

2nd Quarter 2012

THE EVANS REPORT™

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****REVISED (11/17/2012) - SEE 2 HIGHLIGHTED CONDO SALES IN MAY 2012** ALL - PB CONDO/CO-OP SALES 1/1/12 - 6/30/12**

#	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	360 S. Ocean Blvd., #42	Taubman, Judith	Dafer, Inc.	\$ 1,300,000	Jan-12	\$ 450,000	Jan-80	32.0	2,700	\$ 26,544	5.9%	1
2	3250 S. Ocean Blvd., #306N	Mann, Vincent & Annemarie	The Dorchester PB Trust	\$ 450,000	Jan-12	\$ 102,000	Jan-78	34.0	1,748	\$ 10,229	10.0%	2
3	330 S. Ocean Blvd., #3E	Gallagher, John and Cecilia	Martig, Sandra	\$ 1,200,000	Jan-12	\$ 120,000	Jan-77	35.0	1,996	\$ 30,838	25.7%	3
4	3450 S. Ocean Blvd., #426	Shanty, J. & Francis, H.	Greenberg, P. & Chodorow, P.	\$ 135,000	Jan-12	\$ 41,000	Jan-74	38.0	1,292	\$ 2,472	6.0%	4
5	100 Royal Palm Way #1G	Cornacchia, Eilen	Howard G. Minsky Trust	\$ 550,000	Jan-12	\$ 425,000	Dec-95	16.1	2,535	\$ 7,766	1.8%	5
6	100 Worth Ave., #408	Piccinich Holdings, LLC	Page, Michael and Joan	\$ 850,000	Jan-12	\$ 357,000	Jan-99	13.0	1,602	\$ 37,899	10.6%	6
7	200 Bradley Pl., #201	Merszi, Zoltan and Aimee	Alvin Myerberg Trust	\$ 1,035,586	Jan-12	\$ 710,000	Mar-93	18.8	2,335	\$ 17,273	2.4%	7
8	100 Royal Palm Way #3A	Olsen, Darelyn	Polzin, Nancy	\$ 1,900,000	Jan-12	\$ 500,000	May-92	19.7	2,810	\$ 71,130	14.2%	8
9	3474 S. Ocean Blvd., #110	Boyer, Lysane	Laurence Hoffman Trust	\$ 400,000	Jan-12	\$ 153,000	Jan-80	32.0	1,478	\$ 7,713	5.0%	9
10	3440 S. Ocean Blvd., #405N	Karikas, Sofia	Elizabeth Alterman Trust	\$ 380,000	Jan-12	\$ 250,000	Oct-83	28.3	1,886	\$ 4,598	1.8%	10
11	2560 S. Ocean Blvd., #415 (REO)	Stanojev, Zlatibor & Jelena	Citimortgage Inc.	\$ 130,000	Jan-12	\$ 447,900	Sep-07	4.4	1,234	\$ (72,521)	-16.2%	11
12	2565 S. Ocean Blvd., 2110	Immel, Renate & Colgan, Sigrid	Robert & Rosalind Scisco Trust	\$ 87,000	Jan-12	\$ 36,000	Jan-78	34.1	640	\$ 1,497	4.2%	12
13	260 Oleander Ave., #E3	Abrams, Catherine	Packer, Catherine & Dougherty, Anne	\$ 540,000	Jan-12	\$ 625,000	Jul-05	6.5	1,011	\$ (13,063)	-2.1%	13
14	3450 S. Ocean Blvd., #3210	Garzetta, Peter Jr.	Franco, Carol	\$ 160,000	Jan-12	\$ 320,000	Jun-05	6.7	1,008	\$ (23,984)	-7.5%	14
15	3440 S. Ocean Blvd., #708S	Sterman, Raymon S. & Shulamit	Bickel, Peter & Alyssa	\$ 435,000	Jan-12	\$ 650,000	Dec-04	7.2	1,886	\$ (29,987)	-4.6%	15
16	455 Australian Ave., #4H (Co-op)	Meyer, Gregory S.	James J. Sheeran Trust	\$ 215,000	Jan-12	\$ 69,000	Mar-96	15.9	837	\$ 9,175	13.3%	16
17	2295 S. Ocean Blvd., #509 (Co-op)	Sadeghi, Nasser	Carroll, Nonie	\$ 362,000	Jan-12	\$ 265,000	Oct-02	9.3	1,959	\$ 10,466	3.9%	17
18	2784 S. Ocean Blvd. #103E	Asuncion, Frederick	Casey, Timothy John	\$ 295,000	Jan-12	\$ 250,000	Mar-01	10.9	2,021	\$ 4,146	1.7%	18
19	44 Cocoanut Row, #507A	Ohebshalom, Alfred & Shireen	Estate of Connie Greenspan	\$ 200,000	Jan-12	\$ 275,000	Sep-03	8.3	903	\$ (8,993)	-3.3%	19
20	2545 S. Ocean Blvd., #305	Lovell, Ronald L. & Ilse H.	Constance A. Coffin Trust	\$ 150,000	Feb-12	\$ 115,000	Apr-92	19.9	918	\$ 1,762	1.5%	20
21	150 Bradley Pl., #707 (REO)	Terwilliger, John F.	U.S. Bank N.A.	\$ 1,200,000	Feb-12	\$ 478,800	Jun-84	27.7	2,161	\$ 26,025	5.4%	21
22	3475 S. Ocean Blvd. #703 (REO)	Ivanov, Alexander	Federal Home Loan Mortgage Corp.	\$ 255,000	Feb-12	\$ 450,000	Dec-06	5.2	1,395	\$ (37,699)	-8.4%	22
23	44 Cocoanut Row, #420A	Leidesdorf, Tova	Seymore L. Ziv Trust	\$ 1,275,000	Feb-12	\$ 2,500,000	Aug-07	4.6	2,265	\$ (268,382)	-10.7%	23
24	*455 Australian Ave., #4A (Co-op)	Keefe, Dennis	James J. Sheeran Trust	\$ 200,000	Feb-12	N/A	N/A	N/A	837	N/A	N/A	24
25	3030 S. Ocean Blvd., #102 (REO) (Co-op)	Vasile, Robert & Maria	Federal Home Loan Mortgage Corp.	\$ 23,625	Feb-12	\$ 23,900	Aug-10	1.5	575	\$ (183)	-0.8%	25
26	2500 S. Ocean Blvd., #2B1	Fairstead International Limited	Silpe, Greg & Marzena	\$ 1,398,000	Feb-12	\$ 950,000	Jan-04	8.1	2,978	\$ 55,094	5.8%	26
27	2275 S. Ocean Blvd., #103N	Brown, Thor	Epstein, William & Jeannette	\$ 400,000	Feb-12	\$ 240,000	Jan-88	24.1	1,614	\$ 6,627	2.8%	27
28	2730 S. Ocean Blvd., #309 (Co-op)	Bessenroth, Margrit	Malcom Arthur Brill Trust	\$ 63,750	Feb-12	\$ 160,000	Nov-89	22.3	1,225	\$ (4,315)	-2.7%	28
29	3440 S. Ocean Blvd., #105N	Caro, Sylvio & Torjman-Caro, Ruth	Estate of Elaine B. Fox	\$ 290,000	Feb-12	\$ 250,000	Nov-84	27.3	1,886	\$ 1,465	0.6%	29
30	3170 S. Ocean Blvd., #503N	Israel, Robert & Burns, Sarah	Psaty, Bertha & Goldstone, Carol & Holzer, R.	\$ 1,100,000	Feb-12	\$ 850,000	Sep-99	12.5	2,950	\$ 20,064	2.4%	30
31	3400 S. Ocean Blvd., #6B1	Ann Krieger Birns Trust	Arlene Ornsteen Trust	\$ 540,000	Feb-12	\$ 425,500	May-01	10.8	2,119	\$ 10,607	2.5%	31

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32	3475 S. Ocean Blvd., #515	Dukhin, Andrei & Kvyat, Valentina	Seidman, Stephen & Sondra	\$ 205,000	Feb-12	\$ 117,500	Jun-98	13.7	1,395	\$ 6,381	5.4%	32
33	3170 S. Ocean Blvd., #302N	Infusino, David	Chasanoff, Judith S.	\$ 1,075,000	Feb-12	\$ 860,000	Mar-00	12.0	2,950	\$ 17,974	2.1%	33
34	2660 S. Ocean Blvd., #401N	Singer, Robert	Cakebread, Steven M. & Juill	\$ 1,550,000	Mar-12	\$ 1,450,000	Feb-08	4.1	2,137	\$ 24,497	1.7%	34
35	150 Bradley Pl., #1101	Urbon, John P. & Shirley K.	Lewinstein, Stephen	\$ 2,500,000	Mar-12	\$ 822,500	Dec-99	12.3	1,428	\$ 136,306	16.6%	35
36	401 Worth Ave., #301	Wilson, Gregory L.	Pellar, Donald & Marcia	\$ 1,200,000	Mar-12	\$ 400,000	May-96	15.9	2,436	\$ 50,319	12.6%	36
37	120 Sunset Ave. #3D	Anbinder, Stephen & Madeline	Cohen, Ricky B. Stupp	\$ 3,295,000	Mar-12	\$ 1,885,000	Dec-99	12.3	2,564	\$ 115,031	6.1%	37
38	2505 S. Ocean Blvd., #602	Baumler, Manfred	Klein, Ross	\$ 190,000	Mar-12	\$ 205,000	Dec-07	4.3	788	\$ (3,528)	-1.7%	38
39	2100 S. Ocean Blvd., #107N	Friedman, Ronald & Marsha Squires	Langfan, William K.	\$ 590,000	Mar-12	\$ 425,000	Apr-10	1.9	2,385	\$ 86,036	20.2%	39
40	2840 S. Ocean Blvd., #219 (Co-op)	Scott, Michael & Celeste J.	Tsao, Miriam T. Wong	\$ 136,000	Mar-12	\$ 62,000	Apr-97	14.9	935	\$ 4,957	8.0%	40
41	150 Bradley Pl., #611	Brookman, Michael D.	Jacobson, David B.	\$ 700,000	Mar-12	\$ 380,000	May-87	24.9	1,487	\$ 12,841	3.4%	41
42	300 S. Ocean Blvd., #1C (Co-op)	Phyllis K. Rodgers Trust	John Mack Carter Trust	\$ 1,700,000	Mar-12	\$ 1,200,000	Mar-08	4.0	1,801	\$ 124,914	10.4%	42
43	142 Peruvian Ave., #102 & #103	Alegria Real Estate, LLC	Collins, Sheila S.	\$ 625,000	Mar-12	\$ 665,000	May-03	8.8	661	\$ (4,524)	-0.7%	43
44	3230 S. Ocean Blvd., #606	Miles, Michael T. & Sharon	Kropewnicki, Edward & Fern F.	\$ 165,000	Mar-12	\$ 165,000	Aug-02	9.6	1,176	\$ -	0.0%	44
45	3250 S. Ocean Blvd., #307N	Daniel D. Prezebel Trust	Shanik, Belle	\$ 320,000	Mar-12	\$ 170,000	Nov-83	28.4	1,478	\$ 5,291	3.1%	45
46	3450 S. Ocean Blvd., #624 (Co-op)	Broder, Stewart A.	Crowell, Henry F.	\$ 120,000	Mar-12	\$ 52,500	Nov-96	15.4	1,008	\$ 4,392	8.4%	46
47	100 Sunrise Ave., #4070	Zaro, Jerold L.	Anne Klineman Lazere	\$ 700,000	Mar-12	\$ 170,000	Jan-78	34.2	1,612	\$ 15,503	9.1%	47
48	*3230 S. Ocean Blvd., #201	Leon, Enrique, Myrian, Carolina & Andres	Marzocca Trust	\$ 155,000	Mar-12	N/A	N/A	N/A	1,176	N/A	N/A	48
49	2100 S. Ocean Blvd., #206S	Smith, Marvin	Drew, Thayer H. & Hoffstot, Henry	\$ 525,000	Mar-12	\$ 295,000	Dec-97	14.3	2,494	\$ 16,039	5.4%	49
50	200 Bradley Pl., #204	Marcus, William & Traynor, Ronney	L'Ermitage B. Trust	\$ 2,175,000	Mar-12	\$ 552,000	Jun-87	24.8	2,716	\$ 65,321	11.8%	50
51	401 Worth Ave., #302	Wilson, Gregory L.	S. Pat Lehner Trust	\$ 800,000	Mar-12	\$ 275,000	Jan-80	32.2	2,096	\$ 16,311	5.9%	51
52	3170 S. Ocean Blvd., #506S	Giannaris, Theodore & Anthonia	Katz, Sima	\$ 650,000	Apr-12	\$ 650,000	Aug-96	15.7	2,950	\$ -	0.0%	52
53	2778 S. Ocean Blvd., #106N	Parsons, William Roy & Stride, Chad Marty	Grossman, Alice	\$ 310,000	Apr-12	\$ 500,000	Jun-07	4.8	1,780	\$ (39,247)	-7.8%	53
54	3100 S. Ocean Blvd., #106N	Grossman, Alice	Edwards, Bryan & Kathleen	\$ 520,000	Apr-12	\$ 350,000	Oct-11	0.5	2,244	\$ 337,228	96.4%	54
55	3440 S. Ocean Blvd., #501N	Ferland, Pierre & Campeau, Chantal	Hope, William & Sharon C.	\$ 750,000	Apr-12	\$ 365,000	Mar-99	13.1	2,078	\$ 29,399	8.1%	55
56	3390 S. Ocean Blvd., #501	Gross, Gary & Marlene	Brinker, Eric B.	\$ 520,000	Apr-12	\$ 300,000	Apr-98	14.0	2,145	\$ 15,699	5.2%	56
57	130 Sunrise Ave., #411W	Bendetson, Peter	Schlager, Robert A.	\$ 500,000	Apr-12	\$ 425,000	Dec-01	10.3	1,580	\$ 7,248	1.7%	57
58	*100 Worth Ave., #613	Daniel G. McGovern Trust	Tessa Elizabeth Smith-McGovern Trust	\$ 650,000	Apr-12	N/A	N/A	N/A	1,590	N/A	N/A	58
59	101 Worth Ave., #2D	Philip H. Geier Jr. Trust	Morrissey, James F. & Kay M.	\$ 4,970,000	Apr-12	\$ 1,300,000	Dec-92	19.4	4,130	\$ 189,443	14.6%	59
60	400 S. Ocean Blvd., #2150	Vasily, John M. & Medina S.	Waldin, Erik	\$ 1,800,000	Apr-12	\$ 1,750,000	May-06	5.9	1,716	N/A	N/A	60
61	2840 S. Ocean Blvd., #419 (Co-op)	Fabiensky, Juan Claus Dieter	Estate of Arline M. Seligman	\$ 78,000	Apr-12	\$ 70,000	Feb-88	24.2	935	\$ 331	0.5%	61
62	2840 S. Ocean Blvd., #425 (Co-op)	Daigneault, Marie-Berthe	Cassidy, Mark C. & Eileen	\$ 170,000	Apr-12	\$ 164,000	Feb-04	8.2	1,150	\$ 734	0.4%	62
63	2840 S. Ocean Blvd., #413 (Co-op)	Reinstein, Norman	Pinkowitz, Joann Edin	\$ 172,500	Apr-12	\$ 250,000	Oct-06	5.5	1,150	\$ (14,080)	-5.6%	63
64	3140 S. Ocean Blvd., #206N	Tin, Handan	Grace C. Parry Trust	\$ 400,000	Apr-12	\$ 235,000	Apr-10	2.0	2,220	\$ 82,387	35.1%	64
65	3250 S. Ocean Blvd., #104S	Wolpert, Mariane	Zabriskie, Catherine A.	\$ 330,000	Apr-12	\$ 236,610	Jun-10	1.8	1,515	\$ 50,650	21.4%	65
66	2295 S. Ocean Blvd., #508 (Co-op)	Morse, Jerome R.	Murray, Eugene & Armstrong, Helen	\$ 285,000	Apr-12	\$ 391,040	Jun-08	3.8	1,559	\$ (27,646)	-7.1%	66
67	3460 S. Ocean Blvd., #416	Leasure, Frank Daniel & Mary Lou	Palm Venture, LLC	\$ 184,000	Apr-12	\$ 485,000	Jul-07	4.8	1,239	\$ (63,286)	-13.0%	67
68	3450 S. Ocean Blvd., #218	Assal, Sabry & Lourdes	Jarvie, Raymond Marshall & Susan	\$ 170,000	Apr-12	\$ 290,000	Oct-04	7.5	1,293	\$ (15,916)	-5.5%	68
69	3475 S. Ocean Blvd., #214	Newberger, Edwin G.	Robert B. Kolinek Trust	\$ 300,000	Apr-12	\$ 335,000	Sep-03	8.6	1,395	\$ (4,075)	-1.2%	69
70	226 Brazilian Ave., #100	Dashiell, Samuel M. & Leslie V.	Cleckner, Elizabeth M.	\$ 682,500	Apr-12	\$ 355,000	Aug-03	8.7	1,317	\$ 37,685	10.6%	70
71	2600 S. Ocean Blvd., #106	Goldman, Roger A. & Sandra	Thekla Kamber Trust	\$ 240,000	Apr-12	\$ 230,000	Aug-84	27.7	1,495	\$ 361	0.2%	71
72	3100 S. Ocean Blvd., #404N	Jask Properties, LLC	Donaghy, Sarah	\$ 800,000	Apr-12	\$ 1,050,000	Dec-08	3.4	2,244	\$ (74,006)	-7.0%	72
73	3440 S. Ocean Blvd. #202S	Taub, David S. & Linda	Weinberg, Martin	\$ 750,000	Apr-12	\$ 870,000	Feb-08	4.2	2,131	\$ (28,497)	-3.3%	73
74	*100 Worth Ave., #221	DeStefano, Rita	Marion Thoomas Trust	\$ 675,000	Apr-12	N/A	N/A	N/A	1,580	N/A	N/A	74
75	354 Chilean Ave., #6A	Karlson, Michael & King, Jane	Beck, Laura	\$ 677,000	Apr-12	\$ 932,500	Jun-06	5.9	1,193	\$ (43,295)	-4.6%	75
76	429 Australian Ave., #2	429 PB, LLC	Moonie, Clyde W. & Liana M.	\$ 975,000	Apr-12	\$ 265,000	Feb-94	18.2	1,989	\$ 38,911	14.7%	76
77	200 Bradley Pl., #102 (REO)	200 Bradley Place, LLC	Bank of America	\$ 1,000,000	Apr-12	\$ 625,000	Jun-88	23.9	2,515	\$ 15,672	2.5%	77
78	401 Worth Ave., #302	Dorsey R. Gardner Trust	Wilson, Gregory L.	\$ 850,000	Apr-12	\$ 800,000	Mar-12	0.2	2,096	\$ 325,893	40.7%	78

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79	150 Bradley Pl., #408	Smith, Roberta A.	Koeppel, Jean & William W.	\$ 1,500,000	Apr-12	\$ 1,825,000	Jun-04	7.9	1,929	\$ (41,047)	-2.2%	79
80	100 Sunrise Ave., #PH8	Roberts, Calvin W.	Singer, John Stephen	\$ 2,820,000	Apr-12	\$ 364,000	Jan-76	36.3	2,811	\$ 67,707	18.6%	80
81	2500 S. Ocean Blvd., #2C1	Berman, Peter J. & Rochelle L.	Athans, Irene	\$ 1,360,000	Apr-12	\$ 600,000	Jun-10	1.9	2,590	\$ 396,853	66.1%	81
82	2500 S. Ocean Blvd., #3B4	Zimmerman, Michael & Barbara	Smith, Brian & Lawrence	\$ 925,000	Apr-12	\$ 200,000	Jan-78	34.3	2,590	\$ 21,155	10.6%	82
83	2773 S. Ocean Blvd., #308	Spector, Lane I. & Lynn K.	Horwitz, Leon J.	\$ 155,000	Apr-12	\$ 122,000	Jun-90	21.8	1,389	N/A	N/A	83
84	2660 S. Ocean Blvd., #505N	GVG Equity Partners Trust & JBG Equity	Toll, Charles	\$ 590,000	Apr-12	\$ 450,000	May-02	10.0	1,900	\$ 14,031	3.1%	84
85	150 Bradley Pl., #801	Abraham, S. Daniel & Ewa	Baxt, Victor J. & Gussie	\$ 4,500,000	Apr-12	\$ 1,000,000	Sep-94	17.6	2,199	\$ 198,339	19.8%	85
86	3440 S. Ocean Blvd., #305N	Chryst, Dana A.	The Jay Group	\$ 360,000	Apr-12	\$ 275,000	Jan-99	13.3	1,886	\$ 6,411	2.3%	86
87	369 S. Lake Dr., #5D (Co-op)	Slattery, Frank P. & Mary Mollie P.	Park Place, Inc.	\$ 825,000	May-12	\$ 405,000	Apr-97	15.1	1,570	\$ 27,827	6.9%	87
88	2165 Ibis Isle Rd., #15	Whalen, William & Teehan, Kathleen	Lampe, Mary M.	\$ 270,000	May-12	\$ 345,000	Feb-04	8.3	1,168	\$ (9,071)	-2.6%	88
89	170 N. Ocean Blvd., #308	Brock, Kathy L.	FGM Properties, LLC	\$ 600,000	May-12	\$ 205,000	Jan-96	16.3	1,395	\$ 24,170	11.8%	89
90	44 Cocoanut Row, #105B	Cornell, Frances B. & Lauri	Estate of Seymore L. Ziv	\$ 285,000	May-12	\$ 270,000	May-11	1.0	1,196	\$ 14,959	5.5%	90
91	369 S. Lake Dr., #3F (Co-op)	Eyre, William & Katharine	Park Place Inc.	\$ 995,000	May-12	\$ 800,000	Jul-01	10.8	1,655	\$ 17,987	2.2%	91
92	369 S. Lake Dr., #3G (Co-op)	Goldsmith, Timothy R.	Park Place Inc.	\$ 655,000	May-12	\$ 475,000	Jan-98	14.3	1,585	\$ 12,553	2.6%	92
93	400 Chilean Ave., #2	Roberts, T. Williams & Emma R.	Zachary. Robert Sauveur	\$ 600,000	May-12	\$ 181,500	Aug-86	25.8	1,240	\$ 16,217	8.9%	93
94	100 Sunrise Ave., #609	Gerstein, David & Jane Ellen	Estate of Helen Kalton Pappas	\$ 1,310,000	May-12	\$ 179,000	Jan-78	34.4	1,580	\$ 32,922	18.4%	94
95	429 Australian Ave., #11	Kern, R. Franklin III & Kristin S.	Bryant, Barbara	\$ 1,305,000	May-12	\$ 1,450,000	Mar-10	2.2	1,686	\$ (66,824)	-4.6%	95
96	2778 S. Ocean Blvd., #PH5-S	Smith, Brian R. & Lawrence D.	Kwass, Janet D.	\$ 150,000	May-12	\$ 775,000	Feb-06	6.2	1,830	\$ (100,011)	-12.9%	96
97	2275 S. Ocean Blvd., #203N	Katz, Melvin & Lisa	Kaplan Family Trust	\$ 470,000	May-12	\$ 132,500	Jan-94	18.3	1,614	\$ 18,400	13.9%	97
98	2860 S. Ocean Blvd., #405	Patrick W. Segraves Trust	Bergquist, Gunnar & Kay	\$ 475,000	May-12	\$ 120,000	May-94	18.0	1,400	\$ 19,707	16.4%	98
99	2275 S. Ocean Blvd., #305S	Weiss, Andrea Mendes	Lee Kosow Family Trust	\$ 420,000	May-12	\$ 225,000	Mar-11	1.2	1,868	\$ 166,686	74.1%	99
100	2295 S. Ocean Blvd., #202 (Co-op)	Adams, Bibi & Thornber, Philip	Estate of Albert M. Cooper	\$ 220,000	May-12	\$ 125,000	Mar-95	17.2	1,559	\$ 5,529	4.4%	100
101	2100 S. Ocean Blvd., #504S	Gellin, Kirk & Laurie	Estate of Betty S. Yaeger	\$ 1,050,000	May-12	\$ 1,750,000	Nov-07	4.5	3,136	\$ (155,508)	-8.9%	101
102	2778 S. Ocean Blvd., #202S	Curran Realty Trust	Pinto, David & Sarine	\$ 262,000	May-12	\$ 190,000	May-00	12.0	1,830	\$ 5,996	3.2%	102
103	2600 S. Ocean Blvd., #505S	Morell, Chieko N.	Immel, Renate	\$ 450,000	May-12	\$ 430,000	Dec-11	0.4	1,670	\$ 48,026	11.2%	103
104	2780 S. Ocean Blvd., #208	Traiforos, Pierre & Angel	Hardenne, John & Roswitha	\$ 227,500	May-12	\$ 205,000	Mar-04	8.2	1,294	\$ 2,753	1.3%	104
105	2100 S. Ocean Blvd., #105N	Dixon, Donald G. & Karen L.	Bahnken, John R. & Lynn Ann	\$ 1,250,000	May-12	\$ 1,100,000	Dec-04	7.4	3,136	\$ 20,218	1.8%	105
106	2784 S. Ocean Blvd., #403E	Payne, Shelia E.	Von Zelowitz, Irving H. & Birgitta L.	\$ 500,000	May-12	\$ 620,000	Jul-07	4.8	2,021	\$ (24,802)	-4.0%	106
107	2600 S. Ocean Blvd., #501N	Reis, Arthur H. & Marianne	Chieko Morell Revocable Trust	\$ 745,000	May-12	\$ 140,000	Jan-78	34.4	1,976	\$ 17,611	12.6%	107
108	3170 S. Ocean Blvd., #203S	Gisondi, John C. & Murphy, Kathleen M.	Hahn, Lawrence & Ginger	\$ 800,000	May-12	\$ 600,000	Jun-98	13.9	2,950	\$ 14,362	2.4%	108
109	3300 S. Ocean Blvd., #502S	Joan M. McCain Trust	Charles M. Smoler Trust	\$ 830,000	May-12	\$ 500,000	Jul-87	24.9	2,196	\$ 13,279	2.7%	109
110	2000 S. Ocean Blvd., #101S	David W. Glenn Trust Trust Trust Tusr	Brock, Peter & Andrew	\$ 1,400,000	May-12	\$ 700,000	Oct-85	26.6	3,262	\$ 26,316	3.8%	110
111	3450 S. Ocean Blvd., #714	Vitetta, Angela D'Auria	Olin, Michael & Jean Kulpa	\$ 128,000	May-12	\$ 177,500	Jan-04	8.3	1,395	\$ (5,937)	-3.3%	111
112	*2730 S. Ocean Blvd., #506 (Co-op)	Pearlman, Robert	Donald L. Green Trust	\$ 115,000	May-12	N/A	N/A	N/A	740	N/A	N/A	112
113	2778 S. Ocean Blvd., #301S	Zuckerman, Lyle S. & Joyce	Greene, David	\$ 382,500	May-12	\$ 235,000	Dec-85	26.4	1,542	\$ 5,580	2.4%	113
114	2760 S. Ocean Blvd., #217 (Co-op)	Joseph D. McClatchy Jr. Trust	Estate of Victor A. Abbondola	\$ 165,000	May-12	\$ 70,000	Nov-97	N/A	1,150	N/A	N/A	114
115	*3390 S. Ocean Blvd., #505	Carlos Santos Trust & Lucia Santos Trust	Estate of Francis H. Gehman	\$ 315,000	May-12	N/A	N/A	N/A	1,714	N/A	N/A	115
116	184 Bradley Pl., #302	Porges, David L. & Gabriela	Estate of Sylvia Spitzer	\$ 3,100,000	May-12	\$ 232,000	Mar-93	19.2	3,416	\$ 149,524	64.5%	116
117	2275 S. Ocean Blvd., #3T	Cromarty, Peter	Mullin, Robin Carole	\$ 325,000	May-12	\$ 255,000	Dec-80	31.4	1,519	\$ 2,227	0.9%	117
118	2780 S. Ocean Blvd., #507 (REO)	Morin, Davor & Yadranka	Fannie Mae	\$ 76,500	May-12	\$ 230,000	Nov-04	7.5	841	\$ (20,463)	-8.9%	118
119	44 Cocoanut Row, #501B	Schefmeyer, Donald & Karen	Mildred C.L. Gralla Trust	\$ 295,000	May-12	\$ 132,500	Oct-97	14.6	893	\$ 11,136	8.4%	119
120	*2295 S. Ocean Blvd., #506 (Co-op)	Lawton, Jerome	Bernice Kramer Trust	\$ 139,000	May-12	N/A	N/A	N/A	1,038	N/A	N/A	120
121	3100 S. Ocean Blvd., #504S	Lang, Robert & Maxyne	Cardeg Enterprises, Ltd.	\$ 800,000	May-12	\$ 600,000	May-91	21.0	2,244	\$ 9,516	1.6%	121
122	*300 S. Ocean Blvd., #2E (Co-op)	Leo Koenig, Inc.	300 South Ocean Boulevard Apartments, Inc.	\$ 282,500	May-12	N/A	N/A	N/A	1,367	N/A	N/A	122
123	3360 S. Ocean Blvd., #2FI	Tadross, Naeim D. & Hoda	Spatz, Wendy	\$ 630,000	May-12	\$ 208,500	Aug-08	3.8	2,119	\$ 112,379	53.9%	123
124	3440 S. Ocean Blvd., #404N	West End Group, LLC	Kenneth M. Herman Trust	\$ 400,000	May-12	\$ 335,000	May-97	15.0	2,078	\$ 4,330	1.3%	124
125	150 Bradley Pl., #403	Desnick, Julie Herzig	Rapaporte, Renee	\$ 605,000	May-12	\$ 625,000	Oct-00	11.6	1,522	\$ (1,726)	-0.3%	125

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126	2660 S. Ocean Blvd., #603W	Meier, Thomas J. & Suan R.	Fred Perlman Trust	\$ 950,000	May-12	\$ 173,500	Jan-79	33.4	2,918	\$ 23,281	13.4%	126
127	300 S. Ocean Blvd., #2H (Co-op)	John Mack Carter & Sharlyn R. Carter	South Ocean Boulevard Apartments, Inc.	\$ 425,000	May-12	\$ 75,000	Apr-97	15.1	1,367	\$ 23,189	30.9%	127
128	3440 S. Ocean Blvd., #306N*	Khajehnouri Trust	Navabha Trust & Khajehnouri Trust	\$ 325,000	May-12	\$ 350,000	Mar-09	3.2	1,458	\$ (7,887)	-2.3%	128
129	2784 S. Ocean Blvd., #301E	Martinez, David & Martinez, Karella Carbonell	CGEL Associates, LLP	\$ 410,000	May-12	\$ 228,200	Apr-93	19.1	2,021	\$ 9,520	4.2%	129
130	2784 S. Ocean Blvd., #101E	Kagan, Peter R.	Cole, Richard A. & Shulman, Carolyn Menell	\$ 250,000	May-12	\$ 155,000	Jan-79	33.4	2,021	\$ 2,848	1.8%	130
131	2335 S. Ocean Blvd., #3A	Snow, Raymond W. & Christine F.	Goldfein, Laurence & Susan	\$ 695,000	May-12	\$ 525,000	Mar-01	11.2	2,810	\$ 15,212	2.9%	131
132	130 Sunrise Ave., #509	Indurksy, Arthur	Isen, Harold & Carol	\$ 625,000	May-12	\$ 480,000	Aug-01	10.8	1,673	\$ 13,481	2.8%	132
133	130 Sunrise Ave., #208	Lateiner, L.W.	Gordon, Stephen F. & Esther	\$ 585,000	May-12	\$ 625,000	May-10	2.0	1,580	\$ (19,973)	-3.2%	133
134	2500 S. Ocean Blvd., #3A5	Irving Ludmer Palm Beach Trust	E. Gabriel Perle Trust	\$ 875,000	May-12	\$ 550,000	Feb-99	13.3	2,590	\$ 24,519	4.5%	134
135	2660 S. Ocean Blvd., #603S	Khalife, Grace	Robert S. Cohen Trust	\$ 455,000	May-12	\$ 400,000	Nov-08	3.5	2,606	\$ 15,720	3.9%	135
136	44 Cocconut Row, #314B	Reidy, James & Jehle, Patricia	Estate of Alan Ira Frank	\$ 265,000	May-12	\$ 185,000	Feb-84	28.3	913	\$ 2,830	1.5%	136
137	3390 S. Ocean Blvd., #404	Coats, Lonnel & Rachelle M.	Siegel, Victor	\$ 455,000	May-12	\$ 350,000	Jul-87	24.9	2,145	\$ 4,225	1.2%	137
138	3300 S. Ocean Blvd., #406	Salvadore, Richard T.	Roth, Howard	\$ 235,000	May-12	\$ 265,000	Mar-89	23.2	1,436	\$ (1,294)	-0.5%	138
139	*2274 S. Ocean Blvd., #709 (Co-op)	Kaufman, John L. & Laura M.	Blanche G. Canter	\$ 200,000	May-12	N/A	N/A	N/A	1,294	N/A	N/A	139
140	*100 Worth Ave., #511	Dooley, David & Moira S.	Fisher, John H & Gottesman, Merrill F.	\$ 1,100,000	May-12	N/A	N/A	N/A	1,590	N/A	N/A	140
141	2 N. Breakers Row, #PH3N	Zuckerberg, Roy J.	Marden, Charlotte M.	\$ 9,850,000	May-12	\$ 7,890,789	Jan-06	6.3	4,164	\$ 309,305	3.9%	141
142	2 N. Breakers Row, #43N	Marden, Charlotte M.	Zuckerberg, Roy J. & Barbara	\$ 4,000,000	May-12	\$ 3,650,000	Aug-99	12.8	2,639	\$ 27,432	0.8%	142
143	3460 S. Ocean Blvd., #616	South Ocean Boulevard Trust	Vagianos, John & Crisanna	\$ 202,500	Jun-12	\$ 227,000	Aug-09	2.9	1,239	\$ (8,500)	-3.7%	143
144	44 Cocconut Row, #113B	Finnegan, Dorothy Conte	Lowenthal, Steven J. & Linda R.	\$ 720,000	Jun-12	\$ 785,000	Feb-08	4.3	1,215	\$ (14,997)	-1.9%	144
145	44 Cocconut Row, #323B	Amster, Howard	Bauer, Josef A.	\$ 194,500	Jun-12	\$ 275,000	Sep-10	1.8	992	\$ (45,982)	-16.7%	145
146	3230 S. Ocean Blvd., #501A	Cherubin, Carlos & Rossana	Grotschel, Frank W. & Dorothy	\$ 190,000	Jun-12	\$ 135,000	Jan-08	4.4	1,176	\$ 12,446	9.2%	146
147	400 S. Ocean Blvd., #219	Rao, Arjun B. & Geeta N.	Thorndike, John & Suzanne	\$ 1,325,000	Jun-12	\$ 1,100,000	Feb-10	2.3	1,716	\$ 96,504	8.8%	147
148	2760 S. Ocean Blvd., #211 (Co-op)	Joy M. Blanco Trust	Hershovitz, Craig	\$ 118,500	Jun-12	\$ 175,000	May-05	7.1	850	\$ (7,969)	-4.6%	148
149	3400 S. Ocean Blvd., #1H11	Patrick W. Segraves Trust	Freedman Living Trust & Elaine Freedman Trust	\$ 225,000	Jun-12	\$ 165,000	Jun-81	31.0	2,119	\$ 1,934	1.2%	149
150	2773 S. Ocean Blvd., #101	Heben, Bette D.	Marell Trust	\$ 220,000	Jun-12	\$ 168,000	Nov-86	25.6	1,389	\$ 2,031	1.2%	150
151	3360 S. Ocean Blvd., #3BI	Tucker, William & Laura	Higgins, Cornelius & Patricia	\$ 737,500	Jun-12	\$ 400,000	May-02	10.1	2,119	\$ 33,439	8.4%	151
152	3450 S. Ocean Blvd., #620	Moran, John E. & Kathryn A.	Toapanes, Francisco & Estela	\$ 125,000	Jun-12	\$ 74,000	Dec-00	11.5	1,008	\$ 4,432	6.0%	152
153	130 Sunrise Ave., #6140	Hall, David M. & Suzanne Charnas	Neustadter, Dorothy	\$ 360,000	Jun-12	\$ 322,000	Jan-85	27.4	1,580	\$ 1,385	0.4%	153
154	250 Bradley Pl., #406	Guidi, Claudio A.	Lontz, Carolyn M.	\$ 470,000	Jun-12	\$ 365,000	Apr-03	9.2	1,220	\$ 11,444	3.1%	154
155	3450 S. Ocean Blvd., #503	Rofaiel, Rafat & Maria	Narutowicz, James A. Sr. & Mary P.	\$ 256,100	Jun-12	\$ 340,000	May-07	5.1	1,548	\$ (16,482)	-4.8%	155
156	3400 S. Ocean Blvd., #4BI	Greenstone, Michael F. & Amy R.	Tanenbaum, Joseph & Bernice	\$ 500,000	Jun-12	\$ 442,500	Jan-02	10.4	2,119	\$ 5,517	1.2%	156
157	184 Bradley Pl., #202	Berkowitz, Howard & Judith	Robert S. Puder Trust & Margery N. Puder Trust	\$ 2,800,000	Jun-12	\$ 1,102,500	Feb-87	25.3	3,416	\$ 66,968	6.1%	157
158	150 Bradley Pl., #507	Barness, Caren	Himmel, Michael & Eileen	\$ 1,550,000	Jun-12	\$ 3,325,000	Apr-06	6.2	2,161	\$ (287,561)	-8.6%	158
159	170 N. Ocean Blvd., #205	Chao, Li	Murphy, Terrence A.	\$ 375,000	Jun-12	\$ 175,000	Dec-84	27.5	868	\$ 7,268	4.2%	159
160	130 Sunrise Blvd., #602	Freiman Trust & Ziprkowski Trust	Schilder, Joan B.	\$ 600,000	Jun-12	\$ 387,500	Apr-92	20.2	1,580	\$ 10,530	2.7%	160
161	2840 S. Ocean Blvd., #207 (Co-op)	Pucci, Bruno	Royal Saxon Inc.	\$ 90,000	Jun-12	\$ 56,500	Nov-92	19.6	935	\$ 1,710	3.0%	161
162	2784 S. Ocean Blvd., #504S	Trestan Sunshine Trust	Miller, Susan	\$ 457,000	Jun-12	\$ 285,000	Mar-09	3.3	1,591	\$ 52,845	18.5%	162
163	2784 S. Ocean Blvd., #305S	Evans, Douglas & Bauer, Mikolaj	Carpendale, Howard	\$ 250,000	Jun-12	\$ 505,000	Sep-05	6.8	1,715	\$ (37,759)	-7.5%	163
164	2155 Ibis Isle Rd., #16	Goldstein, Joel	Koslowsky, Renata	\$ 425,000	Jun-12	\$ 335,000	Mar-98	14.3	1,949	\$ 6,310	1.9%	164
165	2660 S. Ocean Blvd., #402N	402 N. Beach Point, LLP	Klein, Michael & Brenda	\$ 475,000	Jun-12	\$ 725,000	Oct-06	5.7	1,900	\$ (44,082)	-6.1%	165
166	2100 S. Ocean Blvd., #207S	Mad Colt Holdings, Inc.	R. Perry Management Ltd.	\$ 650,000	Jun-12	\$ 725,000	Dec-00	11.5	2,385	\$ (6,518)	-0.9%	166
167	*455 Worth Ave., #101 (Co-op)	Berrigan, Denise M.	The 455 Worth Avenue Corp.	\$ 295,000	Jun-12	N/A	N/A	N/A	672	N/A	N/A	167
168	3440 S. Ocean Blvd., #303S	Greenhalgh, Terry L.	Michael Baher Properties, Inc.	\$ 485,000	Jun-12	\$ 525,000	Feb-10	2.3	2,131	\$ (17,156)	-3.3%	168
169	2100 S. Ocean Blvd., #301N	Credit Shelter Trust	Helen R. Stein Trust	\$ 1,553,500	Jun-12	\$ 1,350,000	Dec-98	13.5	3,107	\$ 15,063	1.1%	169
170	354 Chilean Ave., #4E	Bader, Harold B.	Guidi, Caludio A.	\$ 448,000	Jun-12	\$ 380,000	Oct-10	1.7	782	\$ 40,755	10.7%	170
171	*44 Cocconut Row, #510B & 511B	Lowenthal, Steven J. & Linda R.	Chasanoff, Claire	\$ 1,200,000	Jun-12	N/A	N/A	N/A	1,615	N/A	N/A	171
172	2100 S. Ocean Blvd., #101S	Daigneault, Marie-Berthe	Marlene Rubin Trust	\$ 1,300,000	Jun-12	\$ 2,000,000	Feb-02	10.3	3,107	\$ (67,718)	-3.4%	172

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173	2560 S. Ocean Blvd., #302 (REO)	Lee, Ronald & Susan	Fannie Mae	\$ 160,000	Jun-12	\$ 412,500	Jul-11	0.9	1,234	\$ (274,293)	-66.5%	173
174	3140 S. Ocean Blvd., #207N	Finkelstein Family Trust	Annette Siegal Trust	\$ 480,000	Jun-12	\$ 425,000	Apr-99	13.2	2,533	\$ 4,174	1.0%	174
175	*2850 S. Ocean Blvd., #214 (Co-op)	Graiziger, Robert A. & Stacey L.	Palm Worth Inc.	\$ 310,000	Jun-12	N/A	N/A	N/A	1,722	N/A	N/A	175
176	3450 S. Ocean Blvd., #421	Haber, Carl & Suzanne	Warshaw, Isadore	\$ 95,000	Jun-12	\$ 105,000	Apr-85	27.2	1,008	\$ (368)	-0.4%	176
	*Not Included in % Annual Increase/(Decrease Calculation)											
			2012 2Q Cumulative Summary - PB Condo/Co-Op Sales (ALL)									
			# of PB Condo/Co-Op Sales (ALL)	176								
			PB Condo/Co-Op Sales - ALL (Total \$)	\$ 133,060,561								
			Average Current Sales Price	\$ 756,026								
			Median Current Sales Price	\$ 472,500								
			Average Yrs. Between Sales	14.17								
			% Annual Increase/(Decrease)	3.0%								
			2012 1Q ONLY Summary - PB Condo/Co-Op Sales (ALL)									
			# of PB Condo/Co-Op Sales (ALL)	51								
			PB Condo/Co-Op Sales - ALL (Total \$)	\$ 36,245,961								
			Average Current Sales Price	\$ 710,705								
			Median Current Sales Price	\$ 450,000								
			Average Yrs. Between Sales	16.78								
			% Annual Increase/(Decrease)	3.6%								
			2012 2Q ONLY Summary - PB Condo/Co-Op Sales (ALL)									
			# of PB Condo/Co-Op Sales (ALL)	125								
			PB Home Sales - ALL (Total \$)	\$ 96,814,600								
			Average Current Sales Price	\$ 774,517								
			Median Current Sales Price	\$ 475,000								
			Average Yrs. Between Sales	13.04								
			% Annual Increase/(Decrease)	2.8%								

2nd Quarter 2012

THE EVANS REPORT™

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****REVISED (11/17/2012) - SEE 2 HIGHLIGHTED CONDO SALES IN MAY 2012** NORTH - PB CONDO/CO-OP SALES 1/1/12 - 6/30/12**

	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	360 S. Ocean Blvd., #42	Taubman, Judith	Dafer, Inc.	\$ 1,300,000	Jan-12	\$ 450,000	Jan-80	32.0	2,700	\$ 26,544	5.9%	1
2	330 S. Ocean Blvd., #3E	Gallagher, John and Cecilia	Martig, Sandra	\$ 1,200,000	Jan-12	\$ 120,000	Jan-77	35.0	1,996	\$ 30,838	25.7%	2
3	100 Royal Palm Way #1G	Cornacchia, Eilen	Howard G. Minsky Trust	\$ 550,000	Jan-12	\$ 425,000	Dec-95	16.1	2,535	\$ 7,766	1.8%	3
4	100 Worth Ave., #408	Piccinich Holdings, LLC	Page, Michael and Joan	\$ 850,000	Jan-12	\$ 357,000	Jan-99	13.0	1,602	\$ 37,899	10.6%	4
5	200 Bradley Pl., #201	Merszi, Zoltan and Aimee	Alvin Myerberg Trust	\$ 1,035,586	Jan-12	\$ 710,000	Mar-93	18.8	2,335	\$ 17,273	2.4%	5
6	100 Royal Palm Way #3A	Olsen, Darelyn	Polzin, Nancy	\$ 1,900,000	Jan-12	\$ 500,000	May-92	19.7	2,810	\$ 71,130	14.2%	6
7	260 Oleander Ave., #E3	Abrams, Catherine	Packer, Catherine & Dougherty, Anne	\$ 540,000	Jan-12	\$ 625,000	Jul-05	6.5	1,011	\$ (13,063)	-2.1%	7
8	455 Australian Ave., #4H (Co-op)	Meyer, Gregory S.	James J. Sheeran Trust	\$ 215,000	Jan-12	\$ 69,000	Mar-96	15.9	837	\$ 9,175	13.3%	8
9	44 Coconut Row, #507A	Ohebshalom, Alfred & Shireen	Estate of Connie Greenspan	\$ 200,000	Jan-12	\$ 275,000	Sep-03	8.3	903	\$ (8,993)	-3.3%	9
10	150 Bradley Pl., #707 (REO)	Terwilliger, John F.	U.S. Bank N.A.	\$ 1,200,000	Feb-12	\$ 478,800	Jun-84	27.7	2,161	\$ 26,025	5.4%	10
11	44 Coconut Row, #420A	Leidesdorf, Tova	Seymore L. Ziv Trust	\$ 1,275,000	Feb-12	\$ 2,500,000	Aug-07	4.6	2,265	\$ (268,382)	-10.7%	11
12	*455 Australian Ave., #4A (Co-op)	Keefe, Dennis	James J. Sheeran Trust	\$ 200,000	Feb-12	N/A	N/A	N/A	837	N/A	N/A	12
13	150 Bradley Pl., #1101	Urbon, John P. & Shirley K.	Lewinstein, Stephen	\$ 2,500,000	Mar-12	\$ 822,500	Dec-99	12.3	1,428	\$ 136,306	16.6%	13
14	401 Worth Ave., #301	Wilson, Gregory L.	Pellar, Donald & Marcia	\$ 1,200,000	Mar-12	\$ 400,000	May-96	15.9	2,436	\$ 50,319	12.6%	14
15	120 Sunset Ave. #3D	Anbinder, Stephen & Madeline	Cohen, Ricky B. Stupp	\$ 3,295,000	Mar-12	\$ 1,885,000	Dec-99	12.3	2,564	\$ 115,031	6.1%	15
16	150 Bradley Pl., #611	Brookman, Michael D.	Jacobson, David B.	\$ 700,000	Mar-12	\$ 380,000	May-87	24.9	1,487	\$ 12,841	3.4%	16
17	300 S. Ocean Blvd., #1C (Co-op)	Phyllis K. Rodgers Trust	John Mack Carter Trust	\$ 1,700,000	Mar-12	\$ 1,200,000	Mar-08	4.0	1,801	\$ 124,914	10.4%	17
18	142 Peruvian Ave., #102 & #103	Alegria Real Estate, LLC	Collins, Sheila S.	\$ 625,000	Mar-12	\$ 665,000	May-03	8.8	661	\$ (4,524)	-0.7%	18
19	100 Sunrise Ave., #4070	Zaro, Jerold L.	Anne Klineman Lazere	\$ 700,000	Mar-12	\$ 170,000	Jan-78	34.2	1,612	\$ 15,503	9.1%	19
20	200 Bradley Pl., #204	Marcus, William & Traynor, Ronney	L'Ermitage B. Trust	\$ 2,175,000	Mar-12	\$ 552,000	Jun-87	24.8	2,716	\$ 65,321	11.8%	20
21	401 Worth Ave., #302	Wilson, Gregory L.	S. Pat Lehner Trust	\$ 800,000	Mar-12	\$ 275,000	Jan-80	32.2	2,096	\$ 16,311	5.9%	21
22	130 Sunrise Ave., #411W	Bendetson, Peter	Schlager, Robert A.	\$ 500,000	Apr-12	\$ 425,000	Dec-01	10.3	1,580	\$ 7,248	1.7%	22
23	*100 Worth Ave., #613	Daniel G. McGovern Trust	Tessa Elizabeth Smith-McGovern Trust	\$ 650,000	Apr-12	N/A	N/A	N/A	1,590	N/A	N/A	23
24	101 Worth Ave., #2D	Philip H. Geier Jr. Trust	Morrissey, James F. & Kay M.	\$ 4,970,000	Apr-12	\$ 1,300,000	Dec-92	19.4	4,130	\$ 189,443	14.6%	24
25	400 S. Ocean Blvd., #2150	Vasily, John M. & Medina S.	Waldin, Erik	\$ 1,800,000	Apr-12	\$ 1,750,000	May-06	5.9	1,716	N/A	N/A	25
26	226 Brazilian Ave., #100	Dashiell, Samuel M. & Leslie V.	Cleckner, Elizabeth M.	\$ 682,500	Apr-12	\$ 355,000	Aug-03	8.7	1,317	\$ 37,685	10.6%	26
27	*100 Worth Ave., #221	DeStefano, Rita	Marion Thoomas Trust	\$ 675,000	Apr-12	N/A	N/A	N/A	1,580	N/A	N/A	27
28	354 Chilean Ave., #6A	Karlson, Michael & King, Jane	Beck, Laura	\$ 677,000	Apr-12	\$ 932,500	Jun-06	5.9	1,193	\$ (43,295)	-4.6%	28
29	429 Australian Ave., #2	429 PB, LLC	Moonie, Clyde W. & Liana M.	\$ 975,000	Apr-12	\$ 265,000	Feb-94	18.2	1,989	\$ 38,911	14.7%	29
30	200 Bradley Pl., #102 (REO)	200 Bradley Place, LLC	Bank of America	\$ 1,000,000	Apr-12	\$ 625,000	Jun-88	23.9	2,515	\$ 15,672	2.5%	30
31	401 Worth Ave., #302	Dorsey R. Gardner Trust	Wilson, Gregory L.	\$ 850,000	Apr-12	\$ 800,000	Mar-12	0.2	2,096	\$ 325,893	40.7%	31
32	150 Bradley Pl., #408	Smith, Roberta A.	Koeppel, Jean & William W.	\$ 1,500,000	Apr-12	\$ 1,825,000	Jun-04	7.9	1,929	\$ (41,047)	-2.2%	32
33	100 Sunrise Ave., #PH8	Roberts, Calvin W.	Singer, John Stephen	\$ 2,820,000	Apr-12	\$ 364,000	Jan-76	36.3	2,811	\$ 67,707	18.6%	33
34	150 Bradley Pl., #801	Abraham, S. Daniel & Ewa	Baxt, Victor J. & Gussie	\$ 4,500,000	Apr-12	\$ 1,000,000	Sep-94	17.6	2,199	\$ 198,339	19.8%	34
35	369 S. Lake Dr., #5D (Co-op)	Slattery, Frank P. & Mary Mollie P.	Park Place, Inc.	\$ 825,000	May-12	\$ 405,000	Apr-97	15.1	1,570	\$ 27,827	6.9%	35
36	170 N. Ocean Blvd., #308	Brock, Kathy L.	FGM Properties, LLC	\$ 600,000	May-12	\$ 205,000	Jan-96	16.3	1,395	\$ 24,170	11.8%	36
37	44 Coconut Row, #105B	Cornell, Frances B. & Lauri	Estate of Seymore L. Ziv	\$ 285,000	May-12	\$ 270,000	May-11	1.0	1,196	\$ 14,959	5.5%	37

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38	369 S. Lake Dr., #3F (Co-op)	Eyre, William & Katharine	Park Place Inc.	\$ 995,000	May-12	\$ 800,000	Jul-01	10.8	1,655	\$ 17,987	2.2%	38
39	369 S. Lake Dr., #3G (Co-op)	Goldsmith, Timothy R.	Park Place Inc.	\$ 655,000	May-12	\$ 475,000	Jan-98	14.3	1,585	\$ 12,553	2.6%	39
40	400 Chilean Ave., #2	Roberts, T. Williams & Emma R.	Zachary. Robert Sauveur	\$ 600,000	May-12	\$ 181,500	Aug-86	25.8	1,240	\$ 16,217	8.9%	40
41	100 Sunrise Ave., #609	Gerstein, David & Jane Ellen	Estate of Helen Kalton Pappas	\$ 1,310,000	May-12	\$ 179,000	Jan-78	34.4	1,580	\$ 32,922	18.4%	41
42	429 Australian Ave., #11	Kern, R. Franklin III & Kristin S.	Bryant, Barbara	\$ 1,305,000	May-12	\$ 1,450,000	Mar-10	2.2	1,686	\$ (66,824)	-4.6%	42
43	184 Bradley Pl., #302	Porges, David L. & Gabriela	Estate of Sylvia Spitzer	\$ 3,100,000	May-12	\$ 232,000	Mar-93	19.2	3,416	\$ 149,524	64.5%	43
44	44 Coconut Row, #501B	Schefmeyer, Donald & Karen	Mildred C.L. Gralla Trust	\$ 295,000	May-12	\$ 132,500	Oct-97	14.6	893	\$ 11,136	8.4%	44
45	*300 S. Ocean Blvd., #2E (Co-op)	Leo Koenig, Inc.	300 South Ocean Boulevard Apartments, Inc.	\$ 282,500	May-12	N/A	N/A	N/A	1,367	N/A	N/A	45
46	150 Bradley Pl., #403	Desnick, Julie Herzig	Rapaporte, Renee	\$ 605,000	May-12	\$ 625,000	Oct-00	11.6	1,522	\$ (1,726)	-0.3%	46
47	300 S. Ocean Blvd., #2H (Co-op)	John Mack Carter & Sharlyn R. Carter	South Ocean Boulevard Apartments, Inc.	\$ 425,000	May-12	\$ 75,000	Apr-97	15.1	1,367	\$ 23,189	30.9%	47
48	130 Sunrise Ave., #509	Indurksy, Arthur	Isen, Harold & Carol	\$ 625,000	May-12	\$ 480,000	Aug-01	10.8	1,673	\$ 13,481	2.8%	48
49	130 Sunrise Ave., #208	Lateiner, L.W.	Gordon, Stephen F. & Esther	\$ 585,000	May-12	\$ 625,000	May-10	2.0	1,580	\$ (19,973)	-3.2%	49
50	44 Coconut Row, #314B	Reidy, James & Jehle, Patricia	Estate of Alan Ira Frank	\$ 265,000	May-12	\$ 185,000	Feb-84	28.3	913	\$ 2,830	1.5%	50
51	*100 Worth Ave., #511	Dooley, David & Moira S.	Fisher, John H & Gottesman, Merrill F.	\$ 1,100,000	May-12	N/A	N/A	N/A	1,590	N/A	N/A	51
52	2 N. Breakers Row, #PH3N	Zuckerberg, Roy J.	Marden, Charlotte M.	\$ 9,850,000	May-12	\$ 7,890,789	Jan-06	6.3	4,164	\$ 309,305	3.9%	52
53	2 N. Breakers Row, #43N	Marden, Charlotte M.	Zuckerberg, Roy J. & Barbara	\$ 4,000,000	May-12	\$ 3,650,000	Aug-99	12.8	2,639	\$ 27,432	0.8%	53
54	44 Coconut Row, #113B	Finnegan, Dorothy Conte	Lowenthal, Steven J. & Linda R.	\$ 720,000	Jun-12	\$ 785,000	Feb-08	4.3	1,215	\$ (14,997)	-1.9%	54
55	44 Coconut Row, #323B	Amster, Howard	Bauer, Josef A.	\$ 194,500	Jun-12	\$ 275,000	Sep-10	1.8	992	\$ (45,982)	-16.7%	55
56	400 S. Ocean Blvd., #219	Rao, Arjun B. & Geeta N.	Thorndike, John & Suzanne	\$ 1,325,000	Jun-12	\$ 1,100,000	Feb-10	2.3	1,716	\$ 96,504	8.8%	56
57	130 Sunrise Ave., #6140	Hall, David M. & Suzanne Charnas	Neustadter, Dorothy	\$ 360,000	Jun-12	\$ 322,000	Jan-85	27.4	1,580	\$ 1,385	0.4%	57
58	250 Bradley Pl., #406	Guidi, Claudio A.	Lontz, Carolyn M.	\$ 470,000	Jun-12	\$ 365,000	Apr-03	9.2	1,220	\$ 11,444	3.1%	58
59	184 Bradley Pl., #202	Berkowitz, Howard & Judith	Robert S. Puder Trust & Margery N. Puder Trust	\$ 2,800,000	Jun-12	\$ 1,102,500	Feb-87	25.3	3,416	\$ 66,968	6.1%	59
60	150 Bradley Pl., #507	Barness, Caren	Himmel, Michael & Eileen	\$ 1,550,000	Jun-12	\$ 3,325,000	Apr-06	6.2	2,161	\$ (287,561)	-8.6%	60
61	170 N. Ocean Blvd., #205	Chao, Li	Murphy, Terrence A.	\$ 375,000	Jun-12	\$ 175,000	Dec-84	27.5	868	\$ 7,268	4.2%	61
62	130 Sunrise Blvd., #602	Freiman Trust & Ziprkowski Trust	Schilder, Joan B.	\$ 600,000	Jun-12	\$ 387,500	Apr-92	20.2	1,580	\$ 10,530	2.7%	62
63	*455 Worth Ave., #101 (Co-op)	Berrigan, Denise M.	The 455 Worth Avenue Corp.	\$ 295,000	Jun-12	N/A	N/A	N/A	672	N/A	N/A	63
64	354 Chilean Ave., #4E	Bader, Harold B.	Guidi, Caludio A.	\$ 448,000	Jun-12	\$ 380,000	Oct-10	1.7	782	\$ 40,755	10.7%	64
65	*44 Coconut Row, #510B & 511B	Lowenthal, Steven J. & Linda R.	Chasanoff, Claire	\$ 1,200,000	Jun-12	N/A	N/A	N/A	1,615	N/A	N/A	65
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 2Q Cumulative Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North)				65								
PB Condo/Co-Op Sales - North (Total \$)				\$ 83,805,086								
Average Current Sales Price				\$ 1,289,309								
Median Current Sales Price				\$ 800,000								
Average Yrs. Between Sales				15.31								
% Annual Increase/(Decrease)				4.1%								
2012 1Q ONLY Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North)				21								
PB Condo/Co-Op Sales - North (Total \$)				\$ 24,160,586								
Average Current Sales Price				\$ 1,150,504								
Median Current Sales Price				\$ 1,035,586								
Average Yrs. Between Sales				18.36								
% Annual Increase/(Decrease)				4.8%								
2012 2Q ONLY Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North)				44								
PB Condo/Co-Op Sales - North (Total \$)				\$ 59,644,500								
Average Current Sales Price				\$ 1,355,557								
Median Current Sales Price				\$ 679,750								
Average Yrs. Between Sales				13.71								
% Annual Increase/(Decrease)				4.0%								

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AND ASSOCIATES, P.A.
- Counselors at Law -

SOUTH - PB CONDO/CO-OP SALES 1/1/12 - 6/30/12

	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	3250 S. Ocean Blvd., #306N	Mann, Vincent & Annemarie	The Dorchester PB Trust	\$ 450,000	Jan-12	\$ 102,000	Jan-78	34.0	1,748	\$ 10,229	10.0%	1
2	3450 S. Ocean Blvd., #426	Shanty, J. & Francis, H.	Greenberg, P. & Chodorow, P.	\$ 135,000	Jan-12	\$ 41,000	Jan-74	38.0	1,292	\$ 2,472	6.0%	2
3	3474 S. Ocean Blvd., #110	Boyer, Lysane	Laurence Hoffman Trust	\$ 400,000	Jan-12	\$ 153,000	Jan-80	32.0	1,478	\$ 7,713	5.0%	3
4	3440 S. Ocean Blvd., #405N	Karikas, Sofia	Elizabeth Alterman Trust	\$ 380,000	Jan-12	\$ 250,000	Oct-83	28.3	1,886	\$ 4,598	1.8%	4
5	2560 S. Ocean Blvd., #415 (REO)	Stanojev, Zlatibor & Jelena	Citimortgage Inc.	\$ 130,000	Jan-12	\$ 447,900	Sep-07	4.4	1,234	\$ (72,521)	-16.2%	5
6	2565 S. Ocean Blvd., 2110	Immel, Renate & Colgan, Sigrid	Robert & Rosalind Scisco Trust	\$ 87,000	Jan-12	\$ 36,000	Jan-78	34.1	640	\$ 1,497	4.2%	6
7	3450 S. Ocean Blvd., #3210	Garzetta, Peter Jr.	Franco, Carol	\$ 160,000	Jan-12	\$ 320,000	Jun-05	6.7	1,008	\$ (23,984)	-7.5%	7
8	3440 S. Ocean Blvd., #708S	Sterman, Raymon S. & Shulamit	Bickel, Peter & Alyssa	\$ 435,000	Jan-12	\$ 650,000	Dec-04	7.2	1,886	\$ (29,987)	-4.6%	8
9	2295 S. Ocean Blvd., #509 (Co-op)	Sadeghi, Nasser	Carroll, Nonie	\$ 362,000	Jan-12	\$ 265,000	Oct-02	9.3	1,959	\$ 10,466	3.9%	9
10	2784 S. Ocean Blvd. #103E	Asuncion, Frederick	Casey, Timothy John	\$ 295,000	Jan-12	\$ 250,000	Mar-01	10.9	2,021	\$ 4,146	1.7%	10
11	2545 S. Ocean Blvd., #305	Lovell, Ronald L. & Ilse H.	Constance A. Coffin Trust	\$ 150,000	Feb-12	\$ 115,000	Apr-92	19.9	918	\$ 1,762	1.5%	11
12	3475 S. Ocean Blvd. #703 (REO)	Ivanov, Alexander	Federal Home Loan Mortgage Corp.	\$ 255,000	Feb-12	\$ 450,000	Dec-06	5.2	1,395	\$ (37,699)	-8.4%	12
13	3030 S. Ocean Blvd., #102 (REO) (Co-op)	Vasile, Robert & Maria	Federal Home Loan Mortgage Corp.	\$ 23,625	Feb-12	\$ 23,900	Aug-10	1.5	575	\$ (183)	-0.8%	13
14	2500 S. Ocean Blvd., #2B1	Fairstead International Limited	Silpe, Greg & Marzena	\$ 1,398,000	Feb-12	\$ 950,000	Jan-04	8.1	2,978	\$ 55,094	5.8%	14
15	2275 S. Ocean Blvd., #103N	Brown, Thor	Spstein, William & Jeannette	\$ 400,000	Feb-12	\$ 240,000	Jan-88	24.1	1,614	\$ 6,627	2.8%	15
16	2730 S. Ocean Blvd., #309 (Co-op)	Bessenroth, Margrit	Malcom Arthur Brill Trust	\$ 63,750	Feb-12	\$ 160,000	Nov-89	22.3	1,225	\$ (4,315)	-2.7%	16
17	3440 S. Ocean Blvd., #105N	Caro, Sylvio & Torjman-Caro, Ruth	Estate of Elaine B. Fox	\$ 290,000	Feb-12	\$ 250,000	Nov-84	27.3	1,886	\$ 1,465	0.6%	17
18	3170 S. Ocean Blvd., #503N	Israel, Robert & Burns, Sarah	Psaty, Bertha & Goldstone, Carol & Holzer, Rhoda	\$ 1,100,000	Feb-12	\$ 850,000	Sep-99	12.5	2,950	\$ 20,064	2.4%	18
19	3400 S. Ocean Blvd., #6B1	Ann Krieger Birns Trust	Arlene Ornsteen Trust	\$ 540,000	Feb-12	\$ 425,500	May-01	10.8	2,119	\$ 10,607	2.5%	19
20	3475 S. Ocean Blvd., #515	Dukhin, Andrei & Kvyat, Valentina	Seidman, Stephen & Sondra	\$ 205,000	Feb-12	\$ 117,500	Jun-98	13.7	1,395	\$ 6,381	5.4%	20
21	3170 S. Ocean Blvd., #302N	Infusino, David	Chasanoff, Judith S.	\$ 1,075,000	Feb-12	\$ 860,000	Mar-00	12.0	2,950	\$ 17,974	2.1%	21
22	2660 S. Ocean Blvd., #401N	Singer, Robert	Cakebread, Steven M. & Juill	\$ 1,550,000	Mar-12	\$ 1,450,000	Feb-08	4.1	2,137	\$ 24,497	1.7%	22
23	2505 S. Ocean Blvd., #602	Baumler, Manfred	Klein, Ross	\$ 190,000	Mar-12	\$ 205,000	Dec-07	4.3	788	\$ (3,528)	-1.7%	23
24	2100 S. Ocean Blvd., #107N	Friedman, Ronald & Marsha Squires	Langfan, William K.	\$ 590,000	Mar-12	\$ 425,000	Apr-10	1.9	2,385	\$ 86,036	20.2%	24
25	2840 S. Ocean Blvd., #219 (Co-op)	Scott, Michael & Celeste J.	Tsao, Miriam T. Wong	\$ 136,000	Mar-12	\$ 62,000	Apr-97	14.9	935	\$ 4,957	8.0%	25
26	3230 S. Ocean Blvd., #606	Miles, Michael T. & Sharon	Kropewnicki, Edward & Fern F.	\$ 165,000	Mar-12	\$ 165,000	Aug-02	9.6	1,176	\$ -	0.0%	26
27	3250 S. Ocean Blvd., #307N	Daniel D. Prezebel Trust	Shanik, Belle	\$ 320,000	Mar-12	\$ 170,000	Nov-83	28.4	1,478	\$ 5,291	3.1%	27
28	3450 S. Ocean Blvd., #624 (Co-op)	Broder, Stewart A.	Crowell, Henry F.	\$ 120,000	Mar-12	\$ 52,500	Nov-96	15.4	1,008	\$ 4,392	8.4%	28
29	*3230 S. Ocean Blvd., #201	Leon, Enrique, Myrian, Carolina & Andres	Marzocca Trust	\$ 155,000	Mar-12	N/A	N/A	N/A	1,176	N/A	N/A	29
30	2100 S. Ocean Blvd., #206S	Smith, Marvin	Drew, Thayer H. & Hoffstot, Henry	\$ 525,000	Mar-12	\$ 295,000	Dec-97	14.3	2,494	\$ 16,039	5.4%	30
31	3170 S. Ocean Blvd., #506S	Giannaris, Theodore & Anthonia	Katz, Sima	\$ 650,000	Apr-12	\$ 650,000	Aug-96	15.7	2,950	\$ -	0.0%	31
32	2778 S. Ocean Blvd., #106N	Parsons, William Roy & Stride, Chad Marty	Grossman, Alice	\$ 310,000	Apr-12	\$ 500,000	Jun-07	4.8	1,780	\$ (39,247)	-7.8%	32
33	3100 S. Ocean Blvd., #106N	Grossman, Alice	Edwards, Bryan & Kathleen	\$ 520,000	Apr-12	\$ 350,000	Oct-11	0.5	2,244	\$ 337,228	96.4%	33
34	3440 S. Ocean Blvd., #501N	Ferland, Pierre & Campeau, Chantal	Hope, William & Sharon C.	\$ 750,000	Apr-12	\$ 365,000	Mar-99	13.1	2,078	\$ 29,399	8.1%	34

35	3390 S. Ocean Blvd., #501	Gross, Gary & Marlene	Brinker, Eric B.	\$ 520,000	Apr-12	\$ 300,000	Apr-98	14.0	2,145	\$ 15,699	5.2%	35
36	2840 S. Ocean Blvd., #419 (Co-op)	Fabiensky, Juan Claus Dieter	Estate of Arline M. Seligman	\$ 78,000	Apr-12	\$ 70,000	Feb-88	24.2	935	\$ 331	0.5%	36
37	2840 S. Ocean Blvd., #425 (Co-op)	Daigneault, Marie-Berthe	Cassidy, Mark C. & Eileen	\$ 170,000	Apr-12	\$ 164,000	Feb-04	8.2	1,150	\$ 734	0.4%	37
38	2840 S. Ocean Blvd., #413 (Co-op)	Reinstein, Norman	Pinkowitz, Joann Edin	\$ 172,500	Apr-12	\$ 250,000	Oct-06	5.5	1,150	\$ (14,080)	-5.6%	38
39	3140 S. Ocean Blvd., #206N	Tin, Handan	Grace C. Parry Trust	\$ 400,000	Apr-12	\$ 235,000	Apr-10	2.0	2,220	\$ 82,387	35.1%	39
40	3250 S. Ocean Blvd., #104S	Wolpert, Mariane	Zabriskie, Catherine A.	\$ 330,000	Apr-12	\$ 236,610	Jun-10	1.8	1,515	\$ 50,650	21.4%	40
41	2295 S. Ocean Blvd., #508 (Co-op)	Morse, Jerome R.	Murray, Eugene & Armstrong, Helen	\$ 285,000	Apr-12	\$ 391,040	Jun-08	3.8	1,559	\$ (27,646)	-7.1%	41
42	3460 S. Ocean Blvd., #416	Leasure, Frank Daniel & Mary Lou	Palm Venture, LLC	\$ 184,000	Apr-12	\$ 485,000	Jul-07	4.8	1,239	\$ (63,286)	-13.0%	42
43	3450 S. Ocean Blvd., #218	Assal, Sabry & Lourdes	Jarvie, Raymond Marshall & Susan	\$ 170,000	Apr-12	\$ 290,000	Oct-04	7.5	1,293	\$ (15,916)	-5.5%	43
44	3475 S. Ocean Blvd., #214	Newberger, Edwin G.	Robert B. Kolinek Trust	\$ 300,000	Apr-12	\$ 335,000	Sep-03	8.6	1,395	\$ (4,075)	-1.2%	44
45	2600 S. Ocean Blvd., #106	Goldman, Roger A. & Sandra	Thekla Kamber Trust	\$ 240,000	Apr-12	\$ 230,000	Aug-84	27.7	1,495	\$ 361	0.2%	45
46	3100 S. Ocean Blvd., #404N	Jask Properties, LLC	Donaghy, Sarah	\$ 800,000	Apr-12	\$ 1,050,000	Dec-08	3.4	2,244	\$ (74,006)	-7.0%	46
47	3440 S. Ocean Blvd. #202S	Taub, David S. & Linda	Weinberg, Martin	\$ 750,000	Apr-12	\$ 870,000	Feb-08	4.2	2,131	\$ (28,497)	-3.3%	47
48	2500 S. Ocean Blvd., #2C1	Berman, Peter J. & Rochelle L.	Athans, Irene	\$ 1,360,000	Apr-12	\$ 600,000	Jun-10	1.9	2,590	\$ 396,853	66.1%	48
49	2500 S. Ocean Blvd., #3B4	Zimmerman, Michael & Barbara	Smith, Brian & Lawrence	\$ 925,000	Apr-12	\$ 200,000	Jan-78	34.3	2,590	\$ 21,155	10.6%	49
50	2773 S. Ocean Blvd., #308	Spector, Lane I. & Lynn K.	Horwitz, Leon J.	\$ 155,000	Apr-12	\$ 122,000	Jun-90	21.8	1,389	N/A	N/A	50
51	2660 S. Ocean Blvd., #505N	GVG Equity Partners Trust & JBG Equity	Toll, Charles	\$ 590,000	Apr-12	\$ 450,000	May-02	10.0	1,900	\$ 14,031	3.1%	51
52	3440 S. Ocean Blvd., #305N	Chryst, Dana A.	The Jay Group	\$ 360,000	Apr-12	\$ 275,000	Jan-99	13.3	1,886	\$ 6,411	2.3%	52
53	2165 Ibis Isle Rd., #15	Whalen, William & Teehan, Kathleen	Lampe, Mary M.	\$ 270,000	May-12	\$ 345,000	Feb-04	8.3	1,168	\$ (9,071)	-2.6%	53
54	2778 S. Ocean Blvd., #PH5-S	Smith, Brian R. & Lawrence D.	Kwass, Janet D.	\$ 150,000	May-12	\$ 775,000	Feb-06	6.2	1,830	\$ (100,011)	-12.9%	54
55	2275 S. Ocean Blvd., #203N	Katz, Melvin & Lisa	Kaplan Family Trust	\$ 470,000	May-12	\$ 132,500	Jan-94	18.3	1,614	\$ 18,400	13.9%	55
56	2860 S. Ocean Blvd., #405	Patrick W. Segraves Trust	Bergquist, Gunnar & Kay	\$ 475,000	May-12	\$ 120,000	May-94	18.0	1,400	\$ 19,707	16.4%	56
57	2275 S. Ocean Blvd., #305S	Weiss, Andrea Mendes	Lee Kosow Family Trust	\$ 420,000	May-12	\$ 225,000	Mar-11	1.2	1,868	\$ 166,686	74.1%	57
58	2295 S. Ocean Blvd., #202 (Co-op)	Adams, Bibi & Thornber, Philip	Estate of Albert M. Cooper	\$ 220,000	May-12	\$ 125,000	Mar-95	17.2	1,559	\$ 5,529	4.4%	58
59	2100 S. Ocean Blvd., #504S	Gellin, Kirk & Laurie	Estate of Betty S. Yaeger	\$ 1,050,000	May-12	\$ 1,750,000	Nov-07	4.5	3,136	\$ (155,508)	-8.9%	59
60	2778 S. Ocean Blvd., #202S	Curran Realty Trust	Pinto, David & Sarine	\$ 262,000	May-12	\$ 190,000	May-00	12.0	1,830	\$ 5,996	3.2%	60
61	2600 S. Ocean Blvd., #505S	Morell, Chieko N.	Immel, Renate	\$ 450,000	May-12	\$ 430,000	Dec-11	0.4	1,670	\$ 48,026	11.2%	61
62	2780 S. Ocean Blvd., #208	Traiforos, Pierre & Angel	Hardenne, John & Roswitha	\$ 227,500	May-12	\$ 205,000	Mar-04	8.2	1,294	\$ 2,753	1.3%	62
63	2100 S. Ocean Blvd., #105N	Dixon, Donald G. & Karen L.	Bahnken, John R. & Lynn Ann	\$ 1,250,000	May-12	\$ 1,100,000	Dec-04	7.4	3,136	\$ 20,218	1.8%	63
64	2784 S. Ocean Blvd., #403E	Payne, Shelia E.	Von Zelowitz, Irving H. & Birgitta L.	\$ 500,000	May-12	\$ 620,000	Jul-07	4.8	2,021	\$ (24,802)	-4.0%	64
65	2600 S. Ocean Blvd., #501N	Reis, Arthur H. & Marianne	Chieko Morell Revocable Trust	\$ 745,000	May-12	\$ 140,000	Jan-78	34.4	1,976	\$ 17,611	12.6%	65
66	3170 S. Ocean Blvd., #203S	Gisondi, John C. & Murphy, Kathleen M.	Hahn, Lawrence & Ginger	\$ 800,000	May-12	\$ 600,000	Jun-98	13.9	2,950	\$ 14,362	2.4%	66
67	3300 S. Ocean Blvd., #502S	Joan M. McCain Trust	Charles M. Smoler Trust	\$ 830,000	May-12	\$ 500,000	Jul-87	24.9	2,196	\$ 13,279	2.7%	67
68	2000 S. Ocean Blvd., #101S	David W. Glenn Trust Trust Trust Tusr	Brock, Peter & Andrew	\$ 1,400,000	May-12	\$ 700,000	Oct-85	26.6	3,262	\$ 26,316	3.8%	68
69	3450 S. Ocean Blvd., #714	Vitetta, Angela D'Auria	Olin, Michael & Jean Kulpa	\$ 128,000	May-12	\$ 177,500	Jan-04	8.3	1,395	\$ (5,937)	-3.3%	69
70	*2730 S. Ocean Blvd., #506 (Co-op)	Pearlman, Robert	Donald L. Green Trust	\$ 115,000	May-12	N/A	N/A	N/A	740	N/A	N/A	70
71	2778 S. Ocean Blvd., #301S	Zuckerman, Lyle S. & Joyce	Greene, David	\$ 382,500	May-12	\$ 235,000	Dec-85	26.4	1,542	\$ 5,580	2.4%	71
72	2760 S. Ocean Blvd., #217 (Co-op)	Joseph D. McClatchy Jr. Trust	Estate of Victor A. Abbondola	\$ 165,000	May-12	\$ 70,000	Nov-97	N/A	1,150	N/A	N/A	72
73	*3390 S. Ocean Blvd., #505	Carlos Santos Trust & Lucia Santos Trust	Estate of Francis H. Gehman	\$ 315,000	May-12	N/A	N/A	N/A	1,714	N/A	N/A	73
74	2275 S. Ocean Blvd., #3T	Cromarty, Peter	Mullin, Robin Carole	\$ 325,000	May-12	\$ 255,000	Dec-80	31.4	1,519	\$ 2,227	0.9%	74
75	2780 S. Ocean Blvd., #507 (REO)	Morin, Davor & Yadranka	Fannie Mae	\$ 76,500	May-12	\$ 230,000	Nov-04	7.5	841	\$ (20,463)	-8.9%	75
76	*2295 S. Ocean Blvd., #506 (Co-op)	Lawton, Jerome	Bernice Kramer Trust	\$ 139,000	May-12	N/A	N/A	N/A	1,038	N/A	N/A	76
77	3100 S. Ocean Blvd., #504S	Lang, Robert & Maxyne	Cardeg Enterprises, Ltd.	\$ 800,000	May-12	\$ 600,000	May-91	21.0	2,244	\$ 9,516	1.6%	77
78	3360 S. Ocean Blvd., #2FI	Tadross, Naeim D. & Hoda	Spatz, Wendy	\$ 630,000	May-12	\$ 208,500	Aug-08	3.8	2,119	\$ 112,379	53.9%	78
79	3440 S. Ocean Blvd., #404N	West End Group, LLC	Kenneth M. Herman Trust	\$ 400,000	May-12	\$ 335,000	May-97	15.0	2,078	\$ 4,330	1.3%	79
80	2660 S. Ocean Blvd., #603W	Meier, Thomas J. & Suan R.	Fred Perlman Trust	\$ 950,000	May-12	\$ 173,500	Jan-79	33.4	2,918	\$ 23,281	13.4%	80
81	3440 S. Ocean Blvd., #306N*	Khajehnouri Trust	Navabha Trust & Khajehnouri Trust	\$ 325,000	May-12	\$ 350,000	Mar-09	3.2	1,458	\$ (7,887)	-2.3%	81
82	2784 S. Ocean Blvd., #301E	Martinez, David & Martinez, Karelia Carbonell	CGEL Associates, LLP	\$ 410,000	May-12	\$ 228,200	Apr-93	19.1	2,021	\$ 9,520	4.2%	82
83	2784 S. Ocean Blvd., #101E	Kagan, Peter R.	Cole, Richard A. & Shulman, Carolyn Menell	\$ 250,000	May-12	\$ 155,000	Jan-79	33.4	2,021	\$ 2,848	1.8%	83
84	2335 S. Ocean Blvd., #3A	Snow, Raymond W. & Christine F.	Goldfein, Laurence & Susan	\$ 695,000	May-12	\$ 525,000	Mar-01	11.2	2,810	\$ 15,212	2.9%	84
85	2500 S. Ocean Blvd., #3A5	Irving Ludmer Palm Beach Trust	E. Gabriel Perle Trust	\$ 875,000	May-12	\$ 550,000	Feb-99	13.3	2,590	\$ 24,519	4.5%	85

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86	2660 S. Ocean Blvd., #603S	Khalife, Grace	Robert S. Cohen Trust	\$ 455,000	May-12	\$ 400,000	Nov-08	3.5	2,606	\$ 15,720	3.9%	86
87	3390 S. Ocean Blvd., #404	Coats, Lonnel & Rachele M.	Siegel, Victor	\$ 455,000	May-12	\$ 350,000	Jul-87	24.9	2,145	\$ 4,225	1.2%	87
88	3300 S. Ocean Blvd., #406	Salvadore, Richard T.	Roth, Howard	\$ 235,000	May-12	\$ 265,000	Mar-89	23.2	1,436	\$ (1,294)	-0.5%	88
89	*2274 S. Ocean Blvd., #709 (Co-op)	Kaufman, John L. & Laura M.	Blanche G. Canter	\$ 200,000	May-12	N/A	N/A	N/A	1,294	N/A	N/A	89
90	3460 S. Ocean Blvd., #616	South Ocean Boulevard Trust	Vagianos, John & Crisanna	\$ 202,500	Jun-12	\$ 227,000	Aug-09	2.9	1,239	\$ (8,500)	-3.7%	90
91	3230 S. Ocean Blvd., #501A	Cherubin, Carlos & Rossana	Grotschel, Frank W. & Dorothy	\$ 190,000	Jun-12	\$ 135,000	Jan-08	4.4	1,176	\$ 12,446	9.2%	91
92	2760 S. Ocean Blvd., #211 (Co-op)	Joy M. Blanco Trust	Hershovitz, Craig	\$ 118,500	Jun-12	\$ 175,000	May-05	7.1	850	\$ (7,969)	-4.6%	92
93	3400 S. Ocean Blvd., #1H11	Patrick W. Segraves Trust	Freedman Living Trust & Elaine Freedman Trust	\$ 225,000	Jun-12	\$ 165,000	Jun-81	31.0	2,119	\$ 1,934	1.2%	93
94	2773 S. Ocean Blvd., #101	Heben, Bette D.	Marell Trust	\$ 220,000	Jun-12	\$ 168,000	Nov-86	25.6	1,389	\$ 2,031	1.2%	94
95	3360 S. Ocean Blvd., #3BI	Tucker, William & Laura	Higgins, Cornelius & Patricia	\$ 737,500	Jun-12	\$ 400,000	May-02	10.1	2,119	\$ 33,439	8.4%	95
96	3450 S. Ocean Blvd., #620	Moran, John E. & Kathryn A.	Toapanes, Francisco & Estela	\$ 125,000	Jun-12	\$ 74,000	Dec-00	11.5	1,008	\$ 4,432	6.0%	96
97	3450 S. Ocean Blvd., #503	Rofaiel, Rafat & Maria	Narutowicz, James A. Sr. & Mary P.	\$ 256,100	Jun-12	\$ 340,000	May-07	5.1	1,548	\$ (16,482)	-4.8%	97
98	3400 S. Ocean Blvd., #4BI	Greenstone, Michael F. & Amy R.	Tanenbaum, Joseph & Bernice	\$ 500,000	Jun-12	\$ 442,500	Jan-02	10.4	2,119	\$ 5,517	1.2%	98
99	2840 S. Ocean Blvd., #207 (Co-op)	Pucci, Bruno	Royal Saxon Inc.	\$ 90,000	Jun-12	\$ 56,500	Nov-92	19.6	935	\$ 1,710	3.0%	99
100	2784 S. Ocean Blvd., #504S	Trestan Sunshine Trust	Miller, Susan	\$ 457,000	Jun-12	\$ 285,000	Mar-09	3.3	1,591	\$ 52,845	18.5%	100
101	2784 S. Ocean Blvd., #305S	Evans, Douglas & Bauer, Mikolaj	Carpendale, Howard	\$ 250,000	Jun-12	\$ 505,000	Sep-05	6.8	1,715	\$ (37,759)	-7.5%	101
102	2155 Ibis Isle Rd., #16	Goldstein, Joel	Koslowsky, Renata	\$ 425,000	Jun-12	\$ 335,000	Mar-98	14.3	1,949	\$ 6,310	1.9%	102
103	2660 S. Ocean Blvd., #402N	402 N. Beach Point, LLP	Klein, Michael & Brenda	\$ 475,000	Jun-12	\$ 725,000	Oct-06	5.7	1,900	\$ (44,082)	-6.1%	103
104	2100 S. Ocean Blvd., #207S	Mad Colt Holdings, Inc.	R. Perry Management Ltd.	\$ 650,000	Jun-12	\$ 725,000	Dec-00	11.5	2,385	\$ (6,518)	-0.9%	104
105	3440 S. Ocean Blvd., #303S	Greenhalgh, Terry L.	Michael Baher Properties, Inc.	\$ 485,000	Jun-12	\$ 525,000	Feb-10	2.3	2,131	\$ (17,156)	-3.3%	105
106	2100 S. Ocean Blvd., #301N	Credit Shelter Trust	Helen R. Stein Trust	\$ 1,553,500	Jun-12	\$ 1,350,000	Dec-98	13.5	3,107	\$ 15,063	1.1%	106
107	2100 S. Ocean Blvd., #101S	Daigneault, Marie-Berthe	Marlene Rubin Trust	\$ 1,300,000	Jun-12	\$ 2,000,000	Feb-02	10.3	3,107	\$ (67,718)	-3.4%	107
108	2560 S. Ocean Blvd., #302 (REO)	Lee, Ronald & Susan	Fannie Mae	\$ 160,000	Jun-12	\$ 412,500	Jul-11	0.9	1,234	\$ (274,293)	-66.5%	108
109	3140 S. Ocean Blvd., #207N	Finkelstein Family Trust	Annette Siegal Trust	\$ 480,000	Jun-12	\$ 425,000	Apr-99	13.2	2,533	\$ 4,174	1.0%	109
110	*2850 S. Ocean Blvd., #214 (Co-op)	Graiziger, Robert A. & Stacey L.	Palm Worth Inc.	\$ 310,000	Jun-12	N/A	N/A	N/A	1,722	N/A	N/A	110
111	3450 S. Ocean Blvd., #421	Haber, Carl & Suzanne	Warshaw, Isadore	\$ 95,000	Jun-12	\$ 105,000	Apr-85	27.2	1,008	\$ (368)	-0.4%	111
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 2Q Cumulative Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South) 111												
PB Condo/Co-Op Sales - South (Total \$) \$ 49,255,475												
Average Current Sales Price \$ 443,743												
Median Current Sales Price \$ 330,000												
Average Yrs. Between Sales 13.53												
% Annual Increase/(Decrease) 1.3%												
2012 1Q ONLY Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South) 30												
PB Condo/Co-Op Sales - South (Total \$) \$ 12,085,375												
Average Current Sales Price \$ 402,846												
Median Current Sales Price \$ 292,500												
Average Yrs. Between Sales 15.69												
% Annual Increase/(Decrease) 1.5%												
2012 2Q ONLY Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South) 81												
PB Condo/Co-Op Sales - South (Total \$) \$ 37,170,100												
Average Current Sales Price \$ 458,890												
Median Current Sales Price \$ 382,500												
Average Yrs. Between Sales 12.70												
% Annual Increase/(Decrease) 1.3%												