

4th Quarter  
2012  
Full Year Report

# THE EVANS REPORT™



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## 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
	<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>											
		<b>2012 Full Year Cumulative Summary - PB Home Sales (ALL)</b>										
		# 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%								
		<b>2012 1Q, 2Q &amp; 3Q Summary - PB Home Sales (ALL)</b>										
		# 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%								
		<b>2012 4Q ONLY Summary - PB Home Sales (ALL)</b>										
		# 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 Bancrof	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 Huffy	\$ 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	
	<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>												
			<b>2012 Full Year Cumulative Summary - PB Home Sales (NORTH)</b>										
			# 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%
			<b>2012 1Q, 2Q &amp; 3Q Summary - PB Home Sales (NORTH)</b>										
			# 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%
			<b>2012 4Q ONLY Summary - PB Home Sales (NORTH)</b>										
			# 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%

4th Quarter  
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## 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>												
<b>2012 Full Year Cumulative Summary - PB Home Sales (MIDTOWN)</b>												
# 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%								
<b>2012 1Q, 2Q &amp; 3Q Summary - PB Home Sales (MIDTOWN)</b>												
# of PB Home Sales (Midtown)				19								
PB Home Sales - Midtown (Total \$)				\$ 69,268,100								
Average Current Sales Price				\$ 3,645,689								
Median Current Sales Price				\$ 2,800,000								
Average Yrs. Between Sales				9.40								
% Annual Increase/(Decrease)				6.7%								
<b>2012 4Q ONLY Summary - PB Home Sales (MIDTOWN)</b>												
# 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
<b>*Not Included in % Annual Increase/(Decrease Calculation)</b>												
				<b>2012 Full Year Cumulative Summary - PB Home Sales (SOUTH)</b>								
				# 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%							
				<b>2012 1Q, 2Q &amp; 3Q Summary - PB Home Sales (SOUTH)</b>								
				# of PB Home Sales (South)	14							
				PB Home Sales - South (Total \$)	\$ 123,871,750							
				Average Current Sales Price	\$ 8,847,982							
				Median Current Sales Price	\$ 5,759,375							
				Average Yrs. Between Sales	10.93							
				% Annual Increase/(Decrease)	10.2%							
				<b>2012 4Q ONLY Summary - PB Home Sales (SOUTH)</b>								
				# 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%							