

2014 Third 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	72	24.9%	77	27.1%	5	-100.0%
No. of Sales 2nd Quarter	140	48.4%	145	51.1%	5	-100.0%
No. of Sales 3rd Quarter	77	26.6%	62	21.8%	-15	#DIV/0!
Total No. of Sales	289	100.0%	284	100%	-5	

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2013		2014		Differential ('13 v. '14)	
January	19	6.6%	12	4.2%	-7	-36.8%
February	18	6.2%	18	6.3%	0	0.0%
March	35	12.1%	47	16.5%	12	34.3%
April	51	17.6%	51	18.0%	0	0.0%
May	51	17.6%	52	18.3%	1	2.0%
June	38	13.1%	42	14.8%	4	10.5%
July	34	11.8%	25	8.8%	-9	-26.5%
August	21	7.3%	25	8.8%	4	19.0%
September	22	7.6%	12	4.2%	-10	-45.5%
Total No. of Sales	289	100%	284	100%	-5	

TOWN-WIDE

	3rd Quarter 2013	3rd Quarter 2014	3rd Qtr. Differential 2013 v. 2014	
No. of Sales	77	62	-15	-19.5%
Median Sales Price	\$405,500	\$ 523,000	\$ 117,500	29.0%
Average Sales Price	\$784,264	\$ 963,493	\$ 179,229	22.9%
Total Sales/Dollars	\$60,388,299	\$ 59,736,575	\$ (651,724)	-1.1%

North of Sloan's Curve

	3rd Quarter 2013	3rd Quarter 2014	3rd Qtr. Differential 2013 v. 2014	
No. of Sales	30	30	0	0.0%
Median Sales Price	\$ 542,500	\$ 607,500	\$ 65,000	12.0%
Average Sales Price	\$ 1,235,642	\$ 1,106,903	\$ (128,739)	-10.4%
Total Sales/Dollars	\$ 37,069,255	\$ 33,207,075	\$ (3,862,180)	-10.4%

South of Sloan's Curve

	3rd Quarter 2013	3rd Quarter 2014	3rd Qtr. Differential 2013 v. 2014	
No. of Sales	47	32	-15	-31.9%
Median Sales Price	\$ 379,000	\$ 455,000	\$ 76,000	20.1%
Average Sales Price	\$ 496,150	\$ 829,047	\$ 332,897	67.1%
Total Sales/Dollars	\$ 23,319,044	\$ 26,529,500	\$ 3,210,456	13.8%

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Sep.		Jan. thru Sep.		Jan. thru Sep.	
Sales over \$3,000,000	8	2.8%	10	3.5%	2	0.8%
Sales \$2,000,000 - \$2,999,999	13	4.5%	20	7.0%	7	2.5%
Sales \$1,000,000 - \$1,999,999	31	10.7%	35	12.3%	4	1.6%
Sales \$500,000 - \$999,999	84	29.1%	79	27.8%	-5	-1.2%
Sales \$250,000 - \$499,999	70	24.2%	73	25.7%	3	1.5%
Sales below \$250,000	83	28.7%	67	23.6%	-16	-5.1%
Total	289	100.0%	284	100.0%	-5	

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	237	82.0%	219	77.1%	-18	-4.9%
All sales under \$1,000,000	52	18.0%	65	22.9%	13	4.9%
Total	289	100.0%	284	100.0%	-5	

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.

3rd Quarter
2014
Report

THE EVANS REPORT™

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ALL - PB CONDO/CO-OP SALES 1/1/14 - 9/30/14

#	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	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	2335 S. Ocean Blvd., #D-12	Panchal, Anand & Lauren	Rosenbloom, Howard and Joanne	\$ 780,000	Feb-14	\$ 515,000	Jun-96	17.7	4889	\$ 14,987	2.9%	13
14	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%	14
15	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%	15
16	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%	16
17	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%	17
18	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%	18
19	400 S. Ocean Blvd. #222-S	Lindsey, John and Julia	Ladd, Robert and Georgina	\$ 1,485,000	Feb-14	\$ 1,575,000	Mar-08	5.9	1716	\$ (15,187)	-1.0%	19
20	100 Sunrise Ave. #625	Bagley, Elizabeth	Charles Weiner Trust	\$ 950,000	Feb-14	\$ 300,000	Sep-95	18.4	1623	\$ 35,263	11.8%	20
21	227 Brazilian Ave. #PH-A	Simpson, Gertrude and James	Donahue, Linda and James	\$ 658,000	Feb-14	\$ 220,000	Apr-96	17.8	1557	\$ 24,539	11.2%	21
22	325 S. Lake Dr. #5	Stewart, Van	White, Thomas	\$ 325,000	Feb-14	\$ 80,000	Mar-83	30.9	507	\$ 7,917	9.9%	22
23	100 Sunrise Ave. #512-E	Moshe and Margaret Alafi Trust	TSR Sunrise 512 LLC	\$ 1,800,000	Feb-14	\$ 1,354,000	Jun-01	12.7	1646	\$ 35,175	2.6%	23
24	429 Australian Ave. #10	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	1133	\$ 47,712	7.5%	24
25	44 Cocoanut Row #124-B	Elizabeth Brown Trust	Rafoo, Richard	\$ 350,000	Feb-14	\$ 400,000	Oct-12	1.3	1272	\$ (37,398)	-9.3%	25
26	*3450 S. Ocean Blvd. #627	Tammany, Margaret and Wallace	N/A	\$ 125,000	Feb-14	N/A	N/A	N/A	952	N/A	N/A	26
27	2185 Ibis Isle Rd. #110	Rebecca Burke Trust	Mayo, Anne	\$ 275,000	Feb-14	\$ 220,000	Mar-11	2.9	1168	\$ 18,797	8.5%	27
28	3250 S. Ocean Blvd. #308-N	Meireles, George and Turner, Robin	Pearson, Sari	\$ 260,000	Feb-14	\$ 155,000	Aug-99	14.5	1478	\$ 7,234	4.7%	28
29	301 Chilean Ave. #8	Tuttle Family	Hubbard, Lyra	\$ 175,000	Feb-14	\$ 75,000	Dec-94	19.2	399	\$ 5,213	7.0%	29
30	3360 S. Ocean Blvd. #5-C-I	Maman, Nessima and Ronit	Levine, Sheldon and Paula	\$ 480,000	Feb-14	\$ 200,000	Aug-86	27.5	1740	\$ 10,173	5.1%	30
31	44 Cocoanut Row #422-B	Donna Riley Trust	Palumbo, William	\$ 660,000	Mar-14	\$ 600,000	Nov-11	2.3	1272	\$ 25,734	4.3%	31
32	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%	32

33	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%	33
34	122 Peruvian Ave. #141	Knapp, Todd	Marks, Christine	\$ 395,000	Mar-14	\$ 390,000	Dec-09	4.2	827	\$ 1,177	0.3%	34
35	227 Australian Ave. #52	Gubernick, Joseph & Lynn	Sezna, Daivs	\$ 955,000	Mar-14	\$ 367,500	\$ 36,373	14.6	1287	\$ 40,262	11.0%	35
36	150 Bradley Pl. #414	Gates, Helene & Andrew & Liza	Richter, Phyllis	\$ 595,000	Mar-14	\$ 250,000	Mar-93	21.0	1528	\$ 16,418	6.6%	36
37	369 S. Lake Dr. #1E (Co-Op)	McDonough, Suzanne and William	Reed, Phyllis	\$ 825,000	Mar-14	\$ 240,000	Mar-83	31.0	1655	\$ 18,858	7.9%	37
38	100 Royal Palm Way #E-2	Broderick, Jennifer and Shaun	Elsie Warwick Trust	\$ 750,000	Mar-14	\$ 1,450,000	Mar-09	5.0	2097	\$ (139,923)	-9.6%	38
39	150 Bradley Pl. #413	Abramson Family Trust	Cherner, Harvey	\$ 1,000,000	Mar-14	\$ 290,000	May-95	18.8	1451	\$ 37,673	13.0%	39
40	330 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%	40
41	100 Worth Ave. #303	Ray and Giselle Farris Trust	Friedman, Raymond	\$ 1,900,000	Mar-14	\$ 780,000	Mar-00	14.0	2375	\$ 79,953	10.3%	41
42	100 Sunrise Ave. #503	Elaine Leuwenkroon Trust	Davis, Gus	\$ 2,595,000	Mar-14	\$ 1,596,000	Nov-13	0.3	1972	\$ 3,038,625	190.4%	42
43	300 S. Ocean Blvd. #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%	43
44	400 S. Ocean Blvd. #503	Michael Moorhead Trust	PBI Limited Partnership	\$ 5,381,950	Mar-14	\$ 3,900,000	Apr-05	8.9	2376	\$ 166,128	4.3%	44
45	2840 S. Ocean Blvd. #315 (Co-Op)	Farias, Marilena	S&N Properties	\$ 83,500	Mar-14	\$ 75,000	Jun-02	11.8	700	\$ 723	1.0%	45
46	2730 S. Ocean Blvd. #308	Black, Susanne	Beizer, Harriet	\$ 68,400	Mar-14	\$ 100,000	Sep-01	12.5	592	\$ (2,527)	-2.5%	46
47	*2840 S. Ocean Blvd. #106 (Co-Op)	Attar Family	Mercurio, Amy	\$ 142,500	Mar-14	N/A	N/A	N/A	935	N/A	N/A	47
48	2295 S. Ocean Blvd. #421 (Co-Op)	Farsirotu, Sorin	Montouris, Vasiliki	\$ 180,000	Mar-14	\$ 220,000	Sep-07	6.5	1038	\$ (6,153)	-2.8%	48
49	3450 S. Ocean Blvd. #810	Colica, Patricia	Max Krents Trust	\$ 202,000	Mar-14	\$ 95,000	Mar-96	18.0	1242	\$ 5,941	6.3%	49
50	2773 S. Ocean Blvd. #106	Fragman, Irma and Robert	Victor, Graida	\$ 217,000	Mar-14	\$ 130,000	Apr-94	19.9	1389	\$ 4,366	3.4%	50
51	2840 S. Ocean Blvd. #320 (Co-Op)	Wysoker, Amy	Hiler, Lana and Sidney	\$ 215,500	Mar-14	\$ 160,000	Dec-03	10.3	935	\$ 5,412	3.4%	51
52	2840 S. Ocean Blvd. #601 (Co-Op)	Fotak, Veljko	Aho, Ari	\$ 245,000	Mar-14	\$ 185,000	Jun-03	10.8	1284	\$ 5,578	3.0%	52
53	2295 S. Ocean Blvd. #720 (Co-Op)	Klein, Kelly and List, Glorida	Walega, David	\$ 238,000	Mar-14	\$ 340,000	Feb-05	9.1	1038	\$ (11,231)	-3.3%	53
54	2185 Ibis Isle Rd. #1	Hazelcorn, Mariana	Baeza Trust	\$ 315,000	Mar-14	\$ 400,000	Mar-04	10.0	1473	\$ (8,495)	-2.1%	54
55	2600 S. Ocean Blvd. #404-S	Toohey, Kara and Robert	Scharfer, Thelma	\$ 330,000	Mar-14	\$ 212,000	May-81	32.9	1670	\$ 3,592	1.7%	55
56	2730 S. Ocean Blvd. #604 (Co-Op)	Michelson, Robert & Vris, Jane	Stavin, Mark	\$ 450,000	Mar-14	\$ 295,000	Jan-13	1.2	1225	\$ 133,432	45.2%	56
57	3300 S. Ocean Blvd. #204-N	Oppenheim, Martin and Sandra	Romondetta, Josephina	\$ 555,000	Mar-14	\$ 265,000	May-84	29.9	1902	\$ 9,715	3.7%	57
58	2600 S. Ocean Blvd. #107-S	Penny Newberg Nixon Trust	Hollinger, Lisa	\$ 595,000	Mar-14	\$ 486,000	Dec-07	6.3	1495	\$ 17,434	3.6%	58
59	2660 S. Ocean Blvd. #703-W	Nicholson, Patricia	Martino, Lawrence	\$ 1,300,000	Mar-14	\$ 1,050,000	Sep-03	10.5	2918	\$ 23,800	2.3%	59
60	2770 S. Ocean Blvd. #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%	60
61	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%	61
62	235 Sunrise Ave. #3019	Higgins, Mary	Hersman Rental LLC	\$ 100,000	Mar-14	\$ 95,000	Aug-12	1.6	395	\$ 3,163	3.3%	62
63	434 Chilian Ave. #3-D	Arena, Mark	Gast, Zdenka	\$ 775,000	Mar-14	\$ 695,000	May-05	8.8	1293	\$ 9,051	1.3%	63
64	227 Brazilian Ave. #130	Lowe, David	Pryor, Louis and Luis	\$ 380,000	Mar-14	\$ 73,000	Jan-78	36.2	864	\$ 8,484	11.6%	64
65	3460 S. Ocean Blvd. #614	Kostakis, Barbara and Konstantinos	Irene Gross Trust	\$ 285,000	Mar-14	\$ 115,000	Jun-91	22.8	1402	\$ 7,468	6.5%	65
66	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%	66
67	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%	67
68	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%	68
69	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%	69
70	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%	70
71	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%	71
72	227 Australian Ave., #15	Luchsinger, Nicolas	Bohn, Matthew P.	\$ 450,000	Mar-14	\$ 419,000	Mar-01	13.0	1287	\$ 2,383	0.6%	72
73	*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	73
74	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%	74
75	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%	75
76	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%	76
77	130 Sunrise Ave., #5100	Gofman, Slavik	Fleury, Joelle Caroline	\$ 560,000	Mar-14	\$ 254,000	Nov-96	17.3	1673	\$ 17,647	6.9%	77
78	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%	78
79	*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	79
80	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%	80

81	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%	81
82	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%	82
83	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%	83
84	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%	84
85	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%	85
86	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%	86
87	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%	87
88	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%	88
89	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%	89
90	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%	90
91	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%	91
92	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%	92
93	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%	93
94	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%	94
95	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%	95
96	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%	96
97	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%	97
98	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%	98
99	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%	99
100	2185 Ibis Isle Rd., #2	Misisco, Michael	Cofer, Sandra	\$ 485,000	Apr-14	\$ 285,000	May-12	1.9	1269	\$ 104,286	36.6%	100
101	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%	101
102	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%	102
103	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%	103
104	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%	104
105	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%	105
106	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%	106
107	400 S. Ocean Blvd., #201-N	Bossidy, Dorothy	Waldiin, Erik	\$ 1,600,000	Apr-14	\$ 700,000	Aug-04	9.7	1716	\$ 93,059	13.3%	107
108	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%	108
109	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%	109
110	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%	110
111	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%	111
112	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%	112
113	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%	113
114	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%	114
115	*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	115
116	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%	116
117	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%	117
118	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%	118
119	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%	119
120	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%	120
121	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%	121
122	2195 Ibis Isle Rd., #7	Gardner, Susan	FNMA	\$ 235,000	Apr-14	\$ 310,200	Apr-13	1.0	1168	\$ (75,200)	-24.2%	122
123	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%	123
124	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%	124
125	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%	125
126	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%	126
127	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%	127
128	300 Seminole Ave., #2	TPTS LLC	Golden, Raymond and Linda	\$ 14,000,000	Apr-14	\$ 6,030,000	May-02	11.9	357	\$ 668,286	11.1%	128

129	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%	129
130	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%	130
131	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%	131
132	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%	132
133	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%	133
134	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%	134
135	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%	135
136	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%	136
137	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%	137
138	*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	138
139	*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	139
140	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%	140
141	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%	141
142	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%	142
143	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%	143
144	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%	144
145	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%	145
146	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%	146
147	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%	147
148	*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	148
149	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%	149
150	*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	150
151	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%	151
152	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%	152
153	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%	153
154	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%	154
155	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%	155
156	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%	156
157	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%	157
158	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%	158
159	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%	159
160	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%	160
161	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%	161
162	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%	162
163	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%	163
164	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%	164
165	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%	165
166	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%	166
167	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%	167
168	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%	168
169	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%	169
170	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%	170
171	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%	171
172	*2565 S. Ocean Blvd., #2180	Verbeek, Pieter	Manziona, Rose	\$ 120,000	May-14	N/A	N/A	N/A	640	N/A	N/A	172
173	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%	173
174	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%	174
175	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%	175
176	2295 S. Ocean Blvd., #910	Svingos, William	Fine, Joel and Adele	\$ 720,000	May-14	\$ 342,000	Jan-11	3.3	1959	\$ 113,462	33.2%	176

177	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%	177
178	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%	178
179	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%	179
180	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%	180
181	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%	181
182	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%	182
183	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%	183
184	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%	184
185	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%	185
186	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%	186
187	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%	187
188	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%	188
189	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%	189
190	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%	190
191	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%	191
192	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%	192
193	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%	193
194	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%	194
195	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%	195
196	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%	196
197	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%	197
198	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%	198
199	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%	199
200	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%	200
201	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%	201
202	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%	202
203	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%	203
204	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%	204
205	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%	205
206	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%	206
207	*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	207
208	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%	208
209	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%	209
210	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%	210
211	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%	211
212	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%	212
213	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%	213
214	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%	214
215	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%	215
216	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%	216
217	*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	217
218	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%	218
219	2600 S. Ocean Blvd., #105-S	Lushan, Daniel	Heisch, Achim	\$ 98,753	Jun-14	\$ 107,000	Feb-96	18.3	1195	\$ (450)	-0.4%	219
220	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%	220
221	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%	221
222	44 Cocoanut Row, #125-B	McCabe, Michael	Mandel, Shirley	\$ 285,000	Jun-14	\$ 170,000	Jan-87	27.4	900	\$ 4,192	2.5%	222
223	3000 S. Ocean Blvd., #205	Claeys, Jerome III and Barbara	Kaganovsky, Lazar and Elina	\$ 4,225,000	Jul-14	\$ 3,125,000	Aug-06	7.9	4447	\$ 138,879	4.4%	223
224	3250 S. Ocean Blvd., #207-N	Ainsworth, Christie & David	Attar, Robert and Rosemary	\$ 330,000	Jul-14	\$ 182,000	May-01	13.2	1478	\$ 11,233	6.2%	224

225	3250 S. Ocean Blvd., #103-S	Ramsay, Doug & Kelly	Gaber, Susanne	\$ 550,000	Jul-14	\$ 485,000	Dec-10	3.6	1900	\$ 18,138	3.7%	225
226	2600 S. Ocean Blvd., #501-W	Correia, Antonia	Jane Weinstein Trust	\$ 845,000	Jul-14	\$ 144,000	Jan-78	36.5	1495	\$ 19,195	13.3%	226
227	2770 S. Ocean Blvd., #603-N	Jeffrey P. Goldstein Trust	Cline, Morgan	\$ 2,325,000	Jul-14	\$ 2,300,000	Mar-04	10.3	4370	\$ 2,418	0.1%	227
228	2780 S. Ocean Blvd., #808 (Co-Op)	Winslow, Gregory and Whitney	NiCastro, Francis	\$ 302,500	Jul-14	\$ 200,000	Sep-10	3.8	1294	\$ 26,742	13.4%	228
229	2720 S. Ocean Blvd., #123 (Co-Op)	Judson, James	Anderson, Youngeun	\$ 100,000	Jul-14	\$ 80,000	Jun-03	11.1	1158	\$ 1,803	2.3%	229
230	3440 S. Ocean Blvd., #408-S	Perkowitz, Lorrain and Walter	Jackson, Judith and Robert	\$ 550,000	Jul-14	\$ 260,000	Mar-00	14.3	1886	\$ 20,220	7.8%	230
231	2275 S. Ocean Blvd., #102-N	Shalam, Jane and John	Jacobs, Ethel	\$ 475,000	Jul-14	\$ 69,800	Jan-74	40.5	1614	\$ 9,999	14.3%	231
232	2840 S. Ocean Blvd., #523 (Co-Op)	Cappelletti, Patricia and Vincent	Oaks, Carolyn	\$ 100,000	Jul-14	\$ 134,000	May-04	10.2	700	\$ (3,342)	-2.5%	232
233	2000 S. Ocean Blvd., #305-N	Helen L. Boehm Trust	Flamm, Miriam	\$ 840,000	Jul-14	\$ 610,000	May-86	28.2	2816	\$ 8,160	1.3%	233
234	2778 S. Ocean Blvd., #PH-5-N	Jacoby, Deborah and Mark	Levine, Wendi & Andrea & Edward	\$ 380,000	Jul-14	\$ 220,000	Nov-86	27.7	1830	\$ 5,780	2.6%	234
235	300 S. Ocean Blvd., #4-F (Co-Op)	Ingersoll, Deborah	300 South Ocean Blvd. Apts. Inc.	\$ 680,000	Jul-14	\$ 300,000	May-13	1.2	1367	\$ 325,587	108.5%	235
236	*225 Everglade Ave., #9	CFT Real Estate LLC	Charles C. Gerhardt Trust	\$ 579,000	Jul-14	N/A	Nov-84	29.7	1120	N/A	N/A	236
237	250 Bradley Pl., #304	Idy, Michael J.	Winifred C. Heavey Trust	\$ 565,975	Jul-14	\$ 180,000	Jun-90	24.1	1220	\$ 16,016	8.9%	237
238	102 Gulfstream Rd., #A	Zana Oceanfront LLC	Feldman, Robert and Amy	\$ 7,650,000	Jul-14	\$ 5,700,000	Aug-11	2.9	4904	\$ 668,310	11.7%	238
239	170 N. Ocean Blvd., #205	Christian C. Engeman Trust & Justin L. Wisner Trust	Li, Chao	\$ 485,000	Jul-14	\$ 375,000	Jun-12	2.1	868	\$ 52,829	14.1%	239
240	235 Sunrise Ave., #3013	Jones, Tim and Cardelus, Annie	Fahnestock, James	\$ 73,750	Jul-14	\$ 75,000	Feb-14	0.4	271	\$ (3,042)	-4.1%	240
241	235 Sunrise Ave., #PH-3 and #PH-4	Marcello, Mark	Fallon, Seamus	\$ 150,000	Jul-14	\$ 930,000	Jul-99	15.0	444	\$ (51,962)	-5.6%	241
242	130 Sunrise Ave., #312	Schuster, Mark and Frankel, Annette	Bauer, Josef	\$ 915,000	Jul-14	\$ 325,000	Dec-97	16.6	1983	\$ 35,560	10.9%	242
243	2778 S. Ocean Blvd., #101-S	Prosser, Charles and Hardacker, Lois	O'Day, James and Michelle	\$ 500,000	Jul-14	\$ 540,000	Jun-07	7.1	1542	\$ (5,644)	-1.0%	243
244	3250 S. Ocean Blvd., #309-S	Rashid, Haroon and Carole	Roger A. Fessaguet Trust	\$ 435,000	Jul-14	\$ 206,000	Apr-96	18.3	1748	\$ 12,541	6.1%	244
245	2000 S. Ocean Blvd., #501-S	Michelman, Jay and Martha	Woldow, Sonia B.	\$ 1,450,000	Jul-14	\$ 950,000	May-89	25.2	3262	\$ 19,854	2.1%	245
246	120 Sunset Ave. W., #2-A	Lowerre, Paul and Ursula	Sarita Gantz Qualified Personal Residence Trust	\$ 2,100,000	Jul-14	\$ 600,000	May-95	19.2	2907	\$ 78,203	13.0%	246
247	3000 S. Ocean Blvd., #205	Claeys, Jerome III and Barbara	Kaganovsky, Lazar and Elina	\$ 4,225,000	Jul-14	\$ 3,125,000	Aug-06	7.9	4447	\$ 138,879	4.4%	247
248	227 Brazilian Ave., #160	Boland, Thomas P.	Angle, Ray A.	\$ 240,000	Aug-14	\$ 97,000	Aug-96	18.0	643	\$ 7,940	8.2%	248
249	240 N. County Rd., #120-E	Koch, Peter and Barbara	French-R LLC	\$ 536,250	Aug-14	\$ 120,000	Feb-92	22.5	N/A	\$ 18,490	15.4%	249
250	2778 S. Ocean Blvd., #303-N	Simon, Frederick and Adele	Eng, Knut and Erna	\$ 475,000	Aug-14	\$ 350,000	Feb-11	3.5	1780	\$ 35,728	10.2%	250
251	235 Sunrise Ave., #1018, #1020 & #1022	Zeppa, Matthew and Lucy	Criscione, James and Evans, Janelle	\$ 150,000	Aug-14	\$ 189,000	Jan-04	10.6	561	\$ (3,683)	-1.9%	251
252	*2780 S. Ocean Blvd., #412 (Co-Op)	Taylor, Nora	Ambassador Corporation	\$ 340,000	Aug-14	N/A	Nov-92	21.8	1344	N/A	N/A	252
253	2860 S. Ocean Blvd., #408	Nothnagle, Anne and Timmothy	Trubashnik, Simon	\$ 200,000	Aug-14	\$ 305,000	Apr-08	6.3	1400	\$ (16,569)	-5.4%	253
254	3100 S. Ocean Blvd., #102-S	Novick, Katherine	Miller, Lester and Kathleen	\$ 875,000	Aug-14	\$ 535,000	Dec-96	17.7	2244	\$ 19,234	3.6%	254
255	3100 S. Ocean Blvd., #205-S	Wodlinger, Constance	Meshnick L.P.	\$ 1,025,000	Aug-14	\$ 1,100,000	Aug-05	9.0	2913	\$ (8,328)	-0.8%	255
256	400 S. Ocean Blvd., #205	400 South Ocean Palm Beach Investments	South Ocean LLC	\$ 4,500,000	Aug-14	\$ 1,700,000	Jul-03	11.1	3432	\$ 252,408	14.8%	256
257	3360 S. Ocean Blvd., #2-G-II	Fisk, Robert and Clare	Papapateras, Konstantia	\$ 310,000	Aug-14	\$ 540,000	Jun-06	8.2	1740	\$ (28,143)	-5.2%	257
258	170 N. Ocean Blvd., #610	Jas Ventures LP	Sleeper, Edward L.	\$ 787,500	Aug-14	\$ 230,000	Apr-93	21.3	1395	\$ 26,115	11.4%	258
259	235 Sunrise Ave., #3232	Jones, Timothy and Cardelus, Annie	Baker, Noel and McLean, Ian	\$ 136,500	Aug-14	\$ 40,000	Jul-93	21.1	561	\$ 4,574	11.4%	259
260	120 Sunset Ave., #4-E	Howard B. Bernick Trust	Georgene M. Maxwell Estate	\$ 3,050,000	Aug-14	\$ 1,250,000	Mar-90	24.4	2692	\$ 73,663	5.9%	260
261	100 Worth Ave., #501	Hakim, Farha and Shahpar	Marjorie R. Zuckerwar Trust	\$ 1,235,000	Aug-14	\$ 300,000	May-83	31.3	1624	\$ 29,897	10.0%	261
262	3475 S. Ocean Blvd., #1110	Calandra, Teddy and Carol	Koivumaki, Lisa H.	\$ 165,000	Aug-14	\$ 190,000	Mar-08	6.4	891	\$ (3,893)	-2.0%	262
263	3400 S. Ocean Blvd., #7-C-I	Degaetano, Robert	Mittleman, Eugene and Georgia	\$ 514,000	Aug-14	\$ 330,000	Apr-96	18.3	1740	\$ 10,030	3.0%	263
264	214 Chilean Ave., #20	Parker, Deansin G.	Harris Roy Bernard, II Estate	\$ 615,000	Aug-14	\$ 512,500	Oct-00	13.8	1122	\$ 7,405	1.4%	264
265	2000 S. Ocean Blvd., #409-S	Kenneth A. Barnett Trust	Perlmutter, Laura	\$ 2,679,000	Aug-14	\$ 1,300,000	Jan-91	23.6	3262	\$ 58,439	4.5%	265
266	3200 S. Ocean Blvd., #D-301	Shore, Alexander	Hershoff, Jay and Nancy	\$ 282,500	Aug-14	\$ 300,000	Sep-02	11.9	1476	\$ (1,468)	-0.5%	266
267	3360 S. Ocean Blvd., #2-A-II	Perron, Bernard and Lise	Melvin M. Mahlowitz	\$ 324,000	Aug-14	\$ 200,000	Jun-96	18.2	1740	\$ 6,821	3.4%	267
268	130 Sunrise Ave., #2110	Frederico, Dominic and Michele	Victor H. Fink Trust	\$ 620,000	Aug-14	\$ 845,000	Sep-05	8.9	1580	\$ (25,223)	-3.0%	268
269	130 Sunrise Ave., #5060	Walker, Kenneth and Mary	Muriel Leventhal Estate	\$ 633,100	Aug-14	\$ 166,500	Jan-78	36.6	1580	\$ 12,747	7.7%	269
270	429 Australian Ave., #90	Rockhampton Family Trust	Jones, Michele A.	\$ 1,450,000	Aug-14	\$ 970,000	Apr-13	1.3	1686	\$ 359,754	37.1%	270
271	3475 S. Ocean Blvd., #7140	Murray, Howard P. and Faith C.	3475 S. Ocean LLC	\$ 287,500	Aug-14	\$ 180,100	May-14	0.3	1395	\$ 426,098	236.6%	271
272	127 Peruvian Ave., #2040	Bigley, Harry Jr. and Garland	MODAPB, LLC	\$ 685,000	Aug-14	\$ 247,500	Aug-97	17.0	1428	\$ 25,719	10.4%	272

273	44 Cocoanut Row, #314-A	Kevin, Gary	Kayne, Stuart	\$ 450,000	Sep-14	\$ 390,000	May-90	24.4	1501	\$ 2,464	0.6%	273	
274	44 Cocoanut Row, #422-A	Stetson, Josephine D.	Florence Lubotta Trust & Feldman, Jeffery and Leslie	\$ 532,000	Sep-14	\$ 150,000	Mar-92	22.5	1272	\$ 16,964	11.3%	274	
275	100 Royal Palm Way, #G-4	Corl, James S.	Muscarelle, Joseph L. Jr. and Sharon M.	\$ 2,325,000	Sep-14	\$ 1,200,000	Mar-03	11.5	2535	\$ 97,721	8.1%	275	
276	227 Brazilian Ave., #170	Murphy, Robert W. & Chapman, Brooke A.	Richardson, Gary C.	\$ 215,000	Sep-14	\$ 205,000	Nov-04	9.8	643	\$ 1,016	0.5%	276	
277	122 Peruvian Ave., #40	AB Jaya LLC	Baer, Nancy	\$ 275,000	Sep-14	\$ 230,000	Nov-02	11.8	604	\$ 3,800	1.7%	277	
278	3230 S. Ocean Blvd., #C-106	9196 3298 Quebec, Inc. & 9230 4971 Quebec Inc	Cheney, Richard	\$ 150,000	Sep-14	\$ 120,000	Feb-11	3.6	1176	\$ 8,372	7.0%	278	
279	3230 S. Ocean Blvd., #D-511	Bithoney, William and Carmen	Saccomen, Rodolfo H.	\$ 370,000	Sep-14	\$ 180,000	Aug-01	13.1	1176	\$ 14,511	8.1%	279	
280	3170 S. Ocean Blvd., #301-S	Levy, Ira Jay and Deborah E.	Ethel Rubinstein February 12, 1992 Trust	\$ 420,000	Sep-14	\$ 300,000	May-86	28.4	2350	\$ 4,232	1.4%	280	
281	44 Cocoanut Row, #304-B	Watts, Bruce R., Jr.	Trapani, Joseph	\$ 223,000	Sep-14	\$ 80,000	Mar-99	15.5	900	\$ 9,217	11.5%	281	
282	142 Peruvian Ave., #1010	Kophelm, Allen D.	Ayers, Timothy and Lillian	\$ 750,000	Sep-14	\$ 495,000	Dec-11	2.8	774	\$ 92,612	18.7%	282	
283	2275 S. Ocean Blvd., #205-N	Shenaman, Katherine M.	Miller, James and Erik	\$ 480,000	Sep-14	\$ 525,000	Sep-05	9.0	1868	\$ (4,997)	-1.0%	283	
284	44 Cocoanut Row, #212-A	Cornacchia, Eileen	Mahtani, Rajan	\$ 600,000	Sep-14	\$ 256,250	Apr-13	1.4	1215	\$ 242,218	94.5%	284	
	*Not included in calculation for % Increase/(Decrease)												
			2014 3Q Cumulative Summary - PB Condo Sales (ALL)										
			# of PB Condo Sales (ALL)	284									
			PB Condo Sales - ALL (Total \$)	\$ 244,855,973									
			Average Current Sales Price	\$ 862,169									
			Median Current Sales Price	\$ 500,000									
			Average Yrs. Between Sales	13.92									
			% Annual Increase/(Decrease)	3.6%									
			2014 1Q & 2Q ONLY Summary - PB Condo/Co-Op Sales (ALL)										
			# of PB Condo/Co-Op Sales (ALL)	222									
			PB Condo/Co-Op Sales - ALL (Total \$)	\$ 185,119,398									
			Average Current Sales Price	\$ 833,871									
			Median Current Sales Price	\$ 492,500									
			Average Yrs. Between Sales	13.75									
			% Annual Increase/(Decrease)	3.5%									
			2014 3Q ONLY Summary - PB Condo/Co-Op Sales (ALL)										
			# of PB Condo/Co-Op Sales (ALL)	62									
			PB Home Sales - ALL (Total \$)	\$ 59,736,575									
			Average Current Sales Price	\$ 963,493									
			Median Current Sales Price	\$ 523,000									
			Average Yrs. Between Sales	14.74									
			% Annual Increase/(Decrease)	3.9%									

3rd Quarter
2014
Report

THE EVANS REPORT™

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AND ASSOCIATES, P.A.
• Counselors at Law •

NORTH - PB CONDO/CO-OP SALES 1/1/14 - 9/30/14

	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	Dec-09	4.2	1287	\$ 138,258	37.6%	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 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%	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
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	Szilagyi, 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
101	300 S. Ocean Blvd., #4-F (Co-Op)	Ingersoll, Deborah	300 South Ocean Blvd. Apts. Inc.	\$ 680,000	Jul-14	\$ 300,000	May-13	1.2	1367	\$ 325,587	108.5%	101
102	*225 Everglade Ave., #9	CFT Real Estate LLC	Charles C. Gerhardt Trust	\$ 579,000	Jul-14	N/A	Nov-84	29.7	1120	N/A	N/A	102
103	250 Bradley Pl., #304	Idy, Michael J.	Winifred C. Heavey Trust	\$ 565,975	Jul-14	\$ 180,000	Jun-90	24.1	1220	\$ 16,016	8.9%	103
104	102 Gulfstream Rd., #A	Zana Oceanfront LLC	Feldman, Robert and Amy	\$ 7,650,000	Jul-14	\$ 5,700,000	Aug-11	2.9	4904	\$ 668,310	11.7%	104
105	170 N. Ocean Blvd., #205	Christian C. Engeman Trust & Justin L. Wis	Li, Chao	\$ 485,000	Jul-14	\$ 375,000	Jun-12	2.1	868	\$ 52,829	14.1%	105
106	235 Sunrise Ave., #3013	Jones, Tim and Cardelus, Annie	Fahnestock, James	\$ 73,750	Jul-14	\$ 75,000	Feb-14	0.4	271	\$ (3,042)	-4.1%	106
107	235 Sunrise Ave., #PH-3 and #PH-4	Marcello, Mark	Fallon, Seamus	\$ 150,000	Jul-14	\$ 930,000	Jul-99	15.0	444	\$ (51,962)	-5.6%	107
108	130 Sunrise Ave., #312	Schuster, Mark and Frankel, Annette	Bauer, Josef	\$ 915,000	Jul-14	\$ 325,000	Dec-97	16.6	1983	\$ 35,560	10.9%	108
109	120 Sunset Ave. W., #2-A	Lowerre, Paul and Ursula	Sarita Gantz Qualified Personal Residence Tr	\$ 2,100,000	Jul-14	\$ 600,000	May-95	19.2	2907	\$ 78,203	13.0%	109
110	227 Brazilian Ave., #160	Boland, Thomas P.	Angle, Ray A.	\$ 240,000	Aug-14	\$ 97,000	Aug-96	18.0	643	\$ 7,940	8.2%	110
111	240 N. County Rd., #120-E	Koch, Peter and Barbara	French-R LLC	\$ 536,250	Aug-14	\$ 120,000	Feb-92	22.5	N/A	\$ 18,490	15.4%	111
112	235 Sunrise Ave., #1018, #1020 & #102	Zeppa, Matthew and Lucy	Criscione, James and Evans, Janelle	\$ 150,000	Aug-14	\$ 189,000	Jan-04	10.6	561	\$ (3,683)	-1.9%	112
113	400 S. Ocean Blvd., #205	400 South Ocean Palm Beach Investment	South Ocean LLC	\$ 4,500,000	Aug-14	\$ 1,700,000	Jul-03	11.1	3432	\$ 252,408	14.8%	113
114	170 N. Ocean Blvd., #610	Jas Ventures LP	Sleeper, Edward L.	\$ 787,500	Aug-14	\$ 230,000	Apr-93	21.3	1395	\$ 26,115	11.4%	114
115	235 Sunrise Ave., #3232	Jones, Timothy and Cardelus, Annie	Baker, Noel and McLean, Ian	\$ 136,500	Aug-14	\$ 40,000	Jul-93	21.1	561	\$ 4,574	11.4%	115
116	120 Sunset Ave., #4-E	Howard B. Bernick Trust	Georgene M. Maxwell Estate	\$ 3,050,000	Aug-14	\$ 1,250,000	Mar-90	24.4	2692	\$ 73,663	5.9%	116
117	100 Worth Ave., #501	Hakim, Farha and Shahpar	Marjorie R. Zuckerwar Trust	\$ 1,235,000	Aug-14	\$ 300,000	May-83	31.3	1624	\$ 29,897	10.0%	117
118	214 Chilean Ave., #20	Parker, Deansin G.	Harris Roy Bernard, II Estate	\$ 615,000	Aug-14	\$ 512,500	Oct-00	13.8	1122	\$ 7,405	1.4%	118
119	130 Sunrise Ave., #2110	Frederico, Dominic and Michele	Victor H. Fink Trust	\$ 620,000	Aug-14	\$ 845,000	Sep-05	8.9	1580	\$ (25,223)	-3.0%	119
120	130 Sunrise Ave., #5060	Walker, Kenneth and Mary	Muriel Leventhal Estate	\$ 633,100	Aug-14	\$ 166,500	Jan-78	36.6	1580	\$ 12,747	7.7%	120
121	429 Australian Ave., #90	Rockhampton Family Trust	Jones, Michele A.	\$ 1,450,000	Aug-14	\$ 970,000	Apr-13	1.3	1686	\$ 359,754	37.1%	121
122	127 Peruvian Ave., #2040	Bigley, Harry Jr. and Garland	MODAPB, LLC	\$ 685,000	Aug-14	\$ 247,500	Aug-97	17.0	1428	\$ 25,719	10.4%	122
123	44 Cocoanut Row, #314-A	Kevin, Gary	Kayne, Stuart	\$ 450,000	Sep-14	\$ 390,000	May-90	24.4	1501	\$ 2,464	0.6%	123
124	44 Cocoanut Row, #422-A	Stetson, Josephine D.	Florence Lubotta Trust & Feldman, Jeffery ar	\$ 532,000	Sep-14	\$ 150,000	Mar-92	22.5	1272	\$ 16,964	11.3%	124
125	100 Royal Palm Way, #G-4	Corl, James S.	Muscarelle, Joseph L. Jr. and Sharon M.	\$ 2,325,000	Sep-14	\$ 1,200,000	Mar-03	11.5	2535	\$ 97,721	8.1%	125

126	227 Brazilian Ave., #170	Murphy, Robert W. & Chapman, Brooke A	Richardson, Gary C.	\$ 215,000	Sep-14	\$ 205,000	Nov-04	9.8	643	\$ 1,016	0.5%	126	
127	122 Peruvian Ave., #40	AB Jaya LLC	Baer, Nancy	\$ 275,000	Sep-14	\$ 230,000	Nov-02	11.8	604	\$ 3,800	1.7%	127	
128	44 Cocoanut Row, #304-B	Watts, Bruce R., Jr.	Trapani, Joseph	\$ 223,000	Sep-14	\$ 80,000	Mar-99	15.5	900	\$ 9,217	11.5%	128	
129	142 Peruvian Ave., #1010	Kophelm, Allen D.	Ayers, Timothy and Lillian	\$ 750,000	Sep-14	\$ 495,000	Dec-11	2.8	774	\$ 92,612	18.7%	129	
130	44 Cocoanut Row, #212-A	Cornacchia, Eileen	Mahtani, Rajan	\$ 600,000	Sep-14	\$ 256,250	Apr-13	1.4	1215	\$ 242,218	94.5%	130	
	*Not included in calculation for % Increase/(Decrease)												
			2014 3Q Cumulative Summary - PB Condo Sales (North)										
			# of PB Condo Sales (North)	130									
			PB Condo Sales - North (Total \$)	\$ 153,246,216									
			Average Current Sales Price	\$ 1,178,817									
			Median Current Sales Price	\$ 667,500									
			Average Yrs. Between Sales	12.74									
			% Annual Increase/(Decrease)	4.4%									
			2014 1Q & 2Q ONLY Summary - PB Condo Sales (North)										
			# of PB Condo Sales (North)	100									
			PB Condo Sales - South (Total \$)	\$ 120,039,141									
			Average Current Sales Price	\$ 1,200,391									
			Median Current Sales Price	\$ 700,000									
			Average Yrs. Between Sales	12.07									
			% Annual Increase/(Decrease)	4.4%									
			2014 3Q ONLY Summary - PB Condo Sales (North)										
			# of PB Condo Sales (North)	30									
			PB Condo Sales - South (Total \$)	\$ 33,207,075									
			Average Current Sales Price	\$ 1,106,903									
			Median Current Sales Price	\$ 607,500									
			Average Yrs. Between Sales	14.97									
			% Annual Increase/(Decrease)	5.3%									

3rd Quarter
2014
Report

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

SOUTH - PB CONDO/CO-OP SALES 1/1/14 - 9/30/14

	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	2335 S. Ocean Blvd., #D-12	Panchal, Anand & Lauren	Rosenbloom, Howard and Joanne	\$ 780,000	Feb-14	\$ 515,000	Jun-96	17.7	4889	\$ 14,987	2.9%	8
9	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%	9
10	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%	10
11	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%	11
12	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%	12
13	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%	13
14	*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	14
15	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%	15
16	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%	16
17	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%	17
18	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%	18
19	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%	19
20	*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	20
21	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%	21
22	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%	22
23	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%	23
24	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%	24
25	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%	25
26	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%	26
27	2185 Ibis Isle Rd. #1	Hazelcorn, Mariana	Baeza Trust	\$ 315,000	Mar-14	\$ 400,000	Mar-04	10.0	1473	\$ (8,495)	-2.1%	27
28	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%	28
29	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%	29
30	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%	30
31	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%	31
32	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%	32

33	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%	33
34	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%	34
35	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%	35
36	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%	36
37	*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	37
38	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%	38
39	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%	39
40	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%	40
41	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%	41
42	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%	42
43	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%	43
44	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%	44
45	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%	45
46	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%	46
47	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%	47
48	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%	48
49	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%	49
50	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%	50
51	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%	51
52	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%	52
53	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%	53
54	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%	54
55	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%	55
56	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%	56
57	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%	57
58	2185 Ibis Isle Rd., #2	Misisco, Michael	Cofer, Sandra	\$ 485,000	Apr-14	\$ 285,000	May-12	1.9	1269	\$ 104,286	36.6%	58
59	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%	59
60	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%	60
61	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%	61
62	3230 S. Ocean Blvd., #D-308	Paolella, Chris and Mary	Mitrofanis, Vicky and Chris	\$ 199,000	Apr-14	\$ 105,000	May-00	13.9	980	\$ 6,750	6.4%	62
63	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%	63
64	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%	64
65	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%	65
66	2195 Ibis Isle Rd., #7 (REO)	Gardner, Susan	FNMA	\$ 235,000	Apr-14	\$ 310,200	Apr-13	1.0	1168	\$ (75,200)	-24.2%	66
67	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%	67
68	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%	68
69	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%	69
70	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%	70
71	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%	71
72	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%	72
73	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%	73
74	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%	74
75	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%	75
76	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%	76
77	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%	77
78	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%	78
79	*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	79
80	*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	80
81	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%	81

82	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%	82
83	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%	83
84	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%	84
85	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%	85
86	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%	86
87	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%	87
88	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%	88
89	*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	89
90	2840 Ocean Blvd., #205 (Co-Op)	Lu, Jun and Yu, Yadi	Mary Devaney Trust	\$ 90,000	May-14	\$ 60,000	Jul-00	13.8	935	\$ 2,167	3.6%	90
91	*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	91
92	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%	92
93	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%	93
94	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%	94
95	*2565 S. Ocean Blvd., #2180	Verbeek, Pieter	Manziona, Rose	\$ 120,000	May-14	N/A	N/A	N/A	640	N/A	N/A	95
96	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%	96
97	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%	97
98	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%	98
99	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%	99
100	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%	100
101	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%	101
102	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%	102
103	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%	103
104	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%	104
105	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%	105
106	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%	106
107	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%	107
108	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%	108
109	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%	109
110	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%	110
111	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%	111
112	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%	112
113	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%	113
114	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%	114
115	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%	115
116	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%	116
117	*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	117
118	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%	118
119	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%	119
120	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%	120
121	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%	121
122	2600 S. Ocean Blvd., #105-S	Lushan, Daniel	Heisch, Achim	\$ 98,753	Jun-14	\$ 107,000	Feb-96	18.3	1195	\$ (450)	-0.4%	122
123	3000 S. Ocean Blvd., #205	Claeys, Jerome III and Barbara	Kaganovsky, Lazar and Elina	\$ 4,225,000	Jul-14	\$ 3,125,000	Aug-06	7.9	4447	\$ 138,879	4.4%	123
124	3250 S. Ocean Blvd., #207-N	Ainsworth, Christie & David	Attar, Robert and Rosemary	\$ 330,000	Jul-14	\$ 182,000	May-01	13.2	1478	\$ 11,233	6.2%	124
125	3250 S. Ocean Blvd., #103-S	Ramsay, Doug & Kelly	Gaber, Susanne	\$ 550,000	Jul-14	\$ 485,000	Dec-10	3.6	1900	\$ 18,138	3.7%	125
126	2600 S. Ocean Blvd., #501-W	Correia, Antonia	Jane Weinstein Trust	\$ 845,000	Jul-14	\$ 144,000	Jan-78	36.5	1495	\$ 19,195	13.3%	126
127	2770 S. Ocean Blvd., #603-N	Jeffrey P. Goldstein Trust	Cline, Morgan	\$ 2,325,000	Jul-14	\$ 2,300,000	Mar-04	10.3	4370	\$ 2,418	0.1%	127
128	2780 S. Ocean Blvd., #808 (Co-Op)	Winslow, Gregory and Whitney	NiCastro, Francis	\$ 302,500	Jul-14	\$ 200,000	Sep-10	3.8	1294	\$ 26,742	13.4%	128
129	2720 S. Ocean Blvd., #123 (Co-Op)	Judson, James	Anderson, Youngeun	\$ 100,000	Jul-14	\$ 80,000	Jun-03	11.1	1158	\$ 1,803	2.3%	129
130	3440 S. Ocean Blvd., #408-S	Perkowitz, Lorrain and Walter	Jackson, Judith and Robert	\$ 550,000	Jul-14	\$ 260,000	Mar-00	14.3	1886	\$ 20,220	7.8%	130

131	2275 S. Ocean Blvd., #102-N	Shalam, Jane and John	Jacobs, Ethel	\$ 475,000	Jul-14	\$ 69,800	Jan-74	40.5	1614	\$ 9,999	14.3%	131
132	2840 S. Ocean Blvd., #523 (Co-Op)	Cappelletti, Patricia and Vincent	Oaks, Carolyn	\$ 100,000	Jul-14	\$ 134,000	May-04	10.2	700	\$ (3,342)	-2.5%	132
133	2000 S. Ocean Blvd., #305-N	Helen L. Boehm Trust	Flamm, Miriam	\$ 840,000	Jul-14	\$ 610,000	May-86	28.2	2816	\$ 8,160	1.3%	133
134	2778 S. Ocean Blvd., #PH-5-N	Jacoby, Deborah and Mark	Levine, Wendi & Andrea & Edward	\$ 380,000	Jul-14	\$ 220,000	Nov-86	27.7	1830	\$ 5,780	2.6%	134
135	2778 S. Ocean Blvd., #101-S	Prosser, Charles and Hardacker, Lois	O'Day, James and Michelle	\$ 500,000	Jul-14	\$ 540,000	Jun-07	7.1	1542	\$ (5,644)	-1.0%	135
136	3250 S. Ocean Blvd., #309-S	Rashid, Haroon and Carole	Roger A. Fessaguet Trust	\$ 435,000	Jul-14	\$ 206,000	Apr-96	18.3	1748	\$ 12,541	6.1%	136
137	2000 S. Ocean Blvd., #501-S	Michelman, Jay and Martha	Woldow, Sonia B.	\$ 1,450,000	Jul-14	\$ 950,000	May-89	25.2	3262	\$ 19,854	2.1%	137
138	3000 S. Ocean Blvd., #205	Claeys, Jerome III and Barbara	Kaganovsky, Lazar and Elina	\$ 4,225,000	Jul-14	\$ 3,125,000	Aug-06	7.9	4447	\$ 138,879	4.4%	138
139	2778 S. Ocean Blvd., #303-N	Simon, Frederick and Adele	Eng, Knut and Erna	\$ 475,000	Aug-14	\$ 350,000	Feb-11	3.5	1780	\$ 35,728	10.2%	139
140	*2780 S. Ocean Blvd., #412 (Co-Op)	Taylor, Nora	Ambassador Corporation	\$ 340,000	Aug-14	N/A	Nov-92	21.8	1344	N/A	N/A	140
141	2860 S. Ocean Blvd., #408	Nothnagle, Anne and Timmothy	Trubashnik, Simon	\$ 200,000	Aug-14	\$ 305,000	Apr-08	6.3	1400	\$ (16,569)	-5.4%	141
142	3100 S. Ocean Blvd., #102-S	Novick, Katherine	Miller, Lester and Kathleen	\$ 875,000	Aug-14	\$ 535,000	Dec-96	17.7	2244	\$ 19,234	3.6%	142
143	3100 S. Ocean Blvd., #205-S	Wodlinger, Constance	Meshnick L.P.	\$ 1,025,000	Aug-14	\$ 1,100,000	Aug-05	9.0	2913	\$ (8,328)	-0.8%	143
144	3360 S. Ocean Blvd., #2-G-II	Fisk, Robert and Clare	Papapateras, Konstantia	\$ 310,000	Aug-14	\$ 540,000	Jun-06	8.2	1740	\$ (28,143)	-5.2%	144
145	3475 S. Ocean Blvd., #1110	Calandra, Teddy and Carol	Koivumaki, Lisa H.	\$ 165,000	Aug-14	\$ 190,000	Mar-08	6.4	891	\$ (3,893)	-2.0%	145
146	3400 S. Ocean Blvd., #7-C-I	Degaetano, Robert	Mittleman, Eugene and Georgia	\$ 514,000	Aug-14	\$ 330,000	Apr-96	18.3	1740	\$ 10,030	3.0%	146
147	2000 S. Ocean Blvd., #409-S	Kenneth A. Barnett Trust	Perlmutter, Laura	\$ 2,679,000	Aug-14	\$ 1,300,000	Jan-91	23.6	3262	\$ 58,439	4.5%	147
148	3200 S. Ocean Blvd., #D-301	Shore, Alexander	Hershoff, Jay and Nancy	\$ 282,500	Aug-14	\$ 300,000	Sep-02	11.9	1476	\$ (1,468)	-0.5%	148
149	3360 S. Ocean Blvd., #2-A-II	Perron, Bernard and Lise	Melvin M. Mahlowitz	\$ 324,000	Aug-14	\$ 200,000	Jun-96	18.2	1740	\$ 6,821	3.4%	149
150	3475 S. Ocean Blvd., #7140	Murray, Howard P. and Faith C.	3475 S. Ocean LLC	\$ 287,500	Aug-14	\$ 180,100	May-14	0.3	1395	\$ 426,098	236.6%	150
151	3230 S. Ocean Blvd., #C-106	9196 3298 Quebec, Inc. & 9230 4971 Quebec Inc	Cheney, Richard	\$ 150,000	Sep-14	\$ 120,000	Feb-11	3.6	1176	\$ 8,372	7.0%	151
152	3230 S. Ocean Blvd., #D-511	Bithoney, William and Carmen	Saccomen, Rodolfo H.	\$ 370,000	Sep-14	\$ 180,000	Aug-01	13.1	1176	\$ 14,511	8.1%	152
153	3170 S. Ocean Blvd., #301-S	Levy, Ira Jay and Deborah E.	Ethel Rubinstein February 12, 1992 Trust	\$ 420,000	Sep-14	\$ 300,000	May-86	28.4	2350	\$ 4,232	1.4%	153
154	2275 S. Ocean Blvd., #205-N	Shenaman, Katherine M.	Miller, James and Erik	\$ 480,000	Sep-14	\$ 525,000	Sep-05	9.0	1868	\$ (4,997)	-1.0%	154
*Not included in calculation for % Increase/(Decrease)												
2014 3Q Cumulative Summary - PB Condo Sales (South)												
# of PB Condo Sales (South) 154												
PB Condo Sales - South (Total \$) \$ 91,609,757												
Average Current Sales Price \$ 594,869												
Median Current Sales Price \$ 375,000												
Average Yrs. Between Sales 14.98												
% Annual Increase/(Decrease) 2.6%												
2014 1Q & 2Q ONLY Summary - PB Condo Sales (South)												
# of PB Condo Sales (South) 122												
PB Condo Sales - South (Total \$) \$ 65,080,257												
Average Current Sales Price \$ 533,445												
Median Current Sales Price \$ 350,000												
Average Yrs. Between Sales 15.11												
% Annual Increase/(Decrease) 2.7%												
2014 3Q ONLY Summary - PB Condo Sales (South)												
# of PB Condo Sales (South) 32												
PB Condo Sales - South (Total \$) \$ 26,529,500												
Average Current Sales Price \$ 829,047												
Median Current Sales Price \$ 455,000												
Average Yrs. Between Sales 14.53												
% Annual Increase/(Decrease) 2.6%												