

2015 Second Quarter Analysis of Palm Beach Single-Family Homes

TOWN OF PALM BEACH SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
No. of Sales 1st Quarter	43	40.2%	43	46.2%	0	0.0%
No. of Sales 2nd Quarter	64	59.8%	50	53.8%	-14	-21.9%
Total No. of Sales	107	100.0%	93	100.0%	-14	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
January	17	15.9%	16	17.2%	-1	-5.9%
February	10	9.3%	10	10.8%	0	0.0%
March	16	15.0%	17	18.3%	1	6.3%
April	15	14.0%	14	15.1%	-1	-6.7%
May	22	20.6%	15	16.1%	-7	-31.8%
June	27	25.2%	21	22.6%	-6	-22.2%
Total No. of Sales	107	40.2%	93	46.2%	-14	

TOWN-WIDE

	2nd Quarter 2014	2nd Quarter 2015	2nd Qtr. Differential 2014 v. 2015	
No. of Sales	64	50	-14	-21.9%
Median Sales Price	\$2,975,000	\$ 3,375,000	\$ 400,000	13.4%
Average Sales Price	\$5,489,497	\$ 5,042,075	\$ (447,422)	-8.2%
Total Sales/Dollars	\$351,327,834	\$ 252,103,750	\$ (99,224,084)	-28.2%

North Town of Palm Beach

	2nd Quarter 2014	2nd Quarter 2015	2nd Qtr. Differential 2014 v. 2015	
No. of Sales	34	26	-8	-23.5%
Median Sales Price	\$ 2,892,500	\$ 3,140,000	\$ 247,500	8.6%
Average Sales Price	\$ 3,695,838	\$ 4,442,842	\$ 747,004	20.2%
Total Sales/Dollars	\$ 125,658,500	\$ 115,513,900	\$ (10,144,600)	-8.1%

Midtown Town of Palm Beach

	2nd Quarter 2014	2nd Quarter 2015	2nd Qtr. Differential 2014 v. 2015	
No. of Sales	11	13	2	18.2%
Median Sales Price	\$ 2,450,000	\$ 3,200,000	\$ 750,000	30.6%
Average Sales Price	\$ 3,898,780	\$ 3,812,123	\$ (86,657)	-2.2%
Total Sales/Dollars	\$ 42,886,579	\$ 49,557,600	\$ 6,671,021	15.6%

South Town of Palm Beach

	2nd Quarter 2014	2nd Quarter 2015	2nd Qtr. Differential 2014 v. 2015	
No. of Sales	19	11	-8	-42.1%
Median Sales Price	\$ 6,550,000	\$ 4,350,000	\$ (2,200,000)	-33.6%
Average Sales Price	\$ 9,620,145	\$ 8,703,225	\$ (916,920)	-9.5%
Total Sales/Dollars	\$ 182,782,755	\$ 87,032,250	\$ (95,750,505)	-52.4%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2014 Jan. thru Jun.		2015 Jan. thru Jun.		Differential ('14 v. '15) Jan. thru Jun.	
Sales \$20,000,000 and over	6	5.6%	3	3.2%	-3	-2.4%
Sales \$15,000,000 - \$19,999,999	5	4.7%	3	3.2%	-2	-1.4%
Sales \$10,000,000 - \$14,999,999	5	4.7%	4	4.3%	-1	-0.4%
Sales \$5,000,000 - \$9,999,999	18	16.8%	18	19.4%	0	2.5%
Sales \$2,500,000 - \$4,999,999	31	29.0%	37	39.8%	6	10.8%
Sales below \$2,500,000	42	39.3%	28	30.1%	-14	-9.1%
	107	100.0%	93	100.0%	-14	

REO'S & CERTIFICATES OF TITLE (FORECLOSURE)/SINGLE-FAMILY HOME SALES

	2014	2015
1st Quarter	1/43 (2.3%)	0/43 (0.0%)
2nd Quarter	0/64 (0.0%)	0/50 (0.0%)
	<u>1/107 (0.9%)</u>	<u>0/93 (0.0%)</u>

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.

**2nd Quarter
2015
Report**

THE EVANS REPORT™

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ALL - PB SINGLE FAMILY HOME SALES 1/1/15 - 6/30/15

	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	249 Seminole Ave. (Townhouse)	Emmer, Curtis	Nagle, Garrett	\$ 2,092,000	Jan-15	\$ 710,000	Oct-97	17.3	3,744	\$ 80,056	11.3%	1
2	175 Sunset Ave. (Townhouse)	Babbit, Theodore	Holder, Douglas	\$ 2,995,000	Jan-15	\$ 1,650,000	Feb-02	12.9	5,581	\$ 104,076	6.3%	2
3	2335 S. Ocean Blvd., A-2 (Townhouse)	Jack Albin Trust	Clark, John	\$ 710,000	Jan-15	\$ 500,000	Jul-98	16.5	4,879	\$ 12,716	2.5%	3
4	227 Via Tortuga	Kaplan, Martin and Lawrence	Louise Stein FL Trust	\$ 6,075,000	Jan-15	\$ 1,440,000	Jun-99	15.6	8,182	N/A	N/A	4
5	253 Jamaica Ln.	253 Jamaica Lane LLC	Briggs, Martha and Carol	\$ 1,975,000	Jan-15	\$ 250,000	Dec-90	24.1	2,585	\$ 71,573	28.6%	5
6	232 W. Indies Dr.	Scherer, Allan & Margaret	Vecellio, Michael and Angela	\$ 4,050,000	Jan-15	\$ 3,475,000	Jun-05	9.6	5,672	\$ 59,947	1.7%	6
7	235 Eden Rd.	Cook, Michael and Mary	235 Eden Road LLC	\$ 6,717,000	Jan-15	\$ 1,725,000	May-09	5.7	N/A	\$ 879,807	51.0%	7
8	233 Barton Ave.	Civog Family LLC	Haney, William and Mary	\$ 4,040,000	Jan-15	\$ 2,999,900	Mar-13	1.8	5,370	\$ 565,777	18.9%	8
9	157 Everglade Ave.	Clark, James and Catherine	Sprayregen, Paul and Emeline	\$ 4,200,000	Jan-15	\$ 4,800,000	Dec-05	9.1	5,551	\$ (66,004)	-1.4%	9
10	145 Woodbridge Ave.	Kournikova, Alla	JBPB Holdings, Inc.	\$ 2,650,000	Jan-15	\$ 1,695,000	Jan-04	11.0	4,437	N/A	N/A	10
11	200 Via Bellaria	Spilotro, Victor	Damone, Rena Rowan	\$ 5,750,000	Jan-15	\$ 1,400,000	Nov-97	17.2	7,889	\$ 253,230	18.1%	11
12	695 S. County Rd.	695 South County LLC	Abony, Lorne	\$ 9,639,500	Jan-15	\$ 3,500,000	Dec-08	6.1	11,519	\$ 1,008,514	28.8%	12
13	2335 S. Ocean Blvd., C-11 (Townhouse)	Miller, Bradford and Pamela	Aqua Shell LLC	\$ 855,000	Jan-15	\$ 679,144	Jul-13	1.5	4,889	\$ 116,917	17.2%	13
14	1740 S. Ocean Blvd.	149 Brazilian LLC	Athans, Persa	\$ 7,150,000	Jan-15	\$ 85,000	Jan-76	39.0	4,992	\$ 181,027	213.0%	14
15	170 Seagate Rd.	Wittman, Paula & Paul	Paine, Jo Ellen, James & Jonathan	\$ 2,244,835	Jan-15	\$ 360,000	Oct-88	26.3	2995	\$ 71,551	19.9%	15
16	*417 Primavera Ave.	417 Primavera Way LLC	Scherer, Margaret & Allen	\$ 6,500,000	Jan-15	NA	NA	NA	10285	N/A	N/A	16
17	119 E. Inlet Dr.	Suzan Mitchell Trust	Richard Cushing True LLC	\$ 5,200,000	Feb-15	\$ 1,000,000	Dec-12	2.2	N/A	\$ 1,935,606	193.6%	17
18	225 W. Indies Dr.	225 West Indies Drive Trust	Robmar Realty II LLC	\$ 5,645,000	Feb-15	\$ 1,900,000	Feb-13	2.0	N/A	\$ 1,872,500	98.6%	18
19	151 Seminole Ave.	Michael Sachs Trust	Nederlander, James	\$ 5,850,000	Feb-15	\$ 5,260,000	Jun-07	7.7	5,370	\$ 76,856	1.5%	19
20	135 Gulfstream Rd.	Bickford, Michael	May, Marilyn	\$ 6,400,000	Feb-15	\$ 1,750,000	Jul-99	15.6	8,384	\$ 298,077	17.0%	20
21	201 Bermuda Ln.	Gozlan Property Partnership	Wright, Larry	\$ 1,881,376	Feb-15	\$ 1,375,000	Feb-12	3.0	3,387	\$ 168,638	12.3%	21
22	256 Miraflores Dr.	McCready Holdings, LLC	Fromson	\$ 2,900,000	Feb-15	\$ 2,570,000	May-14	0.8	4,061	\$ 436,413	17.0%	22
23	16 Sloans Curve Dr.	Sakolsky, Carolyn A. Trust	1150048 Ontario Inc.	\$ 1,544,500	Feb-15	\$ 1,000,000	Nov-95	19.3	4967	\$ 28,226	2.8%	23
24	167 Seagate Rd.	167 Seagate Rd. Trust	Thomsen, Mads	\$ 2,600,000	Feb-15	\$ 1,685,000	Feb-14	1.1	3758	\$ 869,727	51.6%	24
25	1120 N. Lake Way	1120 North Lake Way LLC	Apple, Steven	\$ 12,730,000	Feb-15	\$ 7,800,000	Apr-13	1.9	5461	\$ 2,619,287	33.6%	25
26	326 Seabreeze Ave.	Queall, Annie-Marie & Paul	Stevens, Sonja & Mark	\$ 6,753,250	Feb-15	\$ 4,850,000	Oct-07	7.4	5493	N/A	N/A	26
27	137 E Inlet Dr.	Furman, Roy	Elaine Ayares Horwitz Rev. Trust	\$ 10,885,000	Mar-15	\$ 4,275,000	Apr-00	14.9	6,504	\$ 442,688	10.4%	27
28	*240 Atlantic Ave.	240 Atlantic Ave LLC	Childrens Trust	\$ 1,013,500	Mar-15	NA	NA	NA	924	N/A	N/A	28
29	217 Oleander Ave.	Carney, Ceann & James	Guidi, Claudio & Evans, Winter	\$ 1,025,000	Mar-15	\$ 625,000	Feb-13	2.1	938	\$ 192,358	30.8%	29
30	*206 Mediterranean Rd.	Christu, Maura & Eric	Rogers, Mary Lynn & Pell	\$ 1,700,000	Mar-15	NA	NA	NA	3,159	N/A	N/A	30
31	437 Chilean Ave.	Wray-Cerasoli Associates LLP	Kosoy, Andrea & Brian	\$ 6,300,000	Mar-15	\$ 3,200,000	Apr-11	3.9	5,250	\$ 786,857	24.6%	31
32	130 Chilean Ave.	130 Chilean LLC	Rowan, Lisa	\$ 4,350,000	Mar-15	\$ 615,000	Aug-93	21.6	5,962	\$ 172,698	28.1%	32
33	*250 Palmo Way	Duriez, Margeret	Neff, Richard	\$ 4,700,000	Mar-15	NA	NA	NA	2,929	N/A	N/A	33
34	201 Bermuda Ln.	201 Bermuda LLC	Gonzlan Property Partnership	\$ 2,023,700	Mar-15	\$ 1,881,376	Dec-14	0.3	3,387	\$ 481,002	25.6%	34
35	218 Barton Ave.	Lazarek, Natalie & Daniel	Cheng, Nancy & Kenneth	\$ 3,500,000	Mar-15	\$ 570,000	Jan-94	21.2	4,642	\$ 138,083	24.2%	35
36	431 Chilean Ave (Townhouse)	Charman, Lorraine	Irvin Saltzman 2012 Trust	\$ 3,900,000	Mar-15	\$ 2,650,000	Apr-04	11.0	4,683	\$ 114,005	4.3%	36
37	425 Chilean Ave. (Townhouse)	Charman, Lorraine	Mark S. Fowler Rev. Trust	\$ 4,500,000	Mar-15	\$ 2,700,000	Jul-12	2.7	4,848	\$ 663,636	24.6%	37
38	*204 Jamacia Lane	LC Palm Beach Holdings LLC	Oneal, Robert	\$ 2,050,000	Mar-15	NA	NA	NA	4,186	N/A	N/A	38

39	200 Via Palma	Siegel, Jeanne & Herbert	YSC Florida LLC	\$ 29,850,000	Mar-15	\$ 22,450,000	Apr-08	7.0	12,770	\$ 1,058,800	4.7%	39
40	110 Indian Rd.	GW Purucker Homes JV	Julian I Stoopler Living Trust	\$ 2,400,000	Mar-15	\$ 1,600,000	Nov-13	1.4	2,580	\$ 575,937	36.0%	40
41	209 Wells Rd.	Rovinj Florida Residence Trust	Glumax LP	\$ 4,450,000	Mar-15	\$ 4,100,000	Feb-06	9.2	4,533	\$ 38,191	0.9%	41
42	444 Chilean Ave.	Walde Trust LLC	Kermit L Murphy Sr. Land Trust	\$ 1,500,000	Mar-15	\$ 425,000	May-89	25.9	2,990	\$ 41,455	9.8%	42
43	1300 S. Ocean Blvd.	Jones, Paul Tudor II	Dwight C Schar Rev. Trust	\$ 71,200,000	Mar-15	\$ 45,041,487	Oct-04	10.5	-	\$ 2,490,962	5.5%	43
44	135 Seagate Rd.	Rafferty, Caroline & Nicholas	Pangia, Isabelle	\$ 2,350,000	Apr-15	\$ 235,000	Sep-81	33.6	3646	\$ 62,931	26.8%	44
45	300 Dunbar Rd	300 Dunbar LLC	Jason J Ohare 2012 Irrevocable Trust	\$ 2,500,000	Apr-15	\$ 1,350,000	Dec-09	5.3	2,709	\$ 215,588	16.0%	45
46	232 Via Marila	Charles F Willis IV Living Trust	232 Via Marila Trust	\$ 3,495,000	Apr-15	\$ 852,000	Dec-99	15.4	4,279	\$ 171,684	20.2%	46
47	215 Seaspray Ave.	Helen Tsanos Sheinman Rev. Living Trust	Difilippo, Mary & Richard	\$ 2,162,500	Apr-15	\$ 320,000	Jun-84	30.9	2,645	\$ 59,572	18.6%	47
48	321 Barton Ave.	Harris, Leah & Gerald	Ronald Hurowitz Living Trust	\$ 3,275,000	Apr-15	\$ 740,000	May-97	18.0	3,636	\$ 140,833	19.0%	48
49	*40 Middle Rd.	Cunningham, Ellen	Joan Z Allen Rev. Trust	\$ 4,925,000	Apr-15	NA	NA	NA	4,678	N/A	N/A	49
50	242 Cherry Lane	Phorer, Gary	Central Mortgage Company	\$ 1,249,000	Apr-15	\$ 1,150,000	Apr-05	10.0	2,372	\$ 9,859	0.9%	50
51	4 Sloans Curve Dr. (Townhouse)	Hawks, Melissa & J. Carney	Thayer Drew Hoffstot Unterman 1988 Trust	\$ 3,400,000	Apr-15	\$ 2,800,000	Sep-10	4.7	5,526	\$ 128,824	4.6%	51
52	353 El Brillo Way	353 El Brillo LLC	John F Cunningham Estate	\$ 15,498,575	Apr-15	\$ 1,810,000	May-89	26.0	10,165	\$ 526,373	29.1%	52
53	*348 Eden Rd.	Eden 348 LLC	Elliot R. Donnelley Rev. Trust	\$ 2,930,000	Apr-15	NA	NA	NA	7,202	N/A	N/A	53
54	310 Via Linda	Mary Kathlenn Ernst Rev. Trust	Townsend, Penelope & Peter	\$ 3,530,000	Apr-15	\$ 1,625,800	Oct-11	3.5	3,570	\$ 537,951	33.1%	54
55	195 Via del Mar	195 VDM CDP Rev. Trust	Kallop, William	\$ 19,386,675	Apr-15	\$ 13,900,000	Sep-09	5.6	23,526	\$ 974,993	7.0%	55
56	235 Garden Rd.	235 Garden Road LLC	Lionel P Greenbaum Fourth Restated Trust	\$ 2,500,000	Apr-15	\$ 1,025,000	Sep-98	16.7	4,283	N/A	N/A	56
57	163 Seabreeze Ave.	Doughtery, Suzanne D	Suzan J Mitchel Rev Trust	\$ 3,000,000	Apr-15	\$ 2,550,000	Jun-09	5.9	3,700	\$ 76,077	3.0%	57
58	579 N. Lake Way	Coleman, Anastasia	Taselaar, Nina & Peter	\$ 3,500,000	May-15	\$ 3,674,684	Jun-05	9.9	4,961	\$ (17,589)	-0.5%	58
59	327 Barton Ave.	Byrne, Kevin & Ameringer, William	Corey, John	\$ 4,050,000	May-15	\$ 1,162,500	Oct-12	2.6	2,894	\$ 1,115,278	95.9%	59
60	260 Kawama Ln.	Tiger Rose LLC	Dekertanguy, Rebecca & Loic	\$ 10,480,000	May-15	\$ 8,725,000	Oct-13	1.6	8,287	\$ 1,102,539	12.6%	60
61	250 Esplande Way	McGowen, Lisa & Patrick	De Rosiere Roland	\$ 1,500,000	May-15	\$ 332,800	Jan-92	23.4	2,624	\$ 49,974	15.0%	61
62	310 Planation Rd.	310 PB LLC	Murphy, Annie, Nancy, Sarah & Bruce	\$ 3,600,000	May-15	\$ 630,000	Apr-84	31.1	4,992	\$ 95,469	15.2%	62
63	324 Brazilian Ave.	Thompson, Angela	Mclean, Shannon	\$ 3,200,000	May-15	\$ 1,800,000	Aug-14	0.8	2,589	\$ 1,844,765	102.5%	63
64	232 Brazilian Ave.	Arredondo, Marissa	JDO Palm Beach LLC	\$ 4,550,000	May-15	\$ 3,980,000	Jun-08	7.0	5,663	\$ 81,942	2.1%	64
65	2335 S. Ocean Blvd., #A-4 (Townhouse)	Zucker Family Trust	Sheer, Barbara & Arnold	\$ 1,010,000	May-15	\$ 832,500	May-11	4.0	4,889	\$ 43,894	5.3%	65
66	17 Sloans Curve Dr.	Markin, Tracey	Sloane, Barbara & Martin	\$ 2,450,000	May-15	\$ 1,275,000	Mar-87	28.2	7,874	\$ 41,606	3.3%	66
67	220 Arabian Rd.	Carlino, Richard	Peter D. Carlino Estate	\$ 1,400,000	May-15	\$ 133,000	Jan-75	40.4	2,475	\$ 31,366	23.6%	67
68	245 Jamaica Lane	Martinez, Helena & Roman	Allison, Richard	\$ 2,350,000	May-15	\$ 800,000	May-02	13.0	3,050	\$ 118,880	14.9%	68
69	1095 N. Ocean Blvd.	TGS Florida LLC	Castle, Marianne & John	\$ 31,000,000	May-15	\$ 4,934,800	May-95	20.1	15,347	\$ 1,297,395	26.3%	69
70	220 Onondaga	Sayer, Erin & Peter	McCluskey, Kevin	\$ 2,400,000	May-15	\$ 2,000,000	May-08	7.1	2,872	\$ 56,545	2.8%	70
71	1295 N. Lake Way	McKelvy, Sydeny & Peter	Dibacco, Thomas	\$ 3,545,400	May-15	\$ 545,000	Apr-96	19.1	4,022	\$ 156,763	28.8%	71
72	223 Colonial Ln.	Segouin, Stephanie	Stewart, Cathrine & Andrew	\$ 1,675,000	May-15	\$ 905,000	Aug-13	1.8	2,599	\$ 429,084	47.4%	72
73	19 Sloans Curve Drive	Marantz, Dan	Barabara E. Greenberg 2009 Trust	\$ 2,617,000	Jun-15	\$ 220,000	Dec-82	32.5	5,176	\$ 73,689	33.5%	73
74	128 Australian Ave.	Whitley, Amy	Sylvia L Zoslow Rev. Trust	\$ 2,600,000	Jun-15	\$ 53,500	Jan-69	46.5	3,240	\$ 54,820	102.5%	74
75	333 Brazilian Ave.	Nixon, John & Watkins, Christina	333 Brazilian LLC	\$ 6,700,000	Jun-15	\$ 1,800,000	May-13	2.1	-	\$ 2,307,742	128.2%	75
76	116 Seabreeze Ave.	116 Seabreeze LLC	Valenti, Linda & Fortunato	\$ 5,320,100	Jun-15	\$ 850,000	Jul-89	26.0	4,958	\$ 172,108	20.2%	76
77	256 Palmo Way	GIY LLC	PB Housing Investment III LLC	\$ 6,085,000	Jun-15	\$ 2,375,000	Dec-13	1.5	3,166	\$ 2,462,091	103.7%	77
78	233 Clarke Ave.	Fragomen, Gwendolyn & Austin	Calicchio, Millicent	\$ 7,300,000	Jun-15	\$ 900,000	Jun-91	24.0	6,094	\$ 266,393	29.6%	78
79	1480 N. Ocean Blvd.	Kalisman, Jason	Krakoff, Reed	\$ 6,950,000	Jun-15	\$ 3,590,000	Apr-10	5.2	6,748	\$ 647,518	18.0%	79
80	253 Park Ave. (Multi-Family)	Stewart, Cathrine & Andrew	Park Equity Corp.	\$ 975,000	Jun-15	\$ 366,000	Sep-99	15.8	2,544	\$ 38,578	10.5%	80
81	201 Bahama Ln.	Geza T. Bodner 2004 Trust	Coffin, Joyce	\$ 2,175,000	Jul-15	\$ 605,000	Jul-95	20.0	3,229	\$ 78,446	13.0%	81
82	*100 El Bravo Way (related transaction)	Kenneth G. Tropin Rev. Trust	Tropin, Kathleen & Kenneth	\$ 12,500,000	Jun-15	\$ 15,000,000	May-03	12.1	14,318	\$ (206,401)	-1.4%	82
83	255 Southland Rd.	Lynch, William	Sinisi, Linda & Dan	\$ 2,760,000	Jun-15	\$ 1,575,000	Jan-12	3.4	3,636	\$ 344,641	21.9%	83
84	323 Chilean Ave.	Danbeth LLC	Kane, David	\$ 2,325,000	Jun-15	\$ 443,800	Aug-95	19.9	3,861	\$ 94,683	21.3%	84
85	240 Banyan Rd.	Dew Rev. Trust	Condren, Mary Jo, Colin, Jennifer, Elizabeth	\$ 17,400,000	Jun-15	\$ 5,000,000	Jan-95	20.5	11,365	\$ 604,757	12.1%	85
86	141 Seaview Ave.	Gozlan Property Partnership	Ameringer, William & Bryne, Kevin	\$ 2,725,000	Jun-15	\$ 1,925,000	Jul-12	3.0	2,300	\$ 269,871	14.0%	86
87	1 Via Los Incas	Mistelbauer, Klaus	Polsterer, Elizabeth	\$ 3,800,000	Jun-15	\$ 1,300,000	Jul-90	25.0	5,244	\$ 100,110	7.7%	87
88	150 Woodbridge Rd.	Kardia 192 Realty Copr	DLP Land Inc	\$ 4,350,000	Jun-15	\$ 1,700,000	Dec-03	11.5	5,946	\$ 229,533	13.5%	88
89	310 Dunbar Rd.	May, Peter	Nivell LLC	\$ 3,570,000	Jun-15	\$ 1,900,000	Jun-10	5.0	4,367	\$ 330,738	17.4%	89
90	217 Tradewins Dr.	Eady, Stephanie & William	Oxford Lane Capital LLC	\$ 3,350,000	Jun-15	\$ 3,000,000	May-14	1.2	3,789	\$ 300,588	10.0%	90
91	200 Regent Park	Jankowsky, Carol & Joe	Sterling, Joyce	\$ 5,425,000	Jun-15	\$ 1,200,000	Aug-86	28.9	6,767	\$ 146,242	12.2%	91
92	222 Miraflores Dr.	Ryan, Maria & Allen	Kathleen Elliot 2014 Trust	\$ 2,264,500	Jun-15	\$ 300,000	Sep-98	16.8	3,542	\$ 117,202	39.1%	92

93	107 Indian Rd.	Fromson, Lorrie	Lodar Inc.	\$ 4,000,000	Jun-15	\$ 650,000	Oct-96	18.7	5,477	N/A	N/A	93
			<i>*Not included in calculation for % Increase/(Decrease)</i>									
			2015 2Q Cumulative Summary - PB Home Sales (ALL)									
			# of PB Home Sales (ALL)	93								
			PB Home Sales - ALL (Total \$)	\$ 526,598,411								
			Average Current Sales Price	\$ 5,662,349								
			Median Current Sales Price	\$ 3,500,000								
			Average Yrs. Between Sales	13.16								
			% Annual Increase/(Decrease)	8.3%								
			2015 1Q ONLY Summary - PB Home Sales (ALL)									
			# of PB Home Sales (ALL)	43								
			PB Home Sales - ALL (Total \$)	\$ 274,494,661								
			Average Current Sales Price	\$ 6,383,597								
			Median Current Sales Price	\$ 4,050,000								
			Average Yrs. Between Sales	10.69								
			% Annual Increase/(Decrease)	7.4%								
			2015 2Q ONLY Summary - PB Home Sales (ALL)									
			# of PB Home Sales (ALL)	50								
			PB Home Sales - ALL (Total \$)	\$ 252,103,750								
			Average Current Sales Price	\$ 5,042,075								
			Median Current Sales Price	\$ 3,375,000								
			Average Yrs. Between Sales	15.11								
			% Annual Increase/(Decrease)	10.5%								

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NORTH - PB SINGLE FAMILY HOME SALES 1/1/15 - 6/30/15

	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	249 Seminole Ave. (Townhouse)	Emmer. Curtis	Nagle, Garrett	\$ 2,092,000	Jan-15	\$ 710,000	Oct-97	17.3	3,744	\$ 80,056	11.3%	1
2	175 Sunset Ave. (Townhouse)	Babbit, Theodore	Holder, Douglas	\$ 2,995,000	Jan-15	\$ 1,650,000	Feb-02	12.9	5,581	\$ 104,076	6.3%	2
3	227 Via Tortuga	Kaplan, Martin and Lawrence	Louise Stein FL Trust	\$ 6,075,000	Jan-15	\$ 1,440,000	Jun-99	15.6	8,182	\$ 297,168	20.6%	3
4	253 Jamaica Ln.	253 Jamaica Lane LLC	Briggs, Martha and Carol	\$ 1,975,000	Jan-15	\$ 250,000	Dec-90	24.1	2,585	\$ 71,573	28.6%	4
5	232 W. Indies Dr.	Scherer, Allan & Margaret	Vecellio, Michael and Angela	\$ 4,050,000	Jan-15	\$ 3,475,000	Jun-05	9.6	5,672	\$ 59,947	1.7%	5
6	235 Eden Rd.	Cook, Michael and Mary	235 Eden Road LLC	\$ 6,717,000	Jan-15	\$ 1,725,000	May-09	5.7	N/A	\$ 879,807	51.0%	6
7	170 Seagate Rd.	Wittman, Paula & Paul	Paine, Jo Ellen, James & Jonathan	\$ 2,244,835	Jan-15	\$ 360,000	Oct-88	26.3	2995	\$ 71,551	19.9%	7
8	119 E. Inlet Dr.	Suzan Mitchell Trust	Richard Cushing True LLC	\$ 5,200,000	Feb-15	\$ 1,000,000	Dec-12	2.2	N/A	\$ 1,935,606	193.6%	8
9	225 W. Indies Dr.	225 West Indies Drive Trust	Robmar Realty II LLC	\$ 5,645,000	Feb-15	\$ 1,900,000	Feb-13	2.0	N/A	\$ 1,872,500	98.6%	9
10	151 Seminole Ave.	Michael Sachs Trust	Nederlander, James	\$ 5,850,000	Feb-15	\$ 5,260,000	Jun-07	7.7	5,370	\$ 76,856	1.5%	10
11	201 Bermuda Ln.	Gozlan Property Partnership	Wright, Larry	\$ 1,881,376	Feb-15	\$ 1,375,000	Feb-12	3.0	3,387	\$ 168,638	12.3%	11
12	256 Miraflores Dr.	McCready Holdings, LLC	Fromson	\$ 2,900,000	Feb-15	\$ 2,570,000	May-14	0.8	4,061	\$ 436,413	17.0%	12
13	167 Seagate Rd.	167 Seagate Rd. Trust	Thomsen, Mads	\$ 2,600,000	Feb-15	\$ 1,685,000	Feb-14	1.1	3758	\$ 869,727	51.6%	13
14	1120 N. Lake Way	1120 North Lake Way LLC	Apple, Steven	\$ 12,730,000	Feb-15	\$ 7,800,000	Apr-13	1.9	5461	\$ 2,619,287	33.6%	14
15	137 E Inlet Dr.	Furman, Roy	Elaine Ayares Horwitz Rev. Trust	\$ 10,885,000	Mar-15	\$ 4,275,000	Apr-00	14.9	6,504	\$ 442,688	10.4%	15
16	*240 Atlantic Ave.	240 Atlantic Ave LLC	Childrens Trust	\$ 1,013,500	Mar-15	NA	NA	NA	924	NA	NA	16
17	217 Oleander Ave.	Carney, Ceann & James	Guidi, Claudio & Evans, Winter	\$ 1,025,000	Mar-15	\$ 625,000	Feb-13	2.1	938	\$ 192,358	30.8%	17
18	*206 Mediterranean Rd.	Christu, Maura & Eric	Rogers, Mary Lynn & Pell	\$ 1,700,000	Mar-15	NA	NA	NA	3,159	NA	NA	18
19	*250 Palmo Way	Duriez, Margeret	Neff, Richard	\$ 4,700,000	Mar-15	NA	NA	NA	2,929	N/A	N/A	19
20	201 Bermuda Ln.	201 Bermuda LLC	Gonzlan Property Partnership	\$ 2,023,700	Mar-15	\$ 1,881,376	Dec-14	0.3	3,387	\$ 481,002	25.6%	20
21	*204 Jamacia Lane	LC Palm Beach Holdings LLC	Oneal, Robert	\$ 2,050,000	Mar-15	NA	NA	NA	4,186	N/A	N/A	21
22	110 Indian Rd.	GW Purucker Homes JV	Julian I Stoopler Living Trust	\$ 2,400,000	Mar-15	\$ 1,600,000	Nov-13	1.4	2,580	\$ 575,937	36.0%	22
23	209 Wells Rd.	Rovinj Florida Residence Trust	Glumax LP	\$ 4,450,000	Mar-15	\$ 4,100,000	Feb-06	9.2	4,533	\$ 38,191	0.9%	23
24	300 Dunbar Rd	300 Dunbar LLC	Jason J Ohare 2012 Irrevocable Trust	\$ 2,500,000	Apr-15	\$ 1,350,000	Dec-09	5.3	2,709	\$ 215,588	16.0%	24
25	242 Cherry Lane	Phorer, Gary	Central Mortgage Company	\$ 1,249,000	Apr-15	\$ 1,150,000	Apr-05	10.0	2,372	\$ 9,859	0.9%	25
26	*348 Eden Rd.	Eden 348 LLC	Elliot R. Donnelley Rev. Trust	\$ 2,930,000	Apr-15	NA	NA	NA	7,202	N/A	N/A	26
27	310 Via Linda	Mary Kathlenn Ernst Rev. Trust	Townsend, Penelope & Peter	\$ 3,530,000	Apr-15	\$ 1,625,800	Oct-11	3.5	3,570	\$ 537,951	33.1%	27
28	235 Garden Rd.	235 Garden Road LLC	Lionel P Greenbaum Fourth Restated Trust	\$ 2,500,000	Apr-15	\$ 1,025,000	Sep-98	16.7	4,283	N/A	N/A	28
29	579 N. Lake Way	Coleman, Anastasia	Taselaar, Nina & Peter	\$ 3,500,000	May-15	\$ 3,674,684	Jun-05	9.9	4,961	\$ (17,589)	-0.5%	29
30	260 Kawama Ln.	Tiger Rose LLC	Dekertanguy, Rebecca & Loic	\$ 10,480,000	May-15	\$ 8,725,000	Oct-13	1.6	8,287	\$ 1,102,539	12.6%	30
31	250 Esplande Way	McGowen, Lisa & Patrick	De Rosiere Roland	\$ 1,500,000	May-15	\$ 332,800	Jan-92	23.4	2,624	\$ 49,974	15.0%	31

	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	310 Planation Rd.	310 PB LLC	Murphy, Annie, Nancy, Sarah & Bruce	\$ 3,600,000	May-15	\$ 630,000	Apr-84	31.1	4,992	\$ 95,469	15.2%	32	
33	220 Arabian Rd.	Carlino, Richard	Peter D. Carlino Estate	\$ 1,400,000	May-15	\$ 133,000	Jan-75	40.4	2,475	\$ 31,366	23.6%	33	
34	245 Jamaica Lane	Martinez, Helena & Roman	Allison, Richard	\$ 2,350,000	May-15	\$ 800,000	May-02	13.0	3,050	\$ 118,880	14.9%	34	
35	1095 N. Ocean Blvd.	TGS Florida LLC	Castle, Marianne & John	\$ 31,000,000	May-15	\$ 4,934,800	May-95	20.1	15,347	\$ 1,297,395	26.3%	35	
36	220 Onondaga	Sayer, Erin & Peter	McCluskey, Kevin	\$ 2,400,000	May-15	\$ 2,000,000	May-08	7.1	2,872	\$ 56,545	2.8%	36	
37	1295 N. Lake Way	McKelvy, Sydeny & Peter	Dibacco, Thomas	\$ 3,545,400	May-15	\$ 545,000	Apr-96	19.1	4,022	\$ 156,763	28.8%	37	
38	223 Colonial Ln.	Segouin, Stephanie	Stewart, Cathrine & Andrew	\$ 1,675,000	May-15	\$ 905,000	Aug-13	1.8	2,599	\$ 429,084	47.4%	38	
39	256 Palmo Way	GIY LLC	PB Housing Investment III LLC	\$ 6,085,000	Jun-15	\$ 2,375,000	Dec-13	1.5	3,166	\$ 2,462,091	103.7%	39	
40	1480 N. Ocean Blvd.	Kalisman, Jason	Krakoff, Reed	\$ 6,950,000	Jun-15	\$ 3,590,000	Apr-10	5.2	6,748	\$ 647,518	18.0%	40	
41	253 Park Ave. (Multi-Family)	Stewart, Cathrine & Andrew	Park Equity Corp.	\$ 975,000	Jun-15	\$ 366,000	Sep-99	15.8	2,544	\$ 38,578	10.5%	41	
42	201 Bahama Ln.	Geza T. Bodner 2004 Trust	Coffin, Joyce	\$ 2,175,000	Jul-15	\$ 605,000	Jul-95	20.0	3,229	\$ 78,446	13.0%	42	
43	255 Southland Rd.	Lynch, William	Sinisi, Linda & Dan	\$ 2,760,000	Jun-15	\$ 1,575,000	Jan-12	3.4	3,636	\$ 344,641	21.9%	43	
44	1 Via Los Incas	Mistelbauer, Klaus	Polsterer, Elizabeth	\$ 3,800,000	Jun-15	\$ 1,300,000	Jul-90	25.0	5,244	\$ 100,110	7.7%	44	
45	310 Dunbar Rd.	May, Peter	Nivell LLC	\$ 3,570,000	Jun-15	\$ 1,900,000	Jun-10	5.0	4,367	\$ 330,738	17.4%	45	
46	217 Tradewins Dr.	Eady, Stephanie & William	Oxford Lane Capital LLC	\$ 3,350,000	Jun-15	\$ 3,000,000	May-14	1.2	3,789	\$ 300,588	10.0%	46	
47	200 Regent Park	Jankowsky, Carol & Joe	Sterling, Joyce	\$ 5,425,000	Jun-15	\$ 1,200,000	Aug-86	28.9	6,767	\$ 146,242	12.2%	47	
48	222 Miraflores Dr.	Ryan, Maria & Allen	Kathleen Elliot 2014 Trust	\$ 2,264,500	Jun-15	\$ 300,000	Sep-98	16.8	3,542	\$ 117,202	39.1%	48	
49	107 Indian Rd.	Fromson, Lorrie	Lodar Inc.	\$ 4,000,000	Jun-15	\$ 650,000	Oct-96	18.7	5,477	N/A	N/A	49	
	*Not included in calculation for % Increase/(Decrease)												
			2015 2Q Cumulative Summary - PB Home Sales (North)										
			# of PB Home Sales (North)		49								
			PB Home Sales - North (Total \$)	\$	208,716,311								
			Average Current Sales Price	\$	4,259,517								
			Median Current Sales Price	\$	2,930,000								
			Average Yrs. Between Sales		11.17								
			% Annual Increase/(Decrease)		11.0%								
			2015 1Q ONLY Cumulative Summary - PB Home Sales (North)										
			# of PB Home Sales (North)		23								
			PB Home Sales - North (Total \$)	\$	93,202,411								
			Average Current Sales Price	\$	4,052,279								
			Median Current Sales Price	\$	2,900,000								
			Average Yrs. Between Sales		8.31								
			% Annual Increase/(Decrease)		11.0%								
			2015 2Q ONLY Summary - PB Home Sales (North)										
			# of PB Home Sales (North)		26								
			PB Home Sales - North (Total \$)	\$	115,513,900								
			Average Current Sales Price	\$	4,442,842								
			Median Current Sales Price	\$	3,140,000								
			Average Yrs. Between Sales		13.78								
			% Annual Increase/(Decrease)		11.0%								

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MIDTOWN - PB HOME SALES 1/1/15 - 6/30/15

	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	233 Barton Ave.	Civog Family LLC	Haney, William and Mary	\$ 4,040,000	Jan-15	\$ 2,999,900	Mar-13	1.8	5,370	\$ 565,777	18.9%	1
2	*417 Primavera Ave.	417 Primavera Way LLC	Scherer, Margaret & Allen	\$ 6,500,000	Jan-15	NA	NA	NA	10285	N/A	N/A	2
3	326 Seabreeze Ave.	Queall, Annie-Marie & Paul	Stevens, Sonja & Mark	\$ 6,753,250	Feb-15	\$ 4,850,000	Oct-07	7.4	5493	\$ 256,816	5.3%	3
4	437 Chilean Ave.	Wray-Cerasoli Associates LLP	Kosoy, Andrea & Brian	\$ 6,300,000	Mar-15	\$ 3,200,000	Apr-11	3.9	5,250	\$ 786,857	24.6%	4
5	130 Chilean Ave.	130 Chilean LLC	Rowan, Lisa	\$ 4,350,000	Mar-15	\$ 615,000	Aug-93	21.6	5,962	\$ 172,698	28.1%	5
6	218 Barton Ave.	Lazarek, Natalie & Daniel	Cheng, Nancy & Kenneth	\$ 3,500,000	Mar-15	\$ 570,000	Jan-94	21.2	4,642	\$ 138,083	24.2%	6
7	431 Chilean Ave (Townhouse)	Charman, Lorraine	Irvin Saltzman 2012 Trust	\$ 3,900,000	Mar-15	\$ 2,650,000	Apr-04	11.0	4,683	\$ 114,005	4.3%	7
8	425 Chilean Ave. (Townhouse)	Charman, Lorraine	Mark S. Fowler Rev. Trust	\$ 4,500,000	Mar-15	\$ 2,700,000	Jul-12	2.7	4,848	\$ 663,636	24.6%	8
9	444 Chilean Ave.	Walde Trust LLC	Kermit L Murphy Sr. Land Trust	\$ 1,500,000	Mar-15	\$ 425,000	May-89	25.9	2,990	\$ 41,455	9.8%	9
10	135 Seagate Rd.	Rafferty, Caroline & Nicholas	Pangia, Isabelle	\$ 2,350,000	Apr-15	\$ 235,000	Sep-81	33.6	3646	\$ 62,931	26.8%	10
11	215 Seaspray Ave.	Helen Tsanos Sheinman Rev. Living Trust	Difilippo, Mary & Richard	\$ 2,162,500	Apr-15	\$ 320,000	Jun-84	30.9	2,645	\$ 59,572	18.6%	11
12	321 Barton Ave.	Harris, Leah & Gerald	Ronald Hurowitz Living Trust	\$ 3,275,000	Apr-15	\$ 740,000	May-97	18.0	3,636	\$ 140,833	19.0%	12
13	163 Seabreeze Ave.	Dougherty, Suzanne D	Suzan J Mitchel Rev Trust	\$ 3,000,000	Apr-15	\$ 2,550,000	Jun-09	5.9	3,700	\$ 76,077	3.0%	13
14	327 Barton Ave.	Byrne, Kevin & Ameringer, William	Corey, John	\$ 4,050,000	May-15	\$ 1,162,500	Oct-12	2.6	2,894	\$ 1,115,278	95.9%	14
15	324 Brazilian Ave.	Thompson, Angela	McClean, Shannon	\$ 3,200,000	May-15	\$ 1,800,000	Aug-14	0.8	2,589	\$ 1,844,765	102.5%	15
16	232 Brazilian Ave.	Arredondo, Marissa	JDO Palm Beach LLC	\$ 4,550,000	May-15	\$ 3,980,000	Jun-08	7.0	5,663	\$ 81,942	2.1%	16
17	128 Australian Ave.	Whitley, Amy	Sylvia L Zoslow Rev. Trust	\$ 2,600,000	Jun-15	\$ 53,500	Jan-69	46.5	3,240	\$ 54,820	102.5%	17
18	333 Brazilian Ave.	Nixon, John & Watkins, Christina	333 Brazilian LLC	\$ 6,700,000	Jun-15	\$ 1,800,000	May-13	2.1	-	\$ 2,307,742	128.2%	18
19	116 Seabreeze Ave.	116 Seabreeze LLC	Valenti, Linda & Fortunato	\$ 5,320,100	Jun-15	\$ 850,000	Jul-89	26.0	4,958	\$ 172,108	20.2%	19
20	233 Clarke Ave.	Fragomen, Gwendolyn & Austin	Calicchio, Millicent	\$ 7,300,000	Jun-15	\$ 900,000	Jun-91	24.0	6,094	\$ 266,393	29.6%	20

21	323 Chilean Ave.	Danbeth LLC	Kane, David	\$ 2,325,000	Jun-15	\$ 443,800	Aug-95	19.9	3,861	\$ 94,683	21.3%	21
22	141 Seaview Ave.	Gozlan Property Partnership	Ameringer, William & Bryne, Kevin	\$ 2,725,000	Jun-15	\$ 1,925,000	Jul-12	3.0	2,300	\$ 269,871	14.0%	22
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
			2015 2Q Cumulative Summary - PB Home Sales (Midtown)									
			# of PB Home Sales (Midtown)	22								
			PB Home Sales - Midtown (Total \$)	\$ 90,900,850								
			Average Current Sales Price	\$ 4,131,857								
			Median Current Sales Price	\$ 3,970,000								
			Average Yrs. Between Sales	15.04								
			% Annual Increase/(Decrease)	9.5%								
			2015 1Q ONLY Summary - PB Home Sales (Midtown)									
			# of PB Home Sales (Midtown)	9								
			PB Home Sales - Midtown (Total \$)	\$ 41,343,250								
			Average Current Sales Price	\$ 4,593,694								
			Median Current Sales Price	\$ 4,350,000								
			Average Yrs. Between Sales	11.96								
			% Annual Increase/(Decrease)	7.8%								
			2015 2Q ONLY Summary - PB Home Sales (Midtown)									
			# of PB Home Sales (Midtown)	13								
			PB Home Sales - Midtown (Total \$)	\$ 49,557,600								
			Average Current Sales Price	\$ 3,812,123								
			Median Current Sales Price	\$ 3,200,000								
			Average Yrs. Between Sales	16.94								
			% Annual Increase/(Decrease)	11.6%								

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• Counselors at Law •

SOUTH - PB HOMES SALES 1/1/15 - 6/30/15

	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	2335 S. Ocean Blvd., A-2 (Townhouse)	Jack Albin Trust	Clark, John	\$ 710,000	Jan-15	\$ 500,000	Jul-98	16.5	4,879	\$ 12,716	2.5%	1
2	157 Everglade Ave.	Clark, James and Catherine	Sprayregen, Paul and Emeline	\$ 4,200,000	Jan-15	\$ 4,800,000	Dec-05	9.1	5,551	\$ (66,004)	-1.4%	2
3	145 Woodbridge Ave.	Kournikova, Alla	JBPB Holdings, Inc.	\$ 2,650,000	Jan-15	\$ 1,695,000	Jan-04	11.0	4,437	\$ 86,753	5.1%	3
4	200 Via Bellaria	Spilotro, Victor	Damone, Rena Rowan	\$ 5,750,000	Jan-15	\$ 1,400,000	Nov-97	17.2	7,889	\$ 253,230	18.1%	4
5	695 S. County Rd.	695 South County LLC	Abony, Lorne	\$ 9,639,500	Jan-15	\$ 3,500,000	Dec-08	6.1	11,519	\$ 1,008,514	28.8%	5
6	2335 S. Ocean Blvd., C-11 (Townhouse)	Miller, Bradford and Pamela	Aqua Shell LLC	\$ 855,000	Jan-15	\$ 679,144	Jul-13	1.5	4,889	\$ 116,917	17.2%	6
7	1740 S. Ocean Blvd.	149 Brazilian LLC	Athans, Persa	\$ 7,150,000	Jan-15	\$ 85,000	Jan-76	39.0	4,992	\$ 181,027	213.0%	7
8	135 Gulfstream Rd.	Bickford, Michael	May, Marilyn	\$ 6,400,000	Feb-15	\$ 1,750,000	Jul-99	15.6	8,384	\$ 298,077	17.0%	8
9	16 Sloans Curve Dr.	Sakolsky, Carolyn A. Trust	1150048 Ontario Inc.	\$ 1,544,500	Feb-15	\$ 1,000,000	Nov-95	19.3	4967	\$ 28,226	2.8%	9
10	200 Via Palma	Siegel, Jeanne & Herbert	YSC Florida LLC	\$ 29,850,000	Mar-15	\$ 22,450,000	Apr-08	7.0	12,770	\$ 1,058,800	4.7%	10
11	1300 S. Ocean Blvd.	Jones, Paul Tudor II	Dwight C Schar Rev. Trust	\$ 71,200,000	Mar-15	\$ 45,041,487	Oct-04	10.5	-	\$ 2,490,962	5.5%	11
12	232 Via Marila	Charles F Willis IV Living Trust	232 Via Marila Trust	\$ 3,495,000	Apr-15	\$ 852,000	Dec-99	15.4	4,279	\$ 171,684	20.2%	12
13	*40 Middle Rd.	Cunningham, Ellen	Joan Z Allen Rev. Trust	\$ 4,925,000	Apr-15	NA	NA	NA	4,678	N/A	N/A	13
14	4 Sloans Curve Dr. (Townhouse)	Hawks, Melissa & J. Carney	Thayer Drew Hoffstot Unterman 1988 Trust	\$ 3,400,000	Apr-15	\$ 2,800,000	Sep-10	4.7	5,526	\$ 128,824	4.6%	14
15	353 El Brillo Way	353 El Brillo LLC	John F Cunningham Estate	\$ 15,498,575	Apr-15	\$ 1,810,000	May-89	26.0	10,165	\$ 526,373	29.1%	15
16	195 Via del Mar	195 VDM CDP Rev. Trust	Kallop, William	\$ 19,386,675	Apr-15	\$ 13,900,000	Sep-09	5.6	23,526	\$ 974,993	7.0%	16
17	2335 S. Ocean Blvd., #A-4 (Townhouse)	Zucker Family Trust	Sheer, Barbara & Arnold	\$ 1,010,000	May-15	\$ 832,500	May-11	4.0	4,889	\$ 43,894	5.3%	17
18	17 Sloans Curve Dr.	Markin, Tracey	Sloane, Barbara & Martin	\$ 2,450,000	May-15	\$ 1,275,000	Mar-87	28.2	7,874	\$ 41,606	3.3%	18
19	19 Sloans Curve Drive	Marantz, Dan	Barabara E. Greenberg 2009 Trust	\$ 2,617,000	Jun-15	\$ 220,000	Dec-82	32.5	5,176	\$ 73,689	33.5%	19
20	*100 El Bravo Way (related transaction)	Kenneth G. Tropin Rev. Trust	Tropin, Kathleen & Kenneth	\$ 12,500,000	Jun-15	\$ 15,000,000	May-03	12.1	14,318	\$ (206,401)	-1.4%	20
21	240 Banyan Rd.	Dew Rev. Trust	Condren, Mary Jo, Colin, Jennifer, Elizabeth	\$ 17,400,000	Jun-15	\$ 5,000,000	Jan-95	20.5	11,365	\$ 604,757	12.1%	21

	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	
22	150 Woodbridge Rd.	Kardia 192 Realty Copr	DLP Land Inc	\$ 4,350,000	Jun-15	\$ 1,700,000	Dec-03	11.5	5,946	\$ 229,533	13.5%	22
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
	2015 2Q Cumulative Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			22								
	PB Home Sales - South (Total \$)			\$ 226,981,250								
	Average Current Sales Price			\$ 10,317,330								
	Median Current Sales Price			\$ 4,637,500								
	Average Yrs. Between Sales			14.93								
	% Annual Increase/(Decrease)			5.9%								
	2015 1Q ONLY Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			11								
	PB Home Sales - South (Total \$)			\$ 139,949,000								
	Average Current Sales Price			\$ 12,722,636								
	Median Current Sales Price			\$ 5,750,000								
	Average Yrs. Between Sales			13.89								
	% Annual Increase/(Decrease)			5.0%								
	2015 2Q ONLY Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			11								
	PB Home Sales - South (Total \$)			\$ 87,032,250								
	Average Current Sales Price			\$ 8,703,225								
	Median Current Sales Price			\$ 4,350,000								
	Average Yrs. Between Sales			16.07								
	% Annual Increase/(Decrease)			9.0%								