

2015 First Quarter Analysis of Palm Beach Condos/Co-Ops

TOWN OF PALM BEACH CONDOS & CO-OPS SALES/UNITS

	2014		2015		Differential ('14 v. '15)	
No. of Sales 1st Quarter	65	100.0%	93	100.0%	28	43.1%
Total No. of Sales	65	100.0%	93	100.0%	28	

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2014		2015		Differential ('14 v. '15)	
January	12	18.5%	27	29.0%	15	125.0%
February	18	27.7%	21	22.6%	3	16.7%
March	35	53.8%	45	48.4%	10	28.6%
Total No. of Sales	65	100.0%	93	100.0%	28	

TOWN-WIDE

	1st Quarter 2014	1st Quarter 2015	1st Qtr. Differential 2014 v. 2015	
No. of Sales	65	93	28	43.1%
Median Sales Price	\$450,000	\$ 615,000	\$ 165,000	36.7%
Average Sales Price	\$724,721	\$ 958,852	\$ 234,131	32.3%
Total Sales/Dollars	\$47,106,855	\$ 87,255,545	\$ 40,148,690	85.2%

North of Sloan's Curve

	1st Quarter 2014	1st Quarter 2015	Differential 2014 v. 2015	
No. of Sales	31	40	9	29.0%
Median Sales Price	\$ 675,000	\$ 735,000	\$ 60,000	8.9%
Average Sales Price	\$ 995,074	\$ 1,187,918	\$ 192,844	19.4%
Total Sales/Dollars	\$ 30,847,300	\$ 45,140,900	\$ 14,293,600	46.3%

South of Sloan's Curve

	1st Quarter 2014	1st Quarter 2015	Differential 2014 v. 2015	
No. of Sales	34	53	19	55.9%
Median Sales Price	\$ 282,500	\$ 525,000	\$ 242,500	85.8%
Average Sales Price	\$ 478,222	\$ 794,616	\$ 316,394	66.2%
Total Sales/Dollars	\$ 16,259,555	\$ 42,114,645	\$ 25,855,090	159.0%

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2014		2015		Differential ('14 v. '15)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$3,000,000	1	1.5%	2	2.2%	1	0.6%
Sales \$2,000,000 - \$2,999,999	3	4.6%	8	8.6%	5	4.0%
Sales \$1,000,000 - \$1,999,999	9	13.8%	18	19.4%	9	5.5%
Sales \$500,000 - \$999,999	17	26.2%	23	24.7%	6	-1.4%
Sales \$250,000 - \$499,999	17	26.2%	25	26.9%	8	0.7%
Sales below \$250,000	18	27.7%	15	16.1%	-3	-11.6%
Sales with No Info on Purchase Price	0	0.0%	2	2.2%	2	2.2%
Total	65	100.0%	93	100.0%	28	

SALES GROUPINGS/CONDOS & CO-OPS

	2014		2015		Differential ('14 v. '15)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
All sales \$1,000,000 and over	13	20.0%	28	30.1%	15	10.1%
All sales under \$1,000,000	52	80.0%	63	67.7%	11	-12.3%
Sales with No Info on Purchase Price	0	0.0%	2	2.2%	2	2.2%
Total	65	100.0%	93	100.0%	28	

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

	2014	2015
1st Quarter	0/65 (0.0%)	2/93 (2.1%)

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**1st Quarter
2015
Report**

THE EVANS REPORT™

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ALL - PB CONDO/CO-OP SALES 1/1/15 - 3/31/15

#	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	350 S. Ocean Blvd., #303	Speiser, Michael	Mormoris, Stephen	\$ 1,600,000	Jan-15	\$ 150,000	Dec-04	10.1	1186	\$ 143,701	95.8%	1
2	150 Bradley Pl., #102	Graeve, Chris	Curtis, Christine & Alan	\$ 720,000	Jan-15	\$ 185,000	Sep-86	28.4	1495	\$ 18,869	10.2%	2
3	340 Coconut Row, #B	Griffin, Virginia & Haynes	Punnett, John	\$ 1,535,000	Jan-15	\$ 1,500,000	Apr-08	6.8	1678	\$ 5,180	0.3%	3
4	2565 S. Ocean Blvd., #2010	Verbeek, Pieter	Rittersbacher, George	\$ 165,000	Jan-15	N/A	N/A	N/A	969	N/A	N/A	4
5	3200 S. Ocean Blvd., #B301	Katsenelenbogen, Sergey	Rudolph, Gail & Jay	\$ 640,000	Jan-15	\$ 600,000	Mar-08	6.9	1781	\$ 5,814	1.0%	5
6	250 Bradley Pl., #707	Lake Towers 707 LLC	Sunshine Properties Palm Beach LLC	\$ 900,000	Jan-15	\$ 875,000	Jan-14	1.0	1220	\$ 25,000	2.9%	6
7	350 S. Ocean Blvd., #3050	Eustace, Michael	Tsandikos, George	\$ 1,100,000	Jan-15	\$ 625,000	Feb-11	4.0	1210	\$ 119,983	19.2%	7
8	340 Brazilian Ave., #1020	Blakley, Youn & Gerald	Dickson, Susan K	\$ 2,585,000	Jan-15	\$ 990,000	Apr-07	7.8	2323	\$ 204,775	20.7%	8
9	3000 S. Ocean Blvd. #PH4	Schonfeld, Steven	Haber, Manny	\$ 6,300,000	Jan-15	\$ 3,990,000	Jan-07	8.0	4951	\$ 287,470	7.2%	9
10	3400 S. Ocean Blvd., #6HI	Juliette M. Lloyd Declaration of Trust	Bartlett Estate& Addonizio, Dawn&Rodriguez, Paulin	\$ 686,645	Jan-15	\$ 575,000	Feb-09	5.9	2119	\$ 18,770	3.3%	10
11	3400 S. Ocean Blvd., #2FII	Larocque, Suzanne&Charles	Tammsaar, Aldo	\$ 680,000	Jan-15	\$ 350,000	May-99	15.7	2119	\$ 20,995	6.0%	11
12	235 Sunrise Ave.,#2020	Cardelus, Annie	Danner, Carole Ann & Stephen	\$ 63,000	Jan-15	\$ 76,500	Aug-11	3.5	271	\$ (3,901)	-5.1%	12
13	250 Bradley Pl., #405	NJB Bradley LLC & BAB Bradley LLC	Corradino, Richard	\$ 600,000	Jan-15	\$ 205,000	Feb-89	26.0	1220	\$ 15,197	7.4%	13
14	2335 S. Ocean Blvd., #C-11 (Townhouse)	Miller, Pamela & Bradford	Aqua Shell LLC	\$ 855,000	Jan-15	\$ 679,144	Jun-13	1.6	4889	\$ 108,792	16.0%	14
15	214 Chilean Ave., #110	Anda Andrei Design Inc.& Taffy Investments LLC	Smith, Kimberly	\$ 373,000	Jan-15	\$ 476,000	Jan-01	14.1	719	\$ (7,324)	-1.5%	15
16	2100 S. Ocean Blvd., #506	Cohen, Dorothy & Gerald	Matzher Edward Estate	\$ 750,000	Jan-15	\$ 181,500	Jan-81	34.1	2494	\$ 16,684	9.2%	16
17	2335 S. Ocean Blvd., #A-2 (Townhouse)	Leann&Jack Ablin Dec. of Trust	John B. Clark Rev. Trust	\$ 710,000	Jan-15	\$ 500,000	Jul-98	16.6	4879	\$ 12,672	2.5%	17
18	3250 S. Ocean Blvd., #510N	Lesley Decker 2009 Rev. Trust	Robert L. Call Residuary Trust	\$ 540,000	Jan-15	\$ 480,000	May-10	4.7	1640	\$ 12,674	2.6%	18
19	3250 S. Ocean Blvd., #503S	Robert L. Call Residuary Trust&Kutzera, Vincent	Katz, Mira & Miriam	\$ 737,500	Jan-15	\$ 190,000	Nov-80	34.2	1900	\$ 15,987	8.4%	19
20	3460 S. Ocean Blvd., #7090	Vagianos, Christina & John	Pireaus Realty Corp.	\$ 227,500	Jan-15	\$ 100,000	May-99	15.7	1176	\$ 8,102	8.1%	20
21	2660 S. Ocean Blvd., #301N	Harris, Ellen & Brian	Edwin B Masinter Rev. Trust	\$ 1,330,000	Jan-15	\$ 175,400	Jan-79	36.1	2137	\$ 31,982	18.2%	21
22	2580 S. Ocean Blvd., #2A3	Robert Swidler Family Trust	Fragman, Irma & Robert	\$ 1,000,000	Jan-15	\$ 237,600	Jan-79	36.1	2464	\$ 21,122	8.9%	22
23	3230 S. Ocean Blvd., #F612	Brice, Sarah & Hanna, Rafik	Mitchell, Edward	\$ 360,000	Jan-15	\$ 260,000	Sep-08	6.4	1176	\$ 15,585	6.0%	23
24	3400 S. Ocean Blvd., #7CII	Kamel, Antoine& Pascale	Fae Trust LLC	\$ 810,000	Jan-15	\$ 570,000	Apr-14	0.8	1740	\$ 290,066	50.9%	24
25	389 S. Lake Dr., #1D (Co-Op)	Benz, John	Three Eighty Nine Corporation	N/A	Jan-15	\$ 750,000	Jan-08	7.1	1176	N/A	N/A	25
26	3360 S. Ocean Blvd., #3AI	Gurel, Sengun	Shahin, Nabila & Riad	\$ 380,000	Jan-15	\$ 290,000	Apr-00	14.8	1740	\$ 6,071	2.1%	26
27	2295 S. Ocean Blvd., #301 (Co-Op)	Ivanya, Thomas & 2295 S. Ocean Blvd Corp.	Perillo, Joesph	\$ 750,000	Jan-15	\$ 325,000	Aug-10	4.5	1959	\$ 94,588	29.1%	27
28	330 S. Ocean Blvd., #35	Jacobson, Mary & Martin	Alan F. Crosby Rev. Trust	\$ 1,625,000	Feb-15	\$ 1,575,000	Sep-13	1.4	1996	\$ 35,232	2.2%	28
29	235 Sunrise Ave., #3038	Rozenberg Aiva & Drummond, Douglas	Marshall, Valeria	\$ 70,000	Feb-15	\$ 34,000	Oct-92	22.4	271	\$ 1,606	4.7%	29
30	2580 S. Ocean Blvd.,#1B1	Coleman, Leonard JR.	Holuba, Angela	\$ 1,200,000	Feb-15	\$ 600,000	May-13	1.8	2266	\$ 337,442	56.2%	30
31	3250 S. Ocean Blvd.,#507S	McKenzie, Geoffrey & Zeccola, Frank	Coleman, Natalie & Edward	\$ 362,500	Feb-15	\$ 180,000	Apr-98	16.9	1478	\$ 10,810	6.0%	31

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32	2860 S. Ocean Blvd., #107	Scheidt, Erhard	Murray, Eugene	\$ 280,000	Feb-15	\$ 215,000	Apr-13	1.9	1668	\$ 34,434	16.0%	32
33	3250 S. Ocean Blvd., #407N	Dragon, Barbara & Albert	Hearn, George	\$ 375,000	Feb-15	\$ 370,000	Aug-11	3.6	1478	\$ 1,407	0.4%	33
34	150 N. Ocan Blvd., #3020	Slack, Jill & Peter	Wagner, Fern	\$ 2,895,000	Feb-15	\$ 210,000	Jan-75	40.2	2894	\$ 66,823	31.8%	34
35	223 Atlantic Ave.,#F4	Kalaghan, Robert	Skov, Jette	\$ 365,000	Feb-15	\$ 97,000	Sep-92	22.5	953	\$ 11,910	12.3%	35
36	235 Sunrise Ave., #2011	Webb, Henry	Cyprus Home Rentals, LLC	\$ 150,000	Feb-15	\$ 67,000	Sep-10	4.5	271	\$ 18,484	27.6%	36
37	2500 S. Ocean Blvd., #1B3	Disick Aileen & Stuart	Elizabeth Stuttman Rev. Trust	\$ 1,450,000	Feb-15	N/A	N/A	N/A	2590	N/A	N/A	37
38	3450 S. Ocean Blvd., #1200	Elizarov, Avner	Quaranta, Rosemarie	\$ 119,000	Feb-15	\$ 70,000	Feb-01	14.1	1008	\$ 3,482	5.0%	38
39	3456 S. Ocean Blvd., #6050	Kupeli, Istrati	Tramontana Cathrine & Michael	\$ 260,000	Feb-15	\$ 150,000	Apr-01	13.9		\$ 7,910	5.3%	39
40	389 S. Lake Dr., #2C	Wolf, Jean & Donald	King Rosalie Melick Estate	\$ 495,000	Feb-15	\$ 275,000	Feb-86	29.0	1286	\$ 7,575	2.8%	40
41	250 Bradley Pl., #409	Joan M Burbank Rev. Trust	Dwyer, Earlene & Dennis	\$ 630,000	Feb-15	\$ 450,000	Jan-04	11.1	1220	\$ 16,222	3.6%	41
42	350 S. Ocean Blvd., #202	Lavino, Pamela	Salty Air Properties LLC	\$ 1,700,000	Feb-15	\$ 1,700,000	Feb-06	9.0	1234	\$ -	0.0%	42
43	130 Sunrise Ave., #4120	130 Sunrise Ave LLC	CNT 55 LLC	\$ 1,750,000	Feb-15	\$ 1,335,000	Jun-14	0.7	1983	\$ 605,900	45.4%	43
44	300 S. Ocean Blvd., #2D (Co-Op)	Roemmele, Herbert	300 South Ocean Blvd Apartments Inc	\$ 2,350,000	Feb-15	\$ 1,900,000	Aug-13	1.5	1801	\$ 296,480	15.6%	44
45	425 Worth Ave., #3F	Robin B Martin Rev. Trust	Villas Inc.	N/A	Feb-15	\$ 915,000	Sep-92	22.5	3232	N/A	N/A	45
46	2778 S. Ocean Blvd., #306N (REO)	Onisko, Leszek	USA Secretary Housing & Urban Development	\$ 277,000	Feb-15	\$ 260,000	Oct-88	26.4	1780	\$ 644	0.2%	46
47	2773 S. Ocean Blvd., #517	Kayserman, Irina & Mark	Myers, Harold & Besner, Edye	\$ 167,500	Feb-15	\$ 110,000	May-98	16.8	1389	\$ 3,428	3.1%	47
48	2000 S. Ocean Blvd., #101S	Sloans Curve Trust	David W. Glen Rev. Living Trust	\$ 2,700,000	Feb-15	\$ 1,400,000	May-12	2.8	3262	\$ 469,337	33.5%	48
49	44 Cocoanut Row, #320B	Weil, Sarena	Magowan, Nina & Mark	\$ 1,400,000	Mar-15	\$ 1,150,000	Apr-08	6.9	1501	\$ 36,096	3.1%	49
50	214 Chilean Ave., #30	Charles H Merriman III Trust	Lagorce, Deorah&John	\$ 465,000	Mar-15	\$ 310,000	Jul-04	10.7	650	\$ 14,510	4.7%	50
51	401 Peruvian Ave., #3050	Dulaney, Marie & Garthune , James	Hessler, Dallas	\$ 400,000	Mar-15	\$ 255,000	Jun-04	10.8	595	\$ 13,467	5.3%	51
52	2100 S. Ocean Blvd., #503	Myers, Beth & Steven	Sidney Lamonte Rev. Trust	\$ 615,000	Mar-15	\$ 490,000	Jul-92	22.7	2494	\$ 5,510	1.1%	52
53	2195 Ibis Isle Rd., #4	Silverblatt, Joanna	Edna Weissman Amended & Restated Trust	\$ 225,000	Mar-15	\$ 200,000	May-00	14.9	1473	\$ 1,683	0.8%	53
54	2600 S. Ocean Blvd., #301	Norton, Rita	Oxenber, Maureen & Robert	\$ 1,065,000	Mar-15	\$ 775,000	Apr-09	5.9	1976	\$ 48,937	6.3%	54
55	2580 S. Ocean Blvd., #2C5	Aljon LLC	Schlang, Barbara	\$ 1,400,000	Mar-15	\$ 675,000	Nov-85	29.4	2598	\$ 24,694	3.7%	55
56	3100 S. Ocean Blvd., #402N	Ehrlich, Sandra	Lillian Sandler Qualified Personal Residence Trust	\$ 962,500	Mar-15	\$ 490,000	Sep-85	29.5	2244	\$ 16,006	3.3%	56
57	223 Atlantic Ave.,#4E	Hogan, James	Ainslie, Suzanne & Michael	\$ 375,000	Mar-15	\$ 345,000	Jan-05	10.2	804	\$ 2,941	0.9%	57
58	2275 S. Ocean Blvd., #102A	Stark Barbara Hawks Trust	Ulrich, Axel	\$ 370,000	Mar-15	\$ 131,500	Dec-98	16.3	1614	\$ 14,648	11.1%	58
59	2150 Ibis Isle Rd., #50	Paltrow, Marlene	Robert W. Paltrow Rev. Trust	\$ 800,000	Mar-15	\$ 800,000	Dec-14	0.3	1949	\$ -	0.0%	59
60	2778 S. Ocean Blvd.,#307	Deborah R. Healey Rev. Trust	Altman, Mildred	\$ 385,000	Mar-18	\$ 230,000	Sep-94	23.5	1830	\$ 6,585	2.9%	60
61	3360 S. Ocean Blvd., #4EII	Dorsky, Russell James	Hirchorn, George Trustee&Dorsky, Russell Trustee	\$ 350,000	Mar-15	\$ 265,000	Feb-84	31.1	1740	\$ 2,731	1.0%	61
62	100 Sunrise Ave., #5170	Byrd, Susan	Ilana Rather Rev. Trust	\$ 1,150,000	Mar-15	\$ 990,000	Mar-05	10.1	1644	\$ 15,908	1.6%	62
63	170 N. Ocean Blvd., #412	Rosario De Los Reyes De Carpio Trust	Galle, Mary & Phillip	\$ 485,000	Mar-15	\$ 298,000	Jan-02	13.2	868	\$ 14,152	4.7%	63
64	44 Cocoanut Row, #115B	Axelrod, Jay	Sue W. Schloss Qualified Personal Residence Trust	\$ 1,685,000	Mar-15	\$ 725,000	Sep-98	16.6	2026	\$ 57,984	8.0%	64
65	44 Cocoanut Row, #221B	Stone, Deb & Steven	Alexandra Nicolas Voyalzis Rev. Trust	\$ 515,000	Mar-15	\$ 307,000	Jan-09	6.2	1272	\$ 33,460	10.9%	65
66	44 Cocoanut Row, #223B	Steinber, Jill & Jonathan	Rosenberg, Esther	\$ 400,000	Mar-15	\$ 405,000	Mar-05	10.1	1022	\$ (497)	-0.1%	66
67	44 Cocoanut Row, #C34	Axelrod, Jay	Alexandra Nicolas Voyalzis Rev. Trust	\$ 40,000	Mar-15	\$ 35,000	May-13	1.9	160	\$ 2,653	7.6%	67
68	400 S. Ocean Blvd., #4020	Thayer, Laura & David	Gilbane, Sara &Sarah & Robert	\$ 1,950,000	Mar-15	\$ 456,000	Dec-99	15.3	1716	\$ 97,621	21.4%	68
69	350 S. Ocean Blvd., #1040	Sklorman, Sheryl & Meltin, Philip	Barry M. Makler Living Trust	\$ 820,000	Mar-15	\$ 170,000	Feb-00	15.1	827	\$ 42,957	25.3%	69
70	320 Chilean Ave., #10	Jeffery, Ann	Thomas, Byron	\$ 750,000	Mar-15	\$ 615,000	Apr-11	4.0	1167	\$ 34,053	5.5%	70
71	2275 S. Ocean Blvd., #108A	Summers & Varga Family Rev. Trust	Dorothy Goberman Living Trust	\$ 365,000	Mar-15	\$ 230,000	Dec-89	25.3	1614	\$ 5,333	2.3%	71
72	2275 S. Ocean Blvd., #302A	613 Children's Trust	Shearer, Felice & David	\$ 525,000	Mar-15	\$ 470,000	Mar-11	4.0	1614	\$ 13,592	2.9%	72
73	2180 Ibis Isle Rd., #20	Oxenber, Maureen & Robert	Wyman, Thomas	\$ 435,000	Mar-15	\$ 565,000	Jun-05	9.8	1168	\$ (13,273)	-2.3%	73
74	2860 S. Ocean Blvd., #612	Alexander, Basil	Bates, Natalie Leighton Estate	\$ 300,000	Mar-15	\$ 71,000	Jan-74	41.2	1578	\$ 5,553	7.8%	74
75	2773 S. Ocean Blvd., #1110	Bronfman, Marla Joy	Stein, Alice&Marjorie & Rappaport, Robin	\$ 205,000	Mar-15	\$ 130,000	May-99	15.9	1389	\$ 4,720	3.6%	75
76	2565 S. Ocean Blvd., #1100	Betty D Lehman Irrevocable Trust	Blau, Brett	\$ 118,500	Mar-15	\$ 75,000	Aug-01	13.6	640	\$ 3,187	4.2%	76
77	2335 S. Ocean Blvd., #C-11	Bishop, Brooks	Miller, Pamela & Bradford	\$ 875,000	Mar-15	\$ 855,000	Jan-15	0.2	4889	\$ 90,123	10.5%	77
78	2860 S. Ocean Blvd., #309	Naser, Carmen & Larry	Edna Friedland Living Trust	\$ 130,000	Mar-15	\$ 45,000	Jan-77	38.3	1012	\$ 2,222	4.9%	78

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79	2660 S. Ocean Blvd., #601S	Shuster, Rickel & Richard	Nicholson, Patrica	\$ 2,140,000	Mar-15	\$ 1,175,000	Mar-14	1.1	2137	\$ 910,142	77.5%	79	
80	3474 S. Ocean Blvd., #30	Chadid, Maz	Feldman, Susan & Richard	\$ 480,000	Mar-15	\$ 185,500	Jun-12	2.8	1478	\$ 104,667	56.4%	80	
81	3440 S. Ocean Blvd., #302N	Case Bendita Irrevocable Trust	Anderson, Kathleen	\$ 1,505,000	Mar-15	\$ 750,000	Apr-13	2.0	2131	\$ 381,155	50.8%	81	
82	455 Worth Ave., #308	Pickett, Robin & John	455 Worth Ave. CORP	\$ 525,000	Mar-15	N/A	N/A	N/A	955	N/A	N/A	82	
83	389 S. Lake Dr., #3E	Landau, Ermina	Mills, Everette	\$ 366,000	Mar-15	\$ 425,500	Mar-07	8.1	1184	\$ (7,372)	-1.7%	83	
84	120 Sunsent Ave., #W3A	Rubin, Robin & Jeffrey	Bernick & Co LLC	\$ 2,664,000	Mar-15	\$ 675,000	Nov-87	27.4	2907	\$ 72,511	10.7%	84	
85	389 S. Lake Dr., #PHB	Henderson, Cassandra	Lake, Suzanne & Kennedy, Colette	\$ 2,600,000	Mar-15	\$ 650,000	Jul-86	28.7	2443	\$ 67,831	10.4%	85	
86	101 Worth Ave., #44	Berkowitz, Juliet & Joshua	Manning, Carole	\$ 6,900,000	Mar-15	\$ 4,250,000	Aug-04	10.7	4130	\$ 248,395	5.8%	86	
87	235 Sunrise Ave., #2023 (REO)	Cardelus, Marcia	Wells Fargo Bank	\$ 144,900	Mar-15	\$ 96,000	May-99	15.9	813	\$ 3,071	3.2%	87	
88	2770 S. Ocean Blvd., #302S	Sorkin, Joanne & Howard	Peter Chelnik 2014 Trust	\$ 2,540,000	Mar-15	\$ 1,000,000	Sep-94	20.6	4040	\$ 74,787	7.5%	88	
89	3100 S. Ocean Blvd., #103S	Weiss, Joelle & Gerald	Raymond Silverstein Restated & Amended Rev Trust	\$ 1,200,000	Mar-15	\$ 137,500	Apr-98	17.0	2960	\$ 62,470	45.4%	89	
90	3360 S. Ocean Blvd., #6HII	Elaine Kiratsous Trust	Coffman, Miriam	\$ 450,000	Mar-15	\$ 293,500	Feb-85	30.2	2119	\$ 5,186	1.8%	90	
91	2295 S. Ocean Blvd., #606 (Co-Op)	Dayan, Ellen & Felix	Kaufman, Allen & Kenneth	\$ 180,000	Mar-15	N/A	N/A	N/A	1038	N/A	N/A	91	
92	2295 S. Ocean Blvd., #407 (Co-Op)	Mojo, Thomas & Fielman, Janine	Sylvia Beckerman Dec. of Trust	\$ 290,000	Mar-15	N/A	N/A	N/A	1559	N/A	N/A	92	
93	2840 S. Ocean Blvd., #2010 (Co-Op)	Di Natale Family Living Trust	Connolly, Maureen	\$ 91,000	Mar-15	\$ 45,000	Jun-94	20.8	700	\$ 2,213	4.9%	93	
	*Not included in calculation for % Increase/(Decrease)												
			2015 1Q Cumulative Summary - PB Condo Sales (ALL)										
			# of PB Condo Sales (ALL)	93									
			PB Condo Sales - ALL (Total \$)	\$ 87,255,545									
			Average Current Sales Price	\$ 958,852									
			Median Current Sales Price	\$ 615,000									
			Average Yrs. Between Sales	14.07									
			% Annual Increase/(Decrease)	5.5%									

**1st Quarter
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- Counselors at Law -

NORTH - PB CONDO/CO-OP SALES 1/1/15 - 12/31/15

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	350 S. Ocean Blvd., #303	Speiser, Michael	Mormoris, Stephen	\$ 1,600,000	Jan-15	\$ 150,000	Dec-04	10.1	\$ 143,701	95.8%	1
2	150 Bradley Pl., #102	Graeve, Chris	Curtis, Christine & Alan	\$ 720,000	Jan-15	\$ 185,000	Sep-86	28.4	\$ 18,869	10.2%	2
3	340 Cocconut Row, #B	Griffin, Virginia & Haynes	Punnett, John	\$ 1,535,000	Jan-15	\$ 1,500,000	Apr-08	6.8	\$ 5,180	0.3%	3
4	250 Bradley Pl., #707	Lake Towers 707 LLC	Sunshine Properties Palm Beach LLC	\$ 900,000	Jan-15	\$ 875,000	Jan-14	1.0	\$ 25,000	2.9%	4
5	350 S. Ocean Blvd., #3050	Eustace, Michael	Tsandikos, George	\$ 1,100,000	Jan-15	\$ 625,000	Feb-11	4.0	\$ 119,983	19.2%	5
6	340 Brazilian Ave., #1020	Blakley, Youn & Gerald	Dickson, Susan K	\$ 2,585,000	Jan-15	\$ 990,000	Apr-07	7.8	\$ 204,775	20.7%	6
7	235 Sunrise Ave., #2020	Cardelus, Annie	Danner, Carole Ann & Stephen	\$ 63,000	Jan-15	\$ 76,500	Aug-11	3.5	\$ (3,901)	-5.1%	7
8	250 Bradley Pl., #405	NJB Bradley LLC & BAB Bradley LLC	Corradino, Richard	\$ 600,000	Jan-15	\$ 205,000	Feb-89	26.0	\$ 15,197	7.4%	8
9	214 Chilean Ave., #110	Anda Andrei Design Inc. & Taffy Investmer	Smith, Kimberly	\$ 373,000	Jan-15	\$ 476,000	Jan-01	14.1	\$ (7,324)	-1.5%	9
10	*389 S. Lake Dr., #1D (Co-Op)	Benz, John	Three Eighty Nine Corporation	N/A	Jan-15	\$ 750,000	Jan-08	7.1	N/A	N/A	10
11	330 S. Ocean Blvd., #35	Jacobson, Mary & Martin	Alan F. Crosby Rev. Trust	\$ 1,625,000	Feb-15	\$ 1,575,000	Sep-13	1.4	\$ 35,232	2.2%	11
12	235 Sunrise Ave., #3038	Rozenberg Aiva & Drummond, Douglas	Marshall, Valeria	\$ 70,000	Feb-15	\$ 34,000	Oct-92	22.4	\$ 1,606	4.7%	12
13	150 N. Ocan Blvd., #3020	Slack, Jill & Peter	Wagner, Fern	\$ 2,895,000	Feb-15	\$ 210,000	Jan-75	40.2	\$ 66,823	31.8%	13
14	223 Atlantic Ave., #F4	Kalaghan, Robert	Skov, Jette	\$ 365,000	Feb-15	\$ 97,000	Sep-92	22.5	\$ 11,910	12.3%	14
15	235 Sunrise Ave., #2011	Webb, Henry	Cyprus Home Rentals, LLC	\$ 150,000	Feb-15	\$ 67,000	Sep-10	4.5	\$ 18,484	27.6%	15
16	389 S. Lake Dr., #2C	Wolf, Jean & Donald	King Rosalie Melick Estate	\$ 495,000	Feb-15	\$ 275,000	Feb-86	29.0	\$ 7,575	2.8%	16
17	250 Bradley Pl., #409	Joan M Burbank Rev. Trust	Dwyer, Earlene & Dennis	\$ 630,000	Feb-15	\$ 450,000	Jan-04	11.1	\$ 16,222	3.6%	17
18	350 S. Ocean Blvd., #202	Lavino, Pamela	Salty Air Properties LLC	\$ 1,700,000	Feb-15	\$ 1,700,000	Feb-06	9.0	\$ -	0.0%	18
19	130 Sunrise Ave., #4120	130 Sunrise Ave LLC	CNT 55 LLC	\$ 1,750,000	Feb-15	\$ 1,335,000	Jun-14	0.7	\$ 605,900	45.4%	19
20	300 S. Ocean Blvd., #2D (Co-Op)	Roemmele, Herbert	300 South Ocean Blvd Apartments Inc	\$ 2,350,000	Feb-15	\$ 1,900,000	Aug-13	1.5	\$ 296,480	15.6%	20
21	*425 Worth Ave., #3F	Robin B Martin Rev. Trust	Villas Inc.	N/A	Feb-15	\$ 915,000	Sep-92	22.5	N/A	N/A	21
22	44 Cocconut Row, #320B	Weil, Sarena	Magowan, Nina & Mark	\$ 1,400,000	Mar-15	\$ 1,150,000	Apr-08	6.9	\$ 36,096	3.1%	22
23	214 Chilean Ave., #30	Charles H Merriman III Trust	Lagorce, Deorah & John	\$ 465,000	Mar-15	\$ 310,000	Jul-04	10.7	\$ 14,510	4.7%	23
24	401 Peruvian Ave., #3050	Dulaney, Marie & Garthune, James	Hessler, Dallas	\$ 400,000	Mar-15	\$ 255,000	Jun-04	10.8	\$ 13,467	5.3%	24
25	223 Atlantic Ave., #4E	Hogan, James	Ainslie, Suzanne & Michael	\$ 375,000	Mar-15	\$ 345,000	Jan-05	10.2	\$ 2,941	0.9%	25
26	100 Sunrise Ave., #5170	Byrd, Susan	Ilana Rather Rev. Trust	\$ 1,150,000	Mar-15	\$ 990,000	Mar-05	10.1	\$ 15,908	1.6%	26
27	170 N. Ocean Blvd., #412	Rosario De Los Reyes De Carpio Trust	Galle, Mary & Phillip	\$ 485,000	Mar-15	\$ 298,000	Jan-02	13.2	\$ 14,152	4.7%	27
28	44 Cocconut Row, #115B	Axelrod, Jay	Sue W. Schloss Qualified Personal Residence	\$ 1,685,000	Mar-15	\$ 725,000	Sep-98	16.6	\$ 57,984	8.0%	28
29	44 Cocconut Row, #221B	Stone, Deb & Steven	Alexandra Nicolas Voyalzis Rev. Trust	\$ 515,000	Mar-15	\$ 307,000	Jan-09	6.2	\$ 33,460	10.9%	29
30	44 Cocconut Row, #223B	Steinber, Jill & Jonathan	Rosenberg, Esther	\$ 400,000	Mar-15	\$ 405,000	Mar-05	10.1	\$ (497)	-0.1%	30
31	44 Cocconut Row, #C34	Axelrod, Jay	Alexandra Nicolas Voyalzis Rev. Trust	\$ 40,000	Mar-15	\$ 35,000	May-13	1.9	\$ 2,653	7.6%	31
32	400 S. Ocean Blvd., #4020	Thayer, Laura & David	Gilbane, Sara & Sarah & Robert	\$ 1,950,000	Mar-15	\$ 456,000	Dec-99	15.3	\$ 97,621	21.4%	32

33	350 S. Ocean Blvd., #1040	Sklorman, Sheryl & Meltin, Philip	Barry M. Makler Living Trust	\$ 820,000	Mar-15	\$ 170,000	Feb-00	15.1	\$ 42,957	25.3%	33	
34	320 Chilean Ave., #10	Jeffery, Ann	Thomas, Byron	\$ 750,000	Mar-15	\$ 615,000	Apr-11	4.0	\$ 34,053	5.5%	34	
35	*455 Worth Ave., #308	Pickett, Robin & John	455 Worth Ave. CORP	\$ 525,000	Mar-15	N/A	N/A	N/A	N/A	N/A	35	
36	389 S. Lake Dr., #3E	Landau, Ermina	Mills, Everette	\$ 366,000	Mar-15	\$ 425,500	Mar-07	8.1	\$ (7,372)	-1.7%	36	
37	120 Sunsent Ave., #W3A	Rubin, Robin & Jeffrey	Bernick & Co LLC	\$ 2,664,000	Mar-15	\$ 675,000	Nov-87	27.4	\$ 72,511	10.7%	37	
38	389 S. Lake Dr., #PHB	Henderson, Cassandra	Lake, Suzanne & Kennedy, Colette	\$ 2,600,000	Mar-15	\$ 650,000	Jul-86	28.7	\$ 67,831	10.4%	38	
39	101 Worth Ave., #44	Berkowitz, Juliet & Joshua	Manning, Carole	\$ 6,900,000	Mar-15	\$ 4,250,000	Aug-04	10.7	\$ 248,395	5.8%	39	
40	235 Sunrise Ave., #2023 (REO)	Cardelus, Marcia	Wells Fargo Bank	\$ 144,900	Mar-15	\$ 96,000	May-99	15.9	\$ 3,071	3.2%	40	
	*Not included in calculation for % Increase/(Decrease)											
			2015 1Q Cumulative Summary - PB Condo Sales (North)									
			# of PB Condo Sales (North)	40								
			PB Condo Sales - North (Total \$)	\$ 45,140,900								
			Average Current Sales Price	\$ 1,187,918								
			Median Current Sales Price	\$ 735,000								
			Average Yrs. Between Sales	12.70								
			% Annual Increase/(Decrease)	6.2%								

**1st Quarter
2015
Report**

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

SOUTH - PB CONDO/CO-OP SALES 1/1/15 - 3/31/15

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Annual Increase/ (Decrease)	Average Annual Increase/- Decrease	
1	2565 S. Ocean Blvd., #2010	Verbeek, Pieter	Rittersbacher, George	\$ 165,000	Jan-15	N/A	N/A	N/A	N/A	N/A	1
2	3200 S. Ocean Blvd., #B301	Katsenelenbogen, Sergey	Rudolph, Gail & Jay	\$ 640,000	Jan-15	\$ 600,000	Mar-08	6.9	\$ 5,814	1.0%	2
3	3000 S. Ocean Blvd. #PH4	Schonfeld, Steven	Haber, Manny	\$ 6,300,000	Jan-15	\$ 3,990,000	Jan-07	8.0	\$ 287,470	7.2%	3
4	3400 S. Ocean Blvd., #6HI	Juliette M. Lloyd Declaration of Trust	Bartlett Estate& Addonizio, Dawn&Rodriguez, Pauline	\$ 686,645	Jan-15	\$ 575,000	Feb-09	5.9	\$ 18,770	3.3%	4
5	3400 S. Ocean Blvd., #2FII	Larocque, Suzanne&Charles	Tammsaar, Aldo	\$ 680,000	Jan-15	\$ 350,000	May-99	15.7	\$ 20,995	6.0%	5
6	2335 S. Ocean Blvd., #C-11 (Townhouse)	Miller, Pamela & Bradford	Aqua Shell LLC	\$ 855,000	Jan-15	\$ 679,144	Jun-13	1.6	\$ 108,792	16.0%	6
7	2100 S. Ocean Blvd., #506	Cohen, Dorothy & Gerald	Matzher Edward Estate	\$ 750,000	Jan-15	\$ 181,500	Jan-81	34.1	\$ 16,684	9.2%	7
8	2335 S. Ocean Blvd., #A-2 (Townhouse)	Leann&Jack Ablin Dec. of Trust	John B. Clark Rev. Trust	\$ 710,000	Jan-15	\$ 500,000	Jul-98	16.6	\$ 12,672	2.5%	8
9	3250 S. Ocean Blvd., #510N	Lesley Decker 2009 Rev. Trust	Robert L. Call Residuary Trust	\$ 540,000	Jan-15	\$ 480,000	May-10	4.7	\$ 12,674	2.6%	9
10	3250 S. Ocean Blvd., #503S	Robert L. Call Residuary Trust&Kutzera, Vincent	Katz, Mira & Miriam	\$ 737,500	Jan-15	\$ 190,000	Nov-80	34.2	\$ 15,987	8.4%	10
11	3460 S. Ocean Blvd., #7090	Vagianos, Christina & John	Pireaus Realty Corp.	\$ 227,500	Jan-15	\$ 100,000	May-99	15.7	\$ 8,102	8.1%	11
12	2660 S. Ocean Blvd., #301N	Harris, Ellen & Brian	Edwin B Masinter Rev. Trust	\$ 1,330,000	Jan-15	\$ 175,400	Jan-79	36.1	\$ 31,982	18.2%	12
13	2580 S. Ocean Blvd., #2A3	Robert Swidler Family Trust	Fragman, Irma & Robert	\$ 1,000,000	Jan-15	\$ 237,600	Jan-79	36.1	\$ 21,122	8.9%	13
14	3230 S. Ocean Blvd., #F612	Brice, Sarah & Hanna, Rafik	Mitchell, Edward	\$ 360,000	Jan-15	\$ 260,000	Sep-08	6.4	\$ 15,585	6.0%	14
15	3400 S. Ocean Blvd., #7CII	Kamel, Antoine& Pascale	Fae Trust LLC	\$ 810,000	Jan-15	\$ 570,000	Apr-14	0.8	\$ 290,066	50.9%	15
16	3360 S. Ocean Blvd., #3AI	Gurel, Sengun	Shahin, Nabila & Riad	\$ 380,000	Jan-15	\$ 290,000	Apr-00	14.8	\$ 6,071	2.1%	16
17	2295 S. Ocean Blvd., #301 (Co-Op)	Ivanya, Thomas & 2295 S. Ocean Blvd Corp.	Perillo, Joesph	\$ 750,000	Jan-15	\$ 325,000	Aug-10	4.5	\$ 94,588	29.1%	17
18	2580 S. Ocean Blvd., #1B1	Coleman, Leonard JR.	Holuba, Angela	\$ 1,200,000	Feb-15	\$ 600,000	May-13	1.8	\$ 337,442	56.2%	18
19	3250 S. Ocean Blvd., #507S	McKenzie, Geoffrey & Zeccola, Frank	Coleman, Natalie & Edward	\$ 362,500	Feb-15	\$ 180,000	Apr-98	16.9	\$ 10,810	6.0%	19
20	2860 S. Ocean Blvd., #107	Scheidt, Erhard	Murray, Eugene	\$ 280,000	Feb-15	\$ 215,000	Apr-13	1.9	\$ 34,434	16.0%	20
21	3250 S. Ocean Blvd., #407N	Dragon, Barbara & Albert	Hearn, George	\$ 375,000	Feb-15	\$ 370,000	Aug-11	3.6	\$ 1,407	0.4%	21
22	2500 S. Ocean Blvd., #1B3	Disick Aileen & Stuart	Elizabeth Stuttman Rev. Trust	\$ 1,450,000	Feb-15	N/A	N/A	N/A	N/A	N/A	22
23	3450 S. Ocean Blvd., #1200	Elizarov, Avner	Quaranta, Rosemarie	\$ 119,000	Feb-15	\$ 70,000	Feb-01	14.1	\$ 3,482	5.0%	23
24	3456 S. Ocean Blvd., #6050	Kupeli, Istrati	Tramontana Cathrine & Michael	\$ 260,000	Feb-15	\$ 150,000	Apr-01	13.9	\$ 7,910	5.3%	24
25	2778 S. Ocean Blvd., #306N (REO)	Onisko, Leszek	USA Secretary Housing & Urban Development	\$ 277,000	Feb-15	\$ 260,000	Oct-88	26.4	\$ 644	0.2%	25
26	2773 S. Ocean Blvd., #517	Kayserman, Irina & Mark	Myers, Harold & Besner, Edye	\$ 167,500	Feb-15	\$ 110,000	May-98	16.8	\$ 3,428	3.1%	26
27	2000 S. Ocean Blvd., #101S	Sloans Curve Trust	David W. Glen Rev. Living Trust	\$ 2,700,000	Feb-15	\$ 1,400,000	May-12	2.8	\$ 469,337	33.5%	27
28	2100 S. Ocean Blvd., #503	Myers, Beth & Steven	Sidney Lamonte Rev. Trust	\$ 615,000	Mar-15	\$ 490,000	Jul-92	22.7	\$ 5,510	1.1%	28

29	2195 Ibis Isle Rd., #4	Silverblatt, Joanna	Edna Weissman Amended & Restated Trust	\$ 225,000	Mar-15	\$ 200,000	May-00	14.9	\$ 1,683	0.8%	29
30	2600 S. Ocean Blvd., #301	Norton, Rita	Oxenberg, Maureen & Robert	\$ 1,065,000	Mar-15	\$ 775,000	Apr-09	5.9	\$ 48,937	6.3%	30
31	2580 S. Ocean Blvd., #2C5	Aljon LLC	Schlang, Barbara	\$ 1,400,000	Mar-15	\$ 675,000	Nov-85	29.4	\$ 24,694	3.7%	31
32	3100 S. Ocean Blvd., #402N	Ehrlich, Sandra	Lillian Sandler Qualified Personal Residence Trust	\$ 962,500	Mar-15	\$ 490,000	Sep-85	29.5	\$ 16,006	3.3%	32
33	2275 S. Ocean Blvd., #102A	Stark Barbara Hawks Trust	Ulrich, Axel	\$ 370,000	Mar-15	\$ 131,500	Dec-98	16.3	\$ 14,648	11.1%	33
34	2150 Ibis Isle Rd., #50	Paltrow, Marlene	Robert W. Paltrow Rev. Trust	\$ 800,000	Mar-15	\$ 800,000	Dec-14	0.3	\$ -	0.0%	34
35	2778 S. Ocean Blvd.,#307	Deborah R. Healey Rev. Trust	Altman, Mildred	\$ 385,000	Mar-18	\$ 230,000	Sep-94	23.5	\$ 6,585	2.9%	35
36	3360 S. Ocean Blvd., #4EII	Dorsky, Russell James	Hirchorn, George Trustee&Dorsky, Russell Trustee	\$ 350,000	Mar-15	\$ 265,000	Feb-84	31.1	\$ 2,731	1.0%	36
37	2275 S. Ocean Blvd., #108A	Summers & Varga Family Rev. Trust	Dorothy Goberman Living Trust	\$ 365,000	Mar-15	\$ 230,000	Dec-89	25.3	\$ 5,333	2.3%	37
38	2275 S. Ocean Blvd., #302A	613 Children's Trust	Shearer, Felice & David	\$ 525,000	Mar-15	\$ 470,000	Mar-11	4.0	\$ 13,592	2.9%	38
39	2180 Ibis Isle Rd., #20	Oxenberg, Maureen & Robert	Wyman, Thomas	\$ 435,000	Mar-15	\$ 565,000	Jun-05	9.8	\$ (13,273)	-2.3%	39
40	2860 S. Ocean Blvd., #612	Alexander, Basil	Bates, Natalie Leighton Estate	\$ 300,000	Mar-15	\$ 71,000	Jan-74	41.2	\$ 5,553	7.8%	40
41	2773 S. Ocean Blvd., #1110	Bronfman, Marla Joy	Stein, Alice&Marjorie & Rappaport, Robin	\$ 205,000	Mar-15	\$ 130,000	May-99	15.9	\$ 4,720	3.6%	41
42	2565 S. Ocean Blvd., #1100	Betty D Lehman Irrevocable Trust	Blau, Brett	\$ 118,500	Mar-15	\$ 75,000	Aug-01	13.6	\$ 3,187	4.2%	42
43	2335 S. Ocean Blvd., #C-11	Bishop, Brooks	Miller, Pamela & Bradford	\$ 875,000	Mar-15	\$ 855,000	Jan-15	0.2	\$ 90,123	10.5%	43
44	2860 S. Ocean Blvd., #309	Naser, Carmen & Larry	Edna Friedland Living Trust	\$ 130,000	Mar-15	\$ 45,000	Jan-77	38.3	\$ 2,222	4.9%	44
45	2660 S. Ocean Blvd., #601S	Shuster, Rickel & Richard	Nicholson, Patrica	\$ 2,140,000	Mar-15	\$ 1,175,000	Mar-14	1.1	\$ 910,142	77.5%	45
46	3474 S. Ocean Blvd., #30	Chadid, Maz	Feldman, Susan & Richard	\$ 480,000	Mar-15	\$ 185,500	Jun-12	2.8	\$ 104,667	56.4%	46
47	3440 S. Ocean Blvd., #302N	Case Bendita Irrevocable Trust	Anderson, Kathleen	\$ 1,505,000	Mar-15	\$ 750,000	Apr-13	2.0	\$ 381,155	50.8%	47
48	2770 S. Ocean Blvd., #302S	Sorkin, Joanne & Howard	Peter Chelnik 2014 Trust	\$ 2,540,000	Mar-15	\$ 1,000,000	Sep-94	20.6	\$ 74,787	7.5%	48
49	3100 S. Ocean Blvd., #103S	Weiss, Joelle & Gerald	Raymond Silverstein Restated & Amended Rev Trust	\$ 1,200,000	Mar-15	\$ 137,500	Apr-98	17.0	\$ 62,470	45.4%	49
50	3360 S. Ocean Blvd., #6HII	Elaine Kiratsous Trust	Coffman, Miriam	\$ 450,000	Mar-15	\$ 293,500	Feb-85	30.2	\$ 5,186	1.8%	50
51	2295 S. Ocean Blvd., #606 (Co-Op)	Dayan, Ellen & Felix	Kaufman, Allen & Kenneth	\$ 180,000	Mar-15	N/A	N/A	N/A	N/A	N/A	51
52	2295 S. Ocean Blvd., #407 (Co-Op)	Mojo, Thomas & Fielman, Janine	Sylvia Beckerman Dec. of Trust	\$ 290,000	Mar-15	N/A	N/A	N/A	N/A	N/A	52
53	2840 S. Ocean Blvd., #2010 (Co-Op)	Di Natale Family Living Trust	Connolly, Maureen	\$ 91,000	Mar-15	\$ 45,000	Jun-94	20.8	\$ 2,213	4.9%	53
*Not included in calculation for % Increase/(Decrease)											
2015 1Q Cumulative Summary - PB Condo Sales (South)											
# of PB Condo Sales (South) 53											
PB Condo Sales - South (Total \$) \$ 42,114,645											
Average Current Sales Price \$ 794,616											
Median Current Sales Price \$ 525,000											
Average Yrs. Between Sales 15.44											
% Annual Increase/(Decrease) 4.8%											