

1st Quarter
2014

THE EVANS REPORT™



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

2014 First Quarter Analysis of Palm Beach Single-Family Homes

TOWN OF PALM BEACH SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('13 v. '14)	
No. of Sales 1st Quarter	36	100.0%	37	100.0%	1	2.8%
Total No. of Sales	36	100.0%	37	100.0%	1	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('13 v. '14)	
January	8	22.2%	17	45.9%	9	112.5%
February	9	25.0%	10	27.0%	1	11.1%
March	19	52.8%	10	27.0%	-9	-47.4%
Total No. of Sales	36	100.0%	37	100.0%	1	

TOWN-WIDE

	1st Quarter 2013	1st Quarter 2014	1st Qtr. Differential 2013 v. 2014	
No. of Sales	36	37	1	2.8%
Median Sales Price	\$ 2,625,000	\$ 2,800,000	\$ 175,000	6.7%
Average Sales Price	\$ 4,137,372	\$ 5,783,407	\$ 1,646,035	39.8%
Total Sales/Dollars	\$ 148,945,375	\$ 213,986,076	\$ 65,040,701	43.7%

North Town of Palm Beach

	1st Quarter 2013	1st Quarter 2014	Differential 2013 v. 2014	
No. of Sales	18	19	1	5.6%
Median Sales Price	\$ 2,237,500	\$ 2,342,000	\$ 104,500	4.7%
Average Sales Price	\$ 2,970,139	\$ 2,931,988	\$ (38,151)	-1.3%
Total Sales/Dollars	\$ 53,462,500	\$ 55,707,778	\$ 2,245,278	4.2%

Midtown Town of Palm Beach

	1st Quarter 2013	1st Quarter 2014	Differential 2013 v. 2014	
No. of Sales	9	9	0	0.0%
Median Sales Price	\$ 2,550,000	\$ 2,800,000	\$ 250,000	9.8%
Average Sales Price	\$ 2,941,433	\$ 6,786,667	\$ 3,845,234	130.7%
Total Sales/Dollars	\$ 26,472,900	\$ 61,080,000	\$ 34,607,100	130.7%

South Town of Palm Beach

	1st Quarter 2013	1st Quarter 2014	Differential 2013 v. 2014	
No. of Sales	9	9	0	0.0%
Median Sales Price	\$ 6,200,000	\$ 4,975,000	\$ (1,225,000)	-19.8%
Average Sales Price	\$ 7,667,775	\$ 10,799,811	\$ 3,132,036	40.8%
Total Sales/Dollars	\$ 69,009,975	\$ 97,198,298	\$ 28,188,323	40.8%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$20,000,000	1	2.8%	3	8.1%	2	5.3%
Sales \$15,000,000 - \$19,999,999	1	2.8%	1	2.7%	0	-0.1%
Sales \$10,000,000 - \$14,999,999	0	0.0%	1	2.7%	1	2.7%
Sales \$5,000,000 - \$9,999,999	8	22.2%	5	13.5%	-3	-8.7%
Sales \$2,500,000 - \$4,999,999	10	27.8%	9	24.3%	-1	-3.5%
Sales below \$2,500,000	16	44.4%	18	48.6%	2	4.2%
	36	100.0%	37	100.0%	1	

REO'S & CERTIFICATES OF TITLE (FORECLOSURE)/SINGLE-FAMILY HOME SALES

	2013	2014
1st Quarter	1/36 (2.8%)	0/37 (0.0%)

TOWN-WIDE SINGLE-FAMILY HOMES SOLD BELOW PREVIOUS PURCHASE PRICE

	2013	2014
	1st Quarter	1st Quarter
Homes sold below previous purchase price	5/36 (13.9%)	2/37 (5.4%)
	* 5/5 (100%) purchased in 2005 or later	* 1/2 (50%) 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.

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

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ALL - PB SINGLE FAMILY HOME 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	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	266 Fairview Rd.	Cooley, Judith and William	Holland, Sayre	\$ 1,400,000	Jan-14	\$ 515,000	May-95	18.7	2,799	\$ 47,364	9.2%	1
2	257 Atlantic Ave.	Luciano, Tauro	Lawrence, Eugene	\$ 1,580,000	Jan-14	\$ 85,000	May-82	31.7	3,861	\$ 47,171	55.5%	2
3	200 Barton Ave.	DWD Florida Properties LLC	Manaker, Ralph	\$ 3,550,000	Jan-14	\$ 2,250,000	Aug-10	3.4	4,682	\$ 379,904	16.9%	3
4	*170 Everglade Ave.	AKAC PB LLC	Lateiner	\$ 1,827,000	Jan-14	N/A	Feb-94	19.9	3,279	N/A	N/A	4
5	242 Via Linda	Konrad, Lisa	Hutton, Lynn	\$ 2,352,778	Jan-14	\$ 1,685,000	Dec-09	4.1	3,104	\$ 163,364	9.7%	5
6	167 Everglade Ave.	Pappas, Christopher and Susan	Hyman, Paul	\$ 2,850,000	Jan-14	\$ 635,000	May-94	19.7	5,472	\$ 112,523	17.7%	6
7	595 N. Lake Way	French, Bertram and Carole	Elias, Kenneth	\$ 3,050,000	Jan-14	\$ 1,900,000	Mar-03	10.8	4,375	\$ 106,024	5.6%	7
8	254 Atlantic Ave.	Zmijewski, David and Leonard	Holland, Raymond	\$ 3,150,000	Jan-14	\$ 4,800,000	Jul-06	7.5	5,746	\$ (219,719)	-4.6%	8
9	160 Seaview Ave.	Seaview Holdings, Inc.	Gardner, Tatiana	\$ 2,350,000	Jan-14	\$ 830,000	Apr-91	22.8	N/A	\$ 66,755	8.0%	9
10	*303 Arabian Rd.	Steven Apple Trust	Robert Boomhower Trust	\$ 4,800,000	Jan-14	N/A	Nov-02	11.2	6,089	N/A	N/A	10
11	124 Parc Monceau	124 Parc Monceau LLC	Greenway Financial Group	\$ 4,975,000	Jan-14	\$ 4,500,000	May-08	5.7	5,980	\$ 83,716	1.9%	11
12	236 Via Las Brisas	Allinson, Edward	Tiefel, William	\$ 6,550,000	Jan-14	\$ 7,250,000	Oct-01	12.3	9,776	\$ (57,095)	-0.8%	12
13	10 S. Lake Trl.	Charles & Deborah Royce LLC	Guild, Ralph and Calla	\$ 13,400,000	Jan-14	\$ 2,525,000	Jan-94	20.0	9,743	\$ 543,378	21.5%	13
14	255 Everglade Ave.(Townhouse)	Janet Halvorson Trust	Council, Ronald	\$ 1,975,000	Jan-14	\$ 1,225,000	Mar-11	2.8	3,851	\$ 263,983	21.5%	14
15	243 Ocean Ter.	243 Ocean Terrace LLC	Elden, Christopher and Joan	\$ 1,825,000	Jan-14	\$ 525,000	Jul-98	15.5	3,294	N/A	N/A	15
16	402 Primavera Ave.	Tapper, Charles	Tauro, Adrian	\$ 5,200,000	Jan-14	\$ 2,475,000	Apr-09	4.8	5,597	\$ 572,941	23.1%	16
17	2252 Ibis Isle (Vacant Land)	2252 Ibis Isle LLC	Watkins, Bruce and Tamara	\$ 2,200,000	Jan-14	\$ 950,000	Dec-12	1.1	N/A	\$ 1,152,146	121.3%	17
18	4 El Bravo Way	Jan Holdings, LLC	Held, James	\$ 19,810,998	Feb-14	\$ 12,398,000	Jul-06	7.6	16,021	N/A	N/A	18
19	167 Seagate Rd.	Tomsen, Mads	Derrin, Scott	\$ 1,685,000	Feb-14	\$ 1,300,000	Jun-04	9.7	3,758	\$ 39,786	3.1%	19
20	211 Kenlyn Rd.	Bruno, Lee and Ronald	Palm Beach Kenlyn LLC	\$ 3,450,000	Feb-14	\$ 1,600,000	Jun-13	0.7	3,674	\$ 2,756,122	172.3%	20
21	445 Antigua Ln.	Colonial LLC	416 Brazilian Avenue LLC	\$ 28,855,000	Feb-14	\$ 8,100,000	Mar-11	2.9	16,463	\$ 7,093,235	87.6%	21
22	429 Australian Ave #1 (Townhouse)	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	1,133	\$ 47,712	7.5%	22
23	360 Coconut Row (Townhouse)	Coconut Row Property LLC	360 Coconut Row LLC	\$ 5,100,000	Feb-14	\$ 4,525,000	Apr-07	6.8	4,813	\$ 84,017	1.9%	23
24	2335 S. Ocean Blvd. #D-12 (Townhouse)	Panchel, Anand and Lauren	Rosenbloom, Joanne and Howard	\$ 780,000	Feb-14	\$ 515,000	Jun-96	17.7	7,889	\$ 14,987	2.9%	24
25	148 Seagate Rd.	Paladino, Joanne	Thompson, Gerrard and Barbara	\$ 1,890,000	Feb-14	\$ 425,000	Mar-92	21.9	2,551	\$ 66,782	15.7%	25
26	1123 N. Lake Way	Rich, Thomas	1123 North Lake Way LLC	\$ 2,000,000	Feb-14	\$ 2,244,000	Feb-10	N/A	3,949	N/A	N/A	26
27	*2323 Ibis Isle	2323 Ibis Isle LLC	Hoffman, Timothy	\$ 2,500,000	Feb-14	N/A	Jan-01	13.1	4,165	N/A	N/A	27
28	248 La Puerta Way	Desert Springs Investments, LLC	Rhoda Fisher Trust	\$ 2,150,000	Mar-14	\$ 2,150,000	Mar-93	21.0	3,745	\$ -	0.0%	28
29	*260 El Pueblo	Weinberg, Mighty Max and Rebecca	Lindsay, Barbara and Alan	\$ 2,161,000	Mar-14	N/A	Oct-07	6.4	3,663	N/A	N/A	29
30	327 Arabian Rd.	Fidelis LP	Cohen, Stanley and Elaine	\$ 2,342,000	Mar-14	\$ 1,600,000	Aug-11	2.6	4,286	\$ 287,200	18.0%	30
31	268 Jamaica Ln.	Carl Asplundh Trust	DBS Holdings 2	\$ 4,000,000	Mar-14	\$ 934,259	Mar-12	2.0	N/A	\$ 1,532,871	164.1%	31
32	720 N. County Rd.	Bruce Taylor Trust	Sidney Ritman Trust	\$ 6,250,000	Mar-14	\$ 4,500,000	Apr-05	8.9	8,439	\$ 196,176	4.4%	32
33	120 Jungle Rd.	Jungle Road LLC	Silver Lady Management LLC	\$ 25,460,000	Mar-14	\$ 8,800,000	Aug-04	9.6	14,548	\$ 1,737,897	19.7%	33
34	*151 Chilean Ave.	Tauro, Adrian	Gilbertson, Charlotte and Nordin	\$ 2,800,000	Mar-14	N/A	Jun-95	18.8	3,841	N/A	N/A	34
35	341 Australian Ave. (Townhouse)	Joan and Eugene Hill Trust	Braun, Juraj and Helen	\$ 1,120,000	Mar-14	\$ 850,000	Dec-13	0.2	1,579	\$ 1,095,000	128.8%	35
36	101 El Bravo Way	O'Malley, Mary and Thomas	El Bravo LLC	\$ 30,000,000	Mar-14	\$ 16,500,000	Apr-07	6.9	22,716	\$ 1,950,713	11.8%	36
37	241 Jungle Rd. (Vacant Land)	241 Jungle Road LLC	Samson PB LLC	\$ 7,922,300	Mar-14	\$ 4,462,300	Jul-07	6.7	N/A	\$ 518,645	11.6%	37
*Not included in calculation for % Increase/(Decrease)												
2014 1Q Cumulative Summary - PB Home Sales (ALL)												
				# of PB Home Sales (ALL)	37							
				PB Home Sales - ALL (Total \$)	\$ 213,986,076							
				Average Current Sales Price	\$ 5,783,407							
				Median Current Sales Price	\$ 2,800,000							
				Average Yrs. Between Sales	10.75							
				% Annual Increase/(Decrease)	8.6%							

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NORTH - PB SINGLE FAMILY HOME 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	266 Fairview Rd.	Cooley, Judith and William	Holland, Sayre	\$ 1,400,000	Jan-14	\$ 515,000	May-95	18.7	\$ 47,364	9.2%	1
2	*170 Everglade Ave.	AKAC PB LLC	Lateiner	\$ 1,827,000	Jan-14	N/A	Feb-94	19.9	N/A	N/A	2
3	242 Via Linda	Konrad, Lisa	Hutton, Lynn	\$ 2,352,778	Jan-14	\$ 1,685,000	Dec-09	4.1	\$ 163,364	9.7%	3
4	167 Everglade Ave.	Pappas, Christopher and Susan	Hyman, Paul	\$ 2,850,000	Jan-14	\$ 635,000	May-94	19.7	\$ 112,523	17.7%	4
5	595 N. Lake Way	French, Bertram and Carole	Elias, Kenneth	\$ 3,050,000	Jan-14	\$ 1,900,000	Mar-03	10.8	\$ 106,024	5.6%	5
6	254 Atlantic Ave.	Zmijewski, David and Leonard	Holland, Raymond	\$ 3,150,000	Jan-14	\$ 4,800,000	Jul-06	7.5	\$ (219,719)	-4.6%	6
7	*303 Arabian Rd.	Steven Apple Trust	Robert Boomhower Trust	\$ 4,800,000	Jan-14	N/A	Nov-02	11.2	N/A	N/A	7
8	236 Via Las Brisas	Allinson, Edward	Tiefel, William	\$ 6,550,000	Jan-14	\$ 7,250,000	Oct-01	12.3	\$ (57,095)	-0.8%	8
9	255 Everglade Ave.(Townhouse)	Janet Halvorson Trust	Council, Ronald	\$ 1,975,000	Jan-14	\$ 1,225,000	Mar-11	2.8	\$ 263,983	21.5%	9
10	243 Ocean Ter.	243 Ocean Terrace LLC	Elden, Christopher and Joan	\$ 1,825,000	Jan-14	\$ 525,000	Jul-98	15.5	N/A	N/A	10
11	167 Seagate Rd.	Tomsen, Mads	Derrin, Scott	\$ 1,685,000	Feb-14	\$ 1,300,000	Jun-04	9.7	\$ 39,786	3.1%	11
12	211 Kenlyn Rd.	Bruno, Lee and Ronald	Palm Beach Kenlyn LLC	\$ 3,450,000	Feb-14	\$ 1,600,000	Jun-13	0.7	\$ 2,756,122	172.3%	12
13	148 Seagate Rd.	Paladino, Joanne	Thompson, Gerrard and Barbara	\$ 1,890,000	Feb-14	\$ 425,000	Mar-92	21.9	\$ 66,782	15.7%	13
14	1123 N. Lake Way	Rich, Thomas	1123 North Lake Way LLC	\$ 2,000,000	Feb-14	\$ 2,244,000	Feb-10	N/A	N/A	N/A	14
15	248 La Puerta Way	Desert Springs Investments, LLC	Rhoda Fisher Trust	\$ 2,150,000	Mar-14	\$ 2,150,000	Mar-93	21.0	\$ -	0.0%	15
16	*260 El Pueblo	Weinberg, Mighty Max and Rebecca	Lindsay, Barbara and Alan	\$ 2,161,000	Mar-14	N/A	Oct-07	6.4	N/A	N/A	16
17	327 Arabian Rd.	Fidelis LP	Cohen, Stanley and Elaine	\$ 2,342,000	Mar-14	\$ 1,600,000	Aug-11	2.6	\$ 287,200	18.0%	17
18	268 Jamaica Ln.	Carl Asplundh Trust	DBS Holdings 2	\$ 4,000,000	Mar-14	\$ 934,259	Mar-12	2.0	\$ 1,532,871	164.1%	18
19	720 N. County Rd.	Bruce Taylor Trust	Sidney Ritman Trust	\$ 6,250,000	Mar-14	\$ 4,500,000	Apr-05	8.9	\$ 196,176	4.4%	19
	<i>*Not included in calculation for % Increase/(Decrease)</i>										
	2014 1Q Cumulative Summary - PB Home Sales (North)										
	# of PB Home Sales (North)			19							
	PB Home Sales - North (Total \$)			\$ 55,707,778							
	Average Current Sales Price			\$ 2,931,988							
	Median Current Sales Price			\$ 2,342,000							
	Average Yrs. Between Sales			11.52							
	% Annual Increase/(Decrease)			3.6%							

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MIDTOWN - PB HOME 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	257 Atlantic Ave.	Luciano, Tauro	Lawrence, Eugene	\$ 1,580,000	Jan-14	\$ 85,000	May-82	31.7	\$ 47,171	55.5%	1
2	160 Seaview Ave.	Seaview Holdings, Inc.	Gardner, Tatiana	\$ 2,350,000	Jan-14	\$ 830,000	Apr-91	22.8	\$ 66,755	8.0%	2
3	10 S. Lake Trl.	Charles & Deborah Royce LLC	Guild, Ralph and Calla	\$ 13,400,000	Jan-14	\$ 2,525,000	Jan-94	20.0	\$ 543,378	21.5%	3
4	402 Primavera Ave.	Tapper, Charles	Tauro, Adrian	\$ 5,200,000	Jan-14	\$ 2,475,000	Apr-09	4.8	\$ 572,941	23.1%	4
5	445 Antigua Ln.	Colonial LLC	416 Brazilian Avenue LLC	\$ 28,855,000	Feb-14	\$ 8,100,000	Mar-11	2.9	\$ 7,093,235	87.6%	5
6	429 Australian Ave #1 (Townhouse)	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	\$ 47,712	7.5%	6
7	360 Cocoanut Row (Townhouse)	Cocoanut Row Property LLC	360 Cocoanut Row LLC	\$ 5,100,000	Feb-14	\$ 4,525,000	Apr-07	6.8	\$ 84,017	1.9%	7
8	*151 Chilean Ave.	Tauro, Adrian	Gilbertson, Charlotte and Nordin	\$ 2,800,000	Mar-14	N/A	Jun-95	18.8	N/A	N/A	8
9	341 Australian Ave. (Townhouse)	Joan and Eugene Hill Trust	Braun, Juraj and Helen	\$ 1,120,000	Mar-14	\$ 850,000	Dec-13	0.2	\$ 1,095,000	128.8%	9
<i>*Not included in calculation for % Increase/(Decrease)</i>											
				2014 1Q Cumulative Summary - PB Home Sales (Midtown)							
				# of PB Home Sales (Midtown)	9						
				PB Home Sales - Midtown (Total \$)	\$ 61,080,000						
				Average Current Sales Price	\$ 6,786,667						
				Median Current Sales Price	\$ 2,800,000						
				Average Yrs. Between Sales	12.09						
				% Annual Increase/(Decrease)	15.8%						

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SOUTH - PB HOMES 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	200 Barton Ave.	DWD Florida Properties LLC	Manaker, Ralph	\$ 3,550,000	Jan-14	\$ 2,250,000	Aug-10	3.4	\$ 379,904	16.9%	1
2	124 Parc Monceau	124 Parc Monceau LLC	Greenway Financial Group	\$ 4,975,000	Jan-14	\$ 4,500,000	May-08	5.7	\$ 83,716	1.9%	2
3	2252 Ibis Isle (Vacant Land)	2252 Ibis Isle LLC	Watkins, Bruce and Tamara	\$ 2,200,000	Jan-14	\$ 950,000	Dec-12	1.1	\$ 1,152,146	121.3%	3
4	4 El Bravo Way	Jan Holdings, LLC	Held, James	\$ 19,810,998	Feb-14	\$ 12,398,000	Jul-06	7.6	N/A	N/A	4
5	2335 S. Ocean Blvd. #D-12 (Townhouse)	Panchel, Anand and Lauren	Rosenbloom, Joanne and Howard	\$ 780,000	Feb-14	\$ 515,000	Jun-96	17.7	\$ 14,987	2.9%	5
6	*2323 Ibis Isle	2323 Ibis Isle LLC	Hoffman, Timothy	\$ 2,500,000	Feb-14	N/A	Jan-01	13.1	N/A	N/A	6
7	120 Jungle Rd.	Jungle Road LLC	Silver Lady Management LLC	\$ 25,460,000	Mar-14	\$ 8,800,000	Aug-04	9.6	\$ 1,737,897	19.7%	7
8	101 El Bravo Way	O'Malley, Mary and Thomas	El Bravo LLC	\$ 30,000,000	Mar-14	\$ 16,500,000	Apr-07	6.9	\$ 1,950,713	11.8%	8
9	241 Jungle Rd. (Vacant Land)	241 Jungle Road LLC	Samson PB LLC	\$ 7,922,300	Mar-14	\$ 4,462,300	Jul-07	6.7	\$ 518,645	11.6%	9
	<i>*Not included in calculation for % Increase/(Decrease)</i>										
	2014 1Q Cumulative Summary - PB Home Sales (South)										
	# of PB Home Sales (South)			9							
	PB Home Sales - South (Total \$)			\$ 97,198,298							
	Average Current Sales Price			\$ 10,799,811							
	Median Current Sales Price			\$ 4,975,000							
	Average Yrs. Between Sales			7.97							
	% Annual Increase/(Decrease)			11.0%							

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• 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

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.

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
5	401 Peruvian Ave. #204	Papa, Giuseppe	Tamasi, Guy and Sabine	\$ 320,000	Jan-14	\$ 82,000	Aug-94	19.4	\$ 12,247	14.9%	5
6	400 S. Ocean Blvd. #201	Bishop, Elizabeth	Dempsey, Teresa	\$ 1,700,000	Feb-14	\$ 1,700,000	Dec-12	1.2	\$ -	0.0%	6
7	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	\$ (15,187)	-1.0%	7
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 Cocconut 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 Cocconut Row #422B	Donna Riley Trust	Palumbo, William	\$ 660,000	Mar-14	\$ 600,000	Nov-11	2.3	\$ 25,734	4.3%	15
16	44 Cocconut 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 Cocconut 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
21	369 S. Lake Dr. #1E (Co-Op)	McDonough, Suzanne and William	Reed, Phyllis	\$ 825,000	Mar-14	\$ 240,000	Mar-83	31.0	\$ 18,858	7.9%	21
22	100 Royal Palm Way #E-2	Broderick, Jennifer and Shaun	Elsie Warwick Trust	\$ 750,000	Mar-14	\$ 1,450,000	Mar-09	5.0	\$ (139,923)	-9.6%	22
23	150 Bradley Pl. #413	Abramson Family Trust	Cherner, Harvey	\$ 1,000,000	Mar-14	\$ 290,000	May-95	18.8	\$ 37,673	13.0%	23
24	330 Cocconut Row #5D	Margolis, Cynthia	Lisa Rand Trust	\$ 1,200,000	Mar-14	\$ 645,000	May-03	10.8	\$ 51,194	7.9%	24
25	100 Worth Ave. #303	Ray and Giselle Farris Trust	Friedman, Raymond	\$ 1,900,000	Mar-14	\$ 780,000	Mar-00	14.0	\$ 79,953	10.3%	25
26	100 Sunrise Ave. #503	Elaine Leuwenkroon Trust	Davis, Gus	\$ 2,595,000	Mar-14	\$ 1,596,000	Nov-13	0.3	\$ 3,038,625	190.4%	26
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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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%							