

2016 First Quarter Analysis of Palm Beach Condos/Co-Ops

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

	2015		2016		Differential ('15 v. '16)	
No. of Sales 1st Quarter	93	100.0%	78	100.0%	-15	-16.1%
Total No. of Sales	93	100.0%	78	100.0%	-15	

MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2015		2016		Differential ('15 v. '16)	
January	27	29.0%	22	28.2%	-5	-18.5%
February	21	22.6%	21	26.9%	0	0.0%
March	45	48.4%	35	44.9%	-10	-22.2%
Total No. of Sales	93	100.0%	78	100.0%	-15	

TOWN-WIDE

	1st Quarter 2015	1st Quarter 2016	1st Qtr. Differential 2015 v. 2016	
No. of Sales	93	78	-15	-16.1%
Median Sales Price	\$615,000	\$ 533,750	\$ (81,250)	-13.2%
Average Sales Price	\$958,852	\$ 775,304	\$ (183,548)	-19.1%
Total Sales/Dollars	\$87,255,545	\$ 60,473,724	\$ (26,781,821)	-30.7%

North of Sloan's Curve

	1st Quarter 2015	1st Quarter 2016	Differential 2015 v. 2016	
No. of Sales	40	29	-11	-27.5%
Median Sales Price	\$ 735,000	\$ 760,000	\$ 25,000	3.4%
Average Sales Price	\$ 1,187,918	\$ 938,893	\$ (249,025)	-21.0%
Total Sales/Dollars	\$ 45,140,900	\$ 27,227,900	\$ (17,913,000)	-39.7%

South of Sloan's Curve

	1st Quarter 2015	1st Quarter 2016	Differential 2015 v. 2016	
No. of Sales	53	49	-4	-7.5%
Median Sales Price	\$ 525,000	\$ 425,000	\$ (100,000)	-19.0%
Average Sales Price	\$ 794,616	\$ 678,486	\$ (116,130)	-14.6%
Total Sales/Dollars	\$ 42,114,645	\$ 33,245,824	\$ (8,868,821)	-21.1%

BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2015		2016		Differential ('15 v. '16)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$3,000,000	2	2.2%	1	1.3%	-1	-0.9%
Sales \$2,000,000 - \$2,999,999	8	8.6%	4	5.1%	-4	-3.5%
Sales \$1,000,000 - \$1,999,999	18	19.4%	15	19.2%	-3	-0.1%
Sales \$500,000 - \$999,999	23	24.7%	23	29.5%	0	4.8%
Sales \$250,000 - \$499,999	25	26.9%	20	25.6%	-5	-1.2%
Sales below \$250,000	15	16.1%	15	19.2%	0	3.1%
Sales with No Info on Purchase Price	2	2.2%	0	0.0%	-2	-2.2%
Total	93	100.0%	78	100.0%	-15	

SALES GROUPINGS/CONDOS & CO-OPS

	2015		2016		Differential ('15 v. '16)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
All sales \$1,000,000 and over	28	30.1%	20	25.6%	-8	-4.5%
All sales under \$1,000,000	63	67.7%	58	74.4%	-5	6.6%
Sales with No Info on Purchase Price	2	2.2%	0	0.0%	-2	-2.2%
Total	93	100.0%	78	100.0%	-15	

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

	2015	2016
1st Quarter	2/93 (2.1%)	4/78 (5.1%)

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.

1st Quarter
2016
Report

THE EVANS REPORT™

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

ALL - PB CONDO/CO-OP SALES 1/1/16 - 3/31/16

#	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	44 Cocoanut Row, #206B	Fiori, Maria Alice	Hatz, Richard	\$ 265,000	Jan-16	\$ 133,000	Mar-84	31.9	900	\$ 4,140	3.1%	1
2	220 Atlantic Ave., #0040	Gordon, Lisa & Andrea, Neal	Brown, Darlene	\$ 290,000	Jan-16	\$ 54,000	Jan-80	36.0	646	\$ 6,550	12.1%	2
3	3360 S. Ocean Blvd., #1GII	2009 Garrellick Trust	Yanes, Adolfo	\$ 274,200	Jan-15	\$ 180,500	Aug-12	2.4	1740	\$ 38,514	21.3%	3
4	3230 S. Ocean Blvd., #D607	Reynolds, Hope & Michael	Pajunen, Taina & Pasi	\$ 175,000	Jan-16	\$ 150,000	Dec-09	6.1	980	\$ 4,074	2.7%	4
5	2600 S. Ocean Blvd., #503N	Antwerpen, Delores	Rose, Joyce & Richard	\$ 500,000	Jan-16	\$ 127,500	Jan-78	38.1	1495	\$ 9,789	7.7%	5
6	354 Chilean Ave., #32	Brannen, Praticia & George	Manici, Debroah	\$ 450,000	Jan-16	\$ 158,000	Jun-00	15.6	782	\$ 18,662	11.8%	6
7	122 Peruvian Ave., #40	Silverman, Leon	AB JAYA LLC	\$ 418,000	Jan-16	\$ 275,000	Sep-14	1.4	604	\$ 103,356	37.6%	7
8	325 S. Lake Dr., #7	Salvador, Jan	Wienart, Katja	\$ 515,000	Jan-16	\$ 205,000	Jun-98	17.6	719	\$ 17,581	8.6%	8
9	3100 S. Ocean Blvd., #407N	Sloane, Kevin	Frank Charolette Lorraine Personal Estate	\$ 575,000	Jan-16	\$ 585,000	Apr-93	22.8	2618	\$ (438)	-0.1%	9
10	127 Peruvian Ave., #301	Swicki, Douglas & Lodge, Joseph	Norma W. Allen Dec. of Trust	\$ 655,000	Jan-16	\$ 105,000	Jan-73	43.1	1440	\$ 12,768	12.2%	10
11	151 Grace Trl., #10	Howard, Johanna	Hal B. Howard Rev. Trust	\$ 1,800,000	Jan-16	\$ 550,000	May-88	27.7	2340	\$ 45,062	8.2%	11
12	3120 S. Ocean Blvd., #1-102	Triquest Florida LLC	Adalman, Claire	\$ 445,000	Jan-16	\$ 300,000	Apr-89	26.8	2497	\$ 5,405	1.8%	12
13	3120 S. Ocean Blvd., #3-502	Corradini, Marilyn	Stanly M. Spitzer Rev. Trust	\$ 625,000	Jan-16	\$ 440,000	Apr-11	4.8	2497	\$ 38,366	8.7%	13
14	2660 S. Ocean Blvd., #502W	Shear, Barbara & Herbert Joint Rev. Trust	Malkiel, Nancy & Burton	\$ 1,800,000	Jan-16	\$ 1,100,000	Feb-09	7.0	1908	\$ 100,235	9.1%	14
15	2660 S. Ocean Blvd., #604S	Kaufman, Judith & Gerald	Rita K. Krosney Estate	\$ 2,000,000	Jan-16	\$ 1,050,000	Jul-08	7.6	2606	\$ 125,271	11.9%	15
16	3360 S. Ocean Blvd., #3AII	Spier, Sylvia	Holtzman, Lynn, Ronald & Terry	\$ 385,000	Jan-16	\$ 112,500	Jun-98	17.7	1740	\$ 15,418	13.7%	16
17	407 Australian Ave., #2	Rose Bay Investment Co. LLC	Indoe, William	\$ 1,100,000	Jan-16	\$ 955,000	Jul-11	4.6	1261	\$ 31,635	3.3%	17
18	2660 S. Ocean Blvd., 301S	Nancy & Burton	Joseph, Roberta & Michael	\$ 2,050,000	Jan-16	\$ 1,370,000	Jun-11	4.7	2137	\$ 146,086	10.7%	18
19	381 S. Lake Dr., #4 (CO-OP)	Van Wavern, Frederika	Karp, Besty & Vakoutis, John	\$ 705,000	Jan-16	\$ 400,000	Mar-04	11.9	868	\$ 25,663	6.4%	19
20	2505 S. Ocean Blvd., #714	Cicceralli, Marilyn	Rosenthal, Raymond & John	\$ 255,000	Jan-16	\$ 100,000	Nov-82	33.2	1116	\$ 4,670	4.7%	20
21	2000 S. Ocean Blvd., #203N	Fine, Adele & Joel	Rona E. Lewis Perosnal Residential Trust	\$ 725,000	Jan-16	\$ 259,500	Jan-82	34.1	2494	\$ 13,664	5.3%	21
22	226 Chilean Ave., #4	Romily, George & Eugina	Inga Hiilivarta Rev. Trust	\$ 725,000	Jan-16	\$ 158,000	Apr-95	20.8	903	\$ 27,202	17.2%	22
23	3440 S. Ocean Blvd., #604N	Cantor, Brian & Labrecque, Paul	Bank of New York Trust	\$ 569,824	Feb-16	\$ 511,000	Jan-15	1.1	2078	\$ 54,083	10.6%	23
24	3400 S. Ocean Blvd., #7CI	Vorillas, Helen & Peter	Robert Degaeteno Estate	\$ 750,000	Feb-16	\$ 514,000	Aug-14	1.5	1740	\$ 156,334	30.4%	24
25	44 Cocoanut Row, #120B	Sandra E. Goldberg Trust	Ruth Sandowsky Amended Trust	\$ 820,000	Feb-16	\$ 1,025,000	May-11	4.8	1501	\$ (42,904)	-4.2%	25
26	3250 S. Ocean Blvd., #508N	Fox, Marcia & Richard	Kylde, Lynn & Barry	\$ 540,000	Feb-16	\$ 399,900	Jun-04	11.7	1478	\$ 11,987	3.0%	26
27	2784 S. Ocean Blvd., #108N	Parker, Donna	Meir, Susan & Thomas	\$ 525,000	Feb-16	\$ 330,000	Jul-00	15.6	1863	\$ 12,502	3.8%	27
28	2720 S. Ocean Blvd., #124 (Co-Op)	Gerhartz, Rhonda & Scott	Stevens, Denise & Rusnick, Robert	\$ 200,000	Feb-16	\$ 105,000	Dec-09	6.2	1158	\$ 15,370	14.6%	28
29	2565 S. Ocean Blvd., #3070	Peter Verbeek Rev. Trust	Bellin, Donald	\$ 133,000	Feb-16	\$ 76,000	Jan-02	14.1	640	\$ 4,043	5.3%	29
30	2000 S. Ocean Blvd., #109S	Amore, John	2000 MR SR LLC	\$ 2,500,000	Feb-16	\$ 364,500	Jan-82	34.1	3262	\$ 62,567	17.2%	30
31	100 Worth Ave., #707	Roeder, Constance	Downey Ann T. Estate	\$ 1,900,000	Feb-16	\$ 1,200,000	Apr-10	5.9	1539	\$ 118,948	9.9%	31
32	2778 S. Ocean Blvd., #204N (REO)	US National Bank	PB County Clerk & Comptroller	\$ 320,300	Feb-16	\$ 298,000	May-03	12.8	2266	\$ 1,741	0.6%	32
33	130 Sunrise Ave., #3180	Napoli, Thomas	Miller, Harold	\$ 385,000	Feb-16	\$ 225,000	Nov-00	15.3	1097	\$ 10,466	4.7%	33
34	44 Cocoanut Row, #614B	Panem, Sandra & Jenkins, Dale	Annete Haymen Rev. Living Trust	\$ 702,000	Feb-16	\$ 250,800	May-87	28.8	900	\$ 15,670	6.2%	34
35	150 Bradley Pl., #606	Cesan, Liliana & Raul	Graev, Lorna & Lawrence	\$ 1,500,000	Feb-16	\$ 800,000	Jun-04	11.7	1501	\$ 59,724	7.5%	35
36	2773 S. Ocean Blvd., #1070 (REO)	Davis, Sharon	US Bank	\$ 169,900	Feb-16	\$ 355,476	Apr-15	0.9	1389	\$ (205,882)	-57.9%	36

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37	100 Worth Ave., #422	Linda C. Hopkins Trust	Herman, Paul	\$ 1,271,400	Feb-16	\$ 805,000	Mar-13	3.0	1580	\$ 157,189	19.5%	37	
38	235 Sunrise Ave., #1001	Nolli Holdings LLC	Roscella, Tina	\$ 37,500	Feb-16	\$ 19,300	Apr-96	19.9	184	\$ 914	4.7%	38	
39	2774 S. Ocean Blvd., #211	Crawford, Marcia & John	Silverstein, Nelson	\$ 355,000	Feb-16	\$ 280,000	Dec-03	12.2	1294	\$ 6,130	2.2%	39	
40	2165 Ibis Isle Rd., #16	Teehan, Kathleen & Whalen, William	Champ, Grace	\$ 425,000	Feb-16	\$ 410,000	Dec-04	11.2	1473	\$ 1,336	0.3%	40	
41	3100 S. Ocean Blvd., #207N	Pappalardo, Pasquilina & Guiseppe	Kamhi, Tuli & Jak	\$ 700,000	Feb-16	\$ 550,000	Feb-13	3.1	2618	\$ 48,971	8.9%	41	
42	235 Sunrise Ave., #2224	Cardelus, Marcia	Yvonne Cambell Rev. Trust	\$ 99,000	Feb-16	\$ 62,000	Jul-02	13.7	389	\$ 2,709	4.4%	42	
43	100 Sunrise Ave., #4080	Levy, Wendy & Larry	David Pearce Estate	\$ 1,130,000	Feb-16	\$ 725,000	Aug-07	8.6	1547	\$ 47,168	6.5%	43	
44	*225 Everglade Ave., #0060	Susan Strauss Rev. Trust	Marguriete L. Baumann Rev. Trust	\$ 650,000	Mar-16	N/A	N/A	N/A	1099	N/A	N/A	44	
45	3450 S. Ocean Blvd., #6180	Gerco, Patrica & Greg	John M. Huber Living Trust	\$ 215,000	Mar-16	\$ 135,000	Mar-99	17.0	1293	\$ 4,692	3.5%	45	
46	44 Cocoanut Row, #602B	Cohen, Elinor & Brickell, Richard	Lewis Lubtiz Rev. Living Trust	\$ 1,925,000	Mar-16	\$ 250,000	Jun-01	14.8	1786	\$ 113,428	45.4%	46	
47	2778 S. Ocean Blvd., #407S	Cheng Yau Ching	Silken Rev. Living Trust	\$ 350,000	Mar-16	\$ 146,800	Jun-81	34.8	1830	\$ 5,840	4.0%	47	
48	44 Cocoanut Row, #410A	Borchardt, Susan	Spiegel, Robert	\$ 1,550,000	Mar-16	\$ 1,375,000	Apr-07	8.9	1748	\$ 19,600	1.4%	48	
49	2160 Ibis Isle Rd., #8	Duffin, Kathleen	Brabar, Mary Ellen & Fran	\$ 425,000	Mar-16	\$ 275,000	Dec-12	3.3	1473	\$ 45,931	16.7%	49	
50	3440 S. Ocean Blvd., #304N	Rimsky, Phylis & Douglas	Paul A. Swinly Rev. Trust	\$ 750,000	Mar-16	\$ 535,000	Aug-12	3.6	2078	\$ 59,406	11.1%	50	
51	3450 S. Ocean Blvd., #7230	Debow, Lynn & Soldavin, Raymond	Fenvessy, Doris	\$ 275,000	Mar-16	\$ 140,000	Aug-92	23.6	1292	\$ 5,711	4.1%	51	
52	3230 S. Ocean Blvd., #A201	Anderson, Yvonne	Leon, Myrian, Carolina, Enrique & Andres	\$ 194,900	Mar-16	\$ 155,000	Feb-12	4.1	1176	\$ 9,677	6.2%	52	
53	315 S. Lake Dr., #3A	Barron G. Collier II Rev. Trust	Plimpton, Peggy	\$ 1,650,000	Mar-16	\$ 1,374,000	Mar-05	11.1	1816	\$ 24,936	1.8%	53	
54	2000 S. Ocean Blvd., #310N	MRS PBP LLC	Slocum, Michael	\$ 3,000,000	Mar-16	\$ 1,500,000	Apr-14	1.9	3163	\$ 774,399	51.6%	54	
55	2784 S. Ocean Blvd., #305S	Zivin, Norman	Evans, Douglas & Bauer, Mikolaj	\$ 527,500	Mar-16	\$ 250,000	Jun-12	3.8	1715	\$ 73,503	29.4%	55	
56	*2190 Ibis Isle Rd., #5	Mathews, Brinsley	Stern, Ellen	\$ 250,000	Mar-16	N/A	N/A	N/A	825	N/A	N/A	56	
57	44 Cocoanut Row, #316A	Donahue, Jame	Maria Finkle Estate	\$ 1,400,000	Mar-16	\$ 251,000	Dec-85	30.3	1226	\$ 37,933	15.1%	57	
58	2778 S. Ocean Blvd., #402N	Ronnie L. Di Paolo Trust	Fuhrman, Janet	\$ 490,000	Mar-16	\$ 260,000	Jun-88	27.8	1830	\$ 8,267	3.2%	58	
59	2275 S. Ocean Blvd., #303N	Slavit, Sondra & Howard	Lazarus, Tadd	\$ 650,000	Mar-16	\$ 337,500	Mar-03	13.0	1614	\$ 23,948	7.1%	59	
60	130 Sunrise Ave., #4130	Bender, Susan & Howard	Montes, Leopold	\$ 795,000	Mar-16	\$ 537,500	Apr-14	2.0	1580	\$ 129,817	24.2%	60	
61	3440 S. Ocean Blvd., #308S (REO)	Flanagan, Deborah & McMullen, Robert	Lola Weisfield Trust	\$ 580,000	Mar-16	\$ 151,000	Feb-80	36.2	1886	\$ 11,863	7.9%	61	
62	320 Chilean Ave., #80	Johnston, Timothy & Castillo, Fernando	Marinaccio, Marilyn	\$ 760,000	Mar-16	\$ 750,000	Mar-07	9.1	1167	\$ 1,101	0.1%	62	
63	2600 S. Ocean Blvd., #104N	Abby, Tina & Phillip	Majorie J. Block 1989 Trust	\$ 345,000	Mar-16	\$ 260,000	Mar-86	30.1	1495	\$ 2,826	1.1%	63	
64	3456 S. Ocean Blvd., #3060	Aoll Properties LLC	Cohen, Kathryn & Michael	\$ 220,000	Mar-16	\$ 335,000	Sep-08	7.6	1410	\$ (15,175)	-4.5%	64	
65	3440 S. Ocean Blvd., #302N	Pickus Family Trust	Casa Bendita Irrev. Trust	\$ 1,850,000	Mar-16	\$ 1,505,000	Mar-15	1.1	2131	\$ 319,607	21.2%	65	
66	2660 S. Ocean Blvd., #106N	Hartnett, Veronica & Michael	Stanley W. Gordon Rev. Trust	\$ 1,800,000	Mar-16	\$ 950,000	Mar-11	5.1	2137	\$ 167,161	17.6%	66	
67	2580 S. Ocean Blvd., #2C7	Aberman, Lillian & Schouela, David	Douek, Cely	\$ 1,600,000	Mar-16	\$ 300,000	Feb-83	33.2	2598	\$ 39,179	13.1%	67	
68	2505 S. Ocean Blvd., #4150	Lofrese, Daniel	Pines, Emily	\$ 250,000	Mar-16	\$ 240,000	May-09	6.9	1116	\$ 1,449	0.6%	68	
69	170 Chilean Ave., #6C	Rogers M. Weldon IV Trust	Anne C. Petry Rev. Trust	\$ 930,000	Mar-16	\$ 640,000	Dec-02	13.3	1201	\$ 21,771	3.4%	69	
70	3475 S. Ocean Blvd., #7110	Chu, Lin-Hwa, & Hwang, Yeu Ping	Pastore, Debbie	\$ 205,000	Mar-16	\$ 144,900	May-10	5.9	891	\$ 10,179	7.0%	70	
71	122 Peruvian Ave., #10	Hoffman, James & Sabag, Doran	Tosi, Laurence	\$ 400,000	Mar-16	\$ 127,000	Oct-96	19.5	618	\$ 13,995	11.0%	71	
72	3456 S. Ocean Blvd., #2050	Balaber, Ellito	Federal National Mortgage Association	\$ 209,900	Mar-16	\$ 145,000	Oct-89	26.5	1457	\$ 2,448	1.7%	72	
73	2100 S. Ocean Blvd., #606S	Settembre, Mark	Wogalter, Barbara & Harry	\$ 1,225,000	Mar-16	\$ 1,190,000	Dec-05	10.3	2494	\$ 3,386	0.3%	73	
74	3450 S. Ocean Blvd., #6240	Andrews Family Trust	Broder, Stweart	\$ 220,000	Mar-16	\$ 120,000	Mar-12	4.1	1008	\$ 24,497	20.4%	74	
75	150 Bradley Pl., #412	Forstadt, Rona & Joseph	Harriet R. Gould Qaulified Residence Trust	\$ 2,400,000	Mar-16	\$ 365,000	Apr-87	29.0	1815	\$ 70,126	19.2%	75	
76	2784 S. Ocean Blvd., #203S (REO)	Harborview Mortgage	PB County Clerk & Comptroller	\$ 161,300	Mar-16	\$ 107,500	Sep-00	15.6	1110	\$ 3,451	3.2%	76	
77	2760 S. Ocean Blvd., #510	M. Lynn Fisher Living Trust	Ehrlich, Karen & Ira	\$ 235,000	Mar-16	\$ 225,000	Jun-15	0.8	1150	\$ 12,007	5.3%	77	
78	3456 S. Ocean Blvd., #306	Aoll Properties LLC	Cohen, Kathryn & Michael	\$ 220,000	Mar-16	\$ 335,000	Sep-08	7.6	1410	\$ (15,175)	-4.5%	78	
	*Not included in calculation for % Increase/(Decrease)												
			2016 1Q Cumulative Summary - PB Condo Sales (ALL)										
			# of PB Condo Sales (ALL)		78								
			PB Condo Sales - ALL (Total \$)		\$ 60,473,724								
			Average Current Sales Price		\$ 775,304								
			Median Current Sales Price		\$ 533,750								
			Average Yrs. Between Sales		14.66								
			% Annual Increase/(Decrease)		5.3%								

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15	150 Bradley Pl., #606	Cesan, Liliana & Raul	Graev, Lorna & Lawrence	\$ 1,500,000	Feb-16	\$ 800,000	Jun-04	11.7	\$ 59,724	7.5%	15
16	100 Worth Ave., #422	Linda C. Hopkins Trust	Herman, Paul	\$ 1,271,400	Feb-16	\$ 805,000	Mar-13	3.0	\$ 157,189	19.5%	16
17	235 Sunrise Ave., #1001	Nolli Holdings LLC	Roscella, Tina	\$ 37,500	Feb-16	\$ 19,300	Apr-96	19.9	\$ 914	4.7%	17
18	235 Sunrise Ave., #2224	Cardelus, Marcia	Yvonne Cambell Rev. Trust	\$ 99,000	Feb-16	\$ 62,000	Jul-02	13.7	\$ 2,709	4.4%	18
19	100 Sunrise Ave., #4080	Levy, Wendy & Larry	David Pearce Estate	\$ 1,130,000	Feb-16	\$ 725,000	Aug-07	8.6	\$ 47,168	6.5%	19
20	*225 Everglade Ave., #0060	Susan Strauss Rev. Trust	Marguriete L. Baumann Rev. Trust	\$ 650,000	Mar-16	N/A	N/A	N/A	N/A	N/A	20
21	44 Cocoanut Row, #602B	Cohen, Elinor & Brickell, Richard	Lewis Lubtiz Rev. Living Trust	\$ 1,925,000	Mar-16	\$ 250,000	Jun-01	14.8	\$ 113,428	45.4%	21
22	44 Cocoanut Row, #410A	Borchardt, Susan	Spiegel, Robert	\$ 1,550,000	Mar-16	\$ 1,375,000	Apr-07	8.9	\$ 19,600	1.4%	22
23	315 S. Lake Dr., #3A	Barron G. Collier II Rev. Trust	Plimpton, Peggy	\$ 1,650,000	Mar-16	\$ 1,374,000	Mar-05	11.1	\$ 24,936	1.8%	23
24	44 Cocoanut Row, #316A	Donahue, Jame	Maria Finkle Estate	\$ 1,400,000	Mar-16	\$ 251,000	Dec-85	30.3	\$ 37,933	15.1%	24
25	130 Sunrise Ave., #4130	Bender, Susan & Howard	Montes, Leopold	\$ 795,000	Mar-16	\$ 537,500	Apr-14	2.0	\$ 129,817	24.2%	25
26	320 Chilean Ave., #80	Johnston, Timothy & Castillo, Fernando	Marinaccio, Marilyn	\$ 760,000	Mar-16	\$ 750,000	Mar-07	9.1	\$ 1,101	0.1%	26
27	170 Chilean Ave., #6C	Rogers M. Weldon IV Trust	Anne C. Petry Rev. Trust	\$ 930,000	Mar-16	\$ 640,000	Dec-02	13.3	\$ 21,771	3.4%	27
28	122 Peruvian Ave., #10	Hoffman, James & Sabag, Doran	Tosi, Laurence	\$ 400,000	Mar-16	\$ 127,000	Oct-96	19.5	\$ 13,995	11.0%	28
29	150 Bradley Pl., #412	Forstadt, Rona & Joseph	Harriet R. Gould Qaulified Residence Trust	\$ 2,400,000	Mar-16	\$ 365,000	Apr-87	29.0	\$ 70,126	19.2%	29
*Not included in calculation for % Increase/(Decrease)											
				2016 1Q Cumulative Summary - PB Condo Sales (North)							
				# of PB Condo Sales (North)	29						
				PB Condo Sales - North (Total \$)	\$ 27,227,900						
				Average Current Sales Price	\$ 938,893						
				Median Current Sales Price	\$ 760,000						
				Average Yrs. Between Sales	16.44						
				% Annual Increase/(Decrease)	5.7%						

1st Quarter
2016
Report

THE EVANS REPORT™

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Leslie Robert Evans
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• Counselors at Law •

SOUTH - PB CONDO/CO-OP SALES 1/1/16 - 3/31/16

	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	3360 S. Ocean Blvd., #1GII	2009 Garrellick Trust	Yanes, Adolfo	\$ 274,200	Jan-15	\$ 180,500	Aug-12	2.4	\$ 38,514	21.3%	1
2	3230 S. Ocean Blvd., #D607	Reynolds, Hope & Michael	Pajunen, Taina & Pasi	\$ 175,000	Jan-16	\$ 150,000	Dec-09	6.1	\$ 4,074	2.7%	2
3	2600 S. Ocean Blvd., #503N	Antwerpen, Delores	Rose, Joyce & Richard	\$ 500,000	Jan-16	\$ 127,500	Jan-78	38.1	\$ 9,789	7.7%	3
4	3100 S. Ocean Blvd., #407N	Sloane, Kevin	Frank Charolette Lorraine Personal Estate	\$ 575,000	Jan-16	\$ 585,000	Apr-93	22.8	\$ (438)	-0.1%	4
5	3120 S. Ocean Blvd., #1-102	Triquest Florida LLC	Adalman, Claire	\$ 445,000	Jan-16	\$ 300,000	Apr-89	26.8	\$ 5,405	1.8%	5
6	3120 S. Ocean Blvd., #3-502	Corradini, Marilyn	Stanly M. Spitzer Rev. Trust	\$ 625,000	Jan-16	\$ 440,000	Apr-11	4.8	\$ 38,366	8.7%	6
7	2660 S. Ocean Blvd., #502W	Shear, Barbara & Herbert Joint Rev. Trust	Malkiel, Nancy & Burton	\$ 1,800,000	Jan-16	\$ 1,100,000	Feb-09	7.0	\$ 100,235	9.1%	7
8	2660 S. Ocean Blvd., #604S	Kaufman, Judith & Gerald	Rita K. Krosney Estate	\$ 2,000,000	Jan-16	\$ 1,050,000	Jul-08	7.6	\$ 125,271	11.9%	8
9	3360 S. Ocean Blvd., #3All	Spier, Sylvia	Holtzman, Lynn, Ronald & Terry	\$ 385,000	Jan-16	\$ 112,500	Jun-98	17.7	\$ 15,418	13.7%	9
10	2660 S. Ocean Blvd., 301S	Nancy & Burton	Joseph, Roberta & Michael	\$ 2,050,000	Jan-16	\$ 1,370,000	Jun-11	4.7	\$ 146,086	10.7%	10
11	2505 S. Ocean Blvd., #714	Cicceralli, Marilyn	Rosenthal, Raymond & John	\$ 255,000	Jan-16	\$ 100,000	Nov-82	33.2	\$ 4,670	4.7%	11
12	2000 S. Ocean Blvd., #203N	Fine, Adele & Joel	Rona E. Lewis Perosnal Residential Trust	\$ 725,000	Jan-16	\$ 259,500	Jan-82	34.1	\$ 13,664	5.3%	12
13	3440 S. Ocean Blvd., #604N	Cantor, Brian & Labrecque, Paul	Bank of New York Trust	\$ 569,824	Feb-16	\$ 511,000	Jan-15	1.1	\$ 54,083	10.6%	13
14	3400 S. Ocean Blvd., #7CI	Vorillas, Helen & Peter	Robert Degaeteno Estate	\$ 750,000	Feb-16	\$ 514,000	Aug-14	1.5	\$ 156,334	30.4%	14
15	3250 S. Ocean Blvd., #508N	Fox, Marcia & Richard	Kylde, Lynn & Barry	\$ 540,000	Feb-16	\$ 399,900	Jun-04	11.7	\$ 11,987	3.0%	15
16	2784 S. Ocean Blvd., #108N	Parker, Donna	Meir, Susan & Thomas	\$ 525,000	Feb-16	\$ 330,000	Jul-00	15.6	\$ 12,502	3.8%	16
17	2720 S. Ocean Blvd., #124 (Co-Op)	Gerhartz, Rhonda & Scott	Stevens, Denise & Rusnick, Robert	\$ 200,000	Feb-16	\$ 105,000	Dec-09	6.2	\$ 15,370	14.6%	17
18	2565 S. Ocean Blvd., #3070	Peter Verbeek Rev. Trust	Bellin, Donald	\$ 133,000	Feb-16	\$ 76,000	Jan-02	14.1	\$ 4,043	5.3%	18
19	2000 S. Ocean Blvd., #109S	Amore, John	2000 MR SR LLC	\$ 2,500,000	Feb-16	\$ 364,500	Jan-82	34.1	\$ 62,567	17.2%	19
20	2778 S. Ocean Blvd., #204N (REO)	US National Bank	PB County Clerk & Comptroller	\$ 320,300	Feb-16	\$ 298,000	May-03	12.8	\$ 1,741	0.6%	20
21	2773 S. Ocean Blvd., #1070 (REO)	Davis, Sharon	US Bank	\$ 169,900	Feb-16	\$ 355,476	Apr-15	0.9	\$ (205,882)	-57.9%	21
22	2774 S. Ocean Blvd., #211	Crawford, Marcia & John	Silverstein, Nelson	\$ 355,000	Feb-16	\$ 280,000	Dec-03	12.2	\$ 6,130	2.2%	22
23	2165 Ibis Isle Rd., #16	Teehan, Kathleen & Whalen, William	Champ, Grace	\$ 425,000	Feb-16	\$ 410,000	Dec-04	11.2	\$ 1,336	0.3%	23
24	3100 S. Ocean Blvd., #207N	Pappalardo, Pasquilina & Guiseppe	Kamhi, Tuli & Jak	\$ 700,000	Feb-16	\$ 550,000	Feb-13	3.1	\$ 48,971	8.9%	24
25	3450 S. Ocean Blvd., #6180	Gerco, Patrica & Greg	John M. Huber Living Trust	\$ 215,000	Mar-16	\$ 135,000	Mar-99	17.0	\$ 4,692	3.5%	25
26	2778 S. Ocean Blvd., #407S	Cheng Yau Ching	Silken Rev. Living Trust	\$ 350,000	Mar-16	\$ 146,800	Jun-81	34.8	\$ 5,840	4.0%	26
27	2160 Ibis Isle Rd., #8	Duffin, Kathleen	Brabar, Mary Ellen & Fran	\$ 425,000	Mar-16	\$ 275,000	Dec-12	3.3	\$ 45,931	16.7%	27
28	3440 S. Ocean Blvd., #304N	Rimsky, Phylis & Douglas	Paul A. Swinly Rev. Trust	\$ 750,000	Mar-16	\$ 535,000	Aug-12	3.6	\$ 59,406	11.1%	28
29	3450 S. Ocean Blvd., #7230	Debow, Lynn & Soldavin, Raymond	Fenvessy, Doris	\$ 275,000	Mar-16	\$ 140,000	Aug-92	23.6	\$ 5,711	4.1%	29
30	3230 S. Ocean Blvd., #A201	Anderson, Yvonne	Leon, Myrian, Carolina, Enrique & Andres	\$ 194,900	Mar-16	\$ 155,000	Feb-12	4.1	\$ 9,677	6.2%	30
31	2000 S. Ocean Blvd., #310N	MRS PBP LLC	Slocum, Michael	\$ 3,000,000	Mar-16	\$ 1,500,000	Apr-14	1.9	\$ 774,399	51.6%	31
32	2784 S. Ocean Blvd., #305S	Zivin, Norman	Evans, Douglas & Bauer, Mikolaj	\$ 527,500	Mar-16	\$ 250,000	Jun-12	3.8	\$ 73,503	29.4%	32
33	*2190 Ibis Isle Rd., #5	Mathews, Brinsley	Stern, Ellen	\$ 250,000	Mar-16	N/A	N/A	N/A	N/A	N/A	33

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.

34	2778 S. Ocean Blvd., #402N	Ronnie L. Di Paolo Trust	Fuhrman, Janet	\$ 490,000	Mar-16	\$ 260,000	Jun-88	27.8	\$ 8,267	3.2%	34	
35	2275 S. Ocean Blvd., #303N	Slavit, Sondra & Howard	Lazarus, Tadd	\$ 650,000	Mar-16	\$ 337,500	Mar-03	13.0	\$ 23,948	7.1%	35	
36	3440 S. Ocean Blvd., #308S (REO)	Flanagan, Deborah & McMullen, Robert	Lola Weisfield Trust	\$ 580,000	Mar-16	\$ 151,000	Feb-80	36.2	\$ 11,863	7.9%	36	
37	2600 S. Ocean Blvd., #104N	Abby, Tina & Phillip	Majorie J. Block 1989 Trust	\$ 345,000	Mar-16	\$ 260,000	Mar-86	30.1	\$ 2,826	1.1%	37	
38	3456 S. Ocean Blvd., #3060	Aoll Properties LLC	Cohen, Kathryn & Michael	\$ 220,000	Mar-16	\$ 335,000	Sep-08	7.6	\$ (15,175)	-4.5%	38	
39	3440 S. Ocean Blvd., #302N	Pickus Family Trust	Casa Bendita Irrev. Trust	\$ 1,850,000	Mar-16	\$ 1,505,000	Mar-15	1.1	\$ 319,607	21.2%	39	
40	2660 S. Ocean Blvd., #106N	Hartnett, Veronica & Michael	Stanley W. Gordon Rev. Trust	\$ 1,800,000	Mar-16	\$ 950,000	Mar-11	5.1	\$ 167,161	17.6%	40	
41	2580 S. Ocean Blvd., #2C7	Aberman, Lillian & Schouela, David	Douek, Cely	\$ 1,600,000	Mar-16	\$ 300,000	Feb-83	33.2	\$ 39,179	13.1%	41	
42	2505 S. Ocean Blvd., #4150	Lofrese, Daniel	Pines, Emily	\$ 250,000	Mar-16	\$ 240,000	May-09	6.9	\$ 1,449	0.6%	42	
43	3475 S. Ocean Blvd., #7110	Chu, Lin-Hwa, & Hwang, Yeu Ping	Pastore, Debbie	\$ 205,000	Mar-16	\$ 144,900	May-10	5.9	\$ 10,179	7.0%	43	
44	3456 S. Ocean Blvd., #2050	Balaber, Ellito	Federal National Mortgage Association	\$ 209,900	Mar-16	\$ 145,000	Oct-89	26.5	\$ 2,448	1.7%	44	
45	2100 S. Ocean Blvd., #606S	Settembre, Mark	Wogalter, Barbara & Harry	\$ 1,225,000	Mar-16	\$ 1,190,000	Dec-05	10.3	\$ 3,386	0.3%	45	
46	3450 S. Ocean Blvd., #6240	Andrews Family Trust	Broder, Stweart	\$ 220,000	Mar-16	\$ 120,000	Mar-12	4.1	\$ 24,497	20.4%	46	
47	2784 S. Ocean Blvd., #203S (REO)	Harborview Mortgage	PB County Clerk & Comptroller	\$ 161,300	Mar-16	\$ 107,500	Sep-00	15.6	\$ 3,451	3.2%	47	
48	2760 S. Ocean Blvd., #510	M. Lynn Fisher Living Trust	Ehrlich, Karen & Ira	\$ 235,000	Mar-16	\$ 225,000	Jun-15	0.8	\$ 12,007	5.3%	48	
49	3456 S. Ocean Blvd., #306	Aoll Properties LLC	Cohen, Kathryn & Michael	\$ 220,000	Mar-16	\$ 335,000	Sep-08	7.6	\$ (15,175)	-4.5%	49	
	*Not included in calculation for % Increase/(Decrease)											
			2016 1Q Cumulative Summary - PB Condo Sales (South)									
			# of PB Condo Sales (South)	49								
			PB Condo Sales - South (Total \$)	\$ 33,245,824								
			Average Current Sales Price	\$ 678,486								
			Median Current Sales Price	\$ 425,000								
			Average Yrs. Between Sales	13.62								
			% Annual Increase/(Decrease)	4.9%								