

2014 First Quarter Analysis of Palm Beach Condos/Co-Ops

TOWN OF PALM BEACH CONDOS & CO-OPS SALES/UNITS

	2013		2014		Differential ('13 v. '14)	
No. of Sales 1st Quarter	64	100.0%	65	100.0%	1	1.6%
Total No. of Sales	64	100.0%	65	100.0%	1	

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2013		2014		Differential ('13 v. '14)	
January	19	29.7%	12	18.5%	-7	-36.8%
February	15	23.4%	18	27.7%	3	20.0%
March	30	46.9%	35	53.8%	5	16.7%
Total No. of Sales	64	100.0%	65	100.0%	1	

TOWN-WIDE

	1st Quarter 2013	1st Quarter 2014	1st Qtr. Differential 2013 v. 2014	
No. of Sales	64	65	1	1.6%
Median Sales Price	\$278,750	\$ 450,000	\$ 171,250	61.4%
Average Sales Price	\$604,418	\$ 724,721	\$ 120,303	19.9%
Total Sales/Dollars	\$38,682,725	\$ 47,106,855	\$ 8,424,130	21.8%

North of Sloan's Curve

	1st Quarter 2013	1st Quarter 2014	Differential 2013 v. 2014	
No. of Sales	20	31	11	55.0%
Median Sales Price	\$ 580,000	\$ 675,000	\$ 95,000	16.4%
Average Sales Price	\$ 1,245,079	\$ 995,074	\$ (250,005)	-20.1%
Total Sales/Dollars	\$ 24,901,575	\$ 30,847,300	\$ 5,945,725	23.9%

South of Sloan's Curve

	1st Quarter 2013	1st Quarter 2014	Differential 2013 v. 2014	
No. of Sales	44	34	-10	-22.7%
Median Sales Price	\$ 189,000	\$ 282,500	\$ 93,500	49.5%
Average Sales Price	\$ 313,208	\$ 478,222	\$ 165,014	52.7%
Total Sales/Dollars	\$ 13,781,150	\$ 16,259,555	\$ 2,478,405	18.0%

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$3,000,000	2	3.1%	1	1.5%	-1	-1.6%
Sales \$2,000,000 - \$2,999,999	4	6.3%	3	4.6%	-1	-1.6%
Sales \$1,000,000 - \$1,999,999	4	6.3%	9	13.8%	5	7.6%
Sales \$500,000 - \$999,999	9	14.1%	17	26.2%	8	12.1%
Sales \$250,000 - \$499,999	17	26.6%	17	26.2%	0	-0.4%
Sales below \$250,000	28	43.8%	18	27.7%	-10	-16.1%
Total	64	100.0%	65	100.0%	1	

SALES GROUPINGS/CONDOS & CO-OPS

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
All sales \$1,000,000 and over	9	14.1%	13	20.0%	4	5.9%
All sales under \$1,000,000	55	85.9%	52	80.0%	-3	-5.9%
Total	64	100.0%	65	100.0%	1	

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

	2013	2014
1st Quarter	2/64 (3.1%)	0/65 (0.0%)

TOWN-WIDE CONDOS & CO-OPS SOLD BELOW PREVIOUS PURCHASE PRICE

	2013 1st Quarter	2014 1st Quarter
Condos & Co-ops sold below previous purchase price	19/64 (29.7%)* *13/19 (68.4%) purchased in 2005 or later	7/65 (10.8%)* *6/7 (85.7%) purchased in 2005 or later

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

1st Quarter
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Report

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

ALL - PB CONDO/CO-OP SALES 1/1/14 - 3/31/14

#	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	389 S. Lake Dr. #2D	Fisk, Kristen	Dunmire, Philip	\$ 500,000	Jan-14	\$ 151,000	Sep-09	4.3	1176	\$ 80,471	N/A	1
2	250 Bradley Pl. #707	Sunshine Properties	Dansey, William	\$ 875,000	Jan-14	\$ 218,000	Feb-95	18.9	1220	\$ 34,709	15.9%	2
3	2840 S. Ocean Blvd. #401 (Co-Op)	Craver, Wendy	Schultz, Stephen	\$ 92,000	Jan-14	\$ 215,000	Nov-06	7.2	700	\$ (17,149)	-8.0%	3
4	2774 S. Ocean Blvd. #307	Brezinski, Richard	Robert Malesardi Trust	\$ 165,000	Jan-14	\$ 275,000	Nov-06	7.2	841	N/A	N/A	4
5	*2295 S. Ocean Blvd. #502	Birger, Elanor	N/A	\$ 225,000	Jan-14	N/A	N/A	N/A	1559	N/A	N/A	5
6	3000 S. Ocean Blvd. #402	JE Roche Partnership	Brown, Robert	\$ 1,325,000	Jan-14	\$ 985,000	Dec-06	7.1	2273	\$ 47,952	4.9%	6
7	2580 S. Ocean Blvd. #2B7	Golden, Micheal	Jacobson, Susan	\$ 1,800,000	Jan-14	\$ 740,000	Dec-97	16.1	2509	\$ 65,855	8.9%	7
8	170 Chilean Ave. #2A	Donnelly, Penelope	Cloninger, Jeffrey	\$ 600,000	Jan-14	\$ 600,000	Dec-08	5.1	1201	\$ -	0.0%	8
9	*2165 Ibis Isle Rd. #8	Parker, Ellis	Poltenson, Sally	\$ 280,000	Jan-14	N/A	\$ 29,465	33.4	1269	N/A	N/A	9
10	301 Chilean Ave. #7	Wright, Edward	Ferrara, Geraldine	\$ 195,000	Jan-14	\$ 68,000	May-95	18.7	307	\$ 6,797	10.0%	10
11	401 Peruvian Ave. #204	Papa, Giuseppe	Tamasi, Guy and Sabine	\$ 320,000	Jan-14	\$ 82,000	Aug-94	19.4	580	\$ 12,247	14.9%	11
12	3200 S. Ocean Blvd. #C-404	Aizenberg, Joanna	Acampora	\$ 310,755	Jan-14	\$ 225,000	Dec-12	1.1	1719	\$ 79,042	35.1%	12
13	3475 S. Ocean Blvd. #509	Linda Streintmann Trust	Taitler, Ruth	\$ 850,000	Feb-14	\$ 500,000	Nov-10	3.3	2002	\$ 107,534	21.5%	13
14	2660 S. Ocean Blvd. #405S	Homann, Juergen and Susan	Agresti, Mark	\$ 985,000	Feb-14	\$ 575,000	Sep-07	6.4	1900	\$ 63,817	11.1%	14
15	3400 S. Ocean Blvd. #3H-II	Cohen, Gail	Rubin, David	\$ 540,000	Feb-14	\$ 475,000	May-02	11.8	2119	\$ 5,525	1.2%	15
16	2275 S. Ocean Blvd. #305N	Hussey, Barbara	Rimer, Anitz	\$ 465,000	Feb-14	\$ 89,800	Jan-74	40.1	1868	\$ 9,354	10.4%	16
17	2784 S. Ocean Blvd. #505N	Oviedo, Jose	Dorthy Gordon Estate	\$ 210,000	Feb-14	\$ 142,000	Aug-01	12.5	1405	\$ 5,435	3.8%	17
18	400 S. Ocean Blvd. #201	Bishop, Elizabeth	Dempsey, Teresa	\$ 1,700,000	Feb-14	\$ 1,700,000	Dec-12	1.2	2178	\$ -	0.0%	18
19	400 S. Ocean Blvd. #222	Lindsey, John and Julia	Ladd, Robert and Georgina	\$ 1,485,000	Feb-14	\$ 1,575,000	Mar-08	5.9	1716	\$ (15,187)	-1.0%	19
20	100 Sunrise Ave. #625	Bagley, Elizabeth	Charles Weiner Trust	\$ 950,000	Feb-14	\$ 300,000	Sep-95	18.4	1623	\$ 35,263	11.8%	20
21	227 Brazilian Ave. #PH-A	Simpson, Gertrude and James	Donahue, Linda and James	\$ 658,000	Feb-14	\$ 220,000	Apr-96	17.8	1557	\$ 24,539	11.2%	21
22	325 S. Lake Dr. #5	Stewart, Van	White, Thomas	\$ 325,000	Feb-14	\$ 80,000	Mar-83	30.9	507	\$ 7,917	9.9%	22
23	100 Sunrise Ave. #512	Moshe and Margaret Alafi Trust	TSR Sunrise 512 LLC	\$ 1,800,000	Feb-14	\$ 1,354,000	Jun-01	12.7	1646	\$ 35,175	2.6%	23
24	429 Australian Ave. #10	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	1133	\$ 47,712	7.5%	24
25	44 Cocoanut Row #124B	Elizabeth Brown Trust	Rafoo, Richard	\$ 350,000	Feb-14	\$ 400,000	Oct-12	1.3	1272	\$ (37,398)	-9.3%	25
26	*3450 S. Ocean Blvd. #627	Tammany, Margaret and Wallace	N/A	\$ 125,000	Feb-14	N/A	N/A	N/A	952	N/A	N/A	26
27	2185 Ibis Isle Rd. #110	Rebecca Burke Trust	Mayo, Anne	\$ 275,000	Feb-14	\$ 220,000	Mar-11	2.9	1168	\$ 18,797	8.5%	27
28	3250 S. Ocean Blvd. #308N	Meireles, George & Turner, Robin	Pearson, Sari	\$ 260,000	Feb-14	\$ 155,000	Aug-99	14.5	1478	\$ 7,234	4.7%	28
29	301 Chilean Ave. #8	Tuttle Family	Hubbard, Lyra	\$ 175,000	Feb-14	\$ 75,000	Dec-94	19.2	399	\$ 5,213	7.0%	29
30	3360 S. Ocean Blvd. #5-C-1	Maman, Nessima and Ronit	Levine, Sheldon and Paula	\$ 480,000	Feb-14	\$ 200,000	Aug-86	27.5	1740	\$ 10,173	5.1%	30
31	44 Cocoanut Row #422B	Donna Riley Trust	Palumbo, William	\$ 660,000	Mar-14	\$ 600,000	Nov-11	2.3	1272	\$ 25,734	4.3%	31

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32	44 Coconut Row #108A	Bauer, John and Sharon	Novak, Judith	\$ 195,000	Mar-14	\$ 90,000	Jan-79	35.2	900	\$ 2,984	3.3%	32	
33	44 Coconut Row #401B	Edward Stephenson Trust	Milstein, Arnold and Nancy	\$ 345,000	Mar-14	\$ 105,000	Oct-98	15.4	900	\$ 15,560	14.8%	33	
34	122 Peruvian Ave. #141	Knapp, Todd	Marks, Christine	\$ 395,000	Mar-14	\$ 390,000	Dec-09	4.2	827	\$ 1,177	0.3%	34	
35	227 Australian Ave. #52	Gubernick, Joseph & Lynn	Sezna, Daivs	\$ 955,000	Mar-14	\$ 367,500	\$ 36,373	14.6	1287	\$ 40,262	11.0%	35	
36	150 Bradley Pl. #414	Gates, Helene & Andrew & Liza	Richter, Phyliss	\$ 595,000	Mar-14	\$ 250,000	Mar-93	21.0	1528	\$ 16,418	6.6%	36	
37	369 S. Lake Dr. #1E (Co-Op)	McDonough, Suzanne and William	Reed, Phyllis	\$ 825,000	Mar-14	\$ 240,000	Mar-83	31.0	1655	\$ 18,858	7.9%	37	
38	100 Royal Palm Way #E-2	Broderick, Jennifer and Shaun	Elsie Warwick Trust	\$ 750,000	Mar-14	\$ 1,450,000	Mar-09	5.0	2097	\$ (139,923)	-9.6%	38	
39	150 Bradley Pl. #413	Abramson Family Trust	Cherner, Harvey	\$ 1,000,000	Mar-14	\$ 290,000	May-95	18.8	1451	\$ 37,673	13.0%	39	
40	330 Coconut Row #5D	Margolis, Cynthia	Lisa Rand Trust	\$ 1,200,000	Mar-14	\$ 645,000	May-03	10.8	1540	\$ 51,194	7.9%	40	
41	100 Worth Ave. #303	Ray and Giselle Farris Trust	Friedman, Raymond	\$ 1,900,000	Mar-14	\$ 780,000	Mar-00	14.0	2375	\$ 79,953	10.3%	41	
42	100 Sunrise Ave. #503	Elaine Leuwenkroon Trust	Davis, Gus	\$ 2,595,000	Mar-14	\$ 1,596,000	Nov-13	0.3	1972	\$ 3,038,625	190.4%	42	
43	300 S. Ocean Blvd. #4C (Co-Op)	Ostberg, Katherine and Preben	Faris, George and Claudia	\$ 2,187,350	Mar-14	\$ 295,000	Jun-91	22.8	1801	N/A	N/A	43	
44	400 S. Ocean Blvd. #503	Michael Moorhead Trust	PBI Limited Partnership	\$ 5,381,950	Mar-14	\$ 3,900,000	Apr-05	8.9	2376	\$ 166,128	4.3%	44	
45	2840 S. Ocean Blvd. #315 (Co-Op)	Farias, Marilena	S&N Properties	\$ 83,500	Mar-14	\$ 75,000	Jun-02	11.8	700	\$ 723	1.0%	45	
46	2730 S. Ocean Blvd. #308	Black, Susanne	Beizer, Harriet	\$ 68,400	Mar-14	\$ 100,000	Sep-01	12.5	592	N/A	N/A	46	
47	*2840 S. Ocean Blvd. #106 (Co-Op)	Attar Family	Mercurio, Amy	\$ 142,500	Mar-14	N/A	N/A	N/A	935	N/A	N/A	47	
48	2295 S. Ocean Blvd. #421 (Co-Op)	Farsirotu, Sorin	Montouris, Vasiliki	\$ 180,000	Mar-14	\$ 220,000	Sep-07	6.5	1038	\$ (6,153)	-2.8%	48	
49	3450 S. Ocean Blvd. #810	Colica, Patricia	Max Krents Trust	\$ 202,000	Mar-14	\$ 95,000	Mar-96	18.0	1242	\$ 5,941	6.3%	49	
50	2773 S. Ocean Blvd. #106	Fragman, Irma and Robert	Victor, Graida	\$ 217,000	Mar-14	\$ 130,000	Apr-94	19.9	1389	\$ 4,366	3.4%	50	
51	2840 S. Ocean Blvd. #320 (Co-Op)	Wysoker, Amy	Hiler, Lana and Sidney	\$ 215,500	Mar-14	\$ 160,000	Dec-03	10.3	935	\$ 5,412	3.4%	51	
52	2840 S. Ocean Blvd. #601 (Co-Op)	Fotak, Veljko	Aho, Ari	\$ 245,000	Mar-14	\$ 185,000	Jun-03	10.8	1284	\$ 5,578	3.0%	52	
53	2295 S. Ocean Blvd. #720 (Co-Op)	Klein, Kelly & List, Glorida	Walega, David	\$ 238,000	Mar-14	\$ 340,000	Feb-05	9.1	1038	\$ (11,231)	-3.3%	53	
54	2185 Ibis Isle Rd. #1	Hazelcorn, Mariana	Baeza Trust	\$ 315,000	Mar-14	\$ 400,000	Mar-04	10.0	1473	\$ (8,495)	-2.1%	54	
55	2600 S. Ocean Blvd. #404S	Toohy, Kara and Robert	Scharfer, Thelma	\$ 330,000	Mar-14	\$ 212,000	May-81	32.9	1670	\$ 3,592	1.7%	55	
56	2730 S. Ocean Blvd. #604 (Co-Op)	Michelson, Robert & Vris, Jane	Stavin, Mark	\$ 450,000	Mar-14	\$ 295,000	Jan-13	1.2	1225	\$ 133,432	45.2%	56	
57	3300 S. Ocean Blvd. #204N	Oppenheim, Martin and Sandra	Romondetta, Josephina	\$ 555,000	Mar-14	\$ 265,000	May-84	29.9	1902	\$ 9,715	3.7%	57	
58	2600 S. Ocean Blvd. #107S	Penny Newberg Nixon Trust	Hollinger, Lisa	\$ 595,000	Mar-14	\$ 486,000	Dec-07	6.3	1495	\$ 17,434	3.6%	58	
59	2660 S. Ocean Blvd. #703W	Nicholson, Patricia	Martino, Lawrence	\$ 1,300,000	Mar-14	\$ 1,050,000	Sep-03	10.5	2918	\$ 23,800	2.3%	59	
60	2770 S. Ocean Blvd. #401S	Irene and Sidney Ritman Trust	South Ocean Realty Ltd.	\$ 2,050,000	Mar-14	\$ 1,700,000	Jun-09	4.8	4370	\$ 73,674	4.3%	60	
61	2784 S. Ocean Blvd. #304N	Miles, Billy Joe and William	Bowlds, Richard and Carolyn	\$ 399,900	Mar-14	\$ 230,000	Apr-12	1.9	1405	\$ 88,717	38.6%	61	
62	235 Sunrise Ave. #3019	Higgins, Mary	Hersman Rental LLC	\$ 100,000	Mar-14	\$ 95,000	Aug-12	1.6	395	\$ 3,163	3.3%	62	
63	434 Chilian Ave. #3D	Arena, Mark	Gast, Zdenka	\$ 775,000	Mar-14	\$ 695,000	May-05	8.8	1293	\$ 9,051	1.3%	63	
64	227 Brazilian Ave. #130	Lowe, David	Pryor, Louis and Luis	\$ 380,000	Mar-14	\$ 73,000	Jan-78	36.2	864	\$ 8,484	11.6%	64	
65	3460 S. Ocean Blvd. #614	Kostakis, Barbara and Konstantinos	Irene Gross Trust	\$ 285,000	Mar-14	\$ 115,000	Jun-91	22.8	1402	\$ 7,468	6.5%	65	
	*Not included in calculation for % Increase/(Decrease)												
			2014 1Q Cumulative Summary - PB Condo Sales (ALL)										
			# of PB Condo Sales (ALL)	65									
			PB Condo Sales - ALL (Total \$)	\$ 47,106,855									
			Average Current Sales Price	\$ 724,721									
			Median Current Sales Price	\$ 450,000									
			Average Yrs. Between Sales	13.48									
			% Annual Increase/(Decrease)	4.0%									

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NORTH - PB CONDO/CO-OP SALES 1/1/14 - 12/31/14

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	389 S. Lake Dr. #2D	Fisk, Kristen	Dunmire, Philip	\$ 500,000	Jan-14	\$ 151,000	Sep-09	4.3	\$ 80,471	N/A	1
2	250 Bradley Pl. #707	Sunshine Properties	Dansey, William	\$ 875,000	Jan-14	\$ 218,000	Feb-95	18.9	\$ 34,709	15.9%	2
3	170 Chilean Ave. #2A	Donnelly, Penelope	Cloninger, Jeffrey	\$ 600,000	Jan-14	\$ 600,000	Dec-08	5.1	\$ -	0.0%	3
4	301 Chilean Ave. #7	Wright, Edward	Ferrara, Geraldine	\$ 195,000	Jan-14	\$ 68,000	May-95	18.7	\$ 6,797	10.0%	4
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8	100 Sunrise Ave. #625	Bagley, Elizabeth	Charles Weiner Trust	\$ 950,000	Feb-14	\$ 300,000	Sep-95	18.4	\$ 35,263	11.8%	8
9	227 Brazilian Ave. #PH-A	Simpson, Gertrude and James	Donahue, Linda and James	\$ 658,000	Feb-14	\$ 220,000	Apr-96	17.8	\$ 24,539	11.2%	9
10	325 S. Lake Dr. #5	Stewart, Van	White, Thomas	\$ 325,000	Feb-14	\$ 80,000	Mar-83	30.9	\$ 7,917	9.9%	10
11	100 Sunrise Ave. #512	Moshe and Margaret Alafi Trust	TSR Sunrise 512 LLC	\$ 1,800,000	Feb-14	\$ 1,354,000	Jun-01	12.7	\$ 35,175	2.6%	11
12	429 Australian Ave. #10	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	\$ 47,712	7.5%	12
13	44 Coconut Row #124B	Elizabeth Brown Trust	Rafoo, Richard	\$ 350,000	Feb-14	\$ 400,000	Oct-12	1.3	\$ (37,398)	-9.3%	13
14	301 Chilean Ave. #8	Tuttle Family	Hubbard, Lyra	\$ 175,000	Feb-14	\$ 75,000	Dec-94	19.2	\$ 5,213	7.0%	14
15	44 Coconut Row #422B	Donna Riley Trust	Palumbo, William	\$ 660,000	Mar-14	\$ 600,000	Nov-11	2.3	\$ 25,734	4.3%	15
16	44 Coconut Row #108A	Bauer, John and Sharon	Novak, Judith	\$ 195,000	Mar-14	\$ 90,000	Jan-79	35.2	\$ 2,984	3.3%	16
17	44 Coconut Row #401B	Edward Stephenson Trust	Milstein, Arnold and Nancy	\$ 345,000	Mar-14	\$ 105,000	Oct-98	15.4	\$ 15,560	14.8%	17
18	122 Peruvian Ave. #141	Knapp, Todd	Marks, Christine	\$ 395,000	Mar-14	\$ 390,000	Dec-09	4.2	\$ 1,177	0.3%	18
19	227 Australian Ave. #52	Gubernick, Joseph & Lynn	Sezna, Daivs	\$ 955,000	Mar-14	\$ 367,500	\$ 36,373	14.6	\$ 40,262	11.0%	19
20	150 Bradley Pl. #414	Gates, Helene & Andrew & Liza	Richter, Phyllis	\$ 595,000	Mar-14	\$ 250,000	Mar-93	21.0	\$ 16,418	6.6%	20
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24	330 Coconut Row #5D	Margolis, Cynthia	Lisa Rand Trust	\$ 1,200,000	Mar-14	\$ 645,000	May-03	10.8	\$ 51,194	7.9%	24
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27	300 S. Ocean Blvd. #4C (Co-Op)	Ostberg, Katherine and Preben	Faris, George and Claudia	\$ 2,187,350	Mar-14	\$ 295,000	Jun-91	22.8	N/A	N/A	27
28	400 S. Ocean Blvd. #503	Michael Moorhead Trust	PBI Limited Partnership	\$ 5,381,950	Mar-14	\$ 3,900,000	Apr-05	8.9	\$ 166,128	4.3%	28
29	235 Sunrise Ave. #3019	Higgins, Mary	Hersman Rental LLC	\$ 100,000	Mar-14	\$ 95,000	Aug-12	1.6	\$ 3,163	3.3%	29
30	434 Chilian Ave. #3D	Arena, Mark	Gast, Zdenka	\$ 775,000	Mar-14	\$ 695,000	May-05	8.8	\$ 9,051	1.3%	30

31	227 Brazilian Ave. #130	Lowe, David	Pryor, Louis and Luis	\$ 380,000	Mar-14	\$ 73,000	Jan-78	36.2	\$ 8,484	11.6%	31
			2014 1Q Cumulative Summary - PB Condo Sales (North)								
			# of PB Condo Sales (North)	31							
			PB Condo Sales - North (Total \$)	\$ 30,847,300							
			Average Current Sales Price	\$ 995,074							
			Median Current Sales Price	\$ 675,000							
			Average Yrs. Between Sales	13.74							
			% Annual Increase/(Decrease)	4.3%							

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• Counselors at Law •

SOUTH - PB CONDO/CO-OP SALES 1/1/14 - 3/31/14

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/ (Decrease)	Average Annual Increase/- Decrease	
1	2840 S. Ocean Blvd. #401 (Co-Op)	Craver, Wendy	Schultz, Stephen	\$ 92,000	Jan-14	\$ 215,000	Nov-06	7.2	\$ (17,149)	-8.0%	1
2	2774 S. Ocean Blvd. #307	Brezinski, Richard	Robert Malesardi Trust	\$ 165,000	Jan-14	\$ 275,000	Nov-06	7.2	N/A	N/A	2
3	*2295 S. Ocean Blvd. #502	Birger, Elanor	N/A	\$ 225,000	Jan-14	N/A	N/A	N/A	N/A	N/A	3
4	3000 S. Ocean Blvd. #402	JE Roche Partnership	Brown, Robert	\$ 1,325,000	Jan-14	\$ 985,000	Dec-06	7.1	\$ 47,952	4.9%	4
5	2580 S. Ocean Blvd. #2B7	Golden, Micheal	Jacobson, Susan	\$ 1,800,000	Jan-14	\$ 740,000	Dec-97	16.1	\$ 65,855	8.9%	5
6	*2165 Ibis Isle Rd. #8	Parker, Ellis	Poltenson, Sally	\$ 280,000	Jan-14	N/A	\$ 29,465	33.4	N/A	N/A	6
7	3200 S. Ocean Blvd. #C-404	Aizenberg, Joanna	Acampora	\$ 310,755	Jan-14	\$ 225,000	Dec-12	1.1	\$ 79,042	35.1%	7
8	3475 S. Ocean Blvd. #509	Linda Streintmann Trust	Taitler, Ruth	\$ 850,000	Feb-14	\$ 500,000	Nov-10	3.3	\$ 107,534	21.5%	8
9	2660 S. Ocean Blvd. #405S	Homann, Juergen and Susan	Agresti, Mark	\$ 985,000	Feb-14	\$ 575,000	Sep-07	6.4	\$ 63,817	11.1%	9
10	3400 S. Ocean Blvd. #3H-II	Cohen, Gail	Rubin, David	\$ 540,000	Feb-14	\$ 475,000	May-02	11.8	\$ 5,525	1.2%	10
11	2275 S. Ocean Blvd. #305N	Hussey, Barbara	Rimer, Anitz	\$ 465,000	Feb-14	\$ 89,800	Jan-74	40.1	\$ 9,354	10.4%	11
12	2784 S. Ocean Blvd. #505N	Oviedo, Jose	Dorthy Gordon Estate	\$ 210,000	Feb-14	\$ 142,000	Aug-01	12.5	\$ 5,435	3.8%	12
13	*3450 S. Ocean Blvd. #627	Tammany, Margaret and Wallace	N/A	\$ 125,000	Feb-14	N/A	N/A	N/A	N/A	N/A	13
14	2185 Ibis Isle Rd. #110	Rebecca Burke Trust	Mayo, Anne	\$ 275,000	Feb-14	\$ 220,000	Mar-11	2.9	\$ 18,797	8.5%	14
15	3250 S. Ocean Blvd. #308N	Meireles, George & Turner, Robin	Pearson, Sari	\$ 260,000	Feb-14	\$ 155,000	Aug-99	14.5	\$ 7,234	4.7%	15
16	3360 S. Ocean Blvd. #5-C-1	Maman, Nessima and Ronit	Levine, Sheldon and Paula	\$ 480,000	Feb-14	\$ 200,000	Aug-86	27.5	\$ 10,173	5.1%	16
17	2840 S. Ocean Blvd. #315 (Co-Op)	Farias, Marilena	S&N Properties	\$ 83,500	Mar-14	\$ 75,000	Jun-02	11.8	\$ 723	1.0%	17
18	2730 S. Ocean Blvd. #308	Black, Susanne	Beizer, Harriet	\$ 68,400	Mar-14	\$ 100,000	Sep-01	12.5	N/A	N/A	18
19	*2840 S. Ocean Blvd. #106 (Co-Op)	Attar Family	Mercurio, Amy	\$ 142,500	Mar-14	N/A	N/A	N/A	N/A	N/A	19
20	2295 S. Ocean Blvd. #421 (Co-Op)	Farsirotu, Sorin	Montouris, Vasiliki	\$ 180,000	Mar-14	\$ 220,000	Sep-07	6.5	\$ (6,153)	-2.8%	20
21	3450 S. Ocean Blvd. #810	Colica, Patricia	Max Krents Trust	\$ 202,000	Mar-14	\$ 95,000	Mar-96	18.0	\$ 5,941	6.3%	21
22	2773 S. Ocean Blvd. #106	Fragman, Irma and Robert	Victor, Graidia	\$ 217,000	Mar-14	\$ 130,000	Apr-94	19.9	\$ 4,366	3.4%	22
23	2840 S. Ocean Blvd. #320 (Co-Op)	Wysoker, Amy	Hiler, Lana and Sidney	\$ 215,500	Mar-14	\$ 160,000	Dec-03	10.3	\$ 5,412	3.4%	23
24	2840 S. Ocean Blvd. #601 (Co-Op)	Fotak, Veljko	Aho, Ari	\$ 245,000	Mar-14	\$ 185,000	Jun-03	10.8	\$ 5,578	3.0%	24
25	2295 S. Ocean Blvd. #720 (Co-Op)	Klein, Kelly & List, Glorinda	Walega, David	\$ 238,000	Mar-14	\$ 340,000	Feb-05	9.1	\$ (11,231)	-3.3%	25
26	2185 Ibis Isle Rd. #1	Hazelcorn, Mariana	Baeza Trust	\$ 315,000	Mar-14	\$ 400,000	Mar-04	10.0	\$ (8,495)	-2.1%	26
27	2600 S. Ocean Blvd. #404S	Toohey, Kara and Robert	Scharfer, Thelma	\$ 330,000	Mar-14	\$ 212,000	May-81	32.9	\$ 3,592	1.7%	27
28	2730 S. Ocean Blvd. #604 (Co-Op)	Michelson, Robert & Vris, Jane	Stavin, Mark	\$ 450,000	Mar-14	\$ 295,000	Jan-13	1.2	\$ 133,432	45.2%	28

29	3300 S. Ocean Blvd. #204N	Oppenheim, Martin and Sandra	Romondetta, Josephina	\$ 555,000	Mar-14	\$ 265,000	May-84	29.9	\$ 9,715	3.7%	29
30	2600 S. Ocean Blvd. #107S	Penny Newberg Nixon Trust	Hollinger, Lisa	\$ 595,000	Mar-14	\$ 486,000	Dec-07	6.3	\$ 17,434	3.6%	30
31	2660 S. Ocean Blvd. #703W	Nicholson, Patricia	Martino, Lawrence	\$ 1,300,000	Mar-14	\$ 1,050,000	Sep-03	10.5	\$ 23,800	2.3%	31
32	2770 S. Ocean Blvd. #401S	Irene and Sidney Ritman Trust	South Ocean Realty Ltd.	\$ 2,050,000	Mar-14	\$ 1,700,000	Jun-09	4.8	\$ 73,674	4.3%	32
33	2784 S. Ocean Blvd. #304N	Miles, Billy Joe and William	Bowlds, Richard and Carolyn	\$ 399,900	Mar-14	\$ 230,000	Apr-12	1.9	\$ 88,717	38.6%	33
34	3460 S. Ocean Blvd. #614	Kostakis, Barbara and Konstantinos	Irene Gross Trust	\$ 285,000	Mar-14	\$ 115,000	Jun-91	22.8	\$ 7,468	6.5%	34
<i>*Not included in calculation for % Increase/(Decrease)</i>											
2014 1Q Cumulative Summary - PB Condo Sales (South)											
# of PB Condo Sales (South)				34							
PB Condo Sales - South (Total \$)				\$ 16,259,555							
Average Current Sales Price				\$ 478,222							
Median Current Sales Price				\$ 282,500							
Average Yrs. Between Sales				13.66							
% Annual Increase/(Decrease)				3.1%							