

2012 4th 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	20.8%	23	15.8%	-4
No. of Sales 2nd Quarter	55	42.3%	47	32.2%	-8
No. of Sales 3rd Quarter	27	20.8%	38	26.0%	11
No. of Sales 4th Quarter	21	16.2%	38	26.0%	17
Total No. of Sales	130	100%	146	100%	16

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2011		2012		Differential ('11 v. '12)
January	6	4.6%	6	4.1%	0
February	10	7.7%	7	4.8%	-3
March	11	8.5%	10	6.8%	-1
April	14	10.8%	13	8.9%	-1
May	23	17.7%	23	15.8%	0
June	18	13.8%	11	7.5%	-7
July	11	8.5%	18	12.3%	7
August	9	6.9%	13	8.9%	4
September	7	5.4%	7	4.8%	0
October	4	3.1%	8	5.5%	4
November	6	4.6%	6	4.1%	0
December	11	8.5%	24	16.4%	13
Total No. of Sales	130	100.0%	146	100.0%	16

TOWN-WIDE

No. of Sales
Median Sales Price
Average Sales Price
Total Sales/Dollars

4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
21	38	17
\$2,000,000	\$ 3,475,981	\$ 1,475,981
\$2,672,159	\$ 7,809,245	\$ 5,137,086
\$56,115,330	\$ 296,751,315	\$ 240,635,985

North Town of Palm Beach

No. of Sales
Median Sales Price
Average Sales Price
Total Sales/Dollars

4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
16	12	-4
\$ 1,612,900	\$ 2,850,000	\$ 1,237,100
\$ 2,290,646	\$ 5,493,525	\$ 3,202,879
\$ 36,650,330	\$ 65,922,304	\$ 29,271,974

Midtown Town of Palm Beach

No. of Sales
Median Sales Price
Average Sales Price
Total Sales/Dollars

4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
5	12	7
\$ 3,525,000	\$ 2,325,000	\$ (1,200,000)
\$ 3,893,000	\$ 2,772,501	\$ (1,120,499)
\$ 19,465,000	\$ 33,270,011	\$ 13,805,011

South Town of Palm Beach

No. of Sales
Median Sales Price
Average Sales Price
Total Sales/Dollars

4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
0	14	14
\$ -	\$ 8,183,500	\$ 8,183,500
\$ -	\$ 14,111,357	\$ 14,111,357
\$ -	\$ 197,559,000	\$ 197,559,000

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOMES

	2011		2012		Differential ('11 v. '12)
	Jan. thru Dec		Jan. thru Dec.		Jan. thru Dec,
Sales over \$20,000,000	5	3.8%	7	4.8%	2
Sales \$15,000,000 -\$19,999,999	3	2.3%	1	0.7%	-2
Sales \$10,000,000 -\$14,999,999	6	4.6%	5	3.4%	-1
Sales \$5,000,000 -\$9,999,999	19	14.6%	26	17.8%	7
Sales \$2,500,000 -\$4,999,999	31	23.8%	36	24.7%	5
Sales below \$2,500,000	66	50.8%	71	48.6%	5
	130	100.0%	146	100.0%	16

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%)
4th Quarter	2/21 (9.5%)	0/38 (0.0%)
	2/130 (1.5%)	3/146 (2.1%)

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2012 4th 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	27.9%	51	15.5%	-17
No. of Sales 2nd Quarter	91	37.3%	125	37.9%	34
No. of Sales 3rd Quarter	34	13.9%	75	22.7%	41
No. of Sales 3rd Quarter	51	20.9%	79	23.9%	28
Total No. of Sales	244	79.1%	330	76.1%	86

MONTHLY BREAKDOWN OF CONDO & CO-OP SALES

	2011		2012		Differential ('11 v. '12)
January	13	5.5%	19	5.8%	6
February	20	8.5%	14	4.2%	-6
March	35	14.8%	18	5.5%	-17
April	24	10.2%	35	10.6%	11
May	43	18.2%	56	17.0%	13
June	24	10.2%	34	10.3%	10
July	14	5.9%	25	7.6%	11
August	10	4.2%	28	8.5%	18
September	10	4.2%	22	6.7%	12
October	10	4.2%	32	9.7%	22
November	13	5.5%	18	5.5%	5
December	20	8.5%	29	8.8%	9
Total No. of Sales	236	100.0%	330	100.0%	94

TOWN-WIDE

	4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
No. of Sales	43	79	36
Median Sales Price	\$475,000	\$ 480,000	\$ 5,000
Average Sales Price	\$703,127	\$ 834,093	\$ 130,966
Total Sales/Dollars	\$30,234,449	\$ 65,893,384	\$ 35,658,935

North of Sloan's Curve

	4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
No. of Sales	20	43	23
Median Sales Price	\$ 585,050	\$ 650,000	\$ 64,950
Average Sales Price	\$ 1,077,862	\$ 1,236,617	\$ 158,755
Total Sales/Dollars	\$ 21,557,249	\$ 53,174,525	\$ 31,617,276

South of Sloan's Curve

	4th Quarter 2011	4th Quarter 2012	4th Qtr. Differential 2011 v. 2012
No. of Sales	23	36	13
Median Sales Price	\$ 265,000	\$ 263,750	\$ (1,250)
Average Sales Price	\$ 377,270	\$ 353,302	\$ (23,968)
Total Sales/Dollars	\$ 8,677,200	\$ 12,718,859	\$ 4,041,659

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2011		2012		Differential ('11 v. '12)
	Jan. thru Dec.		Jan. thru Dec.		Jan. thru Dec.
Sales over \$3,000,000	4	1.7%	10	3.0%	6
Sales \$2,000,000 - \$2,999,999	7	3.0%	11	3.3%	4
Sales \$1,000,000 - \$1,999,999	33	14.0%	41	12.5%	8
Sales \$500,000 - \$999,999	72	30.5%	92	28.0%	20
Sales \$250,000 - \$499,999	67	28.4%	90	27.4%	23
Sales below \$250,000	53	22.5%	85	25.8%	32
	236	100.0%	329 [1n/a]	100.0%	93

SALES GROUPINGS/CONDOS & CO-OPS

	2011		2012		Differential ('11 v. '12)
	Jan. thru Dec.		Jan. thru Dec.		Jan. thru Sept.
All sales \$1,000,000 and over	44	18.6%	62	18.8%	18
All sales under \$1,000,000	192	81.4%	267	81.2%	75
Total	236	100.0%	329 [1n/a]	100.0%	93

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

	2009	2010	2011	2011
1st Quarter	2/45 (4.4%)	4/64 (6.3%)	1/68 (6.3%)	4/51 (7.8%)
2nd Quarter	1/6 (1.4%)	8/94 (8.5%)	4/91 (4.4%)	3/125 (2.7%)
3rd Quarter	0/42 (9.5%)	7/58 (12.1%)	0/34 (0.0%)	2/75 (2.7%)
4th Quarter	4/42 (9.5%)	9/51 (17.6%)	4/43 (9.3%)	5/79 (6.3%)
Total	7/198 (3.5%)	28/267 (10.5%)	9/236 (3.8%)	14/330 (6.1%)

4th Quarter
2012
Full Year Report

THE EVANS REPORT™



214 Brazilian Ave., Suite 200 • Palm Beach, FL 33480
561-832-8288 • evans@LREvansPA.com • www.LREvansPA.com

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

ALL - PB SINGLE FAMILY HOME SALES 1/1/12 - 12/31/12

	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

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%	71
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%	72
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%	73
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%	74
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%	75
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%	76
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%	77
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%	78
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%	79
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%	80
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%	81
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%	82
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%	83
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%	84
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%	85

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%	86
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%	87
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%	88
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	89
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	90
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%	91
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%	92
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%	93
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	94
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%	95
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%	96
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%	97
98	288 Sandpiper Dr.4	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%	98
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%	99
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	100
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%	101
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%	102
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%	103
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%	104
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%	105
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%	106
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%	107
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%	108
109	153 Australian Ave.	Baumann, David & Meran, Henriette	Hyperion Farms LLC	\$ 1,395,000	Oct-12	\$ 1,100,000	Nov-00	11.9	3,270	\$ 24,741	2.2%	109
110	171 Dunbar Rd.	Olde Eight Development, LLC	VA Housing, LLC	\$ 2,300,000	Oct-12	\$ 2,000,000	May-11	1.4	5,581	\$ 210,983	10.5%	110
111	*327 Barton Ave.	Corey, John D.	Wilson, James S. & Clare L.	\$ 1,162,500	Oct-12	N/A	N/A	N/A	3,528	N/A	N/A	111
112	631 Island Dr.	Everglades Associates, LLC	Millner, Guy & Virginia Wright	\$ 7,900,000	Oct-12	\$ 2,850,000	Apr-95	17.5	8,665	\$ 288,323	10.1%	112
113	403 Brazilian Ave.	Segal, Leanor	Wolfe, Richard W.	\$ 4,553,600	Oct-12	\$ 4,400,000	Feb-06	6.7	6,600	\$ 23,034	0.5%	113
114	149 Brazilian Ave.	Campbell, Mary Louise	Roger Kent Investments, Inc.	\$ 2,850,000	Oct-12	\$ 2,000,000	Jun-02	10.3	6,132	\$ 82,185	4.1%	114
115	8 Golfview Rd.	Moody, William F.X. & Landry, Dana	Ellen Gross Geyer Trust	\$ 4,500,000	Oct-12	\$ 1,500,000	Dec-07	4.8	6,908	\$ 620,045	41.3%	115
116	*324 Plantation Rd.	Plantation Road Trust	Floyd, Raymond	\$ 21,120,000	Oct-12	N/A	N/A	N/A	13,812	N/A	N/A	116
117	*145 Kings Rd.	Nonsuch RE, LLC	Brownlow, Girad P. III	\$ 2,300,000	Nov-12	N/A	N/A	N/A	5,417	N/A	N/A	117
118	*630 Island Dr.	Gottlieb, Steven M.	Moran, Lisa Greer & Dodge, Lore Hayward Moran	\$ 5,642,000	Nov-12	N/A	N/A	N/A	5,547	N/A	N/A	118
119	232 Colonial Ln.	Ski, LLC	Warren & Barbara Phillips Trust	\$ 975,000	Nov-12	\$ 390,000	Jun-95	17.4	1,498	\$ 33,557	8.6%	119
120	260 Park Ave.	Weeldryer, John S. & Nicole A.	Griswold, Alexander Huffy	\$ 1,000,000	Nov-12	\$ 900,000	Feb-11	1.8	1,397	\$ 57,121	6.3%	120
121	341 Peruvian Ave.	LaBow, Ronald & Cornell, Lauri L.	341 Peruvian, LLC	\$ 6,750,000	Nov-12	\$ 6,500,000	Jul-05	7.3	8,870	\$ 34,049	0.5%	121
122	306 Pendleton Ave.	Moens, Lawrence A.	LaBow, Ronald & Cornell, Lauri L.	\$ 2,750,000	Nov-12	\$ 5,200,000	Jun-07	5.4	6,232	\$ (451,641)	-8.7%	122
123	261 El Bravo Way	Precoda, Dale J. & Marzia A.	Miller, Alan H. & Harriet L.	\$ 14,000,000	Dec-12	\$ 3,200,000	May-99	13.6	13,837	\$ 794,278	24.8%	123
124	1470 N. Lake Way (vacant lot)	Moens, Lawrence A.	St. George Investments, LLC	\$ 7,000,000	Dec-12	\$ 3,675,000	Jul-09	3.4	2,845	\$ 971,677	26.4%	124
125	230 Wells Rd.	Wells 2124, LLC	Kenna, Robert V.	\$ 6,500,000	Dec-12	\$ 5,160,000	Apr-01	11.7	7,984	\$ 114,758	2.2%	125
126	1270 N. Ocean Blvd.	Elsa S. Messing Trust	1270 North Ocean Trust	\$ 6,322,719	Dec-12	\$ 2,400,000	Jul-98	14.4	3,600	\$ 271,842	11.3%	126
127	2300 S. Ocean Blvd. (Townhouse)	Burris, David & Susan	Trinka, Gail	\$ 550,000	Dec-12	\$ 420,000	Apr-02	10.7	2,992	\$ 12,176	2.9%	127
128	339 Garden Rd.	Hager, Louis B. Jr.	Burt, Patricia	\$ 4,400,000	Dec-12	\$ 2,875,000	Mar-06	6.8	5,671	\$ 225,628	7.8%	128
129	173 E. Inlet Dr.	Hedley, Lisa A.	Raffo, Richard A.	\$ 2,850,000	Dec-12	\$ 725,000	May-85	27.6	3,770	\$ 76,977	10.6%	129
130	343 Seabreeze Ave.	Kelgalf Trust	Wilm, Christa K.	\$ 1,600,000	Dec-12	\$ 325,000	Oct-84	28.2	2,942	\$ 45,235	13.9%	130
131	120 Seabreeze Ave.	Cooke, Gail	Ward, James J. & Patricia D.	\$ 2,300,000	Dec-12	\$ 1,700,000	Sep-08	4.3	4,053	\$ 141,108	8.3%	131
132	230 Atlantic Ave.	Bruce M. Taylor Trust	230 Atlantic, LLC	\$ 2,500,000	Dec-12	\$ 2,500,000	Mar-11	1.8	4,420	\$ -	0.0%	132
133	*401 Seaview Ave.	Pohrer, Gary B. Jr.	Gruska, Leslie	\$ 906,950	Dec-12	N/A	N/A	N/A	2,417	N/A	N/A	133
134	345 Seaspray Ave.	Bingham, Richard W.	Callahan, Richard P. & Cynthia H.	\$ 3,351,961	Dec-12	\$ 170,000	Mar-04	8.8	3,521	\$ 363,283	213.7%	134
135	1520 S. Ocean Blvd.	IL Sogno PB, LLC	Adler, Frederick R. & Catherine George	\$ 18,000,000	Dec-12	\$ 3,900,000	Nov-91	21.1	11,627	\$ 668,290	17.1%	135

136	760 S. County Rd.	Bellacino Holdings, LLC	Harrison, Mai V.	\$ 8,467,000	Dec-12	\$ 6,350,000	Jun-00	12.5	8,165	\$ 169,230	2.7%	136
137	190 Via Palma	Donnelley, Robert G. & Miranda	LAH Properties, LLC	\$ 3,600,000	Dec-12	\$ 3,975,000	Dec-09	3.0	4,723	\$ (124,886)	-3.1%	137
138	336 Australian Ave. E. (Townhouse)	Araskog, Julie	Haymes, Anne Marie	\$ 2,325,000	Dec-12	\$ 2,098,486	Mar-07	5.8	3,292	\$ 39,333	1.9%	138
139	20 Blossom Way	Black Calabash Family Holdings LLC	Figulus IV Partnership	\$ 14,300,000	Dec-12	\$ 10,400,000	Jan-86	26.9	4,376	\$ 144,797	1.4%	139
140	30 Blossom Way	Black Calabash Family Holdings LLC	Bolton, Mary & Gillespie III, George J.	\$ 35,700,000	Dec-12	\$ 10,400,000	Jan-86	26.9	9,988	\$ 939,325	9.0%	140
141	40 Blossom Way	The 40 Blossom Way Trust	PBH, LLC	\$ 41,650,000	Dec-12	\$ 29,150,000	Apr-11	1.7	11,142	\$ 7,479,508	25.7%	141
142	50 Blossom Way	McPhail, Mary Anne and Walter	Garcia, Suzanne	\$ 37,950,000	Dec-12	\$ 13,000,000	May-00	12.6	14,354	\$ 1,981,020	15.2%	142
143	110 Hammon Ave. (Townhouse)	Rafaelian, Carolyn	Karp, Stanley & Cummings-Karp, Helene	\$ 3,000,000	Dec-12	\$ 2,489,000	Jan-00	12.9	6,121	\$ 39,533	1.6%	143
144	390 N. Lake Way	North Lake Way, LLC	Rosenwald, E. John Jr. & Patricia P.	\$ 9,165,000	Dec-12	\$ 3,300,000	Jun-94	18.5	6,573	\$ 316,769	9.6%	144
145	216 W. Indies Dr.	The Cottage On West Indies Drive, LLC	Guttman, Susan G.	\$ 1,789,585	Dec-12	\$ 715,000	May-95	17.6	4,277	\$ 61,056	8.5%	145
146	146 Australian Ave.	Cooper, Robert	Turner, Patrick and Amber	\$ 3,325,000	Dec-12	\$ 3,000,000	Jan-10	2.9	5,637	\$ 111,385	3.7%	146
	*Not Included in % Annual Increase/(Decrease Calculation)											
		2012 Full Year Cumulative Summary - PB Home Sales (ALL)										
		# of PB Home Sales (ALL)		146								
		PB Home Sales - ALL (Total \$)	\$	727,124,878								
		Average Current Sales Price	\$	4,980,307								
		Median Current Sales Price	\$	2,587,500								
		Average Yrs. Between Sales		10.65								
		% Annual Increase/(Decrease)		7.4%								
		2012 1Q, 2Q & 3Q 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 4Q ONLY Summary - PB Home Sales (ALL)										
		# of PB Home Sales (ALL)		38								
		PB Home Sales - ALL (Total \$)	\$	296,751,315								
		Average Current Sales Price	\$	7,809,245								
		Median Current Sales Price	\$	3,475,981								
		Average Yrs. Between Sales		11.47								
		% Annual Increase/(Decrease)		7.9%								

4th Quarter
2012
Full Year Report

THE EVANS REPORT™

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

NORTH - PB SINGLE FAMILY HOME SALES 1/1/12 - 12/31/12

	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%	
76	171 Dunbar Rd.	Olde Eight Development, LLC	VA Housing, LLC	\$ 2,300,000	Oct-12	\$ 2,000,000	May-11	1.4	5,581	\$ 210,983	10.5%	76
77	*324 Plantation Rd.	Plantation Road Trust	Floyd, Raymond	\$ 21,120,000	Oct-12	N/A	N/A	N/A	13,812	N/A	N/A	77
78	232 Colonial Ln.	Ski, LLC	Warren & Barbara Phillips Trust	\$ 975,000	Nov-12	\$ 390,000	Jun-95	17.4	1,498	\$ 33,557	8.6%	78
79	260 Park Ave.	Weeldryer, John S. & Nicole A.	Griswold, Alexander Huff	\$ 1,000,000	Nov-12	\$ 900,000	Feb-11	1.8	1,397	\$ 57,121	6.3%	79
80	1470 N. Lake Way (vacant lot)	Moens, Lawrence A.	St. George Investments, LLC	\$ 7,000,000	Dec-12	\$ 3,675,000	Jul-09	3.4	2,845	\$ 971,677	26.4%	80
81	230 Wells Rd.	Wells 2124, LLC	Kenna, Robert V.	\$ 6,500,000	Dec-12	\$ 5,160,000	Apr-01	11.7	7,984	\$ 114,758	2.2%	81
82	1270 N. Ocean Blvd.	Elsa S. Messing Trust	1270 North Ocean Trust	\$ 6,322,719	Dec-12	\$ 2,400,000	Jul-98	14.4	3,600	\$ 271,842	11.3%	82
83	339 Garden Rd.	Hager, Louis B. Jr.	Burt, Patricia	\$ 4,400,000	Dec-12	\$ 2,875,000	Mar-06	6.8	5,671	\$ 225,628	7.8%	83
84	173 E. Inlet Dr.	Hedley, Lisa A.	Raffo, Richard A.	\$ 2,850,000	Dec-12	\$ 725,000	May-85	27.6	3,770	\$ 76,977	10.6%	84
85	230 Atlantic Ave.	Bruce M. Taylor Trust	230 Atlantic, LLC	\$ 2,500,000	Dec-12	\$ 2,500,000	Mar-11	1.8	4,420	\$ -	0.0%	85
86	390 N. Lake Way	North Lake Way, LLC	Rosenwald, E. John Jr. & Patricia P.	\$ 9,165,000	Dec-12	\$ 3,300,000	Jun-94	18.5	6,573	\$ 316,769	9.6%	86
87	216 W. Indies Dr.	The Cottage On West Indies Drive,	Guttman, Susan G.	\$ 1,789,585	Dec-12	\$ 715,000	May-95	17.6	4,277	\$ 61,056	8.5%	87
	*Not Included in % Annual Increase/(Decrease Calculation)											
			2012 Full Year Cumulative Summary - PB Home Sales (NORTH)									
			# of PB Home Sales (North)	87								
			PB Home Sales - North (Total \$)	\$ 303,156,017								
			Average Current Sales Price	\$ 3,484,552								
			Median Current Sales Price	\$ 2,100,000								
			Average Yrs. Between Sales	10.62								
			% Annual Increase/(Decrease)	6.1%								
			2012 1Q, 2Q & 3Q 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 4Q ONLY Summary - PB Home Sales (NORTH)									
			# of PB Home Sales (North)	12								
			PB Home Sales - North (Total \$)	\$ 65,922,304								
			Average Current Sales Price	\$ 5,493,525								
			Median Current Sales Price	\$ 2,850,000								
			Average Yrs. Between Sales	11.16								
			% Annual Increase/(Decrease)	7.3%								

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

MIDTOWN - PB HOME SALES 1/1/12 - 12/31/12

	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%	
20	153 Australian Ave.	Baumann, David & Meran, Henriette	Hyperion Farms LLC	\$ 1,395,000	Oct-12	\$ 1,100,000	Nov-00	11.9	3,270	\$ 24,741	2.2%	20
21	*327 Barton Ave.	Corey, John D.	Wilson, James S. & Clare L.	\$ 1,162,500	Oct-12	N/A	N/A	N/A	3,528	N/A	N/A	21
22	403 Brazilian Ave.	Segal, Leonor	Wolfe, Richard W.	\$ 4,553,600	Oct-12	\$ 4,400,000	Feb-06	6.7	6,600	\$ 23,034	0.5%	22
23	149 Brazilian Ave.	Campbell, Mary Louise	Roger Kent Investments, Inc.	\$ 2,850,000	Oct-12	\$ 2,000,000	Jun-02	10.3	6,132	\$ 82,185	4.1%	23
24	341 Peruvian Ave.	LaBow, Ronald & Cornell, Lauri L.	341 Peruvian, LLC	\$ 6,750,000	Nov-12	\$ 6,500,000	Jul-05	7.3	8,870	\$ 34,049	0.5%	121
25	306 Pendleton Ave.	Moens, Lawrence A.	LaBow, Ronald & Cornell, Lauri L.	\$ 2,750,000	Nov-12	\$ 5,200,000	Jun-07	5.4	6,232	\$ (451,641)	-8.7%	122
26	343 Seabreeze Ave.	Kelgalf Trust	Wilm, Christa K.	\$ 1,600,000	Dec-12	\$ 325,000	Oct-84	28.2	2,942	\$ 45,235	13.9%	26
27	120 Seabreeze Ave.	Cooke, Gail	Ward, James J. & Patricia D.	\$ 2,300,000	Dec-12	\$ 1,700,000	Sep-08	4.3	4,053	\$ 141,108	8.3%	27
28	*401 Seaview Ave.	Pohrer, Gary B. Jr.	Gruska, Leslie	\$ 906,950	Dec-12	N/A	N/A	N/A	2,417	N/A	N/A	28
29	345 Seaspray Ave.	Bingham, Richard W.	Callahan, Richard P. & Cynthia H.	\$ 3,351,961	Dec-12	\$ 170,000	Mar-04	8.8	3,521	\$ 363,283	213.7%	29
30	336 Australian Ave. E. (Townhouse)	Araskog, Julie	Haymes, Anne Marie	\$ 2,325,000	Dec-12	\$ 2,098,486	Mar-07	5.8	3,292	\$ 39,333	1.9%	30

31	146 Australian Ave.	Cooper, Robert	Turner, Patrick and Amber	\$ 3,325,000	Dec-12	\$ 3,000,000	Jan-10	2.9	5,637	\$ 111,385	3.7%	31
<i>*Not Included in % Annual Increase/(Decrease Calculation)</i>												
2012 Full Year Cumulative Summary - PB Home Sales (MIDTOWN)												
# of PB Home Sales (Midtown)				31								
PB Home Sales - Midtown (Total \$)				\$ 102,538,111								
Average Current Sales Price				\$ 3,307,681								
Median Current Sales Price				\$ 2,750,000								
Average Yrs. Between Sales				9.31								
% Annual Increase/(Decrease)				4.9%								
2012 1Q, 2Q & 3Q 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 4Q ONLY Summary - PB Home Sales (MIDTOWN)												
# of PB Home Sales (Midtown)				12								
PB Home Sales - Midtown (Total \$)				\$ 33,270,011								
Average Current Sales Price				\$ 2,772,501								
Median Current Sales Price				\$ 2,325,000								
Average Yrs. Between Sales				9.16								
% Annual Increase/(Decrease)				1.9%								

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SOUTH - PB SINGLE-FAMILY HOMES SALES 1/1/12 - 12/31/12

	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%	
15	631 Island Dr.	Everglades Associates, LLC	Millner, Guy & Virginia Wright	\$ 7,900,000	Oct-12	\$ 2,850,000	Apr-95	17.5	8,665	\$ 288,323	10.1%	15
16	8 Golfview Rd.	Moody, William F.X. & Landry, Dana	Ellen Gross Geyer Trust	\$ 4,500,000	Oct-12	\$ 1,500,000	Dec-07	4.8	6,908	\$ 620,045	41.3%	16
17	*145 Kings Rd.	Nonsuch RE, LLC	Brownlow, Girard P. III	\$ 2,300,000	Nov-12	N/A	N/A	N/A	5,417	N/A	N/A	17
18	*630 Island Dr.	Gottlieb, Steven M.	Moran, Lisa Greer & Dodge, Lore Hayward Mo	\$ 5,642,000	Nov-12	N/A	N/A	N/A	5,547	N/A	N/A	18
19	261 El Bravo Way	Precoda, Dale J. & Marzia A.	Miller, Alan H. & Harriet L.	\$ 14,000,000	Dec-12	\$ 3,200,000	May-99	13.6	13,837	\$ 794,278	24.8%	19
20	2300 S. Ocean Blvd. (Townhouse)	Burris, David & Susan	Trinka, Gail	\$ 550,000	Dec-12	\$ 420,000	Apr-02	10.7	2,992	\$ 12,176	2.9%	20
21	1520 S. Ocean Blvd.	IL Sogno PB, LLC	Adler, Frederick R. & Catherine George	\$ 18,000,000	Dec-12	\$ 3,900,000	Nov-91	21.1	11,627	\$ 668,290	17.1%	21
22	760 S. County Rd.	Bellacino Holdings, LLC	Harrison, Mai V.	\$ 8,467,000	Dec-12	\$ 6,350,000	Jun-00	12.5	8,165	\$ 169,230	2.7%	22
23	20 Blossom Way	Black Calabash Family Holdings LLC	Figulus IV Partnership	\$ 14,300,000	Dec-12	\$ 10,400,000	Jan-86	26.9	4,376	\$ 144,797	1.4%	23

	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	
24	30 Blossom Way	Black Calabash Family Holdings LLC	Bolton, Mary & Gillespie III, George J.	\$ 35,700,000	Dec-12	\$ 10,400,000	Jan-86	26.9	9,988	\$ 939,325	9.0%	24
25	40 Blossom Way	The 40 Blossom Way Trust	PBH, LLC	\$ 41,650,000	Dec-12	\$ 29,150,000	Apr-11	1.7	11,142	\$ 7,479,508	25.7%	25
26	50 Blossom Way	McPhail, Mary Anne and Walter	Garcia, Suzanne	\$ 37,950,000	Dec-12	\$ 13,000,000	May-00	12.6	14,354	\$ 1,981,020	15.2%	26
27	190 Via Palma	Donnelley, Robert G. & Miranda	LAH Properties, LLC	\$ 3,600,000	Dec-12	\$ 3,975,000	Dec-09	3.0	4,723	\$ (124,886)	-3.1%	27
28	110 Hammon Ave. (Townhouse)	Rafaelian, Carolyn	Karp, Stanley & Cummings-Karp, Helene	\$ 3,000,000	Dec-12	\$ 2,489,000	Jan-00	12.9	6,121	\$ 39,533	1.6%	28
*Not Included in % Annual Increase/(Decrease Calculation)												
				2012 Full Year Cumulative Summary - PB Home Sales (SOUTH)								
				# of PB Home Sales (South)	28							
				PB Home Sales - South (Total \$)	\$ 321,430,750							
				Average Current Sales Price	\$ 11,479,670							
				Median Current Sales Price	\$ 6,850,000							
				Average Yrs. Between Sales	12.51							
				% Annual Increase/(Decrease)	9.2%							
				2012 1Q, 2Q & 3Q 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 4Q ONLY Summary - PB Home Sales (SOUTH)								
				# of PB Home Sales (South)	14							
				PB Home Sales - South (Total \$)	\$ 197,559,000							
				Average Current Sales Price	\$ 14,111,357							
				Median Current Sales Price	\$ 8,183,500							
				Average Yrs. Between Sales	13.69							
				% Annual Increase/(Decrease)	8.5%							

4th Quarter
2012
Full Year Report

THE EVANS REPORT™

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

ALL - PB CONDO/CO-OP SALES 1/1/12 - 12/31/12

#	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*	Khajehnouri Trust	Navabha Trust & Khajehnouri Trust	\$ 325,000	May-12	\$ 350,000	Mar-09	3.2	1,458	\$ (7,887)	-2.3%	128
129	2784 S. Ocean Blvd., #301E	Martinez, David & Martinez, Karella Carbonell	CGEL Associates, LLP	\$ 410,000	May-12	\$ 228,200	Apr-93	19.1	2,021	\$ 9,520	4.2%	129
130	2784 S. Ocean Blvd., #101E	Kagan, Peter R.	Cole, Richard A. & Shulman, Carolyn Menell	\$ 250,000	May-12	\$ 155,000	Jan-79	33.4	2,021	\$ 2,848	1.8%	130
131	2335 S. Ocean Blvd., #3A	Snow, Raymond W. & Christine F.	Goldfein, Laurence & Susan	\$ 695,000	May-12	\$ 525,000	Mar-01	11.2	2,810	\$ 15,212	2.9%	131

132	130 Sunrise Ave., #509	Indurksy, Arthur	Isen, Harold & Carol	\$ 625,000	May-12	\$ 480,000	Aug-01	10.8	1,673	\$ 13,481	2.8%	132
133	130 Sunrise Ave., #208	Lateiner, L.W.	Gordon, Stephen F. & Esther	\$ 585,000	May-12	\$ 625,000	May-10	2.0	1,580	\$ (19,973)	-3.2%	133
134	2500 S. Ocean Blvd., #3A5	Irving Ludmer Palm Beach Trust	E. Gabriel Perle Trust	\$ 875,000	May-12	\$ 550,000	Feb-99	13.3	2,590	\$ 24,519	4.5%	134
135	2660 S. Ocean Blvd., #603S	Khalife, Grace	Robert S. Cohen Trust	\$ 455,000	May-12	\$ 400,000	Nov-08	3.5	2,606	\$ 15,720	3.9%	135
136	44 Cocoonut 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 Cocoonut 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 Cocoonut 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 Cocoonut 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/#104	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/#103	Rochez, Linda	Ocean Hammon I, LLC	\$ 507,310	Sep-12	N/A	N/A	N/A	1,144	N/A	N/A	243
244	129 Hammon Ave., #3/#101	Dweck, A. & Krakovitz, E.	Ocean Hammon I, LLC	\$ 745,000	Sep-12	\$ 1,950,000	\$ 38,473	7.3	1,180	\$ (164,114)	-8.4%	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
252	3170 S. Ocean Blvd., #405S	Kotler Trust	Sandson, Bernard & Beatrice	\$ 825,000	Oct-12	\$ 650,000	Jul-91	21.3	2,950	\$ 8,228	1.3%	252
253	44 Cocoanut Row, #212A	Mahtani, Rajan & Spencer-Churchill, Lily	Shirley C. Rosenthal Trust	\$ 512,500	Oct-12	\$ 615,000	Nov-03	8.9	1,215	\$ (11,487)	-1.9%	253
254	3400 S. Ocean Blvd., #6DI	Estuary Latitude, LLC	William W. Batoff Trust	\$ 800,000	Oct-12	\$ 227,000	Feb-81	31.7	2,119	\$ 18,084	8.0%	254
255	381 S. Lake Dr., #9 (Co-op)	Rutgers, Anthony L.	DiFilippo, Francesca	\$ 260,000	Oct-12	\$ 150,000	Dec-97	14.8	734	\$ 7,410	4.9%	255
256	225 Everglade Ave., #7	Tone, Pascal F. & Lynn M.	Estate of Louise W. Floeckher	\$ 375,000	Oct-12	\$ 205,000	Apr-91	21.5	1,099	\$ 7,900	3.9%	256
257	*100 Worth Ave., #301	Lisnow, Mark & Lucas, Carole	Neco F. Ruth Trust	\$ 600,000	Oct-12	N/A	N/A	N/A	1,624	N/A	N/A	257
258	2565 S. Ocean Blvd., 118C	Knudsen, Pamela G.	Evelyn Yankovich Trust	\$ 82,000	Oct-12	\$ 70,000	Feb-87	25.7	640	\$ 467	0.7%	258
259	2840 S. Ocean Blvd., #418 (Co-op)	Brandt, Robert D. & Margaret L.	Lotte Shavel Trust	\$ 120,000	Oct-12	\$ 110,000	Jul-01	11.3	935	\$ 888	0.8%	259
260	2000 S. Ocean Blvd., #208N	Maikish, Charles	Borg, Leo & Doris	\$ 585,000	Oct-12	\$ 665,000	Apr-01	11.5	2,385	\$ (6,951)	-1.0%	260
261	2840 S. Ocean Blvd., #409 (REO) (Co-op)	Farina, Liana	Royal Saxon, Inc.	\$ 73,500	Oct-12	\$ 100,000	Jan-03	9.8	700	\$ (2,716)	-2.7%	261
262	3450 S. Ocean Blvd., #418	Makari, Amin & Maha	Weiss, Ronald M. & Stephanie Merkado	\$ 177,000	Oct-12	\$ 73,000	May-95	17.4	1,293	\$ 5,966	8.2%	262
263	3140 S. Ocean Blvd., #202N	Fiducie Familiale Philippe Fugere Trust	Tierman, Charles & Mary	\$ 517,000	Oct-12	\$ 482,500	Jun-02	10.3	2,220	\$ 3,336	0.7%	263
264	2730 S. Ocean Blvd., #409 (Co-op)	Davie, Clifford	Cypher, Jerome T. & Barbara V.	\$ 95,000	Oct-12	\$ 100,000	Aug-09	3.2	1,225	\$ (1,577)	-1.6%	264
265	2840 S. Ocean Blvd., #217 (Co-op)	Clark, Michael & Tanya	Estate of Marie Domini	\$ 107,000	Oct-12	\$ 78,000	Nov-99	12.9	935	\$ 2,244	2.9%	265
266	3360 S. Ocean Blvd., #1G II (REO)	Yanes, Adolfo & Parra, Jose Leonardo	Bank of America	\$ 180,500	Oct-12	\$ 167,600	Mar-12	0.6	1,740	\$ 22,002	13.1%	266
267	100 Worth Ave., #PH 11	Zimmer, Lynn	Estate of Melvin Friedland	\$ 1,300,000	Oct-12	\$ 1,649,900	May-06	6.4	1,590	\$ (54,462)	-3.3%	267
268	*315 S. Lake Dr., #4A	May, Barbara V.	Equitable Holding Corp.	\$ 811,000	Oct-12	N/A	N/A	N/A	1,816	N/A	N/A	268
269	170 Chilean Ave., #6A	Metzger, Irwin H.	Jeannine P. Merrien Trust	\$ 737,000	Oct-12	\$ 191,000	Oct-86	26.0	1,201	\$ 20,985	11.0%	269
270	100 Sunrise Ave., #204	Kriegman, David A. & Zimmerman, Suzan	Lucas, Mary C.	\$ 660,000	Oct-12	\$ 200,000	Dec-96	15.8	1,547	\$ 29,033	14.5%	270
271	2505 S. Ocean Blvd., #215	Keen, Enrique	Morrison, Lewis R. & Valerie J.	\$ 170,000	Oct-12	\$ 116,000	Jun-91	21.4	1,116	\$ 2,529	2.2%	271
272	2 N. Breakers Row, #S-T2	Katz, Stanley M. & Marilyn	Curvey, James C. & Shirley	\$ 2,900,000	Oct-12	\$ 3,000,000	Dec-98	13.9	3,020	\$ (7,188)	-0.2%	272
273	250 Bradley Pl., #307	BLTN Properties, LLC	Bishop, Susan K.	\$ 430,000	Oct-12	\$ 390,000	Dec-03	8.8	1,220	\$ 4,524	1.2%	273
274	150 Bradley Pl., #105E	Abraham, S. Daniel & Ewa	Joan Siegel Trust	\$ 2,200,000	Oct-12	\$ 224,000	Aug-03	9.2	1,815	\$ 215,360	96.1%	274
275	301 Australian Ave., #230	CSC Brazilian, L.P.	Fine, Debra	\$ 292,500	Oct-12	\$ 420,000	Nov-10	1.9	N/A	\$ (66,482)	-15.8%	275
276	2660 S. Ocean Blvd., #105S	Shedden, Barbara Dina	Goldstein, Brett S. & Helen H.	\$ 450,000	Oct-12	\$ 470,000	Sep-02	10.1	1,900	\$ (1,982)	-0.4%	276
277	3120 S. Ocean Blvd., #103 (REO)	Flotron, Leo	JP Morgan Chase Bank	\$ 272,500	Oct-12	\$ 300,000	Feb-97	15.7	2,877	\$ (1,755)	-0.6%	277
278	2840 S. Ocean Blvd., #304 (Co-op)	Clark, Joseph H. & Bridget T.	Dermer, Harry & Archambault, Mary P.	\$ 162,000	Oct-12	\$ 60,000	Oct-11	1.0	935	\$ 101,721	169.5%	278

279	2 N. Breakers Row, #42N	Leventhal, Ira & Beth	Roberts, Bob	\$ 8,000,000	Oct-12	\$ 7,600,000	Mar-09	3.6	3,020	\$ 111,450	1.5%	279
280	2773 S. Ocean Blvd., #210 (REO)	LCH Associates, LLC	Citimortgage Inc.	\$ 136,600	Oct-12	\$ 127,000	Jun-94	18.3	1,389	\$ 523	0.4%	280
281	2773 S. Ocean Blvd., #210	Raffo, Richard A.	Susan G. Reymond Trust	\$ 400,000	Oct-12	\$ 197,000	May-02	10.4	1,272	\$ 19,468	9.9%	281
282	*2295 S. Ocean Blvd., #812 (Co-op)	Hochfelder, Thomas G. & Adelman, Ruth	Rickles, Linda Beth & Wendy Jane	\$ 165,000	Oct-12	N/A	N/A	N/A	1,559	N/A	N/A	282
283	170 N. Ocean Blvd., #212	Phillips Trust	Howitt, Joanne I.	\$ 300,000	Oct-12	\$ 115,000	May-94	18.4	868	\$ 10,036	8.7%	283
284	3400 S. Ocean Blvd., #4E1	Mogan, Glen R. & Dianne	Jarnuszkiewicz, Agnes	\$ 737,000	Nov-12	\$ 580,000	Apr-04	8.6	1,740	\$ 18,273	3.2%	284
285	3400 S. Ocean Blvd., #6C11	Parisien, Jacques & Champ	Giunta, Philip	\$ 620,000	Nov-12	\$ 265,000	Feb-99	13.8	1,740	\$ 25,801	9.7%	285
286	227 Brazilian Ave., #140	Paz, ETTY	Estate of Seymour Fox	\$ 165,000	Nov-12	\$ 150,000	Jun-05	7.4	643	\$ 2,020	1.3%	286
287	170 N. Ocean Blvd., #201	Fine, Murray C. & Margaret	Swift, Thomas E. III & Laurys P.	\$ 1,312,500	Nov-12	\$ 2,150,000	Mar-07	5.7	1,830	\$ (147,533)	-6.9%	287
288	3300 S. Ocean Blvd., #505S	Fine, Murray C. & Margaret	Byron K. Schader Trust	\$ 900,000	Nov-12	\$ 500,000	Apr-93	19.6	2,072	\$ 20,408	4.1%	288
289	301 Australian Ave., #211	CSC Brazilian, L.P.	KT Corporation USA	\$ 290,000	Nov-12	\$ 744,800	Mar-11	1.7	N/A	\$ (271,689)	-36.5%	289
290	44 Cocoanut Row, #604A	McDonald, Jack	Kaminsky, Lesley Rigler	\$ 205,000	Nov-12	\$ 187,500	Sep-87	25.2	900	\$ 695	0.4%	290
291	389 S. Lake Dr., #4G (Co-op)	Heise, Richard A. & Benson, Juliann	Carter, Louise C.	\$ 350,000	Nov-12	\$ 275,000	Jun-99	13.4	1,258	\$ 5,584	2.0%	291
292	350 S. Ocean Blvd., #308	Morgan, Frank E. & Feigenbaum, Brent H.	Hooker Trust	\$ 533,525	Nov-12	\$ 225,000	Apr-84	28.6	1,182	\$ 10,786	4.8%	292
293	*129 Hammon Ave., #203 & #204	RWS Hammon, LLC	Ocean Hammon I, LLC	\$ 658,000	Nov-12	N/A	N/A	N/A	1,144	N/A	N/A	293
294	2784 S. Ocean Blvd., #202E	Corradini, Marilyn	Sweigman, Florence	\$ 245,000	Nov-12	\$ 220,000	Dec-83	28.9	1,661	\$ 864	0.4%	294
295	227 Brazilian Ave., #2060	Donaldson, Victoria	Gloria Lange Trust	\$ 650,000	Nov-12	\$ 295,000	Mar-97	15.7	1,557	\$ 22,637	7.7%	295
296	*2780 S. Ocean Blvd., #209 (REO) (Co-op)	Dunn, Shawn Edward & Enge, Victoria Elizabeth	Amabassador II Corp.	\$ 199,000	Nov-12	N/A	N/A	N/A	1,294	N/A	N/A	296
297	3475 S. Ocean Blvd., #701	Douville, Pierre & Samson, Johanne	Rocco Romanelli Trust	\$ 300,000	Nov-12	\$ 274,000	Jan-04	8.8	1,395	\$ 2,941	1.1%	297
298	*44 Cocoanut Row, #111A	Leichter Partners, LP	Jewish Federation of Cleveland	\$ 475,000	Nov-12	N/A	N/A	N/A	1,601	N/A	N/A	298
299	3440 S. Ocean Blvd., #603S	Giuffre, John	Irving Wolf Trust & Naomi Wolf Trust	\$ 645,000	Nov-12	\$ 169,000	Feb-80	32.8	2,131	\$ 14,524	8.6%	299
300	*2840 S. Ocean Blvd., #111 (Co-op)	Donnelly, Rosemary	Campisi, Marirose & Bucaro, John Francis	\$ 75,000	Nov-12	N/A	N/A	N/A	700	N/A	N/A	300
301	*2778 S. Ocean Blvd., #208S	Brest, Naomi	Brest, Robert & Naomi	\$ 106,259	Nov-12	N/A	N/A	N/A	1,542	N/A	N/A	301
302	330 Cocoanut Row, #3B	Kelly Trust	Unit 3B Cocoanut Row, LLC	\$ 986,000	Dec-12	\$ 900,000	Apr-06	6.7	1,540	\$ 12,886	1.4%	302
303	3140 S. Ocean Blvd., #503S	Rauscher, Robert A. Jr. & Catherine B.	Donald D. Wallace Trust	\$ 840,000	Dec-12	\$ 485,000	May-85	27.6	2,695	\$ 12,860	2.7%	303
304	100 Royal Palm Way, #PH3	Sweeney, Michael	Madden, Peter E.	\$ 2,950,000	Dec-12	\$ 500,000	Dec-93	19.0	1,941	\$ 128,854	25.8%	304
305	184 Bradley Pl., #403	Resnick, Burton P. & Judith B.	Estate of Milton M. Shulman	\$ 4,300,000	Dec-12	\$ 1,250,000	Apr-92	20.7	3,416	\$ 147,470	11.8%	305
306	3300 S. Ocean Blvd., #302S	Mareuil, Gerald & Elizabeth	Claire Lawee Chitayat Trust	\$ 540,000	Dec-12	\$ 378,000	May-91	21.6	2,196	\$ 7,499	2.0%	306
307	3140 S. Ocean Blvd., #102N	Votis, George	Furmansky, Louis & Shirley	\$ 440,000	Dec-12	\$ 585,000	Jan-05	8.0	2,220	\$ (18,237)	-3.1%	307
308	150 Bradley Pl., #614	Friedlander, Monica	Nissenbaum, Mark Bruce	\$ 542,500	Dec-12	\$ 245,000	May-85	27.6	1,568	\$ 10,777	4.4%	308
309	100 Worth Ave., #311	Hall, David M. & Suzanne Charnas	Dorothy Blonder Trust	\$ 710,000	Dec-12	\$ 38,000	Jan-78	34.9	2,137	\$ 19,233	50.6%	309
310	342 Cocoanut Row, The Cottage	March, Steven & Rizzo, Robert	CSH & EAH Trust	\$ 372,000	Dec-12	\$ 475,000	Apr-08	4.7	470	\$ (21,909)	-4.6%	310
311	455 Australian Ave., #3F (Co-op)	Robbins, Charles Austin & Grace Irby	Emanuelson, Dwigth H. & Sue B.	\$ 515,500	Dec-12	\$ 795,000	Aug-07	5.4	1,357	\$ (52,050)	-6.5%	311
312	150 Bradley Pl., #204D	Steinberg, Edward L.	Napoli, Tomas F. & Catherine L. S.	\$ 810,000	Dec-12	\$ 930,000	Apr-11	1.7	1,444	\$ (70,531)	-7.6%	312
313	44 Cocoanut Row, #520B	Raffo, Richard A.	Mazza, Olivera	\$ 925,000	Dec-12	\$ 775,000	Mar-04	8.8	1,501	\$ 17,067	2.2%	313
314	100 Sunrise Ave., #424E	Silverman, Wendy	S & S Land Trust	\$ 1,155,000	Dec-12	\$ 590,000	Jun-02	10.5	1,623	\$ 53,607	9.1%	314
315	455 Australian Ave., #4F (Co-op)	Bilotti, Leonard	Madden, Edward E. & Nancy	\$ 592,500	Dec-12	\$ 440,000	Jan-04	9.0	1,357	\$ 17,033	3.9%	315
316	315 S. Lake Dr., #3C	Callahan, Richard P. & Cynthia	Susanne F. Black Trust	\$ 1,300,000	Dec-12	\$ 265,000	Sep-92	20.3	1,741	\$ 51,002	19.2%	316
317	44 Cocoanut Row, #503A	Blumenstein, Pamela	Einbinger, Nancy	\$ 225,000	Dec-12	\$ 106,000	Sep-99	13.3	900	\$ 8,954	8.4%	317
318	130 Sunrise Ave., #210	130 Sunrise Land Trust	Gould, Helen M.	\$ 480,000	Dec-12	\$ 300,000	Dec-00	12.0	1,673	\$ 14,952	5.0%	318
319	200 Bradley Pl., #202	Dudick, Jack M. & Lynne B.	Virginia Lippert Brown Trust	\$ 1,650,000	Dec-12	\$ 1,450,000	May-98	14.6	2,577	\$ 13,673	0.9%	319
320	*104 Gulfstream Rd., #B	Caren Morassutti Trust	470 South Ocean, LLC	\$ 8,000,000	Dec-12	N/A	N/A	N/A	5,260	N/A	N/A	320
321	2780 S. Ocean Blvd., #505 (Co-op)	Gallivan, Mary Patricia	Prabhu, Sudhaker H. & Jean M.	\$ 375,000	Dec-12	\$ 310,000	May-10	2.6	1,294	\$ 24,817	8.0%	321
322	2295 S. Ocean Blvd., #524 (Co-op)	Anderson, Eva	Cameron, Donald L.	\$ 255,000	Dec-12	\$ 300,000	Mar-11	1.8	1,559	\$ (25,192)	-8.4%	322
323	2840 S. Ocean Blvd., #213 (Co-op)	Diiorio, Cory & Joan	Rudnick, Lorraine	\$ 123,500	Dec-12	\$ 125,000	Jan-07	5.9	1,150	\$ (253)	-0.2%	323
324	3170 S. Ocean Blvd., #706S	Waxman, Mark Z.	Miller, Vera & Stanley T.	\$ 600,000	Dec-12	\$ 1,550,000	Aug-06	6.3	2,950	\$ (149,849)	-9.7%	324
325	3474 S. Ocean Blvd., #16	McKee, Scott E. & Katherine M.	O'Keefe, James L. III	\$ 275,000	Dec-12	\$ 225,000	Oct-99	13.2	1,478	\$ 3,794	1.7%	325
326	425 Worth Ave., #2D (Co-op)	Callahan, Edward W. & Barbara W.	Anya S. Bagley Trust	\$ 2,194,000	Dec-12	\$ 1,100,000	May-99	13.6	2,536	\$ 80,457	7.3%	326
327	*139 Sunrise Ave., #211	Ghitman, Susan Gottfried	Estate of Mary Stern	\$ 275,000	Dec-12	N/A	N/A	N/A	990	N/A	N/A	327

328	*2252 Ibis Isle Rd., Wd.	Watkins, Bruce & Tamara	Jackson, Walter	\$ 950,000	Dec-12	N/A	N/A	N/A	3,518	N/A	N/A	328
329	3450 S. Ocean Blvd., #705	Andrawes, Manal and Maher	Catalano, Beatrice	\$ 125,000	Dec-12	\$ 321,000	May-06	6.6	952	\$ (29,734)	-9.3%	329
330	301 Australian Ave., #301	CSC Brazilian, L.P.	Rottier, Eric and Nora	\$ 225,000	Dec-12	\$ 563,530	Sep-07	5.3	N/A	\$ (64,423)	-11.4%	330
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 Full Year Cumulative Summary - PB Condo/Co-Op Sales (ALL)												
# of PB Condo/Co-Op Sales (ALL)				330								
PB Condo/Co-Op Sales - ALL (Total \$)				\$ 249,092,962								
Average Current Sales Price				\$ 754,827								
Median Current Sales Price				\$ 470,000								
Average Yrs. Between Sales				14.07								
% Annual Increase/(Decrease)				2.4%								
2012 1Q, 2Q & 3Q Summary - PB Condo/Co-Op Sales (ALL)												
# of PB Condo/Co-Op Sales (ALL)				251								
PB Condo/Co-Op Sales - ALL (Total \$)				\$ 183,199,578								
Average Current Sales Price				\$ 729,879								
Median Current Sales Price				\$ 467,500								
Average Yrs. Between Sales				14.26								
% Annual Increase/(Decrease)				2.3%								
2012 4Q ONLY Summary - PB Condo/Co-Op Sales (ALL)												
# of PB Condo/Co-Op Sales (ALL)				79								
PB Condo/Co-Op Sales - ALL (Total \$)				\$ 65,893,384								
Average Current Sales Price				\$ 834,093								
Median Current Sales Price				\$ 480,000								
Average Yrs. Between Sales				13.44								
% Annual Increase/(Decrease)				2.6%								

4th Quarter
2012
Full Year Report

THE EVANS REPORT™



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

NORTH - PB CONDO/CO-OP SALES 1/1/12 - 12/31/12

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	360 S. Ocean Blvd., #42	Taubman, Judith	Dafer, Inc.	\$ 1,300,000	Jan-12	\$ 450,000	Jan-80	32.0	2,700	\$ 26,544	5.9%	1
2	330 S. Ocean Blvd., #3E	Gallagher, John and Cecilia	Martig, Sandra	\$ 1,200,000	Jan-12	\$ 120,000	Jan-77	35.0	1,996	\$ 30,838	25.7%	2
3	100 Royal Palm Way #1G	Cornacchia, Eilen	Howard G. Minsky Trust	\$ 550,000	Jan-12	\$ 425,000	Dec-95	16.1	2,535	\$ 7,766	1.8%	3
4	100 Worth Ave., #408	Piccinich Holdings, LLC	Page, Michael and Joan	\$ 850,000	Jan-12	\$ 357,000	Jan-99	13.0	1,602	\$ 37,899	10.6%	4
5	200 Bradley Pl., #201	Merszi, Zoltan and Aimee	Alvin Myerberg Trust	\$ 1,035,586	Jan-12	\$ 710,000	Mar-93	18.8	2,335	\$ 17,273	2.4%	5
6	100 Royal Palm Way #3A	Olsen, Darelyn	Polzin, Nancy	\$ 1,900,000	Jan-12	\$ 500,000	May-92	19.7	2,810	\$ 71,130	14.2%	6
7	260 Oleander Ave., #E3	Abrams, Catherine	Packer, Catherine & Dougherty, Anne	\$ 540,000	Jan-12	\$ 625,000	Jul-05	6.5	1,011	\$ (13,063)	-2.1%	7
8	455 Australian Ave., #4H (Co-op)	Meyer, Gregory S.	James J. Sheeran Trust	\$ 215,000	Jan-12	\$ 69,000	Mar-96	15.9	837	\$ 9,175	13.3%	8
9	44 Cocconut 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 Cocconut 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 Cocoonut 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
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 Cocoonut 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 Cocoonut 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 Cocoonut 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 Cocoonut 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 Cocoonut 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 Cocoonut 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 Cocoonut 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 Cocconut 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
95	44 Cocconut Row, #212A	Mahtani, Rajan & Spencer-Churchill, Lily	Shirley C. Rosenthal Trust	\$ 512,500	Oct-12	\$ 615,000	Nov-03	8.9	1,215	\$ (11,487)	-1.9%	95
96	381 S. Lake Dr., #9 (Co-op)	Rutgers, Anthony L.	DiFilippo, Francesca	\$ 260,000	Oct-12	\$ 150,000	Dec-97	14.8	734	\$ 7,410	4.9%	96
97	225 Everglade Ave., #7	Tone, Pascal F. & Lynn M.	Estate of Louise W. Floeckher	\$ 375,000	Oct-12	\$ 205,000	Apr-91	21.5	1,099	\$ 7,900	3.9%	97
98	*100 Worth Ave., #301	Lisnow, Mark & Lucas, Carole	Neco F. Ruth Trust	\$ 600,000	Oct-12	N/A	N/A	N/A	1,624	N/A	N/A	98
99	100 Worth Ave., #PH 11	Zimmer, Lynn	Estate of Melvin Friedland	\$ 1,300,000	Oct-12	\$ 1,649,900	May-06	6.4	1,590	\$ (54,462)	-3.3%	99
100	*315 S. Lake Dr., #4A	May, Barbara V.	Equitable Holding Corp.	\$ 811,000	Oct-12	N/A	N/A	N/A	1,816	N/A	N/A	100
101	170 Chilean Ave., #6A	Metzger, Irwin H.	Jeannine P. Merrien Trust	\$ 737,000	Oct-12	\$ 191,000	Oct-86	26.0	1,201	\$ 20,985	11.0%	101
102	100 Sunrise Ave., #204	Kriegman, David A. & Zimmerman, Suzan	Lucas, Mary C.	\$ 660,000	Oct-12	\$ 200,000	Dec-96	15.8	1,547	\$ 29,033	14.5%	102
103	2 N. Breakers Row, #S-T2	Katz, Stanley M. & Marilyn	Curvey, James C. & Shirley	\$ 2,900,000	Oct-12	\$ 3,000,000	Dec-98	13.9	3,020	\$ (7,188)	-0.2%	103
104	250 Bradley Pl., #307	BLTN Properties, LLC	Bishop, Susan K.	\$ 430,000	Oct-12	\$ 390,000	Dec-03	8.8	1,220	\$ 4,524	1.2%	104
105	150 Bradley Pl., #105E	Abraham, S. Daniel & Ewa	Joan Siegel Trust	\$ 2,200,000	Oct-12	\$ 224,000	Aug-03	9.2	1,815	\$ 215,360	96.1%	105
106	301 Australian Ave., #230	CSC Brazilian, L.P.	Fine, Debra	\$ 292,500	Oct-12	\$ 420,000	Nov-10	1.9	N/A	\$ (66,482)	-15.8%	106
107	2 N. Breakers Row, #42N	Leventhal, Ira & Beth	Roberts, Bob	\$ 8,000,000	Oct-12	\$ 7,600,000	Mar-09	3.6	3,020	\$ 111,450	1.5%	107
108	170 N. Ocean Blvd., #212	Phillips Trust	Howitt, Joanne I.	\$ 300,000	Oct-12	\$ 115,000	May-94	18.4	868	\$ 10,036	8.7%	108
109	227 Brazilian Ave., #140	Paz, ETTY	Estate of Seymour Fox	\$ 165,000	Nov-12	\$ 150,000	Jun-05	7.4	643	\$ 2,020	1.3%	109
110	170 N. Ocean Blvd., #201	Fine, Murray C. & Margaret	Swift, Thomas E. III & Laurys P.	\$ 1,312,500	Nov-12	\$ 2,150,000	Mar-07	5.7	1,830	\$ (147,533)	-6.9%	110
111	301 Australian Ave., #211	CSC Brazilian, L.P.	KT Corporation USA	\$ 290,000	Nov-12	\$ 744,800	Mar-11	1.7	N/A	\$ (271,689)	-36.5%	111
112	44 Cocconut Row, #604A	McDonald, Jack	Kaminsky, Lesley Rigler	\$ 205,000	Nov-12	\$ 187,500	Sep-87	25.2	900	\$ 695	0.4%	112
113	389 S. Lake Dr., #4G (Co-op)	Heise, Richard A. & Benson, Juliann	Carter, Louise C.	\$ 350,000	Nov-12	\$ 275,000	Jun-99	13.4	1,258	\$ 5,584	2.0%	113
114	350 S. Ocean Blvd., #308	Morgan, Frank E. & Feigenbaum, Brent H.	Hooker Trust	\$ 533,525	Nov-12	\$ 225,000	Apr-84	28.6	1,182	\$ 10,786	4.8%	114
115	*129 Hammon Ave., #203 & #204	RWS Hammon, LLC	Ocean Hammon I, LLC	\$ 658,000	Nov-12	N/A	N/A	N/A	1,144	N/A	N/A	115
116	227 Brazilian Ave., #2060	Donaldson, Victoria	Gloria Lange Trust	\$ 650,000	Nov-12	\$ 295,000	Mar-97	15.7	1,557	\$ 22,637	7.7%	116
117	*44 Cocconut Row, #111A	Leichter Partners, LP	Jewish Federation of Cleveland	\$ 475,000	Nov-12	N/A	N/A	N/A	1,601	N/A	N/A	117
118	330 Cocconut Row, #3B	Kelly Trust	Unit 3B Cocconut Row, LLC	\$ 986,000	Dec-12	\$ 900,000	Apr-06	6.7	1,540	\$ 12,886	1.4%	118
119	100 Royal Palm Way, #PH3	Sweeney, Michael	Madden, Peter E.	\$ 2,950,000	Dec-12	\$ 500,000	Dec-93	19.0	1,941	\$ 128,854	25.8%	119
120	184 Bradley Pl., #403	Resnick, Burton P. & Judith B.	Estate of Milton M. Shulman	\$ 4,300,000	Dec-12	\$ 1,250,000	Apr-92	20.7	3,416	\$ 147,470	11.8%	120
121	150 Bradley Pl., #614	Friedlander, Monica	Nissenbaum, Mark Bruce	\$ 542,500	Dec-12	\$ 245,000	May-85	27.6	1,568	\$ 10,777	4.4%	121
122	100 Worth Ave., #311	Hall, David M. & Suzanne Charnas	Dorothy Blonder Trust	\$ 710,000	Dec-12	\$ 38,000	Jan-78	34.9	2,137	\$ 19,233	50.6%	122
123	342 Cocconut Row, The Cottage	March, Steven & Rizzo, Robert	CSH & EAH Trust	\$ 372,000	Dec-12	\$ 475,000	Apr-08	4.7	470	\$ (21,909)	-4.6%	123
124	455 Australian Ave., #3F (Co-op)	Robbins, Charles Austin & Grace Irby	Emanuelson, Dwight H. & Sue B.	\$ 515,500	Dec-12	\$ 795,000	Aug-07	5.4	1,357	\$ (52,050)	-6.5%	124
125	150 Bradley Pl., #204D	Steinberg, Edward L.	Napoli, Tomas F. & Catherine L. S.	\$ 810,000	Dec-12	\$ 930,000	Apr-11	1.7	1,444	\$ (70,531)	-7.6%	125
126	44 Cocconut Row, #520B	Raffo, Richard A.	Mazza, Olivera	\$ 925,000	Dec-12	\$ 775,000	Mar-04	8.8	1,501	\$ 17,067	2.2%	126
127	100 Sunrise Ave., #424E	Silverman, Wendy	S & S Land Trust	\$ 1,155,000	Dec-12	\$ 590,000	Jun-02	10.5	1,623	\$ 53,607	9.1%	127
128	455 Australian Ave., #4F (Co-op)	Bilotti, Leonard	Madden, Edward E. & Nancy	\$ 592,500	Dec-12	\$ 440,000	Jan-04	9.0	1,357	\$ 17,033	3.9%	128
129	315 S. Lake Dr., #3C	Callahan, Richard P. & Cynthia	Susanne F. Black Trust	\$ 1,300,000	Dec-12	\$ 265,000	Sep-92	20.3	1,741	\$ 51,002	19.2%	129
130	44 Cocconut Row, #503A	Blumenstein, Pamela	Einbiner, Nancy	\$ 225,000	Dec-12	\$ 106,000	Sep-99	13.3	900	\$ 8,954	8.4%	130
131	130 Sunrise Ave., #210	130 Sunrise Land Trust	Gould, Helen M.	\$ 480,000	Dec-12	\$ 300,000	Dec-00	12.0	1,673	\$ 14,952	5.0%	131
132	200 Bradley Pl., #202	Dudick, Jack M. & Lynne B.	Virginia Lippert Brown Trust	\$ 1,650,000	Dec-12	\$ 1,450,000	May-98	14.6	2,577	\$ 13,673	0.9%	132

133	*104 Gulfstream Rd., #B	Caren Morassutti Trust	470 South Ocean, LLC	\$ 8,000,000	Dec-12	N/A	N/A	N/A	5,260	N/A	N/A	133
134	425 Worth Ave., #2D (Co-op)	Callahan, Edward W. & Barbara W.	Anya S. Bagley Trust	\$ 2,194,000	Dec-12	\$ 1,100,000	May-99	13.6	2,536	\$ 80,457	7.3%	134
135	*139 Sunrise Ave., #211	Ghitman, Susan Gottfried	Estate of Mary Stern	\$ 275,000	Dec-12	N/A	N/A	N/A	990	N/A	N/A	135
136	*2252 Ibis Isle Rd., Wd.	Watkins, Bruce & Tamara	Jackson, Walter	\$ 950,000	Dec-12	N/A	N/A	N/A	3,518	N/A	N/A	136
137	301 Australian Ave., #301	CSC Brazilian, L.P.	Rottier, Eric and Nora	\$ 225,000	Dec-12	\$ 563,530	Sep-07	5.3	N/A	\$ (64,423)	-11.4%	137
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 4Q Cumulative Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North) 137												
PB Condo/Co-Op Sales - North (Total \$) \$ 168,275,278												
Average Current Sales Price \$ 1,237,318												
Median Current Sales Price \$ 705,000												
Average Yrs. Between Sales 13.81												
% Annual Increase/(Decrease) 3.3%												
2012 1Q, 2Q & 3Q 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 4Q ONLY Summary - PB Condo/Co-Op Sales (NORTH)												
# of PB Condo/Co-Op Sales (North) 43												
PB Condo/Co-Op Sales - North (Total \$) \$ 53,174,525												
Average Current Sales Price \$ 1,236,617												
Median Current Sales Price \$ 650,000												
Average Yrs. Between Sales 13.20												
% Annual Increase/(Decrease) 3.1%												

4th Quarter
2012
Full Year Report

THE EVANS REPORT™



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

SOUTH - PB CONDO/CO-OP SALES 1/1/12 - 12/31/12

	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
158	3170 S. Ocean Blvd., #405S	Kotler Trust	Sandson, Bernard & Beatrice	\$ 825,000	Oct-12	\$ 650,000	Jul-91	21.3	2,950	\$ 8,228	1.3%	158
159	3400 S. Ocean Blvd., #6DI	Estuary Latitude, LLC	William W. Batoff Trust	\$ 800,000	Oct-12	\$ 227,000	Feb-81	31.7	2,119	\$ 18,084	8.0%	159
160	2565 S. Ocean Blvd., 118C	Knudsen, Pamela G.	Evelyn Yankovich Trust	\$ 82,000	Oct-12	\$ 70,000	Feb-87	25.7	640	\$ 467	0.7%	160
161	2840 S. Ocean Blvd., #418 (Co-op)	Brandt, Robert D. & Margaret L.	Lotte Shavel Trust	\$ 120,000	Oct-12	\$ 110,000	Jul-01	11.3	935	\$ 888	0.8%	161
162	2000 S. Ocean Blvd., #208N	Maikish, Charles	Borg, Leo & Doris	\$ 585,000	Oct-12	\$ 665,000	Apr-01	11.5	2,385	\$ (6,951)	-1.0%	162
163	2840 S. Ocean Blvd., #409 (REO) (Co-op)	Farina, Liana	Royal Saxon, Inc.	\$ 73,500	Oct-12	\$ 100,000	Jan-03	9.8	700	\$ (2,716)	-2.7%	163
164	3450 S. Ocean Blvd., #418	Makari, Amin & Maha	Weiss, Ronald M. & Stephanie Mercado	\$ 177,000	Oct-12	\$ 73,000	May-95	17.4	1,293	\$ 5,966	8.2%	164
165	3140 S. Ocean Blvd., #202N	Fiducie Familiale Philippe Fugere Trust	Tierman, Charles & Mary	\$ 517,000	Oct-12	\$ 482,500	Jun-02	10.3	2,220	\$ 3,336	0.7%	165
166	2730 S. Ocean Blvd., #409 (Co-op)	Davie, Clifford	Cypher, Jerome T. & Barbara V.	\$ 95,000	Oct-12	\$ 100,000	Aug-09	3.2	1,225	\$ (1,577)	-1.6%	166
167	2840 S. Ocean Blvd., #217 (Co-op)	Clark, Michael & Tanya	Estate of Marie Domini	\$ 107,000	Oct-12	\$ 78,000	Nov-99	12.9	935	\$ 2,244	2.9%	167
168	3360 S. Ocean Blvd., #1G II (REO)	Yanes, Adolfo & Parra, Jose Leonardo	Bank of America	\$ 180,500	Oct-12	\$ 167,600	Mar-12	0.6	1,740	\$ 22,002	13.1%	168
169	2505 S. Ocean Blvd., #215	Keen, Enrique	Morrison, Lewis R. & Valerie J.	\$ 170,000	Oct-12	\$ 116,000	Jun-91	21.4	1,116	\$ 2,529	2.2%	169
170	2660 S. Ocean Blvd., #105S	Shedden, Barbara Dina	Goldstein, Brett S. & Helen H.	\$ 450,000	Oct-12	\$ 470,000	Sep-02	10.1	1,900	\$ (1,982)	-0.4%	170
171	3120 S. Ocean Blvd., #103 (REO)	Flotron, Leo	JP Morgan Chase Bank	\$ 272,500	Oct-12	\$ 300,000	Feb-97	15.7	2,877	\$ (1,755)	-0.6%	171
172	2840 S. Ocean Blvd., #304 (Co-op)	Clark, Joseph H. & Bridget T.	Dermer, Harry & Archambault, Mary P.	\$ 162,000	Oct-12	\$ 60,000	Oct-11	1.0	935	\$ 101,721	169.5%	172
173	2773 S. Ocean Blvd., #210 (REO)	LCH Associates, LLC	Citimortgage Inc.	\$ 136,600	Oct-12	\$ 127,000	Jun-94	18.3	1,389	\$ 523	0.4%	173
174	2773 S. Ocean Blvd., #210	Raffo, Richard A.	Susan G. Reymond Trust	\$ 400,000	Oct-12	\$ 197,000	May-02	10.4	1,272	\$ 19,468	9.9%	174
175	*2295 S. Ocean Blvd., #812 (Co-op)	Hochfelder, Thomas G. & Adelman, Ruth	Rickles, Linda Beth & Wendy Jane	\$ 165,000	Oct-12	N/A	N/A	N/A	1,559	N/A	N/A	175
176	3400 S. Ocean Blvd., #4EI	Mogan, Glen R. & Dianne	Jarnuszkiewicz, Agnes	\$ 737,000	Nov-12	\$ 580,000	Apr-04	8.6	1,740	\$ 18,273	3.2%	176
177	3400 S. Ocean Blvd., #6CII	Parisien, Jacques & Champ	Giunta, Philip	\$ 620,000	Nov-12	\$ 265,000	Feb-99	13.8	1,740	\$ 25,801	9.7%	177
178	3300 S. Ocean Blvd., #505S	Fine, Murray C. & Margaret	Byron K. Schader Trust	\$ 900,000	Nov-12	\$ 500,000	Apr-93	19.6	2,072	\$ 20,408	4.1%	178
179	2784 S. Ocean Blvd., #202E	Corradini, Marilyn	Sweigman, Florence	\$ 245,000	Nov-12	\$ 220,000	Dec-83	28.9	1,661	\$ 864	0.4%	179
180	*2780 S. Ocean Blvd., #209 (REO) (Co-op)	Dunn, Shawn Edward & Enge, Victoria Elizabeth	Amabassador II Corp.	\$ 199,000	Nov-12	N/A	N/A	N/A	1,294	N/A	N/A	180
181	3475 S. Ocean Blvd., #701	Douville, Pierre & Samson, Johanne	Rocco Romanelli Trust	\$ 300,000	Nov-12	\$ 274,000	Jan-04	8.8	1,395	\$ 2,941	1.1%	181
182	3440 S. Ocean Blvd., #603S	Giuffre, John	Irving Wolf Trust & Naomi Wolf Trust	\$ 645,000	Nov-12	\$ 169,000	Feb-80	32.8	2,131	\$ 14,524	8.6%	182
183	*2840 S. Ocean Blvd., #111 (Co-op)	Donnelly, Rosemary	Campisi, Marirose & Bucaro, John Francis	\$ 75,000	Nov-12	N/A	N/A	N/A	700	N/A	N/A	183
184	*2778 S. Ocean Blvd., #208S	Brest, Naomi	Brest, Robert & Naomi	\$ 106,259	Nov-12	N/A	N/A	N/A	1,542	N/A	N/A	184
185	3140 S. Ocean Blvd., #503S	Rauscher, Robert A. Jr. & Catherine B.	Donald D. Wallace Trust	\$ 840,000	Dec-12	\$ 485,000	May-85	27.6	2,695	\$ 12,860	2.7%	185
186	3300 S. Ocean Blvd., #302S	Mareuil, Gerald & Elizabeth	Claire Lawee Chitayat Trust	\$ 540,000	Dec-12	\$ 378,000	May-91	21.6	2,196	\$ 7,499	2.0%	186
187	3140 S. Ocean Blvd., #102N	Votis, George	Furmansky, Louis & Shirley	\$ 440,000	Dec-12	\$ 585,000	Jan-05	8.0	2,220	\$ (18,237)	-3.1%	187

188	2780 S. Ocean Blvd., #505 (Co-op)	Gallivan, Mary Patricia	Prabhu, Sudhaker H. & Jean M.	\$ 375,000	Dec-12	\$ 310,000	May-10	2.6	1,294	\$ 24,817	8.0%	188
189	2295 S. Ocean Blvd., #524 (Co-op)	Anderson, Eva	Cameron, Donald L.	\$ 255,000	Dec-12	\$ 300,000	Mar-11	1.8	1,559	\$ (25,192)	-8.4%	189
190	2840 S. Ocean Blvd., #213 (Co-op)	Diiorio, Cory & Joan	Rudnick, Lorraine	\$ 123,500	Dec-12	\$ 125,000	Jan-07	5.9	1,150	\$ (253)	-0.2%	190
191	3170 S. Ocean Blvd., #706S	Waxman, Mark Z.	Miller, Vera & Stanley T.	\$ 600,000	Dec-12	\$ 1,550,000	Aug-06	6.3	2,950	\$ (149,849)	-9.7%	191
192	3474 S. Ocean Blvd., #16	McKee, Scott E. & Katherine M.	O'Keefe, James L. III	\$ 275,000	Dec-12	\$ 225,000	Oct-99	13.2	1,478	\$ 3,794	1.7%	192
193	3450 S. Ocean Blvd., #705	Andrawes, Manal and Maher	Catalano, Beatrice	\$ 125,000	Dec-12	\$ 321,000	May-06	6.6	952	\$ (29,734)	-9.3%	193
*Not Included in % Annual Increase/(Decrease Calculation)												
2012 4Q Cumulative Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South)				193								
PB Condo/Co-Op Sales - South (Total \$)				\$ 80,551,934								
Average Current Sales Price				\$ 417,368								
Median Current Sales Price				\$ 325,000								
Average Yrs. Between Sales				14.24								
% Annual Increase/(Decrease)				1.4%								
2012 1Q, 2Q & 3Q 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 4Q ONLY Summary - PB Condo/Co-Op Sales (SOUTH)												
# of PB Condo/Co-Op Sales (South)				36								
PB Condo/Co-Op Sales - South (Total \$)				\$ 12,718,859								
Average Current Sales Price				\$ 353,302								
Median Current Sales Price				\$ 263,750								
Average Yrs. Between Sales				13.71								
% Annual Increase/(Decrease)				1.3%								