

# 3rd Quarter 2012

# THE EVANS REPORT™



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## 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

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.

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%		
	<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>												
			<b>2012 3Q Cumulative Summary - PB Home Sales (ALL)</b>										
			<b># of PB Home Sales (ALL)</b>	<b>108</b>									
			<b>PB Home Sales - ALL (Total \$)</b>	<b>\$ 430,373,563</b>									
			<b>Average Current Sales Price</b>	<b>\$ 3,984,940</b>									
			<b>Median Current Sales Price</b>	<b>\$ 2,360,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>10.36</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>6.9%</b>									
			<b>2012 1Q &amp; 2Q Summary - PB Home Sales (ALL)</b>										
			<b># of PB Home Sales (ALL)</b>	<b>70</b>									
			<b>PB Home Sales - ALL (Total \$)</b>	<b>\$ 240,002,773</b>									
			<b>Average Current Sales Price</b>	<b>\$ 3,428,611</b>									
			<b>Median Current Sales Price</b>	<b>\$ 2,250,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>9.38</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>5.8%</b>									
			<b>2012 3Q ONLY Summary - PB Home Sales (ALL)</b>										
			<b># of PB Home Sales (ALL)</b>	<b>38</b>									
			<b>PB Home Sales - ALL (Total \$)</b>	<b>\$ 190,370,790</b>									
			<b>Average Current Sales Price</b>	<b>\$ 5,009,758</b>									
			<b>Median Current Sales Price</b>	<b>\$ 2,720,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>12.04</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>7.7%</b>									

# 3rd Quarter 2012

# THE EVANS REPORT™

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- 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%
<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>											
<b>2012 3Q Cumulative Summary - PB Home Sales (NORTH)</b>											
			<b># of PB Home Sales (North)</b>								<b>75</b>
			<b>PB Home Sales - North (Total \$)</b>	<b>\$</b>		<b>237,233,713</b>					
			<b>Average Current Sales Price</b>	<b>\$</b>		<b>3,163,116</b>					
			<b>Median Current Sales Price</b>	<b>\$</b>		<b>1,951,500</b>					
			<b>Average Yrs. Between Sales</b>			<b>10.54</b>					
			<b>% Annual Increase/(Decrease)</b>			<b>5.8%</b>					
<b>2012 1Q &amp; 2Q Summary - PB Home Sales (NORTH)</b>											
			<b># of PB Home Sales (North)</b>								<b>50</b>
			<b>PB Home Sales - North (Total \$)</b>	<b>\$</b>		<b>122,137,923</b>					
			<b>Average Current Sales Price</b>	<b>\$</b>		<b>2,442,758</b>					
			<b>Median Current Sales Price</b>	<b>\$</b>		<b>1,815,000</b>					
			<b>Average Yrs. Between Sales</b>			<b>9.44</b>					
			<b>% Annual Increase/(Decrease)</b>			<b>4.7%</b>					
<b>2012 3Q ONLY Summary - PB Home Sales (NORTH)</b>											
			<b># of PB Home Sales (North)</b>								<b>25</b>
			<b>PB Home Sales - North (Total \$)</b>	<b>\$</b>		<b>115,095,790</b>					
			<b>Average Current Sales Price</b>	<b>\$</b>		<b>4,603,832</b>					
			<b>Median Current Sales Price</b>	<b>\$</b>		<b>2,400,000</b>					
			<b>Average Yrs. Between Sales</b>			<b>12.58</b>					
			<b>% Annual Increase/(Decrease)</b>			<b>6.4%</b>					

# 3rd Quarter 2012

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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%	
<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>												
<b>2012 3Q Cumulative Summary - PB Home Sales (MIDTOWN)</b>												
# 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%								
<b>2012 1Q &amp; 2Q Summary - PB Home Sales (MIDTOWN)</b>												
# 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%								
<b>CONTINUED....</b>												

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



# 3rd Quarter 2012

# THE EVANS REPORT™

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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%	
<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>												
<b>2012 3Q Cumulative Summary - PB Home Sales (SOUTH)</b>												
# 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%								
<b>2012 1Q &amp; 2Q Summary - PB Home Sales (SOUTH)</b>												
# 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%								
<b>CONTINUED.....</b>												

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

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