

# THE EVANS REPORT ANALYSIS©

Leslie Robert Evans and Associates, P.A. • Counselors at Law

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## 2011 First Quarter Analysis of Palm Beach Single Family Homes

### TOWN OF PALM BEACH SINGLE FAMILY HOME SALES

	2010	2011	Differential
No. of Sales 1st Quarter	26	27	+1
<b>Total No. of Sales</b>	<b>26</b>	<b>27</b>	<b>+1</b>

### MONTHLY BREAKDOWN OF SALES/SINGLE FAMILY HOMES

	2010	2011	Differential
January	5 (19.2%)	6 (22.2%)	+1
February	9 (34.7%)	10 (37.0%)	+1
March	12 (46.1%)	11 (40.8%)	-1
<b>Total No. of Sales</b>	<b>26 (100.0%)</b>	<b>27 (100.0%)</b>	<b>+1</b>

### PALM BEACH SINGLE FAMILY HOMES

#### TOWN-WIDE

	Jan-Mar 2010	Jan-Mar 2011	Differential
No. of Sales	26	27	+1
Median Sales Price	\$ 3,250,000	\$ 2,800,000	-\$450,000
Average Sales Price	\$ 4,929,286	\$ 5,349,458	+\$420,172
Total Sales/Dollars	\$ 123,232,141	\$ 144,435,369	+\$21,203,228

#### North Town of Palm Beach

	Jan-Mar 2010	Jan-Mar 2011	Differential
No. of Sales	19	17	-2
Median Sales Price	\$ 2,650,000	\$ 2,025,000	-\$625,000
Average Sales Price	\$ 4,219,197	\$ 4,753,717	+\$534,520
Total Sales/Dollars	\$ 75,945,541	\$ 80,813,187	+\$4,867,646

#### Midtown Town of Palm Beach

	Jan-Mar 2010	Jan-Mar 2011	Differential
No. of Sales	5	4	-1
Median Sales Price	\$ 3,650,000	\$ 2,342,888	-\$1,307,112
Average Sales Price	\$ 3,045,320	\$ 3,512,694	+\$467,374
Total Sales/Dollars	\$ 15,226,000	\$ 14,050,775	-\$1,175,225

#### Southend/Estate Section Town of Palm Beach

	Jan-Mar 2010	Jan-Mar 2011	Differential
No. of Sales	2	6	+4
Median Sales Price	\$ 16,030,000	\$ 9,081,221	-\$6,948,779
Average Sales Price	\$ 16,030,000	\$ 8,261,901	-\$7,768,099
Total Sales/Dollars	\$ 32,060,000	\$ 49,571,407	+17,511,407

### BREAKDOWN BY SALES PRICE/SINGLE FAMILY HOMES

	2010	2011	Differential
Sales over \$20,000,000	1 (4.0%)	1 (3.7%)	+0
Sales \$15,000,000 - \$19,999,999	1 (4.0%)	1 (3.7%)	+0
Sales \$10,000,000 - \$14,999,999	1 (4.0%)	1 (3.7%)	+0
Sales \$5,000,000 - \$9,999,999	4 (16.0%)	7 (25.9%)	+3
Sales \$2,500,000 - \$4,999,999	7 (28.0%)	6 (22.2%)	-1
Sales at, or below \$2,499,999	11 (44.0%)	11 (40.8%)	+0
	<b>26 (100.0%)</b>	<b>27 (100.0%)</b>	

### REO'S & CERTIFICATES OF TITLE (Foreclosure)/HOMES

	2010	2011
1st Quarter	0/26 (0.0%)	0/27 (0.0%)
	<b>0/26 (0.0%)</b>	<b>0/27 (0.0%)</b>

The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. LRE Assoc., P.A., makes no representations or warranties as to the accuracy of its contents.

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## 2011 First Quarter Analysis of Palm Beach Condominiums

### TOWN OF PALM BEACH CONDO & CO-OP SALES/UNITS

	<u>2010</u>	<u>2011</u>	<u>Differential</u>
No. of Sales 1st Quarter	64	68	+4
<b>Total No. of Sales</b>	<b>64</b>	<b>68</b>	<b>+4</b>

### MONTHLY BREAKDOWN OF SALES/CONDO & CO-OP UNITS

	<u>2010</u>	<u>2011</u>	<u>Differential</u>
January	17 (26.6%)	13 (19.1%)	-4
February	20 (31.3%)	20 (29.4%)	+0
March	27 (42.1%)	35 (51.1%)	+8
<b>Total No. of Sales</b>	<b>64 (100.0%)</b>	<b>68 (100.0%)</b>	<b>+4</b>

### CONDO & CO-OP SALES DATA

#### TOWN-WIDE

	<u>Jan-Mar</u> <u>2010</u>	<u>Jan-Mar</u> <u>2011</u>	<u>Differential</u>
No. of Sales	64	68	+4
Median Sales Price	\$ 382,500	\$ 557,500	+\$175,000
Average Sales Price	\$ 598,348	\$ 834,084	+\$235,736
Total Sales/Dollars	\$ 37,695,896	\$ 55,049,519	+\$17,353,623

#### North of Sloan's Curve

	<u>Jan-Mar</u> <u>2010</u>	<u>Jan-Mar</u> <u>2011</u>	<u>Differential</u>
No. of Sales	27	32	+5
Median Sales Price	\$ 775,000	\$ 743,250	-\$31,750
Average Sales Price	\$ 935,552	\$ 1,039,444	+\$103,892
Total Sales/Dollars	\$ 25,259,896	\$ 32,222,769	+\$6,962,873

#### South of Sloan's Curve

	<u>Jan-Mar</u> <u>2010</u>	<u>Jan-Mar</u> <u>2011</u>	<u>Differential</u>
No. of Sales	37	36	-1
Median Sales Price	\$ 250,000	\$ 376,250	+\$126,250
Average Sales Price	\$ 336,108	\$ 652,193	+\$316,085
Total Sales/Dollars	\$ 12,436,000	\$ 22,826,750	+\$10,390,750

### BREAKDOWN BY SALES PRICE/CONDOS & CO-OP

	<u>2010</u>	<u>2011</u>	<u>Differential</u>
Sales over \$3,000,000	0 (0.0%)	2 (3.0%)	+2
Sales \$2,000,000 - \$2,999,999	4 (6.3%)	1 (1.5%)	-3
Sales \$1,000,000 - \$1,999,999	7 (10.9%)	16 (23.9%)	+9
Sales \$500,000 - \$999,999	12 (18.7%)	17 (25.4%)	+5
Sales \$250,000 - \$499,999	20 (31.2%)	20 (29.9%)	+0
Sales below \$250,000	21 (32.9%)	11 (16.3%)	-10
	<u>64 (100.0%)</u>	<u>67 (100.0%) [1 N/A]</u>	

### SALES GROUPINGS/CONDOS & CO-OP

	<u>2010</u>	<u>2011</u>	<u>Differential</u>
All sales over \$1,000,000	11 (17.3%)	19 (28.4%)	+8
All sales \$500,000 to \$1,000,000	12 (18.7%)	17 (25.4%)	+5
All sales under \$500,000	41 (64.0%)	31 (46.2%)	-10

### REO'S & CERTIFICATES OF TITLE (Foreclosure)/CONDOS & CO-OP

	<u>2010</u>	<u>2011</u>
1st Quarter	4/64 (6.3%)	1/68 (1.47%)
	<u>4/64 (6.3%)</u>	<u>1/68 (1.47%)</u>

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# THE EVANS REPORT

## ALL - PB SINGLE FAMILY HOME SALES 1/1/11 - 3/31/11

Leslie Robert Evans Assoc., P.A., Counselors at Law  
 214 Brazilian Ave., #200, Palm Beach, FL 33461  
 Ph: 561-832-8282

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/Decrease				
1 1040 N. Lake Way	Garden, Edward & Brooke	Nederlander, J. & C.	\$ 6,900,000	Jan-11	\$ 9,800,000	Sep-07	3.3	6687	\$ (869,048)	-8.9%	1			
2 230 Garden Rd.	Harkrader, D. & Han, M.	Millbrig Rev. Trust	\$ 3,448,000	Jan-11	\$ 5,175,000	Dec-05	5.1	10601	\$ (359,103)	-6.9%	2			
3 280 Sanford Ave.	Galtro, Margaret	Young, Neely	\$ 1,880,000	Jan-11	\$ 2,100,000	Mar-06	4.8	3464	\$ (148,727)	-7.1%	3			
4 209 Via Linda	Kristoff, Gintowt	209 Via Linda LLC	\$ 1,450,000	Jan-11	\$ 2,110,000	Jul-05	5.5	3043	\$ (119,851)	-5.7%	4			
5 358 Hibiscus Ave.	Hibiscus Avenue LLC	Hovesepian, Suren	\$ 1,265,000	Jan-11	\$ 1,000,000	Nov-09	1.2	2293	\$ 227,054	22.7%	5			
6 232 Garden Rd.	Han, M. & Harkrader, D.	George Millbrig Trust	\$ 3,248,000	Jan-11	\$ 5,175,000	Nov-05	5.2	10601	\$ (353,394)	-6.8%	6			
7 260 Park Ave.	Griswold, Alexander	Gustavson, Troy and Joan	\$ 900,000	Feb-11	\$ 605,000	May-04	6.8	1397	\$ 43,646	7.2%	7			
8 6 Via Los Inces	Healey, Sean	Milan Associates LLC	\$ 17,047,500	Feb-11	\$ 14,800,000	Apr-05	5.8	9775	\$ 2,247,500	2.6%	8			
9 130 El Brillo Way	Kauka, Alexandra	Gordon, Donald and John	\$ 8,662,441	Feb-11	\$ 7,500,000	Jun-03	7.7	12657	\$ 1,162,441	2.0%	9			
10 111 El Brillo Way	Brank, Ryan	Karakul, Kern	\$ 6,600,000	Feb-11	\$ 925,000	Mar-07	3.9	6324	\$ 152,826	2.5%	10			
11 286 Orange Grove Rd.	Niemle, Jamie	Orange Grove Rd Prop LLC	\$ 1,543,000	Feb-11	\$ 6,000,000	Aug-10	0.5	3180	\$ 1,225,924	132.5%	11			
12 295 Bahama Ln.	Revsion, Martin & Eugenia	Titecomb, Rodman & Cecily	\$ 2,800,000	Feb-11	\$ 1,026,000	Jun-97	13.7	4753	\$ 129,537	12.6%	12			
13 226 Tradewind Dr.	Lanet Stern Trust	Ropewik LLC	\$ 1,506,187	Feb-11	\$ 3,070,000	Jul-06	4.6	5836	\$ (340,568)	-11.1%	13			
14 424 Brazilian Ave.	Lynn Foster Trust	Christman, Paul and Donna	\$ 2,575,000	Feb-11	\$ 2,200,000	Jun-04	6.7	4478	\$ 56,188	2.6%	14			
15 300 El Brillo Way	Trust No 2401315900	Newquist, S. and A.	\$ 9,500,000	Feb-11	\$ 7,900,000	Jan-02	8.7	12891	\$ 184,402	2.3%	15			
16 1067 S. Ocean Blvd.	Perry, Richard and Lisa	1067 South Ocean Blvd. LLC	\$ 11,050,175	Feb-11	\$ 2,900,000	Jan-96	25.1	6322	\$ 324,690	11.2%	16			
17 217 Emerald Ln.	Gulbrandsen, D. and A.	Cluett, Helen	\$ 2,025,000	Mar-11	N/A	Apr-96	14.9	4610	N/A	N/A	17			
18 102 Canterbury Ln.	Parkview Associates LLC	House of Canterbury, Inc.	\$ 26,426,400	Mar-11	\$ 14,500,000	May-99	11.8	16752	\$ 1,007,204	6.9%	18			
19 11 Via Vizcaya	PC Grace Ft. Rev. Trust	11 Via Vizcaya	\$ 9,958,791	Mar-11	\$ 3,600,000	Feb-04	7.1	9435	\$ 897,856	24.9%	19			
20 445 Antigua Ln.	325 Garden LLC	NFIS, Inc.	\$ 8,100,000	Mar-11	\$ 10,707,939	Jul-10	0.7	10078	\$ (3,917,275)	-36.6%	20			
21 325 Garden Rd.	221 El Vedado LLC	Hebburn, Carole and George	\$ 1,764,100	Mar-11	\$ 540,000	Apr-96	24.9	4142	\$ 49,099	9.1%	21			
22 221 El Vedado Rd.	Heyes III, John	Marjorie E. Cloud Trust	\$ 3,800,000	Mar-11	\$ 500,900	Oct-90	20.4	4548	\$ 161,504	32.2%	22			
23 205 Colonial Ln.	Alexander Huston Partners LLC	Fraser, Ronald and Patricia	\$ 1,150,000	Mar-11	\$ 395,000	Jun-92	18.8	2614	\$ 40,248	10.2%	23			
24 426 Seagrave Ln.	230 Atlantic LLC	Thompson, James & Sandra	\$ 2,110,775	Mar-11	\$ 2,459,000	Apr-03	7.9	5862	\$ (43,965)	-1.8%	24			
25 1230 Atlantic Ave.	Gannon, Timothy	Orange Grove Park LLC	\$ 2,500,000	Mar-11	\$ 625,000	Oct-03	7.4	4420	\$ 252,723	40.4%	25			
26 1300 N. Ocean Blvd.	Council, Ronald	McIntosh Trust	\$ 5,500,000	Mar-11	\$ 450,000	Sep-97	13.5	6504	\$ 373,960	83.1%	26			
27 225 Everglade Ave. (Townhouse)		Stanley Gordon Trust	\$ 1,225,000	Mar-11	\$ 1,864,000	Feb-08	3.1	3851	\$ (207,504)	-11.1%	27			
<b>2011 Q1 Cumulative Summary - PB Home Sales (ALL)</b>														
<b># of PB Home Sales (ALL)</b>			<b>27</b>											
<b>PB Home Sales - ALL (Total \$)</b>			<b>\$ 144,435,389</b>											
<b>Average Current Sales Price</b>			<b>\$ 5,349,468</b>											
<b>Median Current Sales Price</b>			<b>\$ 2,800,000</b>											
<b>Average Yrs. Between Sales</b>			<b>8.853</b>											
<b>% Annual Increase/(Decrease)</b>			<b>3.8%</b>											

# THE EVANS REPORT

## NORTH - PB SINGLE FAMILY HOME SALES 1/1/11 - 3/31/11

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 214 Bratilian Ave., #200, Palm Beach, FL 3348  
 Ph: 561-832-8321

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft.	Annual Increase/(Decrease)	Average Annual Increase/-Decrease
1 1040 N. Lake Way	Garden, Edward & Brooke	Nederlander, J. & C.	\$ 6,900,000	Jan-11	\$ 9,800,000	Sep-07	3.3	6687	\$ (869,048)	-8.9%
2 230 Garden Rd.	Harkrader, D. & Han, M.	Milldrag Rev. Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Dec-05	5.1	10601	\$ (359,103)	-6.9%
3 280 Sanford Ave.	Gallero, Margaret	Young, Neely	\$ 1,380,000	Jan-11	\$ 2,100,000	Mar-06	4.8	3464	\$ (148,727)	-7.1%
4 209 Via Linda	Kristoff, Gintovt	209 Via Linda LLC	\$ 1,450,000	Jan-11	\$ 2,110,000	Jul-05	5.5	3043	\$ (119,851)	-5.7%
5 232 Garden Rd.	Han, M. & Harkrader, D.	George Milldrag Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Nov-05	5.2	10601	\$ (359,394)	-6.8%
6 260 Park Ave.	Griswold, Alexander	Gustavson, Troy and Joan	\$ 900,000	Feb-11	\$ 605,000	May-04	6.8	1397	\$ 43,646	7.2%
7 6 Via Los Incas	Heasley, Sean	Milan Associates LLC	\$ 1,047,500	Feb-11	\$ 925,000	Apr-05	5.8	9775	\$ 384,774	2.6%
8 286 Orange Grove Rd.	Niemle, Jamie	Orange Grove Rd Prop LLC	\$ 1,543,000	Feb-11	\$ 1,028,000	Aug-10	0.5	3180	\$ 1,225,924	132.5%
9 295 Bahama Ln.	Reyson, Martin & Eugenia	Ticomb, Rodman & Ceily	\$ 2,800,000	Feb-11	\$ 1,028,000	Jun-97	13.7	4753	\$ 129,537	12.6%
10 226 Tradewind Dr.	Janet Stern Trust	Ropewik LLC	\$ 1,506,187	Feb-11	\$ 3,070,000	Jul-06	4.6	5836	\$ (340,568)	-11.1%
11 217 Emerald Ln.	Gulbrandsen, D. and A.	Cwert, Helen	\$ 2,025,000	Mar-11	N/A	Apr-96	14.9	4610	N/A	N/A
12 102 Canterbury Ln.	Patrick Associates LLC	House of Canterbury, Inc.	\$ 26,426,400	Mar-11	\$ 14,500,000	May-99	11.8	16752	\$ 1,007,204	6.9%
13 325 Garden Rd.	Hayes III, John	Hepburn, Carole and George	\$ 1,764,100	Mar-11	\$ 540,000	Apr-86	24.9	4142	\$ 49,099	9.1%
14 205 Colonial Ln.	Fraser, Ronald and Patricia	Orange Grove Park, LLC	\$ 1,150,000	Mar-11	\$ 395,000	Jun-92	18.8	2614	\$ 40,248	10.2%
15 230 Atlantic Ave.	220 Atlantic LLC	Orange Grove Park, LLC	\$ 2,500,000	Mar-11	\$ 625,000	Oct-03	7.4	4420	\$ 252,723	40.4%
16 1300 N. Ocean Blvd.	Gannon, Timothy	Melnich Trust	\$ 5,500,000	Mar-11	\$ 450,000	Sep-97	13.5	6504	\$ 373,960	83.1%
17 255 Everglade Ave. (Townhouse)	Council, Ronald	Stanley Gordon Trust	\$ 1,225,000	Mar-11	\$ 1,864,000	Feb-08	3.1	3851	\$ (207,504)	-11.1%
<b>2011 1Q Cumulative Summary - PB Home Sales (Month)</b>										
			17							
<b># of PB Home Sales (Month)</b>			17							
<b>PB Home Sales - North (Total \$)</b>			\$ 80,813,187							
<b>Average Current Sales Price</b>			\$ 4,759,717							
<b>Median Current Sales Price</b>			\$ 2,025,000							
<b>Average Yrs. Between Sales</b>			8.8103							
<b>% Annual Increase/(Decrease)</b>			8.2%							

# THE EVANS REPORT

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## MIDTOWN - PB SINGLE FAMILY HOME SALES 1/1/11 - 3/31/11

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/Decrease	
1 358 Hibiscus Ave.	Hibiscus Avenue LLC	Hovsepian, Suren	\$ 1,265,000	Jan-11	\$ 1,000,000	Nov-09	1.2	2293	\$ 227,054	22.7%	
2 424 Brazilian Ave.	Lynn Foster Trust	Christman, Paul and Donna	\$ 2,575,000	Feb-11	\$ 2,200,000	Jun-04	6.7	4478	\$ 56,188	2.6%	
3 445 Antigua Ln.	416 Brazilian Avenue LLC	NPPS, Inc.	\$ 8,100,000	Mar-11	\$ 10,707,939	Jul-10	0.7	10078	\$ (3,917,275)	-36.6%	
4 426 Seaspray Ln.	Alexander Huson Partners LLC	Thompson, James & Sandra	\$ 2,110,775	Mar-11	\$ 2,459,000	Apr-03	7.9	5862	\$ (43,965)	-1.8%	
<b>2011 1Q Cumulative Summary - PB Home Sales (Midtown)</b>											
# of PB Home Sales - Midtown			4								
PB Home Sales (Total \$)			\$ 14,050,775								
Average Current Sales Price			\$ 3,512,694								
Median Current Sales Price			\$ 2,342,888								
Average Yrs. Between Sales			4.1066								
% Annual Increase/(Decrease)			-3.4%								

# THE EVANS REPORT

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## SOUTH - PB SINGLE FAMILY HOME SALES 1/1/11 - 3/31/11

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/Decrease
1 130 El Brillio Way	Kauka, Alexandra	Gordon, Donald and John	\$ 8,652,441	Feb-11	\$ 7,500,000	Jun-03	7.7	12657	\$ 1,152,441	2.0%
2 111 El Brillio Way	Brank, Ryan	Karakul, Kern	\$ 6,600,000	Feb-11	\$ 6,000,000	Mar-07	3.9	6324	\$ 600,000	2.5%
3 300 El Brillio Way	Trust No 2401315900	Newquist, S. and A.	\$ 9,500,000	Feb-11	\$ 7,900,000	Jun-02	8.7	12891	\$ 1,600,000	2.3%
4 1067 S. Ocean Blvd.	Perry, Richard and Lisa	1067 South Ocean Blvd. LLC	\$ 11,050,175	Feb-11	\$ 2,900,000	Jan-86	25.1	6332	\$ 8,150,175	11.2%
5 11 Via Vizcaya	PC Grace FL Rev. Trust	11 Via Vizcaya	\$ 9,958,791	Mar-11	\$ 3,600,000	Feb-04	7.1	9435	\$ 6,358,791	24.9%
6 221 El Vedado Rd.	221 El Vedado LLC	Majorie E. Cloud Trust	\$ 3,800,000	Mar-11	\$ 500,500	Oct-90	20.4	4548	\$ 3,299,500	32.2%
<b>2011 1Q Cumulative Summary - PB Home Sales (South)</b>										
# of PB Home Sales (SOUTH)			6							
PB Home Sales - SOUTH (Total \$)			\$ 49,571,407							
Average Current Sales Price			\$ 8,261,901							
Median Current Sales Price			\$ 9,081,221							
Average Yrs. Between Sales			12.1484							
% Annual Increase/(Decrease)			6.1%							

# THE EVANS REPORT

ALL - PB CONDO SALES 1/1/11 - 3/31/11

Leslie Robert Evans Assoc., P.A., Counselors at Law  
 214 Brazilian Ave., #200, Palm Beach, FL 33448  
 PH: 561-832-8228

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/Decrease	
1 145 Peruvian Ave., #1020	Saltex Development	Wilcox, Christine	\$ 1,450,000	Jan-11	\$ 575,000	Dec-96	14.1	2200	\$ 62,087	10.8%	1
2 226 Chilean Ave., #3	Whitman, P. & P.	Sterne RMOF REO, Acq, LLC	\$ 150,000	Jan-11	\$ 91,900	Dec-10	0.1	10601	\$ 64,081	744.4%	2
3 2600 S. Ocean Blvd., #204	Rubman, Cary and Jean	Eleanor Phillips Trust	\$ 350,000	Jan-11	\$ 97,000	Jan-77	34.0	1495	\$ 7,436	7.7%	3
4 2000 S. Ocean Blvd., #C8N	RS Properties I, LLC	Beatrice Shapiro Estate	\$ 1,872,000	Jan-11	\$ 27,500	Apr-82	28.8	N/A	\$ 64,106	233.1%	4
5 320 Chilean Ave., #40	Good, Robert	Taly, Bernard	\$ 515,000	Jan-11	\$ 430,000	Nov-04	6.2	1167	\$ 13,177	3.2%	5
6 350 Cococanut Row #3A	Berman, E. & Bauer, J.	Spots, Inc.	\$ 1,000,000	Jan-11	\$ 825,000	Nov-02	5.3	1705	\$ 33,303	4.0%	6
7 434 Chilean Ave., #5A	Edgar Parrish Trust	Oakley, Annette	\$ 825,000	Jan-11	\$ 400,000	Nov-02	8.2	1293	\$ 52,003	13.0%	7
8 44 Cococanut Row #405B	Markenson, Joseph & Barbara	Stall, Sonya	\$ 500,000	Jan-11	\$ 450,000	Jul-04	6.5	1196	\$ 7,684	1.7%	8
9 *130 Sunrise Ave., #310	Jewish Federation PB County	Parkwood Investment	\$ 275,000	Jan-11	\$ 239,000	Jun-94	16.6	1673	N/A	N/A	9
10 2760 S. Ocean Blvd., #117 (Co-Op)	Joseph McDiethy Trust	Kratz, P., and Harris, J.	\$ 307,500	Jan-11	\$ 300,000	Feb-06	4.9	1150	\$ (5,084)	-1.7%	10
11 2780 S. Ocean Blvd., #404 (Co-Op)	Kanbar, E. and Rose B.	Gerschel, Christine	\$ 400,000	Jan-11	\$ 340,000	May-04	6.7	1294	\$ (7,866)	-2.2%	11
12 3140 S. Ocean Blvd., #306N	Sturman, Elaine	Louise Felner Trust	\$ 1,872,000	Jan-11	\$ 196,000	Apr-82	28.8	3262	\$ 58,250	29.7%	13
13 2000 S. Ocean Blvd., #S09N	RS Properties I, LLC	Federal Nat'l Mort. Ass'n	\$ 1,443,750	Feb-11	\$ 199,100	Jun-03	7.7	1416	\$ 162,133	81.4%	14
14 3460 S. Ocean Blvd., #2A2	Weinstank, Fred and Abigail	Segal, Joseph and Jill	\$ 750,000	Feb-11	\$ 984,500	Apr-05	5.8	2664	\$ (40,147)	-4.1%	15
15 2580 S. Ocean Blvd., #202	Vinos, Louis & Zacharie	Belfor, Arthur and Clorinda	\$ 1,162,500	Feb-11	\$ 650,000	Apr-02	8.8	2606	\$ 57,950	8.9%	16
16 2660 S. Ocean Blvd., #303B	Brave, Bradley	Bishop, John	\$ 417,500	Feb-11	\$ 365,000	Mar-10	0.9	1226	\$ 56,862	15.6%	17
17 144 Cococanut Row #322B	Fraser Realty Trust	Bernice Melitzer Estate	\$ 1,350,000	Feb-11	\$ 680,000	Feb-84	27.0	2991	\$ 24,797	3.6%	18
18 100 Sunrise Ave., #7H-7	Lewinstein, Stephen	Pearl, Tara	\$ 111,750	Feb-11	\$ 182,500	Jul-07	3.6	N/A	\$ (19,698)	-10.8%	19
19 1150 Ocean Blvd., #21	Milano, Joyce	Ereiman, Ethel	\$ 909,000	Feb-11	\$ 450,000	Jun-87	23.7	2454	\$ 19,377	4.3%	20
20 330 S. Ocean Blvd., #120	Heather Baines Trust	Reinur Foy Trust	\$ 965,000	Feb-11	\$ 225,000	Aug-80	30.5	1914	\$ 24,244	10.8%	21
21 429 Australian Ave., #120	Mills, Daniel	Virron, Louise	\$ 436,500	Feb-11	\$ 350,000	Jul-04	6.6	988	\$ 11,605	3.2%	22
22 369 S. Lake Dr., #4B (Co-Op)	Sun & Surf POOL LLC	Oegan, Conchita	\$ 625,000	Feb-11	\$ 390,000	May-00	10.8	1580	\$ 19,514	5.0%	23
23 1130 Sunrise Ave., #205	Mills, Elizabeth	Hicklin, Halie	\$ 625,000	Feb-11	\$ 350,000	Jun-87	23.7	1475	\$ 11,609	3.3%	24
24 369 S. Lake Dr., #4C (Co-Op)	Tsanlidis, George & Ryan, K.	Phyllis Gross Living Trust	\$ 625,000	Feb-11	\$ 1,000,000	Jan-78	33.1	1210	\$ 14,952	11.5%	25
25 350 S. Ocean Blvd., #305	Lewis, Michael and Jane	Robert Harper Trust	\$ 787,500	Feb-11	\$ 405,000	Apr-04	6.8	1475	\$ (31,062)	-3.1%	26
26 369 S. Lake Dr., #3C (Co-Op)	Spiwack, E. & Ernst, K.	Schulman, Max	\$ 792,000	Feb-11	\$ 725,000	Feb-91	20.0	1568	\$ 19,337	4.8%	27
27 150 Bradley Pl., #603	Rosman, Adam	Evelyn Farber Trust	\$ 1,500,000	Feb-11	\$ 3025	Apr-01	9.8	3025	\$ 78,729	10.9%	28
28 100 Sunrise Ave., #520	Frige, Knut and Adele	Silverstein, Carol	\$ 342,000	Feb-11	N/A	Dec-10	0.2	1959	N/A	N/A	29
29 2295 S. Ocean Blvd., #910	Frige, Knut and Adele	Grunfeld, Rudy	\$ 350,000	Feb-11	\$ 230,000	Nov-86	24.3	1780	\$ 4,945	2.1%	30
30 2778 S. Ocean Blvd., #303N	Niederlehl, Louis and Karen	Friedman, Lori	\$ 675,000	Feb-11	\$ 139,000	Jan-78	33.1	1976	\$ 16,190	11.8%	31
31 2600 S. Ocean Blvd., #602N	Kevin O'Keefe Family Trust	Bedford, Judith and Harold	\$ 1,395,000	Feb-11	\$ 520,000	Feb-85	26.0	2950	\$ 33,633	6.5%	32
32 2000 S. Ocean Blvd., #301N	Ekonomidis, H. & Spork, R.	Fieldview South Trust	\$ 1,440,000	Feb-11	\$ 2,525,000	Jul-08	2.6	3262	\$ (419,074)	-16.6%	33
33 110 Sunset Ave., #E2A	2011 Sunset Avenue Trust	Eighteen Enterprises, Inc.	\$ 4,508,500	Mar-11	\$ 1,650,000	Jun-98	12.8	5000	\$ 224,084	13.6%	34
34 110 Sunset Ave., #E2A	Champion, Helena	Schenker, Ernestyna & Steven	\$ 250,000	Mar-11	\$ 130,000	Sep-09	1.5	903	\$ 80,220	61.7%	35
35 144 Cococanut Row, #303A	Johanns, William	Iris Weiss, Irving	\$ 275,000	Mar-11	\$ 228,000	Jun-04	6.8	893	\$ 6,962	3.1%	36
36 144 Cococanut Row, #303A	Synbik, Caroline	Lamberg, Pearl	\$ 430,000	Mar-11	\$ 195,000	Jan-97	14.2	1226	\$ 16,584	8.5%	37
37 223 Atlantic Ave., #A3	Moore, Kelly and Danielle	Daniel Meenan Trust	\$ 322,000	Mar-11	\$ 75,000	Jan-79	32.2	953	\$ 7,675	10.2%	38
38 401 Peruvian Ave., #403	Mastruzzo, Gasualdo	Feldkamp, William	\$ 455,000	Mar-11	\$ 410,000	Oct-03	7.4	1025	\$ 6,065	1.5%	39

# THE EVANS REPORT

## ALL - PB CONDO SALES 1/1/11 - 3/31/11

Leslie Robert Evans Assoc., P.A., Counselors at Law  
 214 Brazilian Ave., #200, Palm Beach, FL 3348  
 Ph: 561-832-822

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/Decrease
40 170 Chilean Ave., #5D	Bennett, Evangeline	Janssen, Eileen	\$ 699,000	Mar-11	\$ 500,000	Oct-03	7.4	1201	\$ 26,822	5.4%
41 389 S. Lake Dr., #5A (Co-Op)	Marini, Robin	O'Donnell, Sue	\$ 799,000	Mar-11	\$ 795,000	Nov-07	3.3	1332	\$ 1,201	0.2%
42 400 S. Ocean Blvd., #406	Handbol, Sam and Caroline	Gallo, Dennis	\$ 1,200,000	Mar-11	\$ 280,000	Oct-90	20.4	1716	\$ 46,017	17.7%
43 150 Bradley Pl., #612	Norwick, Richard and Jane	Clare Sudler Trust	\$ 1,325,925	Mar-11	\$ 1,600,000	May-06	4.8	1815	\$ (56,678)	-3.5%
44 100 Worth Ave., #409	Mooreland OK LLC	Estate of Phyllis Adams	\$ 1,850,000	Mar-11	N/A	N/A	N/A	2128	N/A	N/A
45 425 Worth Ave., #201 (Co-Op)	Bryant, Barbara	George Baxter Trust	\$ 2,775,000	Mar-11	\$ 530,000	Oct-80	30.4	3232	\$ 73,769	13.9%
46 150 Bradley Pl., #115	Rizzuto, Leonardo	Wolofsky, M., & Flore, J.	\$ 3,774,144	Mar-11	\$ 3,645,000	Aug-07	3.6	6378	\$ 36,038	1.0%
47 2505 S. Ocean Blvd., #607	Reidy, D. & Walsh, M.	Harrington, Margaret	\$ 85,000	Mar-11	\$ 26,000	Jan-76	35.2	531	\$ 1,677	6.4%
48 2840 S. Ocean Blvd., #511	Diermer, H. & Archambault, M.	Quinn, Walter	\$ 200,000	Mar-11	N/A	Sep-97	13.5	931	N/A	N/A
49 2780 S. Ocean Blvd., #514	Fisher, Clifford and Joanne	Benjamin, M. & Faine, A.	\$ 220,000	Mar-11	\$ 125,000	Oct-85	25.4	1116	\$ 3,736	3.0%
50 2505 S. Ocean Blvd., #614	Helen Green Trust	Daniel Prezelbel Trust	\$ 227,500	Mar-11	\$ 230,000	Jan-08	3.2	1294	\$ (790)	-0.3%
51 2774 S. Ocean Blvd., #808 (Co-Op)	Kurikka, Leena	Catalano, Janet and Frank	\$ 230,000	Mar-11	\$ 470,000	Apr-05	5.9	1176	\$ (40,556)	-8.6%
52 3460 S. Ocean Blvd., #409	Mora, Martha	Dayan, Renee and Barbara	\$ 225,000	Mar-11	\$ 95,000	May-96	14.8	1038	\$ 8,759	9.2%
53 2295 S. Ocean Blvd., #305 (Co-Op)	Mora, Martha	McDermott, Darlan and James	\$ 635,000	Mar-11	\$ 635,000	Jun-03	7.8	2119	\$ -	0.0%
54 3360 S. Ocean Blvd., #3F-1	Safro, Ivor and Vera	Conrad, Mark and Karen	\$ 275,000	Mar-11	\$ 400,000	May-03	7.8	1135	\$ (15,947)	-4.0%
55 2190 bis Isle Rd., #6	Varney, C. & Matthews, B.	Miller, James	\$ 382,500	Mar-11	\$ 235,000	Mar-02	9.0	1740	\$ 9,994	4.3%
56 3400 S. Ocean Blvd., #1C-1	Corrado, Peter and Rosamaria	Estate of Ethel Ritchie	\$ 430,000	Mar-11	\$ 210,000	Sep-81	29.5	1902	\$ 5,844	2.8%
57 3300 S. Ocean Blvd., #301S	Mikhal, Mourir and Salwar	Ann Hertzberg Trust	\$ 470,000	Mar-11	\$ 262,500	Aug-99	11.6	1740	\$ 14,453	5.5%
58 3400 S. Ocean Blvd., #5A-1	Marlanho, Lisa	Friedman, Jeffrey	\$ 780,000	Mar-11	\$ 1,050,000	Apr-05	5.8	2119	\$ (46,268)	-9.7%
59 2275 S. Ocean Blvd., #302A	Shearer, David and Felice	Levin, Ben and Geraldine	\$ 950,000	Mar-11	\$ 230,000	Jan-79	32.2	2137	\$ 22,372	9.2%
60 3400 S. Ocean Blvd., #3F-1	Chouinard, M., & Yau, M.	Estate of Lorraine Kalitz	\$ 1,075,000	Mar-11	\$ 400,000	Oct-05	5.4	2950	\$ 124,621	31.2%
61 2660 S. Ocean Blvd., #106N	Stanley Gordon Trust	Sherman, Jeffrey and Susan	\$ 1,370,000	Mar-11	\$ 1,350,000	Jun-07	3.8	2273	\$ 5,332	0.4%
62 3170 S. Ocean Blvd., #705N	Smith, Ira and Sydell	Krautman, David and Susan	\$ 300,000	Mar-11	\$ 205,000	Aug-99	21.6	1445	\$ 4,399	2.1%
63 3000 S. Ocean Blvd., #202	Plunck, A. and Wilson, K.	657942 Ontario Ltd.	\$ 370,000	Mar-11	\$ 68,400	Jan-74	37.2	1614	\$ 8,111	11.9%
64 3456 S. Ocean Blvd., #401	Gaucher, P. and Nierntz, P.	Kosow, Arne	\$ 225,000	Mar-11	\$ 86,800	Jan-74	37.2	1868	\$ 3,716	4.3%
65 2275 S. Ocean Blvd., #305S	Kronick, Jason	Lee Kosow Family Trust	\$ 1,300,000	Mar-11	\$ 932,000	Jul-90	20.7	3882	\$ 17,795	1.9%
66 *2275 S. Ocean Blvd., #305S	Kronick, Jason	Margliles, Harriet	\$ 192,000	Mar-11	\$ 70,000	Aug-96	14.6	1235	\$ 8,362	11.9%
67 12284 bis Isle Rd., #W	Vagiano, John and Crisanna	Ornstein, L., E. and B.								
68 3455 S. Ocean Blvd., #704										
*Excluded from Calculation of PB Condo Sales (Total)										
<b>2011 1Q Cumulative Summary - PB Condo Sales (ALL)</b>										
# of PB Condo Sales (ALL)			68							
PB Condo Sales - ALL (Total \$)			\$ 55,049,519							
Average Current Sales Price			\$ 894,084							
Median Current Sales Price			\$ 557,500							
Average Yrs. Between Sales			14.6338							
% Annual Increase/(Decrease)			4.9%							



# THE EVANS REPORT

## NORTH- PB CONDO SALES 1/1/11 - 3/31/11

Leslie Robert Evans Assoc., P.A., Counselors at Law  
214 Brazilian Ave., #200, Palm Beach, FL 3348  
Ph: 561-832-822

Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft.	Annual Increase/(Decrease)	Average Annual Increase/Decrease
1 145 Peruvian Ave., #1020	Saltex Development	Willcox, Christine	\$ 1,450,000	Jan-11	\$ 575,000	Dec-96	14.1	2200	\$ 62,087	10.8%
2 226 Chilean Ave., #3	Wittman, P. & P.	Selaine RMOF REO, Acq, LLC	\$ 150,000	Jan-11	\$ 91,900	Dec-10	0.1	10601	\$ 684,081	744.4%
3 320 Chilean Ave., #40	Good, Robert	Tally, Bernard	\$ 515,000	Jan-11	\$ 430,000	Nov-04	6.2	1167	\$ 13,777	3.2%
4 350 Coconut Row #3A	Berman, E. & Bauer, J.	Spots, Inc.	\$ 1,000,000	Jan-11	\$ 825,000	Oct-05	5.3	1706	\$ 33,303	4.0%
5 434 Chilean Ave., #5A	Edgar Parish Trust	Oakley, Annette	\$ 825,000	Jan-11	\$ 400,000	Nov-02	8.2	1293	\$ 52,003	13.0%
6 444 Coconut Row #405B	Markenson, Joseph & Barbara	Stall, Sonya	\$ 500,000	Jan-11	\$ 450,000	Jul-04	6.5	1195	\$ 7,684	1.7%
7 *130 Sunrise Ave., #310	Jewish Federation PB County	Parkwood Investment	\$ 417,500	Jan-11	\$ 239,000	Jun-94	16.6	1673	N/A	N/A
8 444 Coconut Row #322B	Sabbatho Pascali Trust	Bishop, John	\$ 417,500	Feb-11	\$ 365,000	Mar-10	0.9	1226	\$ 56,852	15.6%
9 100 Sunrise Ave., #PH-7	Fraser Realty Trust	Bernice Meltzer Estate	\$ 1,350,000	Feb-11	\$ 680,000	Feb-84	27.0	2991	\$ 24,797	3.6%
10 150 Bradley Pl., #C3	Levinstein, Stephen	Pearl, Tara	\$ 1,111,750	Feb-11	\$ 182,500	Jul-07	3.6	N/A	\$ (19,698)	-10.8%
11 330 S. Ocean Blvd., #21	Malano, Joyce	Evelman, Ethel	\$ 909,000	Feb-11	\$ 450,000	Jun-87	23.7	2454	\$ 19,377	4.3%
12 429 Australian Ave., #120	Heather Balnes Trust	Rebus Foy Trust	\$ 965,000	Feb-11	\$ 225,000	Aug-80	30.5	1914	\$ 24,244	10.8%
13 369 S. Lake Dr., #4B (Co-Op)	Miller, Daniel	Vinton, Louise	\$ 436,500	Feb-11	\$ 360,000	Jul-04	6.6	988	\$ 11,605	3.2%
14 130 Sunrise Ave., #205	Sun & Surf POOH LLC	Degnan, Conchita	\$ 600,000	Feb-11	\$ 390,000	May-00	10.8	1580	\$ 19,514	5.0%
15 369 S. Lake Dr., #4C (Co-Op)	Miller, Elizabeth	Hicklin, Hallie	\$ 625,000	Feb-11	\$ 130,000	Jan-78	33.1	1210	\$ 14,952	11.5%
16 350 S. Ocean Blvd., #305	Tsandikos, George & Ryan, K.	Phyllis Gross Living Trust	\$ 787,500	Feb-11	\$ 1,000,000	Apr-04	6.8	1475	\$ (31,062)	-3.1%
17 369 S. Lake Dr., #3C (Co-Op)	Lewis, Michael and Jane	Robert Harper Trust	\$ 792,000	Feb-11	\$ 405,000	Feb-91	20.0	1568	\$ 19,337	4.8%
18 150 Bradley Pl., #603	Splavack, E. & Ernst, K.	Schulman, Max	\$ 1,500,000	Feb-11	\$ 725,000	Apr-01	9.8	3025	\$ 78,729	10.9%
19 100 Sunrise Ave., #320	Rosmarin, Adam	Eighteen Enterprises, Inc.	\$ 4,508,450	Mar-11	\$ 1,650,000	Jun-98	12.8	5000	\$ 224,084	13.6%
20 110 Sunset Ave., #E2A	2011 Sunset Avenue Trust	Schenler, Ernestyna & Steven	\$ 275,000	Mar-11	\$ 130,000	Sep-09	1.5	903	\$ 80,220	61.7%
21 444 Coconut Row, #303B	Champion, Helena	Iris Weiss Living Trust	\$ 430,000	Mar-11	\$ 195,000	Jan-94	6.8	893	\$ 6,962	8.5%
22 444 Coconut Row, #303A	Robbins, William	Larberg, Pearl	\$ 322,000	Mar-11	\$ 75,000	Jan-79	14.2	1226	\$ 16,584	8.5%
23 444 Coconut Row, #527B	Syrbnik, Caroline	Daniel Meenan Trust	\$ 455,000	Mar-11	\$ 410,000	Oct-03	7.4	1025	\$ 6,065	1.5%
24 123 Atlantic Ave., #43	Moore, Kelly and Danielle	Feldkamp, William	\$ 799,000	Mar-11	\$ 795,000	Oct-03	7.4	1201	\$ 26,822	5.4%
25 401 Peruvian Ave., #403	Bennetste, Evangeline	Janssen, Eileen	\$ 1,200,000	Mar-11	\$ 260,000	Nov-07	3.3	1332	\$ 1,201	0.2%
26 170 Chilean Ave., #5D	Martin, Robin	O'Donnell, Sue	\$ 1,325,925	Mar-11	\$ 1,600,000	May-05	4.8	1815	\$ (56,678)	-3.5%
27 389 S. Lake Dr., #5A (Co-Op)	Haubold, Sam and Caroline	Gallo, Dennis	\$ 1,850,000	Mar-11	N/A	N/A	N/A	N/A	N/A	N/A
28 400 S. Ocean Blvd., #406	Novick, Richard and Jane	Claire Sudler Trust	\$ 2,775,000	Mar-11	\$ 530,000	Oct-80	30.4	3232	\$ 73,769	13.9%
29 150 Bradley Pl., #612	Mooreland OK LLC	Estate of Phyllis Adams	\$ 3,774,144	Mar-11	\$ 3,645,000	Aug-07	3.6	6378	\$ 36,038	1.0%
30 100 Worth Ave., #409	Bryant, Barbara	George Baxter Trust								
31 425 Worth Ave., #201 (Co-Op)	Rizzuto, Leonardo	Wolofsky, M. & Flore, J.								
32 150 Bradley Pl., #115	Excluded from Calculation of PB Condo Sales (North)									
<b>2011 1Q Cumulative Summary - PB Condo Sales (NORTH)</b>										
# of PB Condo Sales (NORTH)			32							
PB Condo Sales - NORTH (Total \$)			\$ 32,222,769							
Average Current Sales Price			\$ 1,039,444							
Median Current Sales Price			\$ 743,250							
Average Yrs. Between Sales			12.8476							
% Annual Increase/(Decrease)			6.1%							

