

THE EVANS REPORT™



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

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	1040 N. Lake Way	Garden, Edward & Brooke	Nederlander, J. & C.	\$ 6,900,000	Jan-11	\$ 9,800,000	Sep-07	3.3	6687	\$ (869,048)	-8.9%	1
2	230 Garden Rd.	Harkrader, D. & Han, M.	Milidrag Rev. Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Dec-05	5.1	10601	\$ (359,103)	-6.9%	2
3	280 Sanford Ave.	Galterio, Margaret	Young, Neely	\$ 1,380,000	Jan-11	\$ 2,100,000	Mar-06	4.8	3464	\$ (148,727)	-7.1%	3
4	209 Via Linda	Kristoff, Gintowt	209 Via Linda LLC	\$ 1,450,000	Jan-11	\$ 2,110,000	Jul-05	5.5	3043	\$ (119,851)	-5.7%	4
5	232 Garden Rd.	Han, M. & Harkrader, D.	George Milidrag Trust	\$ 3,348,000	Jan-11	\$ 5,175,000	Nov-05	5.2	10601	\$ (353,394)	-6.8%	5
6	260 Park Ave.	Griswold, Alexander	Gustavson, Troy and Joan	\$ 900,000	Feb-11	\$ 605,000	May-04	6.8	1397	\$ 43,646	7.2%	6
7	6 Via Los Incas	Healey, Sean	Milan Associates LLC	\$ 17,047,500	Feb-11	\$ 14,800,000	Apr-05	5.8	9775	\$ 384,774	2.6%	7
8	286 Orange Grove Rd.	Niemie, Jamie	Orange Grove Rd Prop LLC	\$ 1,543,000	Feb-11	\$ 925,000	Aug-10	0.5	3180	\$ 1,225,924	132.5%	8
9	295 Bahama Ln.	Revson, Martin & Eugenia	Titcomb, Rodman & Cecily	\$ 2,800,000	Feb-11	\$ 1,028,000	Jun-97	13.7	4753	\$ 129,537	12.6%	9
10	226 Tradewind Dr.	Janet Stern Trust	Ropewlk LLC	\$ 1,506,187	Feb-11	\$ 3,070,000	Jul-06	4.6	5836	\$ (340,568)	-11.1%	10
11	217 Emerald Ln.	Gulbrandsen, D. and A.	Cluett, Helen	\$ 2,025,000	Mar-11	N/A	Apr-96	14.9	4610	N/A	N/A	11
12	102 Canterbury Ln.	Parkview Associates LLC	House of Canterbury, Inc.	\$ 26,426,400	Mar-11	\$ 14,500,000	May-99	11.8	16752	\$ 1,007,204	6.9%	12
13	325 Garden Rd.	325 Garden LLC	Hepburn, Carole and Geroge	\$ 1,764,100	Mar-11	\$ 540,000	Apr-86	24.9	4142	\$ 49,099	9.1%	13
14	205 Colonial Ln.	Hayes III, John	Fraser, Ronald and Patricia	\$ 1,150,000	Mar-11	\$ 395,000	Jun-92	18.8	2614	\$ 40,248	10.2%	14
15	230 Atlantic Ave.	230 Atlantic LLC	Orange Grove Park LLC	\$ 2,500,000	Mar-11	\$ 625,000	Oct-03	7.4	4420	\$ 252,723	40.4%	15
16	1300 N. Ocean Blvd.	Gannon, Timothy	McIntosh Trust	\$ 5,500,000	Mar-11	\$ 450,000	Sep-97	13.5	6504	\$ 373,960	83.1%	16
17	255 Everglade Ave. (Townhouse)	Council, Ronald	Stanley Gordon Trust	\$ 1,225,000	Mar-11	\$ 1,864,000	Feb-08	3.1	3851	\$ (207,504)	-11.1%	17
18	257 Park Ave.	Hill, Mary and Richard	Meagher, Francis and Alma	\$ 600,000	Apr-11	N/A	Jun-02	8.8	1611	N/A	N/A	18
19	244 Nightingale Ln.	Baumann, D. & Meran, H.	Maxey, Beth and Jack	\$ 1,525,000	Apr-11	\$ 1,375,000	May-04	6.9	4673	\$ 21,675	1.6%	19
20	320 Polmer Prk.	Latsko, Fred	Newberger, Bernice	\$ 3,783,800	Apr-11	\$ 1,000,000	Aug-84	26.7	6103	\$ 104,332	10.4%	20
21	146 Seminole Ave.	Haymes, Stephen & Anne	Nederlander, J. & C.	\$ 4,450,000	Apr-11	\$ 5,500,000	Feb-07	4.2	5394	\$ (252,138)	-4.6%	21
22	1230 N. Ocean Blvd.	DEAJ Properties Limited	Gretschel, Maureen & Walter	\$ 5,800,000	Apr-11	\$ 1,195,000	Mar-94	17.1	6263	\$ 269,363	22.5%	22
23	1333 N. Lake Way	Durst, Susanne	Simpson, James	\$ 2,250,000	Apr-11	\$ 2,000,000	Sep-04	6.6	3911	\$ 37,973	1.9%	23
24	200 Ocean Ter.	Brock Milstein Trust	Arthur Oldham	\$ 1,425,000	May-11	\$ 535,000	Jul-91	19.8	4146	\$ 44,844	8.4%	24
25	201 La Puerta Way	Lawrie, Michael and Kimberly	Bauer, Richard and Veronica	\$ 1,400,000	May-11	\$ 880,000	Dec-00	10.4	2686	\$ 49,908	5.7%	25
26	230 Arabian Rd.	Hollihan, John and Mary	Seaside Partners LLC	\$ 1,700,000	May-11	\$ 2,425,000	Apr-06	5.1	4503	\$ (142,578)	-5.9%	26
27	171 Dunbar Rd.	VA Housing LLC	Trucks, Claude and Melinda	\$ 2,000,000	May-11	\$ 1,325,000	Oct-99	11.6	5581	\$ 58,245	4.4%	27
28	120 Reef Rd.	Ducker, Charles Steven	Delphin Corporation	\$ 6,225,000	May-11	\$ 6,175,000	Jan-05	6.4	2666	\$ 7,863	0.1%	28
29	*324 Eden Road	Beverly J North Rev. Trust	North, John L. and Beverly	\$ 2,100,000	May-11	\$ 715,000	Apr-98	13.1	3739	\$ 105,582	14.8%	29
30	210 Fairview Rd.	John Forma Rev Trust	Hardy, William and Lesley	\$ 1,000,000	May-11	\$ 270,000	Sep-84	26.7	2514	\$ 27,334	10.1%	30
31	326 Via Linda	326 Via Linda LLC	Fromer, Robert and Ann	\$ 10,930,000	May-11	\$ 5,600,000	May-99	12.0	7096	\$ 443,863	7.9%	31

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

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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease		
76	241 La Puerta Way	Monica Coleman Trust	Hitt, Paul and Susan	\$ 3,567,525	Nov-11	\$ 840,000	Apr-05	6.6	6209	\$ 412,235	49.1%	76	
77	333 Eden Rd.	Small, Eileen	Watson, Mitchell & Katherine	\$ 3,341,000	Nov-11	\$ 3,350,000	Jul-02	9.4	6247	\$ (961)	0.0%	77	
78	309 Garden Rd.	Buffett, James	Caye Hoffmaster Trust	\$ 4,950,000	Dec-11	\$ 1,500,000	Jan-01	10.9	4783	\$ 315,918	21.1%	78	
79	1105 N. Lake Way	Odeen, Mark	DeMarco, Franklyn	\$ 1,320,000	Dec-11	\$ 55,100	Jul-83	28.4	2617	\$ 44,479	80.7%	79	
80	250 Country Club Rd.	Country Club Road LLC	O'Connell, Linda	\$ 2,200,000	Dec-11	\$ 2,587,500	Apr-03	8.7	4854	\$ (44,674)	-1.7%	80	
81	262 Park Ave.	Schneider, William & Barbara	Bianda, Lauro & Areny	\$ 850,000	Dec-11	\$ 1,140,000	Jun-06	5.5	2460	\$ (52,688)	-4.6%	81	
82	272 Queens Ln.	Lazzara, Chris & Jennifer	Stambough, Carolyn	\$ 1,600,000	Dec-11	N/A	N/A	N/A	4692	N/A	N/A	82	
83	231 Osceola Way	Moroney, William and Tracy	Longo, Virginia	\$ 700,000	Dec-11	N/A	N/A	N/A	4486	N/A	N/A		
84	242 Colonial Ln.	Reynolds, Rochelle	Reynco Inc.	\$ 950,000	Dec-11	\$ 1,000,000	Mar-05	6.8	2290	\$ (7,401)	-0.7%	84	
85	270 Colonial Ln. (Cert of Title)	Suntrust Bank	N/A	\$ 1,274,900	Dec-11	\$ 1,360,000	Dec-04	7.0	3736	\$ (12,152)	-0.9%	85	
86	265 W. Indies Dr. (REO)	S&S 1994 LLC	N/A	\$ 2,000,000	Dec-11	\$ 2,325,000	Jun-06	5.5	4538	\$ (59,047)	-2.5%	86	
	*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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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

THE EVANS REPORT™

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 • 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												