

2012 3rd Quarter Analysis of Palm Beach Single-Family Homes

TOWN OF PALM BEACH SINGLE-FAMILY HOME SALES

	2011		2012		Differential ('11 v. '12)
No. of Sales 1st Quarter	27	24.8%	23	21.3%	-4
No. of Sales 2nd Quarter	55	50.5%	47	43.5%	-8
No. of Sales 3rd Quarter	27	24.8%	38	35.2%	11
Total No. of Sales	109	100%	108	100%	-1

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2011		2012		Differential ('11 v. '12)
January	6	5.5%	6	5.6%	0
February	10	9.2%	7	6.5%	-3
March	11	10.1%	10	9.3%	-1
April	14	12.8%	13	12.0%	-1
May	23	21.1%	23	21.3%	0
June	18	16.5%	11	10.2%	-7
July	11	10.1%	18	16.7%	7
August	9	8.3%	13	12.0%	4
September	7	6.4%	7	6.5%	0
Total No. of Sales	109	100.0%	108	100.0%	-1

TOWN-WIDE

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	27	38	11
Median Sales Price	\$2,775,000	\$ 2,720,000	\$ (55,000.00)
Average Sales Price	\$4,276,751	\$ 5,009,758	\$ 733,007.00
Total Sales/Dollars	\$115,472,290	\$ 190,370,790	\$ 74,898,500.00

North Town of Palm Beach

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	21	25	4
Median Sales Price	\$ 2,775,000	\$ 2,400,000	\$ (375,000)
Average Sales Price	\$ 4,155,124	\$ 4,603,832	\$ 448,708
Total Sales/Dollars	\$ 87,257,605	\$ 115,095,790	\$ 27,838,185

Midtown Town of Palm Beach

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	5	7	2
Median Sales Price	\$ 2,450,000	\$ 2,150,000	\$ (300,000)
Average Sales Price	\$ 4,792,937	\$ 3,031,429	\$ (1,761,508)
Total Sales/Dollars	\$ 23,964,685	\$ 21,220,000	\$ (2,744,685)

South Town of Palm Beach

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	1	6	5
Median Sales Price	\$ 4,250,000	\$ 7,750,000	\$ 3,500,000
Average Sales Price	\$ 4,250,000	\$ 9,009,167	\$ 4,759,167
Total Sales/Dollars	\$ 4,250,000	\$ 54,055,000	\$ 49,805,000

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOMES

	2011		2012		Differential ('11 v. '12)
	Jan. thru Sep.		Jan. thru Sep.		Jan. thru Sep.
Sales over \$20,000,000	5	4.6%	3	2.8%	-2
Sales \$15,000,000 -\$19,999,999	3	2.8%	0	0.0%	-3
Sales \$10,000,000 -\$14,999,999	6	5.5%	3	2.8%	-3
Sales \$5,000,000 -\$9,999,999	17	15.6%	18	16.7%	1
Sales \$2,500,000 -\$4,999,999	25	22.9%	25	23.1%	0
Sales below \$2,500,000	53	48.6%	59	54.6%	6
	109	100.0%	108	100.0%	-1

REO'S & CERTIFICATES OF TITLE (FORECLOSURE)/SINGLE-FAMILY HOMES

	2011	2012
1st Quarter	0/27 (0.0%)	2/23 (8.7%)
2nd Quarter	0/55 (0.0%)	0/47 (0.0%)
3rd Quarter	0/27 (0.0%)	1/38 (2.6%)
	0/109 (0.0%)	3/108 (2.8%)

2012 3rd Quarter Analysis of Palm Beach Condos/Co-Ops

TOWN OF PALM BEACH CONDO & CO-OP SALES

	2011		2012		Differential ('11 v. '12)
No. of Sales 1st Quarter	68	35.2%	51	20.3%	-17
No. of Sales 2nd Quarter	91	47.2%	125	49.8%	34
No. of Sales 3rd Quarter	34	17.6%	75	29.9%	41
Total No. of Sales	193	100.0%	251	100.0%	58

MONTHLY BREAKDOWN OF CONDO & CO-OP SALES

	2011		2012		Differential ('11 v. '12)
January	13	6.7%	19	7.6%	6
February	20	10.4%	14	5.6%	-6
March	35	18.1%	18	7.2%	-17
April	24	12.4%	35	13.9%	11
May	43	22.3%	56	22.3%	13
June	24	12.4%	34	13.5%	10
July	14	7.3%	25	10.0%	11
August	10	5.2%	28	11.2%	18
September	10	5.2%	22	8.8%	12
Total No. of Sales	193	100.0%	251	100.0%	58

TOWN-WIDE

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	34	75	41
Median Sales Price	\$481,250	\$ 447,000	\$ (34,250)
Average Sales Price	\$747,735	\$ 673,963	\$ (73,772)
Total Sales/Dollars	\$25,423,000	\$ 49,873,267	\$ 24,450,267

North of Sloan's Curve

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	13	29	16
Median Sales Price	\$ 795,000	\$ 763,000	\$ (32,000)
Average Sales Price	\$ 1,061,154	\$ 1,117,702	\$ 56,548
Total Sales/Dollars	\$ 13,795,000	\$ 31,295,667	\$ 17,500,667

South of Sloan's Curve

	3rd Quarter 2011	3rd Quarter 2012	3rd Qtr. Differential 2011 v. 2012
No. of Sales	21	46	25
Median Sales Price	\$ 380,000	\$ 345,000	\$ (35,000)
Average Sales Price	\$ 553,714	\$ 403,861	\$ (149,853)
Total Sales/Dollars	\$ 11,628,000	\$ 18,577,600	\$ 6,949,600

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2011		2012		Differential ('11 v. '12)
	Jan. thru Sep.		Jan. thru Sept.		Jan. thru Sept.
Sales over \$3,000,000	2	1.0%	7	2.8%	5
Sales \$2,000,000 - \$2,999,999	6	3.1%	7	2.8%	1
Sales \$1,000,000 - \$1,999,999	27	14.0%	36	14.4%	9
Sales \$500,000 - \$999,999	59	30.6%	64	25.6%	5
Sales \$250,000 - \$499,999	57	29.5%	71	28.4%	14
Sales below \$250,000	42	21.8%	65	26.0%	23
Total	193	100.0%	250	100.0%	57

SALES GROUPINGS/CONDOS & CO-OPS

	2011		2012		Differential ('11 v. '12)
	Jan. thru Sep.		Jan. thru Sept.		Jan. thru Sept.
All sales \$1,000,000 and over	35	18.1%	50	20.0%	15
All sales under \$1,000,000	158	81.9%	200	80.0%	42
Total	193	100.0%	250	100.0%	57

REO'S & CERTIFICATES OF TITLE (FORECLOSURE)/CONDOS & CO-OPS

	2011	2012
1st Quarter	1/68 (1.5%)	4/51 (7.8%)
2nd Quarter	4/91 (4.4%)	3/123 (2.4%)
3rd Quarter	0/34 (0.0%)	2/75 (2.7%)
Total	5/193 (2.6%)	9/251 (3.6%)

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3rd
Quarter
2012

THE EVANS REPORT™



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- Counselors at Law -

ALL - PB SINGLE FAMILY HOME SALES 1/1/12 - 9/30/12

	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	213 Park Ave.	Del Giudice, M. & Keyes, J.	Giguere, A. & Kumble, A. & S.	\$ 975,000	Jan-12	\$ 294,144	Mar-05	6.8	1,937	\$ 99,524	33.8%	1
2	247 Southland Rd.	Sinisi, Dan & Linda	Morrison, Anthony & Ingrid	\$ 1,575,000	Jan-12	\$ 625,000	Aug-97	14.4	8,693	\$ 65,847	10.5%	2
3	226 Kenlyn Rd.	DBS Holdings, LLC	Conese, Eugene and Conese	\$ 1,377,500	Jan-12	\$ 1,300,000	Jun-03	8.6	3,103	\$ 9,020	0.7%	3
4	215 Nightingale Trl. (REO)	Rodman, Andrew and Lisa	US Bank N.A.	\$ 1,655,000	Jan-12	\$ 1,906,000	Jan-05	7.0	4,366	\$ (35,843)	-1.9%	4
5	*231 Osceola Way	Leidy, Carter R. III	Longo, Virginia R.	\$ 1,100,000	Jan-12	N/A	N/A	N/A	4,486	N/A	N/A	5
6	1564 S. Ocean Blvd.	Sloane, A. Richard & Carolyn J.	1564, LLC	\$ 3,383,000	Jan-12	\$ 5,050,000	Apr-05	6.8	5,905	\$ (244,261)	-4.8%	6
7	222 Ridgeview Dr.	222 Ridgeview Land Trust	222 Ridgeview LLC	\$ 3,090,000	Feb-12	\$ 1,500,000	Jun-05	6.7	4408	\$ 238,239	15.9%	7
8	*272 List Rd.	Brown, Joseph W. & Valerie A.	Phyllis A. Jacobson Trust	\$ 1,650,000	Feb-12	N/A	N/A	N/A	3,837	N/A	N/A	8
9	*320 Island Rd.	320 Island Road Trust	Island Road Limited Partnership	\$ 9,700,000	Feb-12	N/A	N/A	N/A	6,658	N/A	N/A	9
10	1540 N. Lake Way	Hughes, William & Rebecca	William O. Harbach Trust	\$ 1,097,500	Feb-12	\$ 425,000	Mar-92	20.0	2,426	\$ 33,639	7.9%	10
11	251 Atlantic Ave.	Turnipseed, G. Benjamin	Sherwood, Fran	\$ 625,000	Feb-12	\$ 350,000	Mar-97	15.0	1,359	\$ 18,347	5.2%	11
12	320 Ridgeview Dr.	Smith, Thomas & Diane	Lambert, David G.	\$ 10,350,000	Feb-12	\$ 2,450,000	Apr-00	11.8	13,479	\$ 667,014	27.2%	12
13	201 Bermuda Ln.	Wright, Larry	201 Bermuda Lane, LLC	\$ 1,375,000	Feb-12	\$ 1,400,000	Dec-11	0.2	3,387	\$ (130,357)	-9.3%	13
14	*319 El Vedado Road (REO)	Mortara, Virginia L.	Wells Fargo Bank	\$ 5,200,000	Mar-12	N/A	N/A	N/A	12,406	N/A	N/A	14
15	657 Island Drive (Vacant Lot)	657 Island Drive Trust	United Properties Group, LLC	\$ 5,000,000	Mar-12	\$ 6,000,000	Aug-09	2.6	N/A	\$ (384,615)	-6.4%	15
16	149 Australian Ave.	Lattanzio, Paul	Pizzagalli, James C. & Judith R.	\$ 3,975,000	Mar-12	\$ 4,990,000	Feb-06	6.1	5,929	\$ (166,881)	-3.3%	16
17	160 Reef Rd.	Gagliano, Tony & Lina	160 Reef Road, LLC	\$ 2,575,000	Mar-12	\$ 1,919,170	Aug-07	4.6	3,777	\$ 141,309	7.4%	17
18	240 Ocean Ter.	240 OT, LLC	Jack Lester G. Liggett Trust	\$ 1,218,700	Mar-12	\$ 312,000	Jul-92	19.7	3,023	\$ 46,073	14.8%	18
19	212 Coral Ln.	Sorrel, Elizabeth	Jane Pope Akers Trust	\$ 2,300,000	Mar-12	\$ 150,000	Jan-74	38.3	4,901	\$ 56,182	37.5%	19
20	*300 Regents Park Rd.	Ourisman, Mary M.	Ford, Beatriz A.	\$ 3,815,000	Mar-12	N/A	N/A	N/A	7,466	N/A	N/A	20
21	268 Jamaica Ln.	DBS Holdings, LLC	Estate of Margaret A. Whitehouse	\$ 934,259	Mar-12	\$ 387,000	Nov-89	22.3	2,743	\$ 24,491	6.3%	21
22	416 Brazilian Ave.	Feinstein, Richard & Jeffrey	Lisa M. Saur Trust	\$ 7,350,000	Mar-12	\$ 7,450,000	Dec-10	1.3	7,777	\$ (75,258)	-1.0%	22
23	*261 Miraflores Drive	Niven, Fernanda Wetherill	Diamond, Basil S. & Elaine	\$ 2,110,000	Mar-12	N/A	N/A	N/A	2,852	N/A	N/A	23
24	229 Ridgeview Dr.	Belkin, Maurice & Deborah	Ridgeview Partners, LLC	\$ 1,225,000	Apr-12	\$ 880,000	May-09	2.9	1,943	\$ 118,129	13.4%	24
25	233 Tradewind Dr.	Hendrickson, John F.	Keenan, James F. & Susan G.	\$ 3,000,000	Apr-12	\$ 1,900,000	Aug-02	9.7	5,522	\$ 113,386	6.0%	25
26	410 Chilean Ave.	Sosnoff, Martin T. & Toni E.	Beard, John L. & Nancy N.	\$ 7,400,000	Apr-12	\$ 300,000	Aug-96	15.7	8,440	\$ 452,111	150.7%	26
27	*757 Island Dr.	Palm Beach Island I., II. & III., LLC	Haggin, John Ben Ali Jr.	\$ 13,500,000	Apr-12	N/A	N/A	N/A	7,448	N/A	N/A	27
28	211 Tangier Ave.	Kramer, Robert David & Toni Holt	Janina Radtke Trust	\$ 8,500,000	Apr-12	\$ 1,746,000	May-02	9.9	7,266	\$ 680,433	39.0%	28
29	133 Brazilian Ave.	Brazilian Avenue Trust	Ferro, Jacqueline J.	\$ 6,600,000	Apr-12	\$ 5,375,000	Apr-09	3.0	6,677	\$ 407,961	7.6%	29
30	174 E. Inlet Dr.	FLM Investment Property, LLC	Spots Inc.	\$ 970,000	Apr-12	\$ 1,750,000	Feb-07	5.2	3,332	\$ (150,000)	-8.6%	30
31	*1017 N. Lake Way	1017 N. Lake Way, LLC	Bethesda-By-The-Sea	\$ 1,302,489	Apr-12	N/A	N/A	N/A	3,123	N/A	N/A	31
32	253 Ridgeview Dr.	Beverlee Miller Trust	Neil J. Kozokoff Trust	\$ 2,950,000	Apr-12	\$ 3,468,954	Nov-07	4.5	4,513	\$ (115,781)	-3.3%	32
33	240 Seminole Ave.	Arthur Saul Lieberman Trust	Lambert, Raquel	\$ 2,100,000	Apr-12	\$ 1,800,000	May-04	7.9	4,368	\$ 37,863	2.1%	33
34	107 E. Inlet Dr.	Angela Mary Sullivan Trust	Cook, Stanley L. & Carole A.	\$ 1,493,500	Apr-12	\$ 1,625,000	Aug-04	7.7	3,597	\$ (17,008)	-1.0%	34
35	212 Nightingale Trl. (Vacant Lot)	Shadowcorp Holdings Inc.	Robmar Realty, LLC	\$ 3,770,000	Apr-12	\$ 1,235,000	Sep-10	1.6	N/A	\$ 1,600,822	129.6%	35

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36	211 Atlantic Ave.	Golleher, James H. & Sandra A.	Greenfield, Richard D. & Marguerite G.	\$ 2,300,000	Apr-12	\$ 1,530,000	Mar-04	8.1	4,286	\$ 95,174	6.2%	36
37	124 Seabreeze Ave.	Danes, Danielle	Rohrig, Carol L.	\$ 1,630,000	May-12	\$ 1,900,000	Oct-07	4.6	4,072	\$ (58,871)	-3.1%	37
38	332 Eden Rd.	Hayt, Gregory & Mardi	Gordon, Lee B. & Susan S.	\$ 2,370,000	May-12	\$ 1,363,000	Apr-00	12.1	4,593	\$ 82,988	6.1%	38
39	1510 N. Lake Way	Dweck, Stuart M. & Hilary	1510 North Lake Way, LLC	\$ 912,500	May-12	\$ 1,275,000	Jun-08	3.9	2,100	\$ (92,397)	-7.2%	39
40	220 Ocean Ter.	Cassidy, John C. Jr.	Mikus, William J. & Paula	\$ 2,437,500	May-12	\$ 2,100,000	Dec-04	7.5	4,811	\$ 45,240	2.2%	40
41	232 Angler Ave.	Palm Beach Angler, LLC	Stevens, Mark	\$ 1,850,000	May-12	\$ 2,050,000	Jan-04	8.3	3,995	\$ (23,966)	-1.2%	41
42	198 Via Linda	Salminen, Jyrki	198 Via Linda, LLC	\$ 2,000,000	May-12	\$ 2,700,000	Aug-06	5.8	3,549	\$ (121,667)	-4.5%	42
43	241 Orange Grove Rd.	Lorber, Michael S.	Seaside Partners, LLC	\$ 1,310,000	May-12	\$ 1,750,000	Jul-05	6.9	2,261	\$ (64,163)	-3.7%	43
44	225 Barton Ave.	Fennebresque, Kim S.	Pearlman Family Limited Partnership	\$ 2,400,000	May-12	\$ 1,100,000	Mar-98	14.2	5,131	\$ 91,673	8.3%	44
45	735 N. Lake Way	Thompson, Ann C.	Hanlon, M. Timothy	\$ 3,980,725	May-12	\$ 1,550,000	Dec-99	12.4	9,483	\$ 195,637	12.6%	45
46	281 Sandpiper	Benson, James M.	Benson, Marlene J.	\$ 2,350,000	May-12	\$ 3,697,500	Mar-06	6.2	4,443	\$ (218,303)	-5.9%	46
47	210 Eden Rd.	Finneran, William B.	Apel, Helen L.	\$ 3,100,000	May-12	\$ 2,625,000	Oct-98	13.6	6,490	\$ 34,948	1.3%	47
48	233 List Rd.	Palm Beach List, LLC	Lyle Properties, LLC	\$ 1,650,000	May-12	\$ 750,000	May-06	6.0	4,810	\$ 149,863	20.0%	48
49	265 List Rd.	Herbst, Todd & Brandie	Torres Realty Investments	\$ 2,100,000	May-12	\$ 487,500	May-07	5.0	3,930	\$ 322,147	66.1%	49
50	237 Oleander Ave.	Alfuth, Terry J. & Bonita	Oleander Development, LLC	\$ 800,000	May-12	\$ 708,100	Jun-11	0.9	1,260	\$ 100,130	14.1%	50
51	670 Island Dr.	670 Island Drive Trust	Island Realty Properties, LLC	\$ 5,718,750	May-12	\$ 1,000,000	Dec-86	25.4	4,824	\$ 185,537	18.6%	51
52	429 Brazilian Ave.	Madden, Edward E. & Nancy	Ballantine, John W. & Caroline	\$ 2,800,000	May-12	\$ 1,800,000	Jan-04	8.3	3,892	\$ 119,947	6.7%	52
53	355 Hibiscus Ave.	355 Hibiscus, LLC	Synder, Barry & Grobe-Synder, Louise	\$ 2,700,000	May-12	\$ 1,350,000	Mar-99	13.2	3,943	\$ 102,443	7.6%	53
54	255 Monterey Rd.	Kelso, David A.	Snow, Raymond W. & Christine F.	\$ 1,265,000	May-12	\$ 555,000	Sep-94	17.7	2,856	\$ 40,166	7.2%	54
55	255 Park Ave.	Scully, Elizabeth M. Kelly	Temple Emanuel of Palm Beach, Inc.	\$ 690,000	May-12	\$ 725,129	Nov-03	8.5	2,810	\$ (4,131)	-0.6%	55
56	323 Brazilian Ave.	MacGregor, Ian C.S.	Bidwell, Paula N.	\$ 3,110,000	May-12	\$ 2,800,000	May-04	8.0	5,412	\$ 38,723	1.4%	56
57	*321 N. Lake Way	Phelps, Edwin L. & Linda M.	Mendel, Nancy W.	\$ 2,200,000	May-12	N/A	N/A	N/A	3,955	N/A	N/A	57
58	264 Sandpiper Dr.	Weisman, Greg & Michelle	Beatrice Ferrar Trust	\$ 1,175,000	May-12	\$ 700,000	May-91	21.0	4,382	\$ 22,601	3.2%	58
59	1840 S. Ocean Blvd.	1840 South Ocean Land Trust	Ruby S. Rinker Trust	\$ 23,500,000	May-12	\$ 7,450,000	Mar-99	13.3	12,229	\$ 1,210,382	16.2%	59
60	214 List Rd.	Sage, Sara W.	Maley, Matthew & Linda	\$ 1,780,000	Jun-12	\$ 1,525,000	Mar-04	8.3	4,149	\$ 30,881	2.0%	60
61	*101 Indian Rd.	Rich, Robert E. Jr.	101 Indian Road LLC	\$ 14,350,000	Jun-12	N/A	N/A	N/A	7,473	N/A	N/A	61
62	246 Emerald Ln.	Nollmann, Walter & Carr, Ellen Maureen	Anbinder, Stephen E. & Madeline Anbinder	\$ 3,550,000	Jun-12	\$ 6,000,000	Feb-07	5.3	5,967	\$ (459,296)	-7.7%	62
63	1451 N. Lake Way	Northlake Way Trust	West Groupo Residential, LLC	\$ 3,150,000	Jun-12	\$ 830,000	Jun-03	9.0	5,281	\$ 257,543	31.0%	63
64	305 Mediterranean Rd.	Murray, Stephen & Muffie Bancroft	Westport Palm Beach, LLC	\$ 910,000	Jun-12	\$ 1,000,000	May-08	4.1	1,956	\$ (22,017)	-2.2%	64
65	140 Seagate Rd.	Brown, Tobias J.	Saeger, William T. & Natalie J.	\$ 1,700,000	Jun-12	\$ 1,575,000	Apr-10	2.2	2,472	\$ 57,607	3.7%	65
66	300 Arabian Rd.	Wilson, G. Larry & Patricia E.	Lido, LLC	\$ 3,400,000	Jun-12	\$ 4,525,000	Oct-05	6.7	5,847	\$ (168,634)	-3.7%	66
67	305 Hibiscus Ave.	Hicks, Eric R. & Julie M.	Braden, James B. & Kirsten Withers	\$ 1,750,000	Jun-12	\$ 1,200,000	Aug-04	7.8	2,468	\$ 70,168	5.8%	67
68	222 Mockingbird Tr.	Helms, Steven S.	Haft, Jay & Clayre	\$ 1,951,500	Jun-12	\$ 2,300,000	Jul-08	3.9	4,275	\$ (88,891)	-3.9%	68
69	415 Seaspray Ave.	Seaspray Associates LLC	Ainslie, Michael L. & Suzanne H.	\$ 6,633,100	Jun-12	\$ 1,472,500	Jun-97	15.0	8,856	\$ 343,789	23.3%	69
70	*211 Ocean Ter.	211 Ocean Terrace, LLC	Cooney, Robert A. & Anne Tennant	\$ 1,236,750	Jun-12	N/A	N/A	N/A	2,860	N/A	N/A	70
71	256 Mockingbird Tr.	Paskin, David & Linda Scribner	Carton, Edwin Douglas	\$ 1,716,667	Jul-12	\$ 550,000	Jun-99	13.1	4,292	\$ 89,105	16.2%	
72	575 Island Dr.	Libert, Jeffrey A. & Martha Brown	Carol Bernon Trust	\$ 9,700,000	Jul-12	\$ 6,275,000	Jan-05	7.5	6,883	\$ 456,583	7.3%	
73	259 Everglade Ave.	Sue Turner Trust	Marilyn Pincus Trust	\$ 750,000	Jul-12	\$ 665,000	Dec-85	26.6	3,684	\$ 3,195	0.5%	
74	302 Caribbean Rd.	Murray, Stephen & Muffie Bancroft	Mottola, Thomas D. & Miranda, Ariadna Sodi	\$ 6,534,500	Jul-12	\$ 6,000,000	Jun-08	4.1	8,657	\$ 130,847	2.2%	
75	205 Jamaica Ln.	Weston, Paolo & Marcello, Mark	Leader, Joshua M.	\$ 1,100,000	Jul-12	\$ 2,150,000	Jan-06	6.5	3,944	\$ (161,504)	-7.5%	
76	141 Brazilian Ave.	DeVries, Timothy C. & Gayle W.	Amory, Charles Minot III & Victoria	\$ 5,000,000	Jul-12	\$ 1,300,000	Jun-01	11.1	6,960	\$ 332,635	25.6%	
77	211 El Dorado Ln.	211 El Dorado Lane Trust	Boehm, Ricardo & Helen Lipsett	\$ 1,600,000	Jul-12	\$ 1,325,000	Jul-06	6.0	2,996	\$ 45,792	3.5%	
78	4 Windsor Ct.	Glickman, Donald & Mia Martin	Libert, Jeffrey A. & Brown, Martha D.	\$ 3,850,000	Jul-12	\$ 3,500,000	Apr-04	8.3	4,997	\$ 42,400	1.2%	
79	113 Kings Rd.	Rapaille, Gilbert Clotaire	Bohannon, Benton	\$ 2,600,000	Jul-12	\$ 2,203,000	Aug-04	7.9	5,182	\$ 50,123	2.3%	
80	153 Clarke Ave.	PBI Limited Partnership	Kirlin, John P., Thomas J., Timothy J. & Huntington,	\$ 4,950,000	Jul-12	\$ 1,785,000	Jul-88	24.0	8,977	\$ 131,785	7.4%	
81	141 Seaview Ave.	Ameringer, William Charles	Hansen, Hunter H. & Sue A.	\$ 1,925,000	Jul-12	\$ 850,000	Mar-00	12.3	2,300	\$ 87,098	10.2%	
82	740 N. Lake Way	Rickel, Annette	Glickman, Donald & Mia Martin	\$ 3,000,000	Jul-12	\$ 3,200,000	Jul-07	5.0	3,294	\$ (39,956)	-1.2%	
83	151 Root Trl. (REO)	De Guzman, McKim & Lisa	Bank of America	\$ 500,000	Jul-12	\$ 400,300	Feb-12	0.4	760	\$ 240,997	60.2%	
84	216 Tradewind Dr.	Fuhr, Steven M. & Lorie M.	Gordon, Scott M. & Birginia O.	\$ 2,840,000	Jul-12	\$ 635,000	Jul-87	25.0	7,825	\$ 88,132	13.9%	
85	430 Brazilian Ave.	Samisa Palm Beach, LLC	Stemberg, Dola Hamilton	\$ 4,200,000	Jul-12	\$ 3,975,000	May-10	2.2	4,608	\$ 103,693	2.6%	

86	231 El Dorado Ln.	231 El Dorado Lane, LLC	Korzis, John	\$ 820,000	Jul-12	\$ 138,000	Jan-71	41.5	3,584	\$ 16,423	11.9%
87	1473 N. Ocean Blvd.	Endigan, LLC	Gaines, Stanley N. & Gay Hart	\$ 41,500,000	Jul-12	\$ 6,500,000	May-98	14.2	17,804	\$ 2,468,599	38.0%
88	1902 & 1906 S. Ocean Blvd. (Vacant Lots)	1902-1906 South Ocean Boulevard, LLC	Rubenstein, Mitchell & Silvers, Laurie S.	\$ 23,935,000	Jul-12	\$ 6,600,000	Apr-05	7.3	0	\$ 2,389,454	36.2%
89	*200 Eden Rd.	Act II Properties, LLC	Stlotkin, Mitchell & Pamela	\$ 1,893,873	Aug-12	N/A	N/A	N/A	2,940	N/A	N/A
90	*140 Australian Ave.	Elghanayan, Steven & Elizabeth Rad	Thompson, Collier; Young, Sheridan & William Tan	\$ 2,150,000	Aug-12	N/A	N/A	N/A	4,361	N/A	N/A
91	234 Kenlyn Rd.	Kenan, R. Sterling	Forsyth, Andrew J. & Williams, Kelly M.	\$ 2,370,500	Aug-12	\$ 1,900,000	Jun-09	3.2	3,732	\$ 148,429	7.8%
92	1050 N. Ocean Blvd.	Beebe, Edmund H. & Melissa	Jane F. Beal Trust	\$ 3,495,000	Aug-12	\$ 172,000	Jan-67	45.6	4,286	\$ 72,851	42.4%
93	233 Mockingbird Tr.	Woodman, Dean S. & Jane B.	Sullivan, Steven F. & Marcia G.	\$ 4,000,000	Aug-12	\$ 4,548,000	Dec-06	5.7	5,884	\$ (96,628)	-2.1%
94	*79 Middle Rd.	Omtvedt, Craig P. & Jane E.	Nesbitt, Geraldine R.	\$ 5,800,000	Aug-12	N/A	N/A	N/A	11,034	N/A	N/A
95	209 Angler Ave.	Delphin Corp.	Sciame, Frank J.	\$ 2,400,000	Aug-12	\$ 1,050,000	Jun-10	2.2	2,486	\$ 622,159	59.3%
96	310 Atlantic Ave. (Townhouse)	May, Peter W. & Leni	Weiner, Roberta	\$ 5,750,000	Aug-12	\$ 4,760,000	Jun-08	4.2	5,658	\$ 237,418	5.0%
97	1695 N. Ocean Way (Vacant Lot)	1695 NOW, LLC	Estate of Christopher H. Browne	\$ 9,520,000	Aug-12	\$ 10,950,000	Jul-06	6.1	0	\$ (234,795)	-2.1%
98	288 Sandpiper Dr.	Forsyth, Andrew J. & Williams, Kelly M.	Cook, Mark W. & Paula J.	\$ 2,950,000	Aug-12	\$ 2,289,665	Sep-03	8.9	7,195	\$ 74,001	3.2%
99	107 Dolphin Rd.	Ackerman, Irwin B.	Delphin Corporation	\$ 6,100,000	Aug-12	\$ 530,000	Jul-81	31.1	4,179	\$ 179,060	33.8%
100	*1475 N. Lake Way	Herne, Peter	Estate of John Sealey Call, Jr.	\$ 1,185,000	Aug-12	N/A	N/A	N/A	4,105	N/A	N/A
101	326 Chilean Ave.	Hemingway, Sylvia	Stuart-Findlay, Clive	\$ 1,995,000	Aug-12	\$ 1,500,000	Oct-06	5.8	2,184	\$ 84,784	5.7%
102	250 Emerald Ln.	Miller, Brian James & Sarah Stoddard	McLeary, Joseph W. & Joyce C.	\$ 2,150,000	Sep-12	\$ 1,175,000	Jan-98	14.7	4,759	\$ 66,432	5.7%
103	4 La Costa Way	LCW Trust	Estate of Simon C. Fireman	\$ 8,050,000	Sep-12	\$ 8,000,000	Mar-04	8.5	9,747	\$ 5,876	0.1%
104	324 Brazilian Ave.	Roger J. Fox Trust	324 Brazilian Ave., Inc.	\$ 1,000,000	Sep-12	\$ 425,000	Jun-98	14.3	2,589	\$ 40,314	9.5%
105	233 Arabian Rd.	Porto, Brian & Catherine	Lutz, Edward C. & Laurie S.	\$ 1,205,250	Sep-12	\$ 425,000	Aug-94	18.1	3,448	\$ 43,111	10.1%
106	110 Clarendon Ave.	Malley, Alfred D. & Janis V.	McCarthy, Joseph W. & Gloria A.	\$ 9,870,000	Sep-12	\$ 4,825,000	Oct-99	12.9	13,217	\$ 390,215	8.1%
107	252 Jamaica Ln.	Dweck, Stuart M. & Hilary	Phipps Plaza Partners, LLC	\$ 912,500	Sep-12	\$ 1,500,000	Dec-07	4.8	2,620	\$ (123,524)	-8.2%
108	1510 N. Lake Way	Murray, Stephen & Muffie Bancroft	Dweck, Stuart M. & Hilary	\$ 1,052,500	Sep-12	\$ 912,500	Apr-12	0.4	2,100	\$ 333,987	36.6%
	*Not Included in % Annual Increase/(Decrease Calculation)										
		2012 3Q Cumulative Summary - PB Home Sales (ALL)									
		# of PB Home Sales (ALL)		108							
		PB Home Sales - ALL (Total \$)		\$ 430,373,563							
		Average Current Sales Price		\$ 3,984,940							
		Median Current Sales Price		\$ 2,360,000							
		Average Yrs. Between Sales		10.36							
		% Annual Increase/(Decrease)		6.9%							
		2012 1Q & 2Q Summary - PB Home Sales (ALL)									
		# of PB Home Sales (ALL)		70							
		PB Home Sales - ALL (Total \$)		\$ 240,002,773							
		Average Current Sales Price		\$ 3,428,611							
		Median Current Sales Price		\$ 2,250,000							
		Average Yrs. Between Sales		9.38							
		% Annual Increase/(Decrease)		5.8%							
		2012 3Q ONLY Summary - PB Home Sales (ALL)									
		# of PB Home Sales (ALL)		38							
		PB Home Sales - ALL (Total \$)		\$ 190,370,790							
		Average Current Sales Price		\$ 5,009,758							
		Median Current Sales Price		\$ 2,720,000							
		Average Yrs. Between Sales		12.04							
		% Annual Increase/(Decrease)		7.7%							

3rd Quarter 2012

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Leslie Robert Evans
AND ASSOCIATES, P.A.
- Counselors at Law -

NORTH - PB SINGLE FAMILY HOME SALES 1/1/12 - 9/30/12

	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	213 Park Ave.	Del Giudice, M. & Keyes, J.	Giguere, A. & Kumble, A. & S.	\$ 975,000	Jan-12	\$ 294,144	Mar-05	6.8	1,937	\$ 99,524	33.8%	1
2	247 Southland Rd.	Sinisi, Dan & Linda	Morrison, Anthony & Ingrid	\$ 1,575,000	Jan-12	\$ 625,000	Aug-97	14.4	8,693	\$ 65,847	10.5%	2
3	226 Kenlyn Rd.	DBS Holdings, LLC	Conese, Eugene and Conese	\$ 1,377,500	Jan-12	\$ 1,300,000	Jun-03	8.6	3,103	\$ 9,020	0.7%	3
4	215 Nightingale Trl. (REO)	Rodman, Andrew and Lisa	US Bank N.A.	\$ 1,655,000	Jan-12	\$ 1,906,000	Jan-05	7.0	4,366	\$ (35,843)	-1.9%	4
5	*231 Osceola Way	Leidy, Carter R. III	Longo, Virginia R.	\$ 1,100,000	Jan-12	N/A	N/A	N/A	4,486	N/A	N/A	5
6	222 Ridgeview Dr.	222 Ridgeview Land Trust	222 Ridgeview, LLC	\$ 3,090,000	Feb-12	\$ 1,500,000	Jun-05	6.7	4408	\$ 238,239	15.9%	6
7	*272 List Rd.	Brown, Joseph W. & Valerie A.	Phyllis A. Jacobson Trust	\$ 1,650,000	Feb-12	N/A	N/A	N/A	3,837	N/A	N/A	7
8	1540 N. Lake Way	Hughes, William & Rebecca	William O. Harbach Trust	\$ 1,097,500	Feb-12	\$ 425,000	Mar-92	20.0	2,426	\$ 33,639	7.9%	8
9	251 Atlantic Ave.	Turnipseed, G. Benjamin	Sherwood, Fran	\$ 625,000	Feb-12	\$ 350,000	Mar-97	15.0	1,359	\$ 18,347	5.2%	9
10	320 Ridgeview Dr.	Smith, Thomas & Diane	Lambert, David G.	\$ 10,350,000	Feb-12	\$ 2,450,000	Apr-00	11.8	13,479	\$ 667,014	27.2%	10
11	201 Bermuda Ln.	Wright, Larry	201 Bermuda Lane, LLC	\$ 1,375,000	Feb-12	\$ 1,400,000	Dec-11	0.2	3,387	\$ (130,357)	-9.3%	11
12	160 Reef Rd.	Gagliano, Tony & Lina	160 Reef Road, LLC	\$ 2,575,000	Mar-12	\$ 1,919,170	Aug-07	4.6	3,777	\$ 141,309	7.4%	12
13	240 Ocean Ter.	240 OT, LLC	Jack Lester G. Liggett Trust	\$ 1,218,700	Mar-12	\$ 312,000	Jul-92	19.7	3,023	\$ 46,073	14.8%	13
14	212 Coral Ln.	Sorrel, Elizabeth	Jane Pope Akers Trust	\$ 2,300,000	Mar-12	\$ 150,000	Jan-74	38.3	4,901	\$ 56,182	37.5%	14
15	268 Jamaica Ln.	DBS Holdings, LLC	Estate of Margaret A. Whitehouse	\$ 934,259	Mar-12	\$ 387,000	Nov-89	22.3	2,743	\$ 24,491	6.3%	15
16	*261 Miraflores Dr.	Niven, Fernanda Wetherill	Diamond, Basil S. & Elaine	\$ 2,110,000	Mar-12	N/A	N/A	N/A	2,852	N/A	N/A	16
17	229 Ridgeview Dr.	Belkin, Maurice & Deborah	Ridgeview Partners, LLC	\$ 1,225,000	Apr-12	\$ 880,000	May-09	2.9	1,943	\$ 118,129	13.4%	17
18	233 Tradewind Dr.	Hendrickson, John F.	Keenan, James F. & Susan G.	\$ 3,000,000	Apr-12	\$ 1,900,000	Aug-02	9.7	5,522	\$ 113,386	6.0%	18
19	211 Tangier Ave.	Kramer, Robert David & Toni Holt	Janina Radtke Trust	\$ 8,500,000	Apr-12	\$ 1,746,000	May-02	9.9	7,266	\$ 680,433	39.0%	19
20	174 E. Inlet Dr.	FLM Investment Property, LLC	Spots Inc.	\$ 970,000	Apr-12	\$ 1,750,000	Feb-07	5.2	3,332	\$ (150,000)	-8.6%	20
21	*1017 N. Lake Way	1017 N. Lake Way, LLC	Bethesda-By-The-Sea	\$ 1,302,489	Apr-12	N/A	N/A	N/A	3,123	N/A	N/A	21
22	253 Ridgeview Dr.	Beverlee Miller Trust	Neil J. Kozokoff Trust	\$ 2,950,000	Apr-12	\$ 3,468,954	Nov-07	4.5	4,513	\$ (115,781)	-3.3%	22
23	240 Seminole Ave.	Arthur Saul Lieberman Trust	Lambert, Raquel	\$ 2,100,000	Apr-12	\$ 1,800,000	May-04	7.9	4,368	\$ 37,863	2.1%	23
24	107 E. Inlet Dr.	Angela Mary Sullivan Trust	Cook, Stanley L. & Carole A.	\$ 1,493,500	Apr-12	\$ 1,625,000	Aug-04	7.7	3,597	\$ (17,008)	-1.0%	24
25	212 Nightingale Trl. (Vacant Lot)	Shadowcorp Holdings Inc.	Robmar Realty, LLC	\$ 3,770,000	Apr-12	\$ 1,235,000	Sep-10	1.6	N/A	\$ 1,600,822	129.6%	25
26	211 Atlantic Ave.	Golleher, James H. & Sandra A.	Greenfield, Richard D. & Marguerite G.	\$ 2,300,000	Apr-12	\$ 1,530,000	Mar-04	8.1	4,286	\$ 95,174	6.2%	26
27	332 Eden Rd.	Hayt, Gregory & Mardi	Gordon, Lee B. & Susan S.	\$ 2,370,000	May-12	\$ 1,363,000	Apr-00	12.1	4,593	\$ 82,988	6.1%	27
28	1510 N. Lake Way	Dweck, Stuart M. & Hilary	1510 North Lake Way, LLC	\$ 912,500	May-12	\$ 1,275,000	Jun-08	3.9	2,100	\$ (92,397)	-7.2%	28
29	220 Ocean Ter.	Cassidy, John C. Jr.	Mikus, William J. & Paula	\$ 2,437,500	May-12	\$ 2,100,000	Dec-04	7.5	4,811	\$ 45,240	2.2%	29

	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	
30	232 Angler Ave.	Palm Beach Angler, LLC	Stevens, Mark	\$ 1,850,000	May-12	\$ 2,050,000	Jan-04	8.3	3,995	\$ (23,966)	-1.2%	30
31	198 Via Linda	Salminen, Jyrki	198 Via Linda, LLC	\$ 2,000,000	May-12	\$ 2,700,000	Aug-06	5.8	3,549	\$ (121,667)	-4.5%	31
32	241 Orange Grove Rd.	Lorber, Michael S.	Seaside Partners, LLC	\$ 1,310,000	May-12	\$ 1,750,000	Jul-05	6.9	2,261	\$ (64,163)	-3.7%	32
33	735 N. Lake Way	Thompson, Ann C.	Hanlon, M. Timothy	\$ 3,980,725	May-12	\$ 1,550,000	Dec-99	12.4	9,483	\$ 195,637	12.6%	33
34	281 Sandpiper	McDonald, J. Robert & Donna P.	Benson, Marlene & James	\$ 2,350,000	May-12	\$ 3,697,500	Mar-06	6.2	4,443	\$ (218,303)	-5.9%	34
35	210 Eden Rd.	Finneran, William B.	Apel, Helen L.	\$ 3,100,000	May-12	\$ 2,625,000	Oct-98	13.6	6,490	\$ 34,948	1.3%	35
36	233 List Rd.	Palm Beach List, LLC	Lyle Properties, LLC	\$ 1,650,000	May-12	\$ 750,000	May-06	6.0	4,810	\$ 149,863	20.0%	36
37	265 List Rd.	Herbst, Todd & Brandie	Torres Realty Investments	\$ 2,100,000	May-12	\$ 487,500	May-07	5.0	3,930	\$ 322,147	66.1%	37
38	237 Oleander Ave.	Alfuth, Terry J. & Bonita	Oleander Development, LLC	\$ 800,000	May-12	\$ 708,100	Jun-11	0.9	1,260	\$ 100,130	14.1%	38
39	255 Monterey Rd.	Kelso, David A.	Snow, Raymond W. & Christine F.	\$ 1,265,000	May-12	\$ 555,000	Sep-94	17.7	2,856	\$ 40,166	7.2%	39
40	255 Park Ave.	Scully, Elizabeth M. Kelly	Temple Emanuel of Palm Beach, Inc.	\$ 690,000	May-12	\$ 725,129	Nov-03	8.5	2,810	\$ (4,131)	-0.6%	40
41	*321 N. Lake Way	Phelps, Edwin L. & Linda M.	Mendel, Nancy W.	\$ 2,200,000	May-12	N/A	N/A	N/A	3,955	N/A	N/A	41
42	264 Sandpiper Dr.	Weisman, Greg & Michelle	Beatrice Ferrar Trust	\$ 1,175,000	May-12	\$ 700,000	May-91	21.0	4,382	\$ 22,601	3.2%	42
43	214 List Rd.	Sage, Sara W.	Maley, Matthew & Linda	\$ 1,780,000	Jun-12	\$ 1,525,000	Mar-04	8.3	4,149	\$ 30,881	2.0%	43
44	*101 Indian Rd.	Rich, Robert E. Jr.	101 Indian Road LLC	\$ 14,350,000	Jun-12	N/A	N/A	N/A	7,473	N/A	N/A	44
45	246 Emerald Ln.	Nollmann, Walter & Carr, Ellen Ma	Anbinder, Stephen E. & Madeline Anbinder	\$ 3,550,000	Jun-12	\$ 6,000,000	Feb-07	5.3	5,967	\$ (459,296)	-7.7%	45
46	1451 N. Lake Way	Northlake Way Trust	West Groupo Residential, LLC	\$ 3,150,000	Jun-12	\$ 830,000	Jun-03	9.0	5,281	\$ 257,543	31.0%	46
47	305 Mediterranean Rd.	Murray, Stephen & Muffie Bancrof	Westport Palm Beach, LLC	\$ 910,000	Jun-12	\$ 1,000,000	May-08	4.1	1,956	\$ (22,017)	-2.2%	47
48	300 Arabian Rd.	Wilson, G. Larry & Patricia E.	Lido, LLC	\$ 3,400,000	Jun-12	\$ 4,525,000	Oct-05	6.7	5,847	\$ (168,634)	-3.7%	48
49	222 Mockingbird Tr.	Helms, Steven S.	Haft, Jay & Clayre	\$ 1,951,500	Jun-12	\$ 2,300,000	Jul-08	3.9	4,275	\$ (88,891)	-3.9%	49
50	*211 Ocean Ter.	211 Ocean Terrace, LLC	Cooney, Robert A. & Anne Tennant	\$ 1,236,750	Jun-12	N/A	N/A	N/A	2,860	N/A	N/A	50
51	256 Mockingbird Tr.	Paskin, David & Linda Scribner	Carton, Edwin Douglas	\$ 1,716,667	Jul-12	\$ 550,000	Jun-99	13.1	4,292	\$ 89,105	16.2%	
52	259 Everglade Ave.	Sue Turner Trust	Marilyn Pincus Trust	\$ 750,000	Jul-12	\$ 665,000	Dec-85	26.6	3,684	\$ 3,195	0.5%	
53	302 Caribbean Rd.	Murray, Stephen & Muffie Bancrof	Mottola, Thomas D. & Miranda, Ariadna Soc	\$ 6,534,500	Jul-12	\$ 6,000,000	Jun-08	4.1	8,657	\$ 130,847	2.2%	
54	205 Jamaica Ln.	Weston, Paolo & Marcello, Mark	Leader, Joshua M.	\$ 1,100,000	Jul-12	\$ 2,150,000	Jan-06	6.5	3,944	\$ (161,504)	-7.5%	
55	211 El Dorado Ln.	211 El Dorado Lane Trust	Boehm, Ricardo & Helen Lipsett	\$ 1,600,000	Jul-12	\$ 1,325,000	Jul-06	6.0	2,996	\$ 45,792	3.5%	
56	4 Windsor Ct.	Glickman, Donald & Mia Martin	Libert, Jeffrey A. & Brown, Martha D.	\$ 3,850,000	Jul-12	\$ 3,500,000	Apr-04	8.3	4,997	\$ 42,400	1.2%	
57	740 N. Lake Way	Rickel, Annette	Glickman, Donald & Mia Martin	\$ 3,000,000	Jul-12	\$ 3,200,000	Jul-07	5.0	3,294	\$ (39,956)	-1.2%	
58	151 Root Trl. (REO)	De Guzman, McKim & Lisa	Bank of America	\$ 500,000	Jul-12	\$ 400,300	Feb-12	0.4	760	\$ 240,997	60.2%	
59	216 Tradewind Dr.	Fuhr, Steven M. & Lorie M.	Gordon, Scott M. & Birginia O.	\$ 2,840,000	Jul-12	\$ 635,000	Jul-87	25.0	7,825	\$ 88,132	13.9%	
60	231 El Dorado Ln.	231 El Dorado Lane, LLC	Korzis, John	\$ 820,000	Jul-12	\$ 138,000	Jan-71	41.5	3,584	\$ 16,423	11.9%	
61	1473 N. Ocean Blvd.	Endigan, LLC	Gaines, Stanley N. & Gay Hart	\$ 41,500,000	Jul-12	\$ 6,500,000	May-98	14.2	17,804	\$ 2,468,599	38.0%	
62	*200 Eden Rd.	Act II Properties, LLC	Stlotkin, Mitchell & Pamela	\$ 1,893,873	Aug-12	N/A	N/A	N/A	2,940	N/A	N/A	
63	234 Kenlyn Rd.	Kenan, R. Sterling	Forsyth, Andrew J. & Williams, Kelly M.	\$ 2,370,500	Aug-12	\$ 1,900,000	Jun-09	3.2	3,732	\$ 148,429	7.8%	
64	1050 N. Ocean Blvd.	Beebe, Edmund H. & Melissa	Jane F. Beal Trust	\$ 3,495,000	Aug-12	\$ 172,000	Jan-67	45.6	4,286	\$ 72,851	42.4%	
65	233 Mockingbird Tr.	Woodman, Dean S. & Jane B.	Sullivan, Steven F. & Marcia G.	\$ 4,000,000	Aug-12	\$ 4,548,000	Dec-06	5.7	5,884	\$ (96,628)	-2.1%	
66	209 Angler Ave.	Delphin Corp.	Sciame, Frank J.	\$ 2,400,000	Aug-12	\$ 1,050,000	Jun-10	2.2	2,486	\$ 622,159	59.3%	
67	310 Atlantic Ave. (Townhouse)	May, Peter W. & Leni	Weiner, Roberta	\$ 5,750,000	Aug-12	\$ 4,760,000	Jun-08	4.2	5,658	\$ 237,418	5.0%	
68	1695 N. Ocean Way (Vacant Lot)	1695 NOW, LLC	Estate of Christopher H. Browne	\$ 9,520,000	Aug-12	\$ 10,950,000	Jul-06	6.1	0	\$ (234,795)	-2.1%	
69	288 Sandpiper Dr.	Forsyth, Andrew J. & Williams, Kell	Cook, Mark W. & Paula J.	\$ 2,950,000	Aug-12	\$ 2,289,665	Sep-03	8.9	7,195	\$ 74,001	3.2%	
70	107 Dolphin Rd.	Ackerman, Irwin B.	Delphin Corporation	\$ 6,100,000	Aug-12	\$ 530,000	Jul-81	31.1	4,179	\$ 179,060	33.8%	
71	*1475 N. Lake Way	Herne, Peter	Estate of John Sealey Call, Jr.	\$ 1,185,000	Aug-12	N/A	N/A	N/A	4,105	N/A	N/A	

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

	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
72	4 La Costa Way	LCW Trust	Estate of Simon C. Fireman	\$ 8,050,000	Sep-12	\$ 8,000,000	Mar-04	8.5	9,747	\$ 5,876	0.1%
73	233 Arabian Rd.	Porto, Brian & Catherine	Lutz, Edward C. & Laurie S.	\$ 1,205,250	Sep-12	\$ 425,000	Aug-94	18.1	3,448	\$ 43,111	10.1%
74	252 Jamaica Ln.	Dweck, Stuart M. & Hilary	Phipps Plaza Partners, LLC	\$ 912,500	Sep-12	\$ 1,500,000	Dec-07	4.8	2,620	\$ (123,524)	-8.2%
75	1510 N. Lake Way	Murray, Stephen & Muffie Bancroft	Dweck, Stuart M. & Hilary	\$ 1,052,500	Sep-12	\$ 912,500	Apr-12	0.4	2,100	\$ 333,987	36.6%
	*Not Included in % Annual Increase/(Decrease Calculation)										
	2012 3Q Cumulative Summary - PB Home Sales (NORTH)										
			# of PB Home Sales (North)		75						
			PB Home Sales - North (Total \$)	\$	237,233,713						
			Average Current Sales Price	\$	3,163,116						
			Median Current Sales Price	\$	1,951,500						
			Average Yrs. Between Sales		10.54						
			% Annual Increase/(Decrease)		5.8%						
	2012 1Q & 2Q Summary - PB Home Sales (NORTH)										
			# of PB Home Sales (North)		50						
			PB Home Sales - North (Total \$)	\$	122,137,923						
			Average Current Sales Price	\$	2,442,758						
			Median Current Sales Price	\$	1,815,000						
			Average Yrs. Between Sales		9.44						
			% Annual Increase/(Decrease)		4.7%						
	2012 3Q ONLY Summary - PB Home Sales (NORTH)										
			# of PB Home Sales (North)		25						
			PB Home Sales - North (Total \$)	\$	115,095,790						
			Average Current Sales Price	\$	4,603,832						
			Median Current Sales Price	\$	2,400,000						
			Average Yrs. Between Sales		12.58						
			% Annual Increase/(Decrease)		6.4%						

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MIDTOWN - PB HOME SALES 1/1/12 - 9/30/12

	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	149 Australian Ave.	Lattanzio, Paul	Pizzagalli, James C. & Judith R.	\$ 3,975,000	Mar-12	\$ 4,990,000	Feb-06	6.1	5,929	\$ (166,881)	-3.3%	1
2	416 Brazilian Ave.	Feinstein, Richard & Jeffrey	Lisa M. Saur Trust	\$ 7,350,000	Mar-12	\$ 7,450,000	Dec-10	1.3	7,777	\$ (75,258)	-1.0%	2
3	410 Chilean Ave.	Sosnoff, Martin T. & Toni E.	Beard, John L. & Nancy N.	\$ 7,400,000	Apr-12	\$ 300,000	Aug-96	15.7	8,440	\$ 452,111	150.7%	3
4	133 Brazilian Ave.	Brazilian Avenue Trust	Ferro, Jacqueline J.	\$ 6,600,000	Apr-12	\$ 5,375,000	Apr-09	3.0	6,677	\$ 407,961	7.6%	4
5	124 Seabreeze Ave.	Danes, Danielle	Rohrig, Carol L.	\$ 1,630,000	May-12	\$ 1,900,000	Oct-07	4.6	4,072	\$ (58,871)	-3.1%	5
6	225 Barton Ave.	Fennebresque, Kim S.	Pearlman Family Limited Partnership	\$ 2,400,000	May-12	\$ 1,100,000	Mar-98	14.2	5,131	\$ 91,673	8.3%	6
7	429 Brazilian Ave.	Madden, Edward E. & Nancy	Ballantine, John W. & Caroline	\$ 2,800,000	May-12	\$ 1,800,000	Jan-04	8.3	3,892	\$ 119,947	6.7%	7
8	355 Hibiscus Ave.	355 Hibiscus, LLC	Synder, Barry & Grobe-Synder, Louise	\$ 2,700,000	May-12	\$ 1,350,000	Mar-99	13.2	3,943	\$ 102,443	7.6%	8
9	323 Brazilian Ave.	MacGregor, Ian C.S.	Bidwell, Paula N.	\$ 3,110,000	May-12	\$ 2,800,000	May-04	8.0	5,412	\$ 38,723	1.4%	9
10	140 Seagate Rd.	Brown, Tobias J.	Saeger, William T. & Natalie J.	\$ 1,700,000	Jun-12	\$ 1,575,000	Apr-10	2.2	2,472	\$ 57,607	3.7%	10
11	305 Hibiscus Ave.	Hicks, Eric R. & Julie M.	Braden, James B. & Kirsten Withers	\$ 1,750,000	Jun-12	\$ 1,200,000	Aug-04	7.8	2,468	\$ 70,168	5.8%	11
12	415 Seaspray Ave.	Seaspray Associates LLC	Ainslie, Michael L. & Suzanne H.	\$ 6,633,100	Jun-12	\$ 1,472,500	Jun-97	15.0	8,856	\$ 343,789	23.3%	12
13	141 Brazilian Ave.	DeVries, Timothy C. & Gayle W.	Amory, Charles Minot III & Victoria	\$ 5,000,000	Jul-12	\$ 1,300,000	Jun-01	11.1	6,960	\$ 332,635	25.6%	
14	153 Clarke Ave.	PBI Limited Partnership	Kirlin, John P., Thomas J., Timothy J. & Huntingto	\$ 4,950,000	Jul-12	\$ 1,785,000	Jul-88	24.0	8,977	\$ 131,785	7.4%	
15	141 Seaview Ave.	Ameringer, William Charles	Hansen, Hunter H. & Sue A.	\$ 1,925,000	Jul-12	\$ 850,000	Mar-00	12.3	2,300	\$ 87,098	10.2%	
16	430 Brazilian Ave.	Samisa Palm Beach, LLC	Stemberg, Dola Hamilton	\$ 4,200,000	Jul-12	\$ 3,975,000	May-10	2.2	4,608	\$ 103,693	2.6%	
17	*140 Australian Ave.	Elghanayan, Steven & Elizabeth Rad	Thompson, Collier; Young, Sheridan & William Ta	\$ 2,150,000	Aug-12	N/A	N/A	N/A	4,361	N/A	N/A	
18	326 Chilean Ave.	Hemingway, Sylvia	Stuart-Findlay, Clive	\$ 1,995,000	Aug-12	\$ 1,500,000	Oct-06	5.8	2,184	\$ 84,784	5.7%	
19	324 Brazilian Ave.	Roger J. Fox Trust	324 Brazilian Ave., Inc.	\$ 1,000,000	Sep-12	\$ 425,000	Jun-98	14.3	2,589	\$ 40,314	9.5%	
	*Not Included in % Annual Increase/(Decrease Calculation)											
	2012 3Q Cumulative Summary - PB Home Sales (MIDTOWN)											
	# of PB Home Sales (Midtown)			19								
	PB Home Sales - Midtown (Total \$)			\$ 69,268,100								
	Average Current Sales Price			\$ 3,645,689								
	Median Current Sales Price			\$ 2,800,000								
	Average Yrs. Between Sales			9.40								
	% Annual Increase/(Decrease)			6.7%								
	2012 1Q & 2Q Summary - PB Home Sales (MIDTOWN)											
	# of PB Home Sales (Midtown)			12								
	PB Home Sales - Midtown (Total \$)			\$ 48,048,100								
	Average Current Sales Price			\$ 4,004,008								
	Median Current Sales Price			\$ 2,955,000								
	Average Yrs. Between Sales			8.29								
	% Annual Increase/(Decrease)			6.5%								
	CONTINUED....											

		2012 3Q ONLY Summary - PB Home Sales (MIDTOWN)									
		# of PB Home Sales (Midtown)		7							
		PB Home Sales - Midtown (Total \$)	\$	21,220,000							
		Average Current Sales Price	\$	3,031,429							
		Median Current Sales Price	\$	2,150,000							
		Average Yrs. Between Sales		11.63							
		% Annual Increase/(Decrease)		8.1%							

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SOUTH - PB HOMES SALES 1/1/12 - 9/30/12

	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	1564 S. Ocean Blvd.	Sloane, A. Richard & Carolyn J.	1564, LLC	\$ 3,383,000	Jan-12	\$ 5,050,000	Apr-05	6.8	5,905	\$ (244,261)	-4.8%	1
2	*320 Island Rd.	320 Island Road Trust	Island Road Limited Partnership	\$ 9,700,000	Feb-12	N/A	N/A	N/A	6,658	N/A	N/A	2
3	*319 El Vedado Road (REO)	Mortara, Virginia L.	Wells Fargo Bank	\$ 5,200,000	Mar-12	N/A	N/A	N/A	12,406	N/A	N/A	3
4	657 Island Drive (Vacant Lot)	657 Island Drive Trust	United Properties Group, LLC	\$ 5,000,000	Mar-12	\$ 6,000,000	Aug-09	2.6	N/A	\$ (384,615)	-6.4%	4
5	*300 Regents Park Rd.	Ourisman, Mary M.	Ford, Beatriz A.	\$ 3,815,000	Mar-12	N/A	N/A	N/A	7,466	N/A	N/A	5
6	*757 Island Dr.	Palm Beach Island I., II. & III., LLC	Haggin, John Ben Ali Jr.	\$ 13,500,000	Apr-12	N/A	N/A	N/A	7,448	N/A	N/A	6
7	1840 S. Ocean Blvd.	1840 South Ocean Land Trust	Ruby S. Rinker Trust	\$ 23,500,000	May-12	\$ 7,450,000	Mar-99	13.3	12,229	\$ 1,210,382	16.2%	7
8	670 Island Dr.	670 Island Drive Trust	Island Realty Properties, LLC	\$ 5,718,750	May-12	\$ 1,000,000	Dec-86	25.4	4,824	\$ 185,537	18.6%	8
9	575 Island Dr.	Libert, Jeffrey A. & Martha Brown	Carol Bernon Trust	\$ 9,700,000	Jul-12	\$ 6,275,000	Jan-05	7.5	6,883	\$ 456,583	7.3%	
10	113 Kings Rd.	Rapaille, Gilbert Clotaire	Bohannon, Benton	\$ 2,600,000	Jul-12	\$ 2,203,000	Aug-04	7.9	5,182	\$ 50,123	2.3%	
11	1902 & 1906 S. Ocean Blvd. (Vacant Lots)	1902-1906 South Ocean Boulevard, LLC	Rubenstein, Mitchell & Silvers, Laurie S.	\$ 23,935,000	Jul-12	\$ 6,600,000	Apr-05	7.3	0	\$ 2,389,454	36.2%	
12	*79 Middle Rd.	Omtvedt, Craig P. & Jane E.	Nesbitt, Geraldine R.	\$ 5,800,000	Aug-12	N/A	N/A	N/A	11,034	N/A	N/A	
13	250 Emerald Ln.	Miller, Brian James & Sarah Stoddard	McLeary, Joseph W. & Joyce C.	\$ 2,150,000	Sep-12	\$ 1,175,000	Jan-98	14.7	4,759	\$ 66,432	5.7%	
14	110 Clarendon Ave.	Malley, Alfred D. & Janis V.	McCarthy, Joseph W. & Gloria A.	\$ 9,870,000	Sep-12	\$ 4,825,000	Oct-99	12.9	13,217	\$ 390,215	8.1%	
	*Not Included in % Annual Increase/(Decrease Calculation)											
	2012 3Q Cumulative Summary - PB Home Sales (SOUTH)											
	# of PB Home Sales (South)			14								
	PB Home Sales - South (Total \$)			\$ 123,871,750								
	Average Current Sales Price			\$ 8,847,982								
	Median Current Sales Price			\$ 5,759,375								
	Average Yrs. Between Sales			10.93								
	% Annual Increase/(Decrease)			10.2%								
	2012 1Q & 2Q Summary - PB Home Sales (SOUTH)											
	# of PB Home Sales (South)			8								
	PB Home Sales - South (Total \$)			\$ 69,816,750								
	Average Current Sales Price			\$ 8,727,094								
	Median Current Sales Price			\$ 5,459,375								
	Average Yrs. Between Sales			12.03								
	% Annual Increase/(Decrease)			7.7%								
	CONTINUED.....											

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	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
			2012 3Q ONLY Summary - PB Home Sales (SOUTH)								
			# of PB Home Sales (South)	6							
			PB Home Sales - South (Total \$)	\$ 54,055,000							
			Average Current Sales Price	\$ 9,009,167							
			Median Current Sales Price	\$ 7,750,000							
			Average Yrs. Between Sales	10.06							
			% Annual Increase/(Decrease)	12.8%							

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ALL - PB CONDO/CO-OP SALES 1/1/12 - 9/30/12

#	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 W. Scisco Trust & Rosalind K. 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	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	Spstein, 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 C. & Goldstone, C. & 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
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

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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	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 M. & Traynor, Ronney S.	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
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
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*	Khajehouri Trust	Navabha Trust & Khajehouri 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 Cocoanut 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 Cocoanut 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 Cocoanut 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	Rofaief, 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 Cocoanut 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
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
177	170 N. Ocean Blvd., #210	Rogers, Mary Elizabeth	GreenPoint Mortgage Funding Inc.	\$ 459,000	Jul-12	\$ 730,000	Oct-05	6.8	1,395	\$ (40,128)	-5.5%	177
178	100 Sunrise Ave., #522	Ratner, Daniel	Sagner, Alan	\$ 1,275,000	Jul-12	\$ 950,000	Mar-03	9.3	1,972	\$ 34,787	3.7%	178
179	330 S. Ocean Blvd., #4D	Blundin, William Bransford	De LaCam, Alain & Judith	\$ 2,900,000	Jul-12	\$ 2,700,000	Oct-05	6.8	2,406	\$ 29,615	1.1%	179
180	3440 S. Ocean Blvd., #702S	Grace, Nabil F. & Nadrine F.	Tabas, Evelyn P.	\$ 650,000	Jul-12	\$ 375,000	Apr-91	21.3	2,131	\$ 12,932	3.4%	180

181	2270 S. Ocean Blvd., #602S	Rosenbloom, Howard & Joanne	Julia Meshberg Trust	\$ 2,100,000	Jul-12	\$ 1,250,000	May-90	22.2	4,040	\$ 38,317	3.1%	181
182	3100 S. Ocean Blvd., #505S	Barenburg, Sherrie	Veka Property Holdings Limited	\$ 1,400,000	Jul-12	\$ 1,200,000	Jul-07	5.0	2,913	\$ 39,956	3.3%	182
183	2860 S. Ocean Blvd., #304	DiBona, Sharon	Bell, Daniel R.	\$ 150,000	Jul-12	\$ 63,500	Oct-97	14.8	1,012	\$ 5,861	9.2%	183
184	3360 S. Ocean Blvd., #3FII	Bello, Ronald & Leslie	Vogel, James E. & Diane M.	\$ 772,500	Jul-12	\$ 670,000	Nov-04	7.7	2,119	\$ 13,366	2.0%	184
185	3250 S. Ocean Blvd., #402S	FPA Ocean Corporation	Paul, Howard & Isobel	\$ 685,000	Jul-12	\$ 480,000	Jun-93	19.1	1,900	\$ 10,735	2.2%	185
186	2295 S. Ocean Blvd., #901	Schoeffler, Peter A.V. & Jeannine R.	Helli Elbin Trust	\$ 495,000	Jul-12	\$ 250,000	Oct-99	12.8	1,959	\$ 19,202	7.7%	186
187	300 S. Ocean Blvd., #3E (Co-op)	DeMello, Debra	DeMello, Marie C.	\$ 304,600	Jul-12	\$ 123,800	Mar-81	31.4	1,367	\$ 5,766	4.7%	187
188	3200 S. Ocean Blvd., #204A	Jabour, Bernadetter	Funt, Lorne & Delores and Librach, Heather	\$ 284,000	Jul-12	\$ 140,000	Feb-96	16.4	1,366	\$ 8,767	6.3%	188
189	2780 S. Ocean Blvd., #310	Hudon, Benoit & Bertrand, Anne-Marie	Doyle, Vicki Crisman	\$ 230,000	Jul-12	\$ 210,000	Aug-03	8.9	1,294	\$ 2,241	1.1%	189
190	2155 Ibis Isle Rd., #8	Hecht, Helen	Estate of Ronald A. Grimaldi	\$ 350,000	Jul-12	\$ 650,000	May-05	7.2	1,949	\$ (41,826)	-6.4%	190
191	2505 S. Ocean Blvd., #505	Lee, Hyunjung	Irving Wayler Trust	\$ 229,000	Jul-12	\$ 112,500	Aug-95	16.9	1,116	\$ 6,882	6.1%	191
192	2 N. Breakers Row, #32N	Avram J. & Carol R. Goldberg Trust	Goldberg, Carol R.	\$ 550,000	Jul-12	N/A	N/A	N/A	3,020	N/A	N/A	192
193	2275 S. Ocean Blvd., #209A	Stolman, Steven S. & Wilkie, Richard A.	Stolman, Steven S.	\$ 92,500	Jul-12	\$ 116,000	Apr-09	3.3	978	\$ (7,226)	-6.2%	193
194	3450 S. Ocean Blvd., #307	Cordes, Gary John & Dorothy G.	Xistris, Victor D.	\$ 195,000	Jul-12	N/A	N/A	N/A	1,292	N/A	N/A	194
195	2778 S. Ocean Blvd., #PH6N	Lawrence, Peter, Sandra, Louise & Michael	Felder, Michael & Diana	\$ 350,000	Jul-12	\$ 188,800	Jun-81	31.1	1,542	\$ 5,183	2.7%	195
196	2100 S. Ocean Blvd., #502N	Hansen's Feet in the Water, LLC	Joan M. Herman Trust & Herman, Mark L.	\$ 710,000	Jul-12	\$ 182,500	Dec-80	31.6	2,385	\$ 16,692	9.1%	196
197	3460 S. Ocean Blvd., #516 (REO)	Nobel, Jeffrey & Cynthia	Bank of America	\$ 160,000	Jul-12	N/A	N/A	N/A	1,239	N/A	N/A	197
198	3456 S. Ocean Blvd., #103	Damia, Andrew & Pauline	MSF Trust I	\$ 215,000	Jul-12	\$ 99,000	Feb-98	14.4	1,537	\$ 8,043	8.1%	198
199	150 N. Ocean Blvd., #PH1	Shirley K. Duhl Trust	Albert Abramson Trust	\$ 1,100,000	Jul-12	\$ 251,000	Jan-77	35.5	3,041	\$ 23,902	9.5%	199
200	2840 S. Ocean Blvd., #126 (Co-op)	Pearl, David	Spivak, Janice	\$ 115,000	Jul-12	\$ 27,000	Dec-97	14.6	1,150	\$ 6,031	22.3%	200
201	425 Worth Ave., #2C (Co-op)	Beachwood PB, LLC	Norman, Patricia O'Herron	\$ 937,250	Jul-12	\$ 1,645,000	Nov-00	11.7	2,536	\$ (60,641)	-3.7%	201
202	44 Cocconut Row, #114A	Hamn, William H. & Candace	Gordon, Benjamin & Elizabeth L.	\$ 1,850,000	Aug-12	\$ 1,417,500	Jul-05	7.1	1,501	\$ 60,998	4.3%	202
203	2295 S. Ocean Blvd., #707 (Co-op)	Rubenstein, Ira & Vaughn, Terry Lewis	Berman, Nadine	\$ 350,000	Aug-12	N/A	N/A	N/A	1,559	N/A	N/A	203
204	3440 S. Ocean Blvd., #708S	Immel, Renate	Sterman, Raymond S. & Shulamit	\$ 465,000	Aug-12	\$ 435,000	Jan-12	0.6	1,886	\$ 51,408	11.8%	204
205	3200 S. Ocean Blvd., #502C	Ishak, Rosanna	Dino, Larry	\$ 159,000	Aug-12	\$ 150,000	Mar-88	24.4	1,366	\$ 368	0.2%	205
206	2760 S. Ocean Blvd. #210 (Co-op)	Stopa, Przemyslaw & Grizwin, Dana	Robbins, Kenneth & Zucker, Susan	\$ 130,000	Aug-12	N/A	N/A	N/A	1,150	N/A	N/A	206
207	2505 S. Ocean Blvd., #703	Nitchmann, William & Mary Ann	Sibson, Demry W. & Salazar, Barbara Ceuleers	\$ 217,000	Aug-12	\$ 175,000	Oct-04	7.8	788	\$ 5,358	3.1%	207
208	2275 S. Ocean Blvd., #207N	Moran, Carole	Gaucher, Paul M. & Niemitz, Peter A.	\$ 654,000	Aug-12	\$ 370,000	Mar-11	1.4	1,614	\$ 199,730	54.0%	208
209	369 S. Lake Dr., #4E (Co-op)	Holt, Diana B.	Park Place, Inc.	\$ 945,000	Aug-12	\$ 1,500,000	Feb-05	7.5	1,655	\$ (73,986)	-4.9%	209
210	200 Bradley Pl., #106	Hess, Marshall & Mariane	Kahn Trust	\$ 1,450,000	Aug-12	\$ 2,080,866	Feb-04	8.5	3,269	\$ (74,184)	-3.6%	210
211	455 Australian Ave., #4C (Co-op)	Slocum, John J. Jr.	455 Australian Avenue Corp.	\$ 380,000	Aug-12	\$ 180,000	Dec-98	13.7	1,357	\$ 14,623	8.1%	211
212	2 N. Breakers Row, #35N	Gaines, Stanley N. & Gay Hart	Tananbaum, Lisa	\$ 6,385,000	Aug-12	\$ 4,200,000	Jan-04	8.6	3,084	\$ 254,394	6.1%	212
213	44 Cocconut Row, #401A & #402A	Marks, Joan H.	Weiss, Richard R. & Susan	\$ 1,045,000	Aug-12	\$ 425,000	Apr-06	6.3	1,816	\$ 97,796	23.0%	213
214	139 Sunrise Ave., #110	Johnsen, Joseph R. & Christine A.	Lapidus, Arthur Michael	\$ 210,000	Aug-12	\$ 150,000	Apr-97	15.3	990	\$ 3,910	2.6%	214
215	2 N. Breakers Row, #S-T1	Gaines, Stanley N. & Gay Hart	Obernauer, Marne	\$ 2,290,000	Aug-12	\$ 956,000	Dec-86	25.7	3,243	\$ 51,937	5.4%	215
216	2860 S. Ocean Blvd., #510	Murray, Eugene	Smith, Donald J. & Barbara K.	\$ 170,000	Aug-12	\$ 30,000	Dec-80	31.7	1,210	\$ 4,418	14.7%	216
217	2295 S. Ocean Blvd., #320 (Co-op)	Hausman Trust	Jerzy Engel Trust	\$ 135,000	Aug-12	\$ 106,000	Nov-89	22.8	1,038	\$ 1,274	1.2%	217
218	2860 S. Ocean Blvd., #105	Waas, Steven W. & Kathleen M.	Benet, Susan C.; Hruza, Debi & Silvey, Shari	\$ 155,000	Aug-12	\$ 43,000	Jan-75	37.6	1,400	\$ 2,978	6.9%	218
219	326 Chilean Ave., #32A & 32B	Hemingway, Sylvia	Stuart-Findlay, Clive	\$ 1,995,000	Aug-12	\$ 1,500,000	Oct-06	5.8	2,184	\$ 84,784	5.7%	219
220	100 Royal Palm Way, #4F	Koch, John D. & Giuliana C.	Revson, Eugenia	\$ 1,300,000	Aug-12	\$ 2,150,000	Mar-05	7.4	2,123	\$ (114,483)	-5.3%	220
221	2295 S. Ocean Blvd., #424 (Co-op)	Stout, John M. & Patricia W.	Anne H. Del Gaudio Trust	\$ 230,000	Aug-12	\$ 220,000	Oct-02	9.8	1,559	\$ 1,016	0.5%	221
222	354 Chilean Ave., #5A	Beard, John L. & Nancy N.	Kathleen A. Segerdahl Trust	\$ 725,000	Aug-12	\$ 637,500	Jul-04	8.1	1,183	\$ 10,815	1.7%	222
223	130 Sunrise Ave., #415	Willis, Austin	The Buncher Company	\$ 400,000	Aug-12	\$ 400,000	Nov-03	8.8	1,673	\$ -	0.0%	223
224	3440 S. Ocean Blvd., #304N	Paul A. Swinley Trust	Guglielmini, Daniel & Marlene	\$ 535,000	Aug-12	\$ 640,000	Sep-04	7.9	2,078	\$ (13,257)	-2.1%	224
225	134 Peruvian Ave., #103	Stephen Marc Mittman Trust	Torres Realty Investments Mid-Ocean, LLC	\$ 349,500	Aug-12	\$ 415,000	Aug-09	3.0	620	\$ (21,813)	-5.3%	225
226	3450 S. Ocean Blvd., #428	Kornbalu, Harvey & Emma	Spina, Eleanora Kersh	\$ 135,000	Aug-12	N/A	N/A	N/A	952	N/A	N/A	226
227	100 Sunrise Ave., #312 (Foreclosure)	First Bank of the Palm Beaches	Private	N/A	Aug-12	\$ 1,100,000	Jan-07	5.6	1,646	N/A	N/A	227
228	2275 S. Ocean Blvd., #301N	Gaucher, Paul M. & Niemitz, Peter A.	Lambertson, Richard & Truex, John B.	\$ 890,000	Aug-12	\$ 92,800	Jan-74	38.6	1,868	\$ 20,648	22.3%	228
229	455 Australian Ave., #2C (Co-op)	Kathleen A. Segerdahl Trust	Manning, Carole C.; Patch, Maria Carolina & Suarez,	\$ 535,000	Aug-12	\$ 120,000	Jul-94	18.1	1,204	\$ 22,930	19.1%	229

230	2275 S. Ocean Blvd., #2T	Myles Trust	Shulman, Harry	\$ 340,000	Sep-12	\$ 200,000	Aug-98	14.1	1,519	\$ 9,926	5.0%	230
231	2155 Ibis Isle Rd., #PH1	Ibis Trust	Shafman, Miriam	\$ 490,000	Sep-12	\$ 450,000	Jun-02	10.3	1,949	\$ 3,899	0.9%	231
232	2780 S. Ocean Blvd., #403 (Co-op)	Dudzinski, Raymond & Rita	Wolf, Jeffrey & Jean	\$ 380,000	Sep-12	\$ 655,000	May-69	43.4	1,294	\$ (6,341)	-1.0%	232
233	100 Worth Ave., #502	Gonzalez, John Michael & Bauer, Richard Joseph	Calder, Madeleine J.	\$ 801,000	Sep-12	\$ 640,000	Dec-03	8.8	1,588	\$ 18,381	2.9%	233
234	2720 S. Ocean Blvd., #122 (Co-op)	Vonk, Garrett B.	Galvin, Mari	\$ 85,000	Sep-12	\$ 71,000	Jan-89	23.7	1,158	\$ 591	0.8%	234
235	260 Oleander Ave., #1W	George, Donna Llyod	Wagner, Jean A.	\$ 250,000	Sep-12	\$ 175,000	Apr-99	13.4	1,080	\$ 5,584	3.2%	235
236	250 Bradley Pl., #507	Lutz, Laurie S.	Winifred C. Trust	\$ 575,000	Sep-12	\$ 700,000	Aug-06	6.1	1,220	\$ (20,441)	-2.9%	236
237	3440 S. Ocean Blvd., #605S	Wallce D. & Joyce W. Potter Trust	Dixon, Frederick T. & Martha F.	\$ 479,250	Sep-12	\$ 650,000	May-07	5.3	1,886	\$ (31,961)	-4.9%	237
238	2730 S. Ocean Blvd., #508 (Co-op)	Deschamps, Christine M.	Treuhold, Robert C. & Nancy	\$ 50,000	Sep-12	\$ 60,000	May-10	2.3	899	\$ (4,274)	-7.1%	238
239	2175 Ibis Isle Rd., #1	Lopez-Torres, Augusto & De La Borda, Maria Delc	Leslie Heidt Trust	\$ 400,000	Sep-12	N/A	N/A	N/A	2,401	N/A	N/A	239
240	3300 S. Ocean Blvd., #101S	Wasserman, Sarah Ann	Mildred Radlauer Trust	\$ 275,000	Sep-12	\$ 202,500	Jun-82	30.3	1,902	\$ 2,395	1.2%	240
241	2780 S. Ocean Blvd., #601 (Co-op)	Kanbar, Elliot & Rose, Barbara	Brittingham, Ana Maria F.	\$ 598,000	Sep-12	\$ 585,000	Jan-05	7.7	1,344	\$ 1,695	0.3%	241
242	129 Hammon Ave., #5	133 Hammon, LLC	Ocean Hammon I, LLC	\$ 1,107,007	Sep-12	N/A	N/A	N/A	2,164	N/A	N/A	242
243	129 Hammon Ave., #2	Rochez, Linda	Ocean Hammon I, LLC	\$ 507,310	Sep-12	N/A	N/A	N/A	1,144	N/A	N/A	243
244	3440 S. Ocean Blvd., #605S	Wallace D. & Joyce W. Potter Trust	Dixon, Frederick T. & Martha F.	\$ 479,250	Sep-12	\$ 650,000	May-07	5.3	1,886	\$ (31,961)	-4.9%	244
245	173 Peruvian Ave., #2	Flowers, Nathan L. & McAdam, James M.	Price, Donald B. & Kelly Rae	\$ 435,000	Sep-12	\$ 500,000	May-06	6.3	672	\$ (10,248)	-2.0%	245
246	3450 S. Ocean Blvd., #328	Endurance Capital LLC	Cantanzano, Mitchell	\$ 83,600	Sep-12	\$ 80,000	May-02	10.3	952	\$ 348	0.4%	246
247	3390 S. Ocean Blvd., #103	Singh, Om P. & Kalpna	Peterson, Robert A. & Cindy J.	\$ 405,000	Sep-12	\$ 515,000	Apr-04	8.4	2,145	\$ (13,057)	-2.5%	247
248	44 Cocoanut Row, #522A	Butterworth, Paul Vaughan & Harris, Julie	Corinne Greenspan Trust	\$ 235,000	Sep-12	\$ 520,000	Sep-03	9.0	1,226	\$ (31,638)	-6.1%	248
249	3250 S. Ocean Blvd., #102N	Attar, Robert & Roseann	Eunice Werner Trust	\$ 475,000	Sep-12	\$ 400,000	Dec-95	16.8	1,900	\$ 4,474	1.1%	249
250	3460 S. Ocean Blvd., #210	Karfunkel, Lois	Child's A & B Trusts	\$ 89,500	Sep-12	\$ 43,000	Jan-73	39.7	1,437	\$ 1,171	2.7%	250
251	2660 S. Ocean Blvd., #504N	Spatz Residential, LLC	Spatz, Larry, William & Robert	\$ 540,000	Sep-12	\$ 700,000	Apr-00	12.4	2,606	\$ (12,875)	-1.8%	251
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 3Q Cumulative Summary - PB Condo/Co-Op Sales (ALL)												
# of PB Condo/Co-Op Sales (ALL)				251								
PB Condo/Co-Op Sales - ALL (Total \$)				\$ 182,933,828								
Average Current Sales Price				\$ 731,735								
Median Current Sales Price				\$ 467,500								
Average Yrs. Between Sales				14.25								
% Annual Increase/(Decrease)				2.4%								
2012 1Q & 2Q 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 3Q ONLY Summary - PB Condo/Co-Op Sales (ALL)												
# of PB Condo/Co-Op Sales (ALL)				75								
PB Condo/Co-Op Sales - ALL (Total \$)				\$ 49,873,267								
Average Current Sales Price				\$ 673,963								
Median Current Sales Price				\$ 447,000								
Average Yrs. Between Sales				14.46								
% Annual Increase/(Decrease)				1.2%								

3rd Quarter 2012

THE EVANS REPORT™

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NORTH - PB CONDO/CO-OP SALES 1/1/12 - 9/30/12

	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, Darellyn	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

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

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
66	170 N. Ocean Blvd., #210	Rogers, Mary Elizabeth	GreenPoint Mortgage Funding Inc.	\$ 459,000	Jul-12	\$ 730,000	Oct-05	6.8	1,395	\$ (40,128)	-5.5%	66
67	100 Sunrise Ave., #522	Ratner, Daniel	Sagner, Alan	\$ 1,275,000	Jul-12	\$ 950,000	Mar-03	9.3	1,972	\$ 34,787	3.7%	67
68	330 S. Ocean Blvd., #4D	Blundin, William Bransford	De LaCam, Alain & Judith	\$ 2,900,000	Jul-12	\$ 2,700,000	Oct-05	6.8	2,406	\$ 29,615	1.1%	68
69	300 S. Ocean Blvd., #3E (Co-op)	DeMello, Debra	DeMello, Marie C.	\$ 304,600	Jul-12	\$ 123,800	Mar-81	31.4	1,367	\$ 5,766	4.7%	69
70	2 N. Breakers Row, #32N	Avram J. & Carol R. Goldberg Trust	Goldberg, Carol R.	\$ 550,000	Jul-12	N/A	N/A	N/A	3,020	N/A	N/A	70
71	150 N. Ocean Blvd., #PH1	Shirley K. Duhl Trust	Albert Abramson Trust	\$ 1,100,000	Jul-12	\$ 251,000	Jan-77	35.5	3,041	\$ 23,902	9.5%	71
72	425 Worth Ave., #2C (Co-op)	Beachwood PB, LLC	Norman, Patricia O'Herron	\$ 937,250	Jul-12	\$ 1,645,000	Nov-00	11.7	2,536	\$ (60,641)	-3.7%	72
73	44 Coconut Row, #114A	Hamn, William H. & Candace	Gordon, Benjamin & Elizabeth L.	\$ 1,850,000	Aug-12	\$ 1,417,500	Jul-05	7.1	1,501	\$ 60,998	4.3%	73
74	369 S. Lake Dr., #4E (Co-op)	Holt, Diana B.	Park Place, Inc.	\$ 945,000	Aug-12	\$ 1,500,000	Feb-05	7.5	1,655	\$ (73,986)	-4.9%	74
75	200 Bradley Pl., #106	Hess, Marshall & Mariane	Kahn Trust	\$ 1,450,000	Aug-12	\$ 2,080,866	Feb-04	8.5	3,269	\$ (74,184)	-3.6%	75
76	455 Australian Ave., #4C (Co-op)	Slocum, John J. Jr.	455 Australian Avenue Corp.	\$ 380,000	Aug-12	\$ 180,000	Dec-98	13.7	1,357	\$ 14,623	8.1%	76
77	2 N. Breakers Row, #35N	Gaines, Stanley N. & Gay Hart	Tananbaum, Lisa	\$ 6,385,000	Aug-12	\$ 4,200,000	Jan-04	8.6	3,084	\$ 254,394	6.1%	77
78	44 Coconut Row, #401A & #402A	Marks, Joan H.	Weiss, Richard R. & Susan	\$ 1,045,000	Aug-12	\$ 425,000	Apr-06	6.3	1,816	\$ 97,796	23.0%	78
79	139 Sunrise Ave., #110	Johnsen, Joseph R. & Christine A.	Lapidus, Arthur Michael	\$ 210,000	Aug-12	\$ 150,000	Apr-97	15.3	990	\$ 3,910	2.6%	79
80	2 N. Breakers Row, #S-T1	Gaines, Stanley N. & Gay Hart	Obernauer, Marne	\$ 2,290,000	Aug-12	\$ 956,000	Dec-86	25.7	3,243	\$ 51,937	5.4%	80
81	326 Chilean Ave., #32A & 32B	Hemingway, Sylvia	Stuart-Findlay, Clive	\$ 1,995,000	Aug-12	\$ 1,500,000	Oct-06	5.8	2,184	\$ 84,784	5.7%	81
82	100 Royal Palm Way, #4F	Koch, John D. & Giuliana C.	Revson, Eugenia	\$ 1,300,000	Aug-12	\$ 2,150,000	Mar-05	7.4	2,123	\$ (114,483)	-5.3%	82
83	354 Chilean Ave., #5A	Beard, John L. & Nancy N.	Kathleen A. Segerdahl Trust	\$ 725,000	Aug-12	\$ 637,500	Jul-04	8.1	1,183	\$ 10,815	1.7%	83
84	130 Sunrise Ave., #415	Willis, Austin	The Buncher Company	\$ 400,000	Aug-12	\$ 400,000	Nov-03	8.8	1,673	\$ -	0.0%	84
85	134 Peruvian Ave., #103	Stephen Marc Mittman Trust	Torres Realty Investments Mid-Ocean, LLC	\$ 349,500	Aug-12	\$ 415,000	Aug-09	3.0	620	\$ (21,813)	-5.3%	85
86	100 Sunrise Ave., #312 (Foreclosure)	First Bank of the Palm Beaches	Private	N/A	Aug-12	\$ 1,100,000	Jan-07	5.6	1,646	N/A	N/A	86
87	455 Australian Ave., #2C (Co-op)	Kathleen A. Segerdahl Trust	Manning, Carole C.; Patch, Maria Carolina & Suarez, C	\$ 535,000	Aug-12	\$ 120,000	Jul-94	18.1	1,204	\$ 22,930	19.1%	87
88	100 Worth Ave., #502	Gonzalez, John Michael & Bauer, Richard	Calder, Madeleine J.	\$ 801,000	Sep-12	\$ 640,000	Dec-03	8.8	1,588	\$ 18,381	2.9%	88

89	260 Oleander Ave., #1W	George, Donna Llyod	Wagner, Jean A.	\$ 250,000	Sep-12	\$ 175,000	Apr-99	13.4	1,080	\$ 5,584	3.2%	89
90	250 Bradley Pl., #507	Lutz, Laurie S.	Winifred C. Trust	\$ 575,000	Sep-12	\$ 700,000	Aug-06	6.1	1,220	\$ (20,441)	-2.9%	90
91	129 Hammon Ave., #5	133 Hammon, LLC	Ocean Hammon I, LLC	\$ 1,107,007	Sep-12	N/A	N/A	N/A	2,164	N/A	N/A	91
92	129 Hammon Ave., #2	Rochez, Linda	Ocean Hammon I, LLC	\$ 507,310	Sep-12	N/A	N/A	N/A	1,144	N/A	N/A	92
93	173 Peruvian Ave., #2	Flowers, Nathan L. & McAdam, James M.	Price, Donald B. & Kelly Rae	\$ 435,000	Sep-12	\$ 500,000	May-06	6.3	672	\$ (10,248)	-2.0%	93
94	44 Cocoanut Row, #522A	Butterworth, Paul Vaughan & Harris, Julie	Corinne Greenspan Trust	\$ 235,000	Sep-12	\$ 520,000	Sep-03	9.0	1,226	\$ (31,638)	-6.1%	94
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 3Q Cumulative Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North)				94								
PB Condo/Co-Op Sales - North (Total \$)				\$ 115,100,753								
Average Current Sales Price				\$ 1,237,643								
Median Current Sales Price				\$ 800,000								
Average Yrs. Between Sales				14.08								
% Annual Increase/(Decrease)				3.4%								
2012 1Q & 2Q 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 3Q ONLY Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North)				29								
PB Condo/Co-Op Sales - North (Total \$)				\$ 31,295,667								
Average Current Sales Price				\$ 1,117,702								
Median Current Sales Price				\$ 763,000								
Average Yrs. Between Sales				11.33								
% Annual Increase/(Decrease)				2.2%								

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Leslie Robert Evans
AND ASSOCIATES, P.A.
- Counselors at Law -

SOUTH - PB CONDO/CO-OP SALES 1/1/12 - 9/30/12

	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
112	3440 S. Ocean Blvd., #702S	Grace, Nabil F. & Nadrine F.	Tabas, Evelyn P.	\$ 650,000	Jul-12	\$ 375,000	Apr-91	21.3	2,131	\$ 12,932	3.4%	112
113	2270 S. Ocean Blvd., #602S	Rosenbloom, Howard & Joanne	Julia Meshberg Trust	\$ 2,100,000	Jul-12	\$ 1,250,000	May-90	22.2	4,040	\$ 38,317	3.1%	113
114	3100 S. Ocean Blvd., #505S	Barenburg, Sherrie	Veka Property Holdings Limited	\$ 1,400,000	Jul-12	\$ 1,200,000	Jul-07	5.0	2,913	\$ 39,956	3.3%	114
115	2860 S. Ocean Blvd., #304	DiBona, Sharon	Bell, Daniel R.	\$ 150,000	Jul-12	\$ 63,500	Oct-97	14.8	1,012	\$ 5,861	9.2%	115
116	3360 S. Ocean Blvd., #3FII	Bello, Ronald & Leslie	Vogel, James E. & Diane M.	\$ 772,500	Jul-12	\$ 670,000	Nov-04	7.7	2,119	\$ 13,366	2.0%	116
117	3250 S. Ocean Blvd., #402S	FPA Ocean Corporation	Paul, Howard & Isobel	\$ 685,000	Jul-12	\$ 480,000	Jun-93	19.1	1,900	\$ 10,735	2.2%	117
118	2295 S. Ocean Blvd., #901	Schoeffer, Peter A.V. & Jeannine R.	Helli Elbin Trust	\$ 495,000	Jul-12	\$ 250,000	Oct-99	12.8	1,959	\$ 19,202	7.7%	118
119	3200 S. Ocean Blvd., #204A	Jabour, Bernadette	Funt, Lorne & Delores and Librach, Heather	\$ 284,000	Jul-12	\$ 140,000	Feb-96	16.4	1,366	\$ 8,767	6.3%	119
120	2780 S. Ocean Blvd., #310	Hudon, Benoit & Bertrand, Anne-Marie	Doyle, Vicki Crisman	\$ 230,000	Jul-12	\$ 210,000	Aug-03	8.9	1,294	\$ 2,241	1.1%	120
121	2155 Ibis Isle Rd., #8	Hecht, Helen	Estate of Ronald A. Grimaldi	\$ 350,000	Jul-12	\$ 650,000	May-05	7.2	1,949	\$ (41,826)	-6.4%	121
122	2505 S. Ocean Blvd., #505	Lee, Hyunjung	Irving Wayler Trust	\$ 229,000	Jul-12	\$ 112,500	Aug-95	16.9	1,116	\$ 6,882	6.1%	122
123	2275 S. Ocean Blvd., #209A	Stolman, Steven S. & Wilkie, Richard A.	Stolman, Steven S.	\$ 92,500	Jul-12	\$ 116,000	Apr-09	3.3	978	\$ (7,226)	-6.2%	123
124	*3450 S. Ocean Blvd., #307	Cordes, Gary John & Dorothy G.	Xistris, Victor D.	\$ 195,000	Jul-12	N/A	N/A	N/A	1,292	N/A	N/A	124
125	2778 S. Ocean Blvd., #PH6N	Lawrence, Peter, Sandra, Louise & Michael	Felder, Michael & Diana	\$ 350,000	Jul-12	\$ 188,800	Jun-81	31.1	1,542	\$ 5,183	2.7%	125
126	2100 S. Ocean Blvd., #502N	Hansen's Feet in the Water, LLC	Joan M. Herman Trust & Herman, Mark L.	\$ 710,000	Jul-12	\$ 182,500	Dec-80	31.6	2,385	\$ 16,692	9.1%	126
127	*3460 S. Ocean Blvd., #516 (REO)	Nobel, Jeffrey & Cynthia	Bank of America	\$ 160,000	Jul-12	N/A	N/A	N/A	1,239	N/A	N/A	127
128	3456 S. Ocean Blvd., #103	Damia, Andrew & Pauline	MSF Trust I	\$ 215,000	Jul-12	\$ 99,000	Feb-98	14.4	1,537	\$ 8,043	8.1%	128
129	2840 S. Ocean Blvd., #126 (Co-op)	Pearl, David	Spivak, Janice	\$ 115,000	Jul-12	\$ 27,000	Dec-97	14.6	1,150	\$ 6,031	22.3%	129
130	*2295 S. Ocean Blvd., #707 (Co-op)	Rubenstein, Ira & Vaughn, Terry Lewis	Berman, Nadine	\$ 350,000	Aug-12	N/A	N/A	N/A	1,559	N/A	N/A	130
131	3440 S. Ocean Blvd., #708S	Immel, Renate	Sterman, Raymond S. & Shulamit	\$ 465,000	Aug-12	\$ 435,000	Jan-12	0.6	1,886	\$ 51,408	11.8%	131
132	3200 S. Ocean Blvd., #502C	Ishak, Rosanna	Dino, Larry	\$ 159,000	Aug-12	\$ 150,000	Mar-88	24.4	1,366	\$ 368	0.2%	132
133	*2760 S. Ocean Blvd. #210 (Co-op)	Stopa, Przemyslaw & Grizwin, Dana	Robbins, Kenneth & Zucker, Susan	\$ 130,000	Aug-12	N/A	N/A	N/A	1,150	N/A	N/A	133
134	2505 S. Ocean Blvd., #703	Nitchmann, William & Mary Ann	Sibson, Demry W. & Salazar, Barbara Ceuleers	\$ 217,000	Aug-12	\$ 175,000	Oct-04	7.8	788	\$ 5,358	3.1%	134
135	2275 S. Ocean Blvd., #207N	Moran, Carole	Gaucher, Paul M. & Niemitz, Peter A.	\$ 654,000	Aug-12	\$ 370,000	Mar-11	1.4	1,614	\$ 199,730	54.0%	135
136	2860 S. Ocean Blvd., #510	Murray, Eugene	Smith, Donald J. & Barbara K.	\$ 170,000	Aug-12	\$ 30,000	Dec-80	31.7	1,210	\$ 4,418	14.7%	136

137	2295 S. Ocean Blvd., #320 (Co-op)	Hausman Trust	Jerzy Engel Trust	\$ 135,000	Aug-12	\$ 106,000	Nov-89	22.8	1,038	\$ 1,274	1.2%	137
138	2860 S. Ocean Blvd., #105	Waas, Steven W. & Kathleen M.	Benet, Susan C.; Hruza, Debi & Silvey, Shari	\$ 155,000	Aug-12	\$ 43,000	Jan-75	37.6	1,400	\$ 2,978	6.9%	138
139	2295 S. Ocean Blvd., #424 (Co-op)	Stout, John M. & Patricia W.	Anne H. Del Gaudio Trust	\$ 230,000	Aug-12	\$ 220,000	Oct-02	9.8	1,559	\$ 1,016	0.5%	139
140	3440 S. Ocean Blvd., #304N	Paul A. Swinley Trust	Guglielmini, Daniel & Marlene	\$ 535,000	Aug-12	\$ 640,000	Sep-04	7.9	2,078	\$ (13,257)	-2.1%	140
141	*3450 S. Ocean Blvd., #428	Kornbalu, Harvey & Emma	Spina, Eleanora Kersh	\$ 135,000	Aug-12	N/A	N/A	N/A	952	N/A	N/A	141
142	2275 S. Ocean Blvd., #301N	Gaucher, Paul M. & Niemitz, Peter A.	Lambertson, Richard & Truex, John B.	\$ 890,000	Aug-12	\$ 92,800	Jan-74	38.6	1,868	\$ 20,648	22.3%	142
143	2275 S. Ocean Blvd., #2T	Myles Trust	Shulman, Harry	\$ 340,000	Sep-12	\$ 200,000	Aug-98	14.1	1,519	\$ 9,926	5.0%	143
144	2155 Ibis Isle Rd., #PH1	Ibis Trust	Shafman, Miriam	\$ 490,000	Sep-12	\$ 450,000	Jun-02	10.3	1,949	\$ 3,899	0.9%	144
145	2780 S. Ocean Blvd., #403 (Co-op)	Dudzinski, Raymond & Rita	Wolf, Jeffrey & Jean	\$ 380,000	Sep-12	\$ 655,000	May-69	43.4	1,294	\$ (6,341)	-1.0%	145
146	2720 S. Ocean Blvd., #122 (Co-op)	Vonk, Garrett B.	Galvin, Mari	\$ 85,000	Sep-12	\$ 71,000	Jan-89	23.7	1,158	\$ 591	0.8%	146
147	3440 S. Ocean Blvd., #605S	Wallace D. & Joyce W. Potter Trust	Dixon, Frederick T. & Martha F.	\$ 479,250	Sep-12	\$ 650,000	May-07	5.3	1,886	\$ (31,961)	-4.9%	147
148	2730 S. Ocean Blvd., #508 (Co-op)	Deschamps, Christine M.	Treuhold, Robert C. & Nancy	\$ 50,000	Sep-12	\$ 60,000	May-10	2.3	899	\$ (4,274)	-7.1%	148
149	2175 Ibis Isle Rd., #1	Lopez-Torres, Augusto & De La Borda, Maria Del	Leslie Heidt Trust	\$ 400,000	Sep-12	N/A	N/A	N/A	2,401	N/A	N/A	149
150	3300 S. Ocean Blvd., #101S	Wasserman, Sarah Ann	Mildred Radlauer Trust	\$ 275,000	Sep-12	\$ 202,500	Jun-82	30.3	1,902	\$ 2,395	1.2%	150
151	2780 S. Ocean Blvd., #601 (Co-op)	Kanbar, Elliot & Rose, Barbara	Brittingham, Ana Maria F.	\$ 598,000	Sep-12	\$ 585,000	Jan-05	7.7	1,344	\$ 1,695	0.3%	151
152	3440 S. Ocean Blvd., #605S	Wallace D. & Joyce W. Potter Trust	Dixon, Frederick T. & Martha F.	\$ 479,250	Sep-12	\$ 650,000	May-07	5.3	1,886	\$ (31,961)	-4.9%	152
153	3450 S. Ocean Blvd., #328	Endurance Capital LLC	Cantanzano, Mitchell	\$ 83,600	Sep-12	\$ 80,000	May-02	10.3	952	\$ 348	0.4%	153
154	3390 S. Ocean Blvd., #103	Singh, Om P. & Kalpna	Peterson, Robert A. & Cindy J.	\$ 405,000	Sep-12	\$ 515,000	Apr-04	8.4	2,145	\$ (13,057)	-2.5%	154
155	3250 S. Ocean Blvd., #102N	Attar, Robert & Roseann	Eunice Werner Trust	\$ 475,000	Sep-12	\$ 400,000	Dec-95	16.8	1,900	\$ 4,474	1.1%	155
156	3460 S. Ocean Blvd., #210	Karfunkel, Lois	Child's A & B Trusts	\$ 89,500	Sep-12	\$ 43,000	Jan-73	39.7	1,437	\$ 1,171	2.7%	156
157	2660 S. Ocean Blvd., #504N	Spatz Residential, LLC	Spatz, Larry, William & Robert	\$ 540,000	Sep-12	\$ 700,000	Apr-00	12.4	2,606	\$ (12,875)	-1.8%	157
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 3Q Cumulative Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South)				157								
PB Condo/Co-Op Sales - South (Total \$)				\$ 67,833,075								
Average Current Sales Price				\$ 432,058								
Median Current Sales Price				\$ 340,000								
Average Yrs. Between Sales				14.36								
% Annual Increase/(Decrease)				1.4%								
2012 1Q & 2Q 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 3Q ONLY Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South)				46								
PB Condo/Co-Op Sales - South (Total \$)				\$ 18,577,600								
Average Current Sales Price				\$ 403,861								
Median Current Sales Price				\$ 345,000								
Average Yrs. Between Sales				16.50								
% Annual Increase/(Decrease)				1.6%								

3rd Quarter 2012

THE EVANS REPORT™

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- Counselors at Law -

ALL - SOUTH PALM BEACH CONDO/CO-OP SALES 1/1/12 - 9/30/12

#	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	3581 S. Ocean Blvd., #2C (REO)	Dabrowski, Jerry	Federal Home Loan Mortgage Corp.	\$ 112,000	Jan-12	\$ 205,000	Jul-04	7.6	1,065	\$ (12,317)	-6.0%	1
2	3590 S. Ocean Blvd., #106 (REO)	Kateb, Leisa	Federal Home Loan Mortgage Corp.	\$ 70,000	Jan-12	\$ 220,000	Apr-05	6.8	960	\$ (22,103)	-10.0%	2
3	3575 S. Ocean Blvd., #100 (REO)	Ochmanski, Angela J.	Fannie Mae	\$ 136,000	Jan-12	\$ 400,000	Apr-06	5.8	1,286	\$ (45,346)	-11.3%	3
4	3546 S. Ocean Blvd., #202	Kelapire, Visiliki	Joshua A. Zila Perper Trust	\$ 425,000	Jan-12	\$ 92,000	Jan-77	35.1	1592	\$ 9,492	10.3%	4
5	3605 S. Ocean Blvd., #103	Caputo, Silvio & Rosa	Manco, Giuseppe & Maria	\$ 130,000	Jan-12	\$ 150,000	May-03	8.8	1,121	\$ (2,284)	-1.5%	5
6	3589 S. Ocean Blvd., #314	Harper, Shirley	Peterson, Mary D.	\$ 167,500	Jan-12	\$ 395,000	May-05	6.8	1,541	\$ (33,673)	-8.5%	6
7	4201 S. Ocean Blvd., #3K	Mikanik, Bonnie R.	Liukkonen, Erkki & Irmeli	\$ 115,000	Jan-12	\$ 81,000	Dec-89	22.1	1,017	\$ 1,536	1.9%	7
8	3540 S. Ocean Blvd., #616	Finkelstein, Gloria	Harold Serota & Lillian Kotscher Serota Trust	\$ 115,000	Jan-12	\$ 96,000	Dec-99	12.1	1,036	\$ 1,567	1.6%	8
9	3540 S. Ocean Blvd., #305 (REO)	Dockray, Gary & Jurek, Mary Ann	Wells Fargo Bank NA	\$ 87,900	Feb-12	\$ 185,000	Apr-04	7.9	802	\$ (12,358)	-6.7%	9
10	3590 S. Ocean Blvd., #608	Connolly, James E. & Denise	Palazzolo, John & Joann	\$ 235,000	Feb-12	\$ 133,000	May-00	11.8	1417	\$ 8,660	6.5%	10
11	4501 S. Ocean Blvd., #C5 (REO)	Puwalski, John & Fatima	Bank of New York	\$ 49,199	Feb-12	\$ 208,000	Jun-05	6.7	792	\$ (23,736)	-11.4%	11
12	3605 S. Ocean Blvd., #116C	Labonte, Eric & Sauve, Julie	Dryer, Joy & Donna	\$ 149,900	Feb-12	\$ 155,000	Apr-88	23.9	1,512	\$ (214)	-0.1%	12
13	3546 S. Ocean Blvd., #419	Scumaci, Maria	Kent, Allen	\$ 155,000	Feb-12	\$ 175,000	Nov-00	11.3	1,592	\$ (1,774)	-1.0%	13
14	3589 S. Ocean Blvd., #42	Diaz, Livia	Fannie Mae	\$ 74,900	Feb-12	\$ 118,000	Sep-03	8.4	922	\$ (5,106)	-4.3%	14
15	3560 S. Ocean Blvd., #507	Amyot, Michael & Gougeon, Anne-Marie	Nehiley, Kenneth & Karen	\$ 245,000	Feb-12	\$ 179,000	Sep-01	10.4	1,340	\$ 6,331	3.5%	15
16	3589 S. Ocean Blvd., #40	Mahrour, Azrezki & Venturelli, Sabine	Canevari, Aurelia	\$ 92,000	Mar-12	\$ 64,000	Nov-84	27.3	922	\$ 1,024	1.6%	16
17	3560 S. Ocean Blvd., #409	Fabrizi, Caludio & Rita	Lipson, Richard J.	\$ 145,000	Mar-12	\$ 150,000	Feb-11	1.1	1,340	\$ (4,632)	-3.1%	17
18	3590 S. Ocean Blvd., #709	Cottely, Americo & Nydia	Sandra Ann Bonelli Trust	\$ 190,000	Mar-12	\$ 129,000	Nov-96	15.3	1,417	\$ 3,977	3.1%	18
19	4501 S. Ocean Blvd., #3A	Buongiorno, Mark S. & Amy J.	Thomson, Alexander J.	\$ 101,000	Mar-12	\$ 70,000	Nov-89	22.3	924	\$ 1,387	2.0%	19
20	3501 S. Ocean Blvd., #303	Gina Bardetti Trust	Robert J. Limoge Trust	\$ 200,000	Apr-12	\$ 155,000	May-99	12.9	1,570	\$ 3,481	2.2%	20
21	4501 S. Ocean Blvd., #1A	Perkowski, Lucjan and Jolanta	Haines, Wallie E.	\$ 122,000	Apr-12	\$ 70,000	Apr-92	20.0	924	\$ 2,598	3.7%	21
22	3589 S. Ocean Blvd., #914	Train, Salcedo & Gomez, Juan	Michelson/Osoff Trust	\$ 215,000	Apr-12	\$ 200,000	Oct-03	8.5	1,541	\$ 1,763	0.9%	22
23	3546 S. Ocean Blvd., #308	Nolletti, James J. & Jacqueline	Fahmy, Amir A. & Faten D.	\$ 300,000	Apr-12	\$ 350,000	Aug-06	5.7	1,224	\$ (8,816)	-2.5%	23
24	3610 S. Ocean Blvd., #307	Boulos, Jacques	Fox, Murray	\$ 225,000	Apr-12	\$ 282,000	Aug-01	10.7	1,637	\$ (5,340)	-1.9%	24
25	3546 S. Ocean Blvd., #714	Glasgold, Joyce	Karagounis, Dimitri	\$ 275,000	May-12	\$ 255,000	Oct-08	3.6	1,224	\$ 5,581	2.2%	25
26	3546 S. Ocean Blvd., #311	Anthony & Antoinette Orlando Trust	Rebecca M. Rosen Trust	\$ 175,000	May-12	\$ 67,500	Jan-78	34.4	1,592	\$ 3,129	4.6%	26
27	3610 S. Ocean Blvd., #505	Kilavuz, Muzaffer & Beril	Lang, Robert D. & Maxyne	\$ 325,000	May-12	\$ 375,000	Nov-09	2.5	1,664	\$ (20,011)	-5.3%	27
28	3520 S. Ocean Blvd., #202VA	Filgueira, Julio & Carmosino, Adina	Janssen, Jules & Stierli, Elisabeth	\$ 165,000	May-12	\$ 125,000	Feb-95	17.3	1,174	\$ 2,318	1.9%	28
29	3610 S. Ocean Blvd., #504	Bolla, Hemchand & V. and M., Sreeram	Franken, Richard S. & Judy K.	\$ 278,500	May-12	\$ 200,000	Apr-97	15.1	1,687	\$ 5,201	2.6%	29
30	3570 S. Ocean Blvd., #711	Mourtziou, Antoine & Bacchi, Josephine	Amabile, Philip & Karen	\$ 100,000	May-12	\$ 124,000	Mar-03	9.2	790	\$ (2,616)	-2.1%	30
31	3546 S. Ocean Blvd., #606	Leena Nevasalo Trust	Rulnick, Paul & Irene	\$ 550,000	May-12	\$ 415,000	Dec-07	4.4	2,323	\$ 30,549	7.4%	31
32	4501 S. Ocean Blvd., #2A	Carson, Ronald D.	Haines, Wallie E.	\$ 95,000	May-12	\$ 70,000	Apr-92	20.1	924	\$ 1,244	1.8%	32

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33	3600 S. Ocean Blvd., #401	Babcock, Charlene Irvin	Haimes, Laura L.	\$ 526,000	May-12	\$ 662,000	May-02	10.0	2,612	\$ (13,589)	-2.1%	33
34	3581 S. Ocean Blvd., #2F	Richard & Merryl Bernstein Trust	Estate of Dale W. Smyth	\$ 137,000	May-12	\$ 42,000	Jan-75	37.4	1,244	\$ 2,543	6.1%	34
35	3525 S. Ocean Blvd., #102	Shaykevich, Michael & Ella	American Home Mortgage Investment	\$ 110,000	May-12	\$ 125,000	Jun-98	13.9	1,204	\$ (1,077)	-0.9%	35
36	3570 S. Ocean Blvd., #311	Abby Ventures, LLC	Wiesner, Peter & Judy	\$ 75,000	May-12	\$ 78,000	Jun-01	10.9	790	\$ (275)	-0.4%	36
37	3600 S. Ocean Blvd., #101	Khalife, Grace	Robert S. Cohen Trust	\$ 455,000	May-12	\$ 375,000	Apr-97	15.1	2,612	\$ 5,300	1.4%	37
38	3610 S. Ocean Blvd., #108 (REO)	Teixeira, Marcia	Fannie Mae	\$ 192,000	May-12	\$ 110,200	Aug-11	0.8	1,694	\$ 108,967	98.9%	38
39	3570 S. Ocean Blvd., #512	De Gaetano, Robert	Sferra, Andrew	\$ 199,000	May-12	\$ 225,000	Oct-03	8.6	1,300	\$ (3,027)	-1.3%	39
40	4201 S. Ocean Blvd., #1L	Gill, Stephen D.	McLellan, Sara	\$ 110,000	May-12	\$ 296,000	Aug-06	5.8	1,017	\$ (32,329)	-10.9%	40
41	3600 S. Ocean Blvd., #302	Zalesky, Allan L. & Frances, M.	Thompson, Glen R.	\$ 535,000	May-12	\$ 1,050,000	Aug-05	6.8	2,400	\$ (76,258)	-7.3%	41
42	*3520 S. Ocean Blvd., #202VL	Mogeons, Pedersen	Magill, Joan & Highto, Geraldine B.	\$ 139,900	May-12	N/A	N/A	N/A	1,174	N/A	N/A	42
43	4500 S. Ocean Blvd., #207	Varga, John C. & Wendy B.	Langer, Evelyn	\$ 52,000	Jun-12	\$ 70,000	Apr-12	0.2	1,024	\$ (107,705)	-153.9%	43
44	3546 S. Ocean Blvd., #526	Siber, Eric H. & Sharon	Kamel, Makram & Samia	\$ 320,000	Jun-12	\$ 360,000	Mar-07	5.3	1,402	\$ (7,608)	-2.1%	44
45	4000 S. Ocean Blvd., 104	Korn, Seymour	Gustafson, Raymond P.	\$ 335,000	Jun-12	\$ 205,000	Nov-98	13.6	2,115	\$ 9,565	4.7%	45
46	3546 S. Ocean Blvd., #910	Laurenzano, Vincent & Liebers, Elise	Podvesker, Frederic M.	\$ 296,000	Jun-12	\$ 350,000	Nov-03	8.6	1,592	\$ (6,287)	-1.8%	46
47	3589 S. Ocean Blvd., #807	Resnick, Dennis & Janet S.	Bermar, Muriel M.	\$ 177,500	Jun-12	\$ 163,000	Apr-88	24.2	1,541	\$ 600	0.4%	47
48	*3546 S. Ocean Blvd., #723	Danzig, Howard & Mary Linda Sweeney	Stein, Sarah	\$ 185,000	Jun-12	N/A	N/A	N/A	1,224	N/A	N/A	48
49	3570 S. Ocean Blvd., #301	Drury, Michael A. & Sheri L	Reis, Arthur H. & Marianne McGeary	\$ 440,000	Jun-12	\$ 550,000	Mar-07	5.3	1,580	\$ (20,922)	-3.8%	49
50	3546 S. Ocean Blvd., #920	Fazio, Pompilio & Jo Ann	Arnstein, Ruth	\$ 240,000	Jun-12	\$ 63,500	Jan-74	38.4	1,592	\$ 4,591	7.2%	50
51	3560 S. Ocean Blvd., #901	Sabatino, Vincent & Irena T.	Ahmed, Mujahed & Maria Garcia	\$ 365,000	Jun-12	\$ 889,000	May-05	7.1	2,025	\$ (73,903)	-8.3%	51
52	3555 S. Ocean Blvd., #411 (REO)	Amirsaleh, Rima	Deutsche Bank	\$ 68,199	Jun-12	\$ 144,000	Jan-03	9.4	1,198	\$ (8,045)	-5.6%	52
53	3605 S. Ocean Blvd., #138 (REO)	Koivisto, Jyrki	Bank of America	\$ 73,000	Jun-12	\$ 67,100	Nov-10	1.6	1,121	\$ 3,726	5.6%	53
54	3540 S. Ocean Blvd., #512 (REO)	Curtin, Freida	Bank of America	\$ 116,000	Jun-12	\$ 342,000	Aug-11	0.8	1,036	\$ (270,459)	-79.1%	54
55	3555 S. Ocean Blvd., #617	Berz, Alexandra	Pedrosa, Amadeu & Linda L.	\$ 140,000	Jul-12	\$ 85,400	May-92	20.2	1,198	\$ 2,706	3.2%	55
56	3525 S. Ocean Blvd., #303	Fulman, Vladimir	Silvia, Richard P.	\$ 165,000	Jul-12	\$ 93,000	Oct-10	1.8	1,204	\$ 41,127	44.2%	56
57	3546 S. Ocean Blvd., #227	Hsu, Edward & Elizabeth	Wittum, Alec & Mari	\$ 160,000	Jul-12	\$ 350,000	Sep-06	5.8	1,402	\$ (32,559)	-9.3%	57
58	4201 S. Ocean Blvd., #6	Monahan, Steve	Bufalino, Joan	\$ 113,500	Aug-12	\$ 85,000	Apr-93	19.3	1,017	\$ 1,473	1.7%	58
59	3590 S. Ocean Blvd., #301	Mester, Sharon G.	Bowen, Rose	\$ 205,000	Aug-12	\$ 135,000	Jan-80	32.6	1,517	\$ 2,147	1.6%	59
60	3581 S. Ocean Blvd., #6C	Crichton, Elizabeth	Puorro-Drakakis, Dolly	\$ 140,000	Aug-12	\$ 70,000	Dec-98	13.7	1,065	\$ 5,118	7.3%	60
61	3555 S. Ocean Blvd., #512	Pellas, Martti & Meri	Hietanen, Tero & Kathy	\$ 300,000	Aug-12	\$ 187,000	Feb-87	25.5	1,923	\$ 4,429	2.4%	61
62	4501 S. Ocean Blvd., #8E	Cabrera, Jorge & Manuela	Susan R. Gessner Trust	\$ 95,000	Aug-12	\$ 67,000	Nov-86	25.8	924	\$ 1,087	1.6%	62
63	3605 S. Ocean Blvd., #232	Deborah A. Perry Trust	Ross, George J. & Joan M.	\$ 165,000	Aug-12	\$ 72,000	Jul-00	12.1	1,121	\$ 7,690	10.7%	63
64	3581 S. Ocean Blvd., #9A	Morowitz, Arthur H.	Ljeti, Amela	\$ 180,000	Aug-12	\$ 239,000	Mar-11	1.4	1,192	\$ (41,493)	-17.4%	64
65	3570 S. Ocean Blvd., #410*	Leva, Domenick & Anna Maria	Weintraub, Miriam	\$ 125,000	Aug-12	N/A	N/A	N/A	1,350	N/A	N/A	65
66	3589 S. Ocean Blvd., #509	Iannazzo, Giorgan Derosa	Iannazzo, Giorgan DeRosa & Caridi, Davio Salvatore	\$ 50,000	Aug-12	\$ 53,000	Nov-10	1.8	1,016	\$ (1,714)	-3.2%	66
67	3590 S. Ocean Blvd., #108 (REO)	McLain, Janet C.	Fannie Mae	\$ 172,500	Sep-12	\$ 115,300	Jun-11	1.3	1,417	\$ 45,585	39.5%	67
68	4501 S. Ocean Blvd., #3G	Del Porto, David & Marcia	DeLena, Anthony N. & Sara	\$ 127,900	Sep-12	\$ 130,000	May-09	3.3	924	\$ (629)	-0.5%	68
69	4000 S. Ocean Blvd., #503	Dunaway, Jeffrey D. & Melanie W.	Mudd, Brian & Ashley	\$ 260,000	Sep-12	\$ 519,000	Sep-07	5.0	2,115	\$ (51,743)	-10.0%	69
70	3589 S. Ocean Blvd., #38 (REO)	Mitnik, Tanya	Great Florida Bank	\$ 110,000	Sep-12	\$ 71,800	Apr-12	0.4	922	\$ 91,131	126.9%	70
71	3555 S. Ocean Blvd., #115	Luciano, Lucas Ariel & Diego, Maria Celeste R	Lima, John & Linda	\$ 115,000	Sep-12	\$ 112,000	Dec-99	12.8	1,384	\$ 235	0.2%	71
72	3605 S. Ocean Blvd., #308 (REO)	Kapinos, Janusz & Renata	Federal Home Loan Mortgage Corp.	\$ 120,000	Sep-12	\$ 220,000	May-04	8.3	1,121	\$ (11,987)	-5.4%	72
73	3581 S. Ocean Blvd., #6E	Corsel, Victoria & Spagnuolo, Santo	Charles W. Ratliff Trust	\$ 165,000	Sep-12	\$ 135,000	Nov-97	14.8	1,359	\$ 2,021	1.5%	73
	*Not Included in % Annual Increase/(Decrease Calculation)											

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2012 3Q Cumulative Summary - South PB Condo/Co-Op Sales	
# of South PB Condo/Co-Op Sales	73
South PB Condo/Co-Op Sales(Total \$)	\$ 13,876,398
Average Current Sales Price	\$ 190,088
Median Current Sales Price	\$ 160,000
Average Yrs. Between Sales	12.07
% Annual Increase/(Decrease)	-0.8%
2012 1Q ONLY Summary - South PB Condo/Co-Op Sales	
# of South PB Condo/Co-Op Sales	19
South PB Condo/Co-Op Sales(Total \$)	\$ 2,795,399
Average Current Sales Price	\$ 147,126
Median Current Sales Price	\$ 130,000
Average Yrs. Between Sales	13.23
% Annual Increase/(Decrease)	-1.0%
2012 2Q ONLY Summary - South PB Condo/Co-Op Sales	
# of South PB Condo/Co-Op Sales	35
South PB Condo/Co-Op Sales(Total \$)	\$ 8,172,099
Average Current Sales Price	\$ 233,489
Median Current Sales Price	\$ 199,000
Average Yrs. Between Sales	11.75
% Annual Increase/(Decrease)	-1.0%
2012 3Q ONLY Summary - South PB Condo/Co-Op Sales	
# of South PB Condo/Co-Op Sales	19
South PB Condo/Co-Op Sales(Total \$)	\$ 2,908,900
Average Current Sales Price	\$ 153,100
Median Current Sales Price	\$ 140,000
Average Yrs. Between Sales	11.44
% Annual Increase/(Decrease)	0.14%