

# THE EVANS REPORT™



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

### TOWN OF PALM BEACH SINGLE FAMILY HOME SALES

	2010	2011	Differential ('10 v. '11)
No. of Sales 1st Quarter	26 (21.5%)	27 (20.8%)	+1
No. of Sales 2nd Quarter	35 (28.9%)	55 (42.8%)	+20
No. of Sales 3rd Quarter	30 (24.8%)	27 (20.8%)	-3
No. of Sales 4th Quarter	30 (24.8%)	21 (16.1%)	-9
<b>Total No. of Sales</b>	<b>121 (100%)</b>	<b>130 (100%)</b>	<b>+9</b>

### MONTHLY BREAKDOWN OF SALES/SINGLE FAMILY HOMES

	2010	2011	Differential ('10 v. '11)
January	5 (4.1%)	6 (4.6%)	+1
February	9 (7.44%)	10 (7.7%)	+1
March	12 (9.92%)	11 (8.5%)	-1
April	12 (9.92%)	14 (10.8%)	+2
May	14 (11.6%)	23 (17.7%)	+9
June	9 (7.44%)	18 (13.8%)	+9
July	9 (7.44%)	11 (8.5%)	+2
August	9 (7.44%)	9 (6.9%)	-
September	12 (9.92%)	7 (5.3%)	-5
October	5 (4.1%)	4 (3.1%)	-1
November	8 (6.03%)	6 (4.6%)	-2
December	17 (14.05%)	11 (8.5%)	-6
<b>Total No. of Sales</b>	<b>121 (100.0%)</b>	<b>130 (100.0%)</b>	<b>+9</b>

### 2011 FOURTH QUARTER PALM BEACH SINGLE FAMILY HOMES

#### TOWN-WIDE

No. of Sales  
Median Sales Price  
Average Sales Price

2010 4th Quarter	2011 4th Quarter	Differential '10 4Q v. '11 4Q
30	21	+9
\$4,000,000	\$2,000,000	-\$2,000,000
\$5,373,574	\$2,672,159	-\$2,701,415

#### North Town of Palm Beach

No. of Sales  
Median Sales Price  
Average Sales Price

2010 4th Quarter	2011 4th Quarter	Differential '10 4Q v. '11 4Q
16	16	-
\$3,360,000	\$1,612,900	-\$1,747,100
\$5,012,772	\$2,290,646	-\$2,722,126

#### Midtown Town of Palm Beach

No. of Sales  
Median Sales Price  
Average Sales Price

2010 4th Quarter	2011 4th Quarter	Differential '10 4Q v. '11 4Q
7	5	-2
\$2,439,074	\$3,525,000	+\$1,085,926
\$3,344,868	\$3,893,000	+\$548,132

#### South Town of Palm Beach

No. of Sales  
Median Sales Price  
Average Sales Price

2010 4th Quarter	2011 4th Quarter	Differential '10 4Q v. '11 4Q
7	0	-7
\$7,200,000	0	-\$7,200,000
\$8,226,970	0	-\$8,226,970

### BREAKDOWN BY SALES PRICE/SINGLE FAMILY HOMES

	2010 Jan. thru Dec.	2011 Jan. thru Dec.	Differential ('10 v. '11) Jan. thru Dec.
Sales over \$20,000,000	2 (1.7%)	5 (3.8%)	+3
Sales \$15,000,000 - \$19,999,999	4 (3.4%)	3 (2.3%)	-1
Sales \$10,000,000 - \$14,999,999	4 (3.4%)	6 (4.7%)	+2
Sales \$5,000,000 - \$9,999,999	25 (21.2%)	19 (14.6%)	-6
Sales \$2,500,000 - \$4,999,999	29 (24.5%)	31 (23.8%)	+2
Sales below \$2,500,000	54 (45.8%)	66 (50.8%)	+12
	<b>118 (100%)</b>	<b>130 (100%)</b>	<b>+12</b>

\* 3 sales not arms length

### TOWN-WIDE SINGLE FAMILY HOMES SOLD BELOW PRIOR PURCHASE PRICE

#### TOWN-WIDE

Homes sold below previous Purch. Price

2011 1st Quarter	2011 2nd Quarter	2011 3rd Quarter	2011 4th Quarter
9/27 (33.3%)	7/55 (12.7%)	6/27 (22.2%)	6/21 (29.6%)
*8/9 previously purchased in 2005 or later	*6/7 previously purchased in 2005 or later	*5/6 previously purchased in 2005 or later	*3/6 previously purchased in 2005 or later

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

	2010	2011
1st Quarter	0 (0.0%)	0 (0.0%)
2nd Quarter	0 (0.00%)	0 (0.0%)
3rd Quarter	1/30 (3.33%)	0 (0.0%)
4th Quarter	2/30 (6.66%)	2/21 (9.52%)
	<b>3/121 (2.48%)</b>	<b>2/130 (1.54%)</b>

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## 2011 Fourth Quarter Analysis of Palm Beach Condos/Co-Ops

### TOWN OF PALM BEACH CONDOS & CO-OPS SALES/UNITS

	2010	2011	Differential ('10 v. '11)
No. of Sales 1st Quarter	64 (24%)	68 (28.8%)	+4
No. of Sales 2nd Quarter	94 (35.2%)	91 (38.5%)	-3
No. of Sales 3rd Quarter	58 (21.7%)	34 (14.5%)	-24
No. of Sales 4th Quarter	51 (19.1%)	43 (18.2%)	-8
<b>Total No. of Sales</b>	<b>267 (100%)</b>	<b>236 (100%)</b>	<b>-31</b>

### MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2010	2011	Differential ('10 v. '11)
January	17 (6.4%)	13 (5.5%)	-4
February	20 (7.5%)	20 (8.5%)	-
March	27 (10.1%)	35 (14.8%)	+8
April	30 (11.2%)	24 (10.2%)	-6
May	36 (13.5%)	43 (18.2%)	+7
June	28 (10.5%)	24 (10.2%)	-4
July	19 (7.1%)	14 (5.9%)	-5
August	17 (6.4%)	10 (4.2%)	-7
September	22 (8.2%)	10 (4.2%)	-12
October	21 (7.9%)	10 (4.2%)	-11
November	12 (4.5%)	13 (5.6%)	+1
December	18 (6.7%)	20 (8.5%)	+2
<b>Total No. of Sales</b>	<b>267 (100.0%)</b>	<b>236 (100.0%)</b>	<b>-31</b>

### 2011 FOURTH QUARTER CONDOS & CO-OPS SALES DATA

#### TOWN-WIDE

	4th Quarter 2010	4th Quarter 2011	Differential '2010 v. '2011
No. of Sales	51	43	-8
Median Sales Price	\$260,000	\$475,000	+\$215,000
Average Sales Price	\$510,091	\$703,127	+\$193,036
Total Sales/Dollars	\$26,014,650	\$30,234,449	+\$4,219,799

#### North of Sloan's Curve

	4th Quarter 2010	4th Quarter 2011	Differential '2010 v. '2011
No. of Sales	16	20	4
Median Sales Price	\$515,000	\$585,050	+\$70,050
Average Sales Price	\$1,034,797	\$1,077,862	+\$43,065
Total Sales/Dollars	\$16,556,750	\$21,557,249	+\$5,000,499

#### South of Sloan's Curve

	4th Quarter 2010	4th Quarter 2011	Differential '2010 v. '2011
No. of Sales	35	23	-12
Median Sales Price	\$225,000	\$265,000	+\$40,000
Average Sales Price	\$270,226	\$377,270	+\$107,044
Total Sales/Dollars	\$9,457,900	\$8,677,200	-\$780,700

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

	2010 Jan. thru Dec.	2011 Jan. thru Dec.	Differential ('10 v. '11) Jan. thru Dec.
Sales over \$3,000,000	6 (2.3%)	4 (1.7%)	-2
Sales \$2,000,000 - \$2,999,999	8 (3.0%)	7 (3.0%)	-1
Sales \$1,000,000 - \$1,999,999	30 (11.3%)	33 (14.0%)	+3
Sales \$500,000 - \$999,999	52 (19.6%)	72 (30.5%)	+20
Sales \$250,000 - \$499,999	74 (27.9%)	67 (28.4%)	-7
Sales below \$250,000	95 (35.8%)	53 (22.5%)	-42
	<b>265 (100%)*</b>	<b>236 (100%)</b>	<b>-29</b>

\*2 Sales Not Applicable

### SALES GROUPINGS/CONDOS & CO-OPS

	2010 Jan. thru Dec.	2011 Jan. thru Dec.	Differential ('10 v. '11) Jan. thru Dec.
All sales \$1,000,000 and over	44 (16.6%)	44 (18.6%)	0
All sales under \$1,000,000	221 (83.4%)	192 (81.4%)	-29
<b>Total</b>	<b>265 (100%)*</b>	<b>236 (100%)</b>	<b>-29</b>

\* 2 Sales Not Applicable

### CONDOS & CO-OP'S SOLD BELOW PRIOR PURCHASE PRICE

TOWN-WIDE	2011 1st Quarter	2011 2nd Quarter	2011 3rd Quarter	2011 4th Quarter
Condos & Co-ops sold below previous Purch. Price	13/64 (20.3%)	23/94 (84.5%)	7/58 (12.1%)	17/51 (33.3%)
	*8/13 previously purchased in 2005 or later	*16/23 previously purchased in 2005 or later	*4/7 previously purchased in 2005 or later	*7/17 previously purchased in 2005 or later

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

	2009	2010	2011
1st Quarter	2/45 (4.4%)	4/64 (6.3%)	1/68 (1.5%)
2nd Quarter	1/69 (1.4%)	8/94 (8.5%)	4/91 (4.4%)
3rd Quarter	0/42 (0.0%)	7/58 (12.1%)	0/34 (0.0%)
4th Quarter	4/42 (9.5%)	9/51 (17.6%)	4/43 (9.3%)
	<b>7/198 (3.5%)</b>	<b>28/267 (10.5%)</b>	<b>9/236 (3.8%)</b>

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## 2011 Full-Year Analysis of Palm Beach Single Family Homes

### 2011 YEAR-END PALM BEACH SINGLE FAMILY HOMES

#### TOWN-WIDE

	Full Year 2010	Full Year 2011	Differential 2010 v. 2011
No. of Sales	121	130	9
Median Sales Price	\$2,850,000	\$2,480,000	-\$370,000
Average Sales Price	\$4,363,394	\$4,604,552	+\$241,158
Total \$	\$514,880,458	\$589,382,695	+\$74,502,237
No. of Years	11.31	10.53	-0.78

#### North Town of Palm Beach

	Full Year 2010	Full Year 2011	Differential 2010 v. 2011
No. of Sales	77	86	+9
Median Sales Price	\$2,282,500	\$2,062,500	-\$220,000
Average Sales Price	\$4,373,326	\$3,626,643	-\$746,683
Total \$	\$293,012,829	\$304,637,981	+\$11,625,152
No. of Years	12.24	10.11	-2.13

#### Midtown Town of Palm Beach

	Full Year 2010	Full Year 2011	Differential 2010 v. 2011
No. of Sales	25	25	-0-
Median Sales Price	\$2,837,500	\$2,180,000	-\$657,500
Average Sales Price	\$2,944,515	\$3,064,188	+\$119,673
Total \$	\$53,001,270	\$76,604,707	+\$23,603,437
No. of Years	8.97	10.14	+1.17

#### South Town of Palm Beach

	Full Year 2010	Full Year 2011	Differential '2010 v. '2011
No. of Sales	19	19	-0-
Median Sales Price	\$6,800,000	\$8,599,000	+\$1,799,000
Average Sales Price	\$8,422,752	\$10,954,737	+\$2,531,985
Total \$	\$144,186,785	\$208,140,007	+\$63,953,222
No. of Years	11.06	12.93	+1.87

## 2011 Year-End Analysis of Palm Beach Condos/Co-Ops

### 2011 YEAR-END CONDOS-CO-OPS SALES DATA

#### TOWN-WIDE

	Full Year 2010	Full Year 2011	Differential 2010 v. 2011
No. of Sales	267	236	-31
Median Sales Price	\$365,000	\$472,500	+\$107,500
Average Sales Price	\$629,024	\$707,474	+\$78,450
Total Sales/Dollars	\$166,062,223	\$165,548,980	-\$513,243
No. of Years Between Sales	12.28	13.93	+1.65

#### North of Sloan's Curve

	Full Year 2010	Full Year 2011	Differential 2010 v. 2011
No. of Sales	92	102	+10
Median Sales Price	\$746,882	\$632,500	-\$114,382
Average Sales Price	\$1,122,705	\$971,841	-\$150,864
Total Sales/Dollars	\$101,043,464	\$98,155,905	-\$2,887,559
No. of Years Between Sales	10.85	12.01	+1.16

#### South of Sloan's Curve

	Full Year 2010	Full Year 2011	Differential 2010 v. 2011
No. of Sales	175	134	-41
Median Sales Price	\$265,000	\$327,500	+\$62,500
Average Sales Price	\$373,671	\$506,715	+\$133,044
Total Sales/Dollars	\$65,018,759	\$67,393,075	+\$2,374,316
No. of Years Between Sales	13.06	15.39	+2.33

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## ALL - PB SINGLE FAMILY HOME SALES 1/1/11 - 12/31/11

	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
28	257 Park Ave.	Hill, Mary and Richard	Meagher, Francis and Alma	\$ 600,000	Apr-11	N/A	Jun-02	8.8	1611	N/A	N/A	28
29	301 Seabreeze Ave.	McMullen, James and Kathryn	Makk FL Family Trust	\$ 1,031,000	Apr-11	\$ 570,000	Apr-95	16.0	3469	\$ 28,793	5.1%	29
30	244 Nightingale Ln.	Baumann, D. & Meran, H.	Maxey, Beth and Jack	\$ 1,525,000	Apr-11	\$ 1,375,000	May-04	6.9	4673	\$ 21,675	1.6%	30
31	339 Seaspray Ave.	Benedickson, Robert & Denise	Torres, Rick and Heidi	\$ 1,835,557	Apr-11	\$ 529,500	Aug-97	13.7	3280	\$ 95,514	18.0%	31

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32	252 Seaspray Ave.	David McDermott Trust	Pack, Lisa	\$ 2,000,000	Apr-11	\$ 535,000	Jan-92	19.3	3691	\$ 76,063	14.2%	32
33	224 Pendleton Ave.	O'Brien, Andrew and Robin	Equity Resource Partners LLC	\$ 2,200,000	Apr-11	\$ 2,400,000	Dec-06	4.3	4125	\$ (46,144)	-1.9%	33
34	320 Polmer Prk.	Latsko, Fred	Newberger, Bernice	\$ 3,783,800	Apr-11	\$ 1,000,000	Aug-84	26.7	6103	\$ 104,332	10.4%	34
35	146 Seminole Ave.	Haymes, Stephen & Anne	Nederlander, J. & C.	\$ 4,450,000	Apr-11	\$ 5,500,000	Feb-07	4.2	5394	\$ (252,138)	-4.6%	35
36	234 El Brillo Way	Schappell, M. & Anderson, T.	Mahoney, Daniel & Suzanne	\$ 4,475,000	Apr-11	\$ 1,700,000	May-97	13.9	8815	\$ 199,267	11.7%	36
37	1230 N. Ocean Blvd.	DEAJ Properties Limited	Gretschel, Maureen & Walter	\$ 5,800,000	Apr-11	\$ 1,195,000	Mar-94	17.1	6263	\$ 269,363	22.5%	37
38	444 Brazilian Ave. (Townhouse)	Breyer, Henry and Joanne	Tara Hampton Inc.	\$ 3,800,000	Apr-11	\$ 3,700,000	Jan-05	6.2	5534	\$ 16,002	0.4%	38
39	1333 N. Lake Way	Durst, Susanne	Simpson, James	\$ 2,250,000	Apr-11	\$ 2,000,000	Sep-04	6.6	3911	\$ 37,973	1.9%	39
40	1255 S. Ocean Blvd., (Vacant Lot)	Thomas Peterffy Trust	1255 S. Ocean Blvd., Rlty. Trust	\$ 22,660,000	Apr-11	\$ 10,650,000	Dec-09	1.3	5.98 acres	\$ 9,019,856	84.7%	40
41	1930 S. Ocean Blvd.	1930 South Ocean Blvd., Trust	LJC Property Holdings, LLC	\$ 23,100,000	Apr-11	\$ 10,000,000	Sep-10	0.6	21672	\$ 22,554,245	225.5%	41
42	200 Ocean Ter.	Brock Milstein Trust	Arthur Oldham	\$ 1,425,000	May-11	\$ 535,000	Jul-91	19.8	4146	\$ 44,844	8.4%	42
43	159 Australian Ave.	Allan Kauffman Trust	Elizabeth Bryant Trust	\$ 1,324,690	May-11	N/A	May-94	17.0	4045	N/A	N/A	43
44	201 La Puerta Way	Lawrie, Michael and Kimberly	Bauer, Richard and Veronica	\$ 1,400,000	May-11	\$ 880,000	Dec-00	10.4	2686	\$ 49,908	5.7%	44
45	230 Arabian Rd.	Hollihan, John and Mary	Seaside Partners LLC	\$ 1,700,000	May-11	\$ 2,425,000	Apr-06	5.1	4503	\$ (142,578)	-5.9%	45
46	171 Dunbar Rd.	VA Housing LLC	Trucks, Claude and Melinda	\$ 2,000,000	May-11	\$ 1,325,000	Oct-99	11.6	5581	\$ 58,245	4.4%	46
47	200 Algoma Rd.	200 Algoma Road Land Trust	Madoff, Peter and Marion	\$ 5,500,000	May-11	\$ 3,752,000	May-01	10.0	7373	\$ 174,704	4.7%	47
48	120 Reef Rd.	Ducker, Charles Steven	Delphin Corporation	\$ 6,225,000	May-11	\$ 6,175,000	Jan-05	6.4	2666	\$ 7,863	0.1%	48
49	*324 Eden Road	Beverly J North Rev. Trust	North, John L. and Beverly	\$ 2,100,000	May-11	\$ 715,000	Apr-98	13.1	3739	\$ 105,582	14.8%	49
50	210 Fairview Rd.	John Forma Rev Trust	Hardy, William and Lesley	\$ 1,000,000	May-11	\$ 270,000	Sep-84	26.7	2514	\$ 27,334	10.1%	50
51	326 Via Linda	326 Via Linda LLC	Fromer, Robert and Ann	\$ 10,930,000	May-11	\$ 5,600,000	May-99	12.0	7096	\$ 443,863	7.9%	51
52	40 Blossom Way	40 Blossom Way Trust	Graham C. Berwind Estate	\$ 29,150,000	May-11	\$ 10,400,000	Jan-86	25.3	11142	\$ 739,785	7.1%	52
53	110 Seagate Rd.	Lavin, Robert	DeGray, William	\$ 1,059,000	May-11	\$ 425,000	Sep-97	13.7	2428	\$ 46,375	10.9%	53
54	3 Pelican Ln.	Moody, W., & Landry, D.	Doctor, Daniel	\$ 8,599,000	May-11	\$ 2,700,000	May-98	13.0	5685	\$ 453,483	16.8%	54
55	252 El Bravo Way	Fisher, Jeffrey and Francis	Estate of Jeffrey Proser	\$ 6,910,000	May-11	\$ 5,650,000	Apr-00	11.1	12357	\$ 113,640	2.0%	55
56	242 Tangier Ave.	Bloys, David and Senie	Hawkins, William J.	\$ 4,180,000	May-11	\$ 5,500,000	Oct-08	2.6	7042	\$ (506,092)	-9.2%	56
57	930 S. Ocean Blvd.	1111 Partners, LLC	Steve & Linda Horn, LLC	\$ 11,500,000	May-11	\$ 9,450,000	Apr-05	6.1	7418	\$ 336,898	3.6%	57
58	235 Phipps Plaza	Starr, Craig and Chris	Harris, Lamont	\$ 1,600,000	May-11	\$ 2,300,000	Jul-07	3.9	2754	\$ (181,206)	-7.9%	58
59	156 Peruvian Ave.	Clifford, James and Emily	Fox, Yolande	\$ 875,000	May-11	\$ 200,000	Jul-97	13.9	2178	\$ 48,671	24.3%	59
60	343 Australian Ave.	Boyd, Liona Maria	The Fortin Foundation	\$ 620,000	May-11	\$ 90,000	Jan-76	35.4	1575	\$ 14,980	16.6%	60
61	1071 N Ocean Blvd.	Maura Ziska Trust	Janina Radtke Trust	\$ 12,096,000	May-11	\$ 7,200,000	Jul-04	6.9	4489	\$ 713,389	9.9%	61
62	134 Chilean Ave.	Kranzburg Corp.	Courtney C. Ritterbush Trust	\$ 1,700,000	May-11	\$ 1,750,000	Jul-04	6.9	4301	\$ (7,285)	-0.4%	62
63	111 Seaview Ave.	Mimran, Joseph	Lyle Finley Trust	\$ 2,138,000	May-11	\$ 2,440,000	May-06	5.0	2816	\$ (60,038)	-2.5%	63
64	101 El Mirasol	J Palm LLC	Norma Saul Trust	\$ 12,500,000	May-11	\$ 3,200,000	Oct-91	19.6	5871	\$ 473,960	14.8%	64
65	201 Angler Ave.	Maggio, Matthew A.	Kaywell, John and Margaret	\$ 1,580,000	Jun-11	\$ 835,000	Jun-01	10.0	2806	\$ 74,256	8.9%	65
66	202 Kenlyn Rd.	Johnson, William and Victoria	Runco, Kristine N.	\$ 3,395,670	Jun-11	\$ 2,575,000	Jul-03	8.0	6023	\$ 103,220	4.0%	66
67	251 Orange Grove Rd.	Verlen, David and Lois	Orange Grove LLC	\$ 985,189	Jun-11	\$ 1,200,000	Jan-08	3.4	2255	\$ (62,376)	-5.2%	67
68	202 Sanford Ave.	Pressley, David and Mary	Schofield Andrews III Trust	\$ 1,200,000	Jun-11	N/A	Mar-98	13.3	2787	N/A	N/A	68
69	200 Kawama Ln.	Stern, Evan and Sandra	Lovedy P. Barbatelli Fam. Trst	\$ 3,716,000	Jun-11	\$ 818,300	Aug-95	15.9	5286	\$ 182,576	22.3%	69
70	330 Island Rd.	Milan EAT LLC	Frances Archbold Hufty Trst	\$ 6,909,600	Jun-11	N/A	N/A	N/A	6562	N/A	N/A	70
71	271 La Puerta Way	Long, David and Stephanie	Roebbling, William and Maeryn	\$ 3,500,000	Jun-11	\$ 2,800,000	Apr-06	5.2	5931	\$ 134,686	4.8%	71
72	*234 List Rd.	Asplundh, Jacqueline	Asplundh, Edward and Gwendolyn	\$ 1,100,000	Jun-11	\$ 1,625,000	May-04	7.1	3316	\$ (73,787)	-4.5%	72
73	112 Caribbean Rd.	Lucier, Alfred A.	Mardel PB, LLC	\$ 2,400,000	Jun-11	\$ 2,000,000	Nov-10	0.6	5323	\$ 657,658	32.9%	73
74	1464 Laurie Ln.	Marcello, Mark	Rowan, Nina	\$ 900,000	Jun-11	\$ 745,000	Aug-00	10.9	2302	\$ 14,265	1.9%	74
75	226 Merrain Rd.	Cynthia L. Anderson Trust	Genatt, Arlene	\$ 2,400,000	Jun-11	\$ 1,346,650	Nov-01	9.6	3953	\$ 109,568	8.1%	75
76	273 Tangier Ave.	Berk, Ronald	Kamenstein, David and Carol	\$ 3,350,000	Jun-11	\$ 2,995,000	May-04	7.1	4725	\$ 49,894	1.7%	76
77	233 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 575,000	Feb-05	6.4	1260	\$ 20,931	3.6%	77

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78	237 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 825,000	Dec-03	7.5	1260	\$ (15,521)	-1.9%	78
79	264 Dunbar Rd.	Searby, Frederick and Carin	Phillips, George and Virginia	\$ 2,150,000	Jun-11	N/A	N/A	N/A	4093	N/A	N/A	79
80	17 Middle Rd.	Kellogg/Sadrian	Foster, Jane	\$ 4,150,000	Jun-11	\$ 117,500	Jan-69	42.5	4598	\$ 94,953	80.8%	80
81	8 Lagomar Rd.	Romano, John	Otto, Jonathan	\$ 5,950,000	Jun-11	\$ 6,925,000	Mar-06	5.3	5408	\$ (184,582)	-2.7%	81
82	1472 S Ocean Blvd.	Katrin Theodoli Trust	Wallace, William and Kathleen	\$ 25,415,000	Jun-11	\$ 5,950,000	Jun-96	15.0	9027	\$ 1,294,593	21.8%	82
83	1570 N. Ocean Blvd.	Kallop, Arthur and Elizabeth	Marcellus Marix Trust	\$ 2,615,000	Jul-11	N/A	N/A	N/A	4812	N/A	N/A	83
84	254 Palmo Way	Runco, Kristine	BSL&LEL Properties	\$ 1,900,000	Jul-11	\$ 763,000	Apr-92	19.3	4449	\$ 58,950	7.7%	84
85	208 Garden Rd.	Belsher, Geoffrey S.	Shavell, Wade	\$ 3,700,000	Jul-11	\$ 3,050,000	Sep-04	6.9	5894	\$ 94,748	3.1%	85
86	159 Seaspray Ave.	Leiner Trust	Scaff, David and Elizabeth	\$ 2,460,000	Jul-11	\$ 500,000	Oct-02	8.8	4897	\$ 223,214	44.6%	86
87	125 E. Inlet Dr.	Thorndike, John and Suzanne	Onondaga LLC	\$ 1,728,200	Jul-11	\$ 1,995,000	Apr-06	5.3	3761	\$ (50,536)	-2.5%	87
88	251 Nightingale	Sinclair, David & Whitney	Scialabba, David and Sally	\$ 2,015,000	Jul-11	\$ 1,050,000	Feb-01	10.4	3172	\$ 92,399	8.8%	88
89	215 Angler Ave.	Chao, Sherman & Chen, Vivian	Wheeler, Jerry & Vickie	\$ 2,800,000	Jul-11	\$ 3,250,000	Aug-05	5.9	5178	\$ (75,691)	-2.3%	89
90	261 Sanford Ave.	Restaino, Karen	Cooper, Jehu and Patricia	\$ 2,848,000	Jul-11	\$ 692,000	Dec-89	21.6	5543	\$ 99,714	14.4%	90
91	1558 N. Ocean Way	Reid, John & Jill & Pedersen, A.	Arabian Beach, LLC	\$ 4,750,000	Jul-11	\$ 2,100,000	Mar-08	3.4	6475	\$ 788,305	37.5%	91
92	1260 N. Ocean Blvd.	Carl Hirsh Estate	Conese, E. and M.	\$ 7,385,000	Jul-11	\$ 3,625,000	May-99	12.2	8407	\$ 308,128	8.5%	92
93	232 Everglade Ave. (Townhouse)	Lane, William & Marilyn	Robert Hassett Trust	\$ 2,775,000	Jul-11	\$ 2,812,500	Mar-06	5.4	4288	\$ (6,991)	-0.2%	93
94	281 Monterey Rd.	Silvi, Gary and Monique	Pearl, Irving and Helen	\$ 1,100,000	Aug-11	N/A	Jun-97	14.2	3783	N/A	N/A	94
95	1305 N. Ocean Way	Sullivan, David and Rita	Van Der Grift, Joan and Paul	\$ 1,200,000	Aug-11	\$ 420,000	Jan-97	14.6	4114	\$ 53,465	12.7%	95
96	1065 N. Lake Way	Rath, Frank and Diana	Okun, Michael and Beth	\$ 1,385,000	Aug-11	\$ 1,350,000	Jun-02	9.2	3248	\$ 3,816	0.3%	96
97	1426 N. Ocean Blvd.	Beck, Douglas and Leah	Ligresti, Dominick	\$ 2,775,000	Aug-11	\$ 2,525,000	Oct-03	7.8	3828	\$ 31,894	1.3%	97
98	1498 N. Ocean Way	Kasarda, Vladislav & Marina	Shipley, Zach and Nicole	\$ 3,050,000	Aug-11	\$ 812,500	Nov-89	21.8	8023	\$ 102,819	12.7%	98
99	109 Jungle Rd.	Casa PB LLC	Petrie, Carroll	\$ 6,819,615	Aug-11	\$ 7,450,000	May-08	3.3	6681	\$ (193,842)	-2.6%	99
100	254 Tangier Ave. (New House)	Copeland, J. & Biondi, G.	254 Tangier LLC	\$ 12,475,000	Aug-11	\$ 3,000,000	Feb-05	6.5	11225	\$ 1,458,000	48.6%	100
101	1070 N. Ocean Blvd.	1071 N. Ocean Blvd. Trust	Karen Krause Trust	\$ 16,886,790	Aug-11	\$ 10,000,000	Jun-01	10.2	12700	\$ 676,994	6.8%	101
102	1480 N. Lake Way	1480 North Lake Way LLC	Wilson, Gregory and Lisa	\$ 6,100,000	Aug-11	\$ 5,730,000	Aug-09	2.0	N/A	\$ 185,000	3.2%	102
103	594 N. County Rd.	Maguire, Frank	Nina Dewitz Estate	\$ 1,350,000	Sep-11	\$ 800,000	Feb-90	21.6	3430	\$ 25,469	3.2%	103
104	327 Arabian Rd.	Cohen, Stanley and Elaine	Foster, William and Lynda	\$ 1,600,000	Sep-11	\$ 1,487,500	Apr-00	11.4	4286	\$ 9,847	0.7%	104
105	234 Phipps Plaza	Geist, Brad & Catherine	Rosenfeld, Marc & Alphonisia	\$ 1,704,685	Sep-11	\$ 2,000,000	Oct-04	6.9	2719	\$ (42,672)	-2.1%	105
106	328 Australian Ave.	Double F Holdings, LLC	Frankel, Frank	\$ 2,180,000	Sep-11	\$ 1,500,000	Jun-04	7.3	3621	\$ 93,731	6.2%	106
107	303 Pendleton Ln.	Hunt, T. & Koch-Hunt, Linda	Cowderoy, James & Iona	\$ 2,450,000	Sep-11	\$ 4,233,500	Jun-06	5.3	6527	\$ (339,404)	-8.0%	107
108	100 Regents Park Rd.	Murry, Paul and Lynda	Bernstein, Michael and Lori	\$ 4,250,000	Sep-11	\$ 1,500,000	Dec-95	15.8	6297	\$ 174,474	11.6%	108
109	456 Worth Ave.	456 WA LLC	Cathleen McFarlane Foundation	\$ 15,170,000	Sep-11	N/A	N/A	N/A	9483	N/A	N/A	109
110	214 Plantation Rd.	Asrani, Kabir and Bijal	Restaino, Karen	\$ 1,200,000	Oct-11	\$ 784,900	Jun-00	11.3	2993	\$ 36,606	4.7%	110
111	210 Via Linda	Pinkney, R. & Wood, M.	Segraves, Patrick and Denise	\$ 1,325,000	Oct-11	\$ 400,000	May-96	15.4	3060	\$ 59,958	15.0%	111
112	421 Brazilian Ave. (Townhouse)	Mahon, Regina	Townsend, P. and P.	\$ 2,800,000	Oct-11	\$ 2,800,000	Nov-07	3.9	3367	\$ -	0.0%	112
113	310 Via Linda	Townsend, Penelope	PB Real Estate LLC	\$ 1,625,800	Oct-11	\$ 1,625,000	Feb-01	10.7	2541	\$ 75	0.0%	113
114	980 N. Lake Way	Haruvi, Abe and Giovanna	Gordon, Arlette	\$ 7,800,000	Nov-11	N/A	N/A	N/A	12178	N/A	N/A	114
115	161 Clarke Ave.	Ferrer, Carlos and Rosemary	Harrison, Mary and Nancy	\$ 4,250,000	Nov-11	\$ 700,000	Oct-86	25.1	3467	\$ 141,272	20.2%	115
116	201 Indian Rd.	Nisberg, Sally and Jay	201 Indian Road LLC	\$ 1,946,105	Nov-11	\$ 1,500,000	Nov-04	7.0	3022	\$ 63,456	4.2%	116
117	241 La Puerta Way	Monica Coleman Trust	Hitt, Paul and Susan	\$ 3,567,525	Nov-11	\$ 840,000	Apr-05	6.6	6209	\$ 412,235	49.1%	117
118	333 Eden Rd.	Small, Eileen	Watson, Mitchell & Katherine	\$ 3,341,000	Nov-11	\$ 3,350,000	Jul-02	9.4	6247	\$ (961)	0.0%	118
119	152 Sunset Ave., (Townhouse)	Iovino, Thomas & Judith	Nisberg, Sally and Jay	\$ 3,525,000	Nov-11	\$ 3,200,000	Dec-03	8.0	5156	\$ 40,877	1.3%	119
120	309 Garden Rd.	Buffett, James	Caye Hoffmaster Trust	\$ 4,950,000	Dec-11	\$ 1,500,000	Jan-01	10.9	4783	\$ 315,918	21.1%	120
121	1105 N. Lake Way	Odeen, Mark	DeMarco, Franklyn	\$ 1,320,000	Dec-11	\$ 55,100	Jul-83	28.4	2617	\$ 44,479	80.7%	121
122	167 Seabreeze Ave.	Carter, Philip and Julia Lee	Debrule, Martha	\$ 6,180,000	Dec-11	\$ 1,575,000	Jun-00	11.5	8491	\$ 400,196	25.4%	122
123	250 Country Club Rd.	Country Club Road LLC	O'Connell, Linda	\$ 2,200,000	Dec-11	\$ 2,587,500	Apr-03	8.7	4854	\$ (44,674)	-1.7%	123

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124	262 Park Ave.	Schneider, William & Barbara	Bianda, Lauro & Areny	\$ 850,000	Dec-11	\$ 1,140,000	Jun-06	5.5	2460	\$ (52,688)	-4.6%	124
125	230 Pendleton Ave.	Ballantine, John & Caroline	Shapiro, Stephen & Curran, Ed	\$ 2,710,000	Dec-11	\$ 869,383	Mar-03	8.8	4776	\$ 210,142	24.2%	125
126	272 Queens Ln.	Lazzara, Christopher and Jennifer	Stambough, Carolyn	\$ 1,600,000	Dec-11	N/A	N/A	N/A	4692	N/A	N/A	126
127	231 Osceola Way	Moroney, William and Tracy	Longo, Virginia	\$ 700,000	Dec-11	N/A	N/A	N/A	4486	N/A	N/A	127
128	242 Colonial Ln.	Reynolds, Rochelle	Reynco Inc.	\$ 950,000	Dec-11	\$ 1,000,000	Mar-05	6.8	2290	\$ (7,401)	-0.7%	128
129	270 Colonial Ln. (Cert of Title)	Suntrust Bank	N/A	\$ 1,274,900	Dec-11	\$ 1,360,000	Dec-04	7.0	3736	\$ (12,152)	-0.9%	129
130	265 W. Indies Dr. (REO)	S&S 1994 LLC	N/A	\$ 2,000,000	Dec-11	\$ 2,325,000	Jun-06	5.5	4538	\$ (59,047)	-2.5%	130
<b>*Excluded from Calculation of PB Home Sales (Total)</b>												
<b>2011 4Q Cumulative Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL) 130												
PB Home Sales - ALL (Total \$) \$ 589,382,695												
Average Current Sales Price \$ 4,604,552												
Median Current Sales Price \$ 2,480,000												
Average Yrs. Between Sales 10.53												
% Annual Increase/(Decrease) 6.9%												
<b>2011 1Q, 2Q &amp; 3Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL) 109												
PB Home Sales - ALL (Total \$) \$ 533,267,365												
Average Current Sales Price \$ 4,983,807												
Median Current Sales Price \$ 2,575,000												
Average Yrs. Between Sales 10.42												
% Annual Increase/(Decrease) 6.7%												
<b>2011 4Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL) 21												
PB Home Sales - ALL (Total \$) \$ 56,115,330												
Average Current Sales Price \$ 2,672,159												
Median Current Sales Price \$ 2,000,000												
Average Yrs. Between Sales 11.21												
% Annual Increase/(Decrease) 9.2%												

# THE EVANS REPORT™

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Leslie Robert Evans  
AND ASSOCIATES, P.A.  
- Counselors at Law -

## NORTH - PB SINGLE FAMILY HOME SALES 1/1/11 - 12/31/11

	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	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%	5
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%	6
7	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%	7
8	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%	8
9	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%	9
10	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%	10
11	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	11
12	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%	12
13	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%	13
14	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%	14
15	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%	15
16	1300 N. Ocean Blvd.	Gannon, Timothy	McIntosh Trust	\$ 5,500,000	Mar-11	\$ 450,000	Sep-97	13.5	6504	\$ 373,960	83.1%	16
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%	17
18	257 Park Ave.	Hill, Mary and Richard	Meagher, Francis and Alma	\$ 600,000	Apr-11	N/A	Jun-02	8.8	1611	N/A	N/A	18
19	244 Nightingale Ln.	Baumann, D. & Meran, H.	Maxey, Beth and Jack	\$ 1,525,000	Apr-11	\$ 1,375,000	May-04	6.9	4673	\$ 21,675	1.6%	19
20	320 Polmer Prk.	Latsko, Fred	Newberger, Bernice	\$ 3,783,800	Apr-11	\$ 1,000,000	Aug-84	26.7	6103	\$ 104,332	10.4%	20
21	146 Seminole Ave.	Haymes, Stephen & Anne	Nederlander, J. & C.	\$ 4,450,000	Apr-11	\$ 5,500,000	Feb-07	4.2	5394	\$ (252,138)	-4.6%	21
22	1230 N. Ocean Blvd.	DEAJ Properties Limited	Gretschel, Maureen & Walter	\$ 5,800,000	Apr-11	\$ 1,195,000	Mar-94	17.1	6263	\$ 269,363	22.5%	22
23	1333 N. Lake Way	Durst, Susanne	Simpson, James	\$ 2,250,000	Apr-11	\$ 2,000,000	Sep-04	6.6	3911	\$ 37,973	1.9%	23
24	200 Ocean Ter.	Brock Milstein Trust	Arthur Oldham	\$ 1,425,000	May-11	\$ 535,000	Jul-91	19.8	4146	\$ 44,844	8.4%	24
25	201 La Puerta Way	Lawrie, Michael and Kimberly	Bauer, Richard and Veronica	\$ 1,400,000	May-11	\$ 880,000	Dec-00	10.4	2686	\$ 49,908	5.7%	25
26	230 Arabian Rd.	Hollihan, John and Mary	Seaside Partners LLC	\$ 1,700,000	May-11	\$ 2,425,000	Apr-06	5.1	4503	\$ (142,578)	-5.9%	26
27	171 Dunbar Rd.	VA Housing LLC	Trucks, Claude and Melinda	\$ 2,000,000	May-11	\$ 1,325,000	Oct-99	11.6	5581	\$ 58,245	4.4%	27
28	120 Reef Rd.	Ducker, Charles Steven	Delphin Corporation	\$ 6,225,000	May-11	\$ 6,175,000	Jan-05	6.4	2666	\$ 7,863	0.1%	28
29	*324 Eden Road	Beverly J North Rev. Trust	North, John L. and Beverly	\$ 2,100,000	May-11	\$ 715,000	Apr-98	13.1	3739	\$ 105,582	14.8%	29
30	210 Fairview Rd.	John Forma Rev Trust	Hardy, William and Lesley	\$ 1,000,000	May-11	\$ 270,000	Sep-84	26.7	2514	\$ 27,334	10.1%	30
31	326 Via Linda	326 Via Linda LLC	Fromer, Robert and Ann	\$ 10,930,000	May-11	\$ 5,600,000	May-99	12.0	7096	\$ 443,863	7.9%	31



	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	
32	110 Seagate Rd.	Lavin, Robert	DeGray, William	\$ 1,059,000	May-11	\$ 425,000	Sep-97	13.7	2428	\$ 46,375	10.9%	32
33	242 Tangier Ave.	Bloys, David and Senie	Hawkins, William J.	\$ 4,180,000	May-11	\$ 5,500,000	Oct-08	2.6	7042	\$ (506,092)	-9.2%	33
34	1071 N Ocean Blvd.	Maura Ziska Trust	Janina Radtke Trust	\$ 12,096,000	May-11	\$ 7,200,000	Jul-04	6.9	4489	\$ 713,389	9.9%	34
35	101 El Mirasol	J Palm LLC	Norma Saul Trust	\$ 12,500,000	May-11	\$ 3,200,000	Oct-91	19.6	5871	\$ 473,960	14.8%	35
36	201 Angler Ave.	Maggio, Matthew A.	Kaywell, John and Margaret	\$ 1,580,000	Jun-11	\$ 835,000	Jun-01	10.0	2806	\$ 74,256	8.9%	36
37	202 Kenlyn Rd.	Johnson, William and Victoria	Runco, Kristine N.	\$ 3,395,670	Jun-11	\$ 2,575,000	Jul-03	8.0	6023	\$ 103,220	4.0%	37
38	251 Orange Grove Rd.	Verlen, David and Lois	Orange Grove LLC	\$ 985,189	Jun-11	\$ 1,200,000	Jan-08	3.4	2255	\$ (62,376)	-5.2%	38
39	202 Sanford Ave.	Pressley, David and Mary	Schofield Andrews III Trust	\$ 1,200,000	Jun-11	N/A	Mar-98	13.3	2787	N/A	N/A	39
40	200 Kawama Ln.	Stern, Evan and Sandra	Lovedy P. Barbatelli Fam. Trst	\$ 3,716,000	Jun-11	\$ 818,300	Aug-95	15.9	5286	\$ 182,576	22.3%	40
41	271 La Puerta Way	Long, David and Stephanie	Roebing, William and Maeryn	\$ 3,500,000	Jun-11	\$ 2,800,000	Apr-06	5.2	5931	\$ 134,686	4.8%	41
42	*234 List Rd.	Asplundh, Jacqueline	Asplundh, Edward and Gwendolyn	\$ 1,100,000	Jun-11	\$ 1,625,000	May-04	7.1	3316	\$ (73,787)	-4.5%	42
43	112 Caribbean Rd.	Lucier, Alfred A.	Mardel PB, LLC	\$ 2,400,000	Jun-11	\$ 2,000,000	Nov-10	0.6	5323	\$ 657,658	32.9%	43
44	1464 Laurie Ln.	Marcello, Mark	Rowan, Nina	\$ 900,000	Jun-11	\$ 745,000	Aug-00	10.9	2302	\$ 14,265	1.9%	44
45	226 Merrain Rd.	Cynthia L. Anderson Trust	Genatt, Arlene	\$ 2,400,000	Jun-11	\$ 1,346,650	Nov-01	9.6	3953	\$ 109,568	8.1%	45
46	273 Tangier Ave.	Berk, Ronald	Kamenstein, David and Carol	\$ 3,350,000	Jun-11	\$ 2,995,000	May-04	7.1	4725	\$ 49,894	1.7%	46
47	233 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 575,000	Feb-05	6.4	1260	\$ 20,931	3.6%	47
48	237 Oleander Ave.	Oleander Development LLC	PBOC Inc.	\$ 708,100	Jun-11	\$ 825,000	Dec-03	7.5	1260	\$ (15,521)	-1.9%	48
49	264 Dunbar Rd.	Searby, Frederick and Carin	Phillips, George and Virginia	\$ 2,150,000	Jun-11	N/A	N/A	N/A	4093	N/A	N/A	49
50	1570 N. Ocean Blvd.	Kallop, Arthur and Elizabeth	Marcellus Marix Trust	\$ 2,615,000	Jul-11	N/A	N/A	N/A	4812	N/A	N/A	50
51	254 Palmo Way	Runco, Kristine	BSL&LEL Properties	\$ 1,900,000	Jul-11	\$ 763,000	Apr-92	19.3	4449	\$ 58,950	7.7%	51
52	208 Garden Rd.	Belsher, Geoffrey S.	Shavell, Wade	\$ 3,700,000	Jul-11	\$ 3,050,000	Sep-04	6.9	5894	\$ 94,748	3.1%	52
53	125 E. Inlet Dr.	Thorndike, John and Suzanne	Onondaga LLC	\$ 1,728,200	Jul-11	\$ 1,995,000	Apr-06	5.3	3761	\$ (50,536)	-2.5%	53
54	251 Nightingale	Sinclair, David & Whitney	Scialabba, David and Sally	\$ 2,015,000	Jul-11	\$ 1,050,000	Feb-01	10.4	3172	\$ 92,399	8.8%	54
55	215 Angler Ave.	Chao, Sherman & Chen, Vivian	Wheeler, Jerry & Vickie	\$ 2,800,000	Jul-11	\$ 3,250,000	Aug-05	5.9	5178	\$ (75,691)	-2.3%	55
56	261 Sanford Ave.	Restaino, Karen	Cooper, Jehu and Patricia	\$ 2,848,000	Jul-11	\$ 692,000	Dec-89	21.6	5543	\$ 99,714	14.4%	56
57	1558 N. Ocean Way	Reid, John & Jill & Pedersen, A.	Arabian Beach, LLC	\$ 4,750,000	Jul-11	\$ 2,100,000	Mar-08	3.4	6475	\$ 788,305	37.5%	57
58	1260 N. Ocean Blvd.	Carl Hirsh Estate	Conese, E. and M.	\$ 7,385,000	Jul-11	\$ 3,625,000	May-99	12.2	8407	\$ 308,128	8.5%	58
59	232 Everglade Ave. (Townhouse)	Lane, William & Marilyn	Robert Hassett Trust	\$ 2,775,000	Jul-11	\$ 2,812,500	Mar-06	5.4	4288	\$ (6,991)	-0.2%	59
60	281 Monterey Rd.	Silvi, Gary and Monique	Pearl, Irving and Helen	\$ 1,100,000	Aug-11	N/A	Jun-97	14.2	3783	N/A	N/A	60
61	1305 N. Ocean Way	Sullivan, David and Rita	Van Der Grift, Joan and Paul	\$ 1,200,000	Aug-11	\$ 420,000	Jan-97	14.6	4114	\$ 53,465	12.7%	61
62	1065 N. Lake Way	Rath, Frank and Diana	Okun, Michael and Beth	\$ 1,385,000	Aug-11	\$ 1,350,000	Jun-02	9.2	3248	\$ 3,816	0.3%	62
63	1426 N. Ocean Blvd.	Beck, Douglas and Leah	Ligresti, Dominick	\$ 2,775,000	Aug-11	\$ 2,525,000	Oct-03	7.8	3828	\$ 31,894	1.3%	63
64	1498 N. Ocean Way	Kasarda, Vladislav & Marina	Shiple, Zach and Nicole	\$ 3,050,000	Aug-11	\$ 812,500	Nov-89	21.8	8023	\$ 102,819	12.7%	64
65	109 Jungle Rd.	Casa PB LLC	Petrie, Carroll	\$ 6,819,615	Aug-11	\$ 7,450,000	May-08	3.3	6681	\$ (193,842)	-2.6%	65
66	254 Tangier Ave. (New House)	Copeland, J. & Biondi, G.	254 Tangier LLC	\$ 12,475,000	Aug-11	\$ 3,000,000	Feb-05	6.5	11225	\$ 1,458,000	48.6%	66
67	1070 N. Ocean Blvd.	1071 N. Ocean Blvd. Trust	Karen Krause Trust	\$ 16,886,790	Aug-11	\$ 10,000,000	Jun-01	10.2	12700	\$ 676,994	6.8%	67
68	1480 N. Lake Way	1480 North Lake Way LLC	Wilson, Gregory and Lisa	\$ 6,100,000	Aug-11	\$ 5,730,000	Aug-09	2.0	N/A	\$ 185,000	3.2%	68
69	594 N. County Rd.	Maguire, Frank	Nina Dewitz Estate	\$ 1,350,000	Sep-11	\$ 800,000	Feb-90	21.6	3430	\$ 25,469	3.2%	69
70	327 Arabian Rd.	Cohen, Stanley and Elaine	Foster, William and Lynda	\$ 1,600,000	Sep-11	\$ 1,487,500	Apr-00	11.4	4286	\$ 9,847	0.7%	70
71	214 Plantation Rd.	Asrani, Kabir and Bijal	Restaino, Karen	\$ 1,200,000	Oct-11	\$ 784,900	Jun-00	11.3	2993	\$ 36,606	4.7%	71
72	210 Via Linda	Pinkney, R. & Wood, M.	Segraves, Patrick and Denise	\$ 1,325,000	Oct-11	\$ 400,000	May-96	15.4	3060	\$ 59,958	15.0%	72
73	310 Via Linda	Townsend, Penelope	PB Real Estate LLC	\$ 1,625,800	Oct-11	\$ 1,625,000	Feb-01	10.7	2541	\$ 75	0.0%	73
74	980 N. Lake Way	Haruvi, Abe and Giovanna	Gordon, Arlette	\$ 7,800,000	Nov-11	N/A	N/A	N/A	12178	N/A	N/A	74
75	201 Indian Rd.	Nisberg, Sally and Jay	201 Indian Road LLC	\$ 1,946,105	Nov-11	\$ 1,500,000	Nov-04	7.0	3022	\$ 63,456	4.2%	75

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	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		
76	241 La Puerta Way	Monica Coleman Trust	Hitt, Paul and Susan	\$ 3,567,525	Nov-11	\$ 840,000	Apr-05	6.6	6209	\$ 412,235	49.1%	76	
77	333 Eden Rd.	Small, Eileen	Watson, Mitchell & Katherine	\$ 3,341,000	Nov-11	\$ 3,350,000	Jul-02	9.4	6247	\$ (961)	0.0%	77	
78	309 Garden Rd.	Buffett, James	Caye Hoffmaster Trust	\$ 4,950,000	Dec-11	\$ 1,500,000	Jan-01	10.9	4783	\$ 315,918	21.1%	78	
79	1105 N. Lake Way	Odeen, Mark	DeMarco, Franklyn	\$ 1,320,000	Dec-11	\$ 55,100	Jul-83	28.4	2617	\$ 44,479	80.7%	79	
80	250 Country Club Rd.	Country Club Road LLC	O'Connell, Linda	\$ 2,200,000	Dec-11	\$ 2,587,500	Apr-03	8.7	4854	\$ (44,674)	-1.7%	80	
81	262 Park Ave.	Schneider, William & Barbara	Bianda, Lauro & Areny	\$ 850,000	Dec-11	\$ 1,140,000	Jun-06	5.5	2460	\$ (52,688)	-4.6%	81	
82	272 Queens Ln.	Lazzara, Chris & Jennifer	Stambough, Carolyn	\$ 1,600,000	Dec-11	N/A	N/A	N/A	4692	N/A	N/A	82	
83	231 Osceola Way	Moroney, William and Tracy	Longo, Virginia	\$ 700,000	Dec-11	N/A	N/A	N/A	4486	N/A	N/A		
84	242 Colonial Ln.	Reynolds, Rochelle	Reynco Inc.	\$ 950,000	Dec-11	\$ 1,000,000	Mar-05	6.8	2290	\$ (7,401)	-0.7%	84	
85	270 Colonial Ln. (Cert of Title)	Suntrust Bank	N/A	\$ 1,274,900	Dec-11	\$ 1,360,000	Dec-04	7.0	3736	\$ (12,152)	-0.9%	85	
86	265 W. Indies Dr. (REO)	S&S 1994 LLC	N/A	\$ 2,000,000	Dec-11	\$ 2,325,000	Jun-06	5.5	4538	\$ (59,047)	-2.5%	86	
	<b>*Excluded from Calculation of PB Home Sales (North)</b>												
			<b>2011 4Q Cumulative Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)										86
			PB Home Sales - North (Total \$)	\$ 304,637,981									
			Average Current Sales Price	\$ 3,626,643									
			Median Current Sales Price	\$ 2,062,500									
			Average Yrs. Between Sales	10.11									
			% Annual Increase/(Decrease)	5.5%									
			<b>2011 1Q, 2Q &amp; 3Q ONLY Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)										70
			PB Home Sales - North (Total \$)	\$ 267,987,651									
			Average Current Sales Price	\$ 3,940,995									
			Median Current Sales Price	\$ 2,325,000									
			Average Yrs. Between Sales	10.09									
			% Annual Increase/(Decrease)	5.1%									
			<b>2011 4Q ONLY Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)										16
			PB Home Sales - North (Total \$)	\$ 36,650,330									
			Average Current Sales Price	\$ 2,290,646									
			Median Current Sales Price	\$ 1,612,900									
			Average Yrs. Between Sales	10.25									
			% Annual Increase/(Decrease)	9.6%									

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## MIDTOWN - PB HOME SALES 1/1/11 - 12/31/11

	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	Hovsepien, Suren	\$ 1,265,000	Jan-11	\$ 1,000,000	Nov-09	1.2	2293	\$ 227,054	22.7%	1
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%	2
3	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%	3
4	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%	4
5	301 Seabreeze Ave.	McMullen, James and Kathryn	Makk FL Family Trust	\$ 1,031,000	Apr-11	\$ 570,000	Apr-95	16.0	3469	\$ 28,793	5.1%	5
6	339 Seaspray Ave.	Benedickson, Robert & Denise	Torres, Rick and Heidi	\$ 1,835,557	Apr-11	\$ 529,500	Aug-97	13.7	3280	\$ 95,514	18.0%	6
7	252 Seaspray Ave.	David McDermott Trust	Pack, Lisa	\$ 2,000,000	Apr-11	\$ 535,000	Jan-92	19.3	3691	\$ 76,063	14.2%	7
8	224 Pendleton Ave.	O'Brien, Andrew and Robin	Equity Resource Partners LLC	\$ 2,200,000	Apr-11	\$ 2,400,000	Dec-06	4.3	4125	\$ (46,144)	-1.9%	8
9	444 Brazilian Ave. (Townhouse)	Breyer, Henry and Joanne	Tara Hampton Inc.	\$ 3,800,000	Apr-11	\$ 3,700,000	Jan-05	6.2	5534	\$ 16,002	0.4%	9
10	159 Australian Ave.	Allan Kauffman Trust	Elizabeth Bryant Trust	\$ 1,324,690	May-11	N/A	May-94	17.0	4045	N/A	N/A	10
11	235 Phipps Plaza	Starr, Craig and Chris	Harris, Lamont	\$ 1,600,000	May-11	\$ 2,300,000	Jul-07	3.9	2754	\$ (181,206)	-7.9%	11
12	156 Peruvian Ave.	Clifford, James and Emily	Fox, Yolande	\$ 875,000	May-11	\$ 200,000	Jul-97	13.9	2178	\$ 48,671	24.3%	12
13	343 Australian Ave.	Boyd, Liona Maria	The Fortin Foundation	\$ 620,000	May-11	\$ 90,000	Jan-76	35.4	1575	\$ 14,980	16.6%	13
14	134 Chilean Ave.	Kranzburg Corp.	Courtney C. Ritterbush Trust	\$ 1,700,000	May-11	\$ 1,750,000	Jul-04	6.9	4301	\$ (7,285)	-0.4%	14
15	111 Seaview Ave.	Mimran, Joseph	Lyle Finley Trust	\$ 2,138,000	May-11	\$ 2,440,000	May-06	5.0	2816	\$ (60,038)	-2.5%	15
16	159 Seaspray Ave.	Leiner Trust	Scaff, David and Elizabeth	\$ 2,460,000	Jul-11	\$ 500,000	Oct-02	8.8	4897	\$ 223,214	44.6%	16
17	234 Phipps Plaza	Geist, Brad & Catherine	Rosenfeld, Marc & Alphonsia	\$ 1,704,685	Sep-11	\$ 2,000,000	Oct-04	6.9	2719	\$ (42,672)	-2.1%	17
18	328 Australian Ave.	Double F Holdings, LLC	Frankel, Frank	\$ 2,180,000	Sep-11	\$ 1,500,000	Jun-04	7.3	3621	\$ 93,731	6.2%	18
19	303 Pendleton Ln.	Hunt, T. & Koch-Hunt, Linda	Cowderoy, James & Iona	\$ 2,450,000	Sep-11	\$ 4,233,500	Jun-06	5.3	6527	\$ (339,404)	-8.0%	19
20	456 Worth Ave.	456 WA LLC	Cathleen McFarlane Foundation	\$ 15,170,000	Sep-11	N/A	N/A	N/A	9483	N/A	N/A	20
21	421 Brazilian Ave. (Townhouse)	Mahon, Regina	Townsend, P. and P.	\$ 2,800,000	Oct-11	\$ 2,800,000	Nov-07	3.9	3367	\$ -	0.0%	21
22	161 Clarke Ave.	Ferrer, Carlos and Rosemary	Harrison, Mary and Nancy	\$ 4,250,000	Nov-11	\$ 700,000	Oct-86	25.1	3467	\$ 141,272	20.2%	22
23	152 Sunset Ave., (Townhouse)	Iovino, Thomas & Judith	Nisberg, Sally and Jay	\$ 3,525,000	Nov-11	\$ 3,200,000	Dec-03	8.0	5156	\$ 40,877	1.3%	23
24	167 Seabreeze Ave.	Carter, Philip and Julia Lee	Debrule, Martha	\$ 6,180,000	Dec-11	\$ 1,575,000	Jun-00	11.5	8491	\$ 400,196	25.4%	24
25	230 Pendleton Ave.	Ballantine, John & Caroline	Shapiro, Stephen & Curran, Ed	\$ 2,710,000	Dec-11	\$ 869,383	Mar-03	8.8	4776	\$ 210,142	24.2%	25

<b>2011 4Q Cumulative Summary - PB Home Sales (Midtown)</b>																						
# of PB Home Sales (Midtown)		25																				
PB Home Sales - Midtown (Total \$)	\$	76,604,707																				
Average Current Sales Price	\$	3,064,188																				
Median Current Sales Price	\$	2,180,000																				
Average Yrs. Between Sales		10.14																				
% Annual Increase/(Decrease)		5.8%																				
<b>2011 1Q, 2Q &amp; 3Q ONLY Summary - PB Home Sales (Midtown)</b>																						
# of PB Home Sales (Midtown)		20																				
PB Home Sales - Midtown (Total \$)	\$	57,139,707																				
Average Current Sales Price	\$	2,856,985																				
Median Current Sales Price	\$	2,055,388																				
Average Yrs. Between Sales		9.80																				
% Annual Increase/(Decrease)		4.7%																				
<b>2011 4Q ONLY Summary - PB Home Sales (Midtown)</b>																						
# of PB Home Sales (Midtown)		5																				
PB Home Sales - Midtown (Total \$)	\$	19,465,000																				
Average Current Sales Price	\$	3,893,000																				
Median Current Sales Price	\$	3,525,000																				
Average Yrs. Between Sales		11.45																				
% Annual Increase/(Decrease)		9.9%																				

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## SOUTH - PB HOMES SALES 1/1/11 - 12/31/11

	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 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%	1
2	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%	2
3	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%	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	6322	\$ 324,690	11.2%	4
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	\$ 897,856	24.9%	5
6	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%	6
7	234 El Brillo Way	Schappell, M. & Anderson, T.	Mahoney, Daniel & Suzanne	\$ 4,475,000	Apr-11	\$ 1,700,000	May-97	13.9	8815	\$ 199,267	11.7%	7
8	1255 S. Ocean Blvd., (Vacant Lot)	Thomas Peterffy Trust	1255 S. Ocean Blvd., Rlty. Trust	\$ 22,660,000	Apr-11	\$ 10,650,000	Dec-09	1.3	5.98 acres	\$ 9,019,856	84.7%	8
9	1930 S. Ocean Blvd.	1930 South Ocean Blvd., Trust	LJC Property Holdings, LLC	\$ 23,100,000	Apr-11	\$ 10,000,000	Sep-10	0.6	21672	\$ 22,554,245	225.5%	9
10	200 Algoma Rd.	200 Algoma Road Land Trust	Madoff, Peter and Marion	\$ 5,500,000	May-11	\$ 3,752,000	May-01	10.0	7373	\$ 174,704	4.7%	10
11	40 Blossom Way	40 Blossom Way Trust	Graham C. Berwind Estate	\$ 29,150,000	May-11	\$ 10,400,000	Jan-86	25.3	11142	\$ 739,785	7.1%	11
12	3 Pelican Ln.	Moody, W., & Landry, D.	Doctor, Daniel	\$ 8,599,000	May-11	\$ 2,700,000	May-98	13.0	5685	\$ 453,483	16.8%	12
13	252 El Bravo Way	Fisher, Jeffrey and Francis	Estate of Jeffrey Proser	\$ 6,910,000	May-11	\$ 5,650,000	Apr-00	11.1	12357	\$ 113,640	2.0%	13
14	930 S. Ocean Blvd.	1111 Partners, LLC	Steve & Linda Horn, LLC	\$ 11,500,000	May-11	\$ 9,450,000	Apr-05	6.1	7418	\$ 336,898	3.6%	14
15	330 Island Rd.	Milan EAT LLC	Frances Archbold Hufty Trst	\$ 6,909,600	Jun-11	N/A	N/A	N/A	6562	N/A	N/A	15
16	17 Middle Rd.	Kellogg/Sadrian	Foster, Jane	\$ 4,150,000	Jun-11	\$ 117,500	Jan-69	42.5	4598	\$ 94,953	80.8%	16
17	8 Lagomar Rd.	Romano, John	Otto, Jonathan	\$ 5,950,000	Jun-11	\$ 6,925,000	Mar-06	5.3	5408	\$ (184,582)	-2.7%	17
18	1472 S Ocean Blvd.	Katrin Theodoli Trust	Wallace, William and Kathleen	\$ 25,415,000	Jun-11	\$ 5,950,000	Jun-96	15.0	9027	\$ 1,294,593	21.8%	18
19	100 Regents Park Rd.	Murry, Paul and Lynda	Bernstein, Michael and Lori	\$ 4,250,000	Sep-11	\$ 1,500,000	Dec-95	15.8	6297	\$ 174,474	11.6%	19
<b>2011 4Q Cumulative Summary - PB Home Sales (South)</b>												
			<b># of PB Home Sales (South)</b>		<b>19</b>							
			<b>PB Home Sales - South (Total \$)</b>		<b>\$ 208,140,007</b>							
			<b>Average Current Sales Price</b>		<b>\$ 10,954,737</b>							
			<b>Median Current Sales Price</b>		<b>\$ 8,599,000</b>							
			<b>Average Yrs. Between Sales</b>		<b>12.93</b>							
			<b>% Annual Increase/(Decrease)</b>		<b>8.8%</b>							
<b>NO RECORDED SALES IN THE 4TH QUARTER</b>												

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## ALL - PB CONDO/CO-OP SALES 1/1/11 - 12/31/11

#	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Current 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 Cocoanut 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 Cocoanut 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 Cocoanut 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 Australian 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

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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 Cocoanut 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 Cocoanut 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 Cocoanut 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
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

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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
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)	Oloff, 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	3300 S. Ocean Blvd., #108S	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
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, Dorothy	\$ 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

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124	44 Cocoanut 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 Cocoanut 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 Cocoanut 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	2335 S. Ocean Blvd., #4A	Sheer, Arnold	Valley Property Mgmt.	\$ 832,500	May-11	\$ 450,000	Mar-10	1.2	2810	\$ 320,212	71.2%	135
136	425 Worth Ave., #403 (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%	136
137	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	137
138	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%	138
139	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%	139
140	44 Cocoanut Row #525B	Feinman Family Trust	Knaust, Christina G.	\$ 304,000	Jun-11	\$ 280,000	May-03	8.1	953	\$ 2,956	1.1%	140
141	330 Cocoanut 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%	141
142	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	142
143	3170 S. Ocean Blvd., #605S	Bloom, Elliot and Anne	Lampert, Constance	\$ 1,175,000	Jun-11	\$ 1,050,000	Mar-03	8.3	2950	\$ 15,088	1.4%	143
144	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%	144
145	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%	145
146	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	146
147	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	147
148	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	148
149	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%	149
150	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%	150
151	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%	151
152	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%	152
153	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%	153
154	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%	154
155	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%	155
156	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%	156
157	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%	157
158	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%	158
159	330 S. Ocean Blvd., #23	Brooker T. Kimball Trust	Flom, Judi	\$ 2,650,000	Jun-11	\$ 2,700,000	Feb-10	1.4	2406	\$ (36,869)	-1.4%	159
160	3605 S. Ocean Blvd., #327	Brauch, Robert and Ruth	Sordillo, Victor	\$ 133,000	Jul-11	\$ 229,000	Oct-04	6.8	1121	\$ (14,221)	-6.2%	160
161	3450 S. Ocean Blvd., #8200	Fenster, Abraham and Eva	Godsil, Theresa	\$ 90,000	Jul-11	\$ 60,000	Jul-91	20.0	1008	\$ 1,497	2.5%	161
162	3525 S. Ocean Blvd., #2120	Sperandeo, Rodolfo	Bissonnette, Bernice	\$ 147,500	Jul-11	\$ 90,000	Sep-99	11.9	1204	\$ 4,846	5.4%	162
163	2100 S. Ocean Blvd., #605N	Gordon, Stephen and Esther	Rouso, Julia	\$ 1,025,000	Jul-11	\$ 282,500	Dec-80	30.6	3136	\$ 24,243	8.6%	163
164	407 Australian Ave., #2	Indoe, William F.	Holder, Douglas and Carolyn	\$ 955,000	Jul-11	\$ 945,750	Feb-05	6.4	1261	\$ 1,436	0.2%	164
165	2500 S. Ocean Blvd. #2C2	Nash, Michael and Susan	Coleman, Leonard & Laurinda	\$ 1,300,000	Jul-11	\$ 1,300,000	May-84	27.2	2590	\$ -	0.0%	165
166	44 Cocoanut Row #503B & 504B	Goldman, Jacqueline	Abraham, S. Daniel	\$ 800,000	Jul-11	\$ 525,000	Nov-05	5.7	893	\$ 48,304	9.2%	166
167	3570 S. Ocean Blvd., #402	Jain, D. Pal	Columbo, Marie	\$ 220,000	Jul-11	\$ 70,000	Feb-98	13.4	1140	\$ 11,155	15.9%	167
168	381 S. Lake Dr., #12 (Co-Op)	Titus, Paul	Corbin, Robert and Janet	\$ 260,000	Jul-11	\$ 86,000	May-87	24.2	896	\$ 7,187	8.4%	168
169	300 S. Ocean Blvd., #1H (Co-Op)	Lundin, Susan	Van Durand Estate	\$ 415,000	Jul-11	\$ 285,000	Jun-02	9.1	1367	\$ 14,262	5.0%	169

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170	3120 S. Ocean Blvd., #2-402	Mathieu, D. & Bilodeau, M.	Luba Shulgasser Estate	\$ 295,000	Jul-11	\$ 230,000	May-85	26.2	2497	\$ 2,480	1.1%	170
171	3140 S. Ocean Blvd., #502S	Ivry, Vivienne & Louis	Winoker, Sidney and Irma	\$ 380,000	Jul-11	\$ 250,000	Oct-85	25.8	2220	\$ 5,040	2.0%	171
172	2295 S. Ocean Blvd., #601 (Co-Op)	Blau, Ray	Claire Cohn Estate	\$ 435,000	Jul-11	N/A	N/A	N/A	1959	N/A	N/A	172
173	3100 S. Ocean Blvd., #404S	Kosow, Marvin	Winnerman, L., L., and L.,	\$ 875,000	Jul-11	\$ 625,000	Sep-99	11.9	2244	\$ 21,069	3.4%	173
174	170 N. Ocean Blvd., #409	Moore, Carol	Garfunkel, G. & S.	\$ 720,000	Aug-11	\$ 1,100,000	May-07	4.3	1395	\$ (89,311)	-8.1%	174
175	434 Chilean Ave., #4A	Berry, Meredith and Kevin	James Sasser Trust	\$ 795,000	Aug-11	\$ 325,000	Nov-02	8.8	1293	\$ 53,693	16.5%	175
176	340 S. Ocean Blvd., #110	Shavell, Wade	Rose Roth Estate	\$ 800,000	Aug-11	\$ 230,000	Jun-81	30.2	2076	\$ 18,883	8.2%	176
177	100 Sunrise Ave., #417	Sun & Surf POOH LLC	Ruth Milchin Trust	\$ 950,000	Aug-11	\$ 166,200	Jan-76	35.6	1644	\$ 22,013	13.2%	177
178	3030 S. Ocean Blvd., #545 (Co-Op)	Schutt, A. & Passaro, M.	Barbara Jolly Trust	\$ 120,000	Aug-11	\$ 71,200	Nov-97	13.8	902	\$ 3,548	5.0%	178
179	2295 S. Ocean Blvd., #611 (Co-Op)	Fiumara, Joseph and Rita	Levine, Lawrence	\$ 250,000	Aug-11	\$ 374,000	Dec-04	6.7	1559	\$ (18,595)	-5.0%	179
180	2570 S. Ocean Blvd., #3-301	Joan Bufalino Trust	Hansis Realty Trust	\$ 527,500	Aug-11	\$ 470,000	Sep-91	19.9	2570	\$ 2,885	0.6%	180
181	2778 S. Ocean Blvd., #405N	Engler, Joyce	Hoberman, Valerie	\$ 700,000	Aug-11	\$ 290,000	Dec-92	18.7	2266	\$ 21,952	7.6%	181
182	3250 S. Ocean Blvd., #302N	Scali, Dominick and Angela	Marcia Billhartz Trust	\$ 775,000	Aug-11	\$ 318,000	May-91	20.3	1900	\$ 22,550	7.1%	182
183	3100 S. Ocean Blvd., #601S	Reickert, Erick and Susan	Gloria Kline Trust	\$ 1,870,000	Aug-11	\$ 2,000,000	Dec-98	12.7	4616	\$ (10,257)	-0.5%	183
184	44 Cocoanut Row #202B	Graiski, K. & Javits, J.	S. David Liebowitt Trust	\$ 400,000	Sep-11	\$ 350,000	Jan-07	4.7	893	\$ 10,710	3.1%	184
185	44 Cocoanut Row #201B	Graiski, K. & Javits, J.	Leichter Investor Ptnrs LLC	\$ 250,000	Sep-11	\$ 293,575	Mar-08	3.5	893	\$ (12,435)	-4.2%	185
186	44 Cocoanut Row #202A	Churchill, Spencer	Anderson, Terry	\$ 300,000	Sep-11	\$ 250,000	Feb-05	6.6	893	\$ 7,595	3.0%	186
187	330 S. Ocean Blvd., #36	Serra, Matthew	Cathcart Monomoy Trust	\$ 2,000,000	Sep-11	\$ 2,600,000	Jun-06	5.3	2454	\$ (114,181)	-4.4%	187
188	425 Worth Ave., PHB (Co-Op)	Marilyn Keane Trust	Oherron, Norman & Patricia	\$ 5,150,000	Sep-11	\$ 1,310,000	Apr-88	23.4	4800	\$ 163,872	12.5%	188
189	2784 S. Ocean Blvd., #106N	Ross, Nancy	Cohen, Fred and Eileen	\$ 255,000	Sep-11	\$ 76,900	Jan-77	34.7	1659	\$ 5,134	6.7%	189
190	3250 S. Ocean Blvd., #407N	Hearn, George	Ottinger, Eileen	\$ 370,000	Sep-11	\$ 235,000	May-01	10.3	1478	\$ 13,053	5.6%	190
191	3170 S. Ocean Blvd., #205	Sheumack, N. and M.	Spiegel, Paula	\$ 725,000	Sep-11	\$ 525,000	Sep-99	12.0	2950	\$ 16,655	3.2%	191
192	2660 S. Ocean Blvd., #604N	Kramer, Michael and Zina	Sima Jelin Estate	\$ 940,000	Sep-11	\$ 40,787	Apr-94	17.4	2606	\$ 51,590	126.5%	192
193	3200 S. Ocean Blvd., #201D	Matteo, Yolanda	Sun, Frank and Chia	\$ 195,000	Sep-11	\$ 400,000	Apr-05	6.4	1476	\$ (31,922)	-8.0%	193
194	2565 S. Ocean Blvd., #3050 (REO)	Abolafia, Eliot and Donna R.	U.S. Bank Trust N.A.	\$ 81,200	Oct-11	\$ 140,000	Mar-04	7.6	640	\$ (7,748)	-5.5%	194
195	2565 S. Ocean Blvd., #1140	Molares, Eric	Rodriguez, Jose	\$ 74,000	Oct-11	\$ 230,000	May-05	6.4	640	\$ (24,292)	-10.6%	195
196	315 S. Lake Dr., #4E (REO)	Maltese, Anthony and Cynthia	Deutsche Bank National Trust	\$ 570,099	Oct-11	N/A	N/A	N/A	1486			196
197	325 S. Lake Dr., #4	Ameringer, W. & Bryne, K.	Ottinger, K. & Robertson, R.	\$ 325,000	Oct-11	\$ 200,000	Mar-08	3.6	599	\$ 34,855	17.4%	197
198	3450 S. Ocean Blvd., #517	Naguib, Fikry and Magda	Broming, William	\$ 190,000	Oct-11	N/A	N/A	N/A	1548	N/A	N/A	198
199	3120 S. Ocean Blvd., #1-502	Finn, John and Patricia	Georgas, William	\$ 475,000	Oct-11	\$ 800,000	Feb-06	5.7	2497	\$ (57,362)	-7.2%	199
200	2000 S. Ocean Blvd., #202N	Kern, Martin	Wolf, John and Leatrice	\$ 500,000	Oct-11	\$ 650,000	May-96	15.4	2385	\$ (9,723)	-1.5%	200
201	2784 S. Ocean Blvd., #102S	Cohen, Fredick and Eileen	Ivancevic, Danilo and Martha	\$ 520,000	Oct-11	\$ 335,000	Feb-01	10.7	1777	\$ 17,341	5.2%	201
202	2100 S. Ocean Blvd., #506N	Sarner, David and Rhoda	Bernice Goldman Estate	\$ 700,000	Oct-11	\$ 181,500	Jan-81	30.8	2494	\$ 16,852	9.3%	202
203	3360 S. Ocean Blvd., #6DII	Sky Blue Holdings, Ltd.	Hassan, S. & F.	\$ 1,150,000	Oct-11	\$ 193,500	Jul-80	31.3	2119	\$ 30,587	15.8%	203
204	2860 S. Ocean Blvd., #2110	Papavassiliou, Dean J. and Tarja K.	Schacter, Ruth L.	\$ 107,000	Nov-11	N/A	N/A	N/A	1180	N/A	N/A	204
205	3100 S. Ocean Blvd., #1060	Edwards, Bryan & Kathleen	Levien 2000 Investments	\$ 350,000	Nov-11	\$ 500,000	Jul-89	22.4	2244	\$ (6,711)	-1.3%	205
206	3450 S. Ocean Blvd., #712 (REO)	Unschuld, Victoria	Fannie Mae	\$ 129,900	Nov-11	\$ 229,000	Jul-04	7.4	1008	\$ (13,452)	-5.9%	206
207	146 Sunset Ave., #B	Austin, Leisa	Plum, Jude	\$ 680,000	Nov-11	\$ 735,000	Oct-07	4.1	968	\$ (13,366)	-1.8%	207
208	360 S. Ocean Blvd., #53	Bjork, Edith	Ponte Verda Corp, Inc.	\$ 2,700,000	Nov-11	\$ 550,000	Sep-80	31.2	2450	\$ 68,880	12.5%	208
209	130 Sunrise Ave., #215	Muriel Strosberg Trust	Bertha Ascher Trust	\$ 405,000	Nov-11	\$ 250,000	Jun-94	17.5	1673	\$ 8,879	3.6%	209
210	389 S. Lake Dr., #4D (Co-Op)	Barzelay, Douglas	Machon, Elizabeth	\$ 515,000	Nov-11	\$ 550,000	Dec-04	6.9	1176	\$ (5,037)	-0.9%	210
211	150 Bradley Pl., #601	Gordon, Arlette	Elinor Himmel Trust	\$ 1,446,150	Nov-11	\$ 1,050,000	Apr-02	9.6	2280	\$ 41,183	3.9%	211
212	315 S. Lake Dr., #4F	Jordan, Darlene	Waterman, Richard and Lis	\$ 1,275,000	Nov-11	\$ 285,000	Mar-97	14.7	1816	\$ 67,316	23.6%	212
213	3450 S. Ocean Blvd., #319	Peres, Paulo and Ann	Wluka, Jane	\$ 177,000	Nov-11	\$ 71,000	Mar-99	12.7	1293	\$ 8,342	11.7%	213
214	2190 Ibis Isle Rd., #1	Huber, Rudy	Marino, Christina	\$ 265,000	Nov-11	\$ 306,000	Feb-01	10.8	1335	\$ (3,803)	-1.2%	214
215	3400 S. Ocean Blvd., #6F-II	Atlas, Ronald	Telegenic Programs, Inc.	\$ 800,000	Nov-11	\$ 126,500	Jan-79	32.9	2119	\$ 20,482	16.2%	215

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216	3140 S. Ocean Blvd., #403N	Hekemian, Robert	Bruno, Angela	\$ 1,227,000	Nov-11	\$ 455,000	Apr-83	28.6	2695	\$ 26,988	5.9%	216
217	2560 S. Ocean Blvd., #606 (REO)	Tomass, Mark	U.S. Bank Trust N.A.	\$ 131,600	Dec-11	\$ 539,900	Oct-07	4.2	1234	\$ (97,917)	-18.1%	217
218	3460 S. Ocean Blvd., #4140	Costa, George J. and Meryl	Devellis, C. & James-Devellis, S.	\$ 185,000	Dec-11	\$ 465,000	Jun-05	6.5	1402	\$ (43,050)	-9.3%	218
219	3456 S. Ocean Blvd., #4060	McKenney, Kerry and Parker, Laura	Eugene S. Rubin Trust	\$ 265,000	Dec-11	\$ 140,000	Jul-87	24.4	1410	\$ 5,115	3.7%	219
220	150 Bradley Pl., #413	Abraham, Daniel and Ewa	Cherner, Harvey and Arlene	\$ 766,000	Dec-11	\$ 290,000	May-95	16.6	1444	\$ 28,679	9.9%	220
221	2860 S. Ocean Blvd., #308	Evelyn Naser Trust	Lilly, Francis & Kathryn	\$ 210,000	Dec-11	\$ 310,000	Dec-04	7.0	1400	\$ (14,280)	-4.6%	221
222	301 Australian Ave., #124	Noland, Paige	Strom, C., & Misco, M.	\$ 250,000	Dec-11	\$ 523,024	Sep-07	4.3	N/A	\$ (64,210)	-12.3%	222
223	354 Chilean Ave., #46	Macgregor, Ian & Constance	Leatherman, S.	\$ 505,000	Dec-11	\$ 560,000	Jul-04	7.4	1193	\$ (7,410)	-1.3%	223
224	354 Chilean Ave., #24	Slattery, Mary and Frank	Greene, William	\$ 550,000	Dec-11	\$ 192,000	Feb-96	15.8	1225	\$ 22,599	11.8%	224
225	142 Peruvian Ave., #101	Ayers, Timothy & William	Collins, Sheila	\$ 495,000	Dec-11	\$ 875,000	Mar-06	5.8	774	\$ (66,016)	-7.5%	225
226	44 Coconut Row, #422B	Palumbo, William	Rotchford, Michael & Margaret	\$ 600,000	Dec-11	\$ 525,000	Mar-08	3.8	1226	\$ 19,982	3.8%	226
227	100 Royal Palm Way #1D	Russo, William	Vasily, John and Medina	\$ 1,650,000	Dec-11	\$ 1,000,000	Apr-05	6.7	2107	\$ 97,433	9.7%	227
228	184 Bradley Pl., #502	Landis, Alan and Linda	Schmidt, Michael and Paul	\$ 5,480,000	Dec-11	\$ 4,350,000	May-97	14.6	5431	\$ 77,426	1.8%	228
229	3200 S. Ocean Blvd., #102C	JPT Family Trust	Nolan, Timothy & Barbara	\$ 147,500	Dec-11	\$ 150,000	Jul-86	25.4	1476	\$ (98)	-0.1%	229
230	455 Worth Ave., #404 (Co-Op)	Whittaker, Sam and Amanda	Phillips, Shirley	\$ 395,000	Dec-11	\$ 115,000	Jan-89	22.9	1062	\$ 12,212	10.6%	230
231	340 S. Ocean Blvd., #5A	Armfield, Willian and Jane	H. Bert Hallock Trust	\$ 800,000	Dec-11	N/A	N/A	N/A	2076	N/A	N/A	231
232	300 S. Ocean Blvd., #2A (Co-Op)	Rea, Elizabeth	Harper Polk Land Trust	\$ 1,800,000	Dec-11	\$ 1,962,500	Apr-09	2.7	1801	\$ (60,896)	-3.1%	232
233	3450 S. Ocean Blvd., #501	Jovanovic, Slobodan	Marilyn Volovick Trust	\$ 200,000	Dec-11	\$ 325,000	Aug-04	7.3	1548	\$ (17,037)	-5.2%	233
234	2295 S. Ocean Blvd., #509 (Co-Op)	Sadeghi, Nasser	Carroll, Nonie	\$ 362,000	Dec-11	\$ 265,000	Oct-02	9.2	1959	\$ 10,575	4.0%	234
235	2600 S. Ocean Blvd., #505-S	Immell, Renate	N/A	\$ 430,000	Dec-11	\$ 265,000	Dec-92	19.0	1670	\$ 8,679	3.3%	235
236	389 S. Lake Dr., #2F (Co-Op)	Amiel, Maurice	Clare O'Keffe Trust	\$ 350,000	Dec-11	\$ 80,000	Jun-73	38.5	1194	\$ 7,008	8.8%	236
<b>*Excluded from Calculation of PB Condo Sales (Total)</b>												
				<b>2011 4Q Cumulative Summary - PB Condo Sales (ALL)</b>								
				<b># of PB Condo Sales (ALL)</b>	<b>236</b>							
				<b>PB Condo Sales - ALL (Total \$)</b>	<b>\$ 165,548,980</b>							
				<b>Average Current Sales Price</b>	<b>\$ 707,474</b>							
				<b>Median Current Sales Price</b>	<b>\$ 472,500</b>							
				<b>Average Yrs. Between Sales</b>	<b>13.93</b>							
				<b>% Annual Increase/(Decrease)</b>	<b>3.5%</b>							
				<b>2011 1Q, 2Q &amp; 3Q ONLY Summary - PB Condo Sales (ALL)</b>								
				<b># of PB Condo Sales (ALL)</b>	<b>193</b>							
				<b>PB Condo Sales - ALL (Total \$)</b>	<b>\$ 135,314,531</b>							
				<b>Average Current Sales Price</b>	<b>\$ 708,453</b>							
				<b>Median Current Sales Price</b>	<b>\$ 470,000</b>							
				<b>Average Yrs. Between Sales</b>	<b>13.88</b>							
				<b>% Annual Increase/(Decrease)</b>	<b>3.5%</b>							
				<b>2011 4Q ONLY Summary - PB Condo Sales (ALL)</b>								
				<b># of PB Condo Sales (ALL)</b>	<b>43</b>							
				<b>PB Condo Sales - ALL (Total \$)</b>	<b>\$ 30,234,449</b>							
				<b>Average Current Sales Price</b>	<b>\$ 703,127</b>							
				<b>Median Current Sales Price</b>	<b>\$ 475,000</b>							
				<b>Average Yrs. Between Sales</b>	<b>14.16</b>							
				<b>% Annual Increase/(Decrease)</b>	<b>3.2%</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.

# THE EVANS REPORT™

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## NORTH - PB CONDO/CO-OP SALES 1/1/11 - 12/31/11

	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	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 Cocoanut 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 Cocoanut 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 Cocoanut 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 Australian 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 Cocoanut 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 Cocoanut 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 Cocoanut 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
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	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%	33
34	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%	34
35	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%	35
36	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%	36
37	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%	37
38	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%	38
39	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%	39
40	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%	40
41	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%	41
42	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	42
43	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%	43
44	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%	44
45	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%	45
46	170 Chilean Ave., #2B	Gusman, Janet	Benveniste, Evangeline	\$ 525,000	May-11	\$ 245,000	Jun-90	20.9	1201	\$ 13,379	5.5%	46
47	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%	47
48	170 N. Ocean Blvd., #303	Murphy, Terrence	Finnegan, Dorthy	\$ 675,000	May-11	\$ 254,278	May-05	6.0	1395	\$ 70,088	27.6%	48
49	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%	49
50	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%	50
51	44 Cocoanut 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%	51
52	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%	52
53	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%	53
54	44 Cocoanut Row #613B	Rosenberg, Esther	Berdon, Laura M.	\$ 525,000	May-11	\$ 700,000	Apr-04	7.1	1215	\$ (24,605)	-3.5%	54
55	44 Cocoanut Row #105B	Ziv, Seymore	Vago, John	\$ 270,000	May-11	\$ 195,000	Nov-00	10.5	1196	\$ 7,123	3.7%	55
56	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%	56
57	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%	57
58	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%	58
59	425 Worth Ave., #403 (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%	59
60	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%	60
61	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%	61
62	44 Cocoanut Row 525B	Feinman Family Trust	Knaust, Christina G.	\$ 304,000	Jun-11	\$ 280,000	May-03	8.1	953	\$ 2,956	1.1%	62
63	330 Cocoanut 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%	63
64	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%	64
65	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%	65
66	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	66
67	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	67
68	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	68
69	330 S. Ocean Blvd., #23	Brooker T. Kimball Trust	Flom, Judi	\$ 2,650,000	Jun-11	\$ 2,700,000	Feb-10	1.4	2406	\$ (36,869)	-1.4%	69
70	407 Australian Ave., #2	Indoe, William F.	Holder, Douglas and Carolyn	\$ 955,000	Jul-11	\$ 945,750	Feb-05	6.4	1261	\$ 1,436	0.2%	70
71	44 Cocoanut Row #503B & 504B	Goldman, Jacqueline	Abraham, S. Daniel	\$ 800,000	Jul-11	\$ 525,000	Nov-05	5.7	893	\$ 48,304	9.2%	71
72	381 S. Lake Dr., #12 (Co-Op)	Titus, Paul	Corbin, Robert and Janet	\$ 260,000	Jul-11	\$ 86,000	May-87	24.2	896	\$ 7,187	8.4%	72
73	300 S. Ocean Blvd., #1H (Co-Op)	Lundin, Susan	Van Durand Estate	\$ 415,000	Jul-11	\$ 285,000	Jun-02	9.1	1367	\$ 14,262	5.0%	73
74	170 N. Ocean Blvd., #409	Moore, Carol	Garfunkel, G. & S.	\$ 720,000	Aug-11	\$ 1,100,000	May-07	4.3	1395	\$ (89,311)	-8.1%	74
75	434 Chilean Ave., #4A	Berry, Meredith and Kevin	James Sasser Trust	\$ 795,000	Aug-11	\$ 325,000	Nov-02	8.8	1293	\$ 53,693	16.5%	75
76	340 S. Ocean Blvd., #110	Shavell, Wade	Rose Roth Estate	\$ 800,000	Aug-11	\$ 230,000	Jun-81	30.2	2076	\$ 18,883	8.2%	76
77	100 Sunrise Ave., #417	Sun & Surf POOH LLC	Ruth Milchin Trust	\$ 950,000	Aug-11	\$ 166,200	Jan-76	35.6	1644	\$ 22,013	13.2%	77
78	44 Cocoanut Row #202B	Graiski, K. & Javits, J.	S. David Liebowitt Trust	\$ 400,000	Sep-11	\$ 350,000	Jan-07	4.7	893	\$ 10,710	3.1%	78
79	44 Cocoanut Row #201B	Graiski, K. & Javits, J.	Leichter Investor Ptnrs LLC	\$ 250,000	Sep-11	\$ 293,575	Mar-08	3.5	893	\$ (12,435)	-4.2%	79

80	44 Coconut Row #202A	Churchill, Spencer	Anderson, Terry	\$ 300,000	Sep-11	\$ 250,000	Feb-05	6.6	893	\$ 7,595	3.0%	80	
81	330 S. Ocean Blvd., #36	Serra, Matthew	Cathcart Monomoy Trust	\$ 2,000,000	Sep-11	\$ 2,600,000	Jun-06	5.3	2454	\$ (114,181)	-4.4%	81	
82	425 Worth Ave., PHB (Co-Op)	Marilyn Keane Trust	Oherron, Norman & Patricia	\$ 5,150,000	Sep-11	\$ 1,310,000	Apr-88	23.4	4800	\$ 163,872	12.5%	82	
83	315 S. Lake Dr., #4E (REO)	Maltese, Anthony and Cynthia	Deutsche Bank National Trust	\$ 570,099	Oct-11	N/A	N/A	N/A	1486			83	
84	325 S. Lake Dr., #4	Ameringer, W. & Bryne, K.	Ottinger, K. & Robertson, R.	\$ 325,000	Oct-11	\$ 200,000	Mar-08	3.6	599	\$ 34,855	17.4%	84	
85	146 Sunset Ave., #B	Austin, Leisa	Plum, Jude	\$ 680,000	Nov-11	\$ 735,000	Oct-07	4.1	968	\$ (13,366)	-1.8%	85	
86	360 S. Ocean Blvd., #53	Bjork, Edith	Ponte Verda Corp, Inc.	\$ 2,700,000	Nov-11	\$ 550,000	Sep-80	31.2	2450	\$ 68,880	12.5%	86	
87	130 Sunrise Ave., #215	Muriel Strosberg Trust	Bertha Ascher Trust	\$ 405,000	Nov-11	\$ 250,000	Jun-94	17.5	1673	\$ 8,879	3.6%	87	
88	389 S. Lake Dr., #4D (Co-Op)	Barzelay, Douglas	Machon, Elizabeth	\$ 515,000	Nov-11	\$ 550,000	Dec-04	6.9	1176	\$ (5,037)	-0.9%	88	
89	150 Bradley Pl., #601	Gordon, Arlette	Elinor Himmel Trust	\$ 1,446,150	Nov-11	\$ 1,050,000	Apr-02	9.6	2280	\$ 41,183	3.9%	89	
90	315 S. Lake Dr., #4F	Jordan, Darlene	Waterman, Richard and Lis	\$ 1,275,000	Nov-11	\$ 285,000	Mar-97	14.7	1816	\$ 67,316	23.6%	90	
91	150 Bradley Pl., #413	Abraham, Daniel and Ewa	Cherner, Harvey and Arlene	\$ 766,000	Dec-11	\$ 290,000	May-95	16.6	1444	\$ 28,679	9.9%	91	
92	301 Australian Ave., #124	Noland, Paige	Strom, C., & Misco, M.	\$ 250,000	Dec-11	\$ 523,024	Sep-07	4.3	N/A	\$ (64,210)	-12.3%	92	
93	354 Chilean Ave., #46	Macgregor, Ian & Constance	Leatherman, S.	\$ 505,000	Dec-11	\$ 560,000	Jul-04	7.4	1193	\$ (7,410)	-1.3%	93	
94	354 Chilean Ave., #24	Slattery, Mary and Frank	Greene, William	\$ 550,000	Dec-11	\$ 192,000	Feb-96	15.8	1225	\$ 22,599	11.8%	94	
95	142 Peruvian Ave., #101	Ayers, Timothy & William	Collins, Sheila	\$ 495,000	Dec-11	\$ 875,000	Mar-06	5.8	774	\$ (66,016)	-7.5%	95	
96	44 Coconut Row, #422B	Palumbo, William	Rotchford, Michael & Margaret	\$ 600,000	Dec-11	\$ 525,000	Mar-08	3.8	1226	\$ 19,982	3.8%	96	
97	100 Royal Palm Way #1D	Russo, William	Vasily, John and Medina	\$ 1,650,000	Dec-11	\$ 1,000,000	Apr-05	6.7	2107	\$ 97,433	9.7%	97	
98	184 Bradley Pl., #502	Landis, Alan and Linda	Schmidt, Michael and Paul	\$ 5,480,000	Dec-11	\$ 4,350,000	May-97	14.6	5431	\$ 77,426	1.8%	98	
99	455 Worth Ave., #404 (Co-Op)	Whittaker, Sam and Amanda	Phillips, Shirley	\$ 395,000	Dec-11	\$ 115,000	Jan-89	22.9	1062	\$ 12,212	10.6%	99	
100	340 S. Ocean Blvd., #5A	Armfield, Willian and Jane	H. Bert Hallock Trust	\$ 800,000	Dec-11	N/A	N/A	N/A	2076	N/A	N/A	100	
101	300 S. Ocean Blvd., #2A (Co-Op)	Rea, Elizabeth	Harper Polk Land Trust	\$ 1,800,000	Dec-11	\$ 1,962,500	Apr-09	2.7	1801	\$ (60,896)	-3.1%	101	
102	389 S. Lake Dr., #2F (Co-Op)	Amiel, Maurice	Clare O'Keffe Trust	\$ 350,000	Dec-11	\$ 80,000	Jun-73	38.5	1194	\$ 7,008	8.8%	102	
	<b>*Excluded from Calculation of PB Condo Sales (North)</b>												
			<b>2011 4Q Cumulative Summary - PB Condo Sales (North)</b>										
			<b># of PB Condo Sales (North)</b>	<b>102</b>									
			<b>PB Condo Sales - North (Total \$)</b>	<b>\$ 98,155,905</b>									
			<b>Average Current Sales Price</b>	<b>\$ 971,841</b>									
			<b>Median Current Sales Price</b>	<b>\$ 632,500</b>									
			<b>Average Yrs. Between Sales</b>	<b>12.01</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>4.2%</b>									
			<b>2011 1Q, 2Q &amp; 3Q ONLY Summary - PB Condo Sales (North)</b>										
			<b># of PB Condo Sales (North)</b>	<b>82</b>									
			<b>PB Condo Sales - North (Total \$)</b>	<b>\$ 76,598,656</b>									
			<b>Average Current Sales Price</b>	<b>\$ 945,662</b>									
			<b>Median Current Sales Price</b>	<b>\$ 650,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>11.87</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>4.2%</b>									
			<b>2011 4Q ONLY Summary - PB Condo Sales (North)</b>										
			<b># of PB Condo Sales (North)</b>	<b>20</b>									
			<b>PB Condo Sales - North (Total \$)</b>	<b>\$ 21,557,249</b>									
			<b>Average Current Sales Price</b>	<b>\$ 1,077,862</b>									
			<b>Median Current Sales Price</b>	<b>\$ 585,050</b>									
			<b>Average Yrs. Between Sales</b>	<b>12.59</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>4.2%</b>									

# THE EVANS REPORT™



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Leslie Robert Evans  
 AND ASSOCIATES, P.A.  
 - Counselors at Law -

## SOUTH - PB CONDO/CO-OP SALES 1/1/11 - 12/31/11

	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	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	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%	37
38	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%	38
39	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%	39
40	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	40
41	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%	41
42	2850 S. Ocean Blvd., #314 (Co-Op)	Oliiff, Thomas	Fanning, Emory and Diana	\$ 275,000	Apr-11	\$ 42,000	Mar-88	23.1	1014	\$ 10,075	24.0%	42
43	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%	43
44	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%	44
45	2155 Ibis Isle Rd., #9	Schwartz, Jane	Krosney, Rita	\$ 350,000	Apr-11	\$ 250,000	Apr-97	14.0	1976	\$ 7,125	2.8%	45
46	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%	46
47	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	47
48	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%	48
49	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%	49
50	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%	50
51	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%	51
52	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%	52
53	2505 S. Ocean Blvd., #303	Cahill, Thomas	Janjigian, Robert	\$ 103,000	Apr-11	\$ 151,250	May-04	6.9	788	\$ (6,944)	-4.6%	53
54	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%	54
55	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%	55
56	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%	56
57	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%	57
58	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%	58
59	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	59
60	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	60
61	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	61
62	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	62
63	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%	63
64	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%	64
65	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%	65
66	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%	66
67	3300 S. Ocean Blvd., #108S	Stanley Spitzer Trust	Estate of Mera Krumholz	\$ 440,000	May-11	\$ 240,000	Dec-86	24.4	2497	\$ 8,187	3.4%	67
68	3440 S. Ocean Blvd., #302S	Kreisberg, Amie	Scheidman, Arnold	\$ 625,000	May-11	\$ 350,000	Aug-88	22.8	2131	\$ 12,082	3.5%	68
69	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%	69
70	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%	70
71	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%	71
72	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%	72
73	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%	73
74	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%	74
75	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	75
76	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%	76
77	2335 S. Ocean Blvd., #4A	Sheer, Arnold	Valley Property Mgmt.	\$ 832,500	May-11	\$ 450,000	Mar-10	1.2	2810	\$ 320,212	71.2%	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
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

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80	3170 S. Ocean Blvd., #605S	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
91	3605 S. Ocean Blvd., #327	Brauch, Robert and Ruth	Sordillo, Victor	\$ 133,000	Jul-11	\$ 229,000	Oct-04	6.8	1121	\$ (14,221)	-6.2%	91
92	3450 S. Ocean Blvd., #8200	Fenster, Abraham and Eva	Godsil, Theresa	\$ 90,000	Jul-11	\$ 60,000	Jul-91	20.0	1008	\$ 1,497	2.5%	92
93	3525 S. Ocean Blvd., #2120	Sperandeo, Rodolfo	Bissonnette, Bernice	\$ 147,500	Jul-11	\$ 90,000	Sep-99	11.9	1204	\$ 4,846	5.4%	93
94	2100 S. Ocean Blvd., #605N	Gordon, Stephen and Esther	Rouso, Julia	\$ 1,025,000	Jul-11	\$ 282,500	Dec-80	30.6	3136	\$ 24,243	8.6%	94
95	2500 S. Ocean Blvd. #2C2	Nash, Michael and Susan	Coleman, Leonard & Laurinda	\$ 1,300,000	Jul-11	\$ 1,300,000	May-84	27.2	2590	\$ -	0.0%	95
96	3570 S. Ocean Blvd., #402	Jain, D. Pal	Columbo, Marie	\$ 220,000	Jul-11	\$ 70,000	Feb-98	13.4	1140	\$ 11,155	15.9%	96
97	3120 S. Ocean Blvd., #2-402	Mathieu, D. & Bilodeau, M.	Luba Shulgasser Estate	\$ 295,000	Jul-11	\$ 230,000	May-85	26.2	2497	\$ 2,480	1.1%	97
98	3140 S. Ocean Blvd., #502S	Ivry, Vivienne & Louis	Winoker, Sidney and Irma	\$ 380,000	Jul-11	\$ 250,000	Oct-85	25.8	2220	\$ 5,040	2.0%	98
99	2295 S. Ocean Blvd., #601 (Co-Op)	Blau, Ray	Claire Cohn Estate	\$ 435,000	Jul-11	N/A	N/A	N/A	1959	N/A	N/A	99
100	3100 S. Ocean Blvd., #404S	Kosow, Marvin	Winnerman, L., L., and L.,	\$ 875,000	Jul-11	\$ 625,000	Sep-99	11.9	2244	\$ 21,069	3.4%	100
101	3030 S. Ocean Blvd., #545 (Co-Op)	Schutt, A. & Passaro, M.	Barbara Jolly Trust	\$ 120,000	Aug-11	\$ 71,200	Nov-97	13.8	902	\$ 3,548	5.0%	101
102	2295 S. Ocean Blvd., #611 (Co-Op)	Fiumara, Joseph and Rita	Levine, Lawrence	\$ 250,000	Aug-11	\$ 374,000	Dec-04	6.7	1559	\$ (18,595)	-5.0%	102
103	2570 S. Ocean Blvd., #3-301	Joan Bufalino Trust	Hansis Realty Trust	\$ 527,500	Aug-11	\$ 470,000	Sep-91	19.9	2570	\$ 2,885	0.6%	103
104	2778 S. Ocean Blvd., #405N	Engler, Joyce	Hoberman, Valerie	\$ 700,000	Aug-11	\$ 290,000	Dec-92	18.7	2266	\$ 21,952	7.6%	104
105	3250 S. Ocean Blvd., #302N	Scali, Dominick and Angela	Marcia Billhartz Trust	\$ 775,000	Aug-11	\$ 318,000	May-91	20.3	1900	\$ 22,550	7.1%	105
106	3100 S. Ocean Blvd., #601S	Reickert, Erick and Susan	Gloria Kline Trust	\$ 1,870,000	Aug-11	\$ 2,000,000	Dec-98	12.7	4616	\$ (10,257)	-0.5%	106
107	2784 S. Ocean Blvd., #106N	Ross, Nancy	Cohen, Fred and Eileen	\$ 255,000	Sep-11	\$ 76,900	Jan-77	34.7	1659	\$ 5,134	6.7%	107
108	3250 S. Ocean Blvd., #407N	Hearn, George	Ottinger, Eileen	\$ 370,000	Sep-11	\$ 235,000	May-01	10.3	1478	\$ 13,053	5.6%	108
109	3170 S. Ocean Blvd., #205	Sheumack, N. and M.	Spiegel, Paula	\$ 725,000	Sep-11	\$ 525,000	Sep-99	12.0	2950	\$ 16,655	3.2%	109
110	2660 S. Ocean Blvd., #604N	Kramer, Michael and Zina	Sima Jelin Estate	\$ 940,000	Sep-11	\$ 40,787	Apr-94	17.4	2606	\$ 51,590	126.5%	110
111	3200 S. Ocean Blvd., #201D	Matteo, Yolanda	Sun, Frank and Chia	\$ 195,000	Sep-11	\$ 400,000	Apr-05	6.4	1476	\$ (31,922)	-8.0%	111
112	2565 S. Ocean Blvd., #3050 (REO)	Abolafia, Eliot and Donna R.	U.S. Bank Trust N.A.	\$ 81,200	Oct-11	\$ 140,000	Mar-04	7.6	640	\$ (7,748)	-5.5%	112
113	2565 S. Ocean Blvd., #1140	Molares, Eric	Rodriguez, Jose	\$ 74,000	Oct-11	\$ 230,000	May-05	6.4	640	\$ (24,292)	-10.6%	113
114	3450 S. Ocean Blvd., #517	Naguib, Fikry and Magda	Broming, William	\$ 190,000	Oct-11	N/A	N/A	N/A	1548	N/A	N/A	114
115	3120 S. Ocean Blvd., #1-502	Finn, John and Patricia	Georgas, William	\$ 475,000	Oct-11	\$ 800,000	Feb-06	5.7	2497	\$ (57,362)	-7.2%	115
116	2000 S. Ocean Blvd., #202N	Kern, Martin	Wolf, John and Leatrice	\$ 500,000	Oct-11	\$ 650,000	May-96	15.4	2385	\$ (9,723)	-1.5%	116
117	2784 S. Ocean Blvd., #102S	Cohen, Fredick and Eileen	Ivancevic, Danilo and Martha	\$ 520,000	Oct-11	\$ 335,000	Feb-01	10.7	1777	\$ 17,341	5.2%	117
118	2100 S. Ocean Blvd., #506N	Sarner, David and Rhoda	Bernice Goldman Estate	\$ 700,000	Oct-11	\$ 181,500	Jan-81	30.8	2494	\$ 16,852	9.3%	118
119	3360 S. Ocean Blvd., #6DII	Sky Blue Holdings, Ltd.	Hassan, S. & F.	\$ 1,150,000	Oct-11	\$ 193,500	Jul-80	31.3	2119	\$ 30,587	15.8%	119
120	2860 S. Ocean Blvd., #2110	Papavassiliou, Dean J. and Tarja K.	Schacter, Ruth L.	\$ 107,000	Nov-11	N/A	N/A	N/A	1180	N/A	N/A	120
121	3100 S. Ocean Blvd., #1060	Edwards, Bryan & Kathleen	Levien 2000 Investments	\$ 350,000	Nov-11	\$ 500,000	Jul-89	22.4	2244	\$ (6,711)	-1.3%	121
122	3450 S. Ocean Blvd., #712 (REO)	Unschuld, Victoria	Fannie Mae	\$ 129,900	Nov-11	\$ 229,000	Jul-04	7.4	1008	\$ (13,452)	-5.9%	122
123	3450 S. Ocean Blvd., #319	Peres, Paulo and Ann	Wluka, Jane	\$ 177,000	Nov-11	\$ 71,000	Mar-99	12.7	1293	\$ 8,342	11.7%	123
124	2190 Ibis Isle Rd., #1	Huber, Rudy	Marino, Christina	\$ 265,000	Nov-11	\$ 306,000	Feb-01	10.8	1335	\$ (3,803)	-1.2%	124
125	3400 S. Ocean Blvd., #6F-II	Atlas, Ronald	Telegenic Programs, Inc.	\$ 800,000	Nov-11	\$ 126,500	Jan-79	32.9	2119	\$ 20,482	16.2%	125
126	3140 S. Ocean Blvd., #403N	Hekemian, Robert	Bruno, Angela	\$ 1,227,000	Nov-11	\$ 455,000	Apr-83	28.6	2695	\$ 26,988	5.9%	126
127	2560 S. Ocean Blvd., #606 (REO)	Tomass, Mark	U.S. Bank Trust N.A.	\$ 131,600	Dec-11	\$ 539,900	Oct-07	4.2	1234	\$ (97,917)	-18.1%	127

128	3460 S. Ocean Blvd., #4140	Costa, George J. and Meryl	Devellis, C. & James-Devellis, S.	\$ 185,000	Dec-11	\$ 465,000	Jun-05	6.5	1402	\$ (43,050)	-9.3%	128
129	3456 S. Ocean Blvd., #4060	McKenney, Kerry and Parker, Laura	Eugene S. Rubin Trust	\$ 265,000	Dec-11	\$ 140,000	Jul-87	24.4	1410	\$ 5,115	3.7%	129
130	2860 S. Ocean Blvd., #308	Evelyn Naser Trust	Lilly, Francis & Kathryn	\$ 210,000	Dec-11	\$ 310,000	Dec-04	7.0	1400	\$ (14,280)	-4.6%	130
131	3200 S. Ocean Blvd., #102C	JPT Family Trust	Nolan, Timothy & Barbara	\$ 147,500	Dec-11	\$ 150,000	Jul-86	25.4	1476	\$ (98)	-0.1%	131
132	3450 S. Ocean Blvd., #501	Jovanovic, Slobodan	Marilyn Volovick Trust	\$ 200,000	Dec-11	\$ 325,000	Aug-04	7.3	1548	\$ (17,037)	-5.2%	132
133	2295 S. Ocean Blvd., #509 (Co-Op)	Sadeghi, Nasser	Carroll, Nonie	\$ 362,000	Dec-11	\$ 265,000	Oct-02	9.2	1959	\$ 10,575	4.0%	133
134	2600 S. Ocean Blvd., #505-S	Immel, Renate	N/A	\$ 430,000	Dec-11	\$ 265,000	Dec-92	19.0	1670	\$ 8,679	3.3%	134
<b>*Excluded from Calculation of PB Condo Sales (South)</b>												
<b>2011 4Q Cumulative Summary - PB Condo Sales (South)</b>												
<b># of PB Condo Sales (South)</b>				<b>134</b>								
<b>PB Condo Sales - South (Total \$)</b>				<b>\$ 67,393,075</b>								
<b>Average Current Sales Price</b>				<b>\$ 506,715</b>								
<b>Median Current Sales Price</b>				<b>\$ 327,500</b>								
<b>Average Yrs. Between Sales</b>				<b>15.39</b>								
<b>% Annual Increase/(Decrease)</b>				<b>3.0%</b>								
<b>2011 1Q, 2Q &amp; 3Q ONLY Summary - PB Condo Sales (South)</b>												
<b># of PB Condo Sales (South)</b>				<b>111</b>								
<b>PB Condo Sales - South (Total \$)</b>				<b>\$ 58,715,875</b>								
<b>Average Current Sales Price</b>				<b>\$ 533,781</b>								
<b>Median Current Sales Price</b>				<b>\$ 342,000</b>								
<b>Average Yrs. Between Sales</b>				<b>15.36</b>								
<b>% Annual Increase/(Decrease)</b>				<b>3.1%</b>								
<b>2011 4Q ONLY Summary - PB Condo Sales (South)</b>												
<b># of PB Condo Sales (South)</b>				<b>23</b>								
<b>PB Condo Sales - South (Total \$)</b>				<b>\$ 8,677,200</b>								
<b>Average Current Sales Price</b>				<b>\$ 377,270</b>								
<b>Median Current Sales Price</b>				<b>\$ 265,000</b>								
<b>Average Yrs. Between Sales</b>				<b>15.50</b>								
<b>% Annual Increase/(Decrease)</b>				<b>1.9%</b>								