

THE EVANS REPORT

Leslie Robert Evans Assoc., P.A., Counselors at La
214 Brazilian Ave., #200, Palm Beach, FL 33481
Ph: 561-832-8288

ALL - 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	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.	Milidrag Rev. Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Dec-05	5.1	10601	\$ (359,103)	-6.9%	2
3	280 Sanford Ave.	Galterio, Margaret	Young, Neely	\$ 1,380,000	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	Hovsepian, 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 Milidrag Trust	\$ 3,348,000	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 Incas	Healey, Sean	Milan Associates LLC	\$ 17,047,500	Feb-11	\$ 14,800,000	Apr-05	5.8	9775	\$ 384,774	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	\$ 151,424	2.0%	9
10	111 El Brillo Way	Brank, Ryan	Karakul, Kenn	\$ 6,600,000	Feb-11	\$ 6,000,000	Mar-07	3.9	6324	\$ 152,826	2.5%	10
11	286 Orange Grove Rd.	Niemie, Jamie	Orange Grove Rd Prop LLC	\$ 1,543,000	Feb-11	\$ 925,000	Aug-10	0.5	3180	\$ 1,225,924	132.5%	11
12	295 Bahama Ln.	Revson, Martin & Eugenia	Titcomb, Rodman & Cecily	\$ 2,800,000	Feb-11	\$ 1,028,000	Jun-97	13.7	4753	\$ 129,537	12.6%	12
13	226 Tradewind Dr.	Janet Stern Trust	Ropewlk 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	Jun-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-86	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 FL 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.	416 Brazilian Avenue LLC	NFPS, Inc.	\$ 8,100,000	Mar-11	\$ 10,707,939	Jul-10	0.7	10078	\$ (3,917,275)	-36.6%	20
21	325 Garden Rd.	325 Garden LLC	Hepburn, Carole and Geroge	\$ 1,764,100	Mar-11	\$ 540,000	Apr-86	24.9	4142	\$ 49,099	9.1%	21
22	221 El Vedado Rd.	221 El Vedado LLC	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.	Hayes III, John	Fraser, Ronald and Patricia	\$ 1,150,000	Mar-11	\$ 395,000	Jun-92	18.8	2614	\$ 40,248	10.2%	23
24	426 Seaspray Ln.	Alexander Huston Partners LLC	Thompson, James & Sandra	\$ 2,110,775	Mar-11	\$ 2,459,000	Apr-03	7.9	5862	\$ (43,965)	-1.8%	24
25	230 Atlantic Ave.	230 Atlantic LLC	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.	Gannon, Timothy	McIntosh Trust	\$ 5,500,000	Mar-11	\$ 450,000	Sep-97	13.5	6504	\$ 373,960	83.1%	26
27	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%	27
			2011 1Q Cumulative Summary - PB Home Sales (ALL)									
			# of PB Home Sales (ALL)	27								
			PB Home Sales - ALL (Total \$)	\$ 144,435,369								
			Average Current Sales Price	\$ 5,349,458								
			Median Current Sales Price	\$ 2,800,000								
			Average Yrs. Between Sales	8.8553								
			% Annual Increase/(Decrease)	3.8%								

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

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2011 1Q Cumulative Summary - PB Home Sales (North)												
# of PB Home Sales (North)				17								
PB Home Sales - North (Total \$)				\$ 80,813,187								
Average Current Sales Price				\$ 4,753,717								
Median Current Sales Price				\$ 2,025,000								
Average Yrs. Between Sales				8.8103								
% Annual Increase/(Decrease)				3.2%								

