

2014 Second 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	31.6%	43	40.2%	7	19.4%
No. of Sales 2nd Quarter	78	68.4%	64	59.8%	-14	-17.9%
Total No. of Sales	114	100.0%	107	100.0%	-7	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('12 v. '13)	
January	8	7.0%	17	15.9%	9	112.5%
February	9	7.9%	10	9.3%	1	11.1%
March	19	16.7%	16	15.0%	-3	-15.8%
April	19	16.7%	15	14.0%	-4	-21.1%
May	30	26.3%	22	20.6%	-8	-26.7%
June	29	25.4%	27	25.2%	-2	-6.9%
Total No. of Sales	114	31.6%	107	40.2%	-7	

TOWN-WIDE

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	78	64	-14	-17.9%
Median Sales Price	\$2,437,500	\$ 2,975,000	\$ 537,500	22.1%
Average Sales Price	\$5,028,375	\$ 5,489,497	\$ 461,122	9.2%
Total Sales/Dollars	\$392,213,228	\$ 351,327,834	\$ (40,885,394)	-10.4%

North Town of Palm Beach

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	49	34	-15	-30.6%
Median Sales Price	\$ 2,300,000	\$ 2,892,500	\$ 592,500	25.8%
Average Sales Price	\$ 4,525,652	\$ 3,695,838	\$ (829,814)	-18.3%
Total Sales/Dollars	\$ 221,756,972	\$ 125,658,500	\$ (96,098,472)	-43.3%

Midtown Town of Palm Beach

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	16	11	-5	-31.3%
Median Sales Price	\$ 2,022,500	\$ 2,450,000	\$ 427,500	21.1%
Average Sales Price	\$ 2,416,486	\$ 3,898,780	\$ 1,482,294	61.3%
Total Sales/Dollars	\$ 38,663,781	\$ 42,886,579	\$ 4,222,798	10.9%

South Town of Palm Beach

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	13	19	6	46.2%
Median Sales Price	\$ 9,035,800	\$ 6,550,000	\$ (2,485,800)	-27.5%
Average Sales Price	\$ 10,137,883	\$ 9,620,145	\$ (517,738)	-5.1%
Total Sales/Dollars	\$ 131,792,475	\$ 182,782,755	\$ 50,990,280	38.7%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Jun.		Jan. thru Jun.		Jan. thru Jun.	
Sales \$20,000,000 and over	3	2.6%	6	5.6%	3	3.0%
Sales \$15,000,000 - \$19,999,999	3	2.6%	5	4.7%	2	2.0%
Sales \$10,000,000 - \$14,999,999	3	2.6%	5	4.7%	2	2.0%
Sales \$5,000,000 - \$9,999,999	23	20.2%	18	16.8%	-5	-3.4%
Sales \$2,500,000 - \$4,999,999	26	22.8%	31	29.0%	5	6.2%
Sales below \$2,500,000	56	49.1%	42	39.3%	-14	-9.9%
	114	100.0%	107	100.0%	-7	

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

	2013	2014
1st Quarter	1/36 (2.8%)	1/43 (2.3%)
2nd Quarter	1/78 (1.3%)	0/64 (0.0%)
	2/114 (1.76%)	1/107 (0.9%)

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 Second 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	73	34.6%	76	34.4%	3	30.0%
No. of Sales 2nd Quarter	138	65.4%	145	65.6%	7	70.0%
Total No. of Sales	211	100.0%	221	100.0%	10	

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2013		2014		Differential ('13 v. '14)	
January	19	9.0%	12	5.4%	-7	-36.8%
February	18	8.5%	17	7.7%	-1	-5.6%
March	36	17.1%	47	21.3%	11	30.6%
April	49	23.2%	51	23.1%	2	4.1%
May	51	24.2%	52	23.5%	1	2.0%
June	38	18.0%	42	19.0%	4	10.5%
Total No. of Sales	211	100.0%	221	100.0%	10	

TOWN-WIDE

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	138	145	7	5.1%
Median Sales Price	\$600,000	\$ 540,000	\$ (60,000)	-10.0%
Average Sales Price	\$950,486	\$ 907,495	\$ (42,991)	-4.5%
Total Sales/Dollars	\$131,167,109	\$ 131,586,744	\$ 419,635	0.3%

North of Sloan's Curve

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	52	63	11	21.2%
Median Sales Price	\$ 755,000	\$ 750,000	\$ (5,000)	-0.7%
Average Sales Price	\$ 1,563,654	\$ 1,350,029	\$ (213,625)	-13.7%
Total Sales/Dollars	\$ 81,310,009	\$ 85,051,841	\$ 3,741,832	4.6%

South of Sloan's Curve

	2nd Quarter 2013	2nd Quarter 2014	2nd Qtr. Differential 2013 v. 2014	
No. of Sales	86	82	-4	-4.7%
Median Sales Price	\$ 457,500	\$ 392,500	\$ (65,000)	-14.2%
Average Sales Price	\$ 579,734	\$ 567,499	\$ (12,235)	-2.1%
Total Sales/Dollars	\$ 49,857,100	\$ 46,534,903	\$ (3,322,197)	-6.7%

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Jun.		Jan. thru Jun.		Jan. thru Jun.	
Sales over \$3,000,000	4	1.9%	5	2.3%	1	0.4%
Sales \$2,000,000 - \$2,999,999	11	5.2%	16	7.2%	5	2.0%
Sales \$1,000,000 - \$1,999,999	25	11.8%	31	14.0%	6	2.2%
Sales \$500,000 - \$999,999	60	28.4%	58	26.2%	-2	-2.2%
Sales \$250,000 - \$499,999	53	25.1%	56	25.3%	3	0.2%
Sales below \$250,000	58	27.5%	55	24.9%	-3	-2.6%
Total	211	100.0%	221	100.0%	10	

SALES GROUPINGS/CONDOS & CO-OPS

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Jun.		Jan. thru Jun.		Jan. thru Jun.	
All sales \$1,000,000 and over	40	19.0%	52	23.5%	12	4.6%
All sales under \$1,000,000	171	81.0%	169	76.5%	-2	-4.6%
Total	211	100.0%	221	100.0%	10	

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

	2013	2014
1st Quarter	2/73 (2.7%)	1/76 (1.3%)
2nd Quarter	3/138 (2.2%)	3/145 (2.1%)
Total	5/211 (2.4%)	4/221 (1.8%)

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.

2nd Quarter
2014
Report

THE EVANS REPORT™



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

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

ALL - PB SINGLE FAMILY HOME SALES 1/1/14 - 6/30/14

	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	\$ 83,790	16.0%	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	\$ 976,098	7.9%	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 Cocoanut Row (Townhouse)	Cocoanut Row Property LLC	360 Cocoanut 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	4.0	3,949	\$ (60,958)	-2.7%	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
38	200 Eden Rd.	Johnson, Ingrid K.	Act II Properties LLC	\$ 6,160,000	Mar-14	\$ 1,893,873	Aug-12	1.6	N/A	\$ 2,698,677	142.5%	38
39	346 Brazilian Ave.	Elizabeth D. Remmert Trust	Hammond, Dennis and Shelia	\$ 5,425,000	Mar-14	\$ 5,000,000	Jul-13	0.7	4,832	\$ 638,374	12.8%	39

40	1521 N. Lake Way	Worldwide Fabrics LTD Partnership	Conroy, Martin and Palmieri, Lisa	\$ 1,150,000	Mar-14	\$ 1,450,000	Feb-07	7.1	2,451	\$ (42,360)	-2.9%	40
41	361 Crescent Dr.	361 Crescent Land Trust	Fagan, Stephen and Golding, Harriet	\$ 2,185,000	Mar-14	\$ 1,525,000	Sep-99	14.5	5,032	\$ 45,496	3.0%	41
42	210 Kenlyn Rd.	Davis, Deanna S.	Davis, Hugh C. III	\$ 1,370,901	Mar-14	\$ 975,000	Jul-99	14.7	5,291	\$ 26,975	2.8%	42
43	310 Polmer Park	Peal Trust	Allinson, A. Edward and Margarita	\$ 4,880,000	Mar-14	\$ 3,650,000	Jan-01	13.2	5,804	\$ 93,395	2.6%	43
44	232 Cherry Ln. (REO)	Leader, Joshua and Celeste	Nationstar Mortgage LLC	\$ 1,050,000	Apr-14	\$ 400,100	Feb-14	0.2	3,093	\$ 4,020,568	1004.9%	44
45	222 Seaspray Ave.	Benedickson, Robert and Denise	Hohn, Rainer F.	\$ 1,979,000	Apr-14	\$ 1,125,000	Nov-03	10.4	3,244	\$ 81,943	7.3%	45
46	212 Cherry Ln.	Ober, David	Rattinger, Nicole	\$ 1,425,000	Apr-14	\$ 1,245,000	Mar-05	9.1	1,973	\$ 19,801	1.6%	46
47	235 Phipps Plz.	Bryan, Katherine	Starr, Craig & Flynn, Chris	\$ 2,138,000	Apr-14	\$ 1,600,000	May-11	2.9	3,192	\$ 184,212	11.5%	47
48	1230 N. Ocean Blvd.	Reed, Jr., Gene	DEAJ Properties Limited	\$ 11,500,000	Apr-14	\$ 5,800,000	Mar-11	3.1	6,263	\$ 1,862,578	32.1%	48
49	236 Bradley Pl. #7 (Townhouse)	236 Bradley LLC	Donaghy, Patrick	\$ 2,320,000	Apr-14	\$ 3,600,000	May-05	8.9	4,578	\$ (143,445)	-4.0%	49
50	322 Seaspray Ave.	Daniel, David S. and Jeanne B.	Spaziani, Michael Vincent and Elizabeth	\$ 1,380,000	Apr-14	\$ 380,000	Nov-98	15.4	2,638	\$ 64,831	17.1%	50
51	1263 N. Lake Way	Fiume, James M. and Gail P.	Woods, Loti C.	\$ 4,200,000	Apr-14	\$ 405,000	Apr-97	17.0	6,865	\$ 223,091	55.1%	51
52	233 List Rd.	Clay, Jonathan and Whitney	Palm Beach List LLC	\$ 3,500,000	Apr-14	\$ 1,650,000	May-12	1.9	4,810	\$ 964,643	58.5%	52
53	339 Seaspray Ave.	Lynn, Alexandra K.	Benedickson, Robert and Denise	\$ 2,450,000	Apr-14	\$ 1,835,557	Apr-11	3.0	3,280	\$ 204,627	11.1%	53
54	*619 Island Dr.	Celedinas, Ray and Kim	Pate, Lucille V.	\$ 6,550,000	Apr-14	N/A	Nov-13	0.4	6,135	N/A	N/A	54
55	577 S. County Rd.	Moody, William and Landry, Dana	Irvine, Cassandra H.	\$ 5,750,000	Apr-14	\$ 3,725,000	Jul-04	9.8	5,348	\$ 207,561	5.6%	55
56	125 Hammon Ave.	Ohannessian, Antoine	Carlucci, Frank III	\$ 1,450,000	Apr-14	\$ 1,200,000	Jun-13	0.8	N/A	\$ 300,164	25.0%	56
57	*2258 Ibis Isle Rd. E	Johnston, Lavinia	McDonald, John L.	\$ 1,800,000	Apr-14	N/A	Jan-96	18.3	3,838	N/A	N/A	57
58	2284 Ibis Isle Rd. W	2284 Ibis Isle LLC	Kronick, Jason	\$ 1,875,000	Apr-14	\$ 1,300,000	Mar-11	3.1	3,882	\$ 186,224	14.3%	58
59	156 Sunset Ave.	Sosnow, Ellen and Lawrence	Karp, Karen	\$ 4,530,000	May-14	\$ 3,800,000	Jun-13	0.9	5,156	\$ 797,754	21.0%	59
60	256 Miraflores Dr.	Fromson, Lorrie S.	Sirigotis, James D. and Louise M.	\$ 2,570,000	May-14	\$ 330,000	Sep-91	22.7	4,061	\$ 98,768	29.9%	60
61	1195 N. Ocean Way	1195 Now Trust	Charles Edmund & Judith Kiernan Trusts	\$ 3,450,000	May-14	\$ 2,475,000	Jun-04	9.9	4,698	\$ 98,281	4.0%	61
62	238 Via Las Brisas	Priem, Windle B. and Susan S.	Mitchell S. and Lita E. Fromstein Trust	\$ 5,615,000	May-14	\$ 1,350,000	Nov-97	16.5	5,889	\$ 258,378	19.1%	62
63	152 Dolphin Rd.	Huainigg, Josef	McDonald, Kathryn F.	\$ 2,000,000	May-14	\$ 530,000	Jun-91	22.9	3,048	\$ 64,104	12.1%	63
64	230 Plantation Rd.	Kahle, G. Kent and Cynthia V.	Aanonsen, Alf J.	\$ 1,820,000	May-14	\$ 1,550,000	Aug-13	0.7	3,166	\$ 360,989	23.3%	64
65	171 El Pueblo Way	171 El Pueblo Way LLC	Worley, Scott D. and Christina L.	\$ 1,875,000	May-14	\$ 248,000	Jan-95	19.3	2,692	\$ 84,115	33.9%	65
66	111 Seagate Rd.	Lisa S. Bertelson Trust	111 Seagate Venture LLC	\$ 4,200,000	May-14	\$ 1,360,000	Feb-13	1.2	5,091	\$ 2,283,260	167.9%	66
67	292 Orange Grove Rd.	Myers, Stephen Jr. and Kerri	Priem, Windle B. and Susan S.	\$ 2,850,000	May-14	\$ 2,175,000	Jul-04	9.8	4,432	\$ 68,609	3.2%	67
68	225 Monterey Rd.	Julian and Christy N. Trusts	Maass, Robb R. and Elizabeth T.	\$ 3,150,000	May-14	\$ 510,000	Dec-89	24.4	3,843	\$ 108,063	21.2%	68
69	271 Plantation Rd.	Helen Gill Arnold Trust	Berman, Alan and Laurie	\$ 5,250,000	May-14	\$ 2,265,000	Nov-10	3.5	4,834	\$ 853,191	37.7%	69
70	735 N. Lake Way	Salzman, Jeffrey	Cahill, Christopher and Thompson, Ann	\$ 6,800,000	May-14	\$ 3,980,725	May-12	2.0	9,483	\$ 1,409,638	35.4%	70
71	311 Seabreeze Ave.	PB Breakers Five LLC	Sorgenti, Harold and Ann	\$ 3,550,000	May-14	\$ 700,000	Mar-95	19.2	6,009	\$ 148,586	21.2%	71
72	200 S. Ocean Blvd.	Gochman, David and Becky	Revey, Robert and Heberlein, Julie	\$ 15,384,579	May-14	\$ 2,100,000	Aug-98	15.8	8,798	\$ 842,989	40.1%	72
73	112 Via Palma	Vecellio, Michael	Haruvi, Abe and Giovana	\$ 6,500,000	May-14	\$ 3,275,000	May-08	6.0	7,440	\$ 537,255	16.4%	73
74	217 Tradewind Dr.	Oxford Lane Capital LLC	208 Sandpiper Drive LLC	\$ 3,000,000	May-14	\$ 1,151,243	Aug-04	9.8	3,789	\$ 189,550	16.5%	74
75	2305 S. Ocean Blvd.	Cressey, Bryan and Christina	Ward, Donna	\$ 16,250,000	May-14	\$ 5,500,000	May-04	10.0	20,672	\$ 1,074,411	19.5%	75
76	142 Via Palma	Neckles, Peter and Marisa	Bitton, Salomon and Ellen	\$ 2,500,000	May-14	\$ 2,250,000	Feb-04	10.3	7,633	\$ 24,385	1.1%	76
77	575 Island Dr.	575 Island Drive Trust	Martha Brown Libert Trust	\$ 11,600,000	May-14	\$ 9,700,000	Jun-12	1.9	6,883	\$ 992,132	10.2%	77
78	118 Via Vizcaya	Bradley Point LLC	118 Via Vizcaya LLC	\$ 2,700,000	May-14	\$ 2,350,000	Sep-13	0.7	3,375	\$ 527,893	22.5%	78
79	61 Middle Rd. & Vacant Land	Royalton Group US Holding Inc.	Middle Road LLC	\$ 22,900,000	May-14	\$ 3,898,000	May-98	16.0	9,501	\$ 1,186,812	30.4%	79
80	540 S. Ocean Blvd. (a.k.a 101 Via Marina)	540 South Ocean Blvd LLC	Via Marina LLC	\$ 20,000,000	May-14	\$ 18,500,000	May-10	4.0	16,897	\$ 374,743	2.0%	80
81	173 Sunset Ave.	Krusen, Charles and Kristen	Toll, Sheldon and Roberta	\$ 2,950,000	Jun-14	\$ 2,600,000	May-05	9.1	5,801	\$ 38,502	1.5%	81
82	1053 N. Lake Way	Juan Maria Naveja Diebold Trust	Dude, Angelika	\$ 2,400,000	Jun-14	\$ 560,000	Dec-96	17.5	3,089	\$ 105,085	18.8%	82
83	264 List Rd.	Gonzalez, Peter W. and Diana P.	Berhman, Marla	\$ 3,275,000	Jun-14	\$ 3,525,000	Mar-07	7.3	4,464	\$ (34,447)	-1.0%	83
84	335 Crescent Dr.	Thorndike, John and Suzanne	Donato, Shirley	\$ 2,500,000	Jun-14	\$ 1,750,000	Jul-10	3.9	3,434	\$ 191,300	10.9%	84
85	230 Osceola Way	230 Osceola Way LLC	Florida Osceola LLC	\$ 2,450,000	Jun-14	\$ 1,794,500	Mar-06	8.3	2,906	\$ 79,382	4.4%	85
86	755 N. Lake Way	755 N. Lake Way LLC	Soven, Alan R. and Robinson, Karen L.	\$ 1,530,000	Jun-14	\$ 525,000	Dec-97	16.5	3,716	\$ 60,874	11.6%	86
87	1236 N. Ocean Way	Kenilworth Apartments LLC	Sanders, Donald and Valerie	\$ 3,000,000	Jun-14	\$ 1,175,000	Nov-98	15.6	4,315	\$ 117,049	10.0%	87
88	218 List Rd.	Willis, Austin C.	Albert Beriro Trust	\$ 2,950,000	Jun-14	\$ 2,250,000	Oct-03	10.7	5,563	\$ 65,580	2.9%	88
89	231 Via Las Brisas	Melvin R. Goodes Trust	Charles F. Henderson Estate	\$ 2,935,000	Jun-14	\$ 1,350,000	Jul-97	16.9	6,770	\$ 93,628	6.9%	89
90	101 El Mirasol	Joral 2014 Property Trust	J Palm LLC	\$ 15,800,000	Jun-14	\$ 12,500,000	Apr-11	3.2	5,871	\$ 1,041,054	8.3%	90
91	225 Plantation Rd.	Palm Beach Plantation LLC	Dyer, Margaret	\$ 1,687,500	Jun-14	\$ 1,100,000	Aug-04	9.8	4,515	\$ 59,715	5.4%	91
92	1332 N. Ocean Blvd.	Avery PB Realty Trust	Easterwood, Mark	\$ 7,475,000	Jun-14	\$ 6,685,000	Dec-05	8.5	6,173	\$ 92,896	1.4%	92
93	695 N. Lake Way	Angus G. Donnelley Trust	Engel, James and Amelia	\$ 6,107,000	Jun-14	\$ 5,620,000	Apr-05	9.2	7,754	\$ 53,093	0.9%	93
94	*251 Park Ave.	251 Park Ave. LLC	Hicks, George R. and Carolyn R.	\$ 513,000	Jun-14	N/A	Mar-98	16.3	2,737	N/A	N/A	94

95	225 Seaspray Ave.	Meyer, Joseph and Susan	Marvin H. Morgaridge Estate	\$ 1,800,000	Jun-14	\$ 215,000	Jan-83	31.4	3,554	\$ 50,421	23.5%	95	
96	*215 Seabreeze Ave.	Kozak, Nancy	Denicola, Ralph and Maria	\$ 1,500,000	Jun-14	N/A	Mar-10	4.3	2,334	N/A	N/A	96	
97	414 Australian Ave.	Cowie, Christopher and Susan	Dalenberg, David and Sharon	\$ 5,225,000	Jun-14	\$ 4,650,000	May-13	1.1	5,960	\$ 529,987	11.4%	97	
98	738 S. County Rd.	738 South County Rd. Trust	Diamond, Robert and Janice	\$ 23,092,625	Jun-14	\$ 4,057,000	Jun-96	18.0	13,341	\$ 1,056,891	26.1%	98	
99	5 Middle Rd.	Saunders, Thomas III and Mary	Glazer, Avram and Jill	\$ 12,600,000	Jun-14	\$ 7,400,000	May-04	10.1	14,001	\$ 515,341	7.0%	99	
100	136 Woodbridge Rd.	Silvi, Gary and Monique	Balasco, Russell J.	\$ 2,848,655	Jun-14	\$ 595,000	Aug-94	19.8	5,268	\$ 113,554	19.1%	100	
101	640 Island Dr.	640 Everglades Island LLC	Cimek, Zdzislaw and Radtke, Janina	\$ 13,261,475	Jun-14	\$ 2,929,500	Jun-00	14.0	8,899	\$ 737,565	25.2%	101	
102	550 Island Dr.	Thornburgh, Richard and Cornelia	Kean, Ian	\$ 9,000,000	Jun-14	\$ 4,190,000	May-02	12.1	5,739	\$ 397,746	9.5%	102	
103	102 Jungle Rd.	Thomas R. Maier Trust	Trump, Ivana	\$ 16,600,000	Jun-14	\$ 4,400,000	Mar-94	20.3	18,316	\$ 602,001	13.7%	103	
104	309 Dunbar Rd.	309 Dunbar LLC	Paul, Harold and Joanne	\$ 2,730,000	Jun-14	\$ 75,000	Jan-69	45.4	5,269	\$ 58,424	77.9%	104	
105	204 Via Del Mar	Via Del Mar LLC	Atrium Trust	\$ 5,505,000	Jun-14	\$ 5,643,173	Aug-11	2.8	N/A	\$ (48,728)	-0.9%	105	
106	*221 Atlantic Ave.	An-ro-da Trust	Peter R. Hostyn Trust	\$ 1,500,000	Jun-14	N/A	Jul-11	2.9	2,706	N/A	N/A	106	
107	269 Queens Ln.	Vila, Christopher and Kristen	Vance, James and Dolores	\$ 2,231,000	Jun-14	\$ 770,000	Jan-03	11.4	4,152	\$ 127,912	16.6%	107	
	*Not included in calculation for % Increase/(Decrease)												
			2014 2Q Cumulative Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	107									
			PB Home Sales - ALL (Total \$)	\$ 586,484,811									
			Average Current Sales Price	\$ 5,481,166									
			Median Current Sales Price	\$ 2,950,000									
			Average Yrs. Between Sales	10.47									
			% Annual Increase/(Decrease)	9.0%									
			2014 1Q ONLY Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	43									
			PB Home Sales - ALL (Total \$)	\$ 235,156,977									
			Average Current Sales Price	\$ 5,468,767									
			Median Current Sales Price	\$ 2,800,000									
			Average Yrs. Between Sales	10.05									
			% Annual Increase/(Decrease)	8.7%									
			2014 2Q ONLY Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	64									
			PB Home Sales - ALL (Total \$)	\$ 351,327,834									
			Average Current Sales Price	\$ 5,489,497									
			Median Current Sales Price	\$ 2,975,000									
			Average Yrs. Between Sales	10.60									
			% Annual Increase/(Decrease)	9.3%									

2nd Quarter
2014
Report

THE EVANS REPORT™

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



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

NORTH - PB SINGLE FAMILY HOME SALES 1/1/14 - 6/30/14

	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	*170 Everglade Ave.	AKAC PB LLC	Lateiner	\$ 1,827,000	Jan-14	N/A	Feb-94	19.9	3,279	N/A	N/A	3
4	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%	4
5	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%	5
6	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%	6
7	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%	7
8	*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	8
9	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%	9
10	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%	10
11	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%	11
12	243 Ocean Ter.	243 Ocean Terrace LLC	Elden, Christopher and Joan	\$ 1,825,000	Jan-14	\$ 525,000	Jul-98	15.5	3,294	\$ 83,790	16.0%	12
13	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%	13
14	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%	14
15	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%	15
16	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%	16
17	1123 N. Lake Way	Rich, Thomas	1123 North Lake Way LLC	\$ 2,000,000	Feb-14	\$ 2,244,000	Feb-10	4.0	3,949	\$ (60,958)	-2.7%	17
18	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%	18
19	*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	19
20	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%	20
21	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%	21
22	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%	22
23	200 Eden Rd.	Johnson, Ingrid K.	Act II Properties LLC	\$ 6,160,000	Mar-14	\$ 1,893,873	Aug-12	1.6	N/A	\$ 2,698,677	142.5%	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	1521 N. Lake Way	Worldwide Fabrics LTD Partnership	Conroy, Martin and Palmieri, Lisa	\$ 1,150,000	Mar-14	\$ 1,450,000	Feb-07	7.1	2,451	\$ (42,360)	-2.9%	24
25	361 Crescent Dr.	361 Crescent Land Trust	Fagan, Stephen and Golding, Harriet	\$ 2,185,000	Mar-14	\$ 1,525,000	Sep-99	14.5	5,032	\$ 45,496	3.0%	25
26	210 Kenlyn Rd.	Davis, Deanna S.	Davis, Hugh C. III	\$ 1,370,901	Mar-14	\$ 975,000	Jul-99	14.7	5,291	\$ 26,975	2.8%	26
27	310 Polmer Park	Peal Trust	Allinson, A. Edward and Margarita	\$ 4,880,000	Mar-14	\$ 3,650,000	Jan-01	13.2	5,804	\$ 93,395	2.6%	27
28	232 Cherry Ln. (REO)	Leader, Joshua and Celeste	Nationstar Mortgage LLC	\$ 1,050,000	Apr-14	\$ 400,100	Feb-14	0.2	3,093	\$ 4,020,568	1004.9%	28
29	212 Cherry Ln.	Ober, David	Rattinger, Nicole	\$ 1,425,000	Apr-14	\$ 1,245,000	Mar-05	9.1	1,973	\$ 19,801	1.6%	29
30	1230 N. Ocean Blvd.	Reed, Jr., Gene	DEAJ Properties Limited	\$ 11,500,000	Apr-14	\$ 5,800,000	Mar-11	3.1	6,263	\$ 1,862,578	32.1%	30
31	236 Bradley Pl. #7 (Townhouse)	236 Bradley LLC	Donaghy, Patrick	\$ 2,320,000	Apr-14	\$ 3,600,000	May-05	8.9	4,578	\$ (143,445)	-4.0%	31
32	1263 N. Lake Way	Fiume, James M. and Gail P.	Woods, Loti C.	\$ 4,200,000	Apr-14	\$ 405,000	Apr-97	17.0	6,865	\$ 223,091	55.1%	32
33	233 List Rd.	Clay, Jonathan and Whitney	Palm Beach List LLC	\$ 3,500,000	Apr-14	\$ 1,650,000	May-12	1.9	4,810	\$ 964,643	58.5%	33
34	256 Miraflores Dr.	Fromson, Lorrie S.	Sirigotis, James D. and Louise M.	\$ 2,570,000	May-14	\$ 330,000	Sep-91	22.7	4,061	\$ 98,768	29.9%	34
35	1195 N. Ocean Way	1195 Now Trust	Charles Edmund & Judith Kiernan Trusts	\$ 3,450,000	May-14	\$ 2,475,000	Jun-04	9.9	4,698	\$ 98,281	4.0%	35
36	238 Via Las Brisas	Priem, Windle B. and Susan S.	Mitchell S. and Lita E. Fromstein Trust	\$ 5,615,000	May-14	\$ 1,350,000	Nov-97	16.5	5,889	\$ 258,378	19.1%	36
37	152 Dolphin Rd.	Huainigg, Josef	McDonald, Kathryn F.	\$ 2,000,000	May-14	\$ 530,000	Jun-91	22.9	3,048	\$ 64,104	12.1%	37
38	230 Plantation Rd.	Kahle, G. Kent and Cynthia V.	Aanonsen, Alf J.	\$ 1,820,000	May-14	\$ 1,550,000	Aug-13	0.7	3,166	\$ 360,989	23.3%	38
39	171 El Pueblo Way	171 El Pueblo Way LLC	Worley, Scott D. and Christina L.	\$ 1,875,000	May-14	\$ 248,000	Jan-95	19.3	2,692	\$ 84,115	33.9%	39
40	111 Seagate Rd.	Lisa S. Bertelson Trust	111 Seagate Venture LLC	\$ 4,200,000	May-14	\$ 1,360,000	Feb-13	1.2	5,091	\$ 2,283,260	167.9%	40
41	292 Orange Grove Rd.	Myers, Stephen Jr. and Kerri	Priem, Windle B. and Susan S.	\$ 2,850,000	May-14	\$ 2,175,000	Jul-04	9.8	4,432	\$ 68,609	3.2%	41
42	225 Monterey Rd.	Julian and Christy N. Trusts	Maass, Robb R. and Elizabeth T.	\$ 3,150,000	May-14	\$ 510,000	Dec-89	24.4	3,843	\$ 108,063	21.2%	42
43	271 Plantation Rd.	Helen Gill Arnold Trust	Berman, Alan and Laurie	\$ 5,250,000	May-14	\$ 2,265,000	Nov-10	3.5	4,834	\$ 853,191	37.7%	43
44	735 N. Lake Way	Salzman, Jeffrey	Cahill, Christopher and Thompson, Ann	\$ 6,800,000	May-14	\$ 3,980,725	May-12	2.0	9,483	\$ 1,409,638	35.4%	44
45	217 Tradewind Dr.	Oxford Lane Capital LLC	208 Sandpiper Drive LLC	\$ 3,000,000	May-14	\$ 1,151,243	Aug-04	9.8	3,789	\$ 189,550	16.5%	45
46	1053 N. Lake Way	Juan Maria Naveja Diebold Trust	Dude, Angelika	\$ 2,400,000	Jun-14	\$ 560,000	Dec-96	17.5	3,089	\$ 105,085	18.8%	46
47	264 List Rd.	Gonzalez, Peter W. and Diana P.	Berhman, Marla	\$ 3,275,000	Jun-14	\$ 3,525,000	Mar-07	7.3	4,464	\$ (34,447)	-1.0%	47
48	335 Crescent Dr.	Thorndike, John and Suzanne	Donato, Shirley	\$ 2,500,000	Jun-14	\$ 1,750,000	Jul-10	3.9	3,434	\$ 191,300	10.9%	48
49	230 Osceola Way	230 Osceola Way LLC	Florida Osceola LLC	\$ 2,450,000	Jun-14	\$ 1,794,500	Mar-06	8.3	2,906	\$ 79,382	4.4%	49
50	755 N. Lake Way	755 N. Lake Way LLC	Soven, Alan R. and Robinson, Karen L.	\$ 1,530,000	Jun-14	\$ 525,000	Dec-97	16.5	3,716	\$ 60,874	11.6%	50
51	1236 N. Ocean Way	Kenilworth Apartments LLC	Sanders, Donald and Valerie	\$ 3,000,000	Jun-14	\$ 1,175,000	Nov-98	15.6	4,315	\$ 117,049	10.0%	51
52	218 List Rd.	Willis, Austin C.	Albert Beriro Trust	\$ 2,950,000	Jun-14	\$ 2,250,000	Oct-03	10.7	5,563	\$ 65,580	2.9%	52
53	231 Via Las Brisas	Melvin R. Goodes Trust	Charles F. Henderson Estate	\$ 2,935,000	Jun-14	\$ 1,350,000	Jul-97	16.9	6,770	\$ 93,628	6.9%	53
54	101 El Mirasol	Joral 2014 Property Trust	J Palm LLC	\$ 15,800,000	Jun-14	\$ 12,500,000	Apr-11	3.2	5,871	\$ 1,041,054	8.3%	54
55	225 Plantation Rd.	Palm Beach Plantation LLC	Dyer, Margaret	\$ 1,687,500	Jun-14	\$ 1,100,000	Aug-04	9.8	4,515	\$ 59,715	5.4%	55
56	1332 N. Ocean Blvd.	Avery PB Realty Trust	Easterwood, Mark	\$ 7,475,000	Jun-14	\$ 6,685,000	Dec-05	8.5	6,173	\$ 92,896	1.4%	56
57	695 N. Lake Way	Angus G. Donnelley Trust	Engel, James and Amelia	\$ 6,107,000	Jun-14	\$ 5,620,000	Apr-05	9.2	7,754	\$ 53,093	0.9%	57
58	*251 Park Ave.	251 Park Ave. LLC	Hicks, George R. and Carolyn R.	\$ 513,000	Jun-14	N/A	Mar-98	16.3	2,737	N/A	N/A	58
59	309 Dunbar Rd.	309 Dunbar LLC	Paul, Harold and Joanne	\$ 2,730,000	Jun-14	\$ 75,000	Jan-69	45.4	5,269	\$ 58,424	77.9%	59
60	*221 Atlantic Ave.	An-ro-da Trust	Peter R. Hostyn Trust	\$ 1,500,000	Jun-14	N/A	Jul-11	2.9	2,706	N/A	N/A	60

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	
61	269 Queens Ln.	Vila, Christopher and Kristen	Vance, James and Dolores	\$ 2,231,000	Jun-14	\$ 770,000	Jan-03	11.4	4,152	\$ 127,912	16.6%	61
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
	2014 2Q Cumulative Summary - PB Home Sales (North)											
	# of PB Home Sales (North)			61								
	PB Home Sales - North (Total \$)			\$ 232,522,179								
	Average Current Sales Price			\$ 3,811,839								
	Median Current Sales Price			\$ 2,730,000								
	Average Yrs. Between Sales			11.11								
	% Annual Increase/(Decrease)			6.8%								
	2014 1Q ONLY Cumulative Summary - PB Home Sales (North)											
	# of PB Home Sales (North)			27								
	PB Home Sales - North (Total \$)			\$ 106,863,679								
	Average Current Sales Price			\$ 3,957,914								
	Median Current Sales Price			\$ 2,342,000								
	Average Yrs. Between Sales			10.78								
	% Annual Increase/(Decrease)			7.1%								
	2014 2Q ONLY Summary - PB Home Sales (North)											
	# of PB Home Sales (North)			34								
	PB Home Sales - North (Total \$)			\$ 125,658,500								
	Average Current Sales Price			\$ 3,695,838								
	Median Current Sales Price			\$ 2,892,500								
	Average Yrs. Between Sales			11.37								
	% Annual Increase/(Decrease)			6.6%								

2nd Quarter
2014
Report

THE EVANS REPORT™



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

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

MIDTOWN - PB HOME SALES 1/1/14 - 6/30/14

	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	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%	1
2	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%	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	9,743	\$ 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	5,597	\$ 572,941	23.1%	4
5	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%	5
6	360 Cocoanut Row (Townhouse)	Cocoanut Row Property LLC	360 Cocoanut Row LLC	\$ 5,100,000	Feb-14	\$ 4,525,000	Apr-07	6.8	4,813	\$ 84,017	1.9%	6
7	*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	7
8	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%	8
9	346 Brazilian Ave.	Elizabeth D. Remmert Trust	Hammond, Dennis and Shelia	\$ 5,425,000	Mar-14	\$ 5,000,000	Jul-13	0.7	4,832	\$ 638,374	12.8%	9
10	222 Seaspray Ave.	Benedickson, Robert and Denise	Hohn, Rainer F.	\$ 1,979,000	Apr-14	\$ 1,125,000	Nov-03	10.4	3,244	\$ 81,943	7.3%	10
11	235 Phipps Plz.	Bryan, Katherine	Starr, Craig & Flynn, Chris	\$ 2,138,000	Apr-14	\$ 1,600,000	May-11	2.9	3,192	\$ 184,212	11.5%	11
12	322 Seaspray Ave.	Daniel, David S. and Jeanne B.	Spaziani, Michael Vincent and Elizabeth	\$ 1,380,000	Apr-14	\$ 380,000	Nov-98	15.4	2,638	\$ 64,831	17.1%	12
13	339 Seaspray Ave.	Lynn, Alexandra K.	Benedickson, Robert and Denise	\$ 2,450,000	Apr-14	\$ 1,835,557	Apr-11	3.0	3,280	\$ 204,627	11.1%	13
14	156 Sunset Ave.	Sosnow, Ellen and Lawrence	Karp, Karen	\$ 4,530,000	May-14	\$ 3,800,000	Jun-13	0.9	5,156	\$ 797,754	21.0%	14
15	311 Seabreeze Ave.	PB Breakers Five LLC	Sorgenti, Harold and Ann	\$ 3,550,000	May-14	\$ 700,000	Mar-95	19.2	6,009	\$ 148,586	21.2%	15
16	200 S. Ocean Blvd.	Gochman, David and Becky	Reveley, Robert and Heberlein, Julie	\$ 15,384,579	May-14	\$ 2,100,000	Aug-98	15.8	8,798	\$ 842,989	40.1%	16
17	173 Sunset Ave.	Krusen, Charles and Kristen	Toll, Sheldon and Roberta	\$ 2,950,000	Jun-14	\$ 2,600,000	May-05	9.1	5,801	\$ 38,502	1.5%	17
18	225 Seaspray Ave.	Meyer, Joseph and Susan	Marvin H. Morgaridge Estate	\$ 1,800,000	Jun-14	\$ 215,000	Jan-83	31.4	3,554	\$ 50,421	23.5%	18
19	*215 Seabreeze Ave.	Kozak, Nancy	Denicola, Ralph and Maria	\$ 1,500,000	Jun-14	N/A	Mar-10	4.3	2,334	N/A	N/A	19
20	414 Australian Ave.	Cowie, Christopher and Susan	Dalenberg, David and Sharon	\$ 5,225,000	Jun-14	\$ 4,650,000	May-13	1.1	5,960	\$ 529,987	11.4%	20
<i>*Not included in calculation for % Increase/(Decrease)</i>												
				2014 2Q Cumulative Summary - PB Home Sales (Midtown)								
				# of PB Home Sales (Midtown)	20							
				PB Home Sales - Midtown (Total \$)	\$ 82,506,579							
				Average Current Sales Price	\$ 4,125,329							
				Median Current Sales Price	\$ 2,875,000							
				Average Yrs. Between Sales	9.59							
				% Annual Increase/(Decrease)	12.2%							

2nd Quarter
2014
Report

THE EVANS REPORT™



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

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

SOUTH - PB HOMES SALES 1/1/14 - 6/30/14

	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	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%	1
2	4 El Bravo Way	Jan Holdings, LLC	Held, James	\$ 19,810,998	Feb-14	\$ 12,398,000	Jul-06	7.6	16,021	\$ 976,098	7.9%	2
3	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%	3
4	*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	4
5	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%	5
6	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%	6
7	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%	7
8	*619 Island Dr.	Celedinas, Ray and Kim	Pate, Lucille V.	\$ 6,550,000	Apr-14	N/A	Nov-13	0.4	6,135	N/A	N/A	8
9	577 S. County Rd.	Moody, William and Landry, Dana	Irvine, Cassandra H.	\$ 5,750,000	Apr-14	\$ 3,725,000	Jul-04	9.8	5,348	\$ 207,561	5.6%	9
10	125 Hammon Ave.	Ohannessian, Antoine	Carlucci, Frank III	\$ 1,450,000	Apr-14	\$ 1,200,000	Jun-13	0.8	N/A	\$ 300,164	25.0%	10
11	*2258 Ibis Isle Rd. E	Johnston, Lavinia	McDonald, John L.	\$ 1,800,000	Apr-14	N/A	Jan-96	18.3	3,838	N/A	N/A	11
12	2284 Ibis Isle Rd. W	2284 Ibis Isle LLC	Kronick, Jason	\$ 1,875,000	Apr-14	\$ 1,300,000	Mar-11	3.1	3,882	\$ 186,224	14.3%	12
13	112 Via Palma	Vecellio, Michael	Haruvi, Abe and Giovana	\$ 6,500,000	May-14	\$ 3,275,000	May-08	6.0	7,440	\$ 537,255	16.4%	13
14	2305 S. Ocean Blvd.	Cressey, Bryan and Christina	Ward, Donna	\$ 16,250,000	May-14	\$ 5,500,000	May-04	10.0	20,672	\$ 1,074,411	19.5%	14
15	142 Via Palma	Neckles, Peter and Marisa	Bitton, Salomon and Ellen	\$ 2,500,000	May-14	\$ 2,250,000	Feb-04	10.3	7,633	\$ 24,385	1.1%	15
16	575 Island Dr.	575 Island Drive Trust	Martha Brown Libert Trust	\$ 11,600,000	May-14	\$ 9,700,000	Jun-12	1.9	6,883	\$ 992,132	10.2%	16
17	118 Via Vizcaya	Bradley Point LLC	118 Via Vizcaya LLC	\$ 2,700,000	May-14	\$ 2,350,000	Sep-13	0.7	3,375	\$ 527,893	22.5%	17
18	61 Middle Rd. & Vacant Lot	Royalton Group US Holding Inc.	Middle Road LLC	\$ 22,900,000	May-14	\$ 3,898,000	May-98	16.0	9,501	\$ 1,186,812	30.4%	18
19	540 S. Ocean Blvd. (a.k.a 101 Via Marina)	540 South Ocean Blvd LLC	Via Marina LLC	\$ 20,000,000	May-14	\$ 18,500,000	May-10	4.0	16,897	\$ 374,743	2.0%	19
20	738 S. County Rd.	738 South County Rd. Trust	Diamond, Robert and Janice	\$ 23,092,625	Jun-14	\$ 4,057,000	Jun-96	18.0	13,341	\$ 1,056,891	26.1%	20
21	5 Middle Rd.	Saunders, Thomas III and Mary	Glazer, Avram and Jill	\$ 12,600,000	Jun-14	\$ 7,400,000	May-04	10.1	14,001	\$ 515,341	7.0%	21
22	136 Woodbridge Rd.	Silvi, Gary and Monique	Balasco, Russell J.	\$ 2,848,655	Jun-14	\$ 595,000	Aug-94	19.8	5,268	\$ 113,554	19.1%	22
23	640 Island Dr.	640 Everglades Island LLC	Cimek, Zdzislaw and Radtke, Janina	\$ 13,261,475	Jun-14	\$ 2,929,500	Jun-00	14.0	8,899	\$ 737,565	25.2%	23
24	550 Island Dr.	Thornburgh, Richard and Cornelia	Kean, Ian	\$ 9,000,000	Jun-14	\$ 4,190,000	May-02	12.1	5,739	\$ 397,746	9.5%	24

	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	
25	102 Jungle Rd.	Thomas R. Maier Trust	Trump, Ivana	\$ 16,600,000	Jun-14	\$ 4,400,000	Mar-94	20.3	18,316	\$ 602,001	13.7%	25
26	204 Via Del Mar	Via Del Mar LLC	Atrium Trust	\$ 5,505,000	Jun-14	\$ 5,643,173	Aug-11	2.8	N/A	\$ (48,728)	-0.9%	26
	*Not included in calculation for % Increase/(Decrease)											
	2014 2Q Cumulative Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			26								
	PB Home Sales - South (Total \$)			\$ 271,456,053								
	Average Current Sales Price			\$ 10,440,617								
	Median Current Sales Price			\$ 7,236,150								
	Average Yrs. Between Sales			9.27								
	% Annual Increase/(Decrease)			11.8%								
	2014 1Q ONLY Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			7								
	PB Home Sales - South (Total \$)			\$ 88,673,298								
	Average Current Sales Price			\$ 12,667,614								
	Median Current Sales Price			\$ 7,922,300								
	Average Yrs. Between Sales			8.95								
	% Annual Increase/(Decrease)			10.9%								
	2014 2Q ONLY Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			19								
	PB Home Sales - South (Total \$)			\$ 182,782,755								
	Average Current Sales Price			\$ 9,620,145								
	Median Current Sales Price			\$ 6,550,000								
	Average Yrs. Between Sales			9.39								
	% Annual Increase/(Decrease)			12.3%								

2nd Quarter
2014
Report

THE EVANS REPORT™

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



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

ALL - PB CONDO/CO-OP SALES 1/1/14 - 6/30/14

#	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. #2-D	Fisk, Kristen	Dunmire, Philip	\$ 500,000	Jan-14	\$ 151,000	Sep-09	4.3	1176	\$ 80,471	53.3%	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	\$ (15,336)	-5.6%	4
5	*2295 S. Ocean Blvd. #502 (Co-Op)	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. #2-B-7	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. #2-A	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. #405-S	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. #3-H-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. #305-N	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. #505-N	Oviedo, Jose	Dorothy Gordon Estate	\$ 210,000	Feb-14	\$ 142,000	Aug-01	12.5	1405	\$ 5,435	3.8%	17
18	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%	18
19	100 Sunrise Ave. #625	Bagley, Elizabeth	Charles Weiner Trust	\$ 950,000	Feb-14	\$ 300,000	Sep-95	18.4	1623	\$ 35,263	11.8%	19
20	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%	20
21	325 S. Lake Dr. #5	Stewart, Van	White, Thomas	\$ 325,000	Feb-14	\$ 80,000	Mar-83	30.9	507	\$ 7,917	9.9%	21
22	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%	22
23	429 Australian Ave. #10	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	1133	\$ 47,712	7.5%	23
24	44 Coconut Row #124-B	Elizabeth Brown Trust	Rafoo, Richard	\$ 350,000	Feb-14	\$ 400,000	Oct-12	1.3	1272	\$ (37,398)	-9.3%	24
25	*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	25
26	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%	26
27	3250 S. Ocean Blvd. #308-N	Meireles, George and Turner, Robin	Pearson, Sari	\$ 260,000	Feb-14	\$ 155,000	Aug-99	14.5	1478	\$ 7,234	4.7%	27
28	301 Chilean Ave. #8	Tuttle Family	Hubbard, Lyra	\$ 175,000	Feb-14	\$ 75,000	Dec-94	19.2	399	\$ 5,213	7.0%	28
29	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%	29

30	44 Coconut Row #422-B	Donna Riley Trust	Palumbo, William	\$ 660,000	Mar-14	\$ 600,000	Nov-11	2.3	1272	\$ 25,734	4.3%	30
31	44 Coconut Row #108-A	Bauer, John and Sharon	Novak, Judith	\$ 195,000	Mar-14	\$ 90,000	Jan-79	35.2	900	\$ 2,984	3.3%	31
32	44 Coconut Row #401-B	Edward Stephenson Trust	Milstein, Arnold and Nancy	\$ 345,000	Mar-14	\$ 105,000	Oct-98	15.4	900	\$ 15,560	14.8%	32
33	122 Peruvian Ave. #141	Knapp, Todd	Marks, Christine	\$ 395,000	Mar-14	\$ 390,000	Dec-09	4.2	827	\$ 1,177	0.3%	33
34	227 Australian Ave. #52	Gubernick, Joseph & Lynn	Sezna, Daivs	\$ 955,000	Mar-14	\$ 367,500	\$ 36,373	14.6	1287	\$ 40,262	11.0%	34
35	150 Bradley Pl. #414	Gates, Helene & Andrew & Liza	Richter, Phyllis	\$ 595,000	Mar-14	\$ 250,000	Mar-93	21.0	1528	\$ 16,418	6.6%	35
36	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%	36
37	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%	37
38	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%	38
39	330 Coconut Row #5-D	Margolis, Cynthia	Lisa Rand Trust	\$ 1,200,000	Mar-14	\$ 645,000	May-03	10.8	1540	\$ 51,194	7.9%	39
40	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%	40
41	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%	41
42	300 S. Ocean Blvd. #4-C (Co-Op)	Ostberg, Katherine and Preben	Faris, George and Claudia	\$ 2,187,350	Mar-14	\$ 295,000	Jun-91	22.8	1801	\$ 83,128	28.2%	42
43	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%	43
44	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%	44
45	2730 S. Ocean Blvd. #308 (Co-Op)	Black, Susanne	Beizer, Harriet	\$ 68,400	Mar-14	\$ 100,000	Sep-01	12.5	592	\$ (2,527)	-2.5%	45
46	*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	46
47	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%	47
48	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%	48
49	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%	49
50	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%	50
51	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%	51
52	2295 S. Ocean Blvd. #720 (Co-Op)	Klein, Kelly and List, Glorida	Walega, David	\$ 238,000	Mar-14	\$ 340,000	Feb-05	9.1	1038	\$ (11,231)	-3.3%	52
53	2185 Ibis Isle Rd. #1	Hazelcorn, Mariana	Baeza Trust	\$ 315,000	Mar-14	\$ 400,000	Mar-04	10.0	1473	\$ (8,495)	-2.1%	53
54	2600 S. Ocean Blvd. #404-S	Toohey, Kara and Robert	Scharfer, Thelma	\$ 330,000	Mar-14	\$ 212,000	May-81	32.9	1670	\$ 3,592	1.7%	54
55	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%	55
56	3300 S. Ocean Blvd. #204-N	Oppenheim, Martin and Sandra	Romondetta, Josephina	\$ 555,000	Mar-14	\$ 265,000	May-84	29.9	1902	\$ 9,715	3.7%	56
57	2600 S. Ocean Blvd. #107-S	Penny Newberg Nixon Trust	Hollinger, Lisa	\$ 595,000	Mar-14	\$ 486,000	Dec-07	6.3	1495	\$ 17,434	3.6%	57
58	2660 S. Ocean Blvd. #703-W	Nicholson, Patricia	Martino, Lawrence	\$ 1,300,000	Mar-14	\$ 1,050,000	Sep-03	10.5	2918	\$ 23,800	2.3%	58
59	2770 S. Ocean Blvd. #401-S	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%	59
60	2784 S. Ocean Blvd. #304-N	Miles, Billy Joe and William	Bowlds, Richard and Carolyn	\$ 399,900	Mar-14	\$ 230,000	Apr-12	1.9	1405	\$ 88,717	38.6%	60
61	235 Sunrise Ave. #3019	Higgins, Mary	Hersman Rental LLC	\$ 100,000	Mar-14	\$ 95,000	Aug-12	1.6	395	\$ 3,163	3.3%	61
62	434 Chilian Ave. #3-D	Arena, Mark	Gast, Zdenka	\$ 775,000	Mar-14	\$ 695,000	May-05	8.8	1293	\$ 9,051	1.3%	62
63	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%	63
64	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%	64
65	400 S. Ocean Blvd., #206	Tanenbaum, Robert and Maria	Graham, Gary and Anita	\$ 3,000,000	Mar-14	\$ 2,300,000	Jun-12	1.7	2782	\$ 400,470	17.4%	65
66	2545 S. Ocean Blvd., #406	Lightcap, Robert and Blaes, Carol	HSBC Bank USA, NA	\$ 116,799	Mar-14	\$ 105,100	Oct-13	0.4	918	\$ 28,279	26.9%	66
67	170 N. Ocean Blvd., #611	Palm Angels Inc.	Ocean Towers Realty Trust	\$ 415,000	Mar-14	\$ 500,000	Sep-08	5.5	868	\$ (15,458)	-3.1%	67
68	142 Peruvian Ave., #1040	Alegria Real Estate LLC	Gibbons, John D. Jr.	\$ 385,000	Mar-14	\$ 220,000	Mar-01	13.0	479	\$ 12,684	5.8%	68
69	170 N. Ocean Blvd., #509	GICS INC	Ocean Towers Realty Trust	\$ 650,000	Mar-14	\$ 275,000	Apr-99	14.9	1395	\$ 25,124	9.1%	69
70	170 N. Ocean Blvd., #511	Twenty 7 LLC	Ocean Towers Realty Trust	\$ 380,000	Mar-14	\$ 189,500	Feb-00	14.1	868	\$ 13,522	7.1%	70
71	227 Australian Ave., #15	Luchsinger, Nicolas	Bohn, Matthew P.	\$ 450,000	Mar-14	\$ 419,000	Mar-01	13.0	1287	\$ 2,383	0.6%	71
72	*2185 Ibis Isle Rd., #120	Monaghan, Timothy and Pamela	Roy F. Broyhill Trust	\$ 299,000	Mar-14	N/A	Aug-98	15.6	1473	N/A	N/A	72
73	2600 S. Ocean Blvd., #402-S	Scott, Michael and Hauner, Robin	Miller, Michael	\$ 540,000	Mar-14	\$ 428,500	Nov-07	6.3	1495	\$ 17,603	4.1%	73
74	3230 S. Ocean Blvd., #F-312	Jordan, Charles & Jeffrey & Mary & Sharon	Homan, Stephen and Eugene	\$ 275,000	Mar-14	\$ 150,000	Jan-80	34.2	1176	\$ 3,656	2.4%	74

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.

75	3200 S. Ocean Blvd., #B-203	Anne T. Lynam Trust	3200 Ocean 203 LLC	\$ 275,000	Mar-14	\$ 590,000	May-05	8.8	1476	\$ (35,640)	-6.0%	75
76	130 Sunrise Ave., #5100	Gofman, Slavik	Fleury, Joelle Caroline	\$ 560,000	Mar-14	\$ 254,000	Nov-96	17.3	1673	\$ 17,647	6.9%	76
77	340 Brazlian Ave. #1010	Harris, James and Joan	Daniela McCurach Trust	\$ 1,437,500	Apr-14	\$ 925,000	Jun-04	9.8	2284	\$ 52,092	5.6%	77
78	*100 Worth Ave. #405	Smith, Barbara and Edward	Joan Page Van Winkle Trust	\$ 1,450,000	Apr-14	N/A	May-12	1.9	2022	N/A	N/A	78
79	100 Sunrise Ave. #223	Braun, Helen and Juraj	Florence Free Trust	\$ 960,000	Apr-14	\$ 500,000	Feb-84	30.2	1673	\$ 15,240	3.0%	79
80	100 Sunrise Ave. #224	Salus Family Reparations Trust	Florence Free Trust	\$ 390,000	Apr-14	\$ 255,000	May-92	21.9	1154	\$ 6,156	2.4%	80
81	150 N. Ocean Blvd. #402	Brock, Joan and Macon	Albert Abramson Trust	\$ 3,600,000	Apr-14	\$ 1,150,000	Aug-97	16.7	2984	\$ 146,911	12.8%	81
82	2505 S. Ocean Blvd. #301	Arsene, Vladimir & Charney, Stephanie	Wayler, Irving	\$ 125,000	Apr-14	\$ 45,000	Jan-77	37.3	788	\$ 2,146	4.8%	82
83	2860 S. Ocean Blvd. #510	Reicheald Hiranandani Trust	Murray, Eugene	\$ 220,000	Apr-14	\$ 170,000	Jul-12	1.8	1210	\$ 28,560	16.8%	83
84	3450 S. Ocean Blvd. #315	Ibrahim, Michael and Nevien	Michelle Rockefeller Trust	\$ 240,000	Apr-14	\$ 200,000	Aug-02	11.7	1548	\$ 3,426	1.7%	84
85	3300 S. Ocean Blvd. #206-N	Irwin, George and Mary	Mock, David	\$ 350,000	Apr-14	\$ 235,000	Apr-97	17.0	1437	\$ 6,760	2.9%	85
86	2275 S. Ocean Blvd. #206-A	Shearer, David and Felice	Tennebaum, Denise and Alan	\$ 540,000	Apr-14	\$ 350,000	Jun-82	31.9	1853	\$ 5,965	1.7%	86
87	2784 S. Ocean Blvd. #201-N	Laurence Peters Trust	Casey, Janina	\$ 775,000	Apr-14	\$ 795,000	Jan-10	4.2	1863	\$ (4,707)	-0.6%	87
88	2580 S. Ocean Blvd. #1-A-4	Platzner, Corey and Linda	Druxerman, Ruth	\$ 795,000	Apr-14	\$ 205,200	Jan-79	35.3	2423	\$ 16,722	8.1%	88
89	3140 S. Ocean Blvd. #504-S	Kaftan, Geraldine and Melvin	Five Beach BA LLC	\$ 1,010,000	Apr-14	\$ 950,000	Nov-08	5.4	2173	\$ 11,077	1.2%	89
90	2660 S. Ocean Blvd. #403-W	South Ocean Realty Ltd	Eisenberg, Richard	\$ 1,900,000	Apr-14	\$ 1,400,000	May-07	6.9	2918	\$ 72,220	5.2%	90
91	2660 S. Ocean Blvd. #501-W	Elayne Hurwitz Trust	Shcaps, Richard	\$ 2,500,000	Apr-14	\$ 2,500,000	Sep-06	7.6	2918	\$ -	0.0%	91
92	2600 S. Ocean Blvd. #303-N	Lowenfels, Joan	Ratner, Jack and Rica	\$ 420,000	Apr-14	\$ 325,000	Apr-96	18.0	1495	\$ 5,275	1.6%	92
93	2774 S. Ocean Blvd., #712 (Co-Op)	Leone, Charles and Jill	Taub, Molly	\$ 308,620	Apr-14	\$ 210,000	Aug-01	12.7	1344	\$ 7,781	3.7%	93
94	2730 S. Ocean Blvd., #104 (Co-Op)	Davie, Clifford	Moss, Barry and Deborah	\$ 400,000	Apr-14	\$ 165,000	Apr-10	4.0	1562	\$ 58,710	35.6%	94
95	3400 S. Ocean Blvd., #5-C-I	Fazio, Jo Ann and Pompilo	Edith Gordon Trust	\$ 460,000	Apr-14	\$ 255,000	Mar-87	27.1	1740	\$ 7,563	3.0%	95
96	3400 S. Ocean Blvd., #7-C-II	FAE Trust	Terry Shamie Trust	\$ 570,000	Apr-14	\$ 350,000	Sep-93	20.6	1740	\$ 10,682	3.1%	96
97	2660 S. Ocean Blvd., #601-S	Nicholson, Patricia	Maitland, Guy	\$ 1,175,000	Apr-14	\$ 675,000	Dec-94	19.3	2137	\$ 25,846	3.8%	97
98	2660 S. Ocean Blvd., #504-S	Robbins, Brian and Kimberly	Martin Blaser Trust	\$ 780,000	Apr-14	\$ 600,000	Dec-03	10.3	2606	\$ 17,409	2.9%	98
99	2185 Ibis Isle Rd., #2	Misisco, Michael	Cofer, Sandra	\$ 485,000	Apr-14	\$ 285,000	May-12	1.9	1269	\$ 104,286	36.6%	99
100	3440 S. Ocean Blvd., #504-S	Crocitto, Elizabeth and Peter	Selin, David	\$ 425,000	Apr-14	\$ 171,000	Feb-80	34.2	2078	\$ 7,430	4.3%	100
101	3440 S. Ocean Blvd., #502-N	Mlotek, Audrey and Mark	Velinsky, Daniel and Michael	\$ 950,000	Apr-14	\$ 174,000	Feb-80	34.2	2131	\$ 22,699	13.0%	101
102	2295 S. Ocean Blvd., #521 (Co-Op)	Fleites, Gema	Rehl, Alicia	\$ 160,000	Apr-14	\$ 122,000	Jan-02	12.3	1038	\$ 3,101	2.5%	102
103	3230 S. Ocean Blvd., #D-308	Paoella, Chris and Mary	Mitrofanis, Vicky and Chris	\$ 199,000	Apr-14	\$ 105,000	May-00	13.9	980	\$ 6,750	6.4%	103
104	2505 S. Ocean Blvd., #509	Kwan, Cynthia	Ammons, Herbert and Gladys	\$ 200,000	Apr-14	\$ 141,500	Jul-02	11.8	1116	\$ 4,975	3.5%	104
105	2150 Ibis Isle Rd., #9	Rezvan, Kathleen	Prendergast, Robert and Kay & Brian	\$ 710,000	Apr-14	\$ 375,000	Feb-09	5.2	1949	\$ 64,867	17.3%	105
106	400 S. Ocean Blvd., #201-N	Bossidy, Dorothy	Waldeen, Erik	\$ 1,600,000	Apr-14	\$ 700,000	Aug-04	9.7	1716	\$ 93,059	13.3%	106
107	330 S. Ocean Blvd., #3-C	Rohrbach, Clayton and Anne	Effron, Brian and Sherry	\$ 2,900,000	Apr-14	\$ 2,400,000	Feb-10	4.2	2406	\$ 120,066	5.0%	107
108	389 S. Lake Dr., #3-B	Christopher B. Galvin Trust	Kerwin, James and Shiela	\$ 985,000	Apr-14	\$ 1,235,000	Oct-05	8.5	1655	\$ (29,398)	-2.4%	108
109	210 Bradley Pl., #101	Bubes, Alan and Nancy	Hess, Marshall and Marianne	\$ 110,000	Apr-14	\$ 1,550,000	Oct-04	9.5	2252	\$ (151,513)	-9.8%	109
110	250 Bradley Pl., #610	May, Peter	Pompei, Eugene and Lorenzo, Diana	\$ 700,000	Apr-14	\$ 167,000	May-93	20.9	1220	\$ 25,464	15.2%	110
111	150 Bradley Pl., #802-W	Shapiro, Mark L. and Lewent, Judy C.	Joanne K. Buncher Trust	\$ 2,538,310	Apr-14	\$ 850,000	Aug-88	25.7	2325	\$ 65,739	7.7%	111
112	44 Cocoanut Row, #226-B	Mazer, Lynne Jacwin	Cole, Joanna Lewis	\$ 315,000	Apr-14	\$ 385,000	Apr-04	10.0	1022	\$ (6,996)	-1.8%	112
113	44 Cocoanut Row, #417-A	Roemmers, Alfredo and Cathrine	Goldsmith Family Trust	\$ 710,000	Apr-14	\$ 405,000	Feb-89	25.2	1919	\$ 12,114	3.0%	113
114	*44 Cocoanut Row, #417-B	Dorothy Slover Trust	Francine Katz Trust	\$ 800,000	Apr-14	N/A	Jan-01	13.3	1226	N/A	N/A	114
115	44 Cocoanut Row, #522-B	Schneider, James and Duffy, Taylor	Pressman, Holly P.	\$ 500,000	Apr-14	\$ 210,000	Apr-00	14.0	1272	\$ 20,702	9.9%	115
116	130 Sunrise Ave., #413-W	Montes, Leopoldo	Grossman, Seth and Anne Elizabeth	\$ 537,500	Apr-14	\$ 650,000	Jun-05	8.8	1580	\$ (12,729)	-2.0%	116
117	130 Sunrise Ave., #614	Glucksman, Jane	Hall, David M. and Suzanne C.	\$ 750,000	Apr-14	\$ 360,000	Jun-12	1.8	1580	\$ 212,780	59.1%	117
118	100 Worth Ave., #316	Haft, Myrna	Palm Beach Realty Trust	\$ 2,700,000	Apr-14	\$ 1,000,000	May-03	10.9	1597	\$ 155,592	15.6%	118
119	2720 S. Ocean Blvd., #223	Britt, James D. and Mazurek, Dennis A.	Bigelow, Dwayne and Musgrave, Angela	\$ 87,000	Apr-14	\$ 125,000	Aug-04	9.7	1158	\$ (3,929)	-3.1%	119

120	235 Sunrise Ave., #3244	Donahugh, Don and Johnson, Phil	Roberts, Penelope	\$ 93,000	Apr-14	\$ 84,000	May-01	12.9	389	\$ 696	0.8%	120
121	2195 Ibis Isle Rd., #7 (REO)	Gardner, Susan	FNMA	\$ 235,000	Apr-14	\$ 310,200	Apr-13	1.0	1168	\$ (75,200)	-24.2%	121
122	340 S. Ocean Blvd., #PH-2	Palm Beach Realty Trust	Moon Owl Realty LLC	\$ 2,800,000	Apr-14	\$ 1,300,000	Dec-01	12.3	1809	\$ 121,559	9.4%	122
123	150 Bradley Pl. #503-C	Gates, Andrew and Liza	Albert D. Schonbrunn Estate	\$ 675,000	Apr-14	\$ 415,000	Sep-89	24.6	1568	\$ 10,570	2.5%	123
124	2660 S. Ocean Blvd., #702-S	Casey, Janina	Bocian, Frank J. Jr.	\$ 855,000	Apr-14	\$ 514,990	Jan-03	11.3	1900	\$ 30,210	5.9%	124
125	3140 S. Ocean Blvd., #10	Kaftan, Geraldine and Melvin	Five Beach BA LLC	\$ 1,010,000	Apr-14	\$ 950,000	Nov-08	5.4	N/A	\$ 11,077	1.2%	125
126	2000 S. Ocean Blvd., #307-S	Gerrity, Edward	RRD Enterprises LLC	\$ 875,000	Apr-14	\$ 895,000	Sep-04	9.6	2494	\$ (2,086)	-0.2%	126
127	300 Seminole Ave., #5-A	TPTS LLC	Golden, Raymond and Linda	\$ 14,000,000	Apr-14	\$ 6,030,000	May-02	11.9	5798	\$ 668,286	11.1%	127
128	2770 S. Ocean Blvd., #301-S	Frankel Family Trust	Three 548474 Manitoba Inc.	\$ 1,900,000	May-14	\$ 1,850,000	Jan-97	17.3	4370	\$ 2,884	0.2%	128
129	2774 S. Ocean Blvd., #205 (Co-Op)	Harr, Paul and Underwood, Cynthia	Rogers, Lydia	\$ 427,000	May-14	\$ 205,000	Mar-10	4.2	1294	\$ 53,239	26.0%	129
130	3360 S. Ocean Blvd., #1-F-II	Heinemann, Michelle	Connell, William and Honor	\$ 480,000	May-14	\$ 290,000	May-00	14.0	2119	\$ 13,563	4.7%	130
131	2780 S. Ocean Blvd., #707 (Co-Op)	Gibson, Terri and Richard	Ambassador Corporation	\$ 185,000	May-14	\$ 188,000	Oct-08	5.6	841	\$ (537)	-0.3%	131
132	3400 S. Ocean Blvd., #5-H-I	Frankel Cantalano Trust	Hatkoff nad Ptricof Family	\$ 530,000	May-14	\$ 280,000	Jun-86	27.9	2119	\$ 8,950	3.2%	132
133	2660 S. Ocean Blvd., #702-W	Starcher, John	Moss, Nancy	\$ 862,500	May-14	\$ 403,000	May-96	18.0	1908	\$ 25,512	6.3%	133
134	2773 S. Ocean Blvd., #104	Hanson Family 2013 Rev. Trust	Herman, Steve	\$ 195,000	May-14	\$ 170,000	Feb-90	24.3	1389	\$ 1,030	0.6%	134
135	3170 S. Ocean Blvd., #701-S	Benatar, Grasya and Sam	Wechsler, Jacquelin	\$ 442,500	May-14	\$ 367,500	Feb-88	26.3	2350	\$ 2,856	0.8%	135
136	3170 S. Ocean Blvd., #401-N	O'Neil, Shelly and Thomas	Burtin Botvin Trust	\$ 789,000	May-14	\$ 355,000	Mar-85	29.2	2350	\$ 14,870	4.2%	136
137	*2295 S. Ocean Blvd., #614 (Co-Op)	Goldsmith, Gerald	Henry Stein Trust	\$ 230,000	May-14	N/A	Jan-97	17.3	1559	N/A	N/A	137
138	*3475 S. Ocean Blvd., #705	Vrancich, Nela and Scott	Austin, Audry	\$ 230,000	May-14	N/A	Oct-13	0.6	1395	N/A	N/A	138
139	3030 S. Ocean Blvd., #105 (Co-Op)	Genest, Jacques and Remi	Kindsgrab, Henry and Paula	\$ 112,000	May-14	\$ 65,000	Feb-01	13.3	824	\$ 3,547	5.5%	139
140	3100 S. Ocean Blvd., #501-S	Cyker, Jenny	Athens, Irene & Carter Jr., Clarke	\$ 1,675,000	May-14	\$ 1,650,000	Apr-94	20.1	4994	\$ 1,244	0.1%	140
141	2580 S. Ocean Blvd., #2-C-3	Schaffer, John and Marta	Pearl, Jerome & Richard & Theodore	\$ 1,500,000	May-14	\$ 690,000	Feb-87	27.3	2867	\$ 29,711	4.3%	141
142	2505 S. Ocean Blvd., #407	Begnoche, Kenneth and Laura	Carcatera, Joseph	\$ 119,000	May-14	\$ 140,000	Jun-07	6.9	531	\$ (3,034)	-2.2%	142
143	2505 S. Ocean Blvd., #401	Arsenault, Linda	Judith Castellucci Trust	\$ 195,000	May-14	\$ 78,000	Jun-01	12.9	788	\$ 9,053	11.6%	143
144	2505 S. Ocean Blvd., #PH-4	Axelrod, Terry & Shapiro, Heather	Arnell, Tracy, Cuadra Albert	\$ 385,000	May-14	\$ 300,000	Apr-10	4.1	1905	\$ 20,808	6.9%	144
145	2505 S. Ocean Blvd., #405	Testard, Veronique	Zahi Ismir Trust	\$ 285,000	May-14	\$ 112,500	Apr-99	15.1	1116	\$ 11,429	10.2%	145
146	2275 S. Ocean Blvd., #207-A	Gold, Nathan & Majtlis, Abram	Krakower, Judith	\$ 333,000	May-14	\$ 380,000	Apr-05	9.1	1614	\$ (5,172)	-1.4%	146
147	*2760 S. Ocean Blvd., #313 (Co-Op)	Karanko, Arnold and Pirkko	Muller, Luciene	\$ 150,000	May-14	N/A	N/A	N/A	850	N/A	N/A	147
148	2840 Ocean Blvd., #205 (Co-Op)	Lu, Jun and Yu, Yadi	Mary Devanney Trust	\$ 90,000	May-14	\$ 60,000	Jul-00	13.8	935	\$ 2,167	3.6%	148
149	*2840 Ocean Blvd., #603 (Co-Op)	Dwyer, Thomas and Elizabeth	Bien, Ellen & Julie, Laurie	\$ 180,000	May-14	N/A	Feb-12	2.2	1251	N/A	N/A	149
150	2100 S. Ocean Blvd., #604-N	Karotkin, Nancy and Stephen	Milo, Anna and Amos	\$ 1,675,000	May-14	\$ 975,000	Mar-94	20.2	3136	\$ 34,686	3.6%	150
151	2000 S. Ocean Blvd., #210-N	Brodsky, Jeffrey and Lori	2000 South Ocean Blvd LLC	\$ 1,350,000	May-14	\$ 770,000	Apr-88	26.1	3163	\$ 22,223	2.9%	151
152	2000 S. Ocean Blvd., #310-N	Slocum, Michael	Schuman, Jerome	\$ 1,500,000	May-14	\$ 962,000	Apr-94	20.1	3163	\$ 26,772	2.8%	152
153	330 S. Ocean Blvd., #2-F	Sorgenti, Harold and Ann	Elizabeth Remmert Trust	\$ 2,500,000	May-14	\$ 2,800,000	Jun-07	6.9	2454	\$ (43,349)	-1.5%	153
154	330 S. Ocean Blvd., #2-D	Traylor, Glen and Tracy	DaSilva, Willard H.	\$ 2,600,000	May-14	\$ 605,500	Oct-95	18.6	2406	\$ 107,263	17.7%	154
155	400 S. Ocean Blvd., #208-E	Alfaro, Francisco and Christine	S&S 1994 LLC	\$ 1,900,000	May-14	\$ 1,790,000	Dec-07	6.4	1716	\$ 17,136	1.0%	155
156	400 S. Ocean Blvd., #217-E	Lamaze, Eric	Kleinberg, David	\$ 1,925,000	May-14	\$ 1,750,000	May-05	9.0	1716	\$ 19,433	1.1%	156
157	151 Grace Trail, #4	151-4 Grace Trust	White, Suzanne	\$ 2,350,000	May-14	\$ 780,000	Feb-98	16.3	2701	\$ 96,587	12.4%	157
158	360 S. Ocean Blvd., #2-A	360 PB Trust	Golzan Property Partnership	\$ 3,753,000	May-14	\$ 1,593,000	Jun-09	4.9	2500	\$ 439,220	27.6%	158
159	434 Chilean Ave., #2-A	Diana L. Mack Family Trust	Blick, Annette	\$ 737,284	May-14	\$ 975,000	Jun-06	7.9	1293	\$ (30,013)	-3.1%	159
160	434 Chilean Ave., #2-B	Hallman, Thomas and Kathleen	Hoffman, Howard and Sandi & Weiss, Sharon	\$ 915,000	May-14	\$ 635,000	Aug-04	9.8	1316	\$ 28,708	4.5%	160
161	250 Bradley Pl., #202	Sandra Fitzmaurice Trust	Rick Sands Trust	\$ 460,000	May-14	\$ 245,000	Aug-01	12.8	871	\$ 16,855	6.9%	161
162	250 Bradley Pl., #309	Crili Real Estate LLC	Navesink Investments LLC	\$ 608,000	May-14	\$ 495,000	Oct-02	11.6	1220	\$ 9,751	2.0%	162
163	150 Bradley Pl., #105	Kiernan, Charles	Abraham, S. Daniel and Ewa	\$ 2,350,000	May-14	\$ 2,200,000	Oct-12	1.6	1854	\$ 94,887	4.3%	163
164	44 Cocconut Row, #21-B	Burt, Sue Anne	Hoffpauer, Pamela	\$ 290,000	May-14	\$ 162,000	Apr-04	10.1	800	\$ 12,689	7.8%	164

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.

165	44 Coconut Row, #601-A	Steinberg, Jonathan	Herbert C. Lee 2009 Trust	\$ 1,050,000	May-14	\$ 2,200,000	Apr-05	9.1	1818	\$ (126,545)	-5.8%	165
166	100 Sunrise Ave., #417-E	Rome, Bernard and Timmie	Sun & Surf Pooh LLC	\$ 950,000	May-14	\$ 950,000	Aug-11	2.8	1644	\$ -	0.0%	166
167	100 Sunrise Ave., #202-E	Ambrosi, Robert and Li, Chao	Nancy N. Kops Trust	\$ 1,550,000	May-14	\$ 1,081,250	Jul-02	11.8	1646	\$ 39,587	3.7%	167
168	100 Sunrise Ave., #215-E	Dennis J. Manning Trust	Rickel LLC	\$ 610,000	May-14	\$ 360,000	May-00	14.0	1547	\$ 17,847	5.0%	168
169	130 Sunrise Ave., #203	PBOC Inc.	Steinberg, Richard and Renee	\$ 610,000	May-14	\$ 220,000	Apr-98	16.1	1673	\$ 24,234	11.0%	169
170	100 Worth Ave., #515	Fox, Reeder and Marion	Fifth Avenue Realty Trust	\$ 1,000,000	May-14	\$ 700,000	Mar-04	10.2	1590	\$ 29,491	4.2%	170
171	*2565 S. Ocean Blvd., #2180	Verbeek, Pieter	Manziona, Rose	\$ 120,000	May-14	N/A	N/A	N/A	640	N/A	N/A	171
172	3475 S. Ocean Blvd., #714	3475 S. Ocean LLC	La Bonnie Vie Condo Association	\$ 180,100	May-14	\$ 450,000	Apr-05	9.1	1395	\$ (29,700)	-6.6%	172
173	301 Australian Ave., #220	CSC Brazilian LP	Schlesinger, Robert	\$ 303,450	May-14	\$ 825,000	Sep-07	6.7	N/A	\$ (78,211)	-9.5%	173
174	3000 S. Ocean Blvd., #408	Brown, Martha	Lipton, Lee and Martha	\$ 2,350,000	May-14	\$ 2,200,000	Aug-09	4.8	3219	\$ 31,574	1.4%	174
175	2295 S. Ocean Blvd., #910 (Co-Op)	Svingos, William	Fine, Joel and Adele	\$ 720,000	May-14	\$ 342,000	Jan-11	3.3	1959	\$ 113,462	33.2%	175
176	3100 S. Ocean Blvd., #306-S	Fine, Joel and Adele	Kenin, Michael and Pomerance, Lydia K.	\$ 560,000	May-14	\$ 437,500	Oct-86	27.6	2244	\$ 4,438	1.0%	176
177	3390 S. Ocean Blvd., #2020	Levine, Jodie K.	Magarian, Phyllis	\$ 350,000	May-14	\$ 275,000	Aug-96	17.8	1714	\$ 4,223	1.5%	177
178	400 S. Ocean Blvd., #2070	Alfaro, Francisco and Christine	Burt, James III and Sue Ann	\$ 1,900,000	May-14	\$ 1,700,000	May-06	8.0	1716	\$ 24,983	1.5%	178
179	3230 S. Ocean Blvd., #E-110	92567841 Quebec Inc.	Cortes Family Trust	\$ 158,000	May-15	\$ 145,000	Nov-02	12.5	1176	\$ 1,040	0.7%	179
180	250 Bradley Pl., #406	Rutgers, Anthony and Diane	Giudi, Claudio A.	\$ 630,000	Jun-14	\$ 470,000	Jun-12	2.0	1220	\$ 80,000	17.0%	180
181	3450 S. Ocean Blvd., #1180	Ruiz, Lilian Maria	Moloney, Edward and Jacqueline	\$ 145,000	Jun-14	\$ 255,000	Aug-05	8.8	1293	\$ (12,446)	-4.9%	181
182	44 Coconut Row, #512-A	Nelson, Norman and Reardon, Robin	Ciner, Alan G.	\$ 650,000	Jun-14	\$ 500,000	Aug-02	11.8	1215	\$ 12,668	2.5%	182
183	2500 S. Ocean Blvd., #3-A-1	Miller, Michael	Mary Nicholson Trust	\$ 634,000	Jun-14	\$ 315,000	Mar-94	20.3	2590	\$ 15,741	5.0%	183
184	3120 S. Ocean Blvd. #3-402	Jarin, Kenneth and Weissman, Robin	Day, Ruth	\$ 560,000	Jun-14	\$ 235,000	May-85	29.1	2497	\$ 11,167	4.8%	184
185	2730 S. Ocean Blvd., #734 (Co-Op)	Barber, Virgil and Osborn, Aaron	Chorna, Douglas & Kellen, Denise	\$ 60,000	Jun-14	\$ 30,000	Jun-91	23.0	700	\$ 1,303	4.3%	185
186	2780 S. Ocean Blvd., #206 (Co-Op)	Purser, John	Holidae Hayes Trust	\$ 195,000	Jun-14	\$ 200,000	Jul-04	9.9	811	\$ (504)	-0.3%	186
187	2660 S. Ocean Blvd., #102-S	Frumkin, Ann	Golden, Robert and Marianne	\$ 700,000	Jun-14	\$ 122,900	Jan-79	35.4	1900	\$ 16,285	13.3%	187
188	3250 S. Ocean Blvd., #101-S	Gordon, Andrew and Micol	Hearne, Steven and Laura	\$ 350,000	Jun-14	\$ 255,000	Jun-03	11.0	1640	\$ 8,630	3.4%	188
189	3250 S. Ocean Blvd., #308-S	Holzer, Marjorie and Neri	Smith, Geraldine	\$ 350,000	Jun-14	\$ 235,000	Aug-11	2.8	1478	\$ 40,556	17.3%	189
190	2295 S. Ocean Blvd., #502 (Co-Op)	Harbour Real Estate Holding LLC	Basseches, Robert and Harriet	\$ 170,000	Jun-14	\$ 185,000	Oct-10	3.7	1559	\$ (4,089)	-2.2%	190
191	2295 S. Ocean Blvd., #401 (Co-Op)	Ann Bouchard Trust	Adelman, Donna	\$ 565,000	Jun-14	\$ 205,000	Jun-00	14.0	1959	\$ 25,699	12.5%	191
192	2850 S. Ocean Blvd., #303 (Co-Op)	Palm Worth Inc.	Adduci Family Trust	\$ 155,000	Jun-14	\$ 80,000	May-89	25.1	858	\$ 2,988	3.7%	192
193	2505 S. Ocean Blvd., #412	Salvia, Joseph and Maria	Lief, Ingrid	\$ 230,180	Jun-14	\$ 145,000	Dec-95	18.5	1116	\$ 4,601	3.2%	193
194	2840 S. Ocean Blvd., #403 (Co-Op)	Hackett, Brian and Geraldine	Amy Wysoker Trust	\$ 75,000	Jun-14	\$ 39,000	Feb-00	14.3	700	\$ 2,511	6.4%	194
195	2100 S. Ocean Blvd., #405-S	Tannenbaum, Steven & Wendy	Frances Greenberg Trust	\$ 1,301,000	Jun-14	\$ 690,000	Dec-86	27.5	3136	\$ 22,204	3.2%	195
196	2778 S. Ocean Blvd., #303-S	Denicola, Maria and Ralph & Nino	Edna I. Louis Trust	\$ 384,500	Jun-14	\$ 198,000	Mar-87	27.3	1780	\$ 6,839	3.5%	196
197	330 S. Ocean Blvd., #1-C	Bartley, William and Jennifer	Richard M. Edelman	\$ 2,000,000	Jun-14	\$ 750,000	Jul-99	15.0	2406	\$ 83,532	11.1%	197
198	350 S. Ocean Blvd., #203	Gottwald, Bruce Jr.	Blundin, William B.	\$ 1,650,000	Jun-14	\$ 765,000	Jul-03	10.9	1186	\$ 80,999	10.6%	198
199	400 S. Ocean Blvd., #418-E	Copplestone, Jonathan & Pomerantz, Lisa	Rodney M. Oneglia Spray Trust	\$ 2,050,000	Jun-14	\$ 1,750,000	Apr-09	5.2	1716	\$ 58,029	3.3%	199
200	220 Atlantic Ave., #7	Tika Capital 8 LLC	Carlucci, Frank C. III	\$ 275,000	Jun-14	\$ 300,000	Jul-13	0.9	646	\$ (27,239)	-9.1%	200
201	201 Everglade Ave., #205	The Casa Bendita Trust	Harold and Rene Biel Trust	\$ 1,000,000	Jun-14	\$ 1,025,000	Jul-08	5.9	1503	\$ (4,223)	-0.4%	201
202	44 Coconut Row, #403-B	Finnegan, Dorothy Conte	Ysabel A. Wilson Trust	\$ 405,000	Jun-14	\$ 600,000	Mar-10	4.3	900	\$ (45,831)	-7.6%	202
203	455 Worth Ave., #305	Buchanan, John G. III and Denise	Fay, Richard and Claudia & 455 Worth Ave. Corp	\$ 455,000	Jun-14	\$ 350,000	Dec-06	7.5	699	\$ 13,992	4.0%	203
204	130 Sunrise Ave., #313-W	Soriento, Peter A. and Ackerman, Kara Sue	Brams, Joan	\$ 500,000	Jun-14	\$ 285,000	Jan-01	13.4	1580	\$ 16,019	5.6%	204
205	130 Sunrise Ave., #412	CNT 55 LLC	E&R Gordon LLC	\$ 1,335,000	Jun-14	\$ 1,213,300	Jun-07	7.0	1983	\$ 17,372	1.4%	205
206	*3475 S. Ocean Blvd., #PH-1	Silpe, Jay and Tracy	Mathilde A. Rovin Estate	\$ 403,750	Jun-14	N/A	N/A	N/A	2457	N/A	N/A	206
207	235 Sunrise Ave., #2104	Cooper, Ted	Wells Fargo Bank, NA	\$ 64,000	Jun-14	\$ 37,100	Sep-13	0.7	216	\$ 35,965	96.9%	207
208	3440 S. Ocean Blvd., #204-S	Ianelli, Michael Jr. and Corinna	Lando, Patti	\$ 450,000	Jun-14	\$ 285,000	Jun-95	19.0	2078	\$ 8,678	3.0%	208
209	223 Atlantic Ave., #4-A	McQuade, Constance N.	Cahill, Patricia	\$ 400,000	Jun-14	\$ 600,000	Jun-06	8.0	953	\$ (24,983)	-4.2%	209

210	44 Cocoanut Row, #320-A	Day, Lynn	Mann, Mary P.	\$ 225,000	Jun-14	\$ 482,500	Jan-10	4.4	1022	\$ (58,305)	-12.1%	210
211	227 Brazilian Ave., #2-L	Haestad, John and Aubin	Patrick A. Forte Trust	\$ 360,000	Jun-14	\$ 385,000	Oct-04	9.7	864	\$ (2,585)	-0.7%	211
212	235 Sunrise Ave., #2208	Sabweb Family Umbrella LLC	Szilagyi, Joseph and Ann	\$ 108,000	Jun-14	\$ 30,000	Oct-96	17.7	389	\$ 4,413	14.7%	212
213	2773 S. Ocean Blvd., #109	Athans, Persephone	Frank, William and Donna	\$ 175,000	Jun-14	\$ 285,000	May-04	10.1	1389	\$ (10,901)	-3.8%	213
214	100 Sunrise Ave., #3110	Gendelman, Joseph and Tara	Steinberg, Edward and Judith	\$ 2,100,000	Jun-14	\$ 1,150,000	Sep-98	15.8	2025	\$ 60,283	5.2%	214
215	2860 S. Ocean Blvd., #606	Acinapura, Anthony and Filardo, Elizabeth	Ruth Opotow Trust	\$ 365,000	Jun-14	\$ 190,000	Feb-81	33.4	1668	\$ 5,247	2.8%	215
216	*44 Cocoanut Row #105-A	Kudlow, Lawrence and Judith	Kudlow, Irving and Ruth	\$ 296,797	Jun-14	N/A	Jan-80	34.4	1196	N/A	N/A	216
217	3200 S. Ocean Blvd. #C-302	Turetz, Glorinda and Feil, Joanne	Barrett, Lenore	\$ 150,000	Jun-14	\$ 110,000	Jan-79	35.4	1366	\$ 1,129	1.0%	217
218	2600 S. Ocean Blvd., #105-S	Lushan, Daniel	Heisch, Achim	\$ 98,753	Jun-14	\$ 107,000	Feb-96	18.3	1195	\$ (450)	-0.4%	218
219	130 Sunrise Ave., #2150	Donney Strosberg Credit Shelter Trust	Muriel Strosberg Trust	\$ 650,000	Jun-14	\$ 405,000	Nov-11	2.6	1673	\$ 94,830	23.4%	219
220	130 Sunrise Ave., #6110	Muriel Strosberg Trust	Arthur Donny Strosberg Trust	\$ 700,000	Jun-14	\$ 1,350,000	Sep-05	8.8	1580	\$ (74,257)	-5.5%	220
221	44 Cocoanut Row, #125-B	McCabe, Michael	Mandel, Shirley	\$ 285,000	Jun-14	\$ 170,000	Jan-87	27.4	900	\$ 4,192	2.5%	221
*Not included in calculation for % Increase/(Decrease)												
				2014 2Q Cumulative Summary - PB Condo Sales (ALL)								
				# of PB Condo Sales (ALL)	221							
				PB Condo Sales - ALL (Total \$)	\$ 184,339,398							
				Average Current Sales Price	\$ 834,115							
				Median Current Sales Price	\$ 485,000							
				Average Yrs. Between Sales	13.73							
				% Annual Increase/(Decrease)	3.5%							
				2014 1Q ONLY Summary - PB Condo/Co-Op Sales (ALL)								
				# of PB Condo/Co-Op Sales (ALL)	76							
				PB Condo/Co-Op Sales - ALL (Total \$)	\$ 52,752,654							
				Average Current Sales Price	\$ 694,114							
				Median Current Sales Price	\$ 407,450							
				Average Yrs. Between Sales	13.42							
				% Annual Increase/(Decrease)	4.1%							
				2014 2Q ONLY Summary - PB Condo/Co-Op Sales (ALL)								
				# of PB Condo/Co-Op Sales (ALL)	145							
				PB Home Sales - ALL (Total \$)	\$ 131,586,744							
				Average Current Sales Price	\$ 907,495							
				Median Current Sales Price	\$ 540,000							
				Average Yrs. Between Sales	13.89							
				% Annual Increase/(Decrease)	3.4%							

2ndQuarter
2014
Report

THE EVANS REPORT™

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



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

NORTH - PB CONDO/CO-OP SALES 1/1/14 - 6/30/14

	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	389 S. Lake Dr. #2-D	Fisk, Kristen	Dunmire, Philip	\$ 500,000	Jan-14	\$ 151,000	Sep-09	4.3	1176	\$ 80,471	53.3%	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	170 Chilean Ave. #2-A	Donnelly, Penelope	Cloninger, Jeffrey	\$ 600,000	Jan-14	\$ 600,000	Dec-08	5.1	1201	\$ -	0.0%	3
4	301 Chilean Ave. #7	Wright, Edward	Ferrara, Geraldine	\$ 195,000	Jan-14	\$ 68,000	May-95	18.7	307	\$ 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	580	\$ 12,247	14.9%	5
6	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%	6
7	100 Sunrise Ave. #625	Bagley, Elizabeth	Charles Weiner Trust	\$ 950,000	Feb-14	\$ 300,000	Sep-95	18.4	1623	\$ 35,263	11.8%	7
8	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%	8
9	325 S. Lake Dr. #5	Stewart, Van	White, Thomas	\$ 325,000	Feb-14	\$ 80,000	Mar-83	30.9	507	\$ 7,917	9.9%	9
10	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%	10
11	429 Australian Ave. #10	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	1133	\$ 47,712	7.5%	11
12	44 Cocoanut Row #124-B	Elizabeth Brown Trust	Rafoo, Richard	\$ 350,000	Feb-14	\$ 400,000	Oct-12	1.3	1272	\$ (37,398)	-9.3%	12
13	301 Chilean Ave. #8	Tuttle Family	Hubbard, Lyra	\$ 175,000	Feb-14	\$ 75,000	Dec-94	19.2	399	\$ 5,213	7.0%	13
14	44 Cocoanut Row #422-B	Donna Riley Trust	Palumbo, William	\$ 660,000	Mar-14	\$ 600,000	Nov-11	2.3	1272	\$ 25,734	4.3%	14
15	44 Cocoanut Row #108-A	Bauer, John and Sharon	Novak, Judith	\$ 195,000	Mar-14	\$ 90,000	Jan-79	35.2	900	\$ 2,984	3.3%	15
16	44 Cocoanut Row #401-B	Edward Stephenson Trust	Milstein, Arnold and Nancy	\$ 345,000	Mar-14	\$ 105,000	Oct-98	15.4	900	\$ 15,560	14.8%	16
17	122 Peruvian Ave. #141	Knapp, Todd	Marks, Christine	\$ 395,000	Mar-14	\$ 390,000	Dec-09	4.2	827	\$ 1,177	0.3%	17
18	227 Australian Ave. #52	Gubernick, Joseph & Lynn	Sezna, Daivs	\$ 955,000	Mar-14	\$ 367,500	\$ 36,373	14.6	1287	\$ 40,262	11.0%	18
19	150 Bradley Pl. #414	Gates, Helene & Andrew & Liza	Richter, Phyllis	\$ 595,000	Mar-14	\$ 250,000	Mar-93	21.0	1528	\$ 16,418	6.6%	19
20	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%	20
21	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%	21
22	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%	22
23	330 Cocoanut Row #5-D	Margolis, Cynthia	Lisa Rand Trust	\$ 1,200,000	Mar-14	\$ 645,000	May-03	10.8	1540	\$ 51,194	7.9%	23
24	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%	24
25	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%	25
26	300 S. Ocean Blvd. #4-C (Co-Op)	Ostberg, Katherine and Preben	Faris, George and Claudia	\$ 2,187,350	Mar-14	\$ 295,000	Jun-91	22.8	1801	\$ 83,128	28.2%	26
27	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%	27
28	235 Sunrise Ave. #3019	Higgins, Mary	Hersman Rental LLC	\$ 100,000	Mar-14	\$ 95,000	Aug-12	1.6	395	\$ 3,163	3.3%	28
29	434 Chilian Ave. #3-D	Arena, Mark	Gast, Zdenka	\$ 775,000	Mar-14	\$ 695,000	May-05	8.8	1293	\$ 9,051	1.3%	29
30	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%	30
31	400 S. Ocean Blvd., #206	Tanenbaum, Robert and Maria	Graham, Gary and Anita	\$ 3,000,000	Mar-14	\$ 2,300,000	Jun-12	1.7	2782	\$ 400,470	17.4%	31
32	170 N. Ocean Blvd., #611	Palm Angels Inc.	Ocean Towers Realty Trust	\$ 415,000	Mar-14	\$ 500,000	Sep-08	5.5	868	\$ (15,458)	-3.1%	32
33	142 Peruvian Ave., #1040	Alegria Real Estate LLC	Gibbons, John D. Jr.	\$ 385,000	Mar-14	\$ 220,000	Mar-01	13.0	479	\$ 12,684	5.8%	33
34	170 N. Ocean Blvd., #509	GICS INC	Ocean Towers Realty Trust	\$ 650,000	Mar-14	\$ 275,000	Apr-99	14.9	1395	\$ 25,124	9.1%	34

35	170 N. Ocean Blvd., #511	Twenty 7 LLC	Ocean Towers Realty Trust	\$ 380,000	Mar-14	\$ 189,500	Feb-00	14.1	868	\$ 13,522	7.1%	35
36	227 Australian Ave., #15	Luchsinger, Nicolas	Bohn, Matthew P.	\$ 450,000	Mar-14	\$ 419,000	Mar-01	13.0	1287	\$ 2,383	0.6%	36
37	130 Sunrise Ave., #5100	Gofman, Slavik	Fleury, Joelle Caroline	\$ 560,000	Mar-14	\$ 254,000	Nov-96	17.3	1673	\$ 17,647	6.9%	37
38	340 Brazilian Ave. #1010	Harris, James and Joan	Daniela McCurach Trust	\$ 1,437,500	Apr-14	\$ 925,000	Jun-04	9.8	2284	\$ 52,092	5.6%	38
39	*100 Worth Ave. #405	Smith, Barbara and Edward	Joan Page Van Winkle Trust	\$ 1,450,000	Apr-14	N/A	May-12	1.9	2022	N/A	N/A	39
40	100 Sunrise Ave. #223	Braun, Helen and Juraj	Florence Free Trust	\$ 960,000	Apr-14	\$ 500,000	Feb-84	30.2	1673	\$ 15,240	3.0%	40
41	100 Sunrise Ave. #224	Salus Family Reparations Trust	Florence Free Trust	\$ 390,000	Apr-14	\$ 255,000	May-92	21.9	1154	\$ 6,156	2.4%	41
42	150 N. Ocean Blvd. #402	Brock, Joan and Macon	Albert Abramson Trust	\$ 3,600,000	Apr-14	\$ 1,150,000	Aug-97	16.7	2984	\$ 146,911	12.8%	42
43	400 S. Ocean Blvd., #201-N	Bossidy, Dorothy	Walidiin, Erik	\$ 1,600,000	Apr-14	\$ 700,000	Aug-04	9.7	1716	\$ 93,059	13.3%	43
44	330 S. Ocean Blvd., #3-C	Rohrbach, Clayton and Anne	Effron, Brian and Sherry	\$ 2,900,000	Apr-14	\$ 2,400,000	Feb-10	4.2	2406	\$ 120,066	5.0%	44
45	389 S. Lake Dr., #3-B	Christopher B. Galvin Trust	Kerwin, James and Shiela	\$ 985,000	Apr-14	\$ 1,235,000	Oct-05	8.5	1655	\$ (29,398)	-2.4%	45
46	210 Bradley Pl., #101	Bubes, Alan and Nancy	Hess, Marshall and Marianne	\$ 110,000	Apr-14	\$ 1,550,000	Oct-04	9.5	2252	\$ (151,513)	-9.8%	46
47	250 Bradley Pl., #610	May, Peter	Pompei, Eugene and Lorenzo, Diana	\$ 700,000	Apr-14	\$ 167,000	May-93	20.9	1220	\$ 25,464	15.2%	47
48	150 Bradley Pl., #802-W	Shapiro, Mark L. and Lewent, Judy C.	Joanne K. Buncher Trust	\$ 2,538,310	Apr-14	\$ 850,000	Aug-88	25.7	2325	\$ 65,739	7.7%	48
49	44 Cocoanut Row, #226-B	Mazer, Lynne Jacwin	Cole, Joanna Lewis	\$ 315,000	Apr-14	\$ 385,000	Apr-04	10.0	1022	\$ (6,996)	-1.8%	49
50	44 Cocoanut Row, #417-A	Roemmers, Alfredo and Cathrine	Goldsmith Family Trust	\$ 710,000	Apr-14	\$ 405,000	Feb-89	25.2	1919	\$ 12,114	3.0%	50
51	*44 Cocoanut Row, #417-B	Dorothy Slover Trust	Francine Katz Trust	\$ 800,000	Apr-14	N/A	Jan-01	13.3	1226	N/A	N/A	51
52	44 Cocoanut Row, #522-B	Schneider, James and Duffy, Taylor	Pressman, Holly P.	\$ 500,000	Apr-14	\$ 210,000	Apr-00	14.0	1272	\$ 20,702	9.9%	52
53	130 Sunrise Ave., #413-W	Montes, Leopoldo	Grossman, Seth and Anne Elizabeth	\$ 537,500	Apr-14	\$ 650,000	Jun-05	8.8	1580	\$ (12,729)	-2.0%	53
54	130 Sunrise Ave., #614	Glucksman, Jane	Hall, David M. and Suzanne C.	\$ 750,000	Apr-14	\$ 360,000	Jun-12	1.8	1580	\$ 212,780	59.1%	54
55	100 Worth Ave., #316	Haft, Myrna	Palm Beach Realty Trust	\$ 2,700,000	Apr-14	\$ 1,000,000	May-03	10.9	1597	\$ 155,592	15.6%	55
56	235 Sunrise Ave., #3244	Donahugh, Don and Johnson, Phil	Roberts, Penelope	\$ 93,000	Apr-14	\$ 84,000	May-01	12.9	389	\$ 696	0.8%	56
57	340 S. Ocean Blvd., #PH-2	Palm Beach Realty Trust	Moon Owl Realty LLC	\$ 2,800,000	Apr-14	\$ 1,300,000	Dec-01	12.3	1809	\$ 121,559	9.4%	57
58	150 Bradley Pl. #503-C	Gates, Andrew and Liza	Albert D. Schonbrunn Estate	\$ 675,000	Apr-14	\$ 415,000	Sep-89	24.6	1568	\$ 10,570	2.5%	58
59	300 Seminole Ave., #5-A	TPTS LLC	Golden, Raymond and Linda	\$ 14,000,000	Apr-14	\$ 6,030,000	May-02	11.9	5798	\$ 668,286	11.1%	59
60	330 S. Ocean Blvd., #2-F	Sorgenti, Harold and Ann	Elizabeth Remmert Trust	\$ 2,500,000	May-14	\$ 2,800,000	Jun-07	6.9	2454	\$ (43,349)	-1.5%	60
61	330 S. Ocean Blvd., #2-D	Traylor, Glen and Tracy	DaSilva, Willard H.	\$ 2,600,000	May-14	\$ 605,500	Oct-95	18.6	2406	\$ 107,263	17.7%	61
62	400 S. Ocean Blvd., #208-E	Alfaro, Francisco and Christine	S&S 1994 LLC	\$ 1,900,000	May-14	\$ 1,790,000	Dec-07	6.4	1716	\$ 17,136	1.0%	62
63	400 S. Ocean Blvd., #217-E	Lamaze, Eric	Kleinberg, David	\$ 1,925,000	May-14	\$ 1,750,000	May-05	9.0	1716	\$ 19,433	1.1%	63
64	151 Grace Trail, #4	151-4 Grace Trust	White, Suzanne	\$ 2,350,000	May-14	\$ 780,000	Feb-98	16.3	2701	\$ 96,587	12.4%	64
65	360 S. Ocean Blvd., #2-A	360 PB Trust	Golzan Property Partnership	\$ 3,753,000	May-14	\$ 1,593,000	Jun-09	4.9	2500	\$ 439,220	27.6%	65
66	434 Chilean Ave., #2-A	Diana L. Mack Family Trust	Blick, Annette	\$ 737,284	May-14	\$ 975,000	Jun-06	7.9	1293	\$ (30,013)	-3.1%	66
67	434 Chilean Ave., #2-B	Hallman, Thomas and Kathleen	Hoffman, Howard and Sandi & Weiss, Sharon	\$ 915,000	May-14	\$ 635,000	Aug-04	9.8	1316	\$ 28,708	4.5%	67
68	250 Bradley Pl., #202	Sandra Fitzmaurice Trust	Rick Sands Trust	\$ 460,000	May-14	\$ 245,000	Aug-01	12.8	871	\$ 16,855	6.9%	68
69	250 Bradley Pl., #309	Crili Real Estate LLC	Navesink Investments LLC	\$ 608,000	May-14	\$ 495,000	Oct-02	11.6	1220	\$ 9,751	2.0%	69
70	150 Bradley Pl., #105	Kiernan, Charles	Abraham, S. Daniel and Ewa	\$ 2,350,000	May-14	\$ 2,200,000	Oct-12	1.6	1854	\$ 94,887	4.3%	70
71	44 Cocoanut Row, #21-B	Burt, Sue Anne	Hoffpauer, Pamela	\$ 290,000	May-14	\$ 162,000	Apr-04	10.1	800	\$ 12,689	7.8%	71
72	44 Cocoanut Row, #601-A	Steinberg, Jonathan	Herbert C. Lee 2009 Trust	\$ 1,050,000	May-14	\$ 2,200,000	Apr-05	9.1	1818	\$ (126,545)	-5.8%	72
73	100 Sunrise Ave., #417-E	Rome, Bernard and Timmie	Sun & Surf Pooh LLC	\$ 950,000	May-14	\$ 950,000	Aug-11	2.8	1644	\$ -	0.0%	73
74	100 Sunrise Ave., #202-E	Ambrosi, Robert and Li, Chao	Nancy N. Kops Trust	\$ 1,550,000	May-14	\$ 1,081,250	Jul-02	11.8	1646	\$ 39,587	3.7%	74
75	100 Sunrise Ave., #215-E	Dennis J. Manning Trust	Rickel LLC	\$ 610,000	May-14	\$ 360,000	May-00	14.0	1547	\$ 17,847	5.0%	75
76	130 Sunrise Ave., #203	PBOC Inc.	Steinberg, Richard and Renee	\$ 610,000	May-14	\$ 220,000	Apr-98	16.1	1673	\$ 24,234	11.0%	76
77	100 Worth Ave., #515	Fox, Reeder and Marion	Fifth Avenue Realty Trust	\$ 1,000,000	May-14	\$ 700,000	Mar-04	10.2	1590	\$ 29,491	4.2%	77
78	301 Australian Ave., #220	CSC Brazilian LP	Schlesinger, Robert	\$ 303,450	May-14	\$ 825,000	Sep-07	6.7	N/A	\$ (78,211)	-9.5%	78
79	400 S. Ocean Blvd., #2070	Alfaro, Francisco and Christine	Burt, James III and Sue Ann	\$ 1,900,000	May-14	\$ 1,700,000	May-06	8.0	1716	\$ 24,983	1.5%	79
80	250 Bradley Pl., #406	Rutgers, Anthony and Diane	Giudi, Claudio A.	\$ 630,000	Jun-14	\$ 470,000	Jun-12	2.0	1220	\$ 80,000	17.0%	80
81	44 Cocoanut Row, #512-A	Nelson, Norman and Reardon, Robin	Ciner, Alan G.	\$ 650,000	Jun-14	\$ 500,000	Aug-02	11.8	1215	\$ 12,668	2.5%	81
82	330 S. Ocean Blvd., #1-C	Bartley, William and Jennifer	Richard M. Edelman	\$ 2,000,000	Jun-14	\$ 750,000	Jul-99	15.0	2406	\$ 83,532	11.1%	82
83	350 S. Ocean Blvd., #203	Gottwald, Bruce Jr.	Blundin, William B.	\$ 1,650,000	Jun-14	\$ 765,000	Jul-03	10.9	1186	\$ 80,999	10.6%	83
84	400 S. Ocean Blvd., #418-E	Copplestone, Jonathan & Pomerantz, Lisa	Rodney M. Oneglia Spray Trust	\$ 2,050,000	Jun-14	\$ 1,750,000	Apr-09	5.2	1716	\$ 58,029	3.3%	84

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.

85	220 Atlantic Ave., #7	Tika Capital 8 LLC	Carlucci, Frank C. III	\$ 275,000	Jun-14	\$ 300,000	Jul-13	0.9	646	\$ (27,239)	-9.1%	85	
86	201 Everglade Ave., #205	The Casa Bendita Trust	Harold and Rene Biel Trust	\$ 1,000,000	Jun-14	\$ 1,025,000	Jul-08	5.9	1503	\$ (4,223)	-0.4%	86	
87	44 Cocoanut Row, #403-B	Finnegan, Dorothy Conte	Ysabel A. Wilson Trust	\$ 405,000	Jun-14	\$ 600,000	Mar-10	4.3	900	\$ (45,831)	-7.6%	87	
88	455 Worth Ave., #305	Buchanan, John G. III and Denise	Fay, Richard and Claudia & 455 Worth Ave. C	\$ 455,000	Jun-14	\$ 350,000	Dec-06	7.5	699	\$ 13,992	4.0%	88	
89	130 Sunrise Ave., #313-W	Soriento, Peter A. and Ackerman, Kara Su	Brams, Joan	\$ 500,000	Jun-14	\$ 285,000	Jan-01	13.4	1580	\$ 16,019	5.6%	89	
90	130 Sunrise Ave., #412	CNT 55 LLC	E&R Gordon LLC	\$ 1,335,000	Jun-14	\$ 1,213,300	Jun-07	7.0	1983	\$ 17,372	1.4%	90	
91	235 Sunrise Ave., #2104	Cooper, Ted	Wells Fargo Bank, NA	\$ 64,000	Jun-14	\$ 37,100	Sep-13	0.7	216	\$ 35,965	96.9%	91	
92	223 Atlantic Ave., #4-A	McQuade, Constance N.	Cahill, Patricia	\$ 400,000	Jun-14	\$ 600,000	Jun-06	8.0	953	\$ (24,983)	-4.2%	92	
93	44 Cocoanut Row, #320-A	Day, Lynn	Mann, Mary P.	\$ 225,000	Jun-14	\$ 482,500	Jan-10	4.4	1022	\$ (58,305)	-12.1%	93	
94	227 Brazilian Ave., #2-L	Haestad, John and Aubin	Patrick A. Forte Trust	\$ 360,000	Jun-14	\$ 385,000	Oct-04	9.7	864	\$ (2,585)	-0.7%	94	
95	235 Sunrise Ave., #2208	Sabweb Family Umbrella LLC	Szilagy, Joseph and Ann	\$ 108,000	Jun-14	\$ 30,000	Oct-96	17.7	389	\$ 4,413	14.7%	95	
96	100 Sunrise Ave., #3110	Gendelman, Joseph and Tara	Steinberg, Edward and Judith	\$ 2,100,000	Jun-14	\$ 1,150,000	Sep-98	15.8	2025	\$ 60,283	5.2%	96	
97	*44 Cocoanut Row #105-A	Kudlow, Lawrence and Judith	Kudlow, Irving and Ruth	\$ 296,797	Jun-14	N/A	Jan-80	34.4	1196	N/A	N/A	97	
98	130 Sunrise Ave., #2150	Donney Strosberg Credit Shelter Trust	Muriel Strosberg Trust	\$ 650,000	Jun-14	\$ 405,000	Nov-11	2.6	1673	\$ 94,830	23.4%	98	
99	130 Sunrise Ave., #6110	Muriel Strosberg Trust	Arthur Donny Strosberg Trust	\$ 700,000	Jun-14	\$ 1,350,000	Sep-05	8.8	1580	\$ (74,257)	-5.5%	99	
100	44 Cocoanut Row, #125-B	McCabe, Michael	Mandel, Shirley	\$ 285,000	Jun-14	\$ 170,000	Jan-87	27.4	900	\$ 4,192	2.5%	100	
	*Not included in calculation for % Increase/(Decrease)												
			2014 2Q Cumulative Summary - PB Condo Sales (North)										
			# of PB Condo Sales (North)	100									
			PB Condo Sales - North (Total \$)	\$ 120,039,141									
			Average Current Sales Price	\$ 1,200,391									
			Median Current Sales Price	\$ 700,000									
			Average Yrs. Between Sales	12.17									
			% Annual Increase/(Decrease)	4.4%									
			2014 1Q ONLY Summary - PB Condo Sales (North)										
			# of PB Condo Sales (North)	37									
			PB Condo Sales - South (Total \$)	\$ 34,987,300									
			Average Current Sales Price	\$ 945,603									
			Median Current Sales Price	\$ 650,000									
			Average Yrs. Between Sales	13.63									
			% Annual Increase/(Decrease)	4.4%									
			2014 2Q ONLY Summary - PB Condo Sales (North)										
			# of PB Condo Sales (North)	63									
			PB Condo Sales - South (Total \$)	\$ 85,051,841									
			Average Current Sales Price	\$ 1,350,029									
			Median Current Sales Price	\$ 750,000									
			Average Yrs. Between Sales	11.31									
			% Annual Increase/(Decrease)	4.4%									

2ndQuarter
2014
Report

THE EVANS REPORT™

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



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

SOUTH - PB CONDO/CO-OP SALES 1/1/14 - 6/30/14

	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	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%	1
2	2774 S. Ocean Blvd. #307	Brezinski, Richard	Robert Malesardi Trust	\$ 165,000	Jan-14	\$ 275,000	Nov-06	7.2	841	\$ (15,336)	-5.6%	2
3	*2295 S. Ocean Blvd. #502 (Co-Op)	Birger, Elanor	N/A	\$ 225,000	Jan-14	N/A	N/A	N/A	1559	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	2273	\$ 47,952	4.9%	4
5	2580 S. Ocean Blvd. #2-B-7	Golden, Micheal	Jacobson, Susan	\$ 1,800,000	Jan-14	\$ 740,000	Dec-97	16.1	2509	\$ 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	1269	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	1719	\$ 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	2002	\$ 107,534	21.5%	8
9	2660 S. Ocean Blvd. #405-S	Homann, Juergen and Susan	Agresti, Mark	\$ 985,000	Feb-14	\$ 575,000	Sep-07	6.4	1900	\$ 63,817	11.1%	9
10	3400 S. Ocean Blvd. #3-H-II	Cohen, Gail	Rubin, David	\$ 540,000	Feb-14	\$ 475,000	May-02	11.8	2119	\$ 5,525	1.2%	10
11	2275 S. Ocean Blvd. #305-N	Hussey, Barbara	Rimer, Anitz	\$ 465,000	Feb-14	\$ 89,800	Jan-74	40.1	1868	\$ 9,354	10.4%	11
12	2784 S. Ocean Blvd. #505-N	Oviedo, Jose	Dorthy Gordon Estate	\$ 210,000	Feb-14	\$ 142,000	Aug-01	12.5	1405	\$ 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	952	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	1168	\$ 18,797	8.5%	14
15	3250 S. Ocean Blvd. #308-N	Meireles, George and Turner, Robin	Pearson, Sari	\$ 260,000	Feb-14	\$ 155,000	Aug-99	14.5	1478	\$ 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	1740	\$ 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	700	\$ 723	1.0%	17
18	2730 S. Ocean Blvd. #308 (Co-Op)	Black, Susanne	Beizer, Harriet	\$ 68,400	Mar-14	\$ 100,000	Sep-01	12.5	592	\$ (2,527)	-2.5%	18
19	*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	19
20	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%	20
21	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%	21
22	2773 S. Ocean Blvd. #106	Fragman, Irma and Robert	Victor, Graidia	\$ 217,000	Mar-14	\$ 130,000	Apr-94	19.9	1389	\$ 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	935	\$ 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	1284	\$ 5,578	3.0%	24
25	2295 S. Ocean Blvd. #720 (Co-Op)	Klein, Kelly and List, Glorinda	Walega, David	\$ 238,000	Mar-14	\$ 340,000	Feb-05	9.1	1038	\$ (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	1473	\$ (8,495)	-2.1%	26
27	2600 S. Ocean Blvd. #404-S	Toohey, Kara and Robert	Scharfer, Thelma	\$ 330,000	Mar-14	\$ 212,000	May-81	32.9	1670	\$ 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	1225	\$ 133,432	45.2%	28

29	3300 S. Ocean Blvd. #204-N	Oppenheim, Martin and Sandra	Romondetta, Josephina	\$ 555,000	Mar-14	\$ 265,000	May-84	29.9	1902	\$ 9,715	3.7%	29
30	2600 S. Ocean Blvd. #107-S	Penny Newberg Nixon Trust	Hollinger, Lisa	\$ 595,000	Mar-14	\$ 486,000	Dec-07	6.3	1495	\$ 17,434	3.6%	30
31	2660 S. Ocean Blvd. #703-W	Nicholson, Patricia	Martino, Lawrence	\$ 1,300,000	Mar-14	\$ 1,050,000	Sep-03	10.5	2918	\$ 23,800	2.3%	31
32	2770 S. Ocean Blvd. #401-S	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%	32
33	2784 S. Ocean Blvd. #304-N	Miles, Billy Joe and William	Bowlds, Richard and Carolyn	\$ 399,900	Mar-14	\$ 230,000	Apr-12	1.9	1405	\$ 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	1402	\$ 7,468	6.5%	34
35	2545 S. Ocean Blvd., #406	Lightcap, Robert and Blaes, Carol	HSBC Bank USA, NA	\$ 116,799	Mar-14	\$ 105,100	Oct-13	0.4	918	\$ 28,279	26.9%	35
36	*2185 Ibis Isle Rd., #120	Monaghan, Timothy and Pamela	Roy F. Broyhill Trust	\$ 299,000	Mar-14	N/A	Aug-98	15.6	1473	N/A	N/A	36
37	2600 S. Ocean Blvd., #402-S	Scott, Michael and Hauner, Robin	Miller, Michael	\$ 540,000	Mar-14	\$ 428,500	Nov-07	6.3	1495	\$ 17,603	4.1%	37
38	3230 S. Ocean Blvd., #F-312	Jordan, Charles & Jeffrey & Mary & Sharon	Homan, Stephen and Eugene	\$ 275,000	Mar-14	\$ 150,000	Jan-80	34.2	1176	\$ 3,656	2.4%	38
39	3200 S. Ocean Blvd., #B-203	Anne T. Lynam Trust	3200 Ocean 203 LLC	\$ 275,000	Mar-14	\$ 590,000	May-05	8.8	1476	\$ (35,640)	-6.0%	39
40	2505 S. Ocean Blvd. #301	Arsene, Vladimir & Charney, Stephanie	Wayler, Irving	\$ 125,000	Apr-14	\$ 45,000	Jan-77	37.3	788	\$ 2,146	4.8%	40
41	2860 S. Ocean Blvd. #510	Reicheald Hiranandani Trust	Murray, Eugene	\$ 220,000	Apr-14	\$ 170,000	Jul-12	1.8	1210	\$ 28,560	16.8%	41
42	3450 S. Ocean Blvd. #315	Ibrahim, Michael and Nevien	Michelle Rockefeller Trust	\$ 240,000	Apr-14	\$ 200,000	Aug-02	11.7	1548	\$ 3,426	1.7%	42
43	3300 S. Ocean Blvd. #206-N	Irwin, George and Mary	Mock, David	\$ 350,000	Apr-14	\$ 235,000	Apr-97	17.0	1437	\$ 6,760	2.9%	43
44	2275 S. Ocean Blvd. #206-A	Shearer, David and Felice	Tennebaum, Denise and Alan	\$ 540,000	Apr-14	\$ 350,000	Jun-82	31.9	1853	\$ 5,965	1.7%	44
45	2784 S. Ocean Blvd. #201-N	Laurence Peters Trust	Casey, Janina	\$ 775,000	Apr-14	\$ 795,000	Jan-10	4.2	1863	\$ (4,707)	-0.6%	45
46	2580 S. Ocean Blvd. #1-A-4	Platzner, Corey and Linda	Druxerman, Ruth	\$ 795,000	Apr-14	\$ 205,200	Jan-79	35.3	2423	\$ 16,722	8.1%	46
47	3140 S. Ocean Blvd. #504-S	Kaftan, Geraldine and Melvin	Five Beach BA LLC	\$ 1,010,000	Apr-14	\$ 950,000	Nov-08	5.4	2173	\$ 11,077	1.2%	47
48	2660 S. Ocean Blvd. #403-W	South Ocean Realty Ltd	Eisenberg, Richard	\$ 1,900,000	Apr-14	\$ 1,400,000	May-07	6.9	2918	\$ 72,220	5.2%	48
49	2660 S. Ocean Blvd. #501-W	Elayne Hurwitz Trust	Shcaps, Richard	\$ 2,500,000	Apr-14	\$ 2,500,000	Sep-06	7.6	2918	\$ -	0.0%	49
50	2600 S. Ocean Blvd. #303-N	Lowenfels, Joan	Ratner, Jack and Rica	\$ 420,000	Apr-14	\$ 325,000	Apr-96	18.0	1495	\$ 5,275	1.6%	50
51	2774 S. Ocean Blvd., #712 (Co-Op)	Leone, Charles and Jill	Taub, Molly	\$ 308,620	Apr-14	\$ 210,000	Aug-01	12.7	1344	\$ 7,781	3.7%	51
52	2730 S. Ocean Blvd., #104 (Co-Op)	Davie, Clifford	Moss, Barry and Deborah	\$ 400,000	Apr-14	\$ 165,000	Apr-10	4.0	1562	\$ 58,710	35.6%	52
53	3400 S. Ocean Blvd., #5-C-I	Fazio, Jo Ann and Pompilo	Edith Gordon Trust	\$ 460,000	Apr-14	\$ 255,000	Mar-87	27.1	1740	\$ 7,563	3.0%	53
54	3400 S. Ocean Blvd., #7-C-II	FAE Trust	Terry Shamie Trust	\$ 570,000	Apr-14	\$ 350,000	Sep-93	20.6	1740	\$ 10,682	3.1%	54
55	2660 S. Ocean Blvd., #601-S	Nicholson, Patricia	Maitland, Guy	\$ 1,175,000	Apr-14	\$ 675,000	Dec-94	19.3	2137	\$ 25,846	3.8%	55
56	2660 S. Ocean Blvd., #504-S	Robbins, Brian and Kimberly	Martin Blaser Trust	\$ 780,000	Apr-14	\$ 600,000	Dec-03	10.3	2606	\$ 17,409	2.9%	56
57	2185 Ibis Isle Rd., #2	Misisco, Michael	Cofer, Sandra	\$ 485,000	Apr-14	\$ 285,000	May-12	1.9	1269	\$ 104,286	36.6%	57
58	3440 S. Ocean Blvd., #504-S	Crocitto, Elizabeth and Peter	Selin, David	\$ 425,000	Apr-14	\$ 171,000	Feb-80	34.2	2078	\$ 7,430	4.3%	58
59	3440 S. Ocean Blvd., #502-N	Mlotek, Audrey and Mark	Velinsky, Daniel and Michael	\$ 950,000	Apr-14	\$ 174,000	Feb-80	34.2	2131	\$ 22,699	13.0%	59
60	2295 S. Ocean Blvd., #521 (Co-Op)	Fleites, Gema	Rehl, Alicia	\$ 160,000	Apr-14	\$ 122,000	Jan-02	12.3	1038	\$ 3,101	2.5%	60
61	3230 S. Ocean Blvd., #D-308	Paoella, Chris and Mary	Mitrofanis, Vicky and Chris	\$ 199,000	Apr-14	\$ 105,000	May-00	13.9	980	\$ 6,750	6.4%	61
62	2505 S. Ocean Blvd., #509	Kwan, Cynthia	Ammons, Herbert and Gladys	\$ 200,000	Apr-14	\$ 141,500	Jul-02	11.8	1116	\$ 4,975	3.5%	62
63	2150 Ibis Isle Rd., #9	Rezvan, Kathleen	Prendergast, Robert and Kay & Brian	\$ 710,000	Apr-14	\$ 375,000	Feb-09	5.2	1949	\$ 64,867	17.3%	63
64	2720 S. Ocean Blvd., #223	Britt, James D. and Mazurek, Dennis A.	Bigelow, Dwayne and Musgrave, Angela	\$ 87,000	Apr-14	\$ 125,000	Aug-04	9.7	1158	\$ (3,929)	-3.1%	64
65	2195 Ibis Isle Rd., #7 (REO)	Gardner, Susan	FNMA	\$ 235,000	Apr-14	\$ 310,200	Apr-13	1.0	1168	\$ (75,200)	-24.2%	65
66	2660 S. Ocean Blvd., #702-S	Casey, Janina	Bocian, Frank J. Jr.	\$ 855,000	Apr-14	\$ 514,990	Jan-03	11.3	1900	\$ 30,210	5.9%	66
67	3140 S. Ocean Blvd., #10	Kaftan, Geraldine and Melvin	Five Beach BA LLC	\$ 1,010,000	Apr-14	\$ 950,000	Nov-08	5.4	N/A	\$ 11,077	1.2%	67
68	2000 S. Ocean Blvd., #307-S	Gerrity, Edward	RRD Enterprises LLC	\$ 875,000	Apr-14	\$ 895,000	Sep-04	9.6	2494	\$ (2,086)	-0.2%	68
69	2770 S. Ocean Blvd., #301-S	Frankel Family Trust	Three 548474 Manitoba Inc.	\$ 1,900,000	May-14	\$ 1,850,000	Jan-97	17.3	4370	\$ 2,884	0.2%	69
70	2774 S. Ocean Blvd., #205 (Co-Op)	Harr, Paul and Underwood, Cynthia	Rogers, Lydia	\$ 427,000	May-14	\$ 205,000	Mar-10	4.2	1294	\$ 53,239	26.0%	70
71	3360 S. Ocean Blvd., #1-F-II	Heinemann, Michelle	Connell, William and Honor	\$ 480,000	May-14	\$ 290,000	May-00	14.0	2119	\$ 13,563	4.7%	71
72	2780 S. Ocean Blvd., #707 (Co-Op)	Gibson, Terri and Richard	Ambassor Corporation	\$ 185,000	May-14	\$ 188,000	Oct-08	5.6	841	\$ (537)	-0.3%	72
73	3400 S. Ocean Blvd., #5-H-I	Frankel Cantalano Trust	Hatkoff nad Ptricof Family	\$ 530,000	May-14	\$ 280,000	Jun-86	27.9	2119	\$ 8,950	3.2%	73

74	2660 S. Ocean Blvd., #702-W	Starcher, John	Moss, Nancy	\$ 862,500	May-14	\$ 403,000	May-96	18.0	1908	\$ 25,512	6.3%	74
75	2773 S. Ocean Blvd., #104	Hanson Family 2013 Rev. Trust	Herman, Steve	\$ 195,000	May-14	\$ 170,000	Feb-90	24.3	1389	\$ 1,030	0.6%	75
76	3170 S. Ocean Blvd., #701-S	Benatar, Grasya and Sam	Wechsler, Jacquelin	\$ 442,500	May-14	\$ 367,500	Feb-88	26.3	2350	\$ 2,856	0.8%	76
77	3170 S. Ocean Blvd., #401-N	O'Neil, Shelly and Thomas	Burtin Botvin Trust	\$ 789,000	May-14	\$ 355,000	Mar-85	29.2	2350	\$ 14,870	4.2%	77
78	*2295 S. Ocean Blvd., #614 (Co-Op)	Goldsmith, Gerald	Henry Stein Trust	\$ 230,000	May-14	N/A	Jan-97	17.3	1559	N/A	N/A	78
79	*3475 S. Ocean Blvd., #705	Vrancich, Nela and Scott	Austin, Audry	\$ 230,000	May-14	N/A	Oct-13	0.6	1395	N/A	N/A	79
80	3030 S. Ocean Blvd., #105 (Co-Op)	Genest, Jacques and Remi	Kindsgrab, Henry and Paula	\$ 112,000	May-14	\$ 65,000	Feb-01	13.3	824	\$ 3,547	5.5%	80
81	3100 S. Ocean Blvd., #501-S	Cyker, Jenny	Athens, Irene & Carter Jr., Clarke	\$ 1,675,000	May-14	\$ 1,650,000	Apr-94	20.1	4994	\$ 1,244	0.1%	81
82	2580 S. Ocean Blvd., #2-C-3	Schaffer, John and Marta	Pearl, Jerome & Richard & Theodore	\$ 1,500,000	May-14	\$ 690,000	Feb-87	27.3	2867	\$ 29,711	4.3%	82
83	2505 S. Ocean Blvd., #407	Begnoche, Kenneth and Laura	Carcattera, Joseph	\$ 119,000	May-14	\$ 140,000	Jun-07	6.9	531	\$ (3,034)	-2.2%	83
84	2505 S. Ocean Blvd., #401	Arsenault, Linda	Judith Castellucci Trust	\$ 195,000	May-14	\$ 78,000	Jun-01	12.9	788	\$ 9,053	11.6%	84
85	2505 S. Ocean Blvd., #PH-4	Axelrod, Terry & Shapiro, Heather	Arnell, Tracy, Cuadra Albert	\$ 385,000	May-14	\$ 300,000	Apr-10	4.1	1905	\$ 20,808	6.9%	85
86	2505 S. Ocean Blvd., #405	Testard, Veronique	Zahi Ismir Trust	\$ 285,000	May-14	\$ 112,500	Apr-99	15.1	1116	\$ 11,429	10.2%	86
87	2275 S. Ocean Blvd., #207-A	Gold, Nathan & Majtllis, Abram	Krakower, Judith	\$ 333,000	May-14	\$ 380,000	Apr-05	9.1	1614	\$ (5,172)	-1.4%	87
88	*2760 S. Ocean Blvd., #313 (Co-Op)	Karanko, Arnold and Pirkko	Muller, Luciene	\$ 150,000	May-14	N/A	N/A	N/A	850	N/A	N/A	88
89	2840 Ocean Blvd., #205 (Co-Op)	Lu, Jun and Yu, Yadi	Mary Devanney Trust	\$ 90,000	May-14	\$ 60,000	Jul-00	13.8	935	\$ 2,167	3.6%	89
90	*2840 Ocean Blvd., #603 (Co-Op)	Dwyer, Thomas and Elizabeth	Bien, Ellen & Julie, Laurie	\$ 180,000	May-14	N/A	Feb-12	2.2	1251	N/A	N/A	90
91	2100 S. Ocean Blvd., #604-N	Karotkin, Nancy and Stephen	Milo, Anna and Amos	\$ 1,675,000	May-14	\$ 975,000	Mar-94	20.2	3136	\$ 34,686	3.6%	91
92	2000 S. Ocean Blvd., #210-N	Brodsky, Jeffrey and Lori	2000 South Ocean Blvd LLC	\$ 1,350,000	May-14	\$ 770,000	Apr-88	26.1	3163	\$ 22,223	2.9%	92
93	2000 S. Ocean Blvd., #310-N	Slocum, Michael	Schuman, Jerome	\$ 1,500,000	May-14	\$ 962,000	Apr-94	20.1	3163	\$ 26,772	2.8%	93
94	*2565 S. Ocean Blvd., #2180	Verbeek, Pieter	Manziona, Rose	\$ 120,000	May-14	N/A	N/A	N/A	640	N/A	N/A	94
95	3475 S. Ocean Blvd., #714	3475 S. Ocean LLC	La Bonnie Vie Condo Association	\$ 180,100	May-14	\$ 450,000	Apr-05	9.1	1395	\$ (29,700)	-6.6%	95
96	3000 S. Ocean Blvd., #408	Brown, Martha	Lipton, Lee and Martha	\$ 2,350,000	May-14	\$ 2,200,000	Aug-09	4.8	3219	\$ 31,574	1.4%	96
97	2295 S. Ocean Blvd., #910 (Co-Op)	Svingos, William	Fine, Joel and Adele	\$ 720,000	May-14	\$ 342,000	Jan-11	3.3	1959	\$ 113,462	33.2%	97
98	3100 S. Ocean Blvd., #306-S	Fine, Joel and Adele	Kenin, Michael and Pomerance, Lydia K.	\$ 560,000	May-14	\$ 437,500	Oct-86	27.6	2244	\$ 4,438	1.0%	98
99	3390 S. Ocean Blvd., #2020	Levine, Jodie K.	Magarian, Phyllis	\$ 350,000	May-14	\$ 275,000	Aug-96	17.8	1714	\$ 4,223	1.5%	99
100	3230 S. Ocean Blvd., #E-110	92567841 Quebec Inc.	Cortes Family Trust	\$ 158,000	May-15	\$ 145,000	Nov-02	12.5	1176	\$ 1,040	0.7%	100
101	3450 S. Ocean Blvd., #1180	Ruiz, Lilian Maria	Moloney, Edward and Jacqueline	\$ 145,000	Jun-14	\$ 255,000	Aug-05	8.8	1293	\$ (12,446)	-4.9%	101
102	2500 S. Ocean Blvd., #3-A-1	Miller, Michael	Mary Nicholson Trust	\$ 634,000	Jun-14	\$ 315,000	Mar-94	20.3	2590	\$ 15,741	5.0%	102
103	3120 S. Ocean Blvd. #3-402	Jarin, Kenneth and Weissman, Robin	Day, Ruth	\$ 560,000	Jun-14	\$ 235,000	May-85	29.1	2497	\$ 11,167	4.8%	103
104	2730 S. Ocean Blvd., #734 (Co-Op)	Barber, Virgil and Osborn, Aaron	Chorna, Douglas & Kellen, Denise	\$ 60,000	Jun-14	\$ 30,000	Jun-91	23.0	700	\$ 1,303	4.3%	104
105	2780 S. Ocean Blvd., #206 (Co-Op)	Purser, John	Holidae Hayes Trust	\$ 195,000	Jun-14	\$ 200,000	Jul-04	9.9	811	\$ (504)	-0.3%	105
106	2660 S. Ocean Blvd., #102-S	Frumkin, Ann	Golden, Robert and Marianne	\$ 700,000	Jun-14	\$ 122,900	Jan-79	35.4	1900	\$ 16,285	13.3%	106
107	3250 S. Ocean Blvd., #101-S	Gordon, Andrew and Micol	Hearne, Steven and Laura	\$ 350,000	Jun-14	\$ 255,000	Jun-03	11.0	1640	\$ 8,630	3.4%	107
108	3250 S. Ocean Blvd., #308-S	Holzer, Marjorie and Neri	Smith, Geraldine	\$ 350,000	Jun-14	\$ 235,000	Aug-11	2.8	1478	\$ 40,556	17.3%	108
109	2295 S. Ocean Blvd., #502 (Co-Op)	Harbour Real Estate Holding LLC	Basseches, Robert and Harriet	\$ 170,000	Jun-14	\$ 185,000	Oct-10	3.7	1559	\$ (4,089)	-2.2%	109
110	2295 S. Ocean Blvd., #401 (Co-Op)	Ann Bouchard Trust	Adelman, Donna	\$ 565,000	Jun-14	\$ 205,000	Jun-00	14.0	1959	\$ 25,699	12.5%	110
111	2850 S. Ocean Blvd., #303 (Co-Op)	Palm Worth Inc.	Adduci Family Trust	\$ 155,000	Jun-14	\$ 80,000	May-89	25.1	858	\$ 2,988	3.7%	111
112	2505 S. Ocean Blvd., #412	Salvia, Joseph and Maria	Lief, Ingrid	\$ 230,180	Jun-14	\$ 145,000	Dec-95	18.5	1116	\$ 4,601	3.2%	112
113	2840 S. Ocean Blvd., #403 (Co-Op)	Hackett, Brian and Geraldine	Amy Wysoker Trust	\$ 75,000	Jun-14	\$ 39,000	Feb-00	14.3	700	\$ 2,511	6.4%	113
114	2100 S. Ocean Blvd., #405-S	Tannenbaum, Steven & Wendy	Frances Greenberg Trust	\$ 1,301,000	Jun-14	\$ 690,000	Dec-86	27.5	3136	\$ 22,204	3.2%	114
115	2778 S. Ocean Blvd., #303-S	Denicola, Maria and Ralph & Nino	Edna I. Louis Trust	\$ 384,500	Jun-14	\$ 198,000	Mar-87	27.3	1780	\$ 6,839	3.5%	115
116	*3475 S. Ocean Blvd., #PH-1	Silpe, Jay and Tracy	Mathilde A. Rovin Estate	\$ 403,750	Jun-14	N/A	N/A	N/A	2457	N/A	N/A	116
117	3440 S. Ocean Blvd., #204-S	Ianelli, Michael Jr. and Corinna	Lando, Patti	\$ 450,000	Jun-14	\$ 285,000	Jun-95	19.0	2078	\$ 8,678	3.0%	117
118	2773 S. Ocean Blvd., #109	Athans, Persephone	Frank, William and Donna	\$ 175,000	Jun-14	\$ 285,000	May-04	10.1	1389	\$ (10,901)	-3.8%	118

119	2860 S. Ocean Blvd., #606	Acinapura, Anthony and Filardo, Elizabeth	Ruth Opotow Trust	\$ 365,000	Jun-14	\$ 190,000	Feb-81	33.4	1668	\$ 5,247	2.8%	119
120	3200 S. Ocean Blvd. #C-302	Turetz, Glorida and Feil, Joanne	Barrett, Lenore	\$ 150,000	Jun-14	\$ 110,000	Jan-79	35.4	1366	\$ 1,129	1.0%	120
121	2600 S. Ocean Blvd., #105-S	Lushan, Daniel	Heisch, Achim	\$ 98,753	Jun-14	\$ 107,000	Feb-96	18.3	1195	\$ (450)	-0.4%	121
*Not included in calculation for % Increase/(Decrease)												
2014 2Q Cumulative Summary - PB Condo Sales (South)												
# of PB Condo Sales (South)				121								
PB Condo Sales - South (Total \$)				\$ 64,300,257								
Average Current Sales Price				\$ 531,407								
Median Current Sales Price				\$ 350,000								
Average Yrs. Between Sales				15.08								
% Annual Increase/(Decrease)				2.7%								
2014 1Q ONLY Summary - PB Condo Sales (South)												
# of PB Condo Sales (South)				39								
PB Condo Sales - South (Total \$)				\$ 17,765,354								
Average Current Sales Price				\$ 455,522								
Median Current Sales Price				\$ 280,000								
Average Yrs. Between Sales				13.20								
% Annual Increase/(Decrease)				2.9%								
2014 2Q ONLY Summary - PB Condo Sales (South)												
# of PB Condo Sales (South)				82								
PB Condo Sales - South (Total \$)				\$ 46,534,903								
Average Current Sales Price				\$ 567,499								
Median Current Sales Price				\$ 392,500								
Average Yrs. Between Sales				15.94								
% Annual Increase/(Decrease)				2.6%								