

1st
Quarter
2012

THE EVANS REPORT™

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

2012 First Quarter Analysis of Palm Beach Single-Family Homes

TOWN OF PALM BEACH SINGLE-FAMILY HOME SALES

	2011		2012		Differential ('11 v. '12)	
No. of Sales 1st Quarter	27	100.0%	23	100.0%	-4	-14.8%
Total No. of Sales	27	100.0%	23	100.0%	-4	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2011		2012		Differential ('10 v. '11)	
January	6	22.2%	6	26.1%	0	0.0%
February	10	37.0%	7	30.4%	-3	-30.0%
March	11	40.7%	10	43.5%	-1	-9.1%
Total No. of Sales	27	100.0%	23	100.0%	-4	

TOWN-WIDE

	1st Quarter 2011	1st Quarter 2012	1st Qtr. Differential 2011 v. 2012	
No. of Sales	27	23	-4	-14.8%
Median Sales Price	\$2,800,000	\$ 2,110,000	\$ (690,000)	-24.6%
Average Sales Price	\$5,349,458	\$ 3,149,172	\$ (2,200,286)	-41.1%
Total Sales/Dollars	\$144,435,369	\$ 72,430,959	\$ (72,004,410)	-49.9%

North Town of Palm Beach

	1st Quarter 2011	1st Quarter 2012	Differential 2011 v. 2012	
No. of Sales	17	16	-1	-5.9%
Median Sales Price	\$ 2,025,000	\$ 1,476,250	\$ (548,750)	-27.1%
Average Sales Price	\$ 4,753,717	\$ 2,125,497	\$ (2,628,220)	-55.3%
Total Sales/Dollars	\$ 80,813,187	\$ 34,007,959	\$ (46,805,228)	-57.9%

Midtown Town of Palm Beach

	1st Quarter 2011	1st Quarter 2012	Differential 2011 v. 2012	
No. of Sales	4	2	-2	-50.0%
Median Sales Price	\$ 2,342,888	\$ 5,662,500	\$ 3,319,612	141.7%
Average Sales Price	\$ 3,512,694	\$ 5,662,500	\$ 2,149,806	61.2%
Total Sales/Dollars	\$ 14,050,775	\$ 11,325,000	\$ (2,725,775)	-19.4%

South Town of Palm Beach

	1st Quarter 2011	1st Quarter 2012	Differential 2011 v. 2012	
No. of Sales	6	5	-1	-16.7%
Median Sales Price	\$ 9,081,221	\$ 5,000,000	\$ (4,081,221)	-44.9%
Average Sales Price	\$ 8,261,901	\$ 5,419,600	\$ (2,842,301)	-34.4%
Total Sales/Dollars	\$ 49,571,407	\$ 27,098,000	\$ (22,473,407)	-45.3%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2011		2012		Differential ('11 v. '12)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$20,000,000	1	3.7%	0	0.0%	-1	-3.7%
Sales \$15,000,000 -\$19,999,999	1	3.7%	0	0.0%	-1	-3.7%
Sales \$10,000,000 -\$14,999,999	1	3.7%	1	4.3%	0	0.6%
Sales \$5,000,000 -\$9,999,999	7	25.9%	4	17.4%	-3	-8.5%
Sales \$2,500,000 -\$4,999,999	6	22.2%	5	21.7%	-1	-0.5%
Sales below \$2,500,000	11	40.7%	13	56.5%	2	15.8%
	27	100.0%	23	100.0%	-4	

REO'S & CERTIFICATES OF TITLE (FORECLOSURE)/SINGLE-FAMILY HOME SALES

	2011	2012
1st Quarter	0/27 (0.0%)	2/23 (8.7%)

TOWN-WIDE SINGLE-FAMILY HOMES SOLD BELOW PREVIOUS PURCHASE PRICE

	2012 1st Quarter
Homes sold below previous purchase price	6/23 (26.1%)
	* 6/6 (100%) purchased in 2005 or later

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2012 First Quarter Analysis of Palm Beach Condos/Co-Ops

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

	2011		2012		Differential ('11 v. '12)	
No. of Sales 1st Quarter	68	100.0%	51	100.0%	-17	-25.0%
Total No. of Sales	68	100.0%	51	100.0%	-17	

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2011		2012		Differential ('10 v. '11)	
January	13	19.1%	19	37.3%	6	46.2%
February	20	29.4%	14	27.5%	-6	-30.0%
March	35	51.5%	18	35.3%	-17	-48.6%
Total No. of Sales	68	100.0%	51	100.0%	-17	

TOWN-WIDE

	1st Quarter 2011	1st Quarter 2012	1st Qtr. Differential 2011 v. 2012	
No. of Sales	68	51	-17	-25.0%
Median Sales Price	\$557,500	\$ 450,000	\$ (107,500)	-19.3%
Average Sales Price	\$834,084	\$ 739,713	\$ (94,371)	-11.3%
Total Sales/Dollars	\$55,049,519	\$ 36,245,961	\$ (18,803,558)	-34.2%

North of Sloan's Curve

	1st Quarter 2011	1st Quarter 2012	Differential 2011 v. 2012	
No. of Sales	32	21	-11	-34.4%
Median Sales Price	\$ 743,250	\$ 1,035,586	\$ 292,336	39.3%
Average Sales Price	\$ 1,039,444	\$ 1,150,504	\$ 111,060	10.7%
Total Sales/Dollars	\$ 32,222,769	\$ 24,160,586	\$ (8,062,183)	-25.0%

South of Sloan's Curve

	1st Quarter 2011	1st Quarter 2012	Differential 2011 v. 2012	
No. of Sales	36	30	-6	-16.7%
Median Sales Price	\$ 376,250	\$ 292,500	\$ (83,750)	-22.3%
Average Sales Price	\$ 652,193	\$ 416,737	\$ (235,456)	-36.1%
Total Sales/Dollars	\$ 22,826,750	\$ 12,085,375	\$ (10,741,375)	-47.1%

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2011		2012		Differential ('11 v. '12)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$3,000,000	2	3.0%	1	2.0%	-1	-1.0%
Sales \$2,000,000 - \$2,999,999	1	1.5%	2	3.9%	1	2.4%
Sales \$1,000,000 - \$1,999,999	16	23.9%	12	23.5%	-4	-0.4%
Sales \$500,000 - \$999,999	17	25.4%	10	19.6%	-7	-5.8%
Sales \$250,000 - \$499,999	20	29.9%	10	19.6%	-10	-10.2%
Sales below \$250,000	11	16.4%	16	31.4%	5	15.0%
Total	67	*[1 N/A] 100.0%	51	100.0%	-16	

SALES GROUPINGS/CONDOS & CO-OPS

	2011		2012		Differential ('11 v. '12)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
All sales \$1,000,000 and over	19	28.4%	15	29.4%	-4	1.1%
All sales under \$1,000,000	48	71.6%	36	70.6%	-12	-1.1%
Total	67	*[1 N/A] 100.0%	51	100.0%	-16	

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

	2011	2012
1st Quarter	1/68 (1.5%)	4/51 (7.8%)

TOWN-WIDE CONDOS & CO-OPS SOLD BELOW PREVIOUS PURCHASE PRICE

TOWN-WIDE

	2012 1st Quarter
Condos & Co-ops sold below previous purchase price	11/51 (21.6%)* *7/11 (63.7%) purchased in 2005 or later

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FIVE-QUARTER ANALYSIS 2011-2012

TOWN OF PALM BEACH - SINGLE FAMILY HOME SALES

	<u>1st Qtr 2011</u>	<u>2nd Qtr 2011</u>	<u>3rd Qtr 2011</u>	<u>4th Qtr 2011</u>	<u>5th Qtr 2012</u>
Number of Sales	27	54	27	21	23
Median Price	\$ 2,800,000	\$ 2,225,000	\$ 2,775,000	\$ 2,000,000	\$ 2,110,000
Average Sales Price	\$ 5,349,458	\$ 5,016,533	\$ 4,276,751	\$ 2,672,159	\$ 3,149,172

TOWN OF PALM BEACH - CONDOMINIUM/CO-OP SALES

	<u>1st Qtr 2011</u>	<u>2nd Qtr 2011</u>	<u>3rd Qtr 2011</u>	<u>4th Qtr 2011</u>	<u>5th Qtr 2012</u>
Number of Sales	68	89	34	43	51
Median Price	\$ 557,500	\$ 437,500	\$ 481,250	\$ 475,000	\$ 450,000
Average Sales Price	\$ 834,084	\$ 591,673	\$ 747,735	\$ 703,127	\$ 739,713

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ALL - PB SINGLE FAMILY HOME SALES 1/1/12 - 3/31/12

	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	213 Park Ave.	Del Giudice, M. & Keyes, J.	Giguere, A. & Kumble, A. & S.	\$ 975,000	Jan-12	\$ 294,144	Mar-05	6.8	1,937	\$ 99,524	33.8%	1
2	247 Southland Rd.	Sinisi, Dan & Linda	Morrison, Anthony & Ingrid	\$ 1,575,000	Jan-12	\$ 625,000	Aug-97	14.4	8,693	\$ 65,847	10.5%	2
3	226 Kenlyn Rd.	DBS Holdings, LLC	Conese, Eugene and Conese	\$ 1,377,500	Jan-12	\$ 1,300,000	Jun-03	8.6	3,103	\$ 9,020	0.7%	3
4	215 Nightingale Trl. (REO)	Rodman, Andrew and Lisa	US Bank N.A.	\$ 1,655,000	Jan-12	\$ 1,906,000	Jan-05	7.0	4,366	\$ (35,843)	-1.9%	4
5	231 Osceola Way	Leidy, Carter R. III	Longo, Virginia R.	\$ 1,100,000	Jan-12	N/A	N/A	N/A	4,486	N/A	N/A	5
6	1564 S. Ocean Blvd.	Sloane, A. Richard & Carolyn J.	1564, LLC	\$ 3,383,000	Jan-12	\$ 5,050,000	Apr-05	6.8	5,905	\$ (244,261)	-4.8%	6
7	222 Ridgeview Dr.	222 Ridgeview Land Trust	222 Ridgeview, LLC	\$ 3,090,000	Feb-12	\$ 1,500,000	Jun-05	6.7	4,408	\$ 238,239	15.9%	7
8	272 List Rd.	Brown, Joseph W. & Valerie A.	Phyllis A. Jacobson Trust	\$ 1,650,000	Feb-12	N/A	N/A	N/A	3,837	N/A	N/A	8
9	320 Island Rd.	320 Island Road Trust	Island Road Limited Partnership	\$ 9,700,000	Feb-12	N/A	N/A	N/A	6,658	N/A	N/A	9
10	1540 N. Lake Way	Hughes, William & Rebecca	William O. Harbach Trust	\$ 1,097,500	Feb-12	\$ 425,000	Mar-92	20.0	2,426	\$ 33,639	7.9%	10
11	251 Atlantic Ave.	Turnipseed, G. Benjamin	Sherwood, Fran	\$ 625,000	Feb-12	\$ 350,000	Mar-97	15.0	1,359	\$ 18,347	5.2%	11
12	320 Ridgeview Dr.	Smith, Thomas & Diane	Lambert, David G.	\$ 10,350,000	Feb-12	\$ 2,450,000	Apr-00	11.8	13,479	\$ 667,014	27.2%	12
13	201 Bermuda Ln.	Wright, Larry	201 Bermuda Lane, LLC	\$ 1,375,000	Feb-12	\$ 1,400,000	Dec-11	0.2	3,387	\$ (130,357)	-9.3%	13
14	319 El Vedado Road (REO)	Mortara, Virginia L.	Wells Fargo Bank	\$ 5,200,000	Mar-12	N/A	N/A	N/A	12,406	N/A	N/A	14
15	657 Island Drive (Vacant Lot)	657 Island Drive Trust	United Properties Group, LLC	\$ 5,000,000	Mar-12	\$ 6,000,000	Aug-09	2.6	N/A	\$ (384,615)	-6.4%	15
16	149 Australian Ave.	Lattanzio, Paul	Pizzagalli, James C. & Judith R.	\$ 3,975,000	Mar-12	\$ 4,990,000	Feb-06	6.1	5,929	\$ (166,881)	-3.3%	16
17	160 Reef Rd.	Gagliano, Tony & Lina	160 Reef Road, LLC	\$ 2,575,000	Mar-12	\$ 1,919,170	Aug-07	4.6	3,777	\$ 141,309	7.4%	17
18	240 Ocean Ter.	240 OT, LLC	Jack Lester G. Liggett Trust	\$ 1,218,700	Mar-12	\$ 312,000	Jul-92	19.7	3,023	\$ 46,073	14.8%	18
19	212 Coral Ln.	Sorrel, Elizabeth	Jane Pope Akers Trust	\$ 2,300,000	Mar-12	\$ 150,000	Jan-74	38.3	4,901	\$ 56,182	37.5%	19
20	300 Regents Park Rd.	Ourisman, Mary M.	Ford, Beatriz A.	\$ 3,815,000	Mar-12	N/A	N/A	N/A	7,466	N/A	N/A	20
21	268 Jamaica Ln.	DBS Holdings, LLC	Estate of Margaret A. Whitehouse	\$ 934,259	Mar-12	\$ 387,000	Nov-89	22.3	2,743	\$ 24,491	6.3%	21
22	416 Brazilian Ave.	Feinstein, Richard & Jeffrey	Lisa M. Saur Trust	\$ 7,350,000	Mar-12	\$ 7,450,000	Dec-10	1.3	7,777	\$ (75,258)	-1.0%	22
23	261 Miraflores Dr.	Niven, Fernanda Wetherill	Diamond, Basil S. & Elaine	\$ 2,110,000	Mar-12	N/A	N/A	N/A	2,852	N/A	N/A	23
2012 1Q Cumulative Summary - PB Home Sales (ALL)												
			# of PB Home Sales (ALL)	23								
			PB Home Sales - ALL (Total \$)	\$ 72,430,959								
			Average Current Sales Price	\$ 3,149,172								
			Median Current Sales Price	\$ 2,110,000								
			Average Yrs. Between Sales	11.31								
			% Annual Increase/(Decrease)	3.0%								

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NORTH - PB SINGLE FAMILY HOME SALES 1/1/12 - 3/31/12

	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	213 Park Ave.	Del Giudice, M. & Keyes, J.	Giguere, A. & Kumble, A. & S.	\$ 975,000	Jan-12	\$ 294,144	Mar-05	6.8	1,937	\$ 99,524	33.8%	1
2	247 Southland Rd.	Sinisi, Dan & Linda	Morrison, Anthony & Ingrid	\$ 1,575,000	Jan-12	\$ 625,000	Aug-97	14.4	8,693	\$ 65,847	10.5%	2
3	226 Kenlyn Rd.	DBS Holdings, LLC	Conese, Eugene and Conese	\$ 1,377,500	Jan-12	\$ 1,300,000	Jun-03	8.6	3,103	\$ 9,020	0.7%	3
4	215 Nightingale Trl. (REO)	Rodman, Andrew and Lisa	US Bank N.A.	\$ 1,655,000	Jan-12	\$ 1,906,000	Jan-05	7.0	4,366	\$ (35,843)	-1.9%	4
5	231 Osceola Way	Leidy, Carter R. III	Longo, Virginia R.	\$ 1,100,000	Jan-12	N/A	N/A	N/A	4,486	N/A	N/A	5
6	222 Ridgeview Dr.	222 Ridgeview Land Trust	222 Ridgeview, LLC	\$ 3,090,000	Feb-12	\$ 1,500,000	Jun-05	6.7	4,408	\$ 238,239	15.9%	6
7	272 List Rd.	Brown, Joseph W. & Valerie A.	Phyllis A. Jacobson Trust	\$ 1,650,000	Feb-12	N/A	N/A	N/A	3,837	N/A	N/A	7
8	1540 N. Lake Way	Hughes, William & Rebecca	William O. Harbach Trust	\$ 1,097,500	Feb-12	\$ 425,000	Mar-92	20.0	2,426	\$ 33,639	7.9%	8
9	251 Atlantic Ave.	Turnipseed, G. Benjamin	Sherwood, Fran	\$ 625,000	Feb-12	\$ 350,000	Mar-97	15.0	1,359	\$ 18,347	5.2%	9
10	320 Ridgeview Dr.	Smith, Thomas & Diane	Lambert, David G.	\$ 10,350,000	Feb-12	\$ 2,450,000	Apr-00	11.8	13,479	\$ 667,014	27.2%	10
11	201 Bermuda Ln.	Wright, Larry	201 Bermuda Lane, LLC	\$ 1,375,000	Feb-12	\$ 1,400,000	Dec-11	0.2	3,387	\$ (130,357)	-9.3%	11
12	160 Reef Rd.	Gagliano, Tony & Lina	160 Reef Road, LLC	\$ 2,575,000	Mar-12	\$ 1,919,170	Aug-07	4.6	3,777	\$ 141,309	7.4%	12
13	240 Ocean Ter.	240 OT, LLC	Jack Lester G. Liggett Trust	\$ 1,218,700	Mar-12	\$ 312,000	Jul-92	19.7	3,023	\$ 46,073	14.8%	13
14	212 Coral Ln.	Sorrel, Elizabeth	Jane Pope Akers Trust	\$ 2,300,000	Mar-12	\$ 150,000	Jan-74	38.3	4,901	\$ 56,182	37.5%	14
15	268 Jamaica Ln.	DBS Holdings, LLC	Estate of Margaret A. Whitehouse	\$ 934,259	Mar-12	\$ 387,000	Nov-89	22.3	2,743	\$ 24,491	6.3%	15
16	261 Miraflores Dr.	Niven, Fernanda Wetherill	Diamond, Basil S. & Elaine	\$ 2,110,000	Mar-12	N/A	N/A	N/A	2,852	N/A	N/A	16
2012 1Q Cumulative Summary - PB Home Sales (North)												
			# of PB Home Sales (North)		16							
			PB Home Sales - North (Total \$)	\$	34,007,959							
			Average Current Sales Price	\$	2,125,497							
			Median Current Sales Price	\$	1,476,250							
			Average Yrs. Between Sales		13.50							
			% Annual Increase/(Decrease)		9.2%							

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MIDTOWN - PB HOME SALES 1/1/12 - 3/31/12

	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	149 Australian Ave.	Lattanzio, Paul	Pizzagalli, James C. & Judith R.	\$ 3,975,000	Mar-12	\$ 4,990,000	Feb-06	6.1	5,929	\$ (166,881)	-3.3%	1
2	416 Brazilian Ave.	Feinstein, Richard & Jeffrey	Lisa M. Saur Trust	\$ 7,350,000	Mar-12	\$ 7,450,000	Dec-10	1.3	7,777	\$ (75,258)	-1.0%	2
2012 1Q Cumulative Summary - PB Home Sales (Midtown)												
			# of PB Home Sales (Midtown)	2								
			PB Home Sales - Midtown (Total \$)	\$ 11,325,000								
			Average Current Sales Price	\$ 5,662,500								
			Median Current Sales Price	\$ 5,662,500								
			Average Yrs. Between Sales	3.71								
			% Annual Increase/(Decrease)	-2.4%								

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SOUTH - PB HOMES SALES 1/1/12 - 3/31/12

	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	1564 S. Ocean Blvd.	Sloane, A. Richard & Carolyn J.	1564, LLC	\$ 3,383,000	Jan-12	\$ 5,050,000	Apr-05	6.8	5,905	\$ (244,261)	-4.8%	1
2	320 Island Rd.	320 Island Road Trust	Island Road Limited Partnership	\$ 9,700,000	Feb-12	N/A	N/A	N/A	6,658	N/A	N/A	2
3	319 El Vedado Road (REO)	Mortara, Virginia L.	Wells Fargo Bank	\$ 5,200,000	Mar-12	N/A	N/A	N/A	12,406	N/A	N/A	3
4	657 Island Drive (Vacant Lot)	657 Island Drive Trust	United Properties Group, LLC	\$ 5,000,000	Mar-12	\$ 6,000,000	Aug-09	2.6	N/A	\$ (384,615)	-6.4%	4
5	300 Regents Park Rd.	Ourisman, Mary M.	Ford, Beatriz A.	\$ 3,815,000	Mar-12	N/A	N/A	N/A	7,466	N/A	N/A	5
2012 1Q Cumulative Summary - PB Home Sales (South)												
			# of PB Home Sales (South)	5								
			PB Home Sales - South (Total \$)	\$ 27,098,000								
			Average Current Sales Price	\$ 5,419,600								
			Median Current Sales Price	\$ 5,000,000								
			Average Yrs. Between Sales	4.71								
			% Annual Increase/(Decrease)	-5.1%								

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ALL - PB CONDO/CO-OP SALES 1/1/12 - 3/31/12

#	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	360 S. Ocean Blvd., #42	Taubman, Judith	Dafer, Inc.	\$ 1,300,000	Jan-12	\$ 450,000	Jan-80	32.0	2,700	\$ 26,544	5.9%	1
2	3250 S. Ocean Blvd., #306N	Mann, Vincent & Annemarie	The Dorchester PB Trust	\$ 450,000	Jan-12	\$ 102,000	Jan-78	34.0	1,748	\$ 10,229	10.0%	2
3	330 S. Ocean Blvd., #3E	Gallagher, John and Cecilia	Martig, Sandra	\$ 1,200,000	Jan-12	\$ 120,000	Jan-77	35.0	1,996	\$ 30,838	25.7%	3
4	3450 S. Ocean Blvd., #426	Shanty, J. & Francis, H.	Greenberg, P. & Chodorow, P.	\$ 135,000	Jan-12	\$ 41,000	Jan-74	38.0	1,292	\$ 2,472	6.0%	4
5	100 Royal Palm Way #1G	Cornacchia, Eilen	Howard G. Minsky Trust	\$ 550,000	Jan-12	\$ 425,000	Dec-95	16.1	2,535	\$ 7,766	1.8%	5
6	100 Worth Ave., #408	Piccinich Holdings, LLC	Page, Michael and Joan	\$ 850,000	Jan-12	\$ 357,000	Jan-99	13.0	1,602	\$ 37,899	10.6%	6
7	200 Bradley Pl., #201	Merszi, Zoltan and Aimee	Alvin Myerberg Trust	\$ 1,035,586	Jan-12	\$ 710,000	Mar-93	18.8	2,335	\$ 17,273	2.4%	7
8	100 Royal Palm Way #3A	Olsen, Darelyn	Polzin, Nancy	\$ 1,900,000	Jan-12	\$ 500,000	May-92	19.7	2,810	\$ 71,130	14.2%	8
9	3474 S. Ocean Blvd., #110	Boyer, Lysane	Laurence Hoffman Trust	\$ 400,000	Jan-12	\$ 153,000	Jan-80	32.0	1,478	\$ 7,713	5.0%	9
10	3440 S. Ocean Blvd., #405N	Karikas, Sofia	Elizabeth Alterman Trust	\$ 380,000	Jan-12	\$ 250,000	Oct-83	28.3	1,886	\$ 4,598	1.8%	10
11	2560 S. Ocean Blvd., #415 (REO)	Stanojev, Zlatibor & Jelena	Citimortgage Inc.	\$ 130,000	Jan-12	\$ 447,900	Sep-07	4.4	1,234	\$ (72,521)	-16.2%	11
12	2565 S. Ocean Blvd., 2110	Immel, Renate & Colgan, Sigrid	Robert & Rosalind Scisco Trust	\$ 87,000	Jan-12	\$ 36,000	Jan-78	34.1	640	\$ 1,497	4.2%	12
13	260 Oleander Ave., #E3	Abrams, Catherine	Packer, Catherine & Dougherty, Anne	\$ 540,000	Jan-12	\$ 625,000	Jul-05	6.5	1,011	\$ (13,063)	-2.1%	13
14	3450 S. Ocean Blvd., #3210	Garzetta, Peter Jr.	Franco, Carol	\$ 160,000	Jan-12	\$ 320,000	Jun-05	6.7	1,008	\$ (23,984)	-7.5%	14
15	3440 S. Ocean Blvd., #708S	Sterman, Raymon S. & Shulamit	Bickel, Peter & Alyssa	\$ 435,000	Jan-12	\$ 650,000	Dec-04	7.2	1,886	\$ (29,987)	-4.6%	15
16	455 Australian Ave., #4H (Co-op)	Meyer, Gregory S.	James J. Sheeran Trust	\$ 215,000	Jan-12	\$ 69,000	Mar-96	15.9	837	\$ 9,175	13.3%	16
17	2295 S. Ocean Blvd., #509 (Co-op)	Sadeghi, Nasser	Carroll, Nonie	\$ 362,000	Jan-12	\$ 265,000	Oct-02	9.3	1,959	\$ 10,466	3.9%	17
18	2784 S. Ocean Blvd. #103E	Asuncion, Frederick	Casey, Timothy John	\$ 295,000	Jan-12	\$ 250,000	Mar-01	10.9	2,021	\$ 4,146	1.7%	18
19	44 Cocoanut Row, #507A	Ohebshalom, Alfred & Shireen	Estate of Connie Greenspan	\$ 200,000	Jan-12	\$ 275,000	Sep-03	8.3	903	\$ (8,993)	-3.3%	19
20	2545 S. Ocean Blvd., #305	Lovell, Ronald L. & Ilse H.	Constance A. Coffin Trust	\$ 150,000	Feb-12	\$ 115,000	Apr-92	19.9	918	\$ 1,762	1.5%	20
21	150 Bradley Pl., #707 (REO)	Terwilliger, John F.	U.S. Bank N.A.	\$ 1,200,000	Feb-12	\$ 478,800	Jun-84	27.7	2,161	\$ 26,025	5.4%	21
22	3475 S. Ocean Blvd. #703 (REO)	Ivanov, Alexander	Federal Home Loan Mortgage Corp.	\$ 255,000	Feb-12	\$ 450,000	Dec-06	5.2	1,395	\$ (37,699)	-8.4%	22
23	44 Cocoanut Row, #420A	Leidesdorf, Tova	Seymore L. Ziv Trust	\$ 1,275,000	Feb-12	\$ 2,500,000	Aug-07	4.6	2,265	\$ (268,382)	-10.7%	23
24	455 Australian Ave., #4A (Co-op)	Keefe, Dennis	James J. Sheeran Trust	\$ 200,000	Feb-12	N/A	N/A	N/A	837	N/A	N/A	24
25	3030 S. Ocean Blvd., #102 (REO) (Co-op)	Vasile, Robert & Maria	Federal Home Loan Mortgage Corp.	\$ 23,625	Feb-12	\$ 23,900	Aug-10	1.5	575	\$ (183)	-0.8%	25
26	2500 S. Ocean Blvd., #2B1	Fairstead International Limited	Silpe, Greg & Marzena	\$ 1,398,000	Feb-12	\$ 950,000	Jan-04	8.1	2,978	\$ 55,094	5.8%	26
27	2275 S. Ocean Blvd., #103N	Brown, Thor	Spstein, William & Jeannette	\$ 400,000	Feb-12	\$ 240,000	Jan-88	24.1	1,614	\$ 6,627	2.8%	27
28	2730 S. Ocean Blvd., #309 (Co-op)	Bessenroth, Margrit	Malcom Arthur Brill Trust	\$ 63,750	Feb-12	\$ 160,000	Nov-89	22.3	1,225	\$ (4,315)	-2.7%	28
29	3440 S. Ocean Blvd., #105N	Caro, Sylvio & Torjman-Caro, Ruth	Estate of Elaine B. Fox	\$ 290,000	Feb-12	\$ 250,000	Nov-84	27.3	1,886	\$ 1,465	0.6%	29
30	3170 S. Ocean Blvd., #503N	Israel, Robert & Burns, Sarah	Psaty, Bertha & Goldstone, Carol & Holzer, R.	\$ 1,100,000	Feb-12	\$ 850,000	Sep-99	12.5	2,950	\$ 20,064	2.4%	30
31	3400 S. Ocean Blvd., #6B1	Ann Krieger Birns Trust	Arlene Ornsteen Trust	\$ 540,000	Feb-12	\$ 425,500	May-01	10.8	2,119	\$ 10,607	2.5%	31

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32	3475 S. Ocean Blvd., #515	Dukhin, Andrei & Kvyat, Valentina	Seidman, Stephen & Sondra	\$ 205,000	Feb-12	\$ 117,500	Jun-98	13.7	1,395	\$ 6,381	5.4%	32
33	3170 S. Ocean Blvd., #302N	Infusino, David	Chasanoff, Judith S.	\$ 1,075,000	Feb-12	\$ 860,000	Mar-00	12.0	2,950	\$ 17,974	2.1%	33
34	2660 S. Ocean Blvd., #401N	Singer, Robert	Cakebread, Steven M. & Juill	\$ 1,550,000	Mar-12	\$ 1,450,000	Feb-08	4.1	2,137	\$ 24,497	1.7%	34
35	150 Bradley Pl., #1101	Urbon, John P. & Shirley K.	Lewinstein, Stephen	\$ 2,500,000	Mar-12	\$ 822,500	Dec-99	12.3	1,428	\$ 136,306	16.6%	35
36	401 Worth Ave., #301	Wilson, Gregory L.	Pellar, Donald & Marcia	\$ 1,200,000	Mar-12	\$ 400,000	May-96	15.9	2,436	\$ 50,319	12.6%	36
37	120 Sunset Ave. #3D	Anbinder, Stephen & Madeline	Cohen, Ricky B. Stupp	\$ 3,295,000	Mar-12	\$ 1,885,000	Dec-99	12.3	2,564	\$ 115,031	6.1%	37
38	2505 S. Ocean Blvd., #602	Baumler, Manfred	Klein, Ross	\$ 190,000	Mar-12	\$ 205,000	Dec-07	4.3	788	\$ (3,528)	-1.7%	38
39	2100 S. Ocean Blvd., #107N	Friedman, Ronald & Marsha Squires	Langfan, William K.	\$ 590,000	Mar-12	\$ 425,000	Apr-10	1.9	2,385	\$ 86,036	20.2%	39
40	2840 S. Ocean Blvd., #219 (Co-op)	Scott, Michael & Celeste J.	Tsao, Miriam T. Wong	\$ 136,000	Mar-12	\$ 62,000	Apr-97	14.9	935	\$ 4,957	8.0%	40
41	150 Bradley Pl., #611	Brookman, Michael D.	Jacobson, David B.	\$ 700,000	Mar-12	\$ 380,000	May-87	24.9	1,487	\$ 12,841	3.4%	41
42	300 S. Ocean Blvd., #1C (Co-op)	Phyllis K. Rodgers Trust	John Mack Carter Trust	\$ 1,700,000	Mar-12	\$ 1,200,000	Mar-08	4.0	1,801	\$ 124,914	10.4%	42
43	142 Peruvian Ave., #102 & #103	Alegria Real Estate, LLC	Collins, Sheila S.	\$ 625,000	Mar-12	\$ 665,000	May-03	8.8	661	\$ (4,524)	-0.7%	43
44	3230 S. Ocean Blvd., #606	Miles, Michael T. & Sharon	Kropewnicki, Edward & Fern F.	\$ 165,000	Mar-12	\$ 165,000	Aug-02	9.6	1,176	\$ -	0.0%	44
45	3250 S. Ocean Blvd., #307N	Daniel D. Prezebel Trust	Shanik, Belle	\$ 320,000	Mar-12	\$ 170,000	Nov-83	28.4	1,478	\$ 5,291	3.1%	45
46	3450 S. Ocean Blvd., #624 (Co-op)	Broder, Stewart A.	Crowell, Henry F.	\$ 120,000	Mar-12	\$ 52,500	Nov-96	15.4	1,008	\$ 4,392	8.4%	46
47	100 Sunrise Ave., #4070	Zaro, Jerold L.	Anne Klineman Lazere	\$ 700,000	Mar-12	\$ 170,000	Jan-78	34.2	1,612	\$ 15,503	9.1%	47
48	3230 S. Ocean Blvd., #201	Leon, Enrique, Myrian, Carolina & Andres	Marzocca Trust	\$ 155,000	Mar-12	N/A	N/A	N/A	1,176	N/A	N/A	48
49	2100 S. Ocean Blvd., #206S	Smith, Marvin	Drew, Thayer H. & Hoffstot, Henry	\$ 525,000	Mar-12	\$ 295,000	Dec-97	14.3	2,494	\$ 16,039	5.4%	49
50	200 Bradley Pl., #204	Marcus, William & Traynor, Ronney	L'Ermitage B. Trust	\$ 2,175,000	Mar-12	\$ 552,000	Jun-87	24.8	2,716	\$ 65,321	11.8%	50
51	401 Worth Ave., #302	Wilson, Gregory L.	S. Pat Lehner Trust	\$ 800,000	Mar-12	\$ 275,000	Jan-80	32.2	2,096	\$ 16,311	5.9%	51
			2012 1Q Cumulative Summary - PB Condo Sales (ALL)									
			# of PB Condo Sales (ALL)	51								
			PB Condo Sales - ALL (Total \$)	\$ 36,245,961								
			Average Current Sales Price	\$ 739,713								
			Median Current Sales Price	\$ 450,000								
			Average Yrs. Between Sales	16.78								
			% Annual Increase/(Decrease)	3.5%								

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

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	360 S. Ocean Blvd., #42	Taubman, Judith	Dafer, Inc.	\$ 1,300,000	Jan-12	\$ 450,000	Jan-80	32.0	2,700	\$ 26,544	5.9%	1
2	330 S. Ocean Blvd., #3E	Gallagher, John and Cecilia	Martig, Sandra	\$ 1,200,000	Jan-12	\$ 120,000	Jan-77	35.0	1,996	\$ 30,838	25.7%	2
3	100 Royal Palm Way #1G	Cornacchia, Eilen	Howard G. Minsky Trust	\$ 550,000	Jan-12	\$ 425,000	Dec-95	16.1	2,535	\$ 7,766	1.8%	3
4	100 Worth Ave., #408	Piccinich Holdings, LLC	Page, Michael and Joan	\$ 850,000	Jan-12	\$ 357,000	Jan-99	13.0	1,602	\$ 37,899	10.6%	4
5	200 Bradley Pl., #201	Merszi, Zoltan and Aimee	Alvin Myerberg Trust	\$ 1,035,586	Jan-12	\$ 710,000	Mar-93	18.8	2,335	\$ 17,273	2.4%	5
6	100 Royal Palm Way #3A	Olsen, Darelyn	Polzin, Nancy	\$ 1,900,000	Jan-12	\$ 500,000	May-92	19.7	2,810	\$ 71,130	14.2%	6
7	260 Oleander Ave., #E3	Abrams, Catherine	Packer, Catherine & Dougherty, Anne	\$ 540,000	Jan-12	\$ 625,000	Jul-05	6.5	1,011	\$ (13,063)	-2.1%	7
8	455 Australian Ave., #4H (Co-op)	Meyer, Gregory S.	James J. Sheeran Trust	\$ 215,000	Jan-12	\$ 69,000	Mar-96	15.9	837	\$ 9,175	13.3%	8
9	44 Cocoanut Row, #507A	Ohebshalom, Alfred & Shireen	Estate of Connie Greenspan	\$ 200,000	Jan-12	\$ 275,000	Sep-03	8.3	903	\$ (8,993)	-3.3%	9
10	150 Bradley Pl., #707 (REO)	Terwilliger, John F.	U.S. Bank N.A.	\$ 1,200,000	Feb-12	\$ 478,800	Jun-84	27.7	2,161	\$ 26,025	5.4%	10
11	44 Cocoanut Row, #420A	Leidesdorf, Tova	Seymore L. Ziv Trust	\$ 1,275,000	Feb-12	\$ 2,500,000	Aug-07	4.6	2,265	\$ (268,382)	-10.7%	11
12	455 Australian Ave., #4A (Co-op)	Keefe, Dennis	James J. Sheeran Trust	\$ 200,000	Feb-12	N/A	N/A	N/A	837	N/A	N/A	12
13	150 Bradley Pl., #1101	Urbon, John P. & Shirley K.	Lewinstein, Stephen	\$ 2,500,000	Mar-12	\$ 822,500	Dec-99	12.3	1,428	\$ 136,306	16.6%	13
14	401 Worth Ave., #301	Wilson, Gregory L.	Pellar, Donald & Marcia	\$ 1,200,000	Mar-12	\$ 400,000	May-96	15.9	2,436	\$ 50,319	12.6%	14
15	120 Sunset Ave. #3D	Anbinder, Stephen & Madeline	Cohen, Ricky B. Stupp	\$ 3,295,000	Mar-12	\$ 1,885,000	Dec-99	12.3	2,564	\$ 115,031	6.1%	15
16	150 Bradley Pl., #611	Brookman, Michael D.	Jacobson, David B.	\$ 700,000	Mar-12	\$ 380,000	May-87	24.9	1,487	\$ 12,841	3.4%	16
17	300 S. Ocean Blvd., #1C (Co-op)	Phyllis K. Rodgers Trust	John Mack Carter Trust	\$ 1,700,000	Mar-12	\$ 1,200,000	Mar-08	4.0	1,801	\$ 124,914	10.4%	17
18	142 Peruvian Ave., #102 & #103	Alegria Real Estate, LLC	Collins, Sheila S.	\$ 625,000	Mar-12	\$ 665,000	May-03	8.8	661	\$ (4,524)	-0.7%	18
19	100 Sunrise Ave., #4070	Zaro, Jerold L.	Anne Klineman Lazere	\$ 700,000	Mar-12	\$ 170,000	Jan-78	34.2	1,612	\$ 15,503	9.1%	19
20	200 Bradley Pl., #204	Marcus, William & Traynor, Ronney	L'Ermitage B. Trust	\$ 2,175,000	Mar-12	\$ 552,000	Jun-87	24.8	2,716	\$ 65,321	11.8%	20
21	401 Worth Ave., #302	Wilson, Gregory L.	S. Pat Lehner Trust	\$ 800,000	Mar-12	\$ 275,000	Jan-80	32.2	2,096	\$ 16,311	5.9%	21
2012 1Q Cumulative Summary - PB Condo Sales (North)												
# of PB Condo Sales (North)				21								
PB Condo Sales - North (Total \$)				\$ 24,160,586								
Average Current Sales Price				\$ 1,150,504								
Median Current Sales Price				\$ 1,035,586								
Average Yrs. Between Sales				18.36								
% Annual Increase/(Decrease)				4.7%								

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SOUTH - PB CONDO/CO-OP SALES 1/1/12 - 3/31/12

	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	3250 S. Ocean Blvd., #306N	Mann, Vincent & Annemarie	The Dorchester PB Trust	\$ 450,000	Jan-12	\$ 102,000	Jan-78	34.0	1,748	\$ 10,229	10.0%	1
2	3450 S. Ocean Blvd., #426	Shanty, J. & Francis, H.	Greenberg, P. & Chodorow, P.	\$ 135,000	Jan-12	\$ 41,000	Jan-74	38.0	1,292	\$ 2,472	6.0%	2
3	3474 S. Ocean Blvd., #110	Boyer, Lysane	Laurence Hoffman Trust	\$ 400,000	Jan-12	\$ 153,000	Jan-80	32.0	1,478	\$ 7,713	5.0%	3
4	3440 S. Ocean Blvd., #405N	Karikas, Sofia	Elizabeth Alterman Trust	\$ 380,000	Jan-12	\$ 250,000	Oct-83	28.3	1,886	\$ 4,598	1.8%	4
5	2560 S. Ocean Blvd., #415 (REO)	Stanojev, Zlatibor & Jelena	Citimortgage Inc.	\$ 130,000	Jan-12	\$ 447,900	Sep-07	4.4	1,234	\$ (72,521)	-16.2%	5
6	2565 S. Ocean Blvd., 2110	Immel, Renate & Colgan, Sigrid	Robert & Rosalind Scisco Trust	\$ 87,000	Jan-12	\$ 36,000	Jan-78	34.1	640	\$ 1,497	4.2%	6
7	3450 S. Ocean Blvd., #3210	Garzetta, Peter Jr.	Franco, Carol	\$ 160,000	Jan-12	\$ 320,000	Jun-05	6.7	1,008	\$ (23,984)	-7.5%	7
8	3440 S. Ocean Blvd., #708S	Sterman, Raymon S. & Shulamit	Bickel, Peter & Alyssa	\$ 435,000	Jan-12	\$ 650,000	Dec-04	7.2	1,886	\$ (29,987)	-4.6%	8
9	2295 S. Ocean Blvd., #509 (Co-op)	Sadeghi, Nasser	Carroll, Nonie	\$ 362,000	Jan-12	\$ 265,000	Oct-02	9.3	1,959	\$ 10,466	3.9%	9
10	2784 S. Ocean Blvd. #103E	Asuncion, Frederick	Casey, Timothy John	\$ 295,000	Jan-12	\$ 250,000	Mar-01	10.9	2,021	\$ 4,146	1.7%	10
11	2545 S. Ocean Blvd., #305	Lovell, Ronald L. & Ilse H.	Constance A. Coffin Trust	\$ 150,000	Feb-12	\$ 115,000	Apr-92	19.9	918	\$ 1,762	1.5%	11
12	3475 S. Ocean Blvd. #703 (REO)	Ivanov, Alexander	Federal Home Loan Mortgage Corp.	\$ 255,000	Feb-12	\$ 450,000	Dec-06	5.2	1,395	\$ (37,699)	-8.4%	12
13	3030 S. Ocean Blvd., #102 (REO) (Co-op)	Vasile, Robert & Maria	Federal Home Loan Mortgage Corp.	\$ 23,625	Feb-12	\$ 23,900	Aug-10	1.5	575	\$ (183)	-0.8%	13
14	2500 S. Ocean Blvd., #2B1	Fairstead International Limited	Silpe, Greg & Marzena	\$ 1,398,000	Feb-12	\$ 950,000	Jan-04	8.1	2,978	\$ 55,094	5.8%	14
15	2275 S. Ocean Blvd., #103N	Brown, Thor	Spstein, William & Jeannette	\$ 400,000	Feb-12	\$ 240,000	Jan-88	24.1	1,614	\$ 6,627	2.8%	15
16	2730 S. Ocean Blvd., #309 (Co-op)	Bessenroth, Margrit	Malcom Arthur Brill Trust	\$ 63,750	Feb-12	\$ 160,000	Nov-89	22.3	1,225	\$ (4,315)	-2.7%	16
17	3440 S. Ocean Blvd., #105N	Caro, Sylvio & Torjman-Caro, Ruth	Estate of Elaine B. Fox	\$ 290,000	Feb-12	\$ 250,000	Nov-84	27.3	1,886	\$ 1,465	0.6%	17
18	3170 S. Ocean Blvd., #503N	Israel, Robert & Burns, Sarah	Psaty, Bertha & Goldstone, Carol & Holzer, Rhoda	\$ 1,100,000	Feb-12	\$ 850,000	Sep-99	12.5	2,950	\$ 20,064	2.4%	18
19	3400 S. Ocean Blvd., #6B1	Ann Krieger Birns Trust	Arlene Ornsteen Trust	\$ 540,000	Feb-12	\$ 425,500	May-01	10.8	2,119	\$ 10,607	2.5%	19
20	3475 S. Ocean Blvd., #515	Dukhin, Andrei & Kvyat, Valentina	Seidman, Stephen & Sondra	\$ 205,000	Feb-12	\$ 117,500	Jun-98	13.7	1,395	\$ 6,381	5.4%	20
21	3170 S. Ocean Blvd., #302N	Infusino, David	Chasanoff, Judith S.	\$ 1,075,000	Feb-12	\$ 860,000	Mar-00	12.0	2,950	\$ 17,974	2.1%	21
22	2660 S. Ocean Blvd., #401N	Singer, Robert	Cakebread, Steven M. & Juill	\$ 1,550,000	Mar-12	\$ 1,450,000	Feb-08	4.1	2,137	\$ 24,497	1.7%	22
23	2505 S. Ocean Blvd., #602	Baumler, Manfred	Klein, Ross	\$ 190,000	Mar-12	\$ 205,000	Dec-07	4.3	788	\$ (3,528)	-1.7%	23
24	2100 S. Ocean Blvd., #107N	Friedman, Ronald & Marsha Squires	Langfan, William K.	\$ 590,000	Mar-12	\$ 425,000	Apr-10	1.9	2,385	\$ 86,036	20.2%	24
25	2840 S. Ocean Blvd., #219 (Co-op)	Scott, Michael & Celeste J.	Tsao, Miriam T. Wong	\$ 136,000	Mar-12	\$ 62,000	Apr-97	14.9	935	\$ 4,957	8.0%	25
26	3230 S. Ocean Blvd., #606	Miles, Michael T. & Sharon	Kropewnicki, Edward & Fern F.	\$ 165,000	Mar-12	\$ 165,000	Aug-02	9.6	1,176	\$ -	0.0%	26
27	3250 S. Ocean Blvd., #307N	Daniel D. Prezebel Trust	Shanik, Belle	\$ 320,000	Mar-12	\$ 170,000	Nov-83	28.4	1,478	\$ 5,291	3.1%	27
28	3450 S. Ocean Blvd., #624 (Co-op)	Broder, Stewart A.	Crowell, Henry F.	\$ 120,000	Mar-12	\$ 52,500	Nov-96	15.4	1,008	\$ 4,392	8.4%	28

29	3230 S. Ocean Blvd., #201	Leon, Enrique, Myrian, Carolina & Andres	Marzocca Trust	\$ 155,000	Mar-12	N/A	N/A	N/A	1,176	N/A	N/A	29
30	2100 S. Ocean Blvd., #206S	Smith, Marvin	Drew, Thayer H. & Hoffstot, Henry	\$ 525,000	Mar-12	\$ 295,000	Dec-97	14.3	2,494	\$ 16,039	5.4%	30
			2012 1Q Cumulative Summary - PB Condo Sales (South)									
			# of PB Condo Sales (South)	30								
			PB Condo Sales - South (Total \$)	\$ 12,085,375								
			Average Current Sales Price	\$ 416,737								
			Median Current Sales Price	\$ 292,500								
			Average Yrs. Between Sales	15.69								
			% Annual Increase/(Decrease)	1.4%								

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ALL - SOUTH PALM BEACH CONDO/CO-OP SALES 1/1/12 - 3/31/12

#	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	3581 S. Ocean Blvd., #2C (REO)	Dabrowski, Jerry	Federal Home Loan Mortgage Corp.	\$ 112,000	Jan-12	\$ 205,000	Jul-04	7.6	1,065	\$ (12,317)	-6.0%	1
2	3590 S. Ocean Blvd., #106 (REO)	Kateb, Leisa	Federal Home Loan Mortgage Corp.	\$ 70,000	Jan-12	\$ 220,000	Apr-05	6.8	960	\$ (22,103)	-10.0%	2
3	3575 S. Ocean Blvd., #100 (REO)	Ochmanski, Angela J.	Fannie Mae	\$ 136,000	Jan-12	\$ 400,000	Apr-06	5.8	1,286	\$ (45,346)	-11.3%	3
4	3546 S. Ocean Blvd., #202	Kelapire, Visiliki	Joshua A. Zila Perper Trust	\$ 425,000	Jan-12	\$ 92,000	Jan-77	35.1	1592	\$ 9,492	10.3%	4
5	3605 S. Ocean Blvd., #103	Caputo, Silvio & Rosa	Manco, Giuseppe & Maria	\$ 130,000	Jan-12	\$ 150,000	May-03	8.8	1,121	\$ (2,284)	-1.5%	5
6	3589 S. Ocean Blvd., #314	Harper, Shirley	Peterson, Mary D.	\$ 167,500	Jan-12	\$ 395,000	May-05	6.8	1,541	\$ (33,673)	-8.5%	6
7	4201 S. Ocean Blvd., #3K	Mikanik, Bonnie R.	Liukkonen, Erkki & Irmeli	\$ 115,000	Jan-12	\$ 81,000	Dec-89	22.1	1,017	\$ 1,536	1.9%	7
8	3540 S. Ocean Blvd., #616	Finkelstein, Gloria	Harold Serota & Lillian Kotscher Serota Trust	\$ 115,000	Jan-12	\$ 96,000	Dec-99	12.1	1,036	\$ 1,567	1.6%	8
9	3540 S. Ocean Blvd., #305 (REO)	Dockray, Gary & Jurek, Mary Ann	Wells Fargo Bank NA	\$ 87,900	Feb-12	\$ 185,000	Apr-04	7.9	802	\$ (12,358)	-6.7%	9
10	3590 S. Ocean Blvd., #608	Connolly, James E. & Denise	Palazzolo, John & Joann	\$ 235,000	Feb-12	\$ 133,000	May-00	11.8	1417	\$ 8,660	6.5%	10
11	4501 S. Ocean Blvd., #C5 (REO)	Puwalski, John & Fatima	Bank of New York	\$ 49,199	Feb-12	\$ 208,000	Jun-05	6.7	792	\$ (23,736)	-11.4%	11
12	3605 S. Ocean Blvd., #116C	Labonte, Eric & Sauve, Julie	Dryer, Joy & Donna	\$ 149,900	Feb-12	\$ 155,000	Apr-88	23.9	1,512	\$ (214)	-0.1%	12
13	3546 S. Ocean Blvd., #419	Scumaci, Maria	Kent, Allen	\$ 155,000	Feb-12	\$ 175,000	Nov-00	11.3	1,592	\$ (1,774)	-1.0%	13
14	3589 S. Ocean Blvd., #42	Diaz, Livia	Fannie Mae	\$ 74,900	Feb-12	\$ 118,000	Sep-03	8.4	922	\$ (5,106)	-4.3%	14
15	3560 S. Ocean Blvd., #507	Amyot, Michael & Gougeon, Anne-Marie	Nehiley, Kenneth & Karen	\$ 245,000	Feb-12	\$ 179,000	Sep-01	10.4	1,340	\$ 6,331	3.5%	15
16	3589 S. Ocean Blvd., #40	Mahrour, Azrezki & Venturelli, Sabine	Canevari, Aurelia	\$ 92,000	Mar-12	\$ 64,000	Nov-84	27.3	922	\$ 1,024	1.6%	16
17	3560 S. Ocean Blvd., #409	Fabrizi, Caludio & Rita	Lipson, Richard J.	\$ 145,000	Mar-12	\$ 150,000	Feb-11	1.1	1,340	\$ (4,632)	-3.1%	17
18	3590 S. Ocean Blvd., #709	Cottely, Americo & Nydia	Sandra Ann Bonelli Trust	\$ 190,000	Mar-12	\$ 129,000	Nov-96	15.3	1,417	\$ 3,977	3.1%	18
19	4501 S. Ocean Blvd., #3A	Buongiorno, Mark S. & Amy J.	Thomson, Alexander J.	\$ 101,000	Mar-12	\$ 70,000	Nov-89	22.3	924	\$ 1,387	2.0%	19
2012 1Q Cumulative Summary - PB Condo Sales (ALL)												
			# of PB Condo Sales (ALL)	19								
			PB Condo Sales - ALL (Total \$)	\$ 2,795,399								
			Average Current Sales Price	\$ 147,126								
			Median Current Sales Price	\$ 130,000								
			Average Yrs. Between Sales	13.23								
			% Annual Increase/(Decrease)	-1.0%								