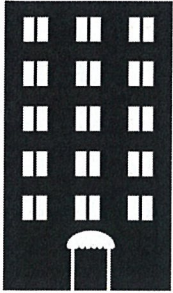


Condos/Co-ops



Town of Palm Beach

THE EVANS REPORT™



Leslie Robert Evans
AND ASSOCIATES, P.A.

♦ *Counselors at Law* ♦

June 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 June 2012 include:

- ❖ The number of condo/co-op units sold during June 2012 was far greater than the sales for June during the previous four (4) years. The number of condo/co-op units sold increased to 34 in June 2012 from 24 in June 2011.
- ❖ The month of June 2012 showed year-to-year activity from 2011 to 2012 as follows:

	June 2011	June 2012	Difference
Total Sales Dollars	\$19,309,442	\$19,642,600	+1.7%
Average Sales Price	\$804,560	\$577,724	-28.2%
Median Sales Price	\$670,000	\$436,500	-34.8%

"The number of condo/co-op sales during the April-June period increased from 91 in 2011, to 123 in 2012," noted Leslie R. Evans, Esq., LRE managing partner. "Although the median and average sales prices dropped from the previous year for the month of June, the increased number of sales tends to reflect that there is perceived value in the current market, and buyers are taking advantage of it."

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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JUNE 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	3460 S. Ocean Blvd., #616	\$ 202,500	Jun-12	\$ 227,000	Aug-09	2.9	1,239	\$ 1,239	\$ (8,500.48)	-3.74%
2	44 Cocconut Row, #113B	\$ 720,000	Jun-12	\$ 785,000	Feb-08	4.3	1,215	\$ 1,215	\$ (14,996.84)	-1.91%
3	44 Cocconut Row, #323B	\$ 194,500	Jun-12	\$ 275,000	Sep-10	1.8	992	\$ 992	\$ (45,982.00)	-16.72%
4	3230 S. Ocean Blvd., #501A	\$ 190,000	Jun-12	\$ 135,000	Jan-08	4.4	1,176	\$ 1,176	\$ 12,445.75	9.22%
5	400 S. Ocean Blvd., #219	\$ 1,325,000	Jun-12	\$ 1,100,000	Feb-10	2.3	1,716	\$ 1,716	\$ 96,504.11	8.77%
6	2760 S. Ocean Blvd., #211 (Co-op)	\$ 118,500	Jun-12	\$ 175,000	May-05	7.1	850	\$ 850	\$ (7,968.51)	-4.55%
7	3400 S. Ocean Blvd., #1H11	\$ 225,000	Jun-12	\$ 165,000	Jun-81	31.0	2,119	\$ 2,119	\$ 1,934.12	1.17%
8	2773 S. Ocean Blvd., #101	\$ 220,000	Jun-12	\$ 168,000	Nov-86	25.6	1,389	\$ 1,389	\$ 2,031.25	1.21%
9	3360 S. Ocean Blvd., #3BI	\$ 737,500	Jun-12	\$ 400,000	May-02	10.1	2,119	\$ 2,119	\$ 33,438.52	8.36%
10	3450 S. Ocean Blvd., #620	\$ 125,000	Jun-12	\$ 74,000	Dec-00	11.5	1,008	\$ 1,008	\$ 4,432.14	5.99%
11	130 Sunrise Ave., #6140	\$ 360,000	Jun-12	\$ 322,000	Jan-85	27.4	1,580	\$ 1,580	\$ 1,385.20	0.43%
12	250 Bradley Pl., #406	\$ 470,000	Jun-12	\$ 365,000	Apr-03	9.2	1,220	\$ 1,220	\$ 11,443.71	3.14%
13	3450 S. Ocean Blvd., #503	\$ 256,100	Jun-12	\$ 340,000	May-07	5.1	1,548	\$ 1,548	\$ (16,481.97)	-4.85%
14	3400 S. Ocean Blvd., #4BI	\$ 500,000	Jun-12	\$ 442,500	Jan-02	10.4	2,119	\$ 2,119	\$ 5,517.22	1.25%
15	184 Bradley Pl., #202	\$ 2,800,000	Jun-12	\$ 1,102,500	Feb-87	25.3	3,416	\$ 3,416	\$ 66,967.95	6.07%
16	150 Bradley Pl., #507	\$ 1,550,000	Jun-12	\$ 3,325,000	Apr-06	6.2	2,161	\$ 2,161	\$ (287,561.03)	-8.65%
17	170 N. Ocean Blvd., #205	\$ 375,000	Jun-12	\$ 175,000	Dec-84	27.5	868	\$ 868	\$ 7,268.02	4.15%
18	130 Sunrise Blvd., #602	\$ 600,000	Jun-12	\$ 387,500	Apr-92	20.2	1,580	\$ 1,580	\$ 10,529.80	2.72%
19	2840 S. Ocean Blvd., #207 (Co-op)	\$ 90,000	Jun-12	\$ 56,500	Nov-92	19.6	935	\$ 935	\$ 1,709.66	3.03%
20	2784 S. Ocean Blvd., #504S	\$ 457,000	Jun-12	\$ 285,000	Mar-09	3.3	1,591	\$ 1,591	\$ 52,845.12	18.54%
21	2784 S. Ocean Blvd., #305S	\$ 250,000	Jun-12	\$ 505,000	Sep-05	6.8	1,715	\$ 1,715	\$ (37,758.62)	-7.48%
22	2155 Ibis Isle Rd., #16	\$ 425,000	Jun-12	\$ 335,000	Mar-98	14.3	1,949	\$ 1,949	\$ 6,310.03	1.88%
23	2660 S. Ocean Blvd., #402N	\$ 475,000	Jun-12	\$ 725,000	Oct-06	5.7	1,900	\$ 1,900	\$ (44,082.13)	-6.08%
24	2100 S. Ocean Blvd., #207S	\$ 650,000	Jun-12	\$ 725,000	Dec-00	11.5	2,385	\$ 2,385	\$ (6,517.86)	-0.90%
25	455 Worth Ave., #101 (Co-op)*	\$ 295,000	Jun-12	N/A	N/A	N/A	672	\$ 672	N/A	N/A
26	3440 S. Ocean Blvd., #303S	\$ 485,000	Jun-12	\$ 525,000	Feb-10	2.3	2,131	\$ 2,131	\$ (17,156.29)	-3.27%
27	2100 S. Ocean Blvd., #301N	\$ 1,553,500	Jun-12	\$ 1,350,000	Dec-98	13.5	3,107	\$ 3,107	\$ 15,063.37	1.12%
28	354 Chilean Ave., #4E	\$ 448,000	Jun-12	\$ 380,000	Oct-10	1.7	782	\$ 782	\$ 40,755.34	10.73%
29	44 Cocconut Row, #510B & 511B*	\$ 1,200,000	Jun-12	N/A	N/A	N/A	1,615	\$ 1,615	N/A	N/A
30	2100 S. Ocean Blvd., #101S	\$ 1,300,000	Jun-12	\$ 2,000,000	Feb-02	10.3	3,107	\$ 3,107	\$ (67,718.00)	-3.39%
31	2560 S. Ocean Blvd., #302 (REO)	\$ 160,000	Jun-12	\$ 412,500	Jul-11	0.9	1,234	\$ 1,234	\$ (274,293.15)	-66.50%
32	3140 S. Ocean Blvd., #207N	\$ 480,000	Jun-12	\$ 425,000	Apr-99	13.2	2,533	\$ 2,533	\$ 4,173.60	0.98%
33	2850 S. Ocean Blvd., #214 (Co-op)*	\$ 310,000	Jun-12	N/A	N/A	N/A	1,722	\$ 1,722	N/A	N/A
34	3450 S. Ocean Blvd., #421	\$ 95,000	Jun-12	\$ 105,000	Apr-85	27.2	1,008	\$ 1,008	\$ (367.83)	-0.35%

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

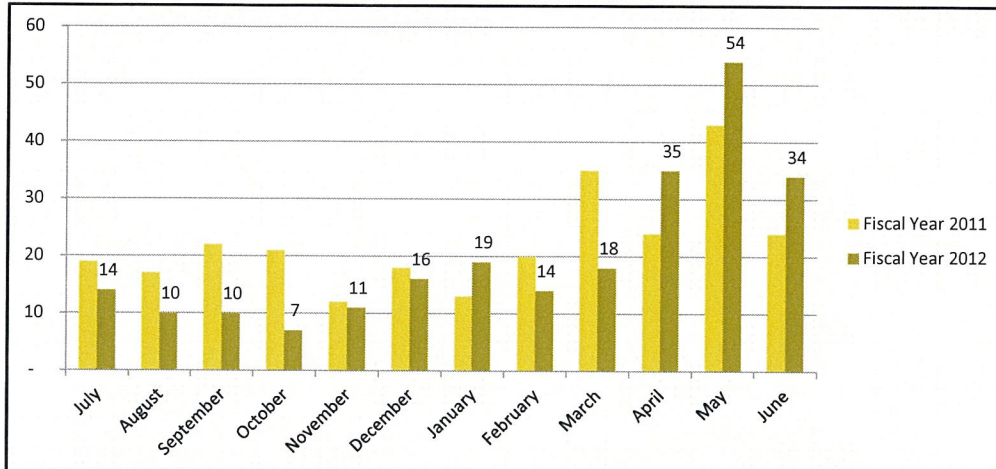
SUMMARY OF JUNE 2012 - PALM BEACH CONDO/CO-OP SALES

# of PB Condo/Co-op Sales	34
PB Condo/Co-op Sales in Total \$Dollars	\$ 19,642,600
Average Current Sales Price	\$ 577,724
Median Current Sales Price	\$ 436,500
Average Years Between Sales	11.70
Average % Annual Increase/(Decrease)	0.02%

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



MONTHLY SALES COMPARISON	
FISCAL YEAR 2011	
Month/ Year	# of PB Condo/Co-op Sales
Jul '10	19
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
TOTAL	268

MONTHLY SALES COMPARISON	
FISCAL YEAR 2012	
Month/ Year	# of PB Condo/Co-op Sales
Jul '11	14
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	54
Jun '12	34
TOTAL	251

NUMBER OF PALM BEACH CONDO/CO-OP SALES	
5-YEAR JUNE TRACKER ('08-'12)	# OF CONDOS /CO-OPS
June '12	34
June '11	24
June '10	28
June '09	22
June '08	27

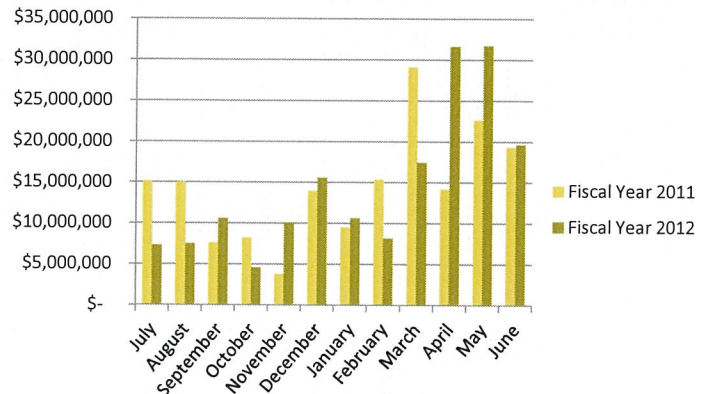
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JUNE 2012 - TOTAL, AVERAGE & MEDIAN DOLLAR OF CONDO/CO-OP SALES

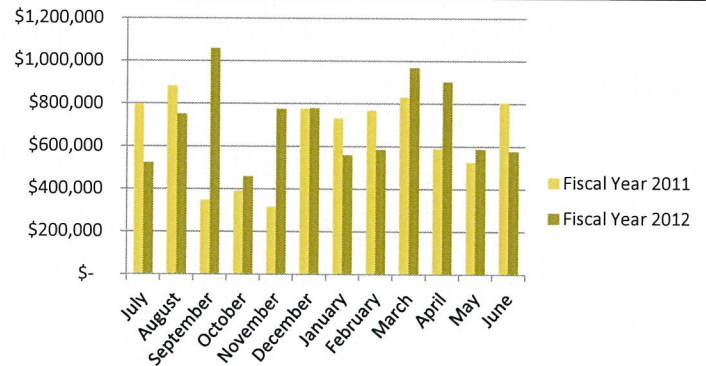
PALM BEACH TOTAL DOLLAR OF CONDO/CO-OP SALES

Month	(June '10 - May '11) Fiscal Year 2011	(June '11- May '12) Fiscal Year 2012	Difference
July	\$ 15,159,200	\$ 7,330,500	\$ (7,828,700)
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	\$ 31,703,000	\$ 9,059,555
June	\$ 19,309,442	\$ 19,642,600	\$ 333,158
TOTAL	\$ 173,952,891	\$ 174,868,010	\$ 915,119



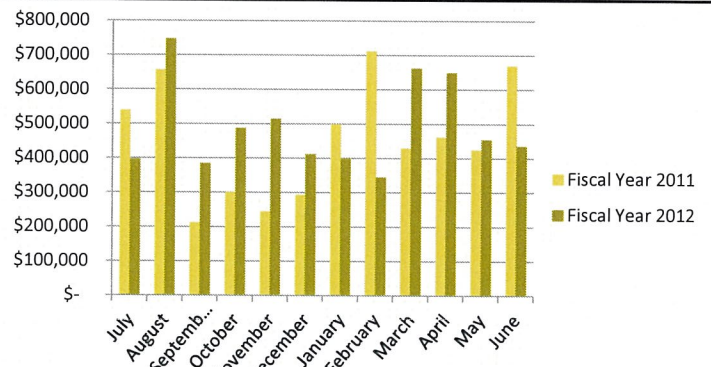
PALM BEACH AVERAGE DOLLAR OF CONDO/CO-OP SALES

Month	(June '10 - May '11) Fiscal Year 2011	(June '11- May '12) Fiscal Year 2012	Difference
July	\$ 797,853	\$ 523,607	\$ (274,245)
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	\$ 587,093	\$ 60,501
June	\$ 804,560	\$ 577,724	\$ (226,837)



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

Month	(June '10 - May '11) Fiscal Year 2011	(June '11- May '12) Fiscal Year 2012	Difference
July	\$ 540,000	\$ 397,500	\$ (142,500)
August	\$ 657,500	\$ 747,500	\$ 90,000
September	\$ 212,500	\$ 385,000	\$ 172,500
October	\$ 301,000	\$ 487,500	\$ 186,500
November	\$ 245,000	\$ 515,000	\$ 270,000
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	\$ 455,000	\$ 30,000
June	\$ 670,000	\$ 436,500	\$ (233,500)



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