

## 2016 Second 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	46.2%	35	43.8%	-8	-18.6%
No. of Sales 2nd Quarter	50	53.8%	45	56.3%	-5	-10.0%
<b>Total No. of Sales</b>	<b>93</b>	<b>100.0%</b>	<b>80</b>	<b>100.0%</b>	<b>-13</b>	

### MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2015		2016		Differential ('15 v. '16)	
January	16	17.2%	10	12.5%	-6	-37.5%
February	10	10.8%	16	20.0%	6	60.0%
March	17	18.3%	9	11.3%	-8	-47.1%
April	14	15.1%	11	13.8%	-3	-21.4%
May	15	16.1%	15	18.8%	0	0.0%
June	21	22.6%	19	23.8%	-2	-9.5%
<b>Total No. of Sales</b>	<b>93</b>	<b>46.2%</b>	<b>80</b>	<b>43.8%</b>	<b>-13</b>	

### TOWN-WIDE

	2nd Quarter 2015	2nd Quarter 2016	2nd Qtr. Differential 2015 v. 2016	
No. of Sales	50	45	-5	-10.0%
Median Sales Price	\$3,375,000	\$ 4,000,000	\$ 625,000	18.5%
Average Sales Price	\$5,042,075	\$ 6,216,056	\$ 1,173,981	23.3%
Total Sales/Dollars	\$252,103,750	\$ 279,722,499	\$ 27,618,749	11.0%

### North Town of Palm Beach

	2nd Quarter 2015	2nd Quarter 2016	2nd Qtr. Differential 2015 v. 2016	
No. of Sales	26	29	3	11.5%
Median Sales Price	\$ 3,140,000	\$ 3,800,000	\$ 660,000	21.0%
Average Sales Price	\$ 4,442,842	\$ 5,313,654	\$ 870,812	19.6%
Total Sales/Dollars	\$ 115,513,900	\$ 154,095,967	\$ 38,582,067	33.4%

### Midtown Town of Palm Beach

	2nd Quarter 2015	2nd Quarter 2016	2nd Qtr. Differential 2015 v. 2016	
No. of Sales	13	9	-4	-30.8%
Median Sales Price	\$ 3,200,000	\$ 2,825,000	\$ (375,000)	-11.7%
Average Sales Price	\$ 3,812,123	\$ 4,364,059	\$ 551,936	14.5%
Total Sales/Dollars	\$ 49,557,600	\$ 39,276,532	\$ (10,281,068)	-20.7%

### South Town of Palm Beach

	2nd Quarter 2015	2nd Quarter 2016	2nd Qtr. Differential 2015 v. 2016	
No. of Sales	11	7	-4	-36.4%
Median Sales Price	\$ 4,350,000	\$ 8,950,000	\$ 4,600,000	105.7%
Average Sales Price	\$ 8,703,225	\$ 8,635,000	\$ (68,225)	-0.8%
Total Sales/Dollars	\$ 87,032,250	\$ 86,350,000	\$ (682,250)	-0.8%

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

	2015 Jan. thru Jun.		2016 Jan. thru Jun.		Differential ('15 v. '16) Jan. thru Jun.	
Sales \$20,000,000 and over	3	3.2%	5	6.3%	2	3.0%
Sales \$15,000,000 - \$19,999,999	3	3.2%	1	1.3%	-2	-2.0%
Sales \$10,000,000 - \$14,999,999	4	4.3%	7	8.8%	3	4.4%
Sales \$5,000,000 - \$9,999,999	18	19.4%	20	25.0%	2	5.6%
Sales \$2,500,000 - \$4,999,999	37	39.8%	29	36.3%	-8	-3.5%
Sales below \$2,500,000	28	30.1%	18	22.5%	-10	-7.6%
	<b>93</b>	<b>100.0%</b>	<b>80</b>	<b>100.0%</b>	<b>-13</b>	

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

	2015	2016
1st Quarter	0/43 (0.0%)	0/35 (0.0%)
2nd Quarter	0/50 (0.0%)	0/45 (0.0%)
	<b>0/93 (0.0%)</b>	<b>0/80 (0.0%)</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. Leslie Robert Evans and Associates, P.A., makes no representations or warranties as to the accuracy of its contents.

2nd Quarter  
2016  
Report

# THE EVANS REPORT™

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• Counselors at Law •

## ALL - PB SINGLE FAMILY HOME SALES 1/1/16 - 6/30/16

	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	307 Chilean Ave.	Dar Ahlam 1 LLC	307 Chilean Building LLC	\$ 1,900,000	Feb-16	\$ 595,821	Oct-15	0.4	3,116	\$ 3,305,731	554.8%	20
21	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%	21
22	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%	22
23	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%	23
24	232 Coral Ln.	Saville, Linda	Sydney M. Lownds 2 Year Pers. Residence Trust	\$ 3,413,612	Feb-16	\$ 925,000	May-90	25.8	4,151	\$ 96,274	10.4%	24
25	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%	25
26	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%	26
27	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%	27
28	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%	28
29	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%	29
30	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%	30
31	*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	31

32	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%	32
33	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%	33
34	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%	34
35	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%	35
36	1494 N. Ocean Blvd.	Reid, John	Goodstein Family LLC	\$ 4,000,000	Apr-16	\$ 3,500,000	Jul-07	8.8	4,889	\$ 56,996	1.6%	36
37	164 Sunset Ave	164 Sunset Ave. Land Trust	Schottenstein, Teri & Gary	\$ 4,202,557	Apr-16	\$ 3,500,000	Dec-04	11.3	4,531	\$ 61,911	1.8%	37
38	*561 Island Drive	561 Island Drive LLC	Ruby Rinker Rev. Living Trust	\$ 10,000,000	Apr-16	N/A	N/A	N/A	3,817	N/A	N/A	38
39	142 Via Palma	Michele, Jacqueline & Wiseman, David	Neckles, Marissa & Peter	\$ 5,400,000	Apr-16	\$ 2,500,000	May-14	1.9	4,915	\$ 1,488,748	59.5%	39
40	*89 Middle Rd.	89 Middle Road LLC	Columbia University	\$ 39,000,000	Apr-16	N/A	N/A	N/A	17,209	N/A	N/A	40
41	345 Brazilian Ave.	Jeff Bryan Franzen Rev. Trust	Watkins, Christine	\$ 3,925,000	Apr-16	\$ 3,500,000	Feb-08	8.2	4,038	\$ 51,829	1.5%	41
42	870 S. Ocean Blvd.	Invesment Komfort LLC	Zois, Mariana & Elia	\$ 8,500,000	Apr-16	\$ 5,000,000	Apr-02	14.0	6,124	\$ 249,268	5.0%	42
43	285 Colonial Ln.	Colonial 285 LLC	285 Colonial Lane LLC	\$ 2,250,000	Apr-16	\$ 2,200,000	Jun-13	2.9	2,810	\$ 17,398	0.8%	43
44	220 Kawama Ln.	Barbara Dauphin-Duthuit Trust	Riley, Carolyn & Charles	\$ 6,840,000	Apr-16	\$ 1,944,572	Apr-13	3.1	4,516	\$ 1,589,707	81.8%	44
45	365 N. County Rd.	Strausser, Frank	Valerie E. Fleming Rev. Trust	\$ 6,100,000	Apr-16	\$ 48,800	Jan-68	48.4	5,152	\$ 125,131	256.4%	45
46	234 Eden Rd.	Cline, Pamela	Szalay, Nany & Robert	\$ 4,400,000	Apr-16	\$ 2,750,000	Jul-00	15.8	4,256	\$ 104,322	3.8%	46
47	146 Atlantic Ave.	Slavin, Sumner	Towanda Investments Inc	\$ 3,300,000	May-16	\$ 2,100,000	Dec-03	12.4	3,246	\$ 96,561	4.6%	47
48	124 Parc Monceau	Ward, Donna	124 Parc Monceau LLC	\$ 5,600,000	May-16	\$ 4,975,000	Jan-14	2.3	3,950	\$ 266,813	5.4%	48
49	*130 Dolphin Rd.	130 Dolphin Rd. LLC	Coral Gables Trust	\$ 2,600,000	May-16	N/A	N/A	N/A	2,871	N/A	N/A	49
50	350 Indian Rd.	Hemingway, Holt & Greg	Leever, Julia Ann & Daniel	\$ 7,905,000	May-16	\$ 5,310,000	Aug-13	2.8	7,924	\$ 929,514	17.5%	50
51	242 Cherry Ln.	242 Cherry Lane LLC	Poherer, Gary	\$ 2,350,000	May-16	\$ 1,249,000	Apr-15	1.1	1,783	\$ 994,715	79.6%	51
52	4 Golfview Rd.	4 Golfview Rd. Rev Trust	Williams, Angela	\$ 10,000,000	May-16	\$ 9,600,000	Sep-14	1.7	4,053	\$ 236,629	2.5%	52
53	168 Seabreeze Ave.	FBDD Property Corp	Blanco, Francesco	\$ 1,600,000	May-16	\$ 750,000	Sep-99	16.7	4,469	\$ 50,936	6.8%	53
54	310 Atlantic Ave.	310 Atlantic Ave LLC	May, Leni & Peter	\$ 6,975,000	May-16	\$ 5,750,000	Aug-12	3.8	3,897	\$ 322,601	5.6%	54
55	266 Monterey Rd.	266 Moneterly Rd Trust	Donna Wick Trust	\$ 3,536,000	May-16	\$ 1,125,000	Sep-09	6.7	3,219	\$ 359,190	31.9%	55
56	328 Australian Ave.	Gretchen Leach Living Trust	Double F Holdings LLC	\$ 2,825,000	May-16	\$ 2,180,000	Sep-11	4.7	3,420	\$ 136,875	6.3%	56
57	301 Dunbar Rd.	Munder, Elisabeth & Adam	Hamby, Louis	\$ 2,325,000	May-16	\$ 700,000	Aug-90	25.8	3,260	\$ 62,958	9.0%	57
58	319 Seaspray Ave.	Toohy, Robert	Scheerer, Sandra	\$ 2,250,000	May-16	\$ 265,000	Jun-86	30.0	1,856	\$ 66,191	25.0%	58
59	150 Clarke Ave.	Valenti, Linda & Fortunato	Cowell, Casey	\$ 14,065,000	May-16	\$ 6,250,000	Jan-04	12.4	9,261	\$ 629,824	10.1%	59
60	259 Oleander Ave.	ABK South Properties LLC	Weston, Julia	\$ 760,000	May-16	\$ 525,000	May-15	1.1	1,874	\$ 223,372	42.5%	60
61	342 Garden Rd.	Garden Trust	Bridgers, Melissa	\$ 4,667,984	May-16	\$ 1,302,489	Apr-12	4.2	4,684	\$ 809,760	62.2%	61
62	900 N. Lake Way	Fifth Cupcake LLC	900 North Lake Road Land Trust	\$ 25,500,000	Jun-16	\$ 15,226,600	Jan-04	12.4	10,037	\$ 826,856	5.4%	62
63	1226 N. Lake way	Marantz, Virginia & Alan	Swanson, Barbara	\$ 10,500,000	Jun-16	\$ 7,340,000	Mar-08	8.3	4,329	\$ 382,681	5.2%	63
64	316 Seabreeze	Fisher, Gregory	Garafolo, John	\$ 2,145,000	Jun-16	\$ 560,000	Jul-00	16.0	1,265	\$ 99,352	17.7%	64
65	155 Brazilian	155 Brazilian LLC	Vivian P. Dorris Rev. Trust	\$ 2,600,000	Jun-16	\$ 1,275,000	Aug-03	12.8	3,735	\$ 103,140	8.1%	65
66	211 Emerald Ln.	Gulbrandsen, Allison & Donald	Lorber Family Trust	\$ 3,700,000	Jun-16	\$ 540,000	May-89	27.1	3,645	\$ 116,505	21.6%	66
67	*1055 N. Ocean Blvd.	3200 Washington LLC	Rochell, Carlton- Trustee	\$ 13,075,000	Jun-16	N/A	N/A	N/A	5,623	N/A	N/A	67
68	230 Atlantic Ave.	Belluchie, Leslie & Knop, Richard	WAF Florida Properties LLC	\$ 3,877,000	Jun-16	\$ 3,750,000	Sep-15	0.8	3,972	\$ 156,077	4.2%	68
69	250 Via Linda	MTDT 2009 Descendants Trust	Trust, Laura & Lichtman, Alan	\$ 3,400,000	Jun-16	\$ 2,500,000	Jul-13	3.0	3,882	\$ 300,824	12.0%	69
70	171 Dunbar	Palm Beach Dunbar LLC	Olde Eight Development LLC	\$ 3,800,000	Jun-16	\$ 2,300,000	Sep-12	3.8	4,565	\$ 396,452	17.2%	70
71	210 Esplanade Way	Mcgowan, Stephanie & John	Sidney A Lesowitz Rev. Trust	\$ 2,850,000	Jun-16	\$ 885,000	Apr-97	19.2	2,838	\$ 102,256	11.6%	71
72	1066 N. Ocean Blvd.	1066 N. Ocean Blvd LLC	Beeson, John	\$ 3,084,860	Jun-16	\$ 3,225,000	Sep-04	11.8	3,626	\$ (11,887)	-0.4%	72
73	242 Tangier Ave.	Frist, Julie & Thomas	Bloys, Senie	\$ 7,900,000	Jun-16	\$ 4,180,000	May-11	5.1	5,836	\$ 725,321	17.4%	73
74	570 N. Lake Way	Mejia, Margaret & Alberto	Benton Real Estate LLC	\$ 3,587,538	Jun-16	\$ 2,700,000	Sep-01	14.8	3,534	\$ 59,980	2.2%	74
75	234 Queens Ln.	Cerone Family Rev. Trust	Canepa, Karin & Adam	\$ 2,160,000	Jun-16	\$ 1,580,000	Nov-05	10.6	1,877	\$ 54,478	3.4%	75
76	*17 Golfview Rd.	17 Golfview Rd. Trust	Bruce Devaul Bent Rev. Trust	\$ 8,950,000	Jun-16	N/A	N/A	N/A	8,477	N/A	N/A	76
77	242 Colonial Ln.	Lieb, Joseph	Reynolds, Rochelle & Andrew	\$ 2,152,585	Jun-16	\$ 950,000	Dec-11	4.6	1,984	\$ 262,683	27.7%	77
78	9 Golfview Rd.	Acroterium Group LLC	Golfview Holdings LLC	\$ 4,500,000	Jun-16	\$ 3,000,000	Nov-07	8.6	4,961	\$ 173,479	5.8%	78

79	130 Brazilian Ave.	Soane, Zoya & David	Angiuli, Barbara & Nick	\$ 5,663,975	Jun-16	\$ 550,000	Jul-89	27.0	4,690	\$ 189,291	34.4%	79
80	221 Atlantic Ave.	101 Palm Beach Regent LLLP	AN RO DA Trust	\$ 4,900,000	Jun-16	\$ 1,500,000	Jun-14	2.1	4,924	\$ 1,643,709	109.6%	80
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2016 2Q Cumulative Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				80								
PB Home Sales - ALL (Total \$)				\$ 532,672,836								
Average Current Sales Price				\$ 6,658,410								
Median Current Sales Price				\$ 3,962,500								
Average Yrs. Between Sales				11.83								
% Annual Increase/(Decrease)				10.2%								
<b>2016 1Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				35								
PB Home Sales - ALL (Total \$)				\$ 252,950,337								
Average Current Sales Price				\$ 7,227,152								
Median Current Sales Price				\$ 3,735,000								
Average Yrs. Between Sales				13.15								
% Annual Increase/(Decrease)				14.3%								
<b>2016 2Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				45								
PB Home Sales - ALL (Total \$)				\$ 279,722,499								
Average Current Sales Price				\$ 6,216,056								
Median Current Sales Price				\$ 4,000,000								
Average Yrs. Between Sales				10.71								
% Annual Increase/(Decrease)				6.8%								



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10	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%	10
11	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%	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	3,383	\$ 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	2,191	\$ 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	2,288	\$ 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	4,151	\$ 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	N/A	\$ 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	N/A	\$ 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	3,920	\$ 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	6,656	\$ 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	1,348	\$ 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	3,694	\$ 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	3,534	\$ 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	16,089	\$ 9,465,630	99.4%	23
24	1494 N. Ocean Blvd.	Reid, John	Goodstein Family LLC	\$ 4,000,000	Apr-16	\$ 3,500,000	Jul-07	8.8	4,889	\$ 56,996	1.6%	24
25	285 Colonial Ln.	Colonial 285 LLC	285 Colonial Lane LLC	\$ 2,250,000	Apr-16	\$ 2,200,000	Jun-13	2.9	2,810	\$ 17,398	0.8%	25
26	220 Kawama Ln.	Barbara Dauphin-Duthuit Trust	Riley, Carolyn & Charles	\$ 6,840,000	Apr-16	\$ 1,944,572	Apr-13	3.1	4,516	\$ 1,589,707	81.8%	26
27	365 N. County Rd.	Strausser, Frank	Valerie E. Fleming Rev. Trust	\$ 6,100,000	Apr-16	\$ 48,800	Jan-68	48.4	5,152	\$ 125,131	256.4%	27
28	234 Eden Rd.	Cline, Pamela	Szalay, Nany & Robert	\$ 4,400,000	Apr-16	\$ 2,750,000	Jul-00	15.8	4,256	\$ 104,322	3.8%	28
29	146 Atlantic Ave.	Slavin, Sumner	Towanda Investments Inc	\$ 3,300,000	May-16	\$ 2,100,000	Dec-03	12.4	3,246	\$ 96,561	4.6%	29
30	124 Parc Monceau	Ward, Donna	124 Parc Monceau LLC	\$ 5,600,000	May-16	\$ 4,975,000	Jan-14	2.3	3,950	\$ 266,813	5.4%	30
31	*130 Dolphin Rd.	130 Dolphin Rd. LLC	Coral Gables Trust	\$ 2,600,000	May-16	N/A	N/A	N/A	2,871	N/A	N/A	31
32	350 Indian Rd.	Hemingway, Holt & Greg	Leever, Julia Ann & Daniel	\$ 7,905,000	May-16	\$ 5,310,000	Aug-13	2.8	7,924	\$ 929,514	17.5%	32

	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		
33	242 Cherry Ln.	242 Cherry Lane LLC	Poherer, Gary	\$ 2,350,000	May-16	\$ 1,249,000	Apr-15	1.1	1,783	\$ 994,715	79.6%	33	
34	310 Atlantic Ave.	310 Atlantic Ave LLC	May, Leni & Peter	\$ 6,975,000	May-16	\$ 5,750,000	Aug-12	3.8	3,897	\$ 322,601	5.6%	34	
35	266 Monterey Rd.	266 Moneterly Rd Trust	Donna Wick Trust	\$ 3,536,000	May-16	\$ 1,125,000	Sep-09	6.7	3,219	\$ 359,190	31.9%	35	
36	301 Dunbar Rd.	Munder, Elisabeth & Adam	Hamby, Louis	\$ 2,325,000	May-16	\$ 700,000	Aug-90	25.8	3,260	\$ 62,958	9.0%	36	
37	259 Oleander Ave.	ABK South Properties LLC	Weston, Julia	\$ 760,000	May-16	\$ 525,000	May-15	1.1	1,874	\$ 223,372	42.5%	37	
38	342 Garden Rd.	Garden Trust	Bridgers, Melissa	\$ 4,667,984	May-16	\$ 1,302,489	Apr-12	4.2	4,684	\$ 809,760	62.2%	38	
39	900 N. Lake Way	Fifth Cupcake LLC	900 North Lake Road Land Trust	\$ 25,500,000	Jun-16	\$ 15,226,600	Jan-04	12.4	10,037	\$ 826,856	5.4%	39	
40	1226 N. Lake way	Marantz, Virginia & Alan	Swanson, Barbara	\$ 10,500,000	Jun-16	\$ 7,340,000	Mar-08	8.3	4,329	\$ 382,681	5.2%	40	
41	211 Emerald Ln.	Gulbrandsen, Allison & Donald	Lorber Family Trust	\$ 3,700,000	Jun-16	\$ 540,000	May-89	27.1	3,645	\$ 116,505	21.6%	41	
42	*1055 N. Ocean Blvd.	3200 Washington LLC	Rochell, Carlton- Trustee	\$ 13,075,000	Jun-16	N/A	N/A	N/A	5,623	N/A	N/A	42	
43	230 Atlantic Ave.	Belluchie, Leslie & Knop, Richard	WAF Florida Properties LLC	\$ 3,877,000	Jun-16	\$ 3,750,000	Sep-15	0.8	3,972	\$ 156,077	4.2%	43	
44	250 Via Linda	MTDT 2009 Descendants Trust	Trust, Laura & Lichtman, Alan	\$ 3,400,000	Jun-16	\$ 2,500,000	Jul-13	3.0	3,882	\$ 300,824	12.0%	44	
45	171 Dunbar	Palm Beach Dunbar LLC	Olde Eight Development LLC	\$ 3,800,000	Jun-16	\$ 2,300,000	Sep-12	3.8	4,565	\$ 396,452	17.2%	45	
46	210 Esplanade Way	Mcgowan, Stephanie & John	Sidney A Lesowitz Rev. Trust	\$ 2,850,000	Jun-16	\$ 885,000	Apr-97	19.2	2,838	\$ 102,256	11.6%	46	
47	1066 N. Ocean Blvd.	1066 N. Ocean Blvd LLC	Beeson, John	\$ 3,084,860	Jun-16	\$ 3,225,000	Sep-04	11.8	3,626	\$ (11,887)	-0.4%	47	
48	242 Tangier Ave.	Frist, Julie & Thomas	Bloys, Senie	\$ 7,900,000	Jun-16	\$ 4,180,000	May-11	5.1	5,836	\$ 725,321	17.4%	48	
49	570 N. Lake Way	Mejia, Margaret & Alberto	Benton Real Estate LLC	\$ 3,587,538	Jun-16	\$ 2,700,000	Sep-01	14.8	3,534	\$ 59,980	2.2%	49	
50	234 Queens Ln.	Cerone Family Rev. Trust	Canepa, Karin & Adam	\$ 2,160,000	Jun-16	\$ 1,580,000	Nov-05	10.6	1,877	\$ 54,478	3.4%	50	
51	242 Colonial Ln.	Lieb, Joseph	Reynolds, Rochelle & Andrew	\$ 2,152,585	Jun-16	\$ 950,000	Dec-11	4.6	1,984	\$ 262,683	27.7%	51	
52	221 Atlantic Ave.	101 Palm Beach Regent LLLP	AN RO DA Trust	\$ 4,900,000	Jun-16	\$ 1,500,000	Jun-14	2.1	4,924	\$ 1,643,709	109.6%	52	
	<b>*Not included in calculation for % Increase/(Decrease)</b>												
			<b>2016 2Q Cumulative Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)	52									
			PB Home Sales - North (Total \$)	\$ 308,688,329									
			Average Current Sales Price	\$ 5,936,314									
			Median Current Sales Price	\$ 3,643,769									
			Average Yrs. Between Sales	10.89									
			% Annual Increase/(Decrease)	11.0%									
			<b>2016 1Q ONLY Cumulative Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)	23									
			PB Home Sales - North (Total \$)	\$ 154,592,362									
			Average Current Sales Price	\$ 6,721,407									
			Median Current Sales Price	\$ 3,250,000									
			Average Yrs. Between Sales	12.26									
			% Annual Increase/(Decrease)	16.9%									
			<b>2016 2Q ONLY Summary - PB Home Sales (North)</b>										
			# of PB Home Sales (North)	29									
			PB Home Sales - North (Total \$)	\$ 154,095,967									
			Average Current Sales Price	\$ 5,313,654									
			Median Current Sales Price	\$ 3,800,000									
			Average Yrs. Between Sales	9.73									
			% Annual Increase/(Decrease)	7.5%									

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## MIDTOWN - PB HOME SALES 1/1/16 - 6/30/16

	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	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%	1
2	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%	2
3	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%	3
4	307 Chilean Ave.	Dar Ahlam 1 LLC	307 Chilean Building LLC	\$ 1,900,000	Feb-16	\$ 595,821	Oct-15	0.4	3,116	\$ 3,305,731	554.8%	4
5	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%	5
6	164 Sunset Ave	164 Sunset Ave. Land Trust	Schottenstein, Teri & Gary	\$ 4,202,557	Apr-16	\$ 3,500,000	Dec-04	11.3	4,531	\$ 61,911	1.8%	6
7	345 Brazilian Ave.	Jeff Bryan Franzen Rev. Trust	Watkins, Christine	\$ 3,925,000	Apr-16	\$ 3,500,000	Feb-08	8.2	4,038	\$ 51,829	1.5%	7
8	168 Seabreeze Ave.	FBDD Property Corp	Blanco, Francesco	\$ 1,600,000	May-16	\$ 750,000	Sep-99	16.7	4,469	\$ 50,936	6.8%	8
9	328 Australian Ave.	Gretchen Leach Living Trust	Double F Holdings LLC	\$ 2,825,000	May-16	\$ 2,180,000	Sep-11	4.7	3,420	\$ 136,875	6.3%	9
10	319 Seaspray Ave.	Toohey, Robert	Scheerer, Sandra	\$ 2,250,000	May-16	\$ 265,000	Jun-86	30.0	1,856	\$ 66,191	25.0%	10
11	150 Clarke Ave.	Valenti, Linda & Fortunato	Cowell, Casey	\$ 14,065,000	May-16	\$ 6,250,000	Jan-04	12.4	9,261	\$ 629,824	10.1%	11
12	316 Seabreeze	Fisher, Gregory	Garafolo, John	\$ 2,145,000	Jun-16	\$ 560,000	Jul-00	16.0	1,265	\$ 99,352	17.7%	12
13	155 Brazilian	155 Brazilian LLC	Vivian P. Dorris Rev. Trust	\$ 2,600,000	Jun-16	\$ 1,275,000	Aug-03	12.8	3,735	\$ 103,140	8.1%	13
14	130 Brazilian Ave.	Soane, Zoya & David	Angiuli, Barbara & Nick	\$ 5,663,975	Jun-16	\$ 550,000	Jul-89	27.0	4,690	\$ 189,291	34.4%	14
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2016 2Q Cumulative Summary - PB Home Sales (Midtown)</b>												
			# of PB Home Sales (Midtown)	14								
			PB Home Sales - Midtown (Total \$)	\$ 56,526,532								
			Average Current Sales Price	\$ 4,037,609								
			Median Current Sales Price	\$ 2,712,500								
			Average Yrs. Between Sales	15.33								
			% Annual Increase/(Decrease)	9.3%								
<b>2016 1Q ONLY Summary - PB Home Sales (Midtown)</b>												
			# of PB Home Sales (Midtown)	5								
			PB Home Sales - Midtown (Total \$)	\$ 17,250,000								
			Average Current Sales Price	\$ 3,450,000								
			Median Current Sales Price	\$ 2,200,000								
			Average Yrs. Between Sales	15.10								
			% Annual Increase/(Decrease)	18.7%								
<b>2016 2Q ONLY Summary - PB Home Sales (Midtown)</b>												
			# of PB Home Sales (Midtown)	9								
			PB Home Sales - Midtown (Total \$)	\$ 39,276,532								
			Average Current Sales Price	\$ 4,364,059								
			Median Current Sales Price	\$ 2,825,000								
			Average Yrs. Between Sales	15.46								
			% Annual Increase/(Decrease)	7.0%								

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



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## SOUTH - PB HOMES SALES 1/1/16 - 6/30/16

	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	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%	2
3	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%	3
4	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%	4
5	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%	5
6	*520 Island Dr.	520 Island Drive LLC	Kamila F. Remington Trust	\$ 12,150,000	Mar-16	N/A	N/A	N/A	4,290	#VALUE!	#VALUE!	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	4,991	\$ 54,424	1.2%	7
8	*561 Island Drive	561 Island Drive LLC	Ruby Rinker Rev. Living Trust	\$ 10,000,000	Apr-16	N/A	N/A	N/A	3,817	N/A	N/A	8
9	142 Via Palma	Michele, Jacqueline & Wiseman, David	Neckles, Marissa & Peter	\$ 5,400,000	Apr-16	\$ 2,500,000	May-14	1.9	4,915	\$ 1,488,748	59.5%	9
10	*89 Middle Rd.	89 Middle Road LLC	Columbia University	\$ 39,000,000	Apr-16	N/A	N/A	N/A	17,209	N/A	N/A	10
11	870 S. Ocean Blvd.	Invesment Komfort LLC	Zois, Mariana & Elia	\$ 8,500,000	Apr-16	\$ 5,000,000	Apr-02	14.0	6,124	\$ 249,268	5.0%	11
12	4 Golfview Rd.	4 Golfview Rd. Rev Trust	Williams, Angela	\$ 10,000,000	May-16	\$ 9,600,000	Sep-14	1.7	4,053	\$ 236,629	2.5%	12
13	*17 Golfview Rd.	17 Golfview Rd. Trust	Bruce Devaul Bent Rev. Trust	\$ 8,950,000	Jun-16	N/A	N/A	N/A	8,477	N/A	N/A	13
14	9 Golfview Rd.	Acroterium Group LLC	Golfview Holdings LLC	\$ 4,500,000	Jun-16	\$ 3,000,000	Nov-07	8.6	4,961	\$ 173,479	5.8%	14
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2016 2Q Cumulative Summary - PB Home Sales (South)</b>												
# of PB Home Sales (South)				14								
PB Home Sales - South (Total \$)				\$ 167,457,975								
Average Current Sales Price				\$ 11,961,284								
Median Current Sales Price				\$ 8,945,000								
Average Yrs. Between Sales				11.60								
% Annual Increase/(Decrease)				8.5%								
<b>2016 1Q ONLY Summary - PB Home Sales (South)</b>												
# of PB Home Sales (South)				7								
PB Home Sales - South (Total \$)				\$ 81,107,975								
Average Current Sales Price				\$ 11,586,854								
Median Current Sales Price				\$ 8,940,000								
Average Yrs. Between Sales				14.95								
% Annual Increase/(Decrease)				9.3%								
<b>2016 2Q ONLY Summary - PB Home Sales (South)</b>												
# of PB Home Sales (South)				7								
PB Home Sales - South (Total \$)				\$ 86,350,000								
Average Current Sales Price				\$ 8,635,000								
Median Current Sales Price				\$ 8,950,000								
Average Yrs. Between Sales				6.58								
% Annual Increase/(Decrease)				6.3%								