

3rd
Quarter
2014

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 -

2014 Third 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 | 23.1% | 43 | 28.9% | 7 | 19.4% |
| No. of Sales 2nd Quarter | 81 | 51.9% | 65 | 43.6% | -16 | -19.8% |
| No. of Sales 3rd Quarter | 39 | 25.0% | 41 | 27.5% | 2 | 5.1% |
| Total No. of Sales | 156 | 100.0% | 149 | 100.0% | -7 | |

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

| | 2013 | | 2014 | | Differential ('13 v. '14) | |
|---------------------------|------------|---------------|------------|---------------|---------------------------|--------|
| January | 8 | 5.1% | 17 | 11.4% | 9 | 112.5% |
| February | 9 | 5.8% | 10 | 6.7% | 1 | 11.1% |
| March | 19 | 12.2% | 16 | 10.7% | -3 | -15.8% |
| April | 19 | 12.2% | 15 | 10.1% | -4 | -21.1% |
| May | 30 | 19.2% | 22 | 14.8% | -8 | -26.7% |
| June | 32 | 20.5% | 28 | 18.8% | -4 | -12.5% |
| July | 12 | 7.7% | 22 | 14.8% | 10 | 83.3% |
| August | 14 | 9.0% | 7 | 4.7% | -7 | -50.0% |
| September | 13 | 8.3% | 12 | 8.1% | -1 | -7.7% |
| Total No. of Sales | 156 | 100.0% | 149 | 100.0% | -7 | |

TOWN-WIDE

| | 3rd Quarter 2013 | 3rd Quarter 2014 | 3rd Qtr. Differential 2013 v. 2014 | |
|---------------------|---------------------|---------------------|---------------------------------------|-------|
| No. of Sales | 39 | 41 | 2 | 5.1% |
| Median Sales Price | \$3,200,000 | \$ 3,375,800 | \$ 175,800 | 5.5% |
| Average Sales Price | \$4,044,442 | \$ 5,193,882 | \$ 1,149,440 | 28.4% |
| Total Sales/Dollars | \$145,599,925 | \$ 212,949,146 | \$ 67,349,221 | 46.3% |

North Town of Palm Beach

| | 3rd Quarter 2013 | 3rd Quarter 2014 | 3rd Qtr. Differential 2013 v. 2014 | |
|---------------------|---------------------|---------------------|---------------------------------------|-------|
| No. of Sales | 22 | 20 | -2 | -9.1% |
| Median Sales Price | \$ 2,745,000 | \$ 3,337,900 | \$ 592,900 | 21.6% |
| Average Sales Price | \$ 3,647,769 | \$ 5,005,958 | \$ 1,358,189 | 37.2% |
| Total Sales/Dollars | \$ 80,250,925 | \$ 100,119,162 | \$ 19,868,237 | 24.8% |

Midtown Town of Palm Beach

| | 3rd Quarter 2013 | 3rd Quarter 2014 | 3rd Qtr. Differential 2013 v. 2014 | |
|---------------------|---------------------|---------------------|---------------------------------------|-------|
| No. of Sales | 11 | 12 | 1 | 9.1% |
| Median Sales Price | \$ 3,200,000 | \$ 3,025,000 | \$ (175,000) | -5.5% |
| Average Sales Price | \$ 2,798,273 | \$ 3,957,426 | \$ 1,159,153 | 41.4% |
| Total Sales/Dollars | \$ 30,781,000 | \$ 47,489,109 | \$ 16,708,109 | 54.3% |

South Town of Palm Beach

| | 3rd Quarter 2013 | 3rd Quarter 2014 | 3rd Qtr. Differential 2013 v. 2014 | |
|---------------------|---------------------|---------------------|---------------------------------------|-------|
| No. of Sales | 6 | 9 | 3 | 50.0% |
| Median Sales Price | \$ 6,300,000 | \$ 7,500,000 | \$ 1,200,000 | 19.0% |
| Average Sales Price | \$ 5,761,333 | \$ 7,260,097 | \$ 1,498,764 | 26.0% |
| Total Sales/Dollars | \$ 34,568,000 | \$ 65,340,875 | \$ 30,772,875 | 89.0% |

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

| | 2013 | | 2014 | | Differential ('13 v. '14) | |
|-----------------------------------|----------------|---------------|----------------|---------------|---------------------------|--------|
| | Jan. thru Sep. | | Jan. thru Sep. | | Jan. thru Sep. | |
| Sales \$20,000,000 and over | 3 | 1.9% | 8 | 5.4% | 5 | 3.4% |
| Sales \$15,000,000 - \$19,999,999 | 3 | 1.9% | 5 | 3.4% | 2 | 1.4% |
| Sales \$10,000,000 - \$14,999,999 | 5 | 3.2% | 8 | 5.4% | 3 | 2.2% |
| Sales \$5,000,000 - \$9,999,999 | 33 | 21.2% | 25 | 16.8% | -8 | -4.4% |
| Sales \$2,500,000 - \$4,999,999 | 36 | 23.1% | 47 | 31.5% | 11 | 8.5% |
| Sales below \$2,500,000 | 76 | 48.7% | 56 | 37.6% | -20 | -11.1% |
| | 156 | 100.0% | 149 | 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 | 1/81 (1.2%) | 0/65 (0.0%) |
| 3rd Quarter | 0/39 (0.0%) | 1/41 (2.4%) |
| | 2/156 (1.3%) | 2/149 (1.3%) |

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 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 | % | No. of Sales | % | No. of Sales | % |
| 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% | 284 | 100% | -5 | |

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

| | 2013 | | 2014 | | Differential ('13 v. '14) | |
|---------------------------|--------------|-------------|--------------|-------------|---------------------------|--------|
| | No. of Sales | % | No. of Sales | % | No. of Sales | % |
| 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™

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 - 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 | 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 Coconut Row (Townhouse) | Coconut Row Property LLC | 360 Coconut Row LLC | \$ 5,100,000 | Feb-14 | \$ 4,525,000 | Apr-07 | 6.8 | 4,813 | \$ 84,017 | 1.9% | 23 |
| 24 | 2335 S. Ocean Blvd. #D-12 (Townhouse) | Panchel, Anand and Lauren | Rosenbloom, Joanne and Howard | \$ 780,000 | Feb-14 | \$ 515,000 | Jun-96 | 17.7 | 7,889 | \$ 14,987 | 2.9% | 24 |
| 25 | 148 Seagate Rd. | Paladino, Joanne | Thompson, Gerrard and Barbara | \$ 1,890,000 | Feb-14 | \$ 425,000 | Mar-92 | 21.9 | 2,551 | \$ 66,782 | 15.7% | 25 |
| 26 | 1123 N. Lake Way | Rich, Thomas | 1123 North Lake Way LLC | \$ 2,000,000 | Feb-14 | \$ 2,244,000 | Feb-10 | 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 | Reveley, 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 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% | 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 |

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.

| | | | | | | | | | | | | |
|-----|---------------------------------------|-----------------------------------|--|---------------|--------|---------------|--------|------|--------|--------------|--------|-----|
| 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 |
| 108 | 109 Ocean Terr. | Avery PB Realty Trust | Austin A. Smith Trust | \$ 3,550,000 | Jun-14 | \$ 1,960,000 | May-04 | 10.1 | 4,902 | \$ 157,575 | 8.0% | 108 |
| 109 | *250 Ocean Terr. | 250 Ocean Terrace LLC | Pierre & Regard Trust | \$ 2,000,000 | Jul-14 | N/A | May-09 | 5.2 | 3,344 | N/A | N/A | 109 |
| 110 | 1098 N. Lake Way | Saunders, David | DeMarco, Franklyn | \$ 11,650,000 | Jul-14 | \$ 572,500 | Feb-81 | 33.4 | 9,394 | \$ 331,336 | 57.9% | 110 |
| 111 | 250 List Rd. | Patrick, Donald and Kim | Napoli, Ronald & Patricia | \$ 3,619,000 | Jul-14 | \$ 2,300,000 | Nov-04 | 9.7 | 3,851 | \$ 136,422 | 5.9% | 111 |
| 112 | 341 Hibiscus Ave. | 341 Hibiscuss Avenue LLC | Dorothy Hildt Trust | \$ 3,600,000 | Jul-14 | \$ 1,600,000 | May-97 | 17.2 | 4,735 | \$ 116,427 | 7.3% | 112 |
| 113 | 102 Gulfstream Rd. | Zana Oceanfront LLC | Feldman, Robert and Amy | \$ 7,650,000 | Jul-14 | \$ 5,700,000 | Aug-11 | 2.9 | 4,904 | \$ 668,310 | 11.7% | 113 |
| 114 | 209 Tradewind Dr. | Harvey, Alexander T. | Ulrich, Axel | \$ 3,300,000 | Jul-14 | \$ 1,355,000 | Dec-09 | 4.6 | 4,162 | \$ 424,342 | 31.3% | 114 |
| 115 | 275 Monterey Rd. | Winnington, Karyn | Cummings, Jane L. | \$ 2,789,000 | Jul-14 | \$ 780,000 | Sep-91 | 22.8 | 3,919 | \$ 87,934 | 11.3% | 115 |
| 116 | 225 Tangier Ave. | ILLKM PB LLC | Green, Robert and Elizabeth | \$ 3,706,000 | Jul-14 | \$ 120,000 | Jan-69 | 45.5 | 5,404 | \$ 78,768 | 65.6% | 116 |
| 117 | 1075 N. Ocean Blvd. | Marcus, Jeffrey A. | Halle Residential Community Property Trust | \$ 23,240,492 | Jul-14 | \$ 22,500,000 | Oct-10 | 3.8 | 13,035 | \$ 197,428 | 0.9% | 117 |
| 118 | 428 Chilean Ave. | Mooney, David | Woodlinger, Constance J. | \$ 2,475,000 | Jul-14 | \$ 745,000 | May-99 | 15.2 | 2,500 | \$ 113,980 | 15.3% | 118 |
| 119 | 319 Brazilian Ave. | Tiger, Arthur H. and Jane R. | Gage, John Z. and Karen S. | \$ 2,750,000 | Jul-14 | \$ 1,275,000 | Nov-03 | 10.7 | 2,764 | \$ 138,222 | 10.8% | 119 |
| 120 | 275 N. County Rd. | DeMarco, Franklyn Jr. | Susan J. Petros Trust | \$ 2,140,750 | Jul-14 | \$ 1,720,000 | Dec-11 | 2.6 | 4,756 | \$ 162,857 | 9.5% | 120 |
| 121 | 225 Seabreeze Ave. | Saltzman, Irvin | Reed, Gene | \$ 6,330,000 | Jul-14 | \$ 6,350,000 | Apr-10 | 4.3 | 7,840 | \$ (4,704) | -0.1% | 121 |
| 122 | 240 Clarke Ave. | KMC Property Holdings LLC | Marcus, Jeffrey and Nicola | \$ 12,896,109 | Jul-14 | \$ 5,850,000 | Apr-07 | 7.3 | 7,140 | \$ 971,235 | 16.6% | 122 |
| 123 | *1020 S. Ocean Blvd. | 1020 South Ocean LLC | Stuart E. Feick Trust | \$ 4,950,000 | Jul-14 | N/A | Oct-84 | 29.8 | 4,649 | N/A | N/A | 123 |
| 124 | 176 Kings Rd. | Engel, James and Amelia | KCC Florida Development Corp. | \$ 7,600,000 | Jul-14 | \$ 2,800,000 | Feb-91 | 23.4 | 8,460 | \$ 204,888 | 7.3% | 124 |
| 125 | *208 Sandpiper Dr. | 208 Sandpiper LLC | Axmar Investment Company | \$ 3,850,000 | Jul-14 | N/A | Jan-74 | 40.5 | 4,144 | N/A | N/A | 125 |
| 126 | 196 Via Del Mar | Vecellio, Christopher and Tara | Bilotti, Margaret | \$ 11,500,000 | Jul-14 | \$ 1,308,900 | Sep-95 | 18.8 | 12,640 | \$ 540,819 | 41.3% | 126 |
| 127 | 850 S. Ocean Blvd. | 850 Family Trust | Moens, Lawrence A. | \$ 20,242,000 | Jul-14 | \$ 2,175,000 | Aug-91 | 22.9 | 11,045 | \$ 787,868 | 36.2% | 127 |
| 128 | 340 Garden Rd. | 340 Garden Road Venture LLC | 340 Garden Road LLC | \$ 2,800,000 | Jul-14 | \$ 1,950,000 | Apr-13 | 1.2 | N/A | \$ 680,373 | 34.9% | 128 |
| 129 | 215 Arabian Rd. | 215 Arabian LLC | Hunter, Michael and Katherine | \$ 2,724,945 | Jul-14 | \$ 3,025,000 | Apr-06 | 8.3 | 4,700 | \$ (36,193) | -1.2% | 129 |
| 130 | 227 Ocean Terrace | Rockwell, Robin and Barbara | Heyniger, Sean and Ashley | \$ 1,250,000 | Jul-14 | \$ 2,083,676 | Mar-07 | 7.4 | 3,446 | \$ (113,036) | -5.4% | 130 |
| 131 | 1230 N. Ocean Way | Duriez, Margaret D. | Simy Holdings, Inc. | \$ 3,375,800 | Aug-14 | \$ 850,000 | Jul-03 | 11.1 | 2,925 | \$ 227,690 | 26.8% | 131 |
| 132 | 180 Barton Ave. | 180 Barton LLC | Clarke Avenue Investments LLC | \$ 4,998,000 | Aug-14 | \$ 3,250,000 | Mar-02 | 12.4 | 6,656 | \$ 140,657 | 4.3% | 132 |
| 133 | 2335 S. Ocean Blvd. #C-9 (Townhouse) | Casas, Andres | Bernard Bennett Trust | \$ 750,000 | Aug-14 | \$ 350,000 | Oct-83 | 30.9 | 4,879 | \$ 12,964 | 3.7% | 133 |
| 134 | 2335 S. Ocean Blvd. #E-16 (Townhouse) | Pierre G. & Marie C. Regard Trust | Kramer, Eric and Skillern, Sara | \$ 848,875 | Aug-14 | \$ 830,000 | May-13 | 1.3 | 4,889 | \$ 15,075 | 1.8% | 134 |
| 135 | 158 Dunbar Rd. | Taselaar, Pieter and Nina | Johnston, Jay A. | \$ 8,500,000 | Aug-14 | \$ 5,150,000 | Jul-05 | 9.1 | 9,070 | \$ 368,520 | 7.2% | 135 |
| 136 | 240 Seabreeze Ave. | Shillelagh Group, LLC | Brooks, Martha F. | \$ 1,625,000 | Aug-14 | \$ 75,000 | Jan-75 | 39.6 | 2,182 | \$ 39,133 | 52.2% | 136 |
| 137 | 324 Brazilian Ave. | McLean, Shannon | Evelyn P. Herzog Trust | \$ 1,800,000 | Aug-14 | \$ 1,000,000 | Sep-12 | 1.9 | 2,589 | \$ 417,740 | 41.8% | 137 |
| 138 | 235 Chilean Ave., #A | Indoe, Jane J. | McGlone, MaryLynne S. | \$ 3,300,000 | Sep-14 | \$ 2,750,000 | Nov-06 | 7.8 | 4,330 | \$ 70,168 | 2.6% | 138 |
| 139 | 211 Caribbean Rd. (REO) | Cambo, Phil | Deutsche Bank National Trust Company | \$ 2,046,000 | Sep-14 | \$ 1,226,100 | Apr-14 | 0.4 | 4,415 | \$ 1,955,971 | 159.5% | 139 |
| 140 | 1250 N. Ocean Blvd. | Beeson, Marsha C. | Aspteong Partners, LP & Paltrow, Robert W. | \$ 7,265,000 | Sep-14 | \$ 2,070,000 | Jan-03 | 11.7 | 5,690 | \$ 445,007 | 21.5% | 140 |
| 141 | *214 Wells Rd. | 214 Wells Rd. LLC | Elsie G. Leviton Trust | \$ 4,387,175 | Sep-14 | N/A | Jul-07 | 7.2 | 3,235 | N/A | N/A | 141 |
| 142 | 236 Australian Ave. | McGlone, MaryLynne S. | Sullivan, John A. and Sharla J. | \$ 2,100,000 | Sep-14 | \$ 875,000 | Apr-00 | 14.4 | 3,660 | \$ 84,908 | 9.7% | 142 |
| 143 | 4 Golfview Rd. | Williams, Angela | Antonini, Marion H. and Penelope F. | \$ 9,600,000 | Sep-14 | \$ 6,825,000 | Jun-05 | 9.3 | 4,769 | \$ 299,756 | 4.4% | 143 |
| 144 | 120 Via Vizcaya | Ward, Donna | Kanter, Myrna H. | \$ 2,300,000 | Sep-14 | \$ 100,000 | Mar-00 | 14.5 | 3,690 | \$ 151,595 | 151.6% | 144 |
| 145 | 426 Australian Ave. | Corey, John D. | Gooderham, Edward D. | \$ 1,410,000 | Sep-14 | \$ 92,300 | Jan-82 | 32.7 | 2,216 | \$ 40,312 | 43.7% | 145 |
| 146 | 535 S. County Rd. | 535 South County Rd. LLC | Glazer, Joel and Angela | \$ 7,500,000 | Sep-14 | \$ 9,300,000 | Jun-07 | 7.3 | 7,632 | \$ (248,018) | -2.7% | 146 |

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.

| | | | | | | | | | | | | |
|---|------------------|--------------------------------------|------------------------------|----------------|--------|--------------|--------|------|-------|------------|-------|-----|
| 147 | 200 Merrain Rd. | Vredevelt, Thomas E. and Charlene M. | Mason, Mark & Kron, Isabella | \$ 2,250,000 | Sep-14 | \$ 1,970,000 | Jun-05 | 9.3 | 2,442 | \$ 30,246 | 1.5% | 147 |
| 148 | 156 Seagate Rd. | Saur, Mark R. and Lisa M. | Holt, Richard D. | \$ 1,625,000 | Sep-14 | \$ 320,000 | Jul-84 | 30.2 | 2,334 | \$ 43,228 | 13.5% | 148 |
| 149 | 134 Chilean Ave. | Weldon, William H. and Hilary J. | Kranzburg Corp. | \$ 4,205,000 | Sep-14 | \$ 1,700,000 | May-11 | 3.3 | 4,301 | \$ 750,062 | 44.1% | 149 |
| <i>*Not included in calculation for % Increase/(Decrease)</i> | | | | | | | | | | | | |
| 2014 3Q Cumulative Summary - PB Home Sales (ALL) | | | | | | | | | | | | |
| # of PB Home Sales (ALL) | | | | 149 | | | | | | | | |
| PB Home Sales - ALL (Total \$) | | | | \$ 802,983,957 | | | | | | | | |
| Average Current Sales Price | | | | \$ 5,389,154 | | | | | | | | |
| Median Current Sales Price | | | | \$ 3,000,000 | | | | | | | | |
| Average Yrs. Between Sales | | | | 11.49 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 8.1% | | | | | | | | |
| 2014 1Q & 2Q ONLY Summary - PB Home Sales (ALL) | | | | | | | | | | | | |
| # of PB Home Sales (ALL) | | | | 108 | | | | | | | | |
| PB Home Sales - ALL (Total \$) | | | | \$ 590,034,811 | | | | | | | | |
| Average Current Sales Price | | | | \$ 5,463,285 | | | | | | | | |
| Median Current Sales Price | | | | \$ 2,950,000 | | | | | | | | |
| Average Yrs. Between Sales | | | | 10.37 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 9.1% | | | | | | | | |
| 2014 3Q ONLY Summary - PB Home Sales (ALL) | | | | | | | | | | | | |
| # of PB Home Sales (ALL) | | | | 41 | | | | | | | | |
| PB Home Sales - ALL (Total \$) | | | | \$ 212,949,146 | | | | | | | | |
| Average Current Sales Price | | | | \$ 5,193,882 | | | | | | | | |
| Median Current Sales Price | | | | \$ 3,375,800 | | | | | | | | |
| Average Yrs. Between Sales | | | | 14.43 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 6.4% | | | | | | | | |

3rd 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 - 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 | 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 |
| 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 |

| | 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 | |
|----|--------------------------------|---------------------------------|--|--------------------|-------------------|------------------|-----------------|--------------------|------------|----------------------------|-----------------------------------|----|
| 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 |
| 61 | 109 Ocean Terr. | Avery PB Realty Trust | Austin A. Smith Trust | \$ 3,550,000 | Jun-14 | \$ 1,960,000 | May-04 | 10.1 | 4,902 | \$ 157,575 | 8.0% | 61 |
| 62 | 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% | 62 |
| 63 | *250 Ocean Terr. | 250 Ocean Terrace LLC | Pierre & Regard Trust | \$ 2,000,000 | Jul-14 | N/A | May-09 | 5.2 | 3,344 | N/A | N/A | 63 |
| 64 | 1098 N. Lake Way | Saunders, David | DeMarco, Franklyn | \$ 11,650,000 | Jul-14 | \$ 572,500 | Feb-81 | 33.4 | 9,394 | \$ 331,336 | 57.9% | 64 |
| 65 | 250 List Rd. | Patrick, Donald and Kim | Napoli, Ronald & Patricia | \$ 3,619,000 | Jul-14 | \$ 2,300,000 | Nov-04 | 9.7 | 3,851 | \$ 136,422 | 5.9% | 65 |
| 66 | 209 Tradewind Dr. | Harvey, Alexander T. | Ulrich, Axel | \$ 3,300,000 | Jul-14 | \$ 1,355,000 | Dec-09 | 4.6 | 4,162 | \$ 424,342 | 31.3% | 66 |
| 67 | 275 Monterey Rd. | Winnington, Karyn | Cummings, Jane L. | \$ 2,789,000 | Jul-14 | \$ 780,000 | Sep-91 | 22.8 | 3,919 | \$ 87,934 | 11.3% | 67 |
| 68 | 225 Tangier Ave. | ILLKM PB LLC | Green, Robert and Elizabeth | \$ 3,706,000 | Jul-14 | \$ 120,000 | Jan-69 | 45.5 | 5,404 | \$ 78,768 | 65.6% | 68 |
| 69 | 1075 N. Ocean Blvd. | Marcus, Jeffrey A. | Halle Residential Community Property Trust | \$ 23,240,492 | Jul-14 | \$ 22,500,000 | Oct-10 | 3.8 | 13,035 | \$ 197,428 | 0.9% | 69 |

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 | | |
|----|---|-----------------------------------|---|--------------------|-------------------|------------------|-----------------|--------------------|------------|----------------------------|-----------------------------------|----|--|
| 70 | 275 N. County Rd. | DeMarco, Franklyn Jr. | Susan J. Petros Trust | \$ 2,140,750 | Jul-14 | \$ 1,720,000 | Dec-11 | 2.6 | 4,756 | \$ 162,857 | 9.5% | 70 | |
| 71 | 176 Kings Rd. | Engel, James and Amelia | KCC Florida Development Corp. | \$ 7,600,000 | Jul-14 | \$ 2,800,000 | Feb-91 | 23.4 | 8,460 | \$ 204,888 | 7.3% | 71 | |
| 72 | *208 Sandpiper Dr. | 208 Sandpiper LLC | Axmar Investment Company | \$ 3,850,000 | Jul-14 | N/A | Jan-74 | 40.5 | 4,144 | N/A | N/A | 72 | |
| 73 | 340 Garden Rd. | 340 Garden Road Venture LLC | 340 Garden Road LLC | \$ 2,800,000 | Jul-14 | \$ 1,950,000 | Apr-13 | 1.2 | N/A | \$ 680,373 | 34.9% | 73 | |
| 74 | 215 Arabian Rd. | 215 Arabian LLC | Hunter, Michael and Katherine | \$ 2,724,945 | Jul-14 | \$ 3,025,000 | Apr-06 | 8.3 | 4,700 | \$ (36,193) | -1.2% | 74 | |
| 75 | 227 Ocean Terrace | Rockwell, Robin and Barbara | Heyniger, Sean and Ashley | \$ 1,250,000 | Jul-14 | \$ 2,083,676 | Mar-07 | 7.4 | 3,446 | \$ (113,036) | -5.4% | 75 | |
| 76 | 1230 N. Ocean Way | Duriez, Margaret D. | Simy Holdings, Inc. | \$ 3,375,800 | Aug-14 | \$ 850,000 | Jul-03 | 11.1 | 2,925 | \$ 227,690 | 26.8% | 76 | |
| 77 | 158 Dunbar Rd. | Taselaar, Pieter and Nina | Johnston, Jay A. | \$ 8,500,000 | Aug-14 | \$ 5,150,000 | Jul-05 | 9.1 | 9,070 | \$ 368,520 | 7.2% | 77 | |
| 78 | 211 Caribbean Rd. (REO) | Cambo, Phil | Deutsche Bank National Trust Company | \$ 2,046,000 | Sep-14 | \$ 1,226,100 | Apr-14 | 0.4 | 4,415 | \$ 1,955,971 | 159.5% | 78 | |
| 79 | 1250 N. Ocean Blvd. | Beeson, Marsha C. | Aspteong Partners, LP & Paltrow, Robert W. | \$ 7,265,000 | Sep-14 | \$ 2,070,000 | Jan-03 | 11.7 | 5,690 | \$ 445,007 | 21.5% | 79 | |
| 80 | *214 Wells Rd. | 214 Wells Rd. LLC | Elsie G. Leviton Trust | \$ 4,387,175 | Sep-14 | N/A | Jul-07 | 7.2 | 3,235 | N/A | N/A | 80 | |
| 81 | 200 Merrain Rd. | Vredevelt, Thomas E. and Charlene | Mason, Mark & Kron, Isabella | \$ 2,250,000 | Sep-14 | \$ 1,970,000 | Jun-05 | 9.3 | 2,442 | \$ 30,246 | 1.5% | 81 | |
| 82 | 156 Seagate Rd. | Saur, Mark R. and Lisa M. | Holt, Richard D. | \$ 1,625,000 | Sep-14 | \$ 320,000 | Jul-84 | 30.2 | 2,334 | \$ 43,228 | 13.5% | 82 | |
| | *Not included in calculation for % Increase/(Decrease) | | | | | | | | | | | | |
| | | | 2014 3Q Cumulative Summary - PB Home Sales (North) | | | | | | | | | | |
| | | | # of PB Home Sales (North) | 82 | | | | | | | | | |
| | | | PB Home Sales - North (Total \$) | \$ 336,191,341 | | | | | | | | | |
| | | | Average Current Sales Price | \$ 4,099,894 | | | | | | | | | |
| | | | Median Current Sales Price | \$ 2,850,000 | | | | | | | | | |
| | | | Average Yrs. Between Sales | 11.89 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 6.4% | | | | | | | | | |
| | | | 2014 1Q & 2Q ONLY Cumulative Summary - PB Home Sales (North) | | | | | | | | | | |
| | | | # of PB Home Sales (North) | 62 | | | | | | | | | |
| | | | PB Home Sales - North (Total \$) | \$ 236,072,179 | | | | | | | | | |
| | | | Average Current Sales Price | \$ 3,807,616 | | | | | | | | | |
| | | | Median Current Sales Price | \$ 2,790,000 | | | | | | | | | |
| | | | Average Yrs. Between Sales | 11.09 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 6.8% | | | | | | | | | |
| | | | 2014 3Q ONLY Summary - PB Home Sales (North) | | | | | | | | | | |
| | | | # of PB Home Sales (North) | 20 | | | | | | | | | |
| | | | PB Home Sales - North (Total \$) | \$ 100,119,162 | | | | | | | | | |
| | | | Average Current Sales Price | \$ 5,005,958 | | | | | | | | | |
| | | | Median Current Sales Price | \$ 3,337,900 | | | | | | | | | |
| | | | Average Yrs. Between Sales | 14.37 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 5.4% | | | | | | | | | |

3rd 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 - 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 | 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 Coconut Row (Townhouse) | Coconut Row Property LLC | 360 Coconut Row LLC | \$ 5,100,000 | Feb-14 | \$ 4,525,000 | Apr-07 | 6.8 | 4,813 | \$ 84,017 | 1.9% | 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 |
| 21 | 341 Hibiscus Ave. | 341 Hibiscuss Avenue LLC | Dorthy Hildt Trust | \$ 3,600,000 | Jul-14 | \$ 1,600,000 | May-97 | 17.2 | 4,735 | \$ 116,427 | 7.3% | 21 |
| 22 | 428 Chilean Ave. | Mooney, David | Woodlinger, Constance J. | \$ 2,475,000 | Jul-14 | \$ 745,000 | May-99 | 15.2 | 2,500 | \$ 113,980 | 15.3% | 22 |
| 23 | 319 Brazilian Ave. | Tiger, Arthur H. and Jane R. | Gage, John Z. and Karen S. | \$ 2,750,000 | Jul-14 | \$ 1,275,000 | Nov-03 | 10.7 | 2,764 | \$ 138,222 | 10.8% | 23 |
| 24 | 225 Seabreeze Ave. | Saltzman, Irvin | Reed, Gene | \$ 6,330,000 | Jul-14 | \$ 6,350,000 | Apr-10 | 4.3 | 7,840 | \$ (4,704) | -0.1% | 24 |
| 25 | 240 Clarke Ave. | KMC Property Holdings LLC | Marcus, Jeffrey and Nicola | \$ 12,896,109 | Jul-14 | \$ 5,850,000 | Apr-07 | 7.3 | 7,140 | \$ 971,235 | 16.6% | 25 |
| 26 | 180 Barton Ave. | 180 Barton LLC | Clarke Avenue Investments LLC | \$ 4,998,000 | Aug-14 | \$ 3,250,000 | Mar-02 | 12.4 | 6,656 | \$ 140,657 | 4.3% | 26 |
| 27 | 240 Seabreeze Ave. | Shillelagh Group, LLC | Brooks, Martha F. | \$ 1,625,000 | Aug-14 | \$ 75,000 | Jan-75 | 39.6 | 2,182 | \$ 39,133 | 52.2% | 27 |
| 28 | 324 Brazilian Ave. | McLean, Shannon | Evelyn P. Herzog Trust | \$ 1,800,000 | Aug-14 | \$ 1,000,000 | Sep-12 | 1.9 | 2,589 | \$ 417,740 | 41.8% | 28 |

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.

| | | | | | | | | | | | | |
|--|----------------------|----------------------------------|---------------------------------|-----------------------|--------|--------------|--------|------|-------|------------|-------|----|
| 29 | 235 Chilean Ave., #A | Indoe, Jane J. | McGlone, MaryLynne S. | \$ 3,300,000 | Sep-14 | \$ 2,750,000 | Nov-06 | 7.8 | 4330 | \$ 70,168 | 2.6% | 29 |
| 30 | 236 Australian Ave. | McGlone, MaryLynne S. | Sullivan, John A. and Sharla J. | \$ 2,100,000 | Sep-14 | \$ 875,000 | Apr-00 | 14.4 | 3,660 | \$ 84,908 | 9.7% | 30 |
| 31 | 426 Australian Ave. | Corey, John D. | Gooderham, Edward D. | \$ 1,410,000 | Sep-14 | \$ 92,300 | Jan-82 | 32.7 | 2,216 | \$ 40,312 | 43.7% | 31 |
| 32 | 134 Chilean Ave. | Weldon, William H. and Hilary J. | Kranzburg Corp. | \$ 4,205,000 | Sep-14 | \$ 1,700,000 | May-11 | 3.3 | 4,301 | \$ 750,062 | 44.1% | 32 |
| *Not included in calculation for % Increase/(Decrease) | | | | | | | | | | | | |
| 2014 3Q Cumulative Summary - PB Home Sales (Midtown) | | | | | | | | | | | | |
| # of PB Home Sales (Midtown) | | | | 32 | | | | | | | | |
| PB Home Sales - Midtown (Total \$) | | | | \$ 129,995,688 | | | | | | | | |
| Average Current Sales Price | | | | \$ 4,062,365 | | | | | | | | |
| Median Current Sales Price | | | | \$ 2,875,000 | | | | | | | | |
| Average Yrs. Between Sales | | | | 11.21 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 8.7% | | | | | | | | |
| 2014 1Q & 2Q ONLY 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) | | | | 11.0% | | | | | | | | |
| 2014 3Q ONLY Summary - PB Home Sales (Midtown) | | | | | | | | | | | | |
| # of PB Home Sales (Midtown) | | | | 12 | | | | | | | | |
| PB Home Sales - Midtown (Total \$) | | | | \$ 47,489,109 | | | | | | | | |
| Average Current Sales Price | | | | \$ 3,957,426 | | | | | | | | |
| Median Current Sales Price | | | | \$ 3,025,000 | | | | | | | | |
| Average Yrs. Between Sales | | | | 13.90 | | | | | | | | |
| % Annual Increase/(Decrease) | | | | 6.2% | | | | | | | | |

3rd +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 - 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 | 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 |
| 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 |
| 27 | 102 Gulfstream Rd. | Zana Oceanfront LLC | Feldman, Robert and Amy | \$ 7,650,000 | Jul-14 | \$ 5,700,000 | Aug-11 | 2.9 | 4,904 | \$ 668,310 | 11.7% | 27 |
| 28 | *1020 S. Ocean Blvd. | 1020 South Ocean LLC | Stuart E. Feick Trust | \$ 4,950,000 | Jul-14 | N/A | Oct-84 | 29.8 | 4,649 | N/A | N/A | 28 |
| 29 | 196 Via Del Mar | Vecellio, Christopher and Tara | Bilotti, Margaret | \$ 11,500,000 | Jul-14 | \$ 1,308,900 | Sep-95 | 18.8 | 12,640 | \$ 540,819 | 41.3% | 29 |
| 30 | 850 S. Ocean Blvd. | 850 Family Trust | Moens, Lawrence A. | \$ 20,242,000 | Jul-14 | \$ 2,175,000 | Aug-91 | 22.9 | 11,045 | \$ 787,868 | 36.2% | 30 |

| | 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 | |
|----|---|-----------------------------------|--|--------------------|-------------------|------------------|-----------------|--------------------|------------|----------------------------|-----------------------------------|----|
| 31 | 2335 S. Ocean Blvd. #C-9 (Townhouse) | Casas, Andres | Bernard Bennett Trust | \$ 750,000 | Aug-14 | \$ 350,000 | Oct-83 | 30.9 | 4,879 | \$ 12,964 | 3.7% | 31 |
| 32 | 2335 S. Ocean Blvd. #E-16 (Townhouse) | Pierre G. & Marie C. Regard Trust | Kramer, Eric and Skillern, Sara | \$ 848,875 | Aug-14 | \$ 830,000 | May-13 | 1.3 | 4,889 | \$ 15,075 | 1.8% | 32 |
| 33 | 4 Golfview Rd. | Williams, Angela | Antonini, Marion H. and Penelope F. | \$ 9,600,000 | Sep-14 | \$ 6,825,000 | Jun-05 | 9.3 | 4,769 | \$ 299,756 | 4.4% | 33 |
| 34 | 120 Via Vizcaya | Ward, Donna | Kanter, Myrna H. | \$ 2,300,000 | Sep-14 | \$ 100,000 | Mar-00 | 14.5 | 3,690 | \$ 151,595 | 151.6% | 34 |
| 35 | 535 S. County Rd. | 535 South County Rd. LLC | Glazer, Joel and Angela | \$ 7,500,000 | Sep-14 | \$ 9,300,000 | Jun-07 | 7.3 | 7,632 | \$ (248,018) | -2.7% | 35 |
| | *Not included in calculation for % Increase/(Decrease) | | | | | | | | | | | |
| | | | 2014 3Q Cumulative Summary - PB Home Sales (South) | | | | | | | | | |
| | | | # of PB Home Sales (South) | 35 | | | | | | | | |
| | | | PB Home Sales - South (Total \$) | \$ 336,796,928 | | | | | | | | |
| | | | Average Current Sales Price | \$ 9,622,769 | | | | | | | | |
| | | | Median Current Sales Price | \$ 7,500,000 | | | | | | | | |
| | | | Average Yrs. Between Sales | 10.82 | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 10.4% | | | | | | | | |
| | | | 2014 1Q & 2Q ONLY 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 2Q ONLY Summary - PB Home Sales (South) | | | | | | | | | |
| | | | # of PB Home Sales (South) | 9 | | | | | | | | |
| | | | PB Home Sales - South (Total \$) | \$ 65,340,875 | | | | | | | | |
| | | | Average Current Sales Price | \$ 7,260,097 | | | | | | | | |
| | | | Median Current Sales Price | \$ 7,500,000 | | | | | | | | |
| | | | Average Yrs. Between Sales | 15.29 | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 8.3% | | | | | | | | |

3rd 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 - 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™

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 - 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 | \$ 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 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 | 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 |
| 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 | 12.82 | | | | | | | | | |
| | | | % 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 | 12.17 | | | | | | | | | |
| | | | % Annual Increase/(Decrease) | 4.3% | | | | | | | | | |
| | | | 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

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 - 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% | | | | | | | | | | | | |