

THE EVANS REPORT

Leslie Robert Evans Assoc., P.A., Counselors at Law
214 Brazilian Ave., #200, Palm Beach, FL 33480
Ph: 561-832-8288

ALL - PB CONDO SALES 1/1/11 - 6/30/11

	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	145 Peruvian Ave., #1020	Saltex Development	Willcox, Christine	\$ 1,450,000	Jan-11	\$ 575,000	Dec-96	14.1	2200	\$ 62,087	10.8%	1
2	226 Chilean Ave., #3	Wittman, P. & P.	Selene RMOF REQ. Acq., LLC	\$ 150,000	Jan-11	\$ 91,900	Dec-10	0.1	10601	\$ 684,081	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	Talty, Bernard	\$ 515,000	Jan-11	\$ 430,000	Nov-04	6.2	1167	\$ 13,777	3.2%	5
6	350 Cocconut Row #3A	Berman, E. & Bauer, J.	Spots, Inc.	\$ 1,000,000	Jan-11	\$ 825,000	Oct-05	5.3	1706	\$ 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 Cocconut 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	\$ 10	Jan-11	\$ 239,000	Jun-94	16.6	1673	N/A	N/A	9
10	2760 S. Ocean Blvd., #117 (Co-Op)	Joseph McClathchy Trust	Kratz, P., and Harris, J.	\$ 275,000	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	\$ 307,500	Jan-11	\$ 360,000	May-04	6.7	1294	\$ (7,866)	-2.2%	11
12	3140 S. Ocean Blvd., #306N	Sturman, Elaine	Louise Feiner Trust	\$ 400,000	Jan-11	\$ 340,000	May-97	13.7	2200	\$ 4,386	1.3%	12
13	2000 S. Ocean Blvd., #509N	RS Properties I, LLC	Estate of Beatrice Shapiro	\$ 1,872,000	Jan-11	\$ 196,000	Apr-82	28.8	3262	\$ 58,250	29.7%	13
14	3460 S. Ocean Blvd., #711 (REO)	Brave, Bradley	Federal Nat'l Mort. Ass'n	\$ 144,375	Feb-11	\$ 199,100	Jun-03	7.7	1416	\$ (7,129)	-3.6%	14
15	2580 S. Ocean Blvd., #2A2	Weinshank, Fred and Abigail	Segal, Joseph and Jill	\$ 750,000	Feb-11	\$ 984,500	Apr-05	5.8	2464	\$ (40,147)	-4.1%	15
16	2660 S. Ocean Blvd., #503B	Vinios, Louis & Zacharie	Beloff, Arthur and Clorinda	\$ 1,162,500	Feb-11	\$ 650,000	Apr-02	8.8	2606	\$ 57,950	8.9%	16
17	44 Cocconut Row #322B	Sabatino Pascale Trust	Bishop, John	\$ 417,500	Feb-11	\$ 365,000	Mar-10	0.9	1226	\$ 56,862	15.6%	17
18	100 Sunrise Ave., #PH-7	Frasser Realty Trust	Bernice Meltzer Estate	\$ 1,350,000	Feb-11	\$ 680,000	Feb-84	27.0	2991	\$ 24,797	3.6%	18
19	150 Bradley Pl., #C3	Lewinstein, Stephen	Pearl, Tara	\$ 111,750	Feb-11	\$ 182,500	Jul-07	3.6	N/A	\$ (19,698)	-10.8%	19
20	330 S. Ocean Blvd., #21	Miano, Joyce	Etelman, Ethel	\$ 909,000	Feb-11	\$ 450,000	Jun-87	23.7	2454	\$ 19,377	4.3%	20
21	429 Austrailian Ave., #120	Heather Baines Trust	Reinus Foy Trust	\$ 965,000	Feb-11	\$ 225,000	Aug-80	30.5	1914	\$ 24,244	10.8%	21
22	369 S. Lake Dr., #4B (Co-Op)	Mills, Daniel	Vinton, Louise	\$ 436,500	Feb-11	\$ 360,000	Jul-04	6.6	988	\$ 11,605	3.2%	22
23	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%	23
24	369 S. Lake Dr., #4C (Co-Op)	Mills, Elizabeth	Hicklin, Hallie	\$ 625,000	Feb-11	\$ 350,000	Jun-87	23.7	1475	\$ 11,609	3.3%	24
25	350 S. Ocean Blvd., #305	Tsandikos, George & Ryan, K.	Phyllis Gross Living Trust	\$ 625,000	Feb-11	\$ 130,000	Jan-78	33.1	1210	\$ 14,952	11.5%	25
26	369 S. Lake Dr., #3C (Co-Op)	Lewis, Michael and Jane	Robert Harper Trust	\$ 787,500	Feb-11	\$ 1,000,000	Apr-04	6.8	1475	\$ (31,062)	-3.1%	26
27	150 Bradley Pl., #603	Spivack, E. & Ernst, K.	Schulman, Max	\$ 792,000	Feb-11	\$ 405,000	Feb-91	20.0	1568	\$ 19,337	4.8%	27
28	100 Sunrise Ave., #520	Rosmarin, Adam	Evelyn Farber Trust	\$ 1,500,000	Feb-11	\$ 725,000	Apr-01	9.8	3025	\$ 78,729	10.9%	28
29	2295 S. Ocean Blvd., #910	Fine, Joel and Adele	Silverstein, Carol	\$ 342,000	Feb-11	N/A	Dec-10	0.2	1959	N/A	N/A	29
30	2778 S. Ocean Blvd., #303N	Eng, Knut and Erna	Grunfeld, Rudy	\$ 350,000	Feb-11	\$ 230,000	Nov-86	24.3	1780	\$ 4,945	2.1%	30
31	2600 S. Ocean Blvd., #402N	Ricciardelli, Louis and Karen	Friedman, Lori	\$ 675,000	Feb-11	\$ 139,000	Jan-78	33.1	1976	\$ 16,190	11.6%	31
32	3170 S. Ocean Blvd., #602N	Kevin O'Keefe Family Trust	Berliner, Judith and Harold	\$ 1,395,000	Feb-11	\$ 520,000	Feb-85	26.0	2950	\$ 33,633	6.5%	32
33	2000 S. Ocean Blvd., #301N	Ekonomidis, H., & Spork, R.	Feinview South Trust	\$ 1,440,000	Feb-11	\$ 2,525,000	Jul-08	2.6	3262	\$ (419,074)	-16.6%	33
34	110 Sunset Ave., #E2A	2011 Sunset Avenue Trust	Eighteen Enterprises, Inc.	\$ 4,508,450	Mar-11	\$ 1,650,000	Jun-98	12.8	5000	\$ 224,084	13.6%	34
35	44 Cocconut Row, #303B	Champion, Helena	Schenler, Ernestyna & Steven	\$ 250,000	Mar-11	\$ 130,000	Sep-09	1.5	903	\$ 80,220	61.7%	35
36	44 Cocconut Row, #303A	Robbins, William	Iris Weiss Living Trust	\$ 275,000	Mar-11	\$ 228,000	Jun-04	6.8	893	\$ 6,962	3.1%	36
37	44 Cocconut Row, #527B	Syrbnik, Caroline	Lamberg, Pearl	\$ 430,000	Mar-11	\$ 195,000	Jan-97	14.2	1226	\$ 16,584	8.5%	37
38	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
39	401 Peruvian Ave., #403	Mastruzzo, Gesualdo	Feldkamp, William	\$ 455,000	Mar-11	\$ 410,000	Oct-03	7.4	1025	\$ 6,065	1.5%	39

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40	170 Chilean Ave., #5D	Benveniste, Evangeline	Janssen, Eileen	\$ 699,000	Mar-11	\$ 500,000	Oct-03	7.4	1201	\$ 26,822	5.4%	40
41	389 S. Lake Dr., #5A (Co-Op)	Martin, Robin	O'Donell, Sue	\$ 799,000	Mar-11	\$ 795,000	Nov-07	3.3	1332	\$ 1,201	0.2%	41
42	400 S. Ocean Blvd., #406	Haubold, Sam and Caroline	Gallo, Dennis	\$ 1,200,000	Mar-11	\$ 260,000	Oct-90	20.4	1716	\$ 46,017	17.7%	42
43	150 Bradley Pl., #612	Novick, Richard and Jane	Claire Sudler Trust	\$ 1,325,925	Mar-11	\$ 1,600,000	May-06	4.8	1815	\$ (56,678)	-3.5%	43
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	44
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%	45
46	150 Bradley Pl., #115	Rizzuto, Leonardo	Wolofsky, M., & Fiore, J.	\$ 3,774,144	Mar-11	\$ 3,645,000	Aug-07	3.6	6378	\$ 36,038	1.0%	46
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%	47
48	2840 S. Ocean Blvd., #612 (Co-Op)	Dermer, H. & Archambult, M.	Birnbaum, Bernard	\$ 150,000	Mar-11	N/A	Sep-97	13.5	931	N/A	N/A	48
49	2780 S. Ocean Blvd., #511 (Co-Op)	Thring, David and Joanne	Quinn, Walter	\$ 200,000	Mar-11	N/A	Jun-02	8.8	1294	N/A	N/A	49
50	2505 S. Ocean Blvd., #614	Fisher, Clifford and Gail	Benjamin, M. & Paine, A.	\$ 220,000	Mar-11	\$ 125,000	Oct-85	25.4	1116	\$ 3,736	3.0%	50
51	2774 S. Ocean Blvd., #808 (Co-Op)	Helen Green Trust	Daniel Prezebel Trust	\$ 227,500	Mar-11	\$ 230,000	Jan-08	3.2	1294	\$ (790)	-0.3%	51
52	3460 S. Ocean Blvd., #409	Kurikka, Leena	Catalano, Janet and Frank	\$ 230,000	Mar-11	\$ 470,000	Apr-05	5.9	1176	\$ (40,556)	-8.6%	52
53	2295 S. Ocean Blvd., #305 (Co-Op)	Mora, Martha	Dayan, Renee and Barbara	\$ 225,000	Mar-11	\$ 95,000	May-96	14.8	1038	\$ 8,759	9.2%	53
54	3360 S. Ocean Blvd., #3F-I	Safro, Ivor and Vera	McDermott, Darian and James	\$ 635,000	Mar-11	\$ 635,000	Jun-03	7.8	2119	\$ -	0.0%	54
55	2190 Ibis Isle Rd., #6	Varney, C., & Matthews, B.	Conrad, Mark and Karen	\$ 275,000	Mar-11	\$ 400,000	May-03	7.8	1135	\$ (15,947)	-4.0%	55
56	3400 S. Ocean Blvd., #1C-I	Corrado, Peter and Rosamaria	Miller, James	\$ 325,000	Mar-11	\$ 235,000	Mar-02	9.0	1740	\$ 9,994	4.3%	56
57	3300 S. Ocean Blvd., #301S	Mikhail, Mournir and Salwar	Estate of Ethel Ritchie	\$ 382,500	Mar-11	\$ 210,000	Sep-81	29.5	1902	\$ 5,844	2.8%	57
58	3400 S. Ocean Blvd., #5A-I	Marianino, Lisa	Ann Hertzberg Trust	\$ 430,000	Mar-11	\$ 262,500	Aug-99	11.6	1740	\$ 14,453	5.5%	58
59	2275 S. Ocean Blvd., #302A	Shearer, David and Felice	Friedman, Jeffrey	\$ 470,000	Mar-11	\$ 536,500	Apr-05	5.9	1614	\$ (11,237)	-2.1%	59
60	3400 S. Ocean Blvd., #3F-I	Chouinard, M., & Viau, M.	Lewin, Ben and Geraldine	\$ 780,000	Mar-11	\$ 1,050,000	May-05	5.8	2119	\$ (46,268)	-4.4%	60
61	2660 S. Ocean Blvd., #106N	Stanley Gordon Trust	Estate of Lorraine Kaitz	\$ 950,000	Mar-11	\$ 230,000	Jan-79	32.2	2137	\$ 22,372	9.7%	61
62	3170 S. Ocean Blvd., #705N	Smith, Ira and Sydell	Sherman, David and Carole	\$ 1,075,000	Mar-11	\$ 400,000	Oct-05	5.4	2950	\$ 124,621	31.2%	62
63	3000 S. Ocean Blvd., #202	Arf Arf LLC	Krautman, Jeffrey and Susan	\$ 1,370,000	Mar-11	\$ 1,350,000	Jun-07	3.8	2273	\$ 5,332	0.4%	63
64	3456 S. Ocean Blvd., #401	Pfundt, A. and Wilson, K.	657942 Ontario Ltd.	\$ 300,000	Mar-11	\$ 205,000	Aug-89	21.6	1445	\$ 4,399	2.1%	64
65	2275 S. Ocean Blvd., #207N	Gaucher, P. and Niemitz, P.	Kosow, Anne	\$ 370,000	Mar-11	\$ 68,400	Jan-74	37.2	1614	\$ 8,111	11.9%	65
66	*2275 S. Ocean Blvd., #305S	Kosow, Lee	Lee Kosow Family Trust	\$ 225,000	Mar-11	\$ 86,800	Jan-74	37.2	1868	\$ 3,716	4.3%	66
67	2284 Ibis Isle Rd., #W	Kronick, Jason	Margulies, Harriet	\$ 1,300,000	Mar-11	\$ 932,000	Jul-90	20.7	3882	\$ 17,795	1.9%	67
68	3456 S. Ocean Blvd., #704	Vagiano, John and Crisanna	Ornstein, L., E., and B.	\$ 192,000	Mar-11	\$ 70,000	Aug-96	14.6	1235	\$ 8,362	11.9%	68
69	100 Worth Ave., #312	Aberbach, Anne	Page, Michael and Joan	\$ 1,900,000	Apr-11	\$ 1,000,000	May-00	11.0	1998	\$ 82,187	8.2%	69
70	170 N. Ocean Blvd., #207	Berman, Nathaniel & Sarah	Lasche, William	\$ 535,000	Apr-11	\$ 675,000	Sep-05	5.6	1395	\$ (24,951)	-3.7%	70
71	300 S. Ocean Blvd., #4H	Denise Lohner Trust	Eckstract, Eileen	\$ 660,000	Apr-11	\$ 475,000	Jun-05	5.9	1367	\$ 31,554	6.6%	71
72	130 Sunrise Ave., #514	Herzog, John and Diana	Rosmarin, Adam & Michelle	\$ 640,000	Apr-11	\$ 500,000	Mar-02	9.1	1580	\$ 15,355	3.1%	72
73	300 S. Ocean Blvd., #4G	Farley Rentschler Trust	Gowdy, Geraldine	\$ 725,000	Apr-11	\$ 840,000	Jan-08	3.3	1367	\$ (35,096)	-4.2%	73
74	100 Sunrise Ave., #PH11	Joel Picket Trust	Cohen, Joanne	\$ 2,100,000	Apr-11	\$ 1,625,000	Jul-06	4.8	2772	\$ 99,355	6.1%	74
75	2730 S. Ocean Blvd., #605 (Co-Op)	Treuhold, Richard and Nancy	Edwin Billet Trust	\$ 89,000	Apr-11	\$ 32,500	Feb-99	12.2	740	\$ 4,632	14.3%	75
76	3230 S. Ocean Blvd., #208D	Ogorman, Daniel and Louis	Jordan, Charles and Mary	\$ 140,000	Apr-11	\$ 100,000	May-87	24.0	980	\$ 1,669	1.7%	76
77	3456 S. Ocean Blvd., #107	Pellerin, C., F., and J.	Schechet, S., & Coleman, L.	\$ 190,000	Apr-11	\$ 55,200	Jun-93	17.9	1384	\$ 7,543	13.7%	77
78	2180 Ibis Isle Rd., #4	Persico, Charles and Marola	Morse, Constance	\$ 210,000	Apr-11	N/A	N/A	N/A	1269	N/A	N/A	78

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79	2780 S. Ocean Blvd., #711 (Co-Op)	Sarandopolis, Chris & Martine	Reilly, Mary and Robert	\$ 250,000	Apr-11	\$ 165,000	Mar-02	9.1	1294	\$ 9,322	5.6%	79
80	2850 S. Ocean Blvd., #314 (Co-Op)	Oliff, Thomas	Fanning, Emory and Diana	\$ 275,000	Apr-11	\$ 42,000	Mar-88	23.1	1014	\$ 10,075	24.0%	80
81	2760 S. Ocean Blvd., #314 (Co-Op)	Hatcher, R., & Karel, G.	Benson, P., & Grace, M.	\$ 300,000	Apr-11	\$ 230,000	Jun-04	6.9	1150	\$ 10,200	4.4%	81
82	3300 S. Ocean Blvd., #507N	Dicarlo, Victor and Lucy	Lifshitz, M., H., and R.	\$ 310,000	Apr-11	\$ 220,000	Jun-89	21.9	1436	\$ 4,114	1.9%	82
83	2155 Ibis Isle Rd., #9	Schwartz, Jane	Krosney, Rita	\$ 350,000	Apr-11	\$ 250,000	Apr-97	14.0	1976	\$ 7,125	2.8%	83
84	3440 S. Ocean Blvd., #301S	Nobel, Jeffrey	Baccash, Mark and Linda	\$ 375,000	Apr-11	\$ 480,000	Oct-03	7.5	2078	\$ (13,941)	-2.9%	84
85	2780 S. Ocean Blvd., #303 (Co-Op)	Bassani, Bilge	Pakula, L., S., and L.	\$ 390,000	Apr-11	N/A	Jun-08	2.9	1294	N/A	N/A	85
86	3360 S. Ocean Blvd., #4B-I	Connell, William and Honor	Rosemary Ross Trust	\$ 550,000	Apr-11	\$ 399,000	Jun-00	10.9	2119	\$ 13,897	3.5%	86
87	2784 S. Ocean Blvd., #301N	Reiner, Arthur and Frances	Sandra Mulcahy Trust	\$ 685,000	Apr-11	\$ 426,000	Aug-03	7.7	2006	\$ 33,642	7.9%	87
88	3400 S. Ocean Blvd., #5D-I	Mekhail Rev. Trust	Blanche Joelson Trust	\$ 725,000	Apr-11	\$ 370,000	Feb-92	19.2	2119	\$ 18,487	5.0%	88
89	3400 S. Ocean Blvd., #4B-II	Meng, Wayne and Lynn	Sternfeld, Kenneth and Susan	\$ 775,000	Apr-11	\$ 410,000	Apr-00	11.0	2119	\$ 33,083	8.1%	89
90	2580 S. Ocean Blvd., #2C-2	Davis, Jill	6008771 Canada Inc.	\$ 1,300,000	Apr-11	\$ 1,250,000	Aug-02	8.7	2867	\$ 5,748	0.5%	90
91	2505 S. Ocean Blvd., #303	Cahill, Thomas	Janjigian, Robert	\$ 103,000	Apr-11	\$ 151,250	May-04	6.9	788	\$ (6,944)	-4.6%	91
92	3475 S. Ocean Blvd., PH6 (REO)	Shapiro, Gail	Bank of New York	\$ 611,500	Apr-11	\$ 1,120,000	Sep-10	0.6	3497	\$ (836,047)	-74.6%	92
93	3450 S. Ocean Blvd., #327 (REO)	Ella Eugster Trust	JPMorgan Chase Nat's Assn.	\$ 90,000	May-11	\$ 40,100	Oct-10	0.6	852	\$ 85,913	214.2%	93
94	122 Peruvian Ave., #16	Albano, Kelly	Schaefer, S., and Abio, S.	\$ 340,000	May-11	\$ 375,000	Jan-06	5.3	930	\$ (6,565)	-1.8%	94
95	455 Worth Ave., #401 (Co-Op)	Gibbons, John	Henry Williams Trust	\$ 400,000	May-11	\$ 140,000	Mar-94	17.2	1047	\$ 15,136	10.8%	95
96	389 S. Lake Dr., #4E (Co-Op)	Roberts, Robin and Beth	Estate of James Kiernan	\$ 425,000	May-11	\$ 245,000	Aug-66	44.8	1184	\$ 4,020	1.6%	96
97	389 S. Lake Dr., #5D (Co-Op)	Kenneth Pfrengle Trust	O'Keeffe, Arthur	\$ 495,000	May-11	N/A	May-83	28.0	1176	N/A	N/A	97
98	150 Bradley Pl., #711	Handler, G. and J.	Estate of Jan Mitchell	\$ 833,445	May-11	\$ 400,000	May-97	14.0	1487	\$ 30,942	7.7%	98
99	150 Bradley Pl., #204	Napoli, Katherine	Risin, Michael and Liza	\$ 930,000	May-11	\$ 1,225,000	Jul-07	3.8	1441	\$ (76,911)	-6.3%	99
100	300 S. Ocean Blvd., #4B (Co-Op)	Baird, Jane	300 S. Ocean Apartments Inc.	\$ 1,750,000	May-11	\$ 2,775,000	Oct-09	1.6	1801	\$ (648,397)	-23.4%	100
101	2840 S. Ocean Blvd., #450 (Co-Op)	Russo, Charles and Joan	Royal Saxon, Inc.	\$ 85,000	May-11	\$ 68,400	Mar-92	19.2	935	\$ 866	1.3%	101
102	3475 S. Ocean Blvd., #402	6552552 Canada Inc.	Naples, Catherine	\$ 180,000	May-11	\$ 140,000	Mar-87	24.2	1395	\$ 1,654	1.2%	102
103	2185 Ibis Isle Rd., #10	Kort, Allan and Linda	Cooper, Noble	\$ 202,000	May-11	\$ 156,000	Mar-81	30.2	1269	\$ 1,524	1.0%	103
104	2155 Ibis Isle Rd., #4	Ryan, Honore	Hermelee, E., and Gottlieb, N.	\$ 205,000	May-11	N/A	Dec-02	8.4	1486	N/A	N/A	104
105	2185 Ibis Isle Rd., #6	Friedman, Jeffrey	MacDonnel, J., and Fisher, B.	\$ 220,000	May-11	N/A	N/A	N/A	1269	N/A	N/A	105
106	2295 S. Ocean Blvd., #905 (Co-Op)	Mittwig, Christian and Doris	Lobel, Sondra	\$ 215,000	May-11	N/A	N/A	N/A	1038	N/A	N/A	106
107	3230 S. Ocean Blvd., #A502	Geoffery, Ryan	Klewicki, G., & Hidebrandt, J.	\$ 220,000	May-11	N/A	N/A	N/A	1176	N/A	N/A	107
108	3440 S. Ocean Blvd., #205S	Koffman, Allen and Simone	Shear, Ronald and Fura	\$ 272,000	May-11	\$ 255,000	Jun-99	11.9	1886	\$ 1,426	0.6%	108
109	3250 S. Ocean Blvd., #305N	Pinto, Alan	Grossman, George & Barbara	\$ 307,500	May-11	\$ 140,000	Apr-99	12.1	1621	\$ 13,854	9.9%	109
110	2778 S. Ocean Blvd., #208S	Brest, Robert and Naomi	Lucille Irving Trust	\$ 312,500	May-11	\$ 180,000	May-85	26.0	1542	\$ 5,093	2.8%	110
111	3300 S. Ocean Blvd., #108S	Lockwood, K., & Fisher, L.	Silverman, Leonard and Elaine	\$ 360,000	May-11	\$ 235,000	May-83	28.0	2196	\$ 4,461	1.9%	111
112	3120 S. Ocean Blvd., #3-502	Stanley Spitzer Trust	Estate of Mera Krumholz	\$ 440,000	May-11	\$ 240,000	Dec-86	24.4	2497	\$ 8,187	3.4%	112
113	3440 S. Ocean Blvd., #302S	Kreisberg, Amie	Scheidman, Arnold	\$ 625,000	May-11	\$ 350,000	Aug-88	22.8	2131	\$ 12,082	3.5%	113
114	3440 S. Ocean Blvd., #601N	5815 La Gorce Circle LLC	Marlene Schwatz Trust	\$ 675,000	May-11	\$ 412,500	Apr-86	25.1	2078	\$ 10,459	2.5%	114
115	2770 S. Ocean Blvd., #302N	Marcia Billhartz Trust	Earle Shawe Trust	\$ 2,200,000	May-11	\$ 1,125,000	May-90	21.0	4040	\$ 51,157	4.5%	115
116	170 Chilean Ave., #2B	Gusman, Janet	Benveniste, Evangeline	\$ 525,000	May-11	\$ 245,000	Jun-90	20.9	1201	\$ 13,379	5.5%	116
117	434 Chilean Ave., #5C	West, C., N., S., J., and M.	Winifred Heavey Trust	\$ 594,000	May-11	\$ 468,500	Oct-02	8.6	1316	\$ 14,616	3.1%	117

THE EVANS REPORT

ALL - PB CONDO SALES 1/1/11 - 6/30/11

	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	
118	3200 S. Ocean Blvd., #402B	Sun, Frank and Chia	Abrahams, Richard	\$ 250,000	May-11	\$ 72,500	Jan-77	34.4	1366	\$ 5,167	7.1%	118
119	170 N. Ocean Blvd., #303	Murphy, Terrence	Finnegan, Dorthy	\$ 675,000	May-11	\$ 254,278	May-05	6.0	1395	\$ 70,088	27.6%	119
120	130 Sunrise Ave., #3100	North Revocable Trust	Jewish Fed. of Palm Beach	\$ 525,000	May-11	\$ 239,000	Jun-94	17.0	1673	\$ 16,870	7.1%	120
121	127 Peruvian Ave., #1010	Barel di Sant Albano	Winn, Michael and Gail	\$ 700,000	May-11	\$ 525,000	May-03	8.0	1590	\$ 21,785	4.1%	121
122	3250 S. Ocean Blvd., #401 (REO)	Henderson, Graeme /Valerie	HSBC Mortgage Corp.	\$ 152,000	May-11	\$ 100,200	Mar-11	0.2	1174	\$ 266,296	265.8%	122
123	3230 S. Ocean Blvd., B503	Lipreti, Peter and Alfredo	Brutschin, Helmut	\$ 125,000	May-11	\$ 155,000	Mar-03	8.2	980	\$ (3,659)	-2.4%	123
124	44 Cocconut Row 120B	Ruth Sadowsky Trust	Walker, Kenneth and Mary	\$ 1,025,000	May-11	\$ 1,200,000	Mar-07	4.2	1501	\$ (41,694)	-3.5%	124
125	320 Chilean Ave., #1	Thomas, Byrone and Nancy	Longenbach, Bruce & Veronica	\$ 615,000	May-11	\$ 695,000	Nov-04	6.5	1167	\$ (12,259)	-1.8%	125
126	139 Sunrise Ave., # 409	Drozdiak, Michael and Renildis	Caslin, Michael and Mary	\$ 450,000	May-11	\$ 480,000	Nov-07	3.5	990	\$ (8,508)	-1.8%	126
127	44 Cocconut Row #613B	Rosenberg, Esther	Berdon, Laura M.	\$ 525,000	May-11	\$ 700,000	Apr-04	7.1	1215	\$ (24,605)	-3.5%	127
128	44 Cocconut Row #105B	Ziv, Seymore	Vago, John	\$ 270,000	May-11	\$ 195,000	Nov-00	10.5	1196	\$ 7,123	3.7%	128
129	301 Australian Ave., #302	Chasbro Investments Inc.	Wheelock, Morgan and Judith	\$ 575,000	May-11	\$ 900,000	Jul-04	6.9	N/A	\$ (47,355)	-5.3%	129
130	343 Australian Ave., #7	Boyd, Liona	Fortin Foundation of Florida	\$ 620,000	May-11	\$ 90,000	Jan-76	35.4	1575	\$ 14,980	16.6%	130
131	100 Worth Ave., PH#17	Triomphe Investments LLC	Bloys, David and Senie	\$ 1,650,000	May-11	\$ 1,994,000	Feb-06	5.3	1580	\$ (65,226)	-3.3%	131
132	3450 S. Ocean Blvd., #509	Dixon, Joshua and Bridgett	Caroroll, William C.	\$ 202,500	May-11	\$ 48,500	Jan-76	35.4	1496	\$ 4,353	9.0%	132
133	2295 S. Ocean Blvd., #917 (Co-Op)	Landon, Mark	Levy, Laurence and Barbara	\$ 330,000	May-11	N/A	N/A	N/A	1959	N/A	N/A	133
134	2295 S. Ocean Blvd., #823 (Co-Op)	Nabokov, Dmitri	Abelson, Hy and Marie	\$ 220,000	May-11	\$ 200,000	Dec-99	11.4	1559	\$ 1,747	0.9%	134
135	425 Worth Ave., #201 (Co-Op)	Wilkins, Howard and Rhonda	Kellogg, L., C., and S.	\$ 2,950,000	Jun-11	\$ 1,725,000	Nov-04	6.6	2536	\$ 186,069	10.8%	135
136	2773 S. Ocean Blvd., #2010	Linda Iversen Trust	Lisa T. Bittner Trust	\$ 295,000	Jun-11	N/A	Dec-07	3.5	1389	N/A	N/A	136
137	455 Australian Ave., #2G	455 Australian Ave. Corp.	Kollock, David Babcock, Helna	\$ 775,000	Jun-11	\$ 185,000	Nov-88	22.6	1554	\$ 26,081	14.1%	137
138	130 Sunrise Ave., #518W	Gerstenblatt Trust	Serge & Real Couture, Inc.	\$ 437,500	Jun-11	\$ 150,000	Apr-99	12.2	1389	\$ 23,560	15.7%	138
139	44 Cocconut Row 525B	Feinman Family Trust	Knaust, Christina G.	\$ 304,000	Jun-11	\$ 280,000	May-03	8.1	953	\$ 2,956	1.1%	139
140	330 Cocconut Row #12	Frankel, Charles and Dawn	Barbara Annan Revocable Trst	\$ 857,442	Jun-11	\$ 925,000	Feb-09	2.4	1540	\$ (28,673)	-3.1%	140
141	3450 S. Ocean Blvd., #6100 (REO)	Joos, Roberto and Elizabeth	Federal Nat'l Mort. Ass'n	\$ 156,000	Jun-11	N/A	Oct-10	0.7	1292	N/A	N/A	141
142	3170 S. Ocean Blvd., #605	Bloom, Elliot and Anne	Lampert, Constance	\$ 1,175,000	Jun-11	\$ 1,050,000	Mar-03	8.3	2950	\$ 15,088	1.4%	142
143	44 Cocconut Row #208A	Wilkstrom, Sleglinde	Sosinsky, Roman and Berta	\$ 320,000	Jun-11	\$ 145,000	Jan-01	10.4	903	\$ 16,752	11.6%	143
144	170 N. Ocean Blvd., #311	Helen Starr Living Trust	Fairchild, Reginald C.	\$ 200,000	Jun-11	\$ 371,000	Jun-09	2.0	868	\$ (84,345)	-22.7%	144
145	130 Sunrise Ave., #207W	Genatt, Arlene	Frank Bell Rev. Trust	\$ 1,114,500	Jun-11	N/A	N/A	N/A	1983	N/A	N/A	145
146	381 S. Lake Dr., #6 (Co-Op)	Thorne, Brinkley Cox, Mazie	Barbara Schuler Trust	\$ 250,000	Jun-11	N/A	N/A	N/A	863	N/A	N/A	146
147	381 S. Lake Dr., #5 (Co-Op)	Thorne, Brinkley Cox, Mazie	Barbara Schuler Trust	\$ 240,000	Jun-11	N/A	N/A	N/A	828	N/A	N/A	147
148	2773 S. Ocean Blvd., #512	Giuffre, Carmelo	Califano, Frank and Nancy	\$ 230,000	Jun-11	\$ 360,000	Aug-06	4.9	1389	\$ (26,732)	-7.4%	148
149	2600 S. Ocean Blvd., #502W	Stone, Norman and Carol	Russo, Joseph	\$ 800,000	Jun-11	\$ 415,000	Mar-03	8.3	1495	\$ 46,470	11.2%	149
150	2500 S Ocean Blvd., #2A3	Rita L. Hendel Trust	Levine, Harvey and Gloria	\$ 955,000	Jun-11	\$ 470,000	Mar-85	26.3	2590	\$ 18,444	3.9%	150
151	2660 S. Ocean Blvd., #301S	Stein, Michael and Robert	Salm, Carla-Rae	\$ 1,370,000	Jun-11	\$ 1,550,000	Jun-08	3.0	2137	\$ (59,457)	-3.8%	151
152	2155 Ibis Isle Rd. TW	Nadler, Emanuel and Anna	Belle K. Ribicoff Trust	\$ 715,000	Jun-11	\$ 540,000	Jan-97	14.4	2692	\$ 12,111	2.2%	152
153	3100 S. Ocean Blvd., 301N	Youngman, Bruce	Weiss, Barry and Gail	\$ 670,000	Jun-11	\$ 1,060,427	Feb-05	6.4	2618	\$ (61,398)	-5.8%	153
154	3450 S. Ocean Blvd., # 611 (Co-Op)	Masoud, Essam El Arif and Iray	Van Sickle, Maria	\$ 150,000	Jun-11	\$ 310,000	Apr-06	5.2	1008	\$ (30,785)	-9.9%	154
155	2730 S. Ocean Blvd., #743	Toll, Charles and Diane	Francine Freudenheim Trust	\$ 50,000	Jun-11	\$ 60,500	May-03	8.1	700	\$ (1,293)	-2.1%	155
156	2770 S. Ocean Blvd., #603S	Sharfman, Miriam	Cochran-Joffe, Kimberli	\$ 1,800,000	Jun-11	\$ 1,200,000	May-90	21.1	4370	\$ 28,401	2.4%	156

THE EVANS REPORT

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ALL - PB CONDO SALES 1/1/11 - 6/30/11

	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	
157	3170 S. Ocean Blvd., #202 S	Peddy, Steven and Tracie	Weiss, Michael	\$ 845,000	Jun-11	\$ 470,000	Jul-86	25.0	2950	\$ 15,023	3.2%	157
	*Excluded from Calculation of PB Condo Sales (Total)											
	2011 2Q Cumulative Summary - PB Condo Sales (ALL)											
	# of PB Condo Sales (ALL)			157								
	PB Condo Sales - ALL (Total \$)			\$ 106,409,031								
	Average Current Sales Price			\$ 686,510								
	Median Current Sales Price			\$ 455,000								
	Average Yrs. Between Sales			13.66								
	% Annual Increase/(Decrease)			3.6%								
	2011 1Q ONLY Summary - PB Condo Sales (ALL)											
	# of PB Condo Sales (ALL)			68								
	PB Condo Sales - ALL (Total \$)			\$ 53,750,144								
	Average Current Sales Price			\$ 814,396								
	Median Current Sales Price			\$ 507,500								
	Average Yrs. Between Sales			14.63								
	% Annual Increase/(Decrease)			4.6%								
	2011 2Q ONLY Summary - PB Condo Sales (ALL)											
	# of PB Condo Sales (ALL)			89								
	PB Condo Sales - ALL (Total \$)			\$ 52,658,887								
	Average Current Sales Price			\$ 591,673								
	Median Current Sales Price			\$ 437,500								
	Average Yrs. Between Sales			12.86								
	% Annual Increase/(Decrease)			2.7%								

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NORTH - PB CONDO SALES 1/1/11 - 6/30/11

	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	145 Peruvian Ave., #1020	Saltex Development	Willcox, Christine	\$ 1,450,000	Jan-11	\$ 575,000	Dec-96	14.1	2200	\$ 62,087	10.8%	1
2	226 Chilean Ave., #3	Wittman, P. & P.	Selene RMOF REQ. Acq., LLC	\$ 150,000	Jan-11	\$ 91,900	Dec-10	0.1	10601	\$ 684,081	744.4%	2
3	320 Chilean Ave., #40	Good, Robert	Talty, Bernard	\$ 515,000	Jan-11	\$ 430,000	Nov-04	6.2	1167	\$ 13,777	3.2%	3
4	350 Cocconut Row #3A	Berman, E. & Bauer, J.	Spots, Inc.	\$ 1,000,000	Jan-11	\$ 825,000	Oct-05	5.3	1706	\$ 33,303	4.0%	4
5	434 Chilean Ave., #5A	Edgar Parrish Trust	Oakley, Annette	\$ 825,000	Jan-11	\$ 400,000	Nov-02	8.2	1293	\$ 52,003	13.0%	5
6	44 Cocconut Row #405B	Markenson, Joseph & Barbara	Stall, Sonya	\$ 500,000	Jan-11	\$ 450,000	Jul-04	6.5	1196	\$ 7,684	1.7%	6
7	*130 Sunrise Ave., #310	Jewish Federation PB County	Parkwood Investment	\$ 10	Jan-11	\$ 239,000	Jun-94	16.6	1673	N/A	N/A	7
8	44 Cocconut Row #322B	Sabatino Pascale Trust	Bishop, John	\$ 417,500	Feb-11	\$ 365,000	Mar-10	0.9	1226	\$ 56,862	15.6%	8
9	100 Sunrise Ave., #PH-7	Frasser Realty Trust	Bernice Meltzer Estate	\$ 1,350,000	Feb-11	\$ 680,000	Feb-84	27.0	2991	\$ 24,797	3.6%	9
10	150 Bradley Pl., #C3	Lewinstein, Stephen	Pearl, Tara	\$ 111,750	Feb-11	\$ 182,500	Jul-07	3.6	N/A	\$ (19,698)	-10.8%	10
11	330 S. Ocean Blvd., #21	Miano, Joyce	Etelman, Ethel	\$ 909,000	Feb-11	\$ 450,000	Jun-87	23.7	2454	\$ 19,377	4.3%	11
12	429 Austrailian Ave., #120	Heather Baines Trust	Reinus Foy Trust	\$ 965,000	Feb-11	\$ 225,000	Aug-80	30.5	1914	\$ 24,244	10.8%	12
13	369 S. Lake Dr., #4B (Co-Op)	Mills, Daniel	Vinton, Louise	\$ 436,500	Feb-11	\$ 360,000	Jul-04	6.6	988	\$ 11,605	3.2%	13
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%	14
15	369 S. Lake Dr., #4C (Co-Op)	Mills, Elizabeth	Hicklin, Hallie	\$ 625,000	Feb-11	\$ 350,000	Jun-87	23.7	1475	\$ 11,609	3.3%	15
16	350 S. Ocean Blvd., #305	Tsandikos, George & Ryan, K.	Phyllis Gross Living Trust	\$ 625,000	Feb-11	\$ 130,000	Jan-78	33.1	1210	\$ 14,952	11.5%	16
17	369 S. Lake Dr., #3C (Co-Op)	Lewis, Michael and Jane	Robert Harper Trust	\$ 787,500	Feb-11	\$ 1,000,000	Apr-04	6.8	1475	\$ (31,062)	-3.1%	17
18	150 Bradley Pl., #603	Spivack, E. & Ernst, K.	Schulman, Max	\$ 792,000	Feb-11	\$ 405,000	Feb-91	20.0	1568	\$ 19,337	4.8%	18
19	100 Sunrise Ave., #520	Rosmarin, Adam	Evelyn Farber Trust	\$ 1,500,000	Feb-11	\$ 725,000	Apr-01	9.8	3025	\$ 78,729	10.9%	19
20	110 Sunset Ave., #E2A	2011 Sunset Avenue Trust	Eighteen Enterprises, Inc.	\$ 4,508,450	Mar-11	\$ 1,650,000	Jun-98	12.8	5000	\$ 224,084	13.6%	20
21	44 Cocconut Row, #303B	Champion, Helena	Schenler, Ernestyna & Steven	\$ 250,000	Mar-11	\$ 130,000	Sep-09	1.5	903	\$ 80,220	61.7%	21
22	44 Cocconut Row, #303A	Robbins, William	Iris Weiss Living Trust	\$ 275,000	Mar-11	\$ 228,000	Jun-04	6.8	893	\$ 6,962	3.1%	22
23	44 Cocconut Row, #527B	Syrbnik, Caroline	Lamberg, Pearl	\$ 430,000	Mar-11	\$ 195,000	Jan-97	14.2	1226	\$ 16,584	8.5%	23
24	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%	24
25	401 Peruvian Ave., #403	Mastruzzo, Gesualdo	Feldkamp, William	\$ 455,000	Mar-11	\$ 410,000	Oct-03	7.4	1025	\$ 6,065	1.5%	25
26	170 Chilean Ave., #5D	Benveniste, Evangeline	Janssen, Eileen	\$ 699,000	Mar-11	\$ 500,000	Oct-03	7.4	1201	\$ 26,822	5.4%	26
27	389 S. Lake Dr., #5A (Co-Op)	Martin, Robin	O'Donell, Sue	\$ 799,000	Mar-11	\$ 795,000	Nov-07	3.3	1332	\$ 1,201	0.2%	27
28	400 S. Ocean Blvd., #406	Haubold, Sam and Caroline	Gallo, Dennis	\$ 1,200,000	Mar-11	\$ 260,000	Oct-90	20.4	1716	\$ 46,017	17.7%	28
29	150 Bradley Pl., #612	Novick, Richard and Jane	Claire Sudler Trust	\$ 1,325,925	Mar-11	\$ 1,600,000	May-06	4.8	1815	\$ (56,678)	-3.5%	29
30	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	30
31	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%	31

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NORTH - PB CONDO SALES 1/1/11 - 6/30/11

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32	150 Bradley Pl., #115	Rizzuto, Leonardo	Wolofsky, M., & Fiore, J.	\$ 3,774,144	Mar-11	\$ 3,645,000	Aug-07	3.6	6378	\$ 36,038	1.0%	32
33	170 N. Ocean Blvd., #207	Berman, Nathaniel & Sarah	Lasche, William	\$ 535,000	Apr-11	\$ 675,000	Sep-05	5.6	1395	\$ (24,951)	-3.7%	33
34	300 S. Ocean Blvd., #4H	Denise Lohner Trust	Eckstract, Eileen	\$ 660,000	Apr-11	\$ 475,000	Jun-05	5.9	1367	\$ 31,554	6.6%	34
35	130 Sunrise Ave., #514	Herzog, John and Diana	Rosmarin, Adam & Michelle	\$ 640,000	Apr-11	\$ 500,000	Mar-02	9.1	1580	\$ 15,355	3.1%	35
36	300 S. Ocean Blvd., #4G	Farley Rentschler Trust	Gowdy, Geraldine	\$ 725,000	Apr-11	\$ 840,000	Jan-08	3.3	1367	\$ (35,096)	-4.2%	36
37	100 Sunrise Ave., #PH11	Joel Picket Trust	Cohen, Joanne	\$ 2,100,000	Apr-11	\$ 1,625,000	Jul-06	4.8	2772	\$ 99,355	6.1%	37
38	122 Peruvian Ave., #16	Albano, Kelly	Schaefer, S., and Abio, S.	\$ 340,000	May-11	\$ 375,000	Jan-06	5.3	930	\$ (6,565)	-1.8%	38
39	455 Worth Ave., #401 (Co-Op)	Gibbons, John	Henry Williams Trust	\$ 400,000	May-11	\$ 140,000	Mar-94	17.2	1047	\$ 15,136	10.8%	39
40	389 S. Lake Dr., #4E (Co-Op)	Roberts, Robin and Beth	Estate of James Kiernan	\$ 425,000	May-11	\$ 245,000	Aug-66	44.8	1184	\$ 4,020	1.6%	40
41	389 S. Lake Dr., #5D (Co-Op)	Kenneth Pfrengle Trust	O'Keeffe, Arthur	\$ 495,000	May-11	N/A	May-83	28.0	1176	N/A	N/A	41
42	150 Bradley Pl., #711	Handler, G. and J.	Estate of Jan Mitchell	\$ 833,445	May-11	\$ 400,000	May-97	14.0	1487	\$ 30,942	7.7%	42
43	150 Bradley Pl., #204	Napoli, Katherine	Risin, Michael and Liza	\$ 930,000	May-11	\$ 1,225,000	Jul-07	3.8	1441	\$ (76,911)	-6.3%	43
44	300 S. Ocean Blvd., #4B (Co-Op)	Baird, Jane	300 S. Ocean Apartments Inc.	\$ 1,750,000	May-11	\$ 2,775,000	Oct-09	1.6	1801	\$ (648,397)	-23.4%	44
45	170 Chilean Ave., #2B	Gusman, Janet	Benveniste, Evangeline	\$ 525,000	May-11	\$ 245,000	Jun-90	20.9	1201	\$ 13,379	5.5%	45
46	434 Chilean Ave., #5C	West, C., N., S., J., and M.	Winifred Heavey Trust	\$ 594,000	May-11	\$ 468,500	Oct-02	8.6	1316	\$ 14,616	3.1%	46
47	170 N. Ocean Blvd., #303	Murphy, Terrence	Finnegan, Dorothy	\$ 675,000	May-11	\$ 254,278	May-05	6.0	1395	\$ 70,088	27.6%	47
48	130 Sunrise Ave., #3100	North Revocable Trust	Jewish Fed. of Palm Beach	\$ 525,000	May-11	\$ 239,000	Jun-94	17.0	1673	\$ 16,870	7.1%	48
49	127 Peruvian Ave., #1010	Barel di Sant Albano	Winn, Michael and Gail	\$ 700,000	May-11	\$ 525,000	May-03	8.0	1590	\$ 21,785	4.1%	49
50	44 Coconut Row 120B	Ruth Sadowsky Trust	Walker, Kenneth and Mary	\$ 1,025,000	May-11	\$ 1,200,000	Mar-07	4.2	1501	\$ (41,694)	-3.5%	50
51	320 Chilean Ave., #1	Thomas, Byrone and Nancy	Longenbach, Bruce & Veronica	\$ 615,000	May-11	\$ 695,000	Nov-04	6.5	1167	\$ (12,259)	-1.8%	51
52	139 Sunrise Ave., # 409	Drozdiak, Michael and Renildis	Caslin, Michael and Mary	\$ 450,000	May-11	\$ 480,000	Nov-07	3.5	990	\$ (8,508)	-1.8%	52
53	44 Coconut Row #613B	Rosenberg, Esther	Berdon, Laura M.	\$ 525,000	May-11	\$ 700,000	Apr-04	7.1	1215	\$ (24,605)	-3.5%	53
54	44 Coconut Row #105B	Ziv, Seymore	Vago, John	\$ 270,000	May-11	\$ 195,000	Nov-00	10.5	1196	\$ 7,123	3.7%	54
55	301 Australian Ave., #302	Chasbro Investments Inc.	Wheelock, Morgan and Judith	\$ 575,000	May-11	\$ 900,000	Jul-04	6.9	N/A	\$ (47,355)	-5.3%	55
56	343 Australian Ave., #7	Boyd, Liona	Fortin Foundation of Florida	\$ 620,000	May-11	\$ 90,000	Jan-76	35.4	1575	\$ 14,980	16.6%	56
57	100 Worth Ave., PH#17	Triomphe Investments LLC	Bloys, David and Senie	\$ 1,650,000	May-11	\$ 1,994,000	Feb-06	5.3	1580	\$ (65,226)	-3.3%	57
58	425 Worth Ave., #201 (Co-Op)	Wilkins, Howard and Rhonda	Kellogg, L., C., and S.	\$ 2,950,000	Jun-11	\$ 1,725,000	Nov-04	6.6	2536	\$ 186,069	10.8%	58
59	455 Australian Ave., #2G	455 Australian Ave. Corp.	Kollock, David Babcock, Helna	\$ 775,000	Jun-11	\$ 185,000	Nov-88	22.6	1554	\$ 26,081	14.1%	59
60	130 Sunrise Ave., #518W	Gerstenblatt Trust	Serge & Real Couture, Inc.	\$ 437,500	Jun-11	\$ 150,000	Apr-99	12.2	1389	\$ 23,560	15.7%	60
61	44 Coconut Row 525B	Feinman Family Trust	Knaust, Christina G.	\$ 304,000	Jun-11	\$ 280,000	May-03	8.1	953	\$ 2,956	1.1%	61
62	330 Coconut Row #12	Frankel, Charles and Dawn	Barbara Annan Revocable Trst	\$ 857,442	Jun-11	\$ 925,000	Feb-09	2.4	1540	\$ (28,673)	-3.1%	62

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NORTH - PB CONDO SALES 1/1/11 - 6/30/11

	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	
63	44 Cocoanut Row #208A	Wilkstrom, Sleglinde	Sosinsky, Roman and Berta	\$ 320,000	Jun-11	\$ 145,000	Jan-01	10.4	903	\$ 16,752	11.6%	63
64	170 N. Ocean Blvd., #311	Helen Starr Living Trust	Fairchild, Reginald C.	\$ 200,000	Jun-11	\$ 371,000	Jun-09	2.0	868	\$ (84,345)	-22.7%	64
65	130 Sunrise Ave., #207W	Genatt, Arlene	Frank Bell Rev. Trust	\$ 1,114,500	Jun-11	N/A	N/A	N/A	1983	N/A	N/A	65
66	381 S. Lake Dr., #6 (Co-Op)	Thorne, Brinkley Cox, Mazie	Barbara Schuler Trust	\$ 250,000	Jun-11	N/A	N/A	N/A	863	N/A	N/A	66
67	381 S. Lake Dr., #5 (Co-Op)	Thorne, Brinkley Cox, Mazie	Barbara Schuler Trust	\$ 240,000	Jun-11	N/A	N/A	N/A	828	N/A	N/A	67
*Excluded from Calculation of PB Condo Sales (North)												
2011 2Q Cumulative Summary - PB Condo Sales (ALL)												
# of PB Condo Sales (ALL)				67								
PB Condo Sales - ALL (Total \$)				\$ 58,253,656								
Average Current Sales Price				\$ 882,631								
Median Current Sales Price				\$ 625,000								
Average Yrs. Between Sales				11.84								
% Annual Increase/(Decrease)				4.1%								
2011 1Q ONLY Summary - PB Condo Sales (ALL)												
# of PB Condo Sales (ALL)				32								
PB Condo Sales - ALL (Total \$)				\$ 32,222,769								
Average Current Sales Price				\$ 1,039,444								
Median Current Sales Price				\$ 743,250								
Average Yrs. Between Sales				12.85								
% Annual Increase/(Decrease)				5.9%								
2011 2Q ONLY Summary - PB Condo Sales (ALL)												
# of PB Condo Sales (ALL)				35								
PB Condo Sales - ALL (Total \$)				\$ 26,030,887								
Average Current Sales Price				\$ 743,740								
Median Current Sales Price				\$ 594,000								
Average Yrs. Between Sales				10.86								
% Annual Increase/(Decrease)				2.2%								

THE EVANS REPORT

SOUTH - PB CONDO SALES 1/1/11 - 6/30/11

	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	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%	1
2	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%	2
3	2760 S. Ocean Blvd., #117 (Co-Op)	Joseph McClathchy Trust	Kratz, P., and Harris, J.	\$ 275,000	Jan-11	\$ 300,000	Feb-06	4.9	1150	\$ (5,084)	-1.7%	3
4	2780 S. Ocean Blvd., #404 (Co-Op)	Kanbar, E., and Rose, B.	Gerschel, Christine	\$ 307,500	Jan-11	\$ 360,000	May-04	6.7	1294	\$ (7,866)	-2.2%	4
5	3140 S. Ocean Blvd., #306N	Sturman, Elaine	Louise Feiner Trust	\$ 400,000	Jan-11	\$ 340,000	May-97	13.7	2200	\$ 4,386	1.3%	5
6	2000 S. Ocean Blvd., #509N	RS Properties I, LLC	Estate of Beatrice Shapiro	\$ 1,872,000	Jan-11	\$ 196,000	Apr-82	28.8	3262	\$ 58,250	29.7%	6
7	3460 S. Ocean Blvd., #711 (REO)	Brave, Bradley	Federal Nat'l Mort. Ass'n	\$ 144,375	Feb-11	\$ 199,100	Jun-03	7.7	1416	\$ (7,129)	-3.6%	7
8	2580 S. Ocean Blvd., #2A2	Weinshank, Fred and Abigail	Segal, Joseph and Jill	\$ 750,000	Feb-11	\$ 984,500	Apr-05	5.8	2464	\$ (40,147)	-4.1%	8
9	2660 S. Ocean Blvd., #503B	Vinios, Louis & Zacharie	Beloff, Arthur and Clorinda	\$ 1,162,500	Feb-11	\$ 650,000	Apr-02	8.8	2606	\$ 57,950	8.9%	9
10	2295 S. Ocean Blvd., #910	Fine, Joel and Adele	Silverstein, Carol	\$ 342,000	Feb-11	N/A	Dec-10	0.2	1959	N/A	N/A	10
11	2778 S. Ocean Blvd., #303N	Eng, Knut and Erna	Grunfeld, Rudy	\$ 350,000	Feb-11	\$ 230,000	Nov-86	24.3	1780	\$ 4,945	2.1%	11
12	2600 S. Ocean Blvd., #402N	Ricciardelli, Louis and Karen	Friedman, Lori	\$ 675,000	Feb-11	\$ 139,000	Jan-78	33.1	1976	\$ 16,190	11.6%	12
13	3170 S. Ocean Blvd., #602N	Kevin O'Keefe Family Trust	Berliner, Judith and Harold	\$ 1,395,000	Feb-11	\$ 520,000	Feb-85	26.0	2950	\$ 33,633	6.5%	13
14	2000 S. Ocean Blvd., #301N	Ekonomidis, H., & Spork, R.	Feinview South Trust	\$ 1,440,000	Feb-11	\$ 2,525,000	Jul-08	2.6	3262	\$ (419,074)	-16.6%	14
15	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%	15
16	2840 S. Ocean Blvd., #612 (Co-Op)	Dermer, H. & Archambult, M.	Birnbaum, Bernard	\$ 150,000	Mar-11	N/A	Sep-97	13.5	931	N/A	N/A	16
17	2780 S. Ocean Blvd., #511 (Co-Op)	Thring, David and Joanne	Quinn, Walter	\$ 200,000	Mar-11	N/A	Jun-02	8.8	1294	N/A	N/A	17
18	2505 S. Ocean Blvd., #614	Fisher, Clifford and Gail	Benjamin, M. & Paine, A.	\$ 220,000	Mar-11	\$ 125,000	Oct-85	25.4	1116	\$ 3,736	3.0%	18
19	2774 S. Ocean Blvd., #808 (Co-Op)	Helen Green Trust	Daniel Prezebel Trust	\$ 227,500	Mar-11	\$ 230,000	Jan-08	3.2	1294	\$ (790)	-0.3%	19
20	3460 S. Ocean Blvd., #409	Kurikka, Leena	Catalano, Janet and Frank	\$ 230,000	Mar-11	\$ 470,000	Apr-05	5.9	1176	\$ (40,556)	-8.6%	20
21	2295 S. Ocean Blvd., #305 (Co-Op)	Mora, Martha	Dayan, Renee and Barbara	\$ 225,000	Mar-11	\$ 95,000	May-96	14.8	1038	\$ 8,759	9.2%	21
22	3360 S. Ocean Blvd., #3F-I	Safro, Ivor and Vera	McDermott, Darian and James	\$ 635,000	Mar-11	\$ 635,000	Jun-03	7.8	2119	\$ -	0.0%	22
23	2190 Ibis Isle Rd., #6	Varney, C., & Matthews, B.	Conrad, Mark and Karen	\$ 275,000	Mar-11	\$ 400,000	May-03	7.8	1135	\$ (15,947)	-4.0%	23
24	3400 S. Ocean Blvd., #1C-I	Corrado, Peter and Rosamaria	Miller, James	\$ 325,000	Mar-11	\$ 235,000	Mar-02	9.0	1740	\$ 9,994	4.3%	24
25	3300 S. Ocean Blvd., #301S	Mikhail, Mournir and Salwar	Estate of Ethel Ritchie	\$ 382,500	Mar-11	\$ 210,000	Sep-81	29.5	1902	\$ 5,844	2.8%	25
26	3400 S. Ocean Blvd., #5A-I	Marianino, Lisa	Ann Hertzberg Trust	\$ 430,000	Mar-11	\$ 262,500	Aug-99	11.6	1740	\$ 14,453	5.5%	26
27	2275 S. Ocean Blvd., #302A	Shearer, David and Felice	Friedman, Jeffrey	\$ 470,000	Mar-11	\$ 536,500	Apr-05	5.9	1614	\$ (11,237)	-2.1%	27
28	3400 S. Ocean Blvd., #3F-I	Chouinard, M., & Viau, M.	Lewin, Ben and Geraldine	\$ 780,000	Mar-11	\$ 1,050,000	May-05	5.8	2119	\$ (46,268)	-4.4%	28
29	2660 S. Ocean Blvd., #106N	Stanley Gordon Trust	Estate of Lorraine Kaitz	\$ 950,000	Mar-11	\$ 230,000	Jan-79	32.2	2137	\$ 22,372	9.7%	29
30	3170 S. Ocean Blvd., #705N	Smith, Ira and Sydell	Sherman, David and Carole	\$ 1,075,000	Mar-11	\$ 400,000	Oct-05	5.4	2950	\$ 124,621	31.2%	30
31	3000 S. Ocean Blvd., #202	Arf Arf LLC	Krautman, Jeffrey and Susan	\$ 1,370,000	Mar-11	\$ 1,350,000	Jun-07	3.8	2273	\$ 5,332	0.4%	31
32	3456 S. Ocean Blvd., #401	Pfundt, A. and Wilson, K.	657942 Ontario Ltd.	\$ 300,000	Mar-11	\$ 205,000	Aug-89	21.6	1445	\$ 4,399	2.1%	32
33	2275 S. Ocean Blvd., #207N	Gaucher, P. and Niemitz, P.	Kosow, Anne	\$ 370,000	Mar-11	\$ 68,400	Jan-74	37.2	1614	\$ 8,111	11.9%	33
34	*2275 S. Ocean Blvd., #305S	Kosow, Lee	Lee Kosow Family Trust	\$ 225,000	Mar-11	\$ 86,800	Jan-74	37.2	1868	\$ 3,716	4.3%	34
35	2284 Ibis Isle Rd., #W	Kronick, Jason	Margulies, Harriet	\$ 1,300,000	Mar-11	\$ 932,000	Jul-90	20.7	3882	\$ 17,795	1.9%	35
36	3456 S. Ocean Blvd., #704	Vagiano, John and Crisanna	Ornstein, L., E., and B.	\$ 192,000	Mar-11	\$ 70,000	Aug-96	14.6	1235	\$ 8,362	11.9%	36
37	100 Worth Ave., #312	Aberbach, Anne	Page, Michael and Joan	\$ 1,900,000	Apr-11	\$ 1,000,000	May-00	11.0	1998	\$ 82,187	8.2%	37
38	2730 S. Ocean Blvd., #605 (Co-Op)	Treuhold, Richard and Nancy	Edwin Billet Trust	\$ 89,000	Apr-11	\$ 32,500	Feb-99	12.2	740	\$ 4,632	14.3%	38
39	3230 S. Ocean Blvd., #208D	Ogorman, Daniel and Louis	Jordan, Charles and Mary	\$ 140,000	Apr-11	\$ 100,000	May-87	24.0	980	\$ 1,669	1.7%	39

THE EVANS REPORT

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SOUTH - PB CONDO SALES 1/1/11 - 6/30/11

	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	
40	3456 S. Ocean Blvd., #107	Pellerin, C., F., and J.	Schechet, S., & Coleman, L.	\$ 190,000	Apr-11	\$ 55,200	Jun-93	17.9	1384	\$ 7,543	13.7%	40
41	2180 Ibis Isle Rd., #4	Persico, Charles and Marola	Morse, Constance	\$ 210,000	Apr-11	N/A	N/A	N/A	1269	N/A	N/A	41
42	2780 S. Ocean Blvd., #711 (Co-Op)	Sarandopolis, Chris & Martine	Reilly, Mary and Robert	\$ 250,000	Apr-11	\$ 165,000	Mar-02	9.1	1294	\$ 9,322	5.6%	42
43	2850 S. Ocean Blvd., #314 (Co-Op)	Oliff, Thomas	Fanning, Emory and Diana	\$ 275,000	Apr-11	\$ 42,000	Mar-88	23.1	1014	\$ 10,075	24.0%	43
44	2760 S. Ocean Blvd., #314 (Co-Op)	Hatcher, R., & Karel, G.	Benson, P., & Grace, M.	\$ 300,000	Apr-11	\$ 230,000	Jun-04	6.9	1150	\$ 10,200	4.4%	44
45	3300 S. Ocean Blvd., #507N	Dicarolo, Victor and Lucy	Lifshitz, M., H., and R.	\$ 310,000	Apr-11	\$ 220,000	Jun-89	21.9	1436	\$ 4,114	1.9%	45
46	2155 Ibis Isle Rd., #9	Schwartz, Jane	Krosney, Rita	\$ 350,000	Apr-11	\$ 250,000	Apr-97	14.0	1976	\$ 7,125	2.8%	46
47	3440 S. Ocean Blvd., #301S	Nobel, Jeffrey	Baccash, Mark and Linda	\$ 375,000	Apr-11	\$ 480,000	Oct-03	7.5	2078	\$ (13,941)	-2.9%	47
48	2780 S. Ocean Blvd., #303 (Co-Op)	Bassani, Bilge	Pakula, L., S., and L.	\$ 390,000	Apr-11	N/A	Jun-08	2.9	1294	N/A	N/A	48
49	3360 S. Ocean Blvd., #4B-I	Connell, William and Honor	Rosemary Ross Trust	\$ 550,000	Apr-11	\$ 399,000	Jun-00	10.9	2119	\$ 13,897	3.5%	49
50	2784 S. Ocean Blvd., #301N	Reiner, Arthur and Frances	Sandra Mulcahy Trust	\$ 685,000	Apr-11	\$ 426,000	Aug-03	7.7	2006	\$ 33,642	7.9%	50
51	3400 S. Ocean Blvd., #5D-I	Mekhail Rev. Trust	Blanche Joelson Trust	\$ 725,000	Apr-11	\$ 370,000	Feb-92	19.2	2119	\$ 18,487	5.0%	51
52	3400 S. Ocean Blvd., #4B-II	Meng, Wayne and Lynn	Sternfeld, Kenneth and Susan	\$ 775,000	Apr-11	\$ 410,000	Apr-00	11.0	2119	\$ 33,083	8.1%	52
53	2580 S. Ocean Blvd., #2C-2	Davis, Jill	6008771 Canada Inc.	\$ 1,300,000	Apr-11	\$ 1,250,000	Aug-02	8.7	2867	\$ 5,748	0.5%	53
54	2505 S. Ocean Blvd., #303	Cahill, Thomas	Janjigian, Robert	\$ 103,000	Apr-11	\$ 151,250	May-04	6.9	788	\$ (6,944)	-4.6%	54
55	3475 S. Ocean Blvd., PH6 (REO)	Shapiro, Gail	Bank of New York	\$ 611,500	Apr-11	\$ 1,120,000	Sep-10	0.6	3497	\$ (836,047)	-74.6%	55
56	3450 S. Ocean Blvd., #327 (REO)	Ella Eugster Trust	JPMorgan Chase Nat's Assn.	\$ 90,000	May-11	\$ 40,100	Oct-10	0.6	852	\$ 85,913	214.2%	56
57	2840 S. Ocean Blvd., #450 (Co-Op)	Russo, Charles and Joan	Royal Saxon, Inc.	\$ 85,000	May-11	\$ 68,400	Mar-92	19.2	935	\$ 866	1.3%	57
58	3475 S. Ocean Blvd., #402	6552552 Canada Inc.	Naples, Catherine	\$ 180,000	May-11	\$ 140,000	Mar-87	24.2	1395	\$ 1,654	1.2%	58
59	2185 Ibis Isle Rd., #10	Kort, Allan and Linda	Cooper, Noble	\$ 202,000	May-11	\$ 156,000	Mar-81	30.2	1269	\$ 1,524	1.0%	59
60	2155 Ibis Isle Rd., #4	Ryan, Honore	Hermelee, E., and Gottlieb, N.	\$ 205,000	May-11	N/A	Dec-02	8.4	1486	N/A	N/A	60
61	2185 Ibis Isle Rd., #6	Friedman, Jeffrey	MacDonnel, J., and Fisher, B.	\$ 220,000	May-11	N/A	N/A	N/A	1269	N/A	N/A	61
62	2295 S. Ocean Blvd., #905 (Co-Op)	Mittwig, Christian and Doris	Lobel, Sondra	\$ 215,000	May-11	N/A	N/A	N/A	1038	N/A	N/A	62
63	3230 S. Ocean Blvd., #A502	Geoffery, Ryan	Klewicki, G., & Hidebrandt, J.	\$ 220,000	May-11	N/A	N/A	N/A	1176	N/A	N/A	63
64	3440 S. Ocean Blvd., #205S	Koffman, Allen and Simone	Shear, Ronald and Fura	\$ 272,000	May-11	\$ 255,000	Jun-99	11.9	1886	\$ 1,426	0.6%	64
65	3250 S. Ocean Blvd., #305N	Pinto, Alan	Grossman, George & Barbara	\$ 307,500	May-11	\$ 140,000	Apr-99	12.1	1621	\$ 13,854	9.9%	65
66	2778 S. Ocean Blvd., #208S	Brest, Robert and Naomi	Lucille Irving Trust	\$ 312,500	May-11	\$ 180,000	May-85	26.0	1542	\$ 5,093	2.8%	66
67	3300 S. Ocean Blvd., #108S	Lockwood, K., & Fisher, L.	Silverman, Leonard and Elaine	\$ 360,000	May-11	\$ 235,000	May-83	28.0	2196	\$ 4,461	1.9%	67
68	3120 S. Ocean Blvd., #3-502	Stanley Spitzer Trust	Estate of Mera Krumholz	\$ 440,000	May-11	\$ 240,000	Dec-86	24.4	2497	\$ 8,187	3.4%	68
69	3440 S. Ocean Blvd., #302S	Kreisberg, Amie	Scheidman, Arnold	\$ 625,000	May-11	\$ 350,000	Aug-88	22.8	2131	\$ 12,082	3.5%	69
70	3440 S. Ocean Blvd., #601N	5815 La Gorce Circle LLC	Marlene Schwatz Trust	\$ 675,000	May-11	\$ 412,500	Apr-86	25.1	2078	\$ 10,459	2.5%	70
71	2770 S. Ocean Blvd., #302N	Marcria Billhartz Trust	Earle Shawe Trust	\$ 2,200,000	May-11	\$ 1,125,000	May-90	21.0	4040	\$ 51,157	4.5%	71
72	3200 S. Ocean Blvd., #402B	Sun, Frank and Chia	Abrahams, Richard	\$ 250,000	May-11	\$ 72,500	Jan-77	34.4	1366	\$ 5,167	7.1%	72
73	3250 S. Ocean Blvd., #401 (REO)	Henderson, Graeme /Valerie	HSBC Mortgage Corp.	\$ 152,000	May-11	\$ 100,200	Mar-11	0.2	1174	\$ 266,296	265.8%	73
74	3230 S. Ocean Blvd., B503	Lipreti, Peter and Alfredo	Brutschin, Helmut	\$ 125,000	May-11	\$ 155,000	Mar-03	8.2	980	\$ (3,659)	-2.4%	74
75	3450 S. Ocean Blvd., #509	Dixon, Joshua and Bridgett	Caroroll, William C.	\$ 202,500	May-11	\$ 48,500	Jan-76	35.4	1496	\$ 4,353	9.0%	75
76	2295 S. Ocean Blvd., #917 (Co-Op)	Landon, Mark	Levy, Laurence and Barbara	\$ 330,000	May-11	N/A	N/A	N/A	1959	N/A	N/A	76
77	2295 S. Ocean Blvd., #823 (Co-Op)	Nabokov, Dmitri	Abelson, Hy and Marie	\$ 220,000	May-11	\$ 200,000	Dec-99	11.4	1559	\$ 1,747	0.9%	77
78	2773 S. Ocean Blvd., #2010	Linda Iversen Trust	Lisa T. Bittner Trust	\$ 295,000	Jun-11	N/A	Dec-07	3.5	1389	N/A	N/A	78

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SOUTH - PB CONDO SALES 1/1/11 - 6/30/11

	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	
79	3450 S. Ocean Blvd., #6100 (REO)	Joos, Roberto and Elizabeth	Federal Nat'l Mort. Ass'n	\$ 156,000	Jun-11	N/A	Oct-10	0.7	1292	N/A	N/A	79
80	3170 S. Ocean Blvd., #605	Bloom, Elliot and Anne	Lampert, Constance	\$ 1,175,000	Jun-11	\$ 1,050,000	Mar-03	8.3	2950	\$ 15,088	1.4%	80
81	2773 S. Ocean Blvd., #512	Giuffre, Carmelo	Califano, Frank and Nancy	\$ 230,000	Jun-11	\$ 360,000	Aug-06	4.9	1389	\$ (26,732)	-7.4%	81
82	2600 S. Ocean Blvd., #502W	Stone, Norman and Carol	Russo, Joseph	\$ 800,000	Jun-11	\$ 415,000	Mar-03	8.3	1495	\$ 46,470	11.2%	82
83	2500 S Ocean Blvd., #2A3	Rita L. Hendel Trust	Levine, Harvey and Gloria	\$ 955,000	Jun-11	\$ 470,000	Mar-85	26.3	2590	\$ 18,444	3.9%	83
84	2660 S. Ocean Blvd., #301S	Stein, Michael and Robert	Salm, Carla-Rae	\$ 1,370,000	Jun-11	\$ 1,550,000	Jun-08	3.0	2137	\$ (59,457)	-3.8%	84
85	2155 Ibis Isle Rd. TW	Nadler, Emanuel and Anna	Belle K. Ribicoff Trust	\$ 715,000	Jun-11	\$ 540,000	Jan-97	14.4	2692	\$ 12,111	2.2%	85
86	3100 S. Ocean Blvd., 301N	Youngman, Bruce	Weiss, Barry and Gail	\$ 670,000	Jun-11	\$ 1,060,427	Feb-05	6.4	2618	\$ (61,398)	-5.8%	86
87	3450 S. Ocean Blvd., # 611 (Co-Op)	Masoud, Essam El Arif and Iray	Van Sickle, Maria	\$ 150,000	Jun-11	\$ 310,000	Apr-06	5.2	1008	\$ (30,785)	-9.9%	87
88	2730 S. Ocean Blvd., #743	Toll, Charles and Diane	Francine Freudenheim Trust	\$ 50,000	Jun-11	\$ 60,500	May-03	8.1	700	\$ (1,293)	-2.1%	88
89	2770 S. Ocean Blvd., #603S	Sharfman, Miriam	Cochran-Joffe, Kimberli	\$ 1,800,000	Jun-11	\$ 1,200,000	May-90	21.1	4370	\$ 28,401	2.4%	89
90	3170 S. Ocean Blvd., #202 S	Peddy, Steven and Tracie	Weiss, Michael	\$ 845,000	Jun-11	\$ 470,000	Jul-86	25.0	2950	\$ 15,023	3.2%	90
*Excluded from Calculation of PB Condo Sales (South)												
2011 2Q Cumulative Summary - PB Condo Sales (SOUTH)												
# of PB Condo Sales (SOUTH)				90								
PB Condo Sales - SOUTH (Total \$)				\$ 48,155,375								
Average Current Sales Price				\$ 541,072								
Median Current Sales Price				\$ 327,500								
Average Yrs. Between Sales				15.02								
% Annual Increase/(Decrease)				3.3%								
2011 1Q ONLY Summary - PB Condo Sales (SOUTH)												
# of PB Condo Sales (SOUTH)				36								
PB Condo Sales - SOUTH (Total \$)				\$ 21,527,375								
Average Current Sales Price				\$ 615,068								
Median Current Sales Price				\$ 360,000								
Average Yrs. Between Sales				16.17								
% Annual Increase/(Decrease)				3.3%								
2011 2Q ONLY Summary - PB Condo Sales (SOUTH)												
# of PB Condo Sales (SOUTH)				54								
PB Condo Sales - SOUTH (Total \$)				\$ 26,628,000								
Average Current Sales Price				\$ 493,111								
Median Current Sales Price				\$ 303,750								
Average Yrs. Between Sales				13.94								
% Annual Increase/(Decrease)				3.4%								