

## 2016 First Quarter Analysis of Palm Beach Single-Family Homes

### TOWN OF PALM BEACH SINGLE-FAMILY HOME SALES

	2015		2016		Differential ('15 v. '16)	
No. of Sales 1st Quarter	43	100.0%	34	100.0%	-9	-20.9%
<b>Total No. of Sales</b>	<b>43</b>	<b>100.0%</b>	<b>34</b>	<b>100.0%</b>	<b>-9</b>	

### MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2015		2016		Differential ('15 v. '16)	
January	16	37.2%	10	29.4%	-6	-37.5%
February	10	23.3%	15	44.1%	5	50.0%
March	17	39.5%	9	26.5%	-8	-47.1%
<b>Total No. of Sales</b>	<b>43</b>	<b>100.0%</b>	<b>34</b>	<b>100.0%</b>	<b>-9</b>	

### TOWN-WIDE

	1st Quarter 2015	1st Quarter 2016	1st Qtr. Differential 2015 v. 2016	
No. of Sales	43	34	-9	-20.9%
Median Sales Price	\$ 4,045,000	\$ 3,992,500	\$ (52,500)	-1.3%
Average Sales Price	\$ 6,238,515	\$ 7,383,833	\$ 1,145,318	18.4%
Total Sales/Dollars	\$ 274,494,661	\$ 251,050,337	\$ (23,444,324)	-8.5%

### North Town of Palm Beach

	1st Quarter 2015	1st Quarter 2016	Differential 2015 v. 2016	
No. of Sales	23	23	0	0.0%
Median Sales Price	\$ 2,900,000	\$ 3,250,000	\$ 350,000	12.1%
Average Sales Price	\$ 4,052,279	\$ 6,721,407	\$ 2,669,128	65.9%
Total Sales/Dollars	\$ 93,202,411	\$ 154,592,362	\$ 61,389,951	65.9%

### Midtown Town of Palm Beach

	1st Quarter 2015	1st Quarter 2016	Differential 2015 v. 2016	
No. of Sales	9	4	-5	-55.6%
Median Sales Price	\$ 4,350,000	\$ 2,700,000	\$ (1,650,000)	-37.9%
Average Sales Price	\$ 4,134,325	\$ 3,837,500	\$ (296,825)	-7.2%
Total Sales/Dollars	\$ 41,343,250	\$ 15,350,000	\$ (25,993,250)	-62.9%

### South Town of Palm Beach

	1st Quarter 2015	1st Quarter 2016	Differential 2015 v. 2016	
No. of Sales	11	7	-4	-36.4%
Median Sales Price	\$ 5,750,000	\$ 8,940,000	\$ 3,190,000	55.5%
Average Sales Price	\$ 12,722,636	\$ 11,586,854	\$ (1,135,782)	-8.9%
Total Sales/Dollars	\$ 139,949,000	\$ 81,107,975	\$ (58,841,025)	-42.0%

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

	2015		2016		Differential ('15 v. '16)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$20,000,000	2	4.7%	3	8.8%	1	4.2%
Sales \$15,000,000 - \$19,999,999	0	0.0%	1	2.9%	1	2.9%
Sales \$10,000,000 - \$14,999,999	2	4.7%	2	5.9%	0	1.2%
Sales \$5,000,000 - \$9,999,999	12	27.9%	10	29.4%	-2	1.5%
Sales \$2,500,000 - \$4,999,999	13	30.2%	10	29.4%	-3	-0.8%
Sales below \$2,500,000	14	32.6%	8	23.5%	-6	-9.0%
	<b>43</b>	<b>100.0%</b>	<b>34</b>	<b>100.0%</b>	<b>-9</b>	

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

	2015	2016
1st Quarter	0/43 (0.0%)	0/34 (0.0%)

*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™



214 Brazilian Ave., Suite 200 • Palm Beach, FL 33480  
561-832-8288 • evans@LREvansPA.com • www.LREvansPA.com

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

## ALL - PB SINGLE FAMILY HOME 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	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
1	101 El Brillo Way	Palm Trust	Jean M. Van Waveren Rev. Trust	\$ 17,600,000	Jan-16	\$ 1,700,000	May-83	32.7	8,359	\$ 486,055	28.6%	1
2	423 Seabreeze Ave.	Crandal, Debra & Chauncy	Elizabeth Howe Rev. Trust	\$ 3,200,000	Jan-16	\$ 500,000	May-86	29.7	4,269	\$ 90,930	18.2%	2
3	167 Root Trl.	Irwin, Allison & Held, Steven	Gasque Constance Taylor Estate	\$ 700,000	Jan-16	\$ 115,000	Sep-94	21.4	926	\$ 27,389	23.8%	3
4	269 Jamaica Ln.	Sandra Musser Whitman Rev. Trust	Habermen, Beatrice	\$ 2,385,000	Jan-16	\$ 345,000	Dec-86	29.2	2,628	\$ 69,975	20.3%	4
5	224 Bradley Pl.	Rosenberg, Alexa & Joseph	Grasso, Jean & Michael	\$ 2,500,000	Jan-16	\$ 3,188,470	Apr-06	9.8	4,578	\$ (70,272)	-2.2%	5
6	230 Onondaga Ave.	Jacqueline L. Murphy Trust	Rooks, Vanessa	\$ 2,371,000	Jan-16	\$ 2,200,000	Feb-08	7.9	2,043	\$ 21,515	1.0%	6
7	221 Oleander Ave.	Barnacle PB LLC	Sunrise Lane Partners LLC	\$ 1,175,000	Jan-16	\$ 1,088,405	Sep-15	0.4	2,400	\$ 234,127	21.5%	7
8	169 Root Trl.	Irwin, Allison & Held, Steven	Gasque Constance Taylor Estate	\$ 700,000	Jan-16	\$ 115,000	Sep-94	21.4	1,198	\$ 27,389	23.8%	8
9	720 S. Ocean Blvd.	Sites 2010 Family Trust	Curtis, Christine & Alan	\$ 23,053,975	Jan-16	\$ 4,315,000	Jan-90	26.1	10,014	\$ 718,836	16.7%	9
10	210 Miraflores Dr.	210 Miraflores Drive LLC	Swanson Equities LLC	\$ 2,550,000	Jan-16	\$ 350,000	Sep-95	20.4	1,476	\$ 107,713	30.8%	10
11	412 Brazilian Ave.	412 Brazilian Partners LLC	Keitel, Fredrick	\$ 2,200,000	Feb-16	\$ 275,000	Dec-90	25.2	2,033	\$ 76,422	27.8%	11
12	110 Seagate Rd	Musso, Carlos	Lavin, Robert	\$ 2,845,250	Feb-16	\$ 1,059,000	May-11	4.8	1,574	\$ 374,917	35.4%	12
13	346 Seaspray Rd	346 Seaspray LLC	Donahue, Linda & James	\$ 8,150,000	Feb-16	\$ 1,350,000	Sep-99	16.4	6,485	\$ 413,805	30.7%	13
14	608 Island Drive	608 Everglades Drive LLC	Coleman, Annabelle & Dennis	\$ 6,494,000	Feb-16	\$ 6,500,000	Jul-15	0.6	5,772	\$ (10,186)	-0.2%	14
15	331 Polmer Ave.	Barrett 2014 Family Trust	Roeder, Constance	\$ 6,750,000	Feb-16	\$ 1,200,000	Dec-92	23.2	6,478	\$ 239,337	19.9%	15
16	240 Ocean Ter.	240 Ocean Terrace LLC	240 OT LLC	\$ 3,250,000	Feb-16	\$ 1,218,700	Mar-12	3.9	3,023	\$ 515,236	42.3%	16
17	247 Jungle Rd.	Reed, Gene	Slifka, Gilda	\$ 8,940,000	Feb-16	\$ 6,135,000	Nov-01	14.3	8,787	\$ 196,060	3.2%	17
18	225 Bahama Ln.	Doubleday, Heidi	Alberto J. Farinas Trust	\$ 2,500,000	Feb-16	\$ 490,000	Apr-94	21.9	2,831	\$ 91,741	18.7%	18
19	642 N. County Rd	ABMF PB LLC	North King County LLC	\$ 5,175,000	Feb-16	\$ 4,050,000	Aug-08	7.6	3,383	\$ 148,939	3.7%	19
20	1430 N. Ocean Blvd.	North End Holdings LLC	McGann Franchesca & Kevin	\$ 6,600,000	Feb-16	\$ 2,000,000	Aug-10	5.5	2,191	\$ 831,188	41.6%	20
21	200 Algoma Rd.	Silene LLC	Laura Slatkin Rev. Trust	\$ 7,560,000	Feb-16	\$ 5,500,000	May-11	4.8	5,473	\$ 426,731	7.8%	21
22	224 La Puerta Way	Eustance, Michael	Settembre, Mark	\$ 3,000,000	Feb-16	\$ 2,725,000	Apr-06	9.9	2,288	\$ 27,743	1.0%	22
23	232 Coral Ln.	Saville, Linda	Sydney M. Lownds 2 Year Pers. Residence Trus	\$ 3,413,612	Feb-16	\$ 925,000	May-90	25.8	4,151	\$ 96,274	10.4%	23
24	225 Indian Rd.	225 Indian Road Holdings LLC	225 Indian Road LLC	\$ 32,000,000	Feb-16	\$ 8,825,000	Nov-13	2.3	-	\$ 10,179,152	115.3%	24
25	340 Garden Rd.	Dalton, Mark	340 Garden Road LLC	\$ 7,295,000	Feb-16	\$ 2,800,000	Jul-14	1.6	-	\$ 2,757,437	98.5%	25
26	264 Country Club Rd.	Kafrissen, Jill & Michael	264 Country Club LLC	\$ 5,085,000	Mar-16	\$ 1,150,000	Sep-13	2.6	3,920	\$ 1,537,768	133.7%	26
27	180 Barton Ave.	Seaview Development Land Trust	180 Barton LLC	\$ 11,550,000	Mar-16	\$ 4,998,000	Aug-14	1.6	6,656	\$ 4,123,241	82.5%	27
28	259 Everglade Ave.	Bubes, Nancy & Alan	Cameron, Suzanne	\$ 1,800,000	Mar-16	\$ 1,785,000	Jun-12	3.8	3,127	\$ 3,982	0.2%	28
29	222 S. County Rd.	Elizabeth D. Remmert Rev. Trust	Uni. Of Florida Foundation, Inc.	\$ 1,062,500	Mar-16	\$ 450,000	Apr-01	14.9	1,348	\$ 40,991	9.1%	29
30	*520 Island Dr.	520 Island Drive LLC	Kamila F. Remington Trust	\$ 12,150,000	Mar-16	N/A	N/A	N/A	4,290	N/A	N/A	30
31	341 Garden Rd.	341 Garden Road OPOCO LLC	David Lomnitz Trust	\$ 5,310,000	Mar-16	\$ 4,700,000	Jan-05	11.2	4,991	\$ 54,424	1.2%	31
32	233 Miraflores Dr.	CAD Properties LLC	Barbara Rackoff Estate	\$ 4,250,000	Mar-16	\$ 1,200,000	Nov-97	18.4	3,694	\$ 165,934	13.8%	32

33	233 La Puerta Way	Winch, David	Rodmand, Katrina & Richard	\$ 3,735,000	Mar-16	\$ 320,000	Jun-92	23.8	3,534	\$ 143,421	44.8%	33	
34	1695 N. Ocean Way	Kenneth G. Tropin Rev. Trust	1695 NOW LLC	\$ 43,700,000	Mar-16	\$ 9,520,000	Aug-12	3.6	16,089	\$ 9,465,630	99.4%	34	
	<i>*Not included in calculation for % Increase/(Decrease)</i>												
			<b>2016 1Q Cumulative Summary - PB Home Sales (ALL)</b>										
			<b># of PB Home Sales (ALL)</b>	<b>34</b>									
			<b>PB Home Sales - ALL (Total \$)</b>	<b>\$ 251,050,337</b>									
			<b>Average Current Sales Price</b>	<b>\$ 7,383,833</b>									
			<b>Median Current Sales Price</b>	<b>\$ 3,992,500</b>									
			<b>Average Yrs. Between Sales</b>	<b>13.54</b>									
			<b>% Annual Increase/(Decrease)</b>	<b>13.9%</b>									



1st Quarter  
2016  
Report

# THE EVANS REPORT™

214 Brazilian Ave., Suite 200 • Palm Beach, FL 33480  
561-832-8288 • evans@LREvansPA.com • www.LREvansPA.com



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

## NORTH - PB SINGLE FAMILY HOME 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	167 Root Trl.	Irwin, Allison & Held, Steven	Gasque Constance Taylor Estate	\$ 700,000	Jan-16	\$ 115,000	Sep-94	21.4	\$ 27,389	23.8%	1
2	269 Jamaica Ln.	Sandra Musser Whitman Rev. Trust	Habermen, Beatrice	\$ 2,385,000	Jan-16	\$ 345,000	Dec-86	29.2	\$ 69,975	20.3%	2
3	224 Bradley Pl.	Rosenberg, Alexa & Joseph	Grasso, Jean & Michael	\$ 2,500,000	Jan-16	\$ 3,188,470	Apr-06	9.8	\$ (70,272)	-2.2%	3
4	230 Onondaga Ave.	Jacqueline L. Murphy Trust	Rooks, Vanessa	\$ 2,371,000	Jan-16	\$ 2,200,000	Feb-08	7.9	\$ 21,515	1.0%	4
5	221 Oleander Ave.	Barnacle PB LLC	Sunrise Lane Partners LLC	\$ 1,175,000	Jan-16	\$ 1,088,405	Sep-15	0.4	\$ 234,127	21.5%	5
6	169 Root Trl.	Irwin, Allison & Held, Steven	Gasque Constance Taylor Estate	\$ 700,000	Jan-16	\$ 115,000	Sep-94	21.4	\$ 27,389	23.8%	6
7	210 Miraflores Dr.	210 Miraflores Drive LLC	Swanson Equities LLC	\$ 2,550,000	Jan-16	\$ 350,000	Sep-95	20.4	\$ 107,713	30.8%	7
8	110 Seagate Rd	Musso, Carlos	Lavin, Robert	\$ 2,845,250	Feb-16	\$ 1,059,000	May-11	4.8	\$ 374,917	35.4%	8
9	331 Polmer Ave.	Barrett 2014 Family Trust	Roeder, Constance	\$ 6,750,000	Feb-16	\$ 1,200,000	Dec-92	23.2	\$ 239,337	19.9%	9
10	240 Ocean Ter.	240 Ocean Terrace LLC	240 OT LLC	\$ 3,250,000	Feb-16	\$ 1,218,700	Mar-12	3.9	\$ 515,236	42.3%	10
11	225 Bahama Ln.	Doubleday, Heidi	Alberto J. Farinas Trust	\$ 2,500,000	Feb-16	\$ 490,000	Apr-94	21.9	\$ 91,741	18.7%	11
12	642 N. County Rd	ABMF PB LLC	North King County LLC	\$ 5,175,000	Feb-16	\$ 4,050,000	Aug-08	7.6	\$ 148,939	3.7%	12
13	1430 N. Ocean Blvd.	North End Holdings LLC	McGann Franchesca & Kevin	\$ 6,600,000	Feb-16	\$ 2,000,000	Aug-10	5.5	\$ 831,188	41.6%	13
14	224 La Puerta Way	Eustance, Michael	Settembre, Mark	\$ 3,000,000	Feb-16	\$ 2,725,000	Apr-06	9.9	\$ 27,743	1.0%	14
15	232 Coral Ln.	Saville, Linda	Sydney M. Lownds 2 Year Pers. Residence Tr	\$ 3,413,612	Feb-16	\$ 925,000	May-90	25.8	\$ 96,274	10.4%	15
16	225 Indian Rd.	225 Indian Road Holdings LLC	225 Indian Road LLC	\$ 32,000,000	Feb-16	\$ 8,825,000	Nov-13	2.3	\$ 10,179,152	115.3%	16
17	340 Garden Rd.	Dalton, Mark	340 Garden Road LLC	\$ 7,295,000	Feb-16	\$ 2,800,000	Jul-14	1.6	\$ 2,757,437	98.5%	17
18	264 Country Club Rd.	Kafrissen, Jill & Michael	264 Country Club LLC	\$ 5,085,000	Mar-16	\$ 1,150,000	Sep-13	2.6	\$ 1,537,768	133.7%	18
19	180 Barton Ave.	Seaview Development Land Trust	180 Barton LLC	\$ 11,550,000	Mar-16	\$ 4,998,000	Aug-14	1.6	\$ 4,123,241	82.5%	19
20	222 S. County Rd.	Elizabeth D. Remmert Rev. Trust	Uni. Of Florida Foundation, Inc.	\$ 1,062,500	Mar-16	\$ 450,000	Apr-01	14.9	\$ 40,991	9.1%	20
21	233 Miraflores Dr.	CAD Properties LLC	Barbara Rackoff Estate	\$ 4,250,000	Mar-16	\$ 1,200,000	Nov-97	18.4	\$ 165,934	13.8%	21
22	233 La Puerta Way	Winch, David	Rodmand, Katrina & Richard	\$ 3,735,000	Mar-16	\$ 320,000	Jun-92	23.8	\$ 143,421	44.8%	22
23	1695 N. Ocean Way	Kenneth G. Tropin Rev. Trust	1695 NOW LLC	\$ 43,700,000	Mar-16	\$ 9,520,000	Aug-12	3.6	\$ 9,465,630	99.4%	23
	<b>*Not included in calculation for % Increase/(Decrease)</b>										
	<b>2016 1Q Cumulative Summary - PB Home Sales (North)</b>										
			<b># of PB Home Sales (North)</b>		<b>23</b>						
			<b>PB Home Sales - North (Total \$)</b>	<b>\$</b>	<b>154,592,362</b>						
			<b>Average Current Sales Price</b>	<b>\$</b>	<b>6,721,407</b>						
			<b>Median Current Sales Price</b>	<b>\$</b>	<b>3,250,000</b>						
			<b>Average Yrs. Between Sales</b>		<b>14.84</b>						
			<b>% Annual Increase/(Decrease)</b>		<b>14.0%</b>						

The data contained herein is for INFORMATIONAL PURPOSES ONLY. It has been obtained from a variety of sources and has not been independently verified. LRE Assoc., P.A. makes no representations or warranties as to the accuracy of its contents.

**1st Quarter  
2015  
Report**

# THE EVANS REPORT™

214 Brazilian Ave., Suite 200 • Palm Beach, FL 33480  
561-832-8288 • evans@LREvansPA.com • www.LREvansPA.com



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

## MIDTOWN - PB HOME 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	423 Seabreeze Ave.	Crandal, Debra & Chauncy	Elizabeth Howe Rev. Trust	\$ 3,200,000	Jan-16	\$ 500,000	May-86	29.7	\$ 90,930	18.2%	1
2	412 Brazilian Ave.	412 Brazilian Partners LLC	Keitel, Fredrick	\$ 2,200,000	Feb-16	\$ 275,000	Dec-90	25.2	\$ 76,422	27.8%	2
3	346 Seaspray Rd	346 Seaspray LLC	Donahue, Linda & James	\$ 8,150,000	Feb-16	\$ 1,350,000	Sep-99	16.4	\$ 413,805	30.7%	3
4	259 Everglade Ave.	Bubes, Nancy & Alan	Cameron, Suzanne	\$ 1,800,000	Mar-16	\$ 1,785,000	Jun-12	3.8	\$ 3,982	0.2%	4
<i>*Not included in calculation for % Increase/(Decrease)</i>											
<b>2016 1Q Cumulative Summary - PB Home Sales (Midtown)</b>											
<b># of PB Home Sales (Midtown)</b>				<b>4</b>							
<b>PB Home Sales - Midtown (Total \$)</b>				<b>\$ 15,350,000</b>							
<b>Average Current Sales Price</b>				<b>\$ 3,837,500</b>							
<b>Median Current Sales Price</b>				<b>\$ 2,700,000</b>							
<b>Average Yrs. Between Sales</b>				<b>18.77</b>							
<b>% Annual Increase/(Decrease)</b>				<b>15.6%</b>							

1st Quarter  
2016  
Report

# THE EVANS REPORT™

214 Brazilian Ave., Suite 200 • Palm Beach, FL 33480  
561-832-8288 • evans@LREvansPA.com • www.LREvansPA.com



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

## SOUTH - PB HOMES 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	101 El Brillo Way	Palm Trust	Jean M. Van Waveren Rev. Trust	\$ 17,600,000	Jan-16	\$ 1,700,000	May-83	32.7	\$ 486,055	28.6%	1
2	720 S. Ocean Blvd.	Sites 2010 Family Trust	Curtis, Christine & Alan	\$ 23,053,975	Jan-16	\$ 4,315,000	Jan-90	26.1	\$ 718,836	16.7%	2
3	608 Island Drive	608 Everglades Drive LLC	Coleman, Annabelle & Dennis	\$ 6,494,000	Feb-16	\$ 6,500,000	Jul-15	0.6	\$ (10,186)	-0.2%	3
4	247 Jungle Rd.	Reed, Gene	Slifka, Gilda	\$ 8,940,000	Feb-16	\$ 6,135,000	Nov-01	14.3	\$ 196,060	3.2%	4
5	200 Algoma Rd.	Silene LLC	Laura Slatkin Rev. Trust	\$ 7,560,000	Feb-16	\$ 5,500,000	May-11	4.8	\$ 426,731	7.8%	5
6	*520 Island Dr.	520 Island Drive LLC	Kamila F. Remington Trust	\$ 12,150,000	Mar-16	N/A	N/A	N/A	N/A	N/A	6
7	341 Garden Rd.	341 Garden Road OPOCO LLC	David Lomnitz Trust	\$ 5,310,000	Mar-16	\$ 4,700,000	Jan-05	11.2	\$ 54,424	1.2%	7
<i>*Not included in calculation for % Increase/(Decrease)</i>											
				<b>2016 1Q Cumulative Summary - PB Home Sales (South)</b>							
				<b># of PB Home Sales (South)</b>	<b>7</b>						
				<b>PB Home Sales - South (Total \$)</b>	<b>\$ 81,107,975</b>						
				<b>Average Current Sales Price</b>	<b>\$ 11,586,854</b>						
				<b>Median Current Sales Price</b>	<b>\$ 8,940,000</b>						
				<b>Average Yrs. Between Sales</b>	<b>14.95</b>						
				<b>% Annual Increase/(Decrease)</b>	<b>9.3%</b>						