

1st  
Quarter  
2012

# THE EVANS REPORT™

214 Brazilian Ave., Suite 200 • Palm Beach, FL 33480  
561-832-8288 • evans@LREvansPA.com • www.LREvansPA.com



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

## 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
<b>2012 1Q Cumulative Summary - PB Home Sales (ALL)</b>												
			<b># of PB Home Sales (ALL)</b>	<b>23</b>								
			<b>PB Home Sales - ALL (Total \$)</b>	<b>\$ 72,430,959</b>								
			<b>Average Current Sales Price</b>	<b>\$ 3,149,172</b>								
			<b>Median Current Sales Price</b>	<b>\$ 2,110,000</b>								
			<b>Average Yrs. Between Sales</b>	<b>11.31</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>3.0%</b>								

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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
<b>2012 1Q Cumulative Summary - PB Home Sales (North)</b>												
			<b># of PB Home Sales (North)</b>									<b>16</b>
			<b>PB Home Sales - North (Total \$)</b>	<b>\$</b>								<b>34,007,959</b>
			<b>Average Current Sales Price</b>	<b>\$</b>								<b>2,125,497</b>
			<b>Median Current Sales Price</b>	<b>\$</b>								<b>1,476,250</b>
			<b>Average Yrs. Between Sales</b>									<b>13.50</b>
			<b>% Annual Increase/(Decrease)</b>									<b>9.2%</b>

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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
<b>2012 1Q Cumulative Summary - PB Home Sales (Midtown)</b>												
			<b># of PB Home Sales (Midtown)</b>	<b>2</b>								
			<b>PB Home Sales - Midtown (Total \$)</b>	<b>\$ 11,325,000</b>								
			<b>Average Current Sales Price</b>	<b>\$ 5,662,500</b>								
			<b>Median Current Sales Price</b>	<b>\$ 5,662,500</b>								
			<b>Average Yrs. Between Sales</b>	<b>3.71</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>-2.4%</b>								

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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
<b>2012 1Q Cumulative Summary - PB Home Sales (South)</b>												
			<b># of PB Home Sales (South)</b>	<b>5</b>								
			<b>PB Home Sales - South (Total \$)</b>	<b>\$ 27,098,000</b>								
			<b>Average Current Sales Price</b>	<b>\$ 5,419,600</b>								
			<b>Median Current Sales Price</b>	<b>\$ 5,000,000</b>								
			<b>Average Yrs. Between Sales</b>	<b>4.71</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>-5.1%</b>								