

THE EVANS REPORT™



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

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 |
| Total No. of Sales | 121 (100%) | 130 (100%) | +9 |

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 |
| Total No. of Sales | 121 (100.0%) | 130 (100.0%) | +9 |

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 |
| | 118 (100%) | 130 (100%) | +12 |

* 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%) |
| | 3/121 (2.48%) | 2/130 (1.54%) |

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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 |
| Total No. of Sales | 267 (100%) | 236 (100%) | -31 |

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 |
| Total No. of Sales | 267 (100.0%) | 236 (100.0%) | -31 |

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 |
| | 265 (100%)* | 236 (100%) | -29 |

*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 |
| Total | 265 (100%)* | 236 (100%) | -29 |

* 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%) |
| | 7/198 (3.5%) | 28/267 (10.5%) | 9/236 (3.8%) |

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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 |
| *Excluded from Calculation of PB Home Sales (Total) | | | | | | | | | | | | |
| 2011 4Q Cumulative Summary - PB Home Sales (ALL) | | | | | | | | | | | | |
| # 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% | | | | | | | | | | | | |
| 2011 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (ALL) | | | | | | | | | | | | |
| # 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% | | | | | | | | | | | | |
| 2011 4Q ONLY Summary - PB Home Sales (ALL) | | | | | | | | | | | | |
| # 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% | | | | | | | | | | | | |

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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 |

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.

| | 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 |
| *Excluded from Calculation of PB Home Sales (North) | | | | | | | | | | | | |
| 2011 4Q Cumulative Summary - PB Home Sales (North) | | | | | | | | | | | | |
| # 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% | | | | | | | | |
| 2011 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (North) | | | | | | | | | | | | |
| # 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% | | | | | | | | |
| 2011 4Q ONLY Summary - PB Home Sales (North) | | | | | | | | | | | | |
| # 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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 AND ASSOCIATES, P.A.
 • Counselors at Law •

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 |

2011 4Q Cumulative Summary - PB Home Sales (Midtown)

| | |
|------------------------------------|---------------|
| # 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% |

2011 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (Midtown)

| | |
|------------------------------------|---------------|
| # 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% |

2011 4Q ONLY Summary - PB Home Sales (Midtown)

| | |
|------------------------------------|---------------|
| # 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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 AND ASSOCIATES, P. A.
 • Counselors at Law •

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 |
| 2011 4Q Cumulative Summary - PB Home Sales (South) | | | | | | | | | | | | |
| | | | # of PB Home Sales (South) | | 19 | | | | | | | |
| | | | PB Home Sales - South (Total \$) | | \$ 208,140,007 | | | | | | | |
| | | | Average Current Sales Price | | \$ 10,954,737 | | | | | | | |
| | | | Median Current Sales Price | | \$ 8,599,000 | | | | | | | |
| | | | Average Yrs. Between Sales | | 12.93 | | | | | | | |
| | | | % Annual Increase/(Decrease) | | 8.8% | | | | | | | |
| NO RECORDED SALES IN THE 4TH QUARTER | | | | | | | | | | | | |

THE EVANS REPORT™



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

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 Sydel | 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'Keefe, 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 |
| *Excluded from Calculation of PB Condo Sales (Total) | | | | | | | | | | | | |
| 2011 4Q Cumulative Summary - PB Condo Sales (ALL) | | | | | | | | | | | | |
| | | | | # of PB Condo Sales (ALL) | 236 | | | | | | | |
| | | | | PB Condo Sales - ALL (Total \$) | \$ 165,548,980 | | | | | | | |
| | | | | Average Current Sales Price | \$ 707,474 | | | | | | | |
| | | | | Median Current Sales Price | \$ 472,500 | | | | | | | |
| | | | | Average Yrs. Between Sales | 13.93 | | | | | | | |
| | | | | % Annual Increase/(Decrease) | 3.5% | | | | | | | |
| 2011 1Q, 2Q & 3Q ONLY Summary - PB Condo Sales (ALL) | | | | | | | | | | | | |
| | | | | # of PB Condo Sales (ALL) | 193 | | | | | | | |
| | | | | PB Condo Sales - ALL (Total \$) | \$ 135,314,531 | | | | | | | |
| | | | | Average Current Sales Price | \$ 708,453 | | | | | | | |
| | | | | Median Current Sales Price | \$ 470,000 | | | | | | | |
| | | | | Average Yrs. Between Sales | 13.88 | | | | | | | |
| | | | | % Annual Increase/(Decrease) | 3.5% | | | | | | | |
| 2011 4Q ONLY Summary - PB Condo Sales (ALL) | | | | | | | | | | | | |
| | | | | # of PB Condo Sales (ALL) | 43 | | | | | | | |
| | | | | PB Condo Sales - ALL (Total \$) | \$ 30,234,449 | | | | | | | |
| | | | | Average Current Sales Price | \$ 703,127 | | | | | | | |
| | | | | Median Current Sales Price | \$ 475,000 | | | | | | | |
| | | | | Average Yrs. Between Sales | 14.16 | | | | | | | |
| | | | | % Annual Increase/(Decrease) | 3.2% | | | | | | | |

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THE EVANS REPORT™

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

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 | |
| | *Excluded from Calculation of PB Condo Sales (North) | | | | | | | | | | | | |
| | | | 2011 4Q Cumulative Summary - PB Condo Sales (North) | | | | | | | | | | |
| | | | # of PB Condo Sales (North) | 102 | | | | | | | | | |
| | | | PB Condo Sales - North (Total \$) | \$ 98,155,905 | | | | | | | | | |
| | | | Average Current Sales Price | \$ 971,841 | | | | | | | | | |
| | | | Median Current Sales Price | \$ 632,500 | | | | | | | | | |
| | | | Average Yrs. Between Sales | 12.01 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 4.2% | | | | | | | | | |
| | | | 2011 1Q, 2Q & 3Q ONLY Summary - PB Condo Sales (North) | | | | | | | | | | |
| | | | # of PB Condo Sales (North) | 82 | | | | | | | | | |
| | | | PB Condo Sales - North (Total \$) | \$ 76,598,656 | | | | | | | | | |
| | | | Average Current Sales Price | \$ 945,662 | | | | | | | | | |
| | | | Median Current Sales Price | \$ 650,000 | | | | | | | | | |
| | | | Average Yrs. Between Sales | 11.87 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 4.2% | | | | | | | | | |
| | | | 2011 4Q ONLY Summary - PB Condo Sales (North) | | | | | | | | | | |
| | | | # of PB Condo Sales (North) | 20 | | | | | | | | | |
| | | | PB Condo Sales - North (Total \$) | \$ 21,557,249 | | | | | | | | | |
| | | | Average Current Sales Price | \$ 1,077,862 | | | | | | | | | |
| | | | Median Current Sales Price | \$ 585,050 | | | | | | | | | |
| | | | Average Yrs. Between Sales | 12.59 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 4.2% | | | | | | | | | |

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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 | Dicarolo, 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 |
| *Excluded from Calculation of PB Condo Sales (South) | | | | | | | | | | | | |
| 2011 4Q Cumulative Summary - PB Condo Sales (South) | | | | | | | | | | | | |
| # of PB Condo Sales (South) | | | | 134 | | | | | | | | |
| PB Condo Sales - South (Total \$) | | | | \$ 67,393,075 | | | | | | | | |
| Average Current Sales Price | | | | \$ 506,715 | | | | | | | | |
| Median Current Sales Price | | | | \$ 327,500 | | | | | | | | |
| Average Yrs. Between Sales | | | | 15.39 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 3.0% | | | | | | | | |
| 2011 1Q, 2Q & 3Q ONLY Summary - PB Condo Sales (South) | | | | | | | | | | | | |
| # of PB Condo Sales (South) | | | | 111 | | | | | | | | |
| PB Condo Sales - South (Total \$) | | | | \$ 58,715,875 | | | | | | | | |
| Average Current Sales Price | | | | \$ 533,781 | | | | | | | | |
| Median Current Sales Price | | | | \$ 342,000 | | | | | | | | |
| Average Yrs. Between Sales | | | | 15.36 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 3.1% | | | | | | | | |
| 2011 4Q ONLY Summary - PB Condo Sales (South) | | | | | | | | | | | | |
| # of PB Condo Sales (South) | | | | 23 | | | | | | | | |
| PB Condo Sales - South (Total \$) | | | | \$ 8,677,200 | | | | | | | | |
| Average Current Sales Price | | | | \$ 377,270 | | | | | | | | |
| Median Current Sales Price | | | | \$ 265,000 | | | | | | | | |
| Average Yrs. Between Sales | | | | 15.50 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 1.9% | | | | | | | | |