

# 1st Quarter 2012

# THE EVANS REPORT™

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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
<b>2012 1Q Cumulative Summary - PB Condo Sales (ALL)</b>												
			<b># of PB Condo Sales (ALL)</b>	<b>19</b>								
			<b>PB Condo Sales - ALL (Total \$)</b>	<b>\$ 2,795,399</b>								
			<b>Average Current Sales Price</b>	<b>\$ 147,126</b>								
			<b>Median Current Sales Price</b>	<b>\$ 130,000</b>								
			<b>Average Yrs. Between Sales</b>	<b>13.23</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>-1.0%</b>								