

4th  
Quarter  
2014

# THE EVANS REPORT™



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## 2014 Fourth 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	18.5%	43	23.2%	7	19.4%
No. of Sales 2nd Quarter	81	41.5%	65	35.1%	-16	-19.8%
No. of Sales 3rd Quarter	39	20.0%	42	22.7%	3	7.7%
No. of Sales 4th Quarter	39	20.0%	35	18.9%	-4	-10.3%
<b>Total No. of Sales</b>	<b>195</b>	<b>100%</b>	<b>185</b>	<b>100%</b>	<b>-10</b>	

### MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('13 v. '14)	
January	8	4.1%	17	9.2%	9	112.5%
February	9	4.6%	10	5.4%	1	11.1%
March	19	9.7%	16	8.6%	-3	-15.8%
April	19	9.7%	15	8.1%	-4	-21.1%
May	30	15.4%	22	11.9%	-8	-26.7%
June	32	16.4%	28	15.1%	-4	-12.5%
July	12	6.2%	22	11.9%	10	83.3%
August	14	7.2%	7	3.8%	-7	-50.0%
September	13	6.7%	13	7.0%	0	0.0%
October	13	6.7%	14	7.6%	1	7.7%
November	13	6.7%	10	5.4%	-3	-23.1%
December	13	6.7%	11	5.9%	-2	-15.4%
<b>Total No. of Sales</b>	<b>195</b>	<b>100.0%</b>	<b>185</b>	<b>100.0%</b>	<b>-10</b>	

### TOWN-WIDE

	4th Quarter 2013	4th Quarter 2014	4th Qtr. Differential 2013 v. 2014	
No. of Sales	38	35	-3	-7.9%
Median Sales Price	\$2,275,000	\$ 4,205,000	\$ 1,930,000	84.8%
Average Sales Price	\$3,776,832	\$ 5,546,671	\$ 1,769,839	46.9%
Total Sales/Dollars	\$143,519,609	\$ 194,133,500	\$ 50,613,891	35.3%

### North Town of Palm Beach

	4th Quarter 2013	4th Quarter 2014	4th Qtr. Differential 2013 v. 2014	
No. of Sales	32	20	-12	-37.5%
Median Sales Price	\$ 2,225,000	\$ 3,337,900	\$ 1,112,900	50.0%
Average Sales Price	\$ 2,879,363	\$ 5,579,975	\$ 2,700,612	93.8%
Total Sales/Dollars	\$ 92,139,609	\$ 111,599,500	\$ 19,459,891	21.1%

### Midtown Town of Palm Beach

	4th Quarter 2013	4th Quarter 2014	4th Qtr. Differential 2013 v. 2014	
No. of Sales	2	12	10	500.0%
Median Sales Price	\$ 1,497,500	\$ 4,252,500	\$ 2,755,000	184.0%
Average Sales Price	\$ 1,497,500	\$ 5,050,750	\$ 3,553,250	237.3%
Total Sales/Dollars	\$ 2,995,000	\$ 60,609,000	\$ 57,614,000	1923.7%

### South Town of Palm Beach

	4th Quarter 2013	4th Quarter 2014	4th Qtr. Differential 2013 v. 2014	
No. of Sales	4	3	-1	-25.0%
Median Sales Price	\$ 7,745,000	\$ 8,125,000	\$ 380,000	4.9%
Average Sales Price	\$ 12,096,250	\$ 7,308,333	\$ (4,787,917)	-39.6%
Total Sales/Dollars	\$ 48,385,000	\$ 21,925,000	\$ (26,460,000)	-54.7%

### BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2013		2014		Differential ('13 v. '14)	
	Jan. thru Dec.		Jan. thru Dec.		Jan. thru Dec.	
Sales \$20,000,000 and over	4	2.1%	9	4.9%	5	2.8%
Sales \$15,000,000 - \$19,999,999	3	1.5%	6	3.2%	3	1.7%
Sales \$10,000,000 - \$14,999,999	5	2.6%	10	5.4%	5	2.8%
Sales \$5,000,000 - \$9,999,999	40	20.5%	37	20.0%	-3	-0.5%
Sales \$2,500,000 - \$4,999,999	46	23.6%	61	33.0%	15	9.4%
Sales below \$2,500,000	97	49.7%	62	33.5%	-35	-16.2%
	<b>195</b>	<b>100.0%</b>	<b>185</b>	<b>100.0%</b>	<b>-10</b>	

### 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	0/40 (0.0%)	1/42 (2.4%)
4th Quarter	0/38 (0.0%)	0/35 (0.0%)
	<b>2/195 (1.0)</b>	<b>2/185 (1.1%)</b>

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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## ALL - PB SINGLE FAMILY HOME SALES 1/1/14 - 12/31/14

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	266 Fairview Rd.	Cooley, Judith and William	Holland, Sayre	\$ 1,400,000	Jan-14	\$ 515,000	May-95	18.7	2,799	\$ 47,364	9.2%	1
2	257 Atlantic Ave.	Luciano, Tauro	Lawrence, Eugene	\$ 1,580,000	Jan-14	\$ 85,000	May-82	31.7	3,861	\$ 47,171	55.5%	2
3	200 Barton Ave.	DWD Florida Properties LLC	Manaker, Ralph	\$ 3,550,000	Jan-14	\$ 2,250,000	Aug-10	3.4	4,682	\$ 379,904	16.9%	3
4	*170 Everglade Ave.	AKAC PB LLC	Lateiner	\$ 1,827,000	Jan-14	N/A	Feb-94	19.9	3,279	N/A	N/A	4
5	242 Via Linda	Konrad, Lisa	Hutton, Lynn	\$ 2,352,778	Jan-14	\$ 1,685,000	Dec-09	4.1	3,104	\$ 163,364	9.7%	5
6	167 Everglade Ave.	Pappas, Christopher and Susan	Hyman, Paul	\$ 2,850,000	Jan-14	\$ 635,000	May-94	19.7	5,472	\$ 112,523	17.7%	6
7	595 N. Lake Way	French, Bertram and Carole	Elias, Kenneth	\$ 3,050,000	Jan-14	\$ 1,900,000	Mar-03	10.8	4,375	\$ 106,024	5.6%	7
8	254 Atlantic Ave.	Zmijewski, David and Leonard	Holland, Raymond	\$ 3,150,000	Jan-14	\$ 4,800,000	Jul-06	7.5	5,746	\$ (219,719)	-4.6%	8
9	160 Seaview Ave.	Seaview Holdings, Inc.	Gardner, Tatiana	\$ 2,350,000	Jan-14	\$ 830,000	Apr-91	22.8	N/A	\$ 66,755	8.0%	9
10	*303 Arabian Rd.	Steven Apple Trust	Robert Boomhower Trust	\$ 4,800,000	Jan-14	N/A	Nov-02	11.2	6,089	N/A	N/A	10
11	124 Parc Monceau	124 Parc Monceau LLC	Greenway Financial Group	\$ 4,975,000	Jan-14	\$ 4,500,000	May-08	5.7	5,980	\$ 83,716	1.9%	11
12	236 Via Las Brisas	Allinson, Edward	Tiefel, William	\$ 6,550,000	Jan-14	\$ 7,250,000	Oct-01	12.3	9,776	\$ (57,095)	-0.8%	12
13	10 S. Lake Trl.	Charles & Deborah Royce LLC	Guild, Ralph and Calla	\$ 13,400,000	Jan-14	\$ 2,525,000	Jan-94	20.0	9,743	\$ 543,378	21.5%	13
14	255 Everglade Ave. (Townhouse)	Janet Halvorson Trust	Council, Ronald	\$ 1,975,000	Jan-14	\$ 1,225,000	Mar-11	2.8	3,851	\$ 263,983	21.5%	14
15	243 Ocean Ter.	243 Ocean Terrace LLC	Elden, Christopher and Joan	\$ 1,825,000	Jan-14	\$ 525,000	Jul-98	15.5	3,294	\$ 83,790	16.0%	15
16	402 Primavera Ave.	Tapper, Charles	Tauro, Adrian	\$ 5,200,000	Jan-14	\$ 2,475,000	Apr-09	4.8	5,597	\$ 572,941	23.1%	16
17	2252 Ibis Isle (Vacant Land)	2252 Ibis Isle LLC	Watkins, Bruce and Tamara	\$ 2,200,000	Jan-14	\$ 950,000	Dec-12	1.1	N/A	\$ 1,152,146	121.3%	17
18	4 El Bravo Way	Jan Holdings, LLC	Held, James	\$ 19,810,998	Feb-14	\$ 12,398,000	Jul-06	7.6	16,021	\$ 976,098	7.9%	18
19	167 Seagate Rd.	Tomsen, Mads	Derrin, Scott	\$ 1,685,000	Feb-14	\$ 1,300,000	Jun-04	9.7	3,758	\$ 39,786	3.1%	19
20	211 Kenlyn Rd.	Bruno, Lee and Ronald	Palm Beach Kenlyn LLC	\$ 3,450,000	Feb-14	\$ 1,600,000	Jun-13	0.7	3,674	\$ 2,756,122	172.3%	20
21	445 Antigua Ln.	Colonial LLC	416 Brazilian Avenue LLC	\$ 28,855,000	Feb-14	\$ 8,100,000	Mar-11	2.9	16,463	\$ 7,093,235	87.6%	21
22	429 Australian Ave #1 (Townhouse)	Indoe, Jane	Mitch Susnar Trust	\$ 675,000	Feb-14	\$ 635,000	Apr-13	0.8	1,133	\$ 47,712	7.5%	22
23	360 Cocoanut Row (Townhouse)	Cocoanut Row Property LLC	360 Cocoanut Row LLC	\$ 5,100,000	Feb-14	\$ 4,525,000	Apr-07	6.8	4,813	\$ 84,017	1.9%	23
24	2335 S. Ocean Blvd. #D-12 (Townhouse)	Panchel, Anand and Lauren	Rosenbloom, Joanne and Howard	\$ 780,000	Feb-14	\$ 515,000	Jun-96	17.7	7,889	\$ 14,987	2.9%	24
25	148 Seagate Rd.	Paladino, Joanne	Thompson, Gerrard and Barbara	\$ 1,890,000	Feb-14	\$ 425,000	Mar-92	21.9	2,551	\$ 66,782	15.7%	25
26	1123 N. Lake Way	Rich, Thomas	1123 North Lake Way LLC	\$ 2,000,000	Feb-14	\$ 2,244,000	Feb-10	4.0	3,949	\$ (60,958)	-2.7%	26
27	*2323 Ibis Isle	2323 Ibis Isle LLC	Hoffman, Timothy	\$ 2,500,000	Feb-14	N/A	Jan-01	13.1	4,165	N/A	N/A	27
28	248 La Puerta Way	Desert Springs Investments, LLC	Rhoda Fisher Trust	\$ 2,150,000	Mar-14	\$ 2,150,000	Mar-93	21.0	3,745	\$ -	0.0%	28
29	*260 El Pueblo	Weinberg, Mighty Max and Rebecca	Lindsay, Barbara and Alan	\$ 2,161,000	Mar-14	N/A	Oct-07	6.4	3,663	N/A	N/A	29
30	327 Arabian Rd.	Fidelis LP	Cohen, Stanley and Elaine	\$ 2,342,000	Mar-14	\$ 1,600,000	Aug-11	2.6	4,286	\$ 287,200	201400.0%	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
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	4330	\$ 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
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
150	149 Brazilian Ave.	Mirabia LLC	149 Brazilian LLC	\$ 5,800,000	Sep-14	\$ 3,200,000	Aug-13	1.1	N/A	\$ 2,396,465	74.9%	150
151	217 La Puerta Way	Johnston, William and Victoria	De La Gueronniere, Raphael J. and Deborah K.	\$ 2,100,000	Oct-14	\$ 360,000	May-94	20.4	2,166	\$ 85,157	23.7%	151
152	280 N. County Rd.	280 N. County Rd. PB LLC	Nancy J. Cath Revocable Trust	\$ 2,650,000	Oct-14	\$ 325,000	Nov-87	26.9	3,817	\$ 86,321	26.6%	152
153	2255 Ibis Isle Rd. W.	Fisher, Alease	Watkins, Bruce and Tamara	\$ 1,800,000	Oct-14	\$ 1,262,000	Aug-06	8.2	3,179	\$ 65,830	5.2%	153
154	257 Sandpiper Dr.	G.W. Purucker Homes, J.V.	Cain, Joe	\$ 2,500,000	Oct-14	\$ 2,050,000	Mar-06	8.6	3,289	\$ 52,376	2.6%	154
155	341 Brazilian Ave.	Molly E. Ryan 2003 Trust	Wittmann, Paula M.	\$ 2,809,000	Oct-14	\$ 1,713,781	Mar-13	1.6	2,957	\$ 690,423	40.3%	155
156	161 Main St. (Townhouse)	Marilyn Eve Tracy Revocable Trust	Laura Theresa Andrassy Revocable Trust	\$ 4,300,000	Oct-14	\$ 3,950,000	Jan-07	7.8	4,931	\$ 45,141	1.1%	156

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.

157	240 W. Indies Dr.	240 West Indies LLC	Sahakian, Michael	\$ 2,500,000	Oct-14	\$ 712,500	Sep-97	17.1	4,713	\$ 104,574	14.7%	157
158	**61 Middle Rd.	Han, Ben & Perais-Han, Laetitia	Royalton Group U.S. Holding, Inc.	\$ 11,730,000	Oct-14	\$ 22,900,000	May-14	0.4	9,501	\$ (26,647,386)	-116.4%	158
159	353 Australian Ave.	Farrell, William and Anne	Murray, W. Stephen and Muffie B.	\$ 2,800,000	Oct-14	\$ 1,700,000	Jul-07	7.3	3,280	\$ 151,567	8.9%	159
160	217 Via Linda	Maddock, Paul & Bessemer Trust Co.	Phelps, Edwin L. and Linda M.	\$ 2,700,000	Oct-14	\$ 2,147,300	Jun-06	8.3	3,021	\$ 66,273	3.1%	160
161	*306 Maddock Way	Curry, Ravenel IV & Kemble, Cecilia L.	Maddock, Paul & Bessemer Trust Co.	\$ 7,000,000	Oct-14	N/A	N/A	N/A	6,250	N/A	N/A	161
162	167 E. Inlet Dr.	Springday LLC	Ajax Equity LLC	\$ 6,600,000	Oct-14	\$ 3,500,000	Jan-05	9.8	6,248	\$ 317,837	9.1%	162
163	211 Jungle Rd.	211 Jungle Road LKE LLC	Sprock, Martin	\$ 8,125,000	Oct-14	\$ 7,250,000	May-08	6.4	6,208	\$ 136,252	1.9%	163
164	134 Chilean Ave.	Weldon, Hillary and William	Kranzburg Corp	\$ 4,205,000	Oct-14	\$ 1,700,000	May-11	3.4	4,301	\$ 732,046	43.1%	164
165	*232 Emerald Ln.	Ward, Charles G. III and Donna R.	Estate of Annette R. Ramsing	\$ 5,500,000	Nov-14	N/A	Nov-10	4.0	13,834	N/A	N/A	165
166	419 Brazilian Ave. (Townhouse)	419 Brazilian Land Trust	Abbel, Helen Harting	\$ 3,800,000	Nov-14	\$ 1,100,000	Mar-99	15.7	3,892	\$ 172,170	15.7%	166
167	200 Ocean Ter.	Davidson, Timothy C.	Brock E. Milstein Revocable Trust	\$ 6,600,000	Nov-14	\$ 1,425,000	Apr-11	3.6	6,612	\$ 1,441,889	101.2%	167
168	489 N. County Rd.	Oceanview Trust & Kapp, Stuart T.	North County Oceanview LLC	\$ 25,000,000	Nov-14	\$ 11,800,000	Nov-01	13.0	25,391	\$ 1,014,743	8.6%	168
169	1540 N. Lake Way	Manchester, Austin	Hughes, William and Rebecca	\$ 1,874,500	Nov-14	\$ 1,097,500	Feb-12	2.8	2,426	\$ 282,475	25.7%	169
170	313 Clarke Ave.	Josephberg, Robert H. and Sheila	Broderick, Catherine M.	\$ 5,200,000	Nov-14	\$ 1,350,000	Apr-99	15.6	4,695	\$ 246,838	18.3%	170
171	256 Park Ave.	Myers, Thomas and Diane	Byrd, Susan E.	\$ 1,050,000	Nov-14	\$ 6,000,000	Jan-02	12.8	2,040	\$ (385,481)	-6.4%	171
172	417 Seaview Ave.	Carlson, John T. and Ashley	Van Andel, Peter	\$ 1,900,000	Nov-14	\$ 307,000	May-85	29.5	2,362	\$ 53,957	17.6%	172
173	260 El Pueblo Way	Holt D. Kenan Revocable Trust	Weinberg, Mighty Max M. and Rebecca S.	\$ 2,800,000	Nov-14	\$ 2,161,000	Mar-14	0.7	3,663	\$ 951,980	44.1%	173
174	322 Clarke Ave.	EJHFL LLC	Marilyn Eve Tracy Revocable Trust	\$ 8,775,000	Nov-14	\$ 3,200,000	Mar-97	17.7	7,682	\$ 315,289	9.9%	174
175	196 Banyan Rd.	Agostinelli, Robert	Marilyn Bardes Trust	\$ 12,000,000	Dec-14	\$ 3,900,000	Sep-97	17.3	13,077	\$ 469,286	12.0%	175
176	208 Angler Ave.	Grace, Edward P. III and Holly	208 Angler LLC	\$ 2,500,000	Dec-14	\$ 1,361,000	Dec-12	2.0	N/A	\$ 569,500	41.8%	176
177	253 Ridgeview Dr.	Anderson, Inger K.	Janice K. Robinson Revocable Trust	\$ 3,570,000	Dec-14	\$ 3,500,000	Jul-13	1.4	4,513	\$ 49,324	1.4%	177
178	221 Seaspray Ave.	Sunny Blue LLC	Platt, Campion and Tatiana	\$ 2,640,000	Dec-14	\$ 1,750,000	Jun-06	8.5	4,072	\$ 104,622	6.0%	178
179	430 Brazilian Ave.	430 Brazilian LLC	Samisa Palm Beach LLC	\$ 5,050,000	Dec-14	\$ 4,200,000	Jul-12	2.4	4,608	\$ 351,359	8.4%	179
180	*748 HI Mount Rd.	Swanson, Barbara J.	Gottfried, Pamela	\$ 15,100,000	Dec-14	N/A	Sep-07	7.3	20,063	N/A	N/A	180
181	231 Wells Rd.	Majolloa Palm Beach LLC	Scheller, Zbigniew and Anna Marie	\$ 7,690,000	Dec-14	\$ 5,050,000	Sep-04	10.3	6,965	\$ 257,441	5.1%	181
182	742 Slope Trl.	Dorea, Marcelo and Karen	Vecellio, Christopher	\$ 4,725,000	Dec-14	\$ 4,475,000	Dec-05	9.0	6,016	\$ 27,761	0.6%	182
183	125 E. Inlet Dr.	Amy Volini Trust	Thorndike, John and Suzanne	\$ 2,395,000	Dec-14	\$ 1,728,200	Jul-11	3.4	3,761	\$ 194,861	11.3%	183
184	219 Chilean Ave.	Metropoulos, Dean	MWB Family Trust	\$ 7,400,000	Dec-14	\$ 5,950,000	Mar-07	7.8	6,427	\$ 186,882	3.1%	184
185	320 Dunbar Rd. (Vacant Land)	May, Peter	Three Twenty Dunbar, LLC	\$ 6,745,000	Dec-14	\$ 7,240,000	Oct-06	8.2	N/A	\$ (60,568)	-0.8%	185
<b>*Not included in calculation for % Increase/(Decrease)</b>												
<b>**One of Two Parcels of the Property was sold in October 2014</b>												
<b>2014 4Q Cumulative Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				185								
PB Home Sales - ALL (Total \$)				\$ 1,002,917,457								
Average Current Sales Price				\$ 5,421,175								
Median Current Sales Price				\$ 3,150,000								
Average Yrs. Between Sales				9.30								
% Annual Increase/(Decrease)				9.4%								
<b>2014 1Q, 2Q &amp; 3Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				150								
PB Home Sales - ALL (Total \$)				\$ 808,783,957								
Average Current Sales Price				\$ 5,391,893								
Median Current Sales Price				\$ 3,025,000								
Average Yrs. Between Sales				7.47								
% Annual Increase/(Decrease)				12.5%								
<b>2014 4Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				35								
PB Home Sales - ALL (Total \$)				\$ 194,133,500								
Average Current Sales Price				\$ 5,546,671								
Median Current Sales Price				\$ 4,205,000								
Average Yrs. Between Sales				9.38								
% Annual Increase/(Decrease)				6.8%								

4th Quarter  
2014  
Report

# THE EVANS REPORT™

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

## NORTH - PB SINGLE FAMILY HOME SALES 1/1/14 - 12/31/14

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	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
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	201400.0%	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

	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	
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
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

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		
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	
83	217 La Puerta Way	Johnston, William and Victoria	De La Gueronniere, Raphael J. and Deborah K.	\$ 2,100,000	Oct-14	\$ 360,000	May-94	20.4	2,166	\$ 85,157	23.7%	83	
84	280 N. County Rd.	280 N. County Rd. PB LLC	Nancy J. Cath Revocable Trust	\$ 2,650,000	Oct-14	\$ 325,000	Nov-87	26.9	3,817	\$ 86,321	26.6%	84	
85	257 Sandpiper Dr.	G.W. Purucker Homes, J.V.	Cain, Joe	\$ 2,500,000	Oct-14	\$ 2,050,000	Mar-06	8.6	3,289	\$ 52,376	2.6%	85	
86	240 W. Indies Dr.	240 West Indies LLC	Sahakian, Michael	\$ 2,500,000	Oct-14	\$ 712,500	Sep-97	17.1	4,713	\$ 104,574	14.7%	86	
87	217 Via Linda	Maddock, Paul & Bessemer Trust C	Phelphs, Edwin L. and Linda M.	\$ 2,700,000	Oct-14	\$ 2,147,300	Jun-06	8.3	3,021	\$ 66,273	3.1%	87	
88	*306 Maddock Way	Curry, Ravenel IV & Kemble, Cecilia	Maddock, Paul & Bessemer Trust Co.	\$ 7,000,000	Oct-14	N/A	N/A	N/A	6,250	N/A	N/A	88	
89	167 E. Inlet Dr.	Springday LLC	Ajax Equity LLC	\$ 6,600,000	Oct-14	\$ 3,500,000	Jan-05	9.8	6,248	\$ 317,837	9.1%	89	
90	*232 Emerald Ln.	Ward, Charles G. III and Donna R.	Estate of Annette R. Ramsing	\$ 5,500,000	Nov-14	N/A	Nov-10	4.0	13,834	N/A	N/A	90	
91	200 Ocean Ter.	Davidson, Timothy C.	Brock E. Milstein Revocable Trust	\$ 6,600,000	Nov-14	\$ 1,425,000	Apr-11	3.6	6,612	\$ 1,441,889	101.2%	91	
92	489 N. County Rd.	Oceanview Trust & Kapp, Stuart T.	North County Oceanview LLC	\$ 25,000,000	Nov-14	\$ 11,800,000	Nov-01	13.0	25,391	\$ 1,014,743	8.6%	92	
93	1540 N. Lake Way	Manchester, Austin	Hughes, William and Rebecca	\$ 1,874,500	Nov-14	\$ 1,097,500	Feb-12	2.8	2,426	\$ 282,475	25.7%	93	
94	256 Park Ave.	Myers, Thomas and Diane	Byrd, Susan E.	\$ 1,050,000	Nov-14	\$ 6,000,000	Jan-02	12.8	2,040	\$ (385,481)	-6.4%	94	
95	260 El Pueblo Way	Holt D. Kenan Revocable Trust	Weinberg, Mighty Max M. and Rebecca S.	\$ 2,800,000	Nov-14	\$ 2,161,000	Mar-14	0.7	3,663	\$ 951,980	44.1%	95	
96	208 Angler Ave.	Grace, Edward P. III and Holly	208 Angler LLC	\$ 2,500,000	Dec-14	\$ 1,361,000	Dec-12	2.0	N/A	\$ 569,500	41.8%	96	
97	253 Ridgeview Dr.	Anderson, Inger K.	Janice K. Robinson Revocable Trust	\$ 3,570,000	Dec-14	\$ 3,500,000	Jul-13	1.4	4,513	\$ 49,324	1.4%	97	
98	*748 HI Mount Rd.	Swanson, Barbara J.	Gottfried, Pamela	\$ 15,100,000	Dec-14	N/A	Sep-07	7.3	20,063	N/A	N/A	98	
99	231 Wells Rd.	Majolloa Palm Beach LLC	Scheller, Zbigniew and Anna Marie	\$ 7,690,000	Dec-14	\$ 5,050,000	Sep-04	10.3	6,965	\$ 257,441	5.1%	99	
100	742 Slope Trl.	Dorea, Marcelo and Karen	Vecellio, Christopher	\$ 4,725,000	Dec-14	\$ 4,475,000	Dec-05	9.0	6,016	\$ 27,761	0.6%	100	
101	125 E. Inlet Dr.	Amy Volini Trust	Thorndike, John and Suzanne	\$ 2,395,000	Dec-14	\$ 1,728,200	Jul-11	3.4	3,761	\$ 194,861	11.3%	101	
102	320 Dunbar Rd. (Vacant Land)	May, Peter	Three Twenty Dunbar, LLC	\$ 6,745,000	Dec-14	\$ 7,240,000	Oct-06	8.2	N/A	\$ (60,568)	-0.8%	102	
	<b>*Not included in calculation for % Increase/(Decrease)</b>												
			<b>2014 4Q Cumulative Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)	102									
			PB Home Sales - North (Total \$)	\$ 447,790,841									
			Average Current Sales Price	\$ 4,390,106									
			Median Current Sales Price	\$ 2,850,000									
			Average Yrs. Between Sales	11.80									
			% Annual Increase/(Decrease)	6.0%									
			<b>2014 1Q, 2Q &amp; 3Q ONLY Cumulative Summary - PB Home Sales (North)</b>										
			# 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	\$ 2,790,000									
			Average Yrs. Between Sales	8.39									
			% Annual Increase/(Decrease)	9.1%									
			<b>2014 4Q ONLY Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)	20									
			PB Home Sales - North (Total \$)	\$ 111,599,500									
			Average Current Sales Price	\$ 5,579,975									
			Median Current Sales Price	\$ 3,337,900									
			Average Yrs. Between Sales	14.37									
			% Annual Increase/(Decrease)	3.7%									



4th Quarter  
2014  
Report

# THE EVANS REPORT™



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

## MIDTOWN - PB HOME SALES 1/1/14 - 12/31/14

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	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 Cocconut Row (Townhouse)	Cocconut Row Property LLC	360 Cocconut 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
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
33	149 Brazilian Ave.	Mirabia LLC	149 Brazilian LLC	\$ 5,800,000	Sep-14	\$ 3,200,000	Aug-13	1.1	N/A	\$ 2,396,465	74.9%	33
34	341 Brazilian Ave.	Molly E. Ryan 2003 Trust	Wittmann, Paula M.	\$ 2,809,000	Oct-14	\$ 1,713,781	Mar-13	1.6	2,957	\$ 690,423	40.3%	34
35	161 Main St. (Townhouse)	Marilyn Eve Tracy Revocable Trust	Laura Theresa Andrassy Revocable Trust	\$ 4,300,000	Oct-14	\$ 3,950,000	Jan-07	7.8	4,931	\$ 45,141	1.1%	35
36	**61 Middle Rd.	Han, Ben & Perais-Han, Laetitia	Royalton Group U.S. Holding, Inc.	\$ 11,730,000	Oct-14	\$ 22,900,000	May-14	0.4	9,501	\$ (26,647,386)	-116.4%	36
37	353 Australian Ave.	Farrell, William and Anne	Murray, W. Stephen and Muffie B.	\$ 2,800,000	Oct-14	\$ 1,700,000	Jul-07	7.3	3,280	\$ 151,567	8.9%	37
38	134 Chilean Ave.	Weldon, Hillary and William	Kranzburg Corp	\$ 4,205,000	Oct-14	\$ 1,700,000	May-11	3.4	4,301	\$ 732,046	43.1%	38
39	419 Brazilian Ave. (Townhouse)	419 Brazilian Land Trust	Abbel, Helen Harting	\$ 3,800,000	Nov-14	\$ 1,100,000	Mar-99	15.7	3,892	\$ 172,170	15.7%	39
40	313 Clarke Ave.	Josephberg, Robert H. and Sheila	Broderick, Catherine M.	\$ 5,200,000	Nov-14	\$ 1,350,000	Apr-99	15.6	4,695	\$ 246,838	18.3%	40
41	417 Seaview Ave.	Carlson, John T. and Ashley	Van Andel, Peter	\$ 1,900,000	Nov-14	\$ 307,000	May-85	29.5	2,362	\$ 53,957	17.6%	41
42	322 Clarke Ave.	EJHFL LLC	Marilyn Eve Tracy Revocable Trust	\$ 8,775,000	Nov-14	\$ 3,200,000	Mar-97	17.7	7,682	\$ 315,289	9.9%	42
43	221 Seaspray Ave.	Sunny Blue LLC	Platt, Campion and Tatiana	\$ 2,640,000	Dec-14	\$ 1,750,000	Jun-06	8.5	4,072	\$ 104,622	6.0%	43
44	430 Brazilian Ave.	430 Brazilian LLC	Samisa Palm Beach LLC	\$ 5,050,000	Dec-14	\$ 4,200,000	Jul-12	2.4	4,608	\$ 351,359	8.4%	44
45	219 Chilean Ave.	Metropoulos, Dean	MWB Family Trust	\$ 7,400,000	Dec-14	\$ 5,950,000	Mar-07	7.8	6,427	\$ 186,882	3.1%	45
<b>*Not included in calculation for % Increase/(Decrease)</b>												
<b>2014 4Q Cumulative Summary - PB Home Sales (Midtown)</b>												
# of PB Home Sales (Midtown) 45												
PB Home Sales - Midtown (Total \$) \$ 196,404,688												
Average Current Sales Price \$ 4,364,549												
Median Current Sales Price \$ 3,550,000												
Average Yrs. Between Sales 10.61												
% Annual Increase/(Decrease) 8.7%												
<b>2014 1Q, 2Q &amp; 3Q ONLY Summary - PB Home Sales (Midtown)</b>												
# of PB Home Sales (Midtown) 33												
PB Home Sales - Midtown (Total \$) \$ 135,795,688												
Average Current Sales Price \$ 4,115,021												
Median Current Sales Price \$ 2,950,000												
Average Yrs. Between Sales 10.90												
% Annual Increase/(Decrease) 8.9%												
<b>2014 4Q ONLY Summary - PB Home Sales (Midtown)</b>												
# of PB Home Sales (Midtown) 12												
PB Home Sales - Midtown (Total \$) \$ 60,609,000												
Average Current Sales Price \$ 5,050,750												
Median Current Sales Price \$ 4,252,500												
Average Yrs. Between Sales 9.80												
% Annual Increase/(Decrease) 8.3%												

4th Quarter  
2014  
Report

# THE EVANS REPORT™



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

## SOUTH - PB HOMES SALES 1/1/14 - 12/31/14

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	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
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

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		
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	
36	2255 Ibis Isle Rd. W.	Fisher, Alease	Watkins, Bruce and Tamara	\$ 1,800,000	Oct-14	\$ 1,262,000	Aug-06	8.2	3,179	\$ 65,830	5.2%	36	
37	211 Jungle Rd.	211 Jungle Road LKE LLC	Sprock, Martin	\$ 8,125,000	Oct-14	\$ 7,250,000	May-08	6.4	6,208	\$ 136,252	1.9%	37	
38	196 Banyan Rd.	Agostinelli, Robert	Marrilyn Bardes Trust	\$ 12,000,000	Dec-14	\$ 3,900,000	Sep-97	17.3	13,077	\$ 469,286	12.0%	38	
	<b>*Not included in calculation for % Increase/(Decrease)</b>												
			<b>2014 4Q Cumulative Summary - PB Home Sales (South)</b>										
			<b># of PB Home Sales (South)</b>	<b>38</b>									
			<b>PB Home Sales - South (Total \$)</b>	<b>\$ 358,721,928</b>									
			<b>Average Current Sales Price</b>	<b>\$ 9,440,051</b>									
			<b>Median Current Sales Price</b>	<b>\$ 7,575,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>11.40</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>9.6%</b>									
			<b>2014 1Q, 2Q &amp; 3Q ONLY Summary - PB Home Sales (South)</b>										
			<b># of PB Home Sales (South)</b>	<b>35</b>									
			<b>PB Home Sales - South (Total \$)</b>	<b>\$ 336,796,928</b>									
			<b>Average Current Sales Price</b>	<b>\$ 9,622,769</b>									
			<b>Median Current Sales Price</b>	<b>\$ 7,500,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>11.47</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>9.8%</b>									
			<b>2014 4Q ONLY Summary - PB Home Sales (South)</b>										
			<b># of PB Home Sales (South)</b>	<b>3</b>									
			<b>PB Home Sales - South (Total \$)</b>	<b>\$ 21,925,000</b>									
			<b>Average Current Sales Price</b>	<b>\$ 7,308,333</b>									
			<b>Median Current Sales Price</b>	<b>\$ 8,125,000</b>									
			<b>Average Yrs. Between Sales</b>	<b>10.62</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>7.2%</b>									