

2016 Fourth 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	27.0%	35	26.9%	-8	-18.6%
No. of Sales 2nd Quarter	50	31.4%	46	35.4%	-4	-8.0%
No. of Sales 3rd Quarter	41	25.8%	28	21.5%	-13	-31.7%
No. of Sales 4th Quarter	25	15.7%	21	16.2%	-4	-16.0%
Total No. of Sales	159	100%	130	100%	-29	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2015		2016		Differential ('15 v. '16)	
January	16	10.1%	10	7.7%	-6	-37.5%
February	10	6.3%	16	12.3%	6	60.0%
March	17	10.7%	9	6.9%	-8	-47.1%
April	14	8.8%	11	8.5%	-3	-21.4%
May	15	9.4%	15	11.5%	0	0.0%
June	21	13.2%	20	15.4%	-1	-4.8%
July	18	11.3%	10	7.7%	-8	-44.4%
August	11	6.9%	7	5.4%	-4	-36.4%
September	12	7.5%	11	8.5%	-1	-8.3%
October	9	5.7%	6	4.6%	-3	-33.3%
November	8	5.0%	9	6.9%	1	12.5%
December	8	5.0%	6	4.6%	-2	-25.0%
Total No. of Sales	159	100%	130	100%	-29	

TOWN-WIDE

	4th Quarter 2015	4th Quarter 2016	4th Qtr. Differential 2015 v. 2016	
No. of Sales	25	21	-4	-16.0%
Median Sales Price	\$4,516,000	\$ 3,000,000	\$ (1,516,000)	-33.6%
Average Sales Price	\$6,634,332	\$ 5,375,329	\$ (1,259,003)	-19.0%
Total Sales/Dollars	\$165,858,293	\$ 112,881,900	\$ (52,976,393)	-31.9%

North Town of Palm Beach

	4th Quarter 2015	4th Quarter 2016	4th Qtr. Differential 2015 v. 2016	
No. of Sales	13	13	0	0.0%
Median Sales Price	\$ 4,800,000	\$ 2,965,000	\$ (1,835,000)	-38.2%
Average Sales Price	\$ 8,422,538	\$ 6,210,454	\$ (2,212,084)	-26.3%
Total Sales/Dollars	\$ 109,492,993	\$ 80,735,900	\$ (28,757,093)	-26.3%

Midtown Town of Palm Beach

	4th Quarter 2015	4th Quarter 2016	4th Qtr. Differential 2015 v. 2016	
No. of Sales	8	6	-2	-25.0%
Median Sales Price	\$ 4,700,000	\$ 3,405,500	\$ (1,294,500)	-27.5%
Average Sales Price	\$ 4,864,688	\$ 3,399,333	\$ (1,465,355)	-30.1%
Total Sales/Dollars	\$ 38,893,500	\$ 20,396,000	\$ (18,497,500)	-47.6%

South Town of Palm Beach

	4th Quarter 2015	4th Quarter 2016	4th Qtr. Differential 2015 v. 2016	
No. of Sales	4	2	-2	-50.0%
Median Sales Price	\$ 2,910,900	\$ 5,875,000	\$ 2,964,100	101.8%
Average Sales Price	\$ 4,367,950	\$ 5,875,000	\$ 1,507,050	34.5%
Total Sales/Dollars	\$ 17,471,800	\$ 11,750,000	\$ (5,721,800)	-32.7%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2015		2016		Differential ('15 v. '16)	
	Jan. thru Dec.		Jan. thru Dec.		Jan. thru Dec.	
Sales \$20,000,000 and over	5	3.1%	6	4.6%	1	20.0%
Sales \$15,000,000 - \$19,999,999	8	5.0%	2	1.5%	-6	-75.0%
Sales \$10,000,000 - \$14,999,999	10	6.3%	11	8.5%	1	10.0%
Sales \$5,000,000 - \$9,999,999	32	20.1%	26	20.0%	-6	-18.8%
Sales \$2,500,000 - \$4,999,999	63	39.6%	52	40.0%	-11	-17.5%
Sales below \$2,500,000	41	25.8%	33	25.4%	-8	-19.5%
	159	100.0%	130	100.0%	-29	

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%)	0/46 (0.0%)
3rd Quarter	0/41 (4.2%)	0/28 (0.0%)
4th Quarter	0/25 (0.0%)	0/21 (0.0%)
	0/159 (1.1%)	0/130 (0.0%)

4th Quarter
2016
Report

THE EVANS REPORT™



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ALL - PB SINGLE FAMILY HOME SALES 1/1/16 - 12/31/16

	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	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

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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 Monterey 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
81	264 Seminole Ave.	TP Seminole Ave LLC	Talbot, Sharon	\$ 4,350,000	Jun-16	\$ 825,000	Nov-01	14.6	6,460	\$ 241,529	29.3%	81
82	221 Queens Ln.	Reynolds, Rochelle & Andrew	Sherman Family Trust	\$ 2,227,025	Jul-16	\$ 810,000	Nov-98	17.7	2,798	\$ 80,101	9.9%	82
83	6 Lagomar Rd.	Bruce M. Taylor Trust	Carter, Nancy & Donald	\$ 12,500,000	Jul-16	\$ 1,900,000	Oct-08	7.8	9,418	\$ 1,359,452	71.6%	83
84	147 Seabreeze Ave.	147 Seabreeze Avenue LLC	Ray B. Zemmon Rev. Trust	\$ 4,275,000	Jul-16	\$ 2,875,000	May-05	11.2	3,935	\$ 125,276	4.4%	84
85	295 Bahama Ln.	Palamad LLC	Revson, Eugina	\$ 3,700,000	Jul-16	\$ 2,800,000	Feb-11	5.4	3,980	\$ 165,575	5.9%	85
86	180 Atlantic Ave.	Palm Beach Orthodox Synagogue Inc	Paul R. Pelliteri	\$ 3,500,000	Jul-16	\$ 125,000	Jan-93	23.6	4,227	\$ 143,308	114.6%	86
87	271 Southland Rd.	Greene, Cecila & Verbinnin, Paul	Yahn, William	\$ 4,488,648	Jul-16	\$ 1,390,000	May-13	3.2	3,201	\$ 956,858	68.8%	87
88	534 Island Dr.	Herman Family Trust	Corrigan, Lorraine & Harold	\$ 13,027,942	Jul-16	\$ 3,850,000	Jun-00	16.1	6,874	\$ 568,366	14.8%	88
89	219 Clarke Ave	SLE PB Land Trust	Leigh, Sylvia & Geoffery	\$ 9,770,600	Jul-16	\$ 7,900,000	Nov-06	9.7	6,308	\$ 192,383	2.4%	89
90	240 Ocean Ter.	Heyniger, Sean	240 Ocean Ter LLC	\$ 2,600,000	Jul-16	\$ 3,250,000	Feb-16	0.5	2,569	\$ (1,332,865)	-41.0%	90
91	110 Wells Rd.	H Franklin land Trust	Pappas, James	\$ 7,500,000	Jul-16	\$ 6,687,500	Mar-13	N/A	4,420	N/A	N/A	91
92	259 Park Ave	Poncy Properties LLC	259 PARK AVENUE LAND TRUST	\$ 950,000	Aug-16	\$ 657,500	Feb-15	1.5	1,424	\$ 195,178	29.7%	92
93	82 Middle Rd.	Beers, Charlotte	John D Mashek Dec. of Trust	\$ 4,800,000	Aug-16	\$ 900,000	Aug-93	23.1	4,026	\$ 169,162	18.8%	93
94	226 Via Linda	Stefanski, Marc	Andrew Thomka-Gazdik Trust	\$ 3,900,000	Aug-16	\$ 1,807,248	Apr-14	2.4	2,944	\$ 873,975	48.4%	94
95	245 Coral Ln.	Rollings Oaks PB LLC	245 Coral Lane LLC	\$ 4,450,000	Aug-16	\$ 2,950,000	Jun-08	8.2	3,152	\$ 182,015	6.2%	95
96	210 Wells Rd.	Scheler, Monica & Scott	Levin, Rosana	\$ 4,450,000	Aug-16	\$ 1,200,000	Apr-96	20.4	4,058	\$ 159,185	13.3%	96
97	161 Woodbridge Rd.	C&G Enterprises	WS Woodbridge Road LLC	\$ 3,635,000	Aug-16	\$ 1,400,000	Dec-96	19.8	6,253	\$ 113,098	8.1%	97
98	320 Seabreeze Rd.	Fischer, Gregory	Garafalo, John	\$ 2,250,000	Aug-16	\$ 595,000	Aug-99	17.1	1,884	\$ 96,807	16.3%	98
99	256 Fairview Rd.	256 Fairview Road LLC	Wexner, Suzette	\$ 1,900,000	Sep-16	\$ 365,000	Aug-93	23.1	2,224	\$ 66,438	18.2%	99

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.

100	238 Phippis Plz.	Maas, Elizabeth & Robb	Annette Desuata Estate	\$ 1,400,000	Sep-16	\$ 35,796	Apr-58	58.5	1,724	\$ 23,332	65.2%	100	
101	233 Arabian Rd.	Weinberg, Max & Rebecca	Chu, Elizabeth & Michael	\$ 2,400,000	Sep-16	\$ 1,645,000	Nov-13	2.9	3,459	\$ 264,467	16.1%	101	
102	222 Austrlian Ave.	Andre, Laura	Pierce Family Trust	\$ 1,800,000	Sep-16	\$ 72,000	Jan-71	45.8	3,504	\$ 37,765	52.5%	102	
103	500 Island Dr.	Deja Views LLC	Hennessy, Edward	\$ 8,100,000	Sep-16	\$ 2,400,000	Mar-91	25.6	6,526	\$ 222,704	9.3%	103	
104	6 Ocean Ln.	City National Bank of Florida Trustee	6 Ocean Lane LLC	\$ 3,600,000	Sep-16	\$ 4,606,000	Dec-13	2.8	10,093	\$ (357,537)	-7.8%	104	
105	177 Clarendon Ave.	Alban, James & Gerald	Bair, Lisa	\$ 10,500,000	Sep-16	\$ 7,290,000	Nov-13	2.9	6,500	\$ 1,103,249	15.1%	105	
106	102 Gulfstream Rd.	Rawlings, Beverly & George	Zana Oceanfront LLC	\$ 13,900,000	Sep-16	\$ 7,650,000	Jul-14	2.2	4,904	\$ 2,785,409	36.4%	106	
107	225 Arabian Rd.	211 Pine Street Land Trust	Ohannessian, Antoine	\$ 2,500,000	Sep-16	\$ 2,325,000	Mar-06	10.6	2,703	\$ 16,522	0.7%	107	
108	256 Mockingbird Trl.	Cardo, Beverly & Randy	Mockingbird Home LLC	\$ 3,124,982	Sep-16	\$ 3,115,800	Jul-15	1.2	3,195	\$ 7,350	0.2%	108	
109	159 Australian Ave.	Mackenzie, Louis & Alan	Alan & Susan Kaufman Trust	\$ 4,995,000	Sep-16	\$ 1,324,690	May-11	N/A	4,436	N/A	N/A	109	
110	142 Seaspray Ave.	Mockingbird Home LLC	Whetsell, Sherril & Heyward	\$ 4,500,000	Oct-16	\$ 490,000	Dec-96	19.9	2,098	\$ 201,966	41.2%	110	
111	241 S. Woods Rd.	Pinto, Dale	Trinity House Trust	\$ 900,000	Oct-16	\$ 1,750,000	Sep-01	15.0	4,232	\$ (56,667)	-3.2%	111	
112	157 Peruvian Ave.	Stanoytchev, Rosemin	Homes, Madeline	\$ 2,025,000	Oct-16	\$ 340,000	Jun-09	7.4	2,035	\$ 228,464	67.2%	112	
113	266 Orange Grove Rd.	Steranka, Michael	Geb Beate Personal Estate	\$ 1,850,000	Oct-16	\$ 1,000,000	Dec-09	6.9	1,810	\$ 123,360	12.3%	113	
114	1632 S. Ocean Blvd.	Maurice Pinsonnault Management, Inc.	Heilweil, Flora	\$ 8,750,000	Oct-16	\$ 1,700,000	May-95	21.5	6,671	\$ 327,928	19.3%	114	
115	346 Brazilian Ave.	Chinn, Linda & Adam	Elizabeth D. Remmert Rev. Trust	\$ 5,900,000	Oct-16	\$ 5,425,000	Mar-14	2.7	4,832	\$ 177,821	3.3%	115	
116	400 Caribbean Rd.	400 Caribbean Rd. LLC	Heitzman, Evan	\$ 16,465,000	Nov-16	\$ 12,500,000	May-06	10.5	11,908	\$ 377,078	3.0%	116	
117	255 Everglade Ave.	Stewart, Van	Janet G. Halverson Rev. Trust	\$ 3,050,000	Nov-16	\$ 1,975,000	Jan-14	2.9	3,851	\$ 374,404	19.0%	117	
118	236 Bradley Pl.	Julian I. Stoopler Living Trust	236 Bradley LLC	\$ 2,500,000	Nov-16	\$ 2,320,000	Apr-14	2.6	4,578	\$ 69,013	3.0%	118	
119	224 Manana Ln.	Panaiotopoulos, Deborah & George	Fernandez, Courtney & Robert	\$ 1,625,000	Nov-16	\$ 1,650,000	May-05	11.6	2,873	\$ (2,163)	-0.1%	119	
120	*515 N. County Rd. (Subdivied into 3 lots)	515 North County Road Trust	County Road Property LLC	\$ 34,344,900	Nov-16	\$ 95,000,000	Jul-08	8.4	81,738	N/A	N/A	120	
121	210 Fairview Rd.	Palm Beach Island Ventures LLC	John F. Forma Rev. Trust	\$ 2,100,000	Nov-16	\$ 1,000,000	May-11	5.6	2,514	\$ 197,491	19.7%	121	
122	225 Monterey Rd.	Wolf, Heather & Steven	Julian Bharti Living Trust	\$ 2,965,000	Nov-16	\$ 3,150,000	May-14	2.6	3,843	\$ (71,607)	-2.3%	122	
123	3492 S. Ocean Blvd.	3492 South Ocean LLC	Gittelmacher, Elliot	\$ 3,000,000	Nov-16	\$ 466,500	Oct-97	19.2	3,850	\$ 132,123	28.3%	123	
124	421 Brazilian Ave.	Smithgall, Sally & Charles	Mahon, Regina	\$ 4,311,000	Nov-16	\$ 2,800,000	Oct-11	5.2	3,367	\$ 292,271	10.4%	124	
125	261 El Dorado Ln.	Ruger, Charles	Elliot Walter IV Estate	\$ 2,150,000	Dec-16	\$ 280,000	Jun-04	12.5	3,097	\$ 149,485	53.4%	125	
126	120 Atlantic Ave.	Hui, Xin	Ward, Donna & Charles	\$ 5,800,000	Dec-16	\$ 3,200,000	May-02	14.6	6,038	\$ 178,116	5.6%	126	
127	1090 N. Ocean Blvd.	Desruisseaux, Ann	Mize, Robert	\$ 3,700,000	Dec-16	\$ 3,250,000	Jul-04	12.5	5,947	\$ 36,123	1.1%	127	
128	*263 Park Ave.	Carney, Ceann & James	Douglas L. Wilson Estate	\$ 1,045,000	Dec-16	\$ 175,000	Apr-82	34.7	2,390	\$ 25,053	14.3%	128	
129	*234 Ocean Terr.	Polites, Cara & Catherine & Ferro, Kevin	Lambert, David	\$ 4,741,000	Dec-16	\$ 2,100,000	Dec-13	3.0	4,298	\$ 868,437	41.4%	129	
130	222 S. County Rd.	Klaine, Katherine & Warren	Elizabeth D. Remmert Rev. Trust	\$ 1,160,000	Dec-16	\$ 1,062,500	Mar-16	0.8	1,348	\$ 117,839	11.1%	130	
	*Not included in calculation for % Increase/(Decrease)												
			2016 4Q Cumulative Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	130									
			PB Home Sales - ALL (Total \$)	\$ 792,148,933									
			Average Current Sales Price	\$ 6,093,453									
			Median Current Sales Price	\$ 3,838,500									
			Average Yrs. Between Sales	11.98									
			% Annual Increase/(Decrease)	9.1%									
			2016 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	109									
			PB Home Sales - ALL (Total \$)	\$ 679,267,033									
			Average Current Sales Price	\$ 6,231,808									
			Median Current Sales Price	\$ 3,925,000									
			Average Yrs. Between Sales	12.17									
			% Annual Increase/(Decrease)	9.5%									
			2016 4Q ONLY Summary - PB Home Sales (ALL)										
			# of PB Home Sales (ALL)	21									
			PB Home Sales - ALL (Total \$)	\$ 112,881,900									
			Average Current Sales Price	\$ 5,375,329									
			Median Current Sales Price	\$ 3,000,000									
			Average Yrs. Between Sales	10.47									
			% Annual Increase/(Decrease)	6.5%									

4th Quarter
2016
Report

THE EVANS REPORT™

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

NORTH - PB SINGLE FAMILY HOME SALES 1/1/16 - 12/31/16

	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	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%	1
2	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%	2
3	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%	3
4	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%	4
5	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%	5
6	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%	6
7	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%	7
8	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%	8
9	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%	9
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

	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	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
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 Monterey 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
53	264 Seminole Ave.	TP Seminole Ave LLC	Talbot, Sharon	\$ 4,350,000	Jun-16	\$ 825,000	Nov-01	14.6	6,460	\$ 241,529	29.3%	53
54	221 Queens Ln.	Reynolds, Rochelle & Andrew	Sherman Family Trust	\$ 2,227,025	Jul-16	\$ 810,000	Nov-98	17.7	2,798	\$ 80,101	9.9%	54
55	295 Bahama Ln.	Palamad LLC	Revson, Eugina	\$ 3,700,000	Jul-16	\$ 2,800,000	Feb-11	5.4	3,980	\$ 165,575	5.9%	55
56	180 Atlantic Ave.	Palm Beach Orthodox Synagogue Ir	Paul R. Pelliteri	\$ 3,500,000	Jul-16	\$ 125,000	Jan-93	23.6	4,227	\$ 143,308	114.6%	56
57	271 Southland Rd.	Greene, Cecila & Verbinnin, Paul	Yahn, William	\$ 4,488,648	Jul-16	\$ 1,390,000	May-13	3.2	3,201	\$ 956,858	68.8%	57
58	240 Ocean Ter.	Heyniger, Sean	240 Ocean Ter LLC	\$ 2,600,000	Jul-16	\$ 3,250,000	Feb-16	0.5	2,569	\$ (1,332,865)	-41.0%	58
59	110 Wells Rd.	H Franklin land Trust	Pappas, James	\$ 7,500,000	Jul-16	\$ 6,687,500	Mar-13	N/A	4,420	N/A	N/A	59
60	259 Park Ave	Poncy Properties LLC	259 PARK AVENUE LAND TRUST	\$ 950,000	Aug-16	\$ 657,500	Feb-15	1.5	1,424	\$ 195,178	29.7%	60
61	226 Via Linda	Stefanski, Marc	Andrew Thomka-Gazdik Trust	\$ 3,900,000	Aug-16	\$ 1,807,248	Apr-14	2.4	2,944	\$ 873,975	48.4%	61
62	245 Coral Ln.	Rollings Oaks PB LLC	245 Coral Lane LLC	\$ 4,450,000	Aug-16	\$ 2,950,000	Jun-08	8.2	3,152	\$ 182,015	6.2%	62
63	210 Wells Rd.	Scheler, Monica & Scott	Levin, Rosana	\$ 4,450,000	Aug-16	\$ 1,200,000	Apr-96	20.4	4,058	\$ 159,185	13.3%	63
64	256 Fairview Rd.	256 Fairview Road LLC	Wexner, Suzette	\$ 1,900,000	Sep-16	\$ 365,000	Aug-93	23.1	2,224	\$ 66,438	18.2%	64
65	233 Arabian Rd.	Weinberg, Max & Rebecca	Chu, Elizabeth & Michael	\$ 2,400,000	Sep-16	\$ 1,645,000	Nov-13	2.9	3,459	\$ 264,467	16.1%	65
66	6 Ocean Ln.	City National Bank of Florida Trustee	6 Ocean Lane LLC	\$ 3,600,000	Sep-16	\$ 4,606,000	Dec-13	2.8	10,093	\$ (357,537)	-7.8%	66
67	225 Arabian Rd.	211 Pine Street Land Trust	Ohannessian, Antoine	\$ 2,500,000	Sep-16	\$ 2,325,000	Mar-06	10.6	2,703	\$ 16,522	0.7%	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	256 Mockingbird Trl.	Cardo, Beverly & Randy	Mockingbird Home LLC	\$ 3,124,982	Sep-16	\$ 3,115,800	Jul-15	1.2	3,195	\$ 7,350	0.2%	68	
69	241 S. Woods Rd.	Pinto, Dale	Trinity House Trust	\$ 900,000	Oct-16	\$ 1,750,000	Sep-01	15.0	4,232	\$ (56,667)	-3.2%	69	
70	266 Orange Grove Rd.	Steranka, Michael	Geb Beate Personal Estate	\$ 1,850,000	Oct-16	\$ 1,000,000	Dec-09	6.9	1,810	\$ 123,360	12.3%	70	
71	400 Caribbean Rd.	400 Caribbean Rd. LLC	Heitzman, Evan	\$ 16,465,000	Nov-16	\$ 12,500,000	May-06	10.5	11,908	\$ 377,078	3.0%	71	
72	255 Everglade Ave.	Stewart, Van	Janet G. Halverson Rev. Trust	\$ 3,050,000	Nov-16	\$ 1,975,000	Jan-14	2.9	3,851	\$ 374,404	19.0%	72	
73	224 Manana Ln.	Panaiotopoulos, Deborah & George	Fernandez, Courtney & Robert	\$ 1,625,000	Nov-16	\$ 1,650,000	May-05	11.6	2,873	\$ (2,163)	-0.1%	73	
74	*515 N. County Rd. (Subdivied into 3	515 North County Road Trust	County Road Property LLC	\$ 34,344,900	Nov-16	\$ 95,000,000	Jul-08	8.4	81,738	N/A	N/A	74	
75	210 Fairview Rd.	Palm Beach Island Ventures LLC	John F. Forma Rev. Trust	\$ 2,100,000	Nov-16	\$ 1,000,000	May-11	5.6	2,514	\$ 197,491	19.7%	75	
76	225 Monterey Rd.	Wolf, Heather & Steven	Julian Bharti Living Trust	\$ 2,965,000	Nov-16	\$ 3,150,000	May-14	2.6	3,843	\$ (71,607)	-2.3%	76	
77	261 El Dorado Ln.	Ruger, Charles	Elliot Walter IV Estate	\$ 2,150,000	Dec-16	\$ 280,000	Jun-04	12.5	3,097	\$ 149,485	53.4%	77	
78	120 Atlantic Ave.	Hui, Xin	Ward, Donna & Charles	\$ 5,800,000	Dec-16	\$ 3,200,000	May-02	14.6	6,038	\$ 178,116	5.6%	78	
79	1090 N. Ocean Blvd.	Desruisseaux, Ann	Mize, Robert	\$ 3,700,000	Dec-16	\$ 3,250,000	Jul-04	12.5	5,947	\$ 36,123	1.1%	79	
80	*263 Park Ave.	Carney, Ceann & James	Douglas L. Wilson Estate	\$ 1,045,000	Dec-16	\$ 175,000	Apr-82	34.7	2,390	\$ 25,053	14.3%	80	
81	*234 Ocean Terr.	Polites, Cara & Catherine & Ferro, M	Lambert, David	\$ 4,741,000	Dec-16	\$ 2,100,000	Dec-13	3.0	4,298	\$ 868,437	41.4%	81	
	*Not included in calculation for % Increase/(Decrease)												
			2016 4Q Cumulative Summary - PB Home Sales (North)										
			# of PB Home Sales (North)	81									
			PB Home Sales - North (Total \$)	\$ 445,064,884									
			Average Current Sales Price	\$ 5,494,628									
			Median Current Sales Price	\$ 3,536,000									
			Average Yrs. Between Sales	10.56									
			% Annual Increase/(Decrease)	9.5%									
			2016 1Q, 2Q & 3Q ONLY Cumulative Summary - PB Home Sales (North)										
			# of PB Home Sales (North)	68									
			PB Home Sales - North (Total \$)	\$ 364,328,984									
			Average Current Sales Price	\$ 5,357,779									
			Median Current Sales Price	\$ 3,593,769									
			Average Yrs. Between Sales	10.50									
			% Annual Increase/(Decrease)	10.6%									
			2016 4Q ONLY Summary - PB Home Sales (North)										
			# of PB Home Sales (North)	13									
			PB Home Sales - North (Total \$)	\$ 80,735,900									
			Average Current Sales Price	\$ 6,210,454									
			Median Current Sales Price	\$ 2,965,000									
			Average Yrs. Between Sales	10.82									
			% Annual Increase/(Decrease)	3.4%									

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MIDTOWN - PB HOME SALES 1/1/16 - 12/31/16

	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	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
15	147 Seabreeze Ave.	147 Seabreeze Avenue LLC	Ray B. Zemmon Rev. Trust	\$ 4,275,000	Jul-16	\$ 2,875,000	May-05	11.2	3,935	\$ 125,276	4.4%	15
16	219 Clarke Ave	SLE PB Land Trust	Leigh, Sylvia & Geoffery	\$ 9,770,600	Jul-16	\$ 7,900,000	Nov-06	9.7	6,308	\$ 192,383	2.4%	16
17	320 Seabreeze Rd.	Fischer, Gregory	Garofalo, John	\$ 2,250,000	Aug-16	\$ 595,000	Aug-99	17.1	1,884	\$ 96,807	16.3%	17
18	238 Phippis Plz.	Maas, Elizabeth & Robb	Annette Desuata Estate	\$ 1,400,000	Sep-16	\$ 35,796	Apr-58	58.5	1,724	\$ 23,332	65.2%	18
19	222 Austrlian Ave.	Andre, Laura	Pierce Family Trust	\$ 1,800,000	Sep-16	\$ 72,000	Jan-71	45.8	3,504	\$ 37,765	52.5%	19
20	159 Australian Ave.	Mackenzie, Louis & Alan	Alan & Susan Kaufman Trust	\$ 4,995,000	Sep-16	\$ 1,324,690	May-11	5.3	4,436	\$ 686,655	51.8%	20
21	142 Seaspray Ave.	Mockingbird Home LLC	Whetsell, Sherril & Heyward	\$ 4,500,000	Oct-16	\$ 490,000	Dec-96	19.9	2,098	\$ 201,966	41.2%	21
22	157 Peruvian Ave.	Stanoytchev, Rosemin	Homes, Madeline	\$ 2,025,000	Oct-16	\$ 340,000	Jun-09	7.4	2,035	\$ 228,464	67.2%	22
23	346 Brazilian Ave.	Chinn, Linda & Adam	Elizabeth D. Remmert Rev. Trust	\$ 5,900,000	Oct-16	\$ 5,425,000	Mar-14	2.7	4,832	\$ 177,821	3.3%	23
24	236 Bradley Pl.	Julian I. Stoopler Living Trust	236 Bradley LLC	\$ 2,500,000	Nov-16	\$ 2,320,000	Apr-14	2.6	4,578	\$ 69,013	3.0%	24

25	421 Brazilian Ave.	Smithgall, Sally & Charles	Mahon, Regina	\$ 4,311,000	Nov-16	\$ 2,800,000	Oct-11	5.2	3,367	\$ 292,271	10.4%	25
26	222 S. County Rd.	Klaine, Katherine & Warren	Elizabeth D. Remmert Rev. Trust	\$ 1,160,000	Dec-16	\$ 1,062,500	Mar-16	0.8	1,348	\$ 117,839	11.1%	26
<i>*Not included in calculation for % Increase/(Decrease)</i>												
2016 4Q Cumulative Summary - PB Home Sales (Midtown)												
# of PB Home Sales (Midtown)				26								
PB Home Sales - Midtown (Total \$)				\$ 101,413,132								
Average Current Sales Price				\$ 3,900,505								
Median Current Sales Price				\$ 2,712,500								
Average Yrs. Between Sales				15.41								
% Annual Increase/(Decrease)				7.1%								
2016 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (Midtown)												
# of PB Home Sales (Midtown)				20								
PB Home Sales - Midtown (Total \$)				\$ 81,017,132								
Average Current Sales Price				\$ 4,050,857								
Median Current Sales Price				\$ 2,712,500								
Average Yrs. Between Sales				18.11								
% Annual Increase/(Decrease)				6.9%								
2016 4Q ONLY Summary - PB Home Sales (Midtown)												
# of PB Home Sales (Midtown)				6								
PB Home Sales - Midtown (Total \$)				\$ 20,396,000								
Average Current Sales Price				\$ 3,399,333								
Median Current Sales Price				\$ 3,405,500								
Average Yrs. Between Sales				6.42								
% Annual Increase/(Decrease)				10.0%								

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SOUTH - PB HOMES SALES 1/1/16 - 12/31/16

	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	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	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	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
15	6 Lagomar Rd.	Bruce M. Taylor Trust	Carter, Nancy & Donald	\$ 12,500,000	Jul-16	\$ 1,900,000	Oct-08	7.8	9,418	\$ 1,359,452	71.6%	15
16	534 Island Dr.	Herman Family Trust	Corrigan, Lorraine & Harold	\$ 13,027,942	Jul-16	\$ 3,850,000	Jun-00	16.1	6,874	\$ 568,366	14.8%	16
17	82 Middle Rd.	Beers, Charlotte	John D Mashek Dec. of Trust	\$ 4,800,000	Aug-16	\$ 900,000	Aug-93	23.1	4,026	\$ 169,162	18.8%	17
18	161 Woodbridge Rd.	C&G Enterprises	WS Woodbridge Road LLC	\$ 3,635,000	Aug-16	\$ 1,400,000	Dec-96	19.8	6,253	\$ 113,098	8.1%	18
19	500 Island Dr.	Deja Views LLC	Hennessy, Edward	\$ 8,100,000	Sep-16	\$ 2,400,000	Mar-91	25.6	6,526	\$ 222,704	9.3%	19
20	177 Clarendon Ave.	Alban, James & Gerald	Bair, Lisa	\$ 10,500,000	Sep-16	\$ 7,290,000	Nov-13	2.9	6,500	\$ 1,103,249	15.1%	20
21	102 Gulfstream Rd.	Rawlings, Beverly & George	Zana Oceanfront LLC	\$ 13,900,000	Sep-16	\$ 7,650,000	Jul-14	2.2	4,904	\$ 2,785,409	36.4%	21

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
22	1632 S. Ocean Blvd.	Maurice Pinonnault Management, Inc.	Heilweil, Flora	\$ 8,750,000	Oct-16	\$ 1,700,000	May-95	21.5	6,671	\$ 327,928	19.3%	22
23	3492 S. Ocean Blvd.	3492 South Ocean LLC	Gittelmacher, Elliot	\$ 3,000,000	Nov-16	\$ 466,500	Oct-97	19.2	3,850	\$ 132,123	28.3%	23
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
	2016 4Q Cumulative Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			23								
	PB Home Sales - South (Total \$)			\$ 245,670,917								
	Average Current Sales Price			\$ 10,681,344								
	Median Current Sales Price			\$ 8,940,000								
	Average Yrs. Between Sales			13.38								
	% Annual Increase/(Decrease)			9.7%								
	2016 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			21								
	PB Home Sales - South (Total \$)			\$ 233,920,917								
	Average Current Sales Price			\$ 11,139,091								
	Median Current Sales Price			\$ 8,950,000								
	Average Yrs. Between Sales			12.56								
	% Annual Increase/(Decrease)			9.6%								
	2016 4Q ONLY Summary - PB Home Sales (South)											
	# of PB Home Sales (South)			2								
	PB Home Sales - South (Total \$)			\$ 11,750,000								
	Average Current Sales Price			\$ 5,875,000								
	Median Current Sales Price			\$ 5,875,000								
	Average Yrs. Between Sales			20.34								
	% Annual Increase/(Decrease)			21.8%								