

3rd
Quarter
2012

THE EVANS REPORT™

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AND ASSOCIATES, P.A.
- 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%