

# 1st Quarter 2012

# THE EVANS REPORT™

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• Counselors at Law •

## 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

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.



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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
<b>2012 1Q Cumulative Summary - PB Condo Sales (North)</b>												
<b># of PB Condo Sales (North)</b>				<b>21</b>								
<b>PB Condo Sales - North (Total \$)</b>				<b>\$ 24,160,586</b>								
<b>Average Current Sales Price</b>				<b>\$ 1,150,504</b>								
<b>Median Current Sales Price</b>				<b>\$ 1,035,586</b>								
<b>Average Yrs. Between Sales</b>				<b>18.36</b>								
<b>% Annual Increase/(Decrease)</b>				<b>4.7%</b>								

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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
			<b>2012 1Q Cumulative Summary - PB Condo Sales (South)</b>									
			<b># of PB Condo Sales (South)</b>	<b>30</b>								
			<b>PB Condo Sales - South (Total \$)</b>	<b>\$ 12,085,375</b>								
			<b>Average Current Sales Price</b>	<b>\$ 416,737</b>								
			<b>Median Current Sales Price</b>	<b>\$ 292,500</b>								
			<b>Average Yrs. Between Sales</b>	<b>15.69</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>1.4%</b>								