of Ruth Stoltz	\$ 850,000	May-10	N/A	Feb-93	17.3	2896	N/A	N/A	33
34	227 Oleander Ave. (Multi-Fam)	McKinney, Timothy	PBOC, Inc.	\$ 350,000	May-10	\$ 475,000	Dec-03	6.4	1514	\$ (19,473)	-4.1%	34
35	216 Colonial Ln. (Vacant Lot)	Egger, Karen	Adler, Andrew	\$ 799,500	May-10	\$ 851,000	Apr-06	4.1	N/A	\$ (12,607)	-1.5%	35
36	184 Sunset Ave., (Multi-Fam)	184 Sunset LP	Colnaghi, Daniel & Warren	\$ 2,900,000	May-10	\$ 1,725,000	Aug-00	9.8	14086	\$ 120,471	7.0%	36
37	140 El Mirasol	NSHE Rosemead, LLC	Stockholm, Angela & Douglas	\$ 6,700,000	May-10	\$ 5,300,000	Jan-01	9.3	10048	\$ 149,985	2.8%	37
38	284 Monterey Rd.	MaGee, Mary	Lucier, Alfred and Joan	\$ 1,400,000	May-10	\$ 263,000	Jul-87	22.8	2178	\$ 49,761	18.9%	38
39	210 Ridgeview Dr.	Hurley, Brian and Jane	Bynum, E. & Dearborn, S.	\$ 1,488,500	May-10	\$ 995,000	May-03	7.0	3334	\$ 70,445	7.1%	39
40	310 Dunbar Rd.	Nivel, LLC	Brooks, M., & Luray, L.	\$ 1,900,000	Jun-10	\$ 300,000	Sep-81	28.8	4367	\$ 55,619	18.5%	40
41	205 Sanford Ave.	Warren, Russell and Laurie	Kino, Donald and Mindy	\$ 2,650,000	Jun-10	\$ 400,000	Jul-97	12.9	3365	\$ 174,067	43.5%	41
42	165 Root Trl.	Trevison, Stephen and Jane	Palm Beach Realty Trust	\$ 1,110,000	Jun-10	\$ 450,000	Jul-98	11.9	2599	\$ 55,341	12.3%	42

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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 %	
43	233 W. Indies Dr.	233 West Indies RE LLC	Prior, J. & Margaret, V.	\$ 2,400,000	Jun-10	\$ 660,000	Jan-98	12.4	4041	\$ 140,075	21.2%	43
44	14 Golfview Rd.	Thornburgh, Cornelia	Graebner, Clark and Patricia	\$ 4,319,675	Jun-10	\$ 1,787,500	Apr-94	16.2	6057	\$ 156,519	8.8%	44
45	209 Angler Ave.	Sciame, Frank	Scholl, Adele	\$ 1,050,000	Jul-10	\$ 252,500	Oct-93	16.8	2021	\$ 47,587	18.8%	45
46	225 Mockingbird Terr.	Peacock, Michael	Thompson, A. & Galyean, A.	\$ 2,360,000	Jul-10	\$ 2,050,000	Aug-04	5.9	4385	\$ 52,384	2.6%	46
47	211 Orange Grove Rd.	Mara, Kathleen	Booth, Joan	\$ 2,200,000	Jul-10	N/A	N/A	N/A	4368	N/A	N/A	47
48	335 Crescent Dr.	Donato, Shirley	William Angus Estate	\$ 1,750,000	Jul-10	\$ 1,100,000	Nov-99	10.7	3434	\$ 60,911	5.5%	48
49	112 Caribbean Rd. (REO)	JP Morgan Chase	Clerk of Court, Palm Beach	\$ 1,005,100	Jul-10	\$ 1,390,000	Apr-02	8.3	5323	\$ (46,627)	-3.4%	49
50	216 Tradewind Dr.	Cruz, Licinio and Doris	Gordon, Scott and Virginia	\$ 957,000	Jul-10	\$ 387,500	May-91	19.2	7825	\$ 29,691	7.7%	50
51	200 Via Linda	VLPB Investements LLC	200 Via Linda Assoc. LLC	\$ 1,635,000	Jul-10	\$ 1,675,000	Feb-06	4.4	2782	\$ (9,063)	-0.5%	51
52	234 Via Las Brisas	222 Ridgeview LLC	Henry Silverman Trust	\$ 5,450,000	Aug-10	\$ 4,100,000	May-99	11.3	8859	\$ 119,891	2.9%	52
53	1430 N. Ocean Blvd.	McGann, Kevin and Fran	Visconti, Joseph	\$ 2,000,000	Aug-10	\$ 1,100,000	May-00	10.3	3103	\$ 87,740	8.0%	53
54	221 Monterey Rd.	Greenberg, Linda	Montgomery Phelps Estate	\$ 1,000,000	Aug-10	\$ 425,000	Aug-88	22.0	3142	\$ 26,120	6.1%	54
55	286 Orange Grove Rd.	Orange Grove Rd. Prop. LLC	Lavan, Spencer and Susan	\$ 925,000	Aug-10	\$ 526,000	Jun-98	12.2	3180	\$ 32,771	6.2%	55
56	231 Nightingale Terr.	Whitson Invest. Ltd. P'ship.	231 Nightingale Trail LLC	\$ 3,600,000	Aug-10	\$ 1,800,000	May-07	3.3	6483	\$ 553,030	30.7%	56
57	1240 N. Ocean Blvd.	Smith, Matthew & Tracy	Smith, Bernadette	\$ 6,800,000	Aug-10	N/A	N/A	N/A	10043	N/A	N/A	57
58	304 Maddock Way (N. Parcel)	PB Waterway LLC	Maddock, P. & Bessemer Trst	\$ 7,503,300	Sep-10	N/A	N/A	N/A	.49 acres	N/A	N/A	58
59	304 Maddock Way (S. Parcel)	PB Dock LLC	Maddock, P. & Bessemer Trst	\$ 7,508,000	Sep-10	N/A	N/A	N/A	.49 acres	N/A	N/A	59
60	212 Nightingale Tr.	Robmar Realty LLC	Abrams, Howard and Charlotte	\$ 1,235,000	Sep-10	\$ 1,350,000	Apr-10	0.4	2855	\$ (274,346)	-20.3%	60
61	125 Dolphin Rd.	Bricker, Deborah	Henderson, Guy	\$ 3,800,000	Sep-10	\$ 2,050,000	Mar-06	4.5	5553	\$ 388,298	18.9%	61
62	137 Woodbridge Rd.	Yakoby, Raphael	Musser, H. & Bishop, G.	\$ 6,250,000	Sep-10	\$ 6,000,000	Sep-05	5.0	9220	\$ 49,973	0.8%	62
63	176 Sunset Ave.	Johnston Capital Prtnrs I LLC	176 Sunset Partners LLC	\$ 1,500,000	Sep-10	\$ 1,500,000	Jul-03	7.2	N/A	N/A	N/A	63
*Excluded from Calculation of PB Single Family Home Sales (North)												
2010 3Q Cumulative Summary - PB North Home Sales												
# of PB Family Home Sales North				63								
Total PB Family Home Sales North				\$ 224,953,154								
Average Current Sales Price				\$ 3,628,277								
Median Current Sales Price				\$ 2,272,000								
Average Yrs. Between Sales				12.09								
% Annual Increase/(Decrease)				7.2%								
2010 1Q and 2Q Actual Activity - PB North Home Sales												
# of PB Family Home Sales North				44								
Total PB Family Home Sales North				\$ 166,424,754								
Average Current Sales Price				\$ 3,870,343								
Median Current Sales Price				\$ 2,400,000								
Average Yrs. Between Sales				13.09								
% Annual Increase/(Decrease)				5.8%								
2010 3Q Actual Activity - PB North Home Sales												
# of PB Single Family Home Sales				19								
Total PB Single Family Home Sales				\$ 58,528,400								
Average Current Sales Price				\$ 3,080,442								
Median Current Sales Price				\$ 2,000,000								
Average Yrs. Between Sales				9.42								
% Annual Increase/(Decrease)				13.6%								

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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	228 Seaspray Ave.	Shipley, Z. and Adams, G.	Turner, Thomas and Susan	\$ 2,170,000	Jan-10	\$ 1,965,000	Aug-07	2.4	3721	\$ 83,791	4.3%	1
2	234 Brazilian Ave.	Weller Jr., Thomas	Gaines, Stanley and Jacqueline	\$ 3,650,000	Feb-10	\$ 3,500,000	May-07	2.8	5618	\$ 53,888	1.5%	2
3	127 Seaspray, Ave.	Cohen, Dona and Howard	Garrison, Wayne	\$ 3,800,000	Feb-10	\$ 3,300,000	Feb-04	6.0	6512	\$ 82,917	2.5%	3
4	309 Chapel Hill Rd.	Dettmer, Robert and Patricia	Downey, Ann	\$ 4,351,600	Mar-10	\$ 5,350,000	Jan-07	3.2	5050	\$ (315,512)	-5.9%	4
5	417 Peruvian Ave.	Cathedral Estates LTD	Findlay, Katherine	\$ 1,255,000	Mar-10	\$ 241,000	Dec-86	23.3	927	\$ 43,589	18.1%	5
6	225 Seabreeze Ave.	Reed, Gene	Gosett, T. and Abee, R.	\$ 6,350,000	Apr-10	\$ 5,500,000	Jul-09	0.8	7840	\$ 1,132,299	20.6%	6
7	208 Barton Ave.	Snyder, Barry	Payne, Betty & Powers, Betty	\$ 2,775,000	May-10	N/A	N/A	N/A	1868	N/A	N/A	7
8	158 Seaspray Ave.	Swift, Thomas and Laurys	Niedel, James and Selaine	\$ 2,700,000	May-10	\$ 665,000	Jul-98	11.8	4413	\$ 171,859	25.8%	8
9	430 Brazilian Ave.	Stemberg, Dola	Brazilian Avenue LLC	\$ 3,975,000	May-10	\$ 1,210,000	Jun-04	5.9	4608	\$ 467,234	38.6%	9
10	423 Chilean Ave.	Dobbs III, James	Estate of John Anderson	\$ 1,918,560	Jun-10	\$ 775,000	May-91	19.1	5052	\$ 59,877	7.7%	10
11	351 Chilean Ave.	Graebner, Clark and Patricia	Reed, Gene	\$ 2,265,500	Jul-10	\$ 2,200,000	Oct-04	5.8	4108	\$ 11,390	0.5%	11
12	346 Brazilian Ave.	Marucci, George	J. & C. Giangrande Trust	\$ 4,130,000	Jul-10	\$ 3,525,000	Jul-04	6.0	4832	\$ 100,787	2.9%	12
13	218 Seabreeze Ave.	Guitiriz SA	218 Sea Breeze LLC	\$ 5,100,000	Aug-10	\$ 2,450,000	Jun-07	3.2	5859	\$ 835,998	34.1%	13
14	137 Peruvian Ave.	Ulrich Axel Trust	Estate of Helen Grant	\$ 2,601,110	Sep-10	\$ 650,000	Mar-96	14.5	8422	\$ 134,445	20.7%	14
15	200 Barton Ave.	Manaker, Ralph & Eleanor	Vanhellemont, Robert	\$ 2,250,000	Sep-10	\$ 1,700,000	Jun-03	7.3	4682	\$ 75,783	4.5%	15
2010 3Q Cumulative Summary - PB Midtown Home Sales												
# of PB Family Home Sales (Midtown)				15								
Total PB Single Family Home Sales				\$ 49,291,770								
Average Current Sales Price				\$ 3,286,118								
Median Current Sales Price				\$ 2,775,000								
Average Yrs. Between Sales				8.00								
% Annual Increase/(Decrease)				6.2%								
2010 1Q and 2Q Actual Activity - PB Midtown Home Sales												
# of PB Single Family Home Sales				10								
Total PB Single Family Home Sales				\$ 32,945,160								
Average Current Sales Price				\$ 3,294,516								
Median Current Sales Price				\$ 3,212,500								
Average Yrs. Between Sales				8.37								
% Annual Increase/(Decrease)				5.5%								
2010 3Q Actual Activity - PB Midtown Home Sales												
# of PB Single Family Home Sales				5								
Total PB Single Family Home Sales				\$ 16,346,610								
Average Current Sales Price				\$ 3,269,322								
Median Current Sales Price				\$ 2,601,110								
Average Yrs. Between Sales				7.34								
% Annual Increase/(Decrease)				7.5%								

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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	1930 S. Ocean Blvd.	Blackfield Holdings, LLC	CMB Palm Beach Property LLC	\$ 11,560,000	Feb-10	\$ 9,900,000	Jul-97	12.6	21672	\$ 131,517	1.3%	1	
2	850 S. County Rd.	Kassewitz, Joel and Darice	Isabel Collier Read Trust	\$ 20,500,000	Mar-10	N/A	N/A	N/A	16491	N/A	N/A	2	
3	822 S. County Rd.	Nederlander, J. and C.	822 S. County LLC	\$ 13,500,000	Apr-10	\$ 8,750,000	Jun-05	4.8	12671	\$ 982,295	11.2%	3	
4	288 Via Marifa	Granoff, Lloyd and Harriet	Patricia E. Crawford Rev. Trust	\$ 3,175,000	May-10	\$ 2,287,600	Oct-04	5.6	5175	\$ 158,931	6.9%	4	
5	540 S. Ocean Blvd.	Via Marina, LLC	Jane Buffett Trust	\$ 18,500,000	Jun-10	\$ 4,400,000	Jan-94	16.4	16897	\$ 858,465	19.5%	5	
6	686 Island Dr.	Greenhill, Robert	Patterson, James and Susan	\$ 10,335,000	Jun-10	\$ 5,220,000	May-99	11.1	10996	\$ 461,095	8.8%	6	
7	1530 S. Ocean Blvd.	Seaspray One LLC	Benson, Elizabeth	\$ 6,085,500	Jun-10	\$ 2,240,000	Sep-96	13.8	7179	\$ 279,547	12.5%	7	
8	2228 Ibis Isle Rd.	Kelly Klein Trust	Massoumi Trust	\$ 2,300,000	Aug-10	\$ 825,000	May-98	12.3	N/A	\$ 120,307	14.6%	8	
9	2299 Ibis Isle Rd.	JR Int'l Overseas Limited	2299 Ibis Isle Road LLC	\$ 1,007,822	Aug-10	\$ 1,900,000	Feb-05	5.5	1292	\$ (162,255)	-8.5%	9	
10	4 Sloan's Curve Dr. (Townhouse)	Unterman Thayer Trust	Ball, Laura	\$ 2,800,000	Sep-10	\$ 1,450,000	Nov-96	13.8	3514	\$ 97,536	6.7%	10	
11	1930 S. Ocean Blvd.	LJC Property Holdings, LLC	Blackfield Holdings, LLC	\$ 10,000,000	Sep-10	\$ 11,560,000	Feb-10	0.6	21672	\$ (2,685,849)	-23.2%	11	
2010 3Q Cumulative Summary - PB South Home Sales													
# of PB Family Home Sales (South)												11	
Total PB Single Family Home Sales				\$	99,763,322								
Average Current Sales Price				\$	9,069,393								
Median Current Sales Price				\$	10,000,000								
Average Yrs. Between Sales													9.65
% Annual Increase/(Decrease)													10.9%
2010 1Q and 2Q Actual Activity - PB South Home Sales													
# of PB Family Home Sales (South)												7	
Total PB Single Family Home Sales				\$	83,655,500								
Average Current Sales Price				\$	11,950,786								
Median Current Sales Price				\$	11,560,000								
Average Yrs. Between Sales													10.72
% Annual Increase/(Decrease)													14.5%
2010 3Q Actual Activity - PB South Home Sales													
# of PB Family Home Sales (South)												4	
Total PB Single Family Home Sales				\$	16,107,822								
Average Current Sales Price				\$	4,026,956								
Median Current Sales Price				\$	2,550,000								
Average Yrs. Between Sales													8.05
% Annual Increase/(Decrease)													0.3%