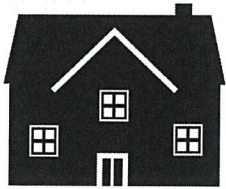


Single-Family Homes



Town of Palm Beach

THE EVANS REPORT™



Leslie Robert Evans
AND ASSOCIATES, P.A.

♦ *Counselors at Law* ♦

Monthly Report

August 2012

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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.



Single-Family Home highlights for August 2012 include:

- ❖ The number of single-family home units increased from 9 in August 2011 to 12 in August 2012.
- ❖ The median sales price in August increased from \$3,050,000 in 2011 to \$3,222,500 in 2012, an increase of \$172,500.
- ❖ The month of August showed year-to-year activity from 2011 to 2012 as follows:

	August 2011	August 2012	Difference
Total Sales Dollars	\$51,791,405	\$47,614,373	-8.1%
Average Sales Price	\$5,754,601	\$3,967,864	-31.0%
Median Sale Price	\$3,050,000	\$3,222,500	+5.7%

“The single-family home market registered the first two [2] consecutive months of increase in the number of sales during the last 12-month period,” stated Leslie R. Evans, Esq., 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. 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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AUGUST 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	200 Eden Rd.*	\$ 1,893,873	Aug-12	N/A	N/A	N/A	2,940	N/A	N/A	N/A
2	140 Australian Ave.*	\$ 2,150,000	Aug-12	N/A	N/A	N/A	4,361	N/A	N/A	N/A
3	234 Kenlyn Rd.	\$ 2,370,500	Aug-12	\$ 1,900,000	Jun-09	3.2	3,732	\$ 635	\$ 148,429	7.81%
4	1050 N. Ocean Blvd.	\$ 3,495,000	Aug-12	\$ 172,000	Jan-67	45.6	4,286	\$ 815	\$ 72,851	42.36%
5	233 Mockingbird Tr.	\$ 4,000,000	Aug-12	\$ 4,548,000	Dec-06	5.7	5,884	\$ 680	\$ (96,628)	-2.12%
6	79 Middle Rd.*	\$ 5,800,000	Aug-12	N/A	N/A	N/A	11,034	N/A	N/A	N/A
7	209 Angler Ave.	\$ 2,400,000	Aug-12	\$ 1,050,000	Jun-10	2.2	2,486	\$ 965	\$ 622,159	59.25%
8	310 Atlantic Ave. (Townhouse)	\$ 5,750,000	Aug-12	\$ 4,760,000	Jun-08	4.2	5,658	\$ 1,016	\$ 237,418	4.99%
9	1695 N. Ocean Way (Vacant Lot)	\$ 9,520,000	Aug-12	\$ 10,950,000	Jul-06	6.1	N/A	N/A	\$ (234,795)	-2.14%
10	288 Sandpiper Dr.	\$ 2,950,000	Aug-12	\$ 2,289,665	Sep-03	8.9	7,195	\$ 410	\$ 74,001	3.23%
11	107 Dolphin Rd.	\$ 6,100,000	Aug-12	\$ 530,000	Jul-81	31.1	4,179	\$ 1,460	\$ 179,060	33.78%
12	1475 N. Lake Way*	\$ 1,185,000	Aug-12	N/A	N/A	N/A	4,105	N/A	N/A	N/A

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

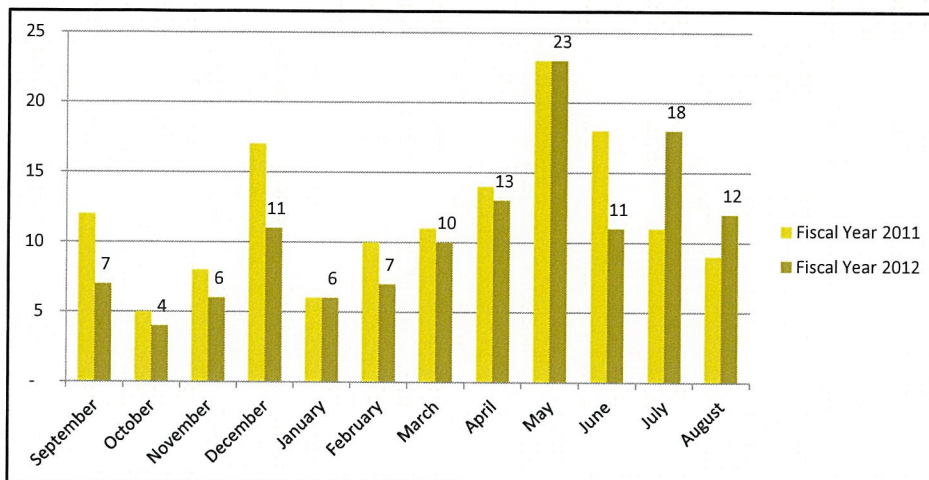
SUMMARY OF AUGUST 2012 - PALM BEACH SINGLE-FAMILY HOME SALES

# of PB Home Sales	12
PB Home Sales in Total \$Dollars	\$ 47,614,373
Average Current Sales Price	\$ 3,967,864
Median Current Sales Price	\$ 3,222,500
Average Years Between Sales	13.36
Average % Annual Increase/(Decrease)	39.64%

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AUGUST 2012 - PALM BEACH SINGLE-FAMILY HOME SALES



MONTHLY SALES COMPARISON	
FISCAL YEAR 2011	
Month/ Year	# of PB Home Sales
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
Aug '11	9
TOTAL	144

MONTHLY SALES COMPARISON	
FISCAL YEAR 2012	
Month/ Year	# of PB Home Sales
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
Aug '12	12
TOTAL	128

NUMBER OF PALM BEACH SINGLE-FAMILY HOME SALES	
5-YEAR AUGUST TRACKER ('08-'12)	# OF HOMES
August '12	12
August '11	9
August '10	9
August '09	7
August '08	4

MEDIAN VALUE OF PALM BEACH SINGLE-FAMILY HOME SALES	
5-YEAR AUGUST TRACKER ('08-'12)	MEDIAN
August '12	\$ 3,222,500
August '11	\$ 3,050,000
August '10	\$ 2,300,000
August '09	\$ 3,240,000
August '08	\$ 2,207,755

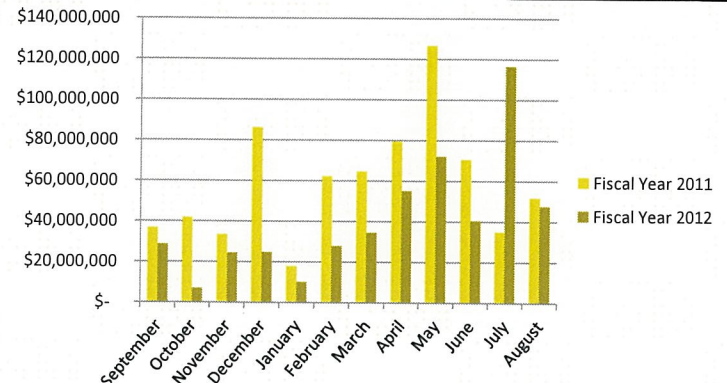
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AUGUST 2012 - TOTAL, AVERAGE & MEDIAN DOLLAR OF SINGLE-FAMILY HOME SALES

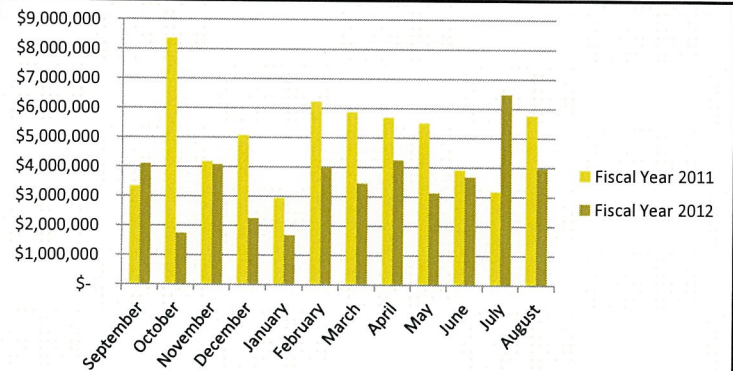
PALM BEACH TOTAL DOLLAR OF SINGLE-FAMILY HOME SALES

Month	(Sep '10 - Aug '11) Fiscal Year 2011	(Sep '11 - Aug '12) Fiscal Year 2012	Difference
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
August	\$ 51,791,405	\$ 47,614,373	\$ (4,177,033)
TOTAL	\$ 705,642,302	\$ 488,958,328	\$ (217,920,725)



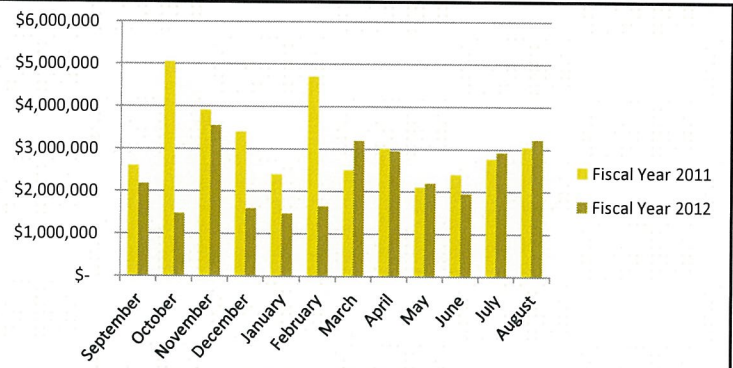
PALM BEACH AVERAGE DOLLAR SINGLE-FAMILY HOME SALES

Month	(Sep '10 - Aug '11) Fiscal Year 2011	(Sep '11 - Aug '12) Fiscal Year 2012	Difference
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
August	\$ 5,754,601	\$ 3,967,864	\$ (1,786,736)



PALM BEACH TOTAL MEDIAN VALUE OF SINGLE-FAMILY HOME SALES

Month	(Sep '10 - Aug '11) Fiscal Year 2011	(Sep '11 - Aug '12) Fiscal Year 2012	Difference
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
August	\$ 3,050,000	\$ 3,222,500	\$ 172,500



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