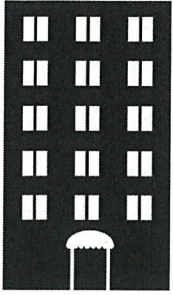


Condos/Co-ops



Town of Palm Beach

THE EVANS REPORT™



Leslie Robert Evans
AND ASSOCIATES, P.A.

♦ *Counselors at Law* ♦

July 2012

Monthly Report

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Leslie Robert Evans & Associates, P.A. (LRE) provides the most comprehensive real estate market analysis for the Town of Palm Beach through *The Evans Report*, which has been published on a quarterly basis since 1999. LRE is now providing the report on a monthly basis – both in print and online.



Condo/Co-ops highlights for July 2012 include:

- ❖ The number of condo/co-op units sold during July 2012 was far greater than the sales for July during the previous four (4) years. The number of condo/co-op units sold nearly doubled to 25 in July 2012 from 14 in July 2011.
- ❖ The median sales price in July increased from \$397,500 in 2011 to \$459,000 in 2012, an increase of \$61,500.
- ❖ The month of July 2012 showed year-to-year activity from 2011 to 2012 as follows:

	July 2011	July 2012	Difference
Total Sales Dollars	\$7,330,500	16,708,850	+127%
Average Sales Price	\$523,607	668,354	+27.6%
Median Sales Price	\$397,500	\$459,000	+15.8%

“The increase in condo/co-op sales during July over those in 2011 continued the positive trend that began in April,” explained Leslie R. Evans, Esq., managing partner of LRE. “During the last four months of 2012, there were 150 sales compared to 105 sales for the same period in 2011.”

Current and archived editions of *The Evans Report* are available (free of charge) in PDF form on our firm's interactive website, www.LREvansPA.com. If you would like to join our mailing list to regularly receive *The Evans Report* via email, visit our website or email us at evans@lrevanspa.com.

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JULY 2012 - PALM BEACH CONDO/CO-OP SALES

	Property	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Betwn Sales	Bldg Sq Ft	Avg. \$/Per Sq. Ft.	Avg. Annual \$ Inc./ (Dec.)	Avg. Annual % Inc./ (Dec.)
1	170 N. Ocean Blvd., #210	\$ 459,000	Jul-12	\$ 730,000	Oct-05	6.8	1,395	\$ 329	\$ (40,128)	-5.50%
2	100 Sunrise Ave., #522	\$ 1,275,000	Jul-12	\$ 950,000	Mar-03	9.3	1,972	\$ 647	\$ 34,787	3.66%
3	330 S. Ocean Blvd., #4D	\$ 2,900,000	Jul-12	\$ 2,700,000	Oct-05	6.8	2,406	\$ 1,205	\$ 29,615	1.10%
4	3400 S. Ocean Blvd., #702S	\$ 650,000	Jul-12	\$ 375,000	Apr-91	21.3	2,131	\$ 305	\$ 12,932	3.45%
5	2270 S. Ocean Blvd., #602S	\$ 2,100,000	Jul-12	\$ 1,250,000	May-90	22.2	4,040	\$ 520	\$ 38,317	3.07%
6	3100 S. Ocean Blvd., #505S	\$ 1,400,000	Jul-12	\$ 1,200,000	Jul-07	5.0	2,913	\$ 481	\$ 39,956	3.33%
7	2860 S. Ocean Blvd., #304	\$ 150,000	Jul-12	\$ 63,500	Oct-97	14.8	1,012	\$ 148	\$ 5,861	9.23%
8	3360 S. Ocean Blvd., #3FII	\$ 772,500	Jul-12	\$ 670,000	Nov-04	7.7	2,119	\$ 365	\$ 13,366	1.99%
9	3250 S. Ocean Blvd., #402S	\$ 685,000	Jul-12	\$ 480,000	Jun-93	19.1	1,900	\$ 361	\$ 10,735	2.24%
10	2295 S. Ocean Blvd., #901	\$ 495,000	Jul-12	\$ 250,000	Oct-99	12.8	1,959	\$ 253	\$ 19,202	7.68%
11	300 S. Ocean Blvd., #3E (Co-op)	\$ 304,600	Jul-12	\$ 123,800	Mar-81	31.4	1,367	\$ 223	\$ 5,766	4.66%
12	3200 S. Ocean Blvd., #204A	\$ 284,000	Jul-12	\$ 140,000	Feb-96	16.4	1,366	\$ 208	\$ 8,767	6.26%
13	2780 S. Ocean Blvd., #310	\$ 230,000	Jul-12	\$ 210,000	Aug-03	8.9	1,294	\$ 178	\$ 2,241	1.07%
14	2155 Ibis Isle Rd., #8	\$ 350,000	Jul-12	\$ 650,000	May-05	7.2	1,949	\$ 180	\$ (41,826)	-6.43%
15	2505 S. Ocean Blvd., #505	\$ 229,000	Jul-12	\$ 112,500	Aug-95	16.9	1,116	\$ 205	\$ 6,882	6.12%
16	2 N. Breakers Row, #32N*	\$ 550,000	Jul-12	N/A	N/A	N/A	3,020	\$ 182	N/A	N/A
17	2275 S. Ocean Blvd., #209A	\$ 92,500	Jul-12	\$ 116,000	Apr-09	3.3	978	\$ 95	\$ (7,226)	-6.23%
18	3450 S. Ocean Blvd., #307*	\$ 195,000	Jul-12	N/A	N/A	N/A	1,292	\$ 151	N/A	N/A
19	2778 S. Ocean Blvd., #PH6N	\$ 350,000	Jul-12	\$ 188,800	Jun-81	31.1	1,542	\$ 227	\$ 5,183	2.75%
20	2100 S. Ocean Blvd., #502N	\$ 710,000	Jul-12	\$ 182,500	Dec-80	31.6	2,385	\$ 298	\$ 16,692	9.15%
21	3460 S. Ocean Blvd., #516 (REO)*	\$ 160,000	Jul-12	N/A	N/A	N/A	1,239	\$ 129	N/A	N/A
22	3456 S. Ocean Blvd., #103	\$ 215,000	Jul-12	\$ 99,000	Feb-98	14.4	1,537	\$ 140	\$ 8,043	8.12%
23	150 N. Ocean Blvd., #PH1	\$ 1,100,000	Jul-12	\$ 251,000	Jan-77	35.5	3,041	\$ 362	\$ 23,902	9.52%
24	2840 S. Ocean Blvd., #126 (Co-op)	\$ 115,000	Jul-12	\$ 27,000	Dec-97	14.6	1,150	\$ 100	\$ 6,031	22.34%
25	425 Worth Ave., #2C (Co-op)	\$ 937,250	Jul-12	\$ 1,645,000	Nov-00	11.7	2,536	\$ 370	\$ (60,641)	-3.69%

* Not included in calculation for Average Annual Increase/(Decrease)

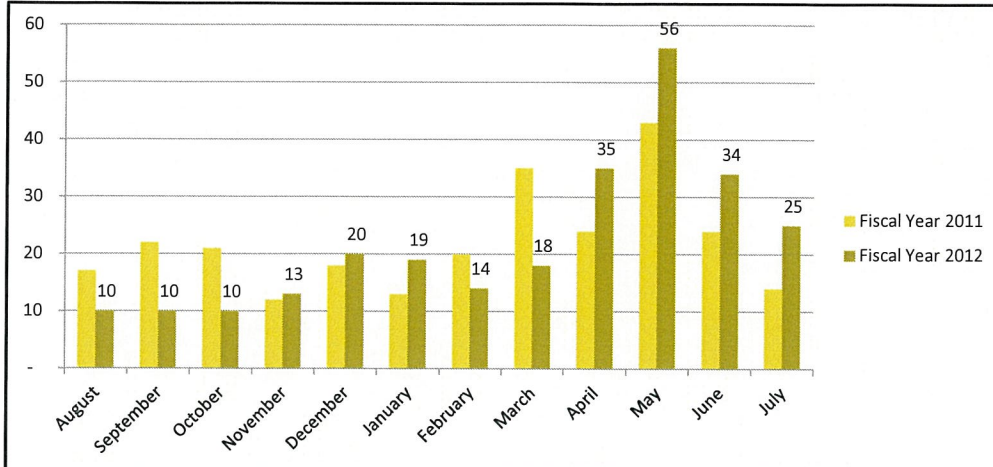
SUMMARY OF JULY 2012 - PALM BEACH CONDO/CO-OP SALES

# of PB Condo/Co-op Sales	25
PB Condo/Co-op Sales in Total \$Dollars	\$ 16,708,850
Average Current Sales Price	\$ 668,354
Median Current Sales Price	\$ 459,000
Average Years Between Sales	15.84
Average % Annual Increase/(Decrease)	1.72%

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JULY 2012 - NUMBER OF PALM BEACH CONDO/CO-OP SALES



MONTHLY SALES COMPARISON	
FISCAL YEAR 2011	
Month/ Year	# of PB Condo/Co-op Sales
Aug '10	17
Sep '10	22
Oct '10	21
Nov '10	12
Dec '10	18
Jan '11	13
Feb '11	20
Mar '11	35
Apr '11	24
May '11	43
Jun '11	24
Jul '11	14
TOTAL	263

MONTHLY SALES COMPARISON	
FISCAL YEAR 2012	
Month/ Year	# of PB Condo/Co-op Sales
Aug '11	10
Sep '11	10
Oct '11	10
Nov '11	13
Dec '11	20
Jan '12	19
Feb '12	14
Mar '12	18
Apr '12	35
May '12	56
Jun '12	34
Jul '12	25
TOTAL	264

NUMBER OF PALM BEACH CONDO/CO-OP SALES	
5-YEAR JULY TRACKER ('08-'12)	# OF CONDOS /CO-OPS
July '12	25
July '11	14
July '10	19
July '09	6
July '08	24

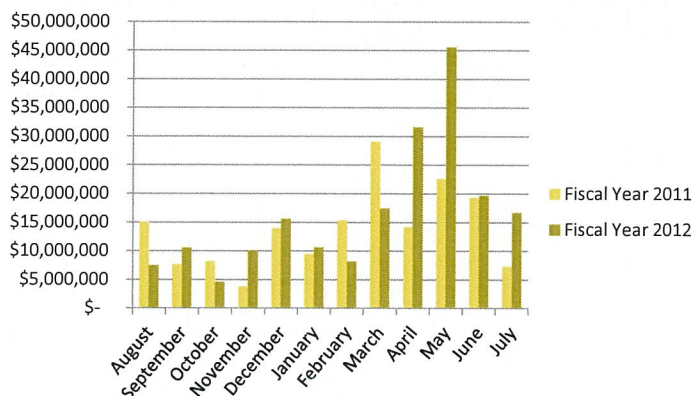
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JULY 2012 - TOTAL, AVERAGE & MEDIAN DOLLAR OF CONDO/CO-OP SALES

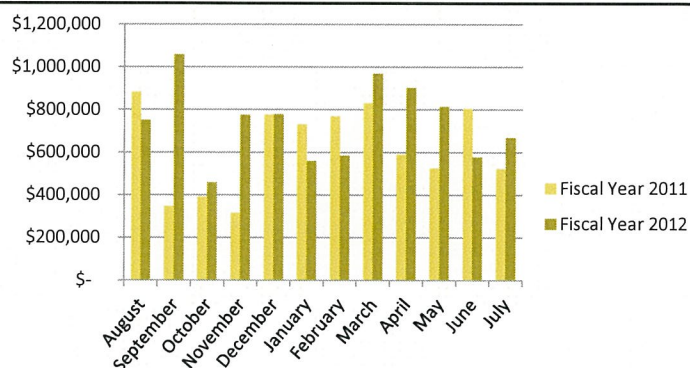
PALM BEACH TOTAL DOLLAR OF CONDO/CO-OP SALES

Month	(Aug '10 - Jul '11) Fiscal Year 2011	(Aug '11- Jul '12) Fiscal Year 2012	Difference
August	\$ 15,017,400	\$ 7,507,500	\$ (7,509,900)
September	\$ 7,645,100	\$ 10,585,000	\$ 2,939,900
October	\$ 8,237,400	\$ 4,585,299	\$ (3,652,101)
November	\$ 3,800,000	\$ 10,077,050	\$ 6,277,050
December	\$ 13,977,250	\$ 15,572,100	\$ 1,594,850
January	\$ 9,516,510	\$ 10,624,586	\$ 1,108,076
February	\$ 15,378,125	\$ 8,175,375	\$ (7,202,750)
March	\$ 29,080,519	\$ 17,446,000	\$ (11,634,519)
April	\$ 14,188,500	\$ 31,619,000	\$ 17,430,500
May	\$ 22,643,445	\$ 45,553,000	\$ 22,909,555
June	\$ 19,309,442	\$ 19,642,600	\$ 333,158
July	\$ 7,330,500	\$ 16,708,850	\$ 9,378,350
TOTAL	\$ 166,124,191	\$ 198,096,360	\$ 31,972,169



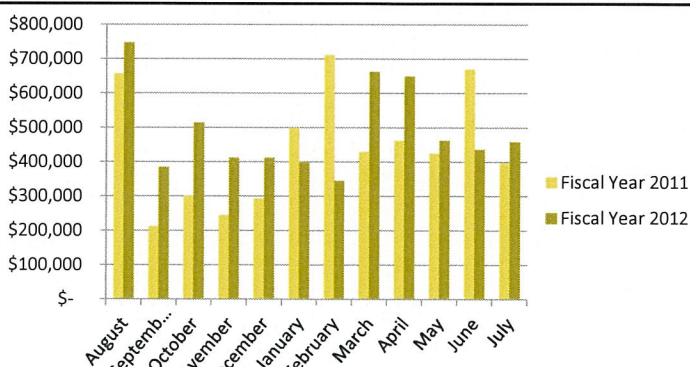
PALM BEACH AVERAGE DOLLAR OF CONDO/CO-OP SALES

Month	(Aug '10 - Jul '11) Fiscal Year 2011	(Aug '11- Jul '12) Fiscal Year 2012	Difference
August	\$ 883,376	\$ 750,750	\$ (132,626)
September	\$ 347,505	\$ 1,058,500	\$ 710,995
October	\$ 392,257	\$ 458,530	\$ 66,273
November	\$ 316,667	\$ 775,158	\$ 458,491
December	\$ 776,514	\$ 778,605	\$ 2,091
January	\$ 732,039	\$ 559,189	\$ (172,850)
February	\$ 768,906	\$ 583,955	\$ (184,951)
March	\$ 830,872	\$ 969,222	\$ 138,350
April	\$ 591,188	\$ 903,400	\$ 312,213
May	\$ 526,592	\$ 813,446	\$ 286,855
June	\$ 804,560	\$ 577,724	\$ (226,837)
July	\$ 523,607	\$ 668,354	\$ 144,747



PALM BEACH TOTAL MEDIAN VALUE OF CONDO/CO-OP SALES

Month	(Aug '10 - Jul '11) Fiscal Year 2011	(Aug '11- Jul '12) Fiscal Year 2012	Difference
August	\$ 657,500	\$ 747,500	\$ 90,000
September	\$ 212,500	\$ 385,000	\$ 172,500
October	\$ 301,000	\$ 515,000	\$ 214,000
November	\$ 245,000	\$ 412,500	\$ 167,500
December	\$ 294,000	\$ 412,500	\$ 118,500
January	\$ 500,000	\$ 400,000	\$ (100,000)
February	\$ 712,500	\$ 345,000	\$ (367,500)
March	\$ 430,000	\$ 662,500	\$ 232,500
April	\$ 462,500	\$ 650,000	\$ 187,500
May	\$ 425,000	\$ 462,500	\$ 37,500
June	\$ 670,000	\$ 436,500	\$ (233,500)
July	\$ 397,500	\$ 459,000	\$ 61,500



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