

3rd
Quarter
2014

THE EVANS REPORT™



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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.

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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

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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	
	<i>*Not included in calculation for % Increase/(Decrease)</i>												
			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%									

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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%								

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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%								