

2015 Fourth 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	23.2%	43	27.0%	0	0.0%
No. of Sales 2nd Quarter	65	35.1%	50	31.4%	-15	-23.1%
No. of Sales 3rd Quarter	42	22.7%	41	25.8%	-1	-2.4%
No. of Sales 4th Quarter	35	18.9%	25	15.7%	-10	-28.6%
Total No. of Sales	185	100%	159	100%	-26	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
January	17	9.2%	16	10.1%	-1	-5.9%
February	10	5.4%	10	6.3%	0	0.0%
March	16	8.6%	17	10.7%	1	6.3%
April	15	8.1%	14	8.8%	-1	-6.7%
May	22	11.9%	15	9.4%	-7	-31.8%
June	28	15.1%	21	13.2%	-7	-25.0%
July	22	11.9%	18	11.3%	-4	-18.2%
August	7	3.8%	11	6.9%	4	57.1%
September	13	7.0%	12	7.5%	-1	-7.7%
October	14	7.6%	9	5.7%	-5	-35.7%
November	10	5.4%	8	5.0%	-2	-20.0%
December	11	5.9%	8	5.0%	-3	-27.3%
Total No. of Sales	185	100%	159	100%	-26	

TOWN-WIDE

	4th Quarter 2014	4th Quarter 2015	4th Qtr. Differential 2014 v. 2015	
No. of Sales	35	25	-10	-28.6%
Median Sales Price	\$4,205,000	\$ 4,516,000	\$ 311,000	7.4%
Average Sales Price	\$5,546,671	\$ 6,634,332	\$ 1,087,661	19.6%
Total Sales/Dollars	\$194,133,500	\$ 165,858,293	\$ (28,275,207)	-14.6%

North Town of Palm Beach

	4th Quarter 2014	4th Quarter 2015	4th Qtr. Differential 2014 v. 2015	
No. of Sales	20	13	-7	-35.0%
Median Sales Price	\$ 3,337,900	\$ 4,800,000	\$ 1,462,100	43.8%
Average Sales Price	\$ 5,579,975	\$ 8,422,538	\$ 2,842,563	50.9%
Total Sales/Dollars	\$ 111,599,500	\$ 109,492,993	\$ (2,106,507)	-1.9%

Midtown Town of Palm Beach

	4th Quarter 2014	4th Quarter 2015	4th Qtr. Differential 2014 v. 2015	
No. of Sales	12	8	-4	-33.3%
Median Sales Price	\$ 4,252,500	\$ 4,700,000	\$ 447,500	10.5%
Average Sales Price	\$ 5,050,750	\$ 4,864,688	\$ (186,062)	-3.7%
Total Sales/Dollars	\$ 60,609,000	\$ 38,893,500	\$ (21,715,500)	-35.8%

South Town of Palm Beach

	4th Quarter 2014	4th Quarter 2015	4th Qtr. Differential 2014 v. 2015	
No. of Sales	3	4	1	33.3%
Median Sales Price	\$ 8,125,000	\$ 2,910,900	\$ (5,214,100)	-64.2%
Average Sales Price	\$ 7,308,333	\$ 4,367,950	\$ (2,940,383)	-40.2%
Total Sales/Dollars	\$ 21,925,000	\$ 17,471,800	\$ (4,453,200)	-20.3%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2014		2015		Differential ('14 v. '15)	
	Jan. thru Dec.		Jan. thru Dec.		Jan. thru Dec.	
Sales \$20,000,000 and over	9	4.9%	5	3.1%	-4	-44.4%
Sales \$15,000,000 - \$19,999,999	6	3.2%	8	5.0%	2	33.3%
Sales \$10,000,000 - \$14,999,999	10	5.4%	10	6.3%	0	0.0%
Sales \$5,000,000 - \$9,999,999	37	20.0%	32	20.1%	-5	-13.5%
Sales \$2,500,000 - \$4,999,999	61	33.0%	63	39.6%	2	3.3%
Sales below \$2,500,000	62	33.5%	41	25.8%	-21	-33.9%
	185	100.0%	159	100.0%	-26	

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

	2014	2015
1st Quarter	1/43 (2.3%)	0/43 (0.0%)
2nd Quarter	0/65 (0.0%)	0/50 (0.0%)
3rd Quarter	1/42 (4.2%)	0/41 (0.0%)
4th Quarter	0/35 (0.0%)	0/25 (0.0%)
	2/185 (1.1%)	0/159 (0.0%)

**4th Quarter
2015
Report**

THE EVANS REPORT™

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ALL - PB SINGLE FAMILY HOME 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	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, Sydney & 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	\$ 178,817	27.5%	93
94	662 Island Dr.	Walker, Jeffery	Coleman, Annabelle & Dennis	\$ 19,000,000	Jul-15	\$ 2,487,000	Apr-96	19.3	9,418	\$ 856,386	34.4%	94
95	1600 S. Ocean Blvd.	PB Pavilion Trust	99789 Canada Inc	\$ 17,425,000	Jul-15	\$ 658,000	Dec-80	34.6	26,135	\$ 484,519	73.6%	95
96	70 Blossom Way	CPPB Holdings	Markin, Tracy	\$ 15,250,000	Jul-15	\$ 2,650,000	Mar-92	23.3	10,873	\$ 539,662	20.4%	96
97	1320 N. Lake Way	ACJLP FL LLC	Aqua Development North Lake LLC	\$ 14,500,000	Jul-15	\$ 11,000,000	Jul-08	7.0	10,320	\$ 498,051	4.5%	97
98	200 Emerald Lane	Florida Land Trust	Sandra G Krakoff Qualified Personal Trust	\$ 7,500,000	Jul-15	\$ 778,600	Mar-04	11.3	6,758	\$ 592,730	76.1%	98
99	210 Palmo Way	Eagle Bay Holdings LLC	Navy Blue Overseas LLC	\$ 3,115,000	Jul-15	\$ 720,000	Mar-98	17.3	3,062	\$ 138,057	19.2%	99
100	201 Debra Ln.	Chandler, Howard	Gammino, Susan	\$ 1,100,000	Jul-15	\$ 345,000	Aug-98	17.0	2,189	\$ 44,505	12.9%	100
101	2335 S. Ocean Blvd., #B-7 (Townhouse)	Grimovich, Maria	Capporino, Douglas	\$ 740,000	Jul-15	\$ 950,000	May-05	10.2	4,889	\$ (20,610)	-2.2%	101
102	2275 S. Ocean Blvd., #T-4 (Townhouse)	Sherman, Joni & Statman, Alan	Theise, Martie & Richard	\$ 635,000	Jul-15	\$ 250,000	Jul-85	30.0	1,519	\$ 12,818	5.1%	102
103	323 Seabreeze Ave.	Luccio, Andrea & Desiree	Johnson, Marianne	\$ 3,900,000	Jul-15	\$ 1,350,000	Jul-92	23.1	4,430	\$ 110,435	8.2%	103
104	608 Island Drive	Coleman, Annabelle & Dennis	Judith Grubman Estate	\$ 6,500,000	Jul-15	\$ 3,976,500	Oct-04	10.8	5,772	\$ 234,192	5.9%	104
105	430 N. Lake Way	Pajman LLC	Ann A Mergens Family Trust	\$ 15,662,000	Jul-15	\$ 350,000	Jan-75	40.6	7,635	\$ 377,092	107.7%	105
106	1490 Via Manana	Araskog, Julie	Rousseau, Maria	\$ 3,012,061	Jul-15	\$ 1,750,000	Sep-04	10.9	5,593	\$ 115,684	6.6%	106
107	258 Wells Rd.	Levenson, Danelia & Michael	Borchardt, Trudy, Gregory, Nicholas & Eric	\$ 5,647,685	Jul-15	\$ 4,995,000	Apr-05	10.3	7,391	\$ 63,191	1.3%	107
108	353 Chilean Ave.	Gambill, Katie & Ben	Barbara A. Cain Trust	\$ 3,100,000	Jul-15	\$ 1,300,000	Mar-96	19.4	4,063	\$ 92,679	7.1%	108
109	323 Brazilian Ave.	Gretchen Leach Living Trust	Macgregor, Constance & Ian	\$ 5,300,000	Jul-15	\$ 3,110,000	Apr-12	3.3	5,412	\$ 657,901	21.2%	109
110	125 Casa Bendita	Bendita Holdings LLC	Marbarry Holdings LLC	\$ 6,272,800	Jul-15	\$ 1,450,000	Oct-97	17.8	7,167	\$ 270,320	18.6%	110
111	419 Chilean Ave.	Nicastri, Helene & Burry, Brian	Belise, Michael & Gary, Linda	\$ 4,185,025	Jul-15	\$ 2,350,000	Aug-05	10.0	4,757	\$ 183,452	7.8%	111
112	144 Chilean Ave.	Castilforti LLC	Faraway Shores Limited	\$ 1,600,000	Aug-15	\$ 505,000	Dec-93	21.7	2,637	\$ 50,445	10.0%	112
113	301 Chapel Hill Rd.	301 Chapel Hill Rd.	Baker, Elise	\$ 5,150,000	Aug-15	\$ 2,100,000	Apr-96	19.4	5,964	\$ 157,172	7.5%	113
114	256 Mockingbird Trl.	Mockingbird Home LLC	Paskin, Linda & David	\$ 3,115,850	Aug-15	\$ 1,716,667	Jul-12	3.1	4,292	\$ 452,750	26.4%	114
115	248 La Puerta Way	Natalie J Saeger Living Trust	Desert Springs Investments LLC	\$ 3,650,000	Aug-15	\$ 2,150,000	Mar-14	1.5	3,745	\$ 1,021,455	47.5%	115
116	261 Seminole Ave.	Debra M. Payne Trust	Hanno J. Fontaine Trust	\$ 1,537,500	Aug-15	\$ 1,095,000	Jun-05	10.2	1,481	\$ 43,174	3.9%	116
117	357 Seabreeze Ave.	Georgas, William	First Palm Beach Properties, Inc.	\$ 2,500,000	Aug-15	\$ 1,150,000	Aug-06	9.1	3,598	\$ 148,777	12.9%	117
118	15 S. Lake Trl.	PBIsland Life Investments LLC	Anderson, Inger	\$ 11,880,000	Aug-15	\$ 1,200,000	Jan-03	12.6	9,784	\$ 844,863	70.4%	118
119	650 Island Dr.	650 Island Drive LLC	James E. Mattei Rev. Trust	\$ 13,167,500	Aug-15	\$ 5,500,000	Sep-05	9.9	7,814	\$ 772,251	14.0%	119
120	1285 N. Ocean Blvd.	1285 NOB LLC	Snyder, Sheridan	\$ 5,734,000	Aug-15	\$ 3,800,000	Apr-05	10.4	4,160	\$ 186,749	4.9%	120
121	235 Garden Rd.	Perceland, Bruce	235 Garden Road LLC	\$ 3,720,000	Aug-15	\$ 2,500,000	Apr-15	0.4	4,283	\$ 2,988,591	119.5%	121
122	336 Australian Ave.	Raia, Tina & Samuel	Araskog, Julie	\$ 3,775,000	Aug-15	\$ 2,325,000	Dec-12	2.7	3292	\$ 533,518	22.9%	122
123	233 Barton Ave.	233 Barton LLC	Civog Family LLC	\$ 4,470,000	Sep-15	\$ 4,040,000	Jan-15	0.7	5,370	\$ 645,885	16.0%	123
124	204 Jamacia Lane	204 Jamacia Lane LLC	LC Palm Beach Holdings LLC	\$ 2,175,000	Sep-15	\$ 2,050,000	Mar-15	0.5	4,186	\$ 245,296	12.0%	124
125	2244 Ibis Isle Rd.	Ibis Florida Retreat LLC	Sandra Musser Whitman Rev. Trust	\$ 3,200,000	Sep-15	\$ 1,249,000	Jan-13	2.7	2,788	\$ 731,124	58.5%	125
126	443 Seaview Ave.	Mclean, Shannon	Ajit Asrani Trust	\$ 2,200,000	Sep-15	\$ 325,000	Sep-91	24.0	4,280	\$ 78,036	24.0%	126
127	137 Clarke Ave.	Patrica W. Swindle 2003 Family Trust	Swindle, Patricia	\$ 5,900,000	Sep-15	\$ 160,000	Jan-68	47.8	9,877	\$ 120,194	75.1%	127
128	449 Australian Ave. (Multi-Family)	Cushing Investments LLC	449 Australian Ave LLC	\$ 1,532,855	Sep-15	N/A	N/A	N/A	2,401	N/A	N/A	128
129	221 Oleander Ave. (Multi-Family)	Sunrise Lane Partners LLC	Marina Gregoris Rev. Trust	\$ 1,088,405	Sep-15	N/A	N/A	N/A	2,712	N/A	N/A	129
130	257 Park Ave.	Rajan, Sudarshan	Hill, Mary Frances & Richard	\$ 770,000	Sep-15	\$ 600,000	Mar-11	4.5	1,611	\$ 37,629	6.3%	130
131	249 Tradewind Dr.	Sandra Musser Whitman Rev. Trust	Elliot, Erica & Keith	\$ 2,787,560	Sep-15	\$ 1,780,000	May-00	15.4	4,011	\$ 65,613	3.7%	131
132	162 Atlantic Ave.	162 Atlantic Trust	Miller, Pamela & Bradford	\$ 3,071,000	Sep-15	\$ 950,000	Aug-99	16.2	4,495	\$ 131,326	13.8%	132
133	201 Via Linda	Palm Beach Structures Trust	Duncker, Charles	\$ 5,250,000	Sep-15	\$ 4,775,000	Mar-06	9.6	6,246	\$ 49,663	1.0%	133
134	240 Banyan Rd.	240 Banyan Land Trust	Dew Rev. Trust	\$ 20,760,000	Sep-15	\$ 17,400,000	Jun-15	0.3	11,365	\$ 11,251,376	64.7%	134
135	150 Algoma Rd.	Indoe, William	Gundlach, Cornelia & Heinz	\$ 2,821,800	Oct-15	\$ 505,000	May-87	28.4	4,615	\$ 81,460	16.1%	135
136	273 Sandpiper Dr.	Kiser, Ellen & John	Barbara M. Benz Trust	\$ 3,175,000	Oct-15	\$ 1,050,000	Nov-94	21.0	4,481	\$ 101,376	9.7%	136
137	265 Park Ave.	WSB Partners LLC.	Murphy, Elizabeth	\$ 840,000	Oct-15	\$ 518,000	Aug-02	13.2	1,830	\$ 24,374	4.7%	137
138	201 Debra Ln.	201 Debra Lane LLC	Chandler, Howard	\$ 1,450,000	Oct-15	\$ 1,100,000	Jul-15	0.3	2,189	\$ 1,193,925	108.5%	138

139	473 N. County Rd.	Louwana Trust	Noble, Cristina	\$ 18,000,000	Oct-15	N/A	N/A	N/A	13,539	N/A	N/A	139	
140	133 Gulfstream Rd.	Schar Family Trust	Claire M. Stephenson 2009 Rev. Trust	\$ 3,000,000	Oct-15	\$ 900,000	Jun-90	25.4	3,620	\$ 82,802	9.2%	140	
141	230 Atlantic Ave.	WAF Florida Properties	Bruce M. Taylor Trust	\$ 3,750,000	Oct-15	\$ 2,500,000	Dec-12	2.8	4,420	\$ 441,248	17.6%	141	
142	231 Cocconut Row	Powers, Sandra & Winston, Bradford	Benk, Paul	\$ 1,322,500	Oct-15	\$ 1,550,000	Jun-06	9.4	979	\$ (24,181)	-1.6%	142	
143	250 Pendlton Ave.	Halpern, Katherine & John	Jankowsy, Carol & Joel	\$ 4,450,000	Oct-15	\$ 3,000,000	Mar-09	6.6	5,008	\$ 218,337	7.3%	143	
144	160 Woodbridge Rd.	Rolnick, Kimberly & Lawrence	Desmond, Lisa & David	\$ 8,900,000	Nov-15	\$ 1,750,000	Mar-01	14.7	9,536	\$ 486,621	27.8%	144	
145	115 Oceanview Rd.	PB Ocean View LLC	Eagle Aerie LLC	\$ 2,750,000	Nov-15	\$ 1,552,000	Dec-05	9.9	2,249	\$ 120,626	7.8%	145	
146	360 Cocconut Row	Collis, Elfriede	Cocconut Row Property LLC	\$ 5,600,000	Nov-15	\$ 5,100,000	Feb-14	1.8	4,813	\$ 281,202	5.5%	146	
147	330 Brazilian Ave.	Casa VW Properties	Earl A Holland Rev. Trust	\$ 4,950,000	Nov-15	N/A	N/A	NA	4,940	N/A	N/A	147	
148	216 Garden Rd.	Mulroy Family Trust 2012	Lorenzten, Per & Rachel	\$ 4,800,000	Nov-15	\$ 1,491,000	Aug-99	16.3	5,436	\$ 202,819	13.6%	148	
149	177 Main St.	Main Street Trust	Deux Chins LLC	\$ 2,621,000	Nov-15	\$ 2,000,000	Nov-13	2.1	2,467	\$ 298,636	14.9%	149	
150	301 Maddock Way (VACANT LOT)	Barbara Rothschild 2011 Trust	301 Maddock Way LLC	\$ 11,670,993	Nov-15	\$ 3,100,000	May-13	2.6	9,139	\$ 3,335,195	107.6%	150	
151	245 Atlantic Ave.	Gochman, Becky & David	Mardel PB LLC	\$ 4,516,000	Nov-15	\$ 1,350,000	Dec-13	2.0	3,080	\$ 1,600,540	118.6%	151	
152	230 Wells Rd.	230 Wells Road Trust	Wells 2124 LLC	\$ 7,991,000	Dec-15	\$ 6,500,000	Dec-12	3.0	7,984	\$ 493,395	7.6%	152	
153	310 Mediterranean Rd.	310 Mediterranean LLC	Michel, George & Pauline	\$ 12,000,000	Dec-15	\$ 2,900,000	Jul-91	24.5	7,330	\$ 372,032	12.8%	153	
154	313 Chilean Ave.	Dar Ahlam 1 LLC	Constance B McGreggor Dec. of Trust	\$ 2,700,000	Dec-15	N/A	N/A	NA	2,159	N/A	N/A	154	
155	243 Ocean Ter.	Douglas & Susan Durst 2012 Family Trust	243 Ocean Terrace LLC	\$ 2,900,000	Dec-15	\$ 1,825,000	Jan-14	2.0	2,868	\$ 549,545	30.1%	155	
156	255 Clarke Ave.	Clarke Trust	O'Malley, Mary Alice & Thomas	\$ 11,250,000	Dec-15	\$ 10,000,000	Jun-13	2.6	7,198	\$ 487,968	4.9%	156	
157	410 Chilean Ave.	Lambrech, Patricia	Sosnoff, Toni & Martin	\$ 6,000,000	Dec-15	\$ 7,400,000	Apr-12	3.7	5,630	\$ (375,459)	-5.1%	157	
158	325 Garden Rd.	Bartlett, Holly	325 Garden Road LLC	\$ 7,000,000	Dec-15	\$ 1,900,000	Feb-13	2.9	4,623	\$ 1,754,477	92.3%	158	
159	390 N. Lake Way	390NLWPB LLC	390 North Lake Way LLC	\$ 31,400,000	Dec-15	\$ 9,165,000	Dec-12	3.1	NA	\$ 7,278,722	79.4%	159	
	<i>*Not included in calculation for % Increase/(Decrease)</i>												
			2015 4Q Cumulative Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	159									
			PB Home Sales - ALL (Total \$)	\$ 934,335,945									
			Average Current Sales Price	\$ 5,876,327									
			Median Current Sales Price	\$ 3,650,000									
			Average Yrs. Between Sales	12.71									
			% Annual Increase/(Decrease)	8.9%									
			2015 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	134									
			PB Home Sales - ALL (Total \$)	\$ 768,477,652									
			Average Current Sales Price	\$ 5,734,908									
			Median Current Sales Price	\$ 3,557,700									
			Average Yrs. Between Sales	13.37									
			% Annual Increase/(Decrease)	8.5%									
			2015 4Q ONLY Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	25									
			PB Home Sales - ALL (Total \$)	\$ 165,858,293									
			Average Current Sales Price	\$ 6,634,332									
			Median Current Sales Price	\$ 4,516,000									
			Average Yrs. Between Sales	9.01									
			% Annual Increase/(Decrease)	12.1%									

**4th Quarter
2015
Report**

THE EVANS REPORT™

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

NORTH - PB SINGLE FAMILY HOME SALES 1/1/15 - 12/31/15

	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

	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	
28	235 Garden Rd.	235 Garden Road LLC	Lionel P Greenbaum Fourth 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
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
50	1320 N. Lake Way	ACJLP FL LLC	Aqua Development North Lake LLC	\$ 14,500,000	Jul-15	\$ 11,000,000	Jul-08	7.0	10,320	\$ 498,051	4.5%	50
51	200 Emerald Lane	Florida Land Trust	Sandra G Krakoff Qualified Trust	\$ 7,500,000	Jul-15	\$ 778,600	Mar-04	11.3	6,758	\$ 592,730	76.1%	51
52	210 Palmo Way	Eagle Bay Holdings LLC	Navy Blue Overseas LLC	\$ 3,115,000	Jul-15	\$ 720,000	Mar-98	17.3	3,062	\$ 138,057	19.2%	52
53	201 Debra Ln.	Chandler, Howard	Gammino, Susan	\$ 1,100,000	Jul-15	\$ 345,000	Aug-98	17.0	2,189	\$ 44,505	12.9%	53
54	430 N. Lake Way	Pajman LLC	Ann A Mergens Family Trust	\$ 15,662,000	Jul-15	\$ 350,000	Jan-75	40.6	7,635	\$ 377,092	107.7%	54
55	1490 Via Manana	Araskog, Julie	Rousseau, Maria	\$ 3,012,061	Jul-15	\$ 1,750,000	Sep-04	10.9	5,593	\$ 115,684	6.6%	55
56	258 Wells Rd.	Levenson, Danelia & Michael	Borchardt, Trudy, Gregory, N. & E.	\$ 5,647,685	Jul-15	\$ 4,995,000	Apr-05	10.3	7,391	\$ 63,191	1.3%	56
57	125 Casa Bendita	Bendita Holdings LLC	Marbarry Holdings LLC	\$ 6,272,800	Jul-15	\$ 1,450,000	Oct-97	17.8	7,167	\$ 270,320	18.6%	57
58	256 Mockingbird Trl.	Mockingbird Home LLC	Paskin, Linda & David	\$ 3,115,850	Aug-15	\$ 1,716,667	Jul-12	3.1	4,292	\$ 452,750	26.4%	58
59	248 La Puerta Way	Natalie J Saeger Living Trust	Desert Springs Investments LLC	\$ 3,650,000	Aug-15	\$ 2,150,000	Mar-14	1.5	3,745	\$ 1,021,455	47.5%	59
60	261 Seminole Ave.	Debra M. Payne Trust	Hanno J. Fontaine Trust	\$ 1,537,500	Aug-15	\$ 1,095,000	Jun-05	10.2	1,481	\$ 43,174	3.9%	60
61	1285 N. Ocean Blvd.	1285 NOB LLC	Snyder, Sheridan	\$ 5,734,000	Aug-15	\$ 3,800,000	Apr-05	10.4	4,160	\$ 186,749	4.9%	61
62	235 Garden Rd.	Percelay, Bruce	235 Garden Road LLC	\$ 3,720,000	Aug-15	\$ 2,500,000	Apr-15	0.4	4,283	\$ 2,988,591	119.5%	62
63	204 Jamacia Lane	204 Jamacia Lane LLC	LC Palm Beach Holdings LLC	\$ 2,175,000	Sep-15	\$ 2,050,000	Mar-15	0.5	4,186	\$ 245,296	12.0%	63
64	*221 Oleander Ave. (Multi-Fam)	Sunrise Lane Partners LLC	Marina Gregoris Rev. Trust	\$ 1,088,405	Sep-15	N/A	N/A	N/A	2,712	N/A	N/A	64
65	257 Park Ave.	Rajan, Sudarshan	Hill, Mary Frances & Richard	\$ 770,000	Sep-15	\$ 600,000	Mar-11	4.5	1,611	\$ 37,629	6.3%	65
66	249 Tradewind Dr.	Sandra Musser Whitman Rev. Trust	Elliot, Erica & Keith	\$ 2,787,560	Sep-15	\$ 1,780,000	May-00	15.4	4,011	\$ 65,613	3.7%	66
67	162 Atlantic Ave.	162 Atlantic Trust	Miller, Pamela & Bradford	\$ 3,071,000	Sep-15	\$ 950,000	Aug-99	16.2	4,495	\$ 131,326	13.8%	67

	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		
68	201 Via Linda	Palm Beach Structures Trust	Duncker, Charles	\$ 5,250,000	Sep-15	\$ 4,775,000	Mar-06	9.6	6,246	\$ 49,663	1.0%	68	
69	273 Sandpiper Dr.	Kiser, Ellen & John	Barbara M. Benz Trust	\$ 3,175,000	Oct-15	\$ 1,050,000	Nov-94	21.0	4,481	\$ 101,376	9.7%	69	
70	265 Park Ave.	WSB Partners LLC.	Murphy, Elizabeth	\$ 840,000	Oct-15	\$ 518,000	Aug-02	13.2	1,830	\$ 24,374	4.7%	70	
71	201 Debra Ln.	201 Debra Lane LLC	Chandler, Howard	\$ 1,450,000	Oct-15	\$ 1,100,000	Jul-15	0.3	2,189	\$ 1,193,925	108.5%	71	
72	*473 N. County Rd.	Louwana Trust	Noble, Cristina	\$ 18,000,000	Oct-15	N/A	N/A	N/A	13,539	N/A	N/A	72	
73	230 Atlantic Ave.	WAF Florida Properties	Bruce M. Taylor Trust	\$ 3,750,000	Oct-15	\$ 2,500,000	Dec-12	2.8	4,420	\$ 441,248	17.6%	73	
74	216 Garden Rd.	Mulroy Family Trust 2012	Lorenzten, Per & Rachel	\$ 4,800,000	Nov-15	\$ 1,491,000	Aug-99	16.3	5,436	\$ 202,819	13.6%	74	
75	301 Maddock Way (VACANT LOT)	Barbara Rothschild 2011 Trust	301 Maddock Way LLC	\$ 11,670,993	Nov-15	\$ 3,100,000	May-13	2.6	9,139	\$ 3,335,195	107.6%	75	
76	245 Atlantic Ave.	Gochman, Becky & David	Mardel PB LLC	\$ 4,516,000	Nov-15	\$ 1,350,000	Dec-13	2.0	3,080	\$ 1,600,540	118.6%	76	
77	230 Wells Rd.	230 Wells Road Trust	Wells 2124 LLC	\$ 7,991,000	Dec-15	\$ 6,500,000	Dec-12	3.0	7,984	\$ 493,395	7.6%	77	
78	310 Mediterranean Rd.	310 Mediterranean LLC	Michel, George & Pauline	\$ 12,000,000	Dec-15	\$ 2,900,000	Jul-91	24.5	7,330	\$ 372,032	12.8%	78	
79	243 Ocean Ter.	Douglas & Susan Durst 2012 Family	243 Ocean Terrace LLC	\$ 2,900,000	Dec-15	\$ 1,825,000	Jan-14	2.0	2,868	\$ 549,545	30.1%	79	
80	325 Garden Rd.	Bartlett, Holly	325 Garden Road LLC	\$ 7,000,000	Dec-15	\$ 1,900,000	Feb-13	2.9	4,623	\$ 1,754,477	92.3%	80	
81	390 N. Lake Way	390NLWPB LLC	390 North Lake Way LLC	\$ 31,400,000	Dec-15	\$ 9,165,000	Dec-12	3.1	NA	\$ 7,278,722	79.4%	81	
	*Not included in calculation for % Increase/(Decrease)												
			2015 4Q Cumulative Summary - PB Home Sales (North)										
			# of PB Home Sales (North)	81									
			PB Home Sales - North (Total \$)	\$ 407,918,165									
			Average Current Sales Price	\$ 5,036,027									
			Median Current Sales Price	\$ 3,350,000									
			Average Yrs. Between Sales	10.81									
			% Annual Increase/(Decrease)	11.9%									
			2015 1Q, 2Q & 3Q ONLY Cumulative Summary - PB Home Sales (North)										
			# of PB Home Sales (North)	68									
			PB Home Sales - North (Total \$)	\$ 298,425,172									
			Average Current Sales Price	\$ 4,388,605									
			Median Current Sales Price	\$ 3,093,000									
			Average Yrs. Between Sales	11.40									
			% Annual Increase/(Decrease)	10.3%									
			2015 4Q ONLY Summary - PB Home Sales (North)										
			# of PB Home Sales (North)	13									
			PB Home Sales - North (Total \$)	\$ 109,492,993									
			Average Current Sales Price	\$ 8,422,538									
			Median Current Sales Price	\$ 4,800,000									
			Average Yrs. Between Sales	7.80									
			% Annual Increase/(Decrease)	22.3%									

**4th Quarter
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Leslie Robert Evans
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- Counselors at Law -

MIDTOWN - PB HOME 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	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
23	323 Seabreeze Ave.	Luccio, Andrea & Desiree	Johnson, Marianne	\$ 3,900,000	Jul-15	\$ 1,350,000	Jul-92	23.1	4,430	\$ 110,435	8.2%	23
24	353 Chilean Ave.	Gambill, Katie & Ben	Barbara A. Cain Trust	\$ 3,100,000	Jul-15	\$ 1,300,000	Mar-96	19.4	4,063	\$ 92,679	7.1%	24
25	323 Brazilian Ave.	Gretchen Leach Living Trust	Macgregor, Constance & Ian	\$ 5,300,000	Jul-15	\$ 3,110,000	Apr-12	3.3	5,412	\$ 657,901	21.2%	25
26	419 Chilean Ave.	Nicastri, Helene & Burry, Brian	Belise, Michael & Gary, Linda	\$ 4,185,025	Jul-15	\$ 2,350,000	Aug-05	10.0	4,757	\$ 183,452	7.8%	26
27	144 Chilean Ave.	Castilforti LLC	Faraway Shores Limited	\$ 1,600,000	Aug-15	\$ 505,000	Dec-93	21.7	2,637	\$ 50,445	10.0%	27
28	301 Chapel Hill Rd.	301 Chapel Hill Rd.	Baker, Elise	\$ 5,150,000	Aug-15	\$ 2,100,000	Apr-96	19.4	5,964	\$ 157,172	7.5%	28
29	357 Seabreeze Ave.	Georgas, William	First Palm Beach Properties, Inc.	\$ 2,500,000	Aug-15	\$ 1,150,000	Aug-06	9.1	3,598	\$ 148,777	12.9%	29
30	15 S. Lake Trl.	PBIsland Life Investments LLC	Anderson, Inger	\$ 11,880,000	Aug-15	\$ 1,200,000	Jan-03	12.6	9,784	\$ 844,863	70.4%	30
31	336 Australian Ave.	Raia, Tina & Samuel	Araskog, Julie	\$ 3,775,000	Aug-15	\$ 2,325,000	Dec-12	2.7	3292	\$ 533,518	22.9%	31

32	233 Barton Ave.	233 Barton LLC	Civog Family LLC	\$ 4,470,000	Sep-15	\$ 4,040,000	Jan-15	0.7	5,370	\$ 645,885	16.0%	32
33	443 Seaview Ave.	Mclean, Shannon	Ajit Asrani Trust	\$ 2,200,000	Sep-15	\$ 325,000	Sep-91	24.0	4,280	\$ 78,036	24.0%	33
34	137 Clarke Ave.	Patrica W. Swindle 2003 Family Trust	Swindle, Patricia	\$ 5,900,000	Sep-15	\$ 160,000	Jan-68	47.8	9,877	\$ 120,194	75.1%	34
35	449 Australian Ave. (Multi-Family)	Cushing Investments LLC	449 Australian Ave LLC	\$ 1,532,855	Sep-15	N/A	N/A	N/A	2,401	N/A	N/A	35
36	231 Coconut Row	Powers, Sandra & Winston, Bradford	Benk, Paul	\$ 1,322,500	Oct-15	\$ 1,550,000	Jun-06	9.4	979	\$ (24,181)	-1.6%	36
37	250 Pendlton Ave.	Halpern, Katherine & John	Jankowsy, Carol & Joel	\$ 4,450,000	Oct-15	\$ 3,000,000	Mar-09	6.6	5,008	\$ 218,337	7.3%	37
38	360 Coconut Row	Collis, Elfriede	Coconut Row Property LLC	\$ 5,600,000	Nov-15	\$ 5,100,000	Feb-14	1.8	4,813	\$ 281,202	5.5%	38
39	330 Brazilian Ave.	Casa VW Properties	Earl A Holland Rev. Trust	\$ 4,950,000	Nov-15	N/A	N/A	NA	4,940	N/A	N/A	39
40	177 Main St.	Main Street Trust	Deux Chins LLC	\$ 2,621,000	Nov-15	\$ 2,000,000	Nov-13	2.1	2,467	\$ 298,636	14.9%	40
41	313 Chilean Ave.	Dar Ahlam 1 LLC	Constance B Mcgreggor Dec. of Trust	\$ 2,700,000	Dec-15	N/A	N/A	NA	2,159	N/A	N/A	41
42	255 Clarke Ave.	Clarke Trust	O'Malley, Mary Alice & Thomas	\$ 11,250,000	Dec-15	\$ 10,000,000	Jun-13	2.6	7,198	\$ 487,968	4.9%	42
43	410 Chilean Ave.	Lambrecht, Patricia	Sosnoff, Toni & Martin	\$ 6,000,000	Dec-15	\$ 7,400,000	Apr-12	3.7	5,630	\$ (375,459)	-5.1%	43
*Not included in calculation for % Increase/(Decrease)												
2015 4Q Cumulative Summary - PB Home Sales (Midtown)												
# of PB Home Sales (Midtown) 43												
PB Home Sales - Midtown (Total \$) \$ 185,287,230												
Average Current Sales Price \$ 4,309,005												
Median Current Sales Price \$ 4,040,000												
Average Yrs. Between Sales 13.74												
% Annual Increase/(Decrease) 7.5%												
2015 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (Midtown)												
# of PB Home Sales (Midtown) 35												
PB Home Sales - Midtown (Total \$) \$ 146,393,730												
Average Current Sales Price \$ 4,182,678												
Median Current Sales Price \$ 3,900,000												
Average Yrs. Between Sales 15.44												
% Annual Increase/(Decrease) 9.9%												
2015 4Q ONLY Summary - PB Home Sales (Midtown)												
# of PB Home Sales (Midtown) 8												
PB Home Sales - Midtown (Total \$) \$ 38,893,500												
Average Current Sales Price \$ 4,861,688												
Median Current Sales Price \$ 4,700,000												
Average Yrs. Between Sales 4.37												
% Annual Increase/(Decrease) 1.7%												

**4th Quarter
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- Counselors at Law -

SOUTH - PB HOMES 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	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
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
23	662 Island Dr.	Walker, Jeffery	Coleman, Annabelle & Dennis	\$ 19,000,000	Jul-15	\$ 2,487,000	Apr-96	19.3	9,418	\$ 856,386	34.4%	23
24	1600 S. Ocean Blvd.	PB Pavilion Trust	99789 Canada Inc	\$ 17,425,000	Jul-15	\$ 658,000	Dec-80	34.6	26,135	\$ 484,519	73.6%	24
25	70 Blossom Way	CPPB Holdings	Markin, Tracy	\$ 15,250,000	Jul-15	\$ 2,650,000	Mar-92	23.3	10,873	\$ 539,662	20.4%	25
26	2335 S. Ocean Blvd., #B-7 (Townhouse)	Grimovich, Maria	Capporino, Douglas	\$ 740,000	Jul-15	\$ 950,000	May-05	10.2	4,889	\$ (20,610)	-2.2%	26
27	2275 S. Ocean Blvd., #T-4 (Townhouse)	Sherman, Joni & Statman, Alan	Theise, Martie & Richard	\$ 635,000	Jul-15	\$ 250,000	Jul-85	30.0	1,519	\$ 12,818	5.1%	27
28	608 Island Drive	Coleman, Annabelle & Dennis	Judith Grubman Estate	\$ 6,500,000	Jul-15	\$ 3,976,500	Oct-04	10.8	5,772	\$ 234,192	5.9%	28
29	650 Island Dr.	650 Island Drive LLC	James E. Mattei Rev. Trust	\$ 13,167,500	Aug-15	\$ 5,500,000	Sep-05	9.9	7,814	\$ 772,251	14.0%	29

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	
30	2244 Ibis Isle Rd.	Ibis Florida Retreat LLC	Sandra Musser Whitman Rev. Trust	\$ 3,200,000	Sep-15	\$ 1,249,000	Jan-13	2.7	2,788	\$ 731,124	58.5%	30
31	240 Banyan Rd.	240 Banyan Land Trust	Dew Rev. Trust	\$ 20,760,000	Sep-15	\$ 17,400,000	Jun-15	0.3	11,365	\$ 11,251,376	64.7%	31
32	150 Algoma Rd.	Indoe, William	Gundlach, Cornelia & Heinz	\$ 2,821,800	Oct-15	\$ 505,000	May-87	28.4	4,615	\$ 81,460	16.1%	32
33	133 Gulfstream Rd.	Schar Family Trust	Claire M. Stephenson 2009 Rev. Trust	\$ 3,000,000	Oct-15	\$ 900,000	Jun-90	25.4	3,620	\$ 82,802	9.2%	33
34	160 Woodbridge Rd.	Rolnick, Kimberly & Lawrence	Desmond, Lisa & David	\$ 8,900,000	Nov-15	\$ 1,750,000	Mar-01	14.7	9,536	\$ 486,621	27.8%	34
35	115 Oceanview Rd.	PB Ocean View LLC	Eagle Aerie LLC	\$ 2,750,000	Nov-15	\$ 1,552,000	Dec-05	9.9	2,249	\$ 120,626	7.8%	35
	*Not included in calculation for % Increase/(Decrease)											
	2015 4Q Cumulative Summary - PB Home Sales (South)											
			# of PB Home Sales (South)	35								
			PB Home Sales - South (Total \$)	\$ 341,130,550								
			Average Current Sales Price	\$ 9,746,587								
			Median Current Sales Price	\$ 4,925,000								
			Average Yrs. Between Sales	15.68								
			% Annual Increase/(Decrease)	6.5%								
	2015 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (South)											
			# of PB Home Sales (South)	31								
			PB Home Sales - South (Total \$)	\$ 323,658,750								
			Average Current Sales Price	\$ 10,440,605								
			Median Current Sales Price	\$ 5,750,000								
			Average Yrs. Between Sales	15.15								
			% Annual Increase/(Decrease)	6.4%								
	2015 4Q ONLY Summary - PB Home Sales (South)											
			# of PB Home Sales (South)	4								
			PB Home Sales - South (Total \$)	\$ 17,471,800								
			Average Current Sales Price	\$ 4,367,950								
			Median Current Sales Price	\$ 2,910,900								
			Average Yrs. Between Sales	19.61								
			% Annual Increase/(Decrease)	13.8%								