

# Single-Family Homes



*Town of Palm Beach*

## THE EVANS REPORT™



Leslie Robert Evans  
AND ASSOCIATES, P.A.

♦ *Counselors at Law* ♦

**July 2012**

***Monthly Report***

Leslie Robert Evans & Associates, P.A.  
214 Brazilian Ave., Suite 200  
Palm Beach, Florida 33480  
T: 561-832-8288  
F: 561-832-5722  
E: [evans@LREvansPA.com](mailto:evans@LREvansPA.com)  
[www.LREvansPA.com](http://www.LREvansPA.com)



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.



### Single-Family Home highlights for July 2012 include:

- ❖ The number of single-family home units increased from 11 in July 2011 to 18 in July 2012.
- ❖ The median sales price in July increased from \$2,775,000 in 2011 to \$2,920,000 in 2012, an increase of \$145,000.
- ❖ The month of July showed year-to-year activity from 2011 to 2012 as follows:

	July 2011	July 2012	Difference
<b>Total Sales Dollars</b>	\$34,976,200	\$116,521,167	+233.1%
<b>Average Sales Price</b>	\$3,179,655	\$6,473,398	+103.6%
<b>Median Sale Price</b>	\$2,775,000	\$2,920,000	+5.2%

“Confidence in the single-family home sales market in July was reflected by both the increase in purchase price and the median purchase price paid, and by the number of home sales,” stated Leslie R. Evans, Esq., LRE managing partner of LRE.

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](http://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](mailto:evans@lrevanspa.com).

# THE EVANS REPORT ©

## JULY 2012 - PALM BEACH SINGLE-FAMILY HOME 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	256 Mockingbird Trl.	\$ 1,716,667	Jul-12	\$ 550,000	Jun-99	13.1	4,292	\$ 400	\$ 89,105	16.20%
2	575 Island Dr.	\$ 9,700,000	Jul-12	\$ 6,275,000	Jan-05	7.5	6,883	\$ 1,409	\$ 456,583	7.28%
3	259 Everglade Ave.	\$ 750,000	Jul-12	\$ 665,000	Dec-85	26.6	3,684	\$ 204	\$ 3,195	0.48%
4	302 N. Caribbean Rd.	\$ 6,534,500	Jul-12	\$ 6,000,000	Jun-08	4.1	8,657	\$ 755	\$ 130,847	2.18%
5	205 Jamaica Ln.	\$ 1,100,000	Jul-12	\$ 2,150,000	Jan-06	6.5	3,944	\$ 279	\$ (161,504)	-7.51%
6	141 Brazilian Ave.	\$ 5,000,000	Jul-12	\$ 1,300,000	Jun-01	11.1	6,960	\$ 718	\$ 332,635	25.59%
7	211 El Dorado Ln.	\$ 1,600,000	Jul-12	\$ 1,325,000	Jul-06	6.0	2,996	\$ 534	\$ 45,792	3.46%
8	4 Windsor Ct.	\$ 3,850,000	Jul-12	\$ 3,500,000	Apr-04	8.3	4,997	\$ 770	\$ 42,400	1.21%
9	113 Kings Rd.	\$ 2,600,000	Jul-12	\$ 2,203,000	Aug-04	7.9	5,182	\$ 502	\$ 50,123	2.28%
10	153 Clarke Ave.	\$ 4,950,000	Jul-12	\$ 1,785,000	Jul-88	24.0	8,977	\$ 551	\$ 131,785	7.38%
11	141 Seaview Ave.	\$ 1,925,000	Jul-12	\$ 850,000	Mar-00	12.3	2,300	\$ 837	\$ 87,098	10.25%
12	740 N. Lake Way	\$ 3,000,000	Jul-12	\$ 3,200,000	Jul-07	5.0	3,294	\$ 911	\$ (39,956)	-1.25%
13	151 Root Trl. (REO)	\$ 500,000	Jul-12	\$ 400,300	Feb-12	0.4	760	\$ 658	\$ 240,997	60.20%
14	216 Tradewind Dr.	\$ 2,840,000	Jul-12	\$ 635,000	Jul-87	25.0	7,825	\$ 363	\$ 88,132	13.88%
15	430 Brazilian Ave.	\$ 4,200,000	Jul-12	\$ 3,975,000	May-10	2.2	4,608	\$ 911	\$ 103,693	2.61%
16	231 El Dorado Ln.	\$ 820,000	Jul-12	\$ 138,000	Jan-71	41.5	3,584	\$ 229	\$ 16,423	11.90%
17	1473 N. Ocean Blvd.	\$ 41,500,000	Jul-12	\$ 6,500,000	May-98	14.2	17,804	\$ 2,331	\$ 2,468,599	37.98%
18	1902 & 1906 S. Ocean Blvd. (vacant lots)	\$ 23,935,000	Jul-12	\$ 6,600,000	Apr-05	7.3	0	N/A	\$ 2,389,454	36.20%

## SUMMARY OF JULY 2012 - PALM BEACH SINGLE-FAMILY HOME SALES

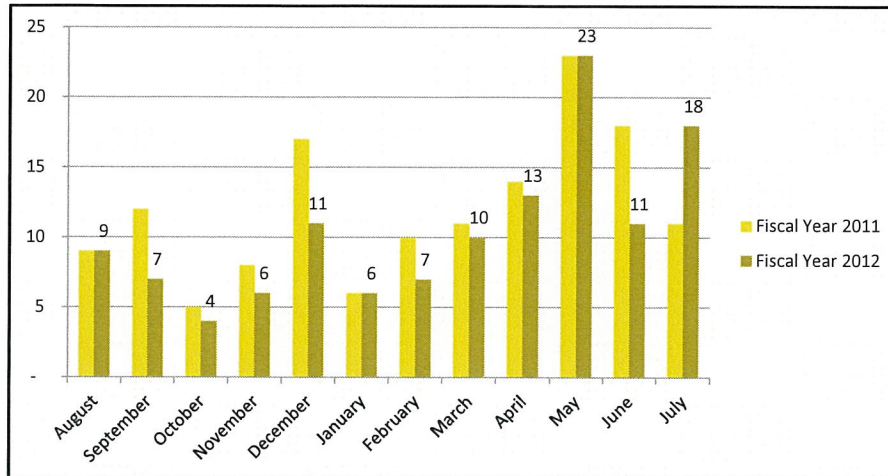
# of PB Home Sales	18
PB Home Sales in Total \$Dollars	\$ 116,521,167
Average Current Sales Price	\$ 6,473,398
Median Current Sales Price	\$ 2,920,000
Average Years Between Sales	12.39
Average % Annual Increase/(Decrease)	11.50%

The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. Leslie Robert Evans & Associates, P.A., makes no representations or warranties as to the accuracy of its contents.



# THE EVANS REPORT ©

## JULY 2012 - PALM BEACH SINGLE-FAMILY HOME SALES



MONTHLY SALES COMPARISON	
FISCAL YEAR 2011	
Month/ Year	# of PB Home Sales
Aug '10	9
Sep '10	12
Oct '10	5
Nov '10	8
Dec '10	17
Jan '11	6
Feb '11	10
Mar '11	11
Apr '11	14
May '11	23
Jun '11	18
Jul '11	11
<b>TOTAL</b>	<b>144</b>

MONTHLY SALES COMPARISON	
FISCAL YEAR 2012	
Month/ Year	# of PB Home Sales
Aug '11	9
Sep '11	7
Oct '11	4
Nov '11	6
Dec '11	11
Jan '12	6
Feb '12	7
Mar '12	10
Apr '12	13
May '12	23
Jun '12	11
Jul '12	18
<b>TOTAL</b>	<b>125</b>

NUMBER OF PALM BEACH SINGLE-FAMILY HOME SALES	
5-YEAR JULY TRACKER ('08-'12)	# OF HOMES
July '12	18
July '11	11
July '10	9
July '09	11
July '08	11

The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. Leslie Robert Evans & Associates, P.A., makes no representations or warranties as to the accuracy of its contents.

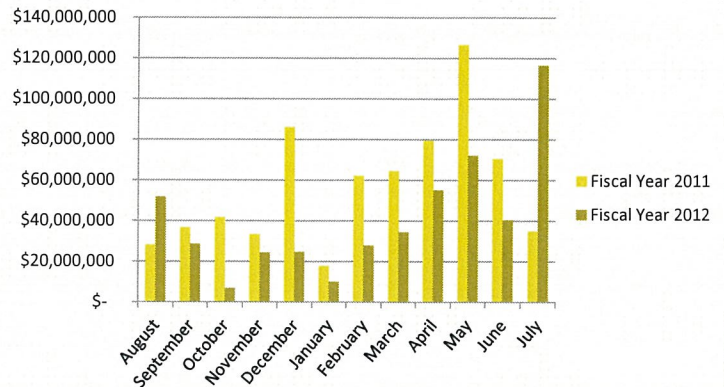


# THE EVANS REPORT ©

JULY 2012 - TOTAL, AVERAGE & MEDIAN DOLLAR OF SINGLE-FAMILY HOME SALES

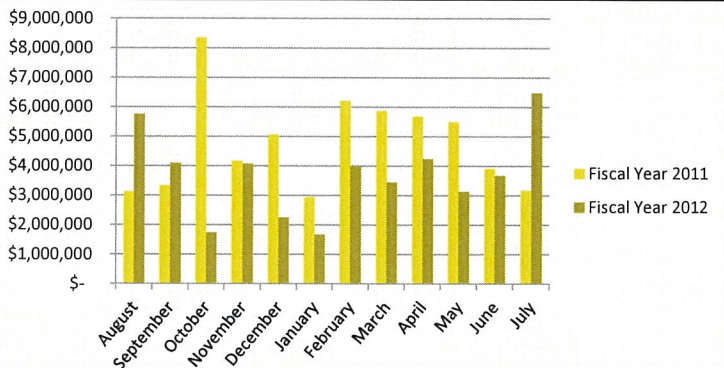
## PALM BEACH TOTAL DOLLAR OF SINGLE-FAMILY HOME SALES

Month	(Aug '10 - July '11) Fiscal Year 2011	(Aug '11 - July '12) Fiscal Year 2012	Difference
August	\$ 28,182,822	\$ 51,791,405	\$ 23,608,583
September	\$ 36,672,410	\$ 28,704,685	\$ (7,967,725)
October	\$ 41,745,600	\$ 6,950,800	\$ (34,794,800)
November	\$ 33,353,750	\$ 24,429,630	\$ (8,924,120)
December	\$ 86,107,862	\$ 24,734,900	\$ (61,372,962)
January	\$ 17,691,000	\$ 10,065,500	\$ (7,625,500)
February	\$ 62,184,303	\$ 27,887,500	\$ (34,296,803)
March	\$ 64,560,066	\$ 34,477,959	\$ (30,082,107)
April	\$ 79,510,357	\$ 55,110,989	\$ (24,399,368)
May	\$ 126,531,690	\$ 72,049,475	\$ (54,482,215)
June	\$ 70,517,659	\$ 40,411,350	\$ (31,343,059)
July	\$ 34,976,200	\$ 116,521,167	\$ 81,544,967
<b>TOTAL</b>	<b>\$ 682,033,719</b>	<b>\$ 493,135,360</b>	<b>\$ (190,135,109)</b>



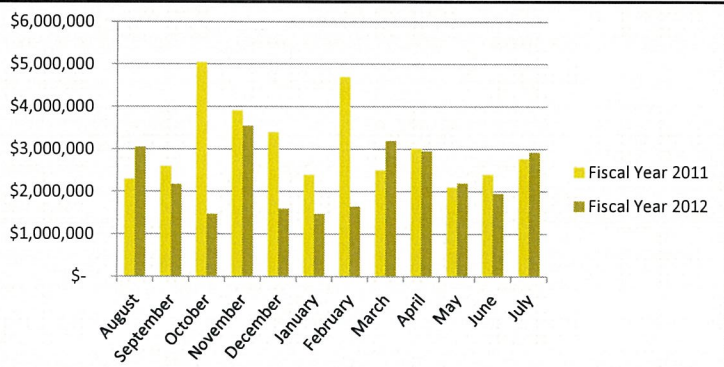
## PALM BEACH AVERAGE DOLLAR SINGLE-FAMILY HOME SALES

Month	(Aug '10 - July '11) Fiscal Year 2011	(Aug '11 - July '12) Fiscal Year 2012	Difference
August	\$ 3,131,425	\$ 5,754,601	\$ 2,623,176
September	\$ 3,333,855	\$ 4,100,669	\$ 766,814
October	\$ 8,349,120	\$ 1,737,700	\$ (6,611,420)
November	\$ 4,169,219	\$ 4,071,605	\$ (97,614)
December	\$ 5,065,168	\$ 2,248,627	\$ (2,816,541)
January	\$ 2,948,500	\$ 1,677,583	\$ (1,270,917)
February	\$ 6,218,430	\$ 3,983,929	\$ (2,234,501)
March	\$ 5,869,097	\$ 3,447,796	\$ (2,421,301)
April	\$ 5,679,311	\$ 4,239,307	\$ (1,440,004)
May	\$ 5,501,378	\$ 3,132,586	\$ (2,368,792)
June	\$ 3,917,648	\$ 3,673,759	\$ (243,889)
July	\$ 3,179,655	\$ 6,473,398	\$ 3,293,744



## PALM BEACH TOTAL MEDIAN VALUE OF SINGLE-FAMILY HOME SALES

Month	(Aug '10 - July '11) Fiscal Year 2011	(Aug '11 - July '12) Fiscal Year 2012	Difference
August	\$ 2,300,000	\$ 3,050,000	\$ 750,000
September	\$ 2,601,110	\$ 2,180,000	\$ (421,110)
October	\$ 5,050,000	\$ 1,475,400	\$ (3,574,600)
November	\$ 3,906,875	\$ 3,546,263	\$ (360,612)
December	\$ 3,400,000	\$ 1,600,000	\$ (1,800,000)
January	\$ 2,399,000	\$ 1,476,250	\$ (922,750)
February	\$ 4,700,000	\$ 1,650,000	\$ (3,050,000)
March	\$ 2,500,000	\$ 3,195,000	\$ 695,000
April	\$ 3,016,900	\$ 2,950,000	\$ (66,900)
May	\$ 2,100,000	\$ 2,200,000	\$ 50,000
June	\$ 2,400,000	\$ 1,951,500	\$ (448,500)
July	\$ 2,775,000	\$ 2,920,000	\$ 145,000



The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. Leslie Robert Evans & Associates, P.A., makes no representations or warranties as to the accuracy of its contents.