

## 2017 First Quarter Analysis of Palm Beach Single-Family Homes

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

	2016		2017		Differential ('16 v. '17)	
No. of Sales 1st Quarter	34	100.0%	28	100.0%	-6	-17.6%
<b>Total No. of Sales</b>	<b>34</b>	<b>100.0%</b>	<b>28</b>	<b>100.0%</b>	<b>-6</b>	

### MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2016		2017		Differential ('16 v. '17)	
January	10	29.4%	5	17.9%	-5	-50.0%
February	15	44.1%	7	25.0%	-8	-53.3%
March	9	26.5%	16	57.1%	7	77.8%
<b>Total No. of Sales</b>	<b>34</b>	<b>100.0%</b>	<b>28</b>	<b>100.0%</b>	<b>-6</b>	

### TOWN-WIDE

	1st Quarter 2016	1st Quarter 2017	1st Qtr. Differential 2016 v. 2017	
No. of Sales	34	28	-6	-17.6%
Median Sales Price	\$ 3,992,500	\$ 3,660,839	\$ (331,661)	-8.3%
Average Sales Price	\$ 7,383,833	\$ 8,814,930	\$ 1,431,097	19.4%
Total Sales/Dollars	\$ 251,050,337	\$ 246,818,053	\$ (4,232,284)	-1.7%

### North Town of Palm Beach

	1st Quarter 2016	1st Quarter 2017	Differential 2016 v. 2017	
No. of Sales	23	21	-2	-8.7%
Median Sales Price	\$ 3,250,000	\$ 3,780,000	\$ 530,000	16.3%
Average Sales Price	\$ 6,721,407	\$ 6,394,955	\$ (326,452)	-4.9%
Total Sales/Dollars	\$ 154,592,362	\$ 134,294,053	\$ (20,298,309)	-13.1%

### Midtown Town of Palm Beach

	1st Quarter 2016	1st Quarter 2017	Differential 2016 v. 2017	
No. of Sales	4	5	1	25.0%
Median Sales Price	\$ 2,700,000	\$ 3,366,500	\$ 666,500	24.7%
Average Sales Price	\$ 3,837,500	\$ 4,044,800	\$ 207,300	5.4%
Total Sales/Dollars	\$ 15,350,000	\$ 20,224,000	\$ 4,874,000	31.8%

### South Town of Palm Beach

	1st Quarter 2016	1st Quarter 2017	Differential 2016 v. 2017	
No. of Sales	7	2	-5	-71.4%
Median Sales Price	\$ 8,940,000	\$ 46,150,000	\$ 37,210,000	416.2%
Average Sales Price	\$ 11,586,854	\$ 46,150,000	\$ 34,563,146	298.3%
Total Sales/Dollars	\$ 81,107,975	\$ 92,300,000	\$ 11,192,025	13.8%

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

	2016		2017		Differential ('16 v. '17)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$20,000,000	3	8.8%	2	7.1%	-1	-1.7%
Sales \$15,000,000 - \$19,999,999	1	2.9%	0	0.0%	-1	-2.9%
Sales \$10,000,000 - \$14,999,999	2	5.9%	1	3.6%	-1	-2.3%
Sales \$5,000,000 - \$9,999,999	10	29.4%	7	25.0%	-3	-4.4%
Sales \$2,500,000 - \$4,999,999	10	29.4%	12	42.9%	2	13.4%
Sales below \$2,500,000	8	23.5%	6	21.4%	-2	-2.1%
	<b>34</b>	<b>100.0%</b>	<b>28</b>	<b>100.0%</b>	<b>-6</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.

## 2017 First Quarter Analysis of Palm Beach Condos/Co-Ops

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

	2016		2017		Differential ('16 v. '17)	
No. of Sales 1st Quarter	78	100.0%	77	100.0%	-1	-1.3%
<b>Total No. of Sales</b>	<b>78</b>	<b>100.0%</b>	<b>77</b>	<b>100.0%</b>	<b>-1</b>	

### MONTHLY BREAKDOWN OF SALES/CONDOS & CO-OPS UNITS

	2016		2017		Differential ('16 v. '17)	
January	22	28.2%	14	18.2%	-8	-36.4%
February	21	26.9%	25	32.5%	4	19.0%
March	35	44.9%	38	49.4%	3	8.6%
<b>Total No. of Sales</b>	<b>78</b>	<b>100.0%</b>	<b>77</b>	<b>100.0%</b>	<b>-1</b>	

### TOWN-WIDE

	1st Quarter 2016	1st Quarter 2017	1st Qtr. Differential 2016 v. 2017	
No. of Sales	78	77	-1	-1.3%
Median Sales Price	\$533,750	\$ 550,000	\$ 16,250	3.0%
Average Sales Price	\$775,304	\$ 1,108,086	\$ 332,782	42.9%
Total Sales/Dollars	\$60,473,724	\$ 84,214,499	\$ 23,740,775	39.3%

### North of Sloan's Curve

	1st Quarter 2016	1st Quarter 2017	Differential 2016 v. 2017	
No. of Sales	29	46	17	58.6%
Median Sales Price	\$ 760,000	\$ 662,700	\$ (97,300)	-12.8%
Average Sales Price	\$ 938,893	\$ 1,452,749	\$ 513,856	54.7%
Total Sales/Dollars	\$ 27,227,900	\$ 66,826,434	\$ 39,598,534	145.4%

### South of Sloan's Curve

	1st Quarter 2016	1st Quarter 2017	Differential 2016 v. 2017	
No. of Sales	49	31	-18	-36.7%
Median Sales Price	\$ 425,000	\$ 350,000	\$ (75,000)	-17.6%
Average Sales Price	\$ 678,486	\$ 560,905	\$ (117,581)	-17.3%
Total Sales/Dollars	\$ 33,245,824	\$ 17,388,065	\$ (15,857,759)	-47.7%

### BREAKDOWN BY SALES PRICE/CONDOS & CO-OPS

	2016		2017		Differential ('16 v. '17)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
Sales over \$3,000,000	1	1.3%	7	9.1%	6	7.8%
Sales \$2,000,000 -\$2,999,999	4	5.1%	5	6.5%	1	1.4%
Sales \$1,000,000 -\$1,999,999	15	19.2%	11	14.3%	-4	-4.9%
Sales \$500,000 -\$999,999	23	29.5%	20	26.0%	-3	-3.5%
Sales \$250,000 -\$499,999	20	25.6%	14	18.2%	-6	-7.5%
Sales below \$250,000	15	19.2%	20	26.0%	5	6.7%
Sales with No Info on Purchase Price	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>78</b>	<b>100.0%</b>	<b>77</b>	<b>100.0%</b>	<b>-1</b>	

### SALES GROUPINGS/CONDOS & CO-OPS

	2016		2017		Differential ('16 v. '17)	
	Jan. thru Mar.		Jan. thru Mar.		Jan. thru Mar.	
All sales \$1,000,000 and over	20	25.6%	23	29.9%	3	4.2%
All sales under \$1,000,000	58	74.4%	54	70.1%	-4	-4.2%
Sales with No Info on Purchase Price	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>78</b>	<b>100.0%</b>	<b>77</b>	<b>100.0%</b>	<b>-1</b>	

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

	2016	2016
1st Quarter	4/78 (5.1%)	1/77 (1.3%)

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## ALL - PB SINGLE FAMILY HOME SALES 1/1/17 - 3/31/17

	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	231 Seaspray Ave.	Trouille, Ellen & Andre	Gulf South Reo LLC	\$ 3,500,000	Jan-17	\$ 2,500,000	Sep-14	2.3	3,096	\$ 427,902	17.1%	1
2	137 Peruvian Ave.	Sullivan, Melissa	Beverlee Miller Trust	\$ 7,650,000	Jan-17	\$ 4,550,000	May-13	3.7	6,318	\$ 843,773	18.5%	2
3	1290 S. Ocean Blvd.	Blossom Way Holdings LLC	1290 S. Ocean Blvd Rev Trust	\$ 85,000,000	Jan-17	\$ 32,000,000	Jan-05	12.0	17,871	\$ 4,413,644	13.8%	3
4	235 Garden Rd.	Starboard LLC	Percelay, Bruce	\$ 4,300,000	Jan-17	\$ 3,720,000	Aug-15	1.4	3,662	\$ 407,900	11.0%	4
5	146 Gulfstream Rd.	Arredondo, Mari & Carlos	Central Avenue Investments LLC	\$ 7,300,000	Jan-17	\$ 6,750,000	Jul-07	9.6	5,253	\$ 57,324	0.8%	5
6	180 Sunrise Ave.	Iovino, Judith & Thomas	176 Sunsent LLC	\$ 5,650,000	Feb-17	\$ 2,500,000	Dec-13	3.2	3,702	\$ 992,876	39.7%	6
7	101 Indian Rd.	Indian Road Land Trust	101 Indian Road LLC	\$ 49,000,000	Feb-17	\$ 14,350,000	Jun-12	4.7	26,360	\$ 7,413,394	51.7%	7
8	202 Onodaga	202 Onodaga LLC	Becker, Heidi	\$ 2,050,000	Feb-17	\$ 589,000	Sep-98	18.4	2,216	\$ 79,261	13.5%	8
9	158 Everglade Ave.	Walde Bergen LLC	Clara P. Alguria Rev .Trust	\$ 2,025,000	Feb-17	\$ 395,000	Sep-89	27.4	2,469	\$ 59,406	15.0%	9
10	222 Ridgeview Dr.	Danielle M. Conway Rev. Trust	Natalie J. Saeger Living Trust	\$ 3,780,000	Feb-17	\$ 3,090,000	Jan-12	5.1	3,946	\$ 135,549	4.4%	10
11	211 Esplande Way	GBT Rev. Trust	Cole, Jeffery	\$ 2,450,000	Feb-17	\$ 705,000	Apr-99	17.9	2,531	\$ 97,538	13.8%	11
12	225 Plantation Rd.	Case Para Sicmpre LP	Palm Beach Plantation LLC	\$ 5,042,375	Feb-17	\$ 1,687,500	Jun-14	2.7	3,812	\$ 1,226,983	72.7%	12
13	158 Everglade Ave.	Wolf, Delores & Stephen	Walde Bergen LLC	\$ 2,095,000	Mar-17	\$ 2,025,000	Feb-17	0.2	2,469	\$ 440,517	21.8%	13
14	144 Seminole	EBIL Management Limited	J Ned Inc	\$ 3,970,000	Mar-17	\$ 3,800,000	Apr-07	9.9	3,636	\$ 17,127	0.5%	14
15	223 Orange Grove Rd.	Boren, Michelle & Reid	Larson, Helen and David	\$ 2,800,000	Mar-17	\$ 970,000	Sep-01	15.5	3,752	\$ 117,971	12.2%	15
16	251 Atlantic Ave.	Borg, Jennifer & Wakefield, Garth	GBT Rev. Trust	\$ 1,450,000	Mar-17	\$ 625,000	Feb-12	5.1	1,104	\$ 161,721	25.9%	16
17	255 Plantation Rd.	Ace Property LP	Sheehan, Janet	\$ 2,750,000	Mar-17	\$ 2,752,500	May-08	8.9	3,078	\$ (282)	0.0%	17
18	358 Hibiscus Ave.	172 Audobon Corp.	Hibiscus Ave LLC	\$ 3,337,500	Mar-17	\$ 1,265,000	Jan-11	6.2	2,999	\$ 335,163	26.5%	18
19	742 Slope Trl.	742 Slope Trail LLC	Dorea Karen	\$ 3,541,678	Mar-17	\$ 4,725,000	Dec-14	2.3	4,766	\$ (518,502)	-11.0%	19
20	149 E. Inlet Dr.	Miller, Michelle & Myron	Kuvin, Jeffrey	\$ 14,640,000	Mar-17	N/A	N/A	N/A	4,370	N/A	N/A	20
21	211 Seabreeze Ave.	Duffie, Caroline & Justin	Gulf South Reo LLC	\$ 3,366,500	Mar-17	\$ 2,400,000	Sep-14	2.6	2,692	\$ 374,493	15.6%	21
22	200 Via Linda	Robinson, Kimblery & Christopher	VLPB Investments LLC	\$ 2,500,000	Mar-17	\$ 1,635,000	Jul-10	6.7	2,295	\$ 128,815	7.9%	22
23	246 Seaspray Ave.	Milgram, Samantha & David	Jane Beth Meyers Rev. Trust	\$ 2,370,000	Mar-17	\$ 340,000	Feb-96	21.2	2,894	\$ 95,866	28.2%	23
24	273 List Rd.	273 List Road LLC	Wallau, Alex	\$ 3,000,000	Mar-17	\$ 2,300,000	Mar-13	4.1	2,543	\$ 171,362	7.5%	24
25	257 Sandpiper Dr.	Palm Beach Family Trust	GW Purucker Homes	\$ 6,000,000	Mar-17	\$ 2,500,000	Oct-14	2.5	4,177	\$ 1,405,391	56.2%	25
26	253 Jamacia Ln.	253 Jamaica Lane Realty Trsut	253 Jamacia Lane LLC	\$ 5,400,000	Mar-17	\$ 1,975,000	Jan-15	2.2	4,266	\$ 1,526,404	77.3%	26
27	254 Palmo Way	Dorrance H. Hamilton Trust	Runco, Kristen	\$ 4,250,000	Mar-17	\$ 1,900,000	Jul-11	5.8	3,466	\$ 408,647	21.5%	27
28	1558 N. Ocean Way	1558 North Ocean Way Realty Trust	Reid, John	\$ 7,600,000	Mar-17	\$ 4,750,000	Jul-11	5.8	5,135	\$ 495,357	10.4%	28
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2017 1Q Cumulative Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				28								
PB Home Sales - ALL (Total \$)				\$ 246,818,053								
Average Current Sales Price				\$ 8,814,930								
Median Current Sales Price				\$ 3,660,839								
Average Yrs. Between Sales				7.68								
% Annual Increase/(Decrease)				15.3%								

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## NORTH - PB SINGLE FAMILY HOME SALES 1/1/17 - 3/31/17

	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	235 Garden Rd.	Starboard LLC	Perceland, Bruce	\$ 4,300,000	Jan-17	\$ 3,720,000	Aug-15	1.4	3,662	\$ 407,900	11.0%	1
2	180 Sunrise Ave.	Iovino, Judith & Thomas	176 Sunsent LLC	\$ 5,650,000	Feb-17	\$ 2,500,000	Dec-13	3.2	3,702	\$ 992,876	39.7%	2
3	101 Indian Rd.	Indian Road Land Trust	101 Indian Road LLC	\$ 49,000,000	Feb-17	\$ 14,350,000	Jun-12	4.7	26,360	\$ 7,413,394	51.7%	3
4	202 Onondaga	202 Onodaga LLC	Becker, Heidi	\$ 2,050,000	Feb-17	\$ 589,000	Sep-98	18.4	2,216	\$ 79,261	13.5%	4
5	158 Everglade Ave.	Walde Bergen LLC	Clara P. Alguria Rev. Trust	\$ 2,025,000	Feb-17	\$ 395,000	Sep-89	27.4	2,469	\$ 59,406	15.0%	5
6	222 Ridgeview Dr.	Danielle M. Conway Rev. Trust	Natalie J. Saeger Living Trust	\$ 3,780,000	Feb-17	\$ 3,090,000	Jan-12	5.1	3,946	\$ 135,549	4.4%	6
7	211 Esplande Way	GBT Rev. Trust	Cole, Jeffery	\$ 2,450,000	Feb-17	\$ 705,000	Apr-99	17.9	2,531	\$ 97,538	13.8%	7
8	225 Plantation Rd.	Case Para Sicmpre LP	Palm Beach Plantation LLC	\$ 5,042,375	Feb-17	\$ 1,687,500	Jun-14	2.7	3,812	\$ 1,226,983	72.7%	8
9	158 Everglade Ave.	Wolf, Delores & Stephen	Walde Bergen LLC	\$ 2,095,000	Mar-17	\$ 2,025,000	Feb-17	0.2	2,469	\$ 440,517	21.8%	9
10	144 Seminole	EBIL Management Limited	J Ned Inc	\$ 3,970,000	Mar-17	\$ 3,800,000	Apr-07	9.9	3,636	\$ 17,127	0.5%	10
11	223 Orange Grove Rd.	Boren, Michelle & Reid	Larson, Helen and David	\$ 2,800,000	Mar-17	\$ 970,000	Sep-01	15.5	3,752	\$ 117,971	12.2%	11
12	251 Atlantic Ave.	Borg, Jennifer & Wakefield, Garth	GBT Rev. Trust	\$ 1,450,000	Mar-17	\$ 625,000	Feb-12	5.1	1,104	\$ 161,721	25.9%	12
13	255 Plantation Rd.	Ace Property LP	Sheehan, Janet	\$ 2,750,000	Mar-17	\$ 2,752,500	May-08	8.9	3,078	\$ (282)	0.0%	13
14	742 Slope Trl.	742 Slope Trail LLC	Dorea Karen	\$ 3,541,678	Mar-17	\$ 4,725,000	Dec-14	2.3	4,766	\$ (518,502)	-11.0%	14
15	149 E. Inlet Dr.	Miller, Michelle & Myron	Kuvin, Jeffrey	\$ 14,640,000	Mar-17	N/A	N/A	N/A	4,370	N/A	N/A	15
16	200 Via Linda	Robinson, Kimblery & Christopher	VLPB Investments LLC	\$ 2,500,000	Mar-17	\$ 1,635,000	Jul-10	6.7	2,295	\$ 128,815	7.9%	16
17	273 List Rd.	273 List Road LLC	Wallau, Alex	\$ 3,000,000	Mar-17	\$ 2,300,000	Mar-13	4.1	2,543	\$ 171,362	7.5%	17
18	257 Sandpiper Dr.	Palm Beach Family Trust	GW Purucker Homes	\$ 6,000,000	Mar-17	\$ 2,500,000	Oct-14	2.5	4,177	\$ 1,405,391	56.2%	18
19	253 Jamacia Ln.	253 Jamaica Lane Realty Trsut	253 Jamacia Lane LLC	\$ 5,400,000	Mar-17	\$ 1,975,000	Jan-15	2.2	4,266	\$ 1,526,404	77.3%	19
20	254 Palmo Way	Dorrance H. Hamilton Trust	Runco, Kristen	\$ 4,250,000	Mar-17	\$ 1,900,000	Jul-11	5.8	3,466	\$ 408,647	21.5%	20
21	1558 N. Ocean Way	1558 North Ocean Way Realty Trsut	Reid, John	\$ 7,600,000	Mar-17	\$ 4,750,000	Jul-11	5.8	5,135	\$ 495,357	10.4%	21
	<b>*Not included in calculation for % Increase/(Decrease)</b>											
	<b>2017 1Q Cumulative Summary - PB Home Sales (North)</b>											
			<b># of PB Home Sales (North)</b>		<b>21</b>							
			<b>PB Home Sales - North (Total \$)</b>	<b>\$</b>	<b>134,294,053</b>							
			<b>Average Current Sales Price</b>	<b>\$</b>	<b>6,394,955</b>							
			<b>Median Current Sales Price</b>	<b>\$</b>	<b>3,780,000</b>							
			<b>Average Yrs. Between Sales</b>		<b>7.49</b>							
			<b>% Annual Increase/(Decrease)</b>		<b>14.7%</b>							

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## MIDTOWN - PB HOME SALES 1/1/17 - 3/31/17

	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	231 Seaspray Ave.	Trouille, Ellen & Andre	Gulf South Reo LLC	\$ 3,500,000	Jan-17	\$ 2,500,000	Sep-14	2.3	3,096	\$ 427,902	17.1%	1
2	137 Peruvian Ave.	Sullivan, Melissa	Beverlee Miller Trust	\$ 7,650,000	Jan-17	\$ 4,550,000	May-13	3.7	6,318	\$ 843,773	18.5%	2
3	358 Hibiscus Ave.	172 Audobon Corp.	Hibiscus Ave LLC	\$ 3,337,500	Mar-17	\$ 1,265,000	Jan-11	6.2	2,999	\$ 335,163	26.5%	3
4	211 Seabreeze Ave.	Duffie, Caroline & Justin	Gulf South Reo LLC	\$ 3,366,500	Mar-17	\$ 2,400,000	Sep-14	2.6	2,692	\$ 374,493	15.6%	4
5	246 Seaspray Ave.	Milgram, Samantha & David	Jane Beth Meyers Rev. Trust	\$ 2,370,000	Mar-17	\$ 340,000	Feb-96	21.2	2,894	\$ 95,866	28.2%	5
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
	<b>2017 1Q Cumulative Summary - PB Home Sales (Midtown)</b>											
	<b># of PB Home Sales (Midtown)</b>			<b>5</b>								
	<b>PB Home Sales - Midtown (Total \$)</b>			<b>\$ 20,224,000</b>								
	<b>Average Current Sales Price</b>			<b>\$ 4,044,800</b>								
	<b>Median Current Sales Price</b>			<b>\$ 3,366,500</b>								
	<b>Average Yrs. Between Sales</b>			<b>7.19</b>								
	<b>% Annual Increase/(Decrease)</b>			<b>11.5%</b>								

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## SOUTH - PB HOMES SALES 1/1/17 - 3/31/17

	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	1290 S. Ocean Blvd.	Blossom Way Holdings LLC	1290 S. Ocean Blvd Rev Trust	\$ 85,000,000	Jan-17	\$ 32,000,000	Jan-05	12.0	17,871	\$ 4,413,644	13.8%	1
2	146 Gulfstream Rd.	Arredondo, Mari & Carlos	Central Avenue Investments LLC	\$ 7,300,000	Jan-17	\$ 6,750,000	Jul-07	9.6	5,253	\$ 57,324	0.8%	2
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2017 1Q Cumulative Summary - PB Home Sales (South)</b>												
<b># of PB Home Sales (South)</b>				<b>2</b>								
<b>PB Home Sales - South (Total \$)</b>				<b>\$ 92,300,000</b>								
<b>Average Current Sales Price</b>				<b>\$ 46,150,000</b>								
<b>Median Current Sales Price</b>				<b>\$ 46,150,000</b>								
<b>Average Yrs. Between Sales</b>				<b>10.80</b>								
<b>% Annual Increase/(Decrease)</b>				<b>12.8%</b>								

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## ALL - PB CONDO/CO-OP SALES 1/1/17 - 3/31/17

#	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	*3475 S. Ocean Blvd., #2130	Arp, Heather	Stryker, Ronda & John	\$ 180,000	Jan-17	N/A	N/A	N/A	891	N/A	N/A	1
2	100 Worth Ave., #307	Gallagher, Paul	Cardo, Beverly & Randy	\$ 1,925,900	Jan-17	\$ 900,000	Apr-05	11.8	1539	\$ 87,224	9.7%	2
3	44 Cocoanut Row, #416B	Pubillones, Joseph	Frank, Sharon	\$ 265,000	Jan-17	\$ 126,000	May-03	13.7	580	\$ 10,159	8.1%	3
4	311 Cocoanut Row, #1020	David G. Ober Rev. Trust	Donnelly, Robin & Richard	\$ 1,025,000	Jan-17	\$ 725,000	Jun-07	9.6	1666	\$ 31,268	4.3%	4
5	3250 S. Ocean Blvd., #303N	Cohan, Todd	Jacquelen Krantz Dec. Trust	\$ 700,000	Jan-17	\$ 120,000	Jan-78	39.0	1900	\$ 14,861	12.4%	5
6	235 Sunrise Ave., #2024	Desiato, Regina & Drummond, Douglas	O'Malley, Martin	\$ 71,000	Jan-17	\$ 85,000	Dec-04	12.1	271	\$ (1,158)	-1.4%	6
7	170 Chilean Ave., #5A	Spencer, John	Mulhern, Katherine	\$ 940,000	Jan-17	\$ 725,000	Aug-09	7.4	1201	\$ 28,958	4.0%	7
8	2778 S. Ocean Blvd., #204N	Klener, Anna & Igor	Marozi, Gary	\$ 485,000	Jan-17	\$ 330,750	Jan-17	0.0	2266	\$ 5,630,125	1702.2%	8
9	250 Bradley Pl., #PH3	Lane, Nancy	Sylvia Olnick Estate	\$ 5,400,000	Jan-17	\$ 860,723	Dec-86	30.1	3290	\$ 150,772	17.5%	9
10	235 Sunrise Ave., #2207	Stern, Tracey & Turco, Jerry	HLTW Holdings	\$ 145,900	Jan-17	\$ 60,000	May-12	4.7	389	\$ 18,113	30.2%	10
11	3400 S. Ocean Blvd., #4E1	Weiss Western Real Estate	Morgan, Diane & Glenn	\$ 870,000	Jan-17	\$ 737,000	Oct-12	4.3	1740	\$ 30,920	4.2%	11
12	2860 S. Ocean Blvd., #411	Hoffman, Richard	Preda, Gilda	\$ 178,000	Jan-17	\$ 88,900	Jul-99	17.6	1180	\$ 5,066	5.7%	12
13	100 Worth Ave., #311	Haft, Myrna	Hall, Suzanne & David	\$ 3,250,000	Jan-17	\$ 710,000	Dec-12	4.2	2137	\$ 609,533	85.8%	13
14	250 Bradley Pl., #402	Cunningham, John	James A. Pappas Estate	\$ 550,000	Jan-17	\$ 665,000	Jan-06	11.1	871	\$ (10,369)	-1.6%	14
15	3474 S. Ocean Blvd., #0100	Swinicki, Elizabeth	Brightlite Homes LLC	\$ 480,000	Feb-17	\$ 307,000	Oct-15	1.3	1478	\$ 129,131	42.1%	15
16	*3450 S. Ocean Blvd., #4150	Margliano, Carl	Jacqueline Krantz Dec. Trust	\$ 165,000	Feb-17	N/A	N/A	N/A	1008	N/A	N/A	16
17	127 Peruvian Ave., #3030	Schoeller, Corrine & Karl	Angelini, Patricia & George	\$ 1,185,000	Feb-17	\$ 225,000	Dec-98	18.2	1428	\$ 52,787	23.5%	17
18	44 Cocoanut Row, #522B	Flouret, Muffy & Xavier	Zucker, Caryn	\$ 850,000	Feb-17	\$ 750,000	Apr-15	1.8	1272	\$ 54,315	7.2%	18
19	3475 S. Ocean Blvd., #7100	Willis, Leigh	Pastore, Ralph	\$ 330,000	Feb-17	\$ 340,000	Oct-07	9.4	1395	\$ (1,062)	-0.3%	19
20	235 Sunrise Ave., #PH2	Conway, Kathleen	Fiori, Maria	\$ 200,000	Feb-17	\$ 180,000	Sep-10	6.4	444	\$ 3,110	1.7%	20
21	2275 S. Ocean Blvd., #201A	Walter, Mark	Kahn, Muriel	\$ 245,500	Feb-17	\$ 174,900	Mar-01	16.0	978	\$ 4,424	2.5%	21
22	369 S. Lake Dr., #PH-A	Hunter Trust LLC	JFC Realty Trust	\$ 3,758,274	Feb-17	\$ 1,100,000	Feb-96	21.0	2897	\$ 126,403	11.5%	22
23	3030 S. Ocean Blvd., #332 (CO-OP)	Heine, Jeffery	Palm Beacher Apartments	\$ 100,000	Feb-17	\$ 50,000	Apr-97	19.9	854	\$ 2,519	5.0%	23
24	235 Sunrise Ave., #2023	Stern, Trary & Jerry	Cardelus, Marcia	\$ 250,000	Feb-17	\$ 144,900	Mar-15	1.9	813	\$ 54,568	37.7%	24
25	3400 S. Ocean Blvd., #6F11	WDDJ LLC	Lauren Atlas Individual Trustee	\$ 886,315	Feb-17	\$ 800,000	Nov-11	5.3	2119	\$ 16,240	2.0%	25
26	2505 S. Ocean Blvd., #3160	Shariati, Nazliy & Saeid	Maraa, Linda & Anthony	\$ 300,000	Feb-17	\$ 295,000	Jan-04	13.1	1116	\$ 382	0.1%	26
27	311 Cocoanut Row, #2010 (Cert of title)	National City Bank	FLRR LLC	\$ 650,400	Feb-17	\$ 705,500	May-06	10.8	1666	\$ (5,119)	-0.7%	27
28	2773 S. Ocean Blvd., #5140	Conrad, Ilonka & Bern	Shapiro, Steven & Donald, Silver, Frances	\$ 182,500	Feb-17	\$ 54,200	Jan-75	42.1	1389	\$ 3,045	5.6%	28
29	100 Sunrise Ave., #5220	Amrbosie, Robert	Ratner, Daniel	\$ 2,399,000	Feb-17	\$ 1,275,000	Jun-12	4.7	1972	\$ 238,246	18.7%	29
30	2505 S. Ocean Blvd., #2120	Ray, John	Benson, Cynthia & Richard	\$ 274,000	Feb-17	\$ 143,000	Sep-01	15.5	1116	\$ 8,467	5.9%	30
31	173 Peruvian Ave., #3	Fockler, Cheryl & Jason	Glennbuck LLC	\$ 1,050,000	Feb-17	\$ 941,000	Apr-15	1.9	1064	\$ 58,080	6.2%	31
32	2580 S. Ocean Blvd., #2B3	Weidhorn, Melissa & Isadore	Karch, Roberta & Gary	\$ 3,175,000	Feb-17	\$ 1,550,000	May-13	3.8	2509	\$ 427,940	27.6%	32
33	401 Peruvian Ave., #3040	Sarian, Alexander	Montouri, Elisabeth	\$ 575,000	Feb-17	\$ 365,000	Aug-16	0.5	580	\$ 387,121	106.1%	33
34	44 Cocoanut Row., #506A	Vlanzy, Marianne & Freudlich, Thomas	Aryeh, Mahin	\$ 400,000	Feb-17	\$ 112,500	Jan-80	37.2	900	\$ 7,739	6.9%	34
35	235 Sunrise Ave., #2224	Valentino, Joanne	Cardelus, Marcia	\$ 130,000	Feb-17	\$ 99,000	Feb-16	1.1	389	\$ 29,390	29.7%	35
36	235 Sunrise Ave., #1025	Marr, Sabrina & David	Osber, Jeanette	\$ 259,960	Feb-17	\$ 147,500	Feb-13	4.1	662	\$ 27,679	18.8%	36

37	2660 S. Ocean Blvd., #305N	Dalton, William	Weiderhorn, Melissa & Andrew	\$ 1,150,000	Feb-17	\$ 800,000	Mar-13	4.0	1900	\$ 87,801	11.0%	37	
38	100 Royal Palm Way, #G-2	Mclane, Colleen & Colin	Mara Ann. T Estate	\$ 2,200,000	Feb-17	\$ 1,550,000	Apr-06	10.9	2535	\$ 59,536	3.8%	38	
39	2275 S. Ocean Blvd., #304N	Johnson-Zentil, Mary	Wendling, Julie	\$ 913,000	Feb-17	\$ 575,000	May-15	1.8	1868	\$ 184,686	32.1%	39	
40	3450 S. Ocean Blvd., #5100	Fahim, Amgad	Amulo, Jaaka	\$ 370,000	Mar-17	\$ 250,000	Oct-08	8.4	1292	\$ 14,230	5.7%	40	
41	3450 S. Ocean Blvd., #2140	Unterberger, Sarah & Jack	Lukes, Phylis	\$ 178,000	Mar-17	\$ 100,000	Oct-10	6.4	1008	\$ 12,141	12.1%	41	
42	250 Bradley Pl., #708	Glennbuck LLC	H. Franklin Land Trust	\$ 2,450,000	Mar-17	\$ 2,500,000	May-15	1.9	1681	\$ (26,997)	-1.1%	42	
43	3140 S. Ocean Blvd., #404N	Carol Weisenberg Rev. Trust	Kazi, Jean	\$ 986,250	Mar-17	\$ 825,000	Feb-09	8.1	2173	\$ 19,938	2.4%	43	
44	3100 S. Ocean Blvd., #505S	Athans, Irene	Barenburg, Sherrie	\$ 1,000,000	Mar-17	\$ 1,400,000	Jun-12	4.8	2913	\$ (83,812)	-6.0%	44	
45	235 Sunrise Ave., #3202	Espoir, Lynda	Lulek, Chester	\$ 80,000	Mar-17	\$ 24,500	Sep-94	22.5	271	\$ 2,465	10.1%	45	
46	350 S. Ocean Blvd., #2010	Hines, Lori	Chick, Cynthia & Peter	\$ 1,085,000	Mar-17	\$ 550,000	Mar-10	7.0	1182	\$ 76,369	13.9%	46	
47	235 Sunrise Ave., #2034	Dmendi LLC	SMB Trust	\$ 115,000	Mar-17	\$ 39,000	Jul-12	4.7	271	\$ 16,260	41.7%	47	
48	2784 S. Ocean Blvd., #306N	Levy, Donna & Robert	Shockett, Alan & Jon	\$ 350,000	Mar-17	\$ 305,000	May-13	3.9	1659	\$ 11,665	3.8%	48	
49	2600 S. Ocean Blvd., #204N	Scheinerman, Susan & Charles	Rubman, Jean & Cary	\$ 570,000	Mar-17	\$ 350,000	Jan-11	6.2	1495	\$ 35,578	10.2%	49	
50	330 S. Ocean Blvd., #0046	Davis, Stephen	Suellen G. Estrin Rev. Trust	\$ 3,100,000	Mar-17	\$ 1,600,000	Mar-10	7.0	2454	\$ 212,952	13.3%	50	
51	3120 S. Ocean Blvd., #3 502	Oasis 502 Limited Partnership	Corradini, Marilyn	\$ 1,039,500	Mar-17	\$ 625,000	Jan-16	1.2	2497	\$ 351,027	56.2%	51	
52	130 Sunrise Ave., #3030	Geoggrey Piceuj Trust	Forstadt, Ronna & Joseph	\$ 1,207,500	Mar-17	\$ 1,075,000	Oct-07	9.4	1673	\$ 14,059	1.3%	52	
53	3475 S. Ocean Blvd., #7160	Peer, Tracey & Michael	Anthony John Brown Estate	\$ 290,000	Mar-17	\$ 173,000	Jun-99	17.8	1395	\$ 6,568	3.8%	53	
54	44 Cocoanut Row, #406B	Bizeell, Kinchen	Frances T. Gallagher Rev. Trust	\$ 520,000	Mar-17	\$ 137,000	Jan-99	18.2	900	\$ 21,047	15.4%	54	
55	235 Sunrise Ave., #3201	Unger, Steven	Toupin, Marthe	\$ 108,000	Mar-17	\$ 93,000	Mar-16	1.0	480	\$ 14,678	15.8%	55	
56	2505 S. Ocean Blvd., #2110	Mulcahy, Daniel	Baxter, Elain	\$ 222,000	Mar-17	\$ 94,000	Aug-01	15.6	1116	\$ 8,191	8.7%	56	
57	100 Sunrise Ave., #2020	Casa Bendita Irrev. Trust	Ambrosi, Robert	\$ 2,350,000	Mar-17	\$ 1,550,000	May-14	2.9	1646	\$ 278,360	18.0%	57	
58	100 Sunrise Ave., #2210	Diamond, Marilyn	Phillips, Jean & Walter	\$ 675,000	Mar-17	\$ 445,000	May-04	12.9	1665	\$ 17,850	4.0%	58	
59	250 Bradley Pl., #610	Newman, Leni	May, Peter	\$ 1,000,000	Mar-17	\$ 700,000	Apr-14	3.0	1220	\$ 101,295	14.5%	59	
60	250 Bradley Pl., #202	Smith, Derek	Sandra Fitmaurace Trust	\$ 530,000	Mar-17	\$ 460,000	May-14	2.9	871	\$ 24,036	5.2%	60	
61	2000 S. Ocean Blvd., #308S	Dickey Family Trust	Lily Claire Hedley Trust	\$ 3,135,000	Mar-17	\$ 550,000	Apr-00	17.0	5664	\$ 152,427	27.7%	61	
62	3450 S. Ocean Blvd., #2190	Grillo, Wendy & Miguel	Flores, Carlos	\$ 218,000	Mar-17	\$ 105,000	May-00	16.9	1293	\$ 6,692	6.4%	62	
63	300 S. Ocean Blvd., #2G	Daniel, Wayne & Gordon, Stuart	300 S. Ocean Blvd Apt Inc	\$ 600,000	Mar-17	\$ 130,000	Jan-88	29.2	1367	\$ 16,085	12.4%	63	
64	2773 S. Ocean Blvd., #1030	Sweet, Sharon & Richard	Marilyn S. Alexander Rev. Trust	\$ 230,000	Mar-17	\$ 135,000	Apr-94	23.0	1389	\$ 4,136	3.1%	64	
65	2500 S. Ocean Blvd., #2A1	Segraves, Denise & Patric	Mileti, Bernadine & Nick	\$ 635,000	Mar-17	\$ 625,000	May-03	13.9	2590	\$ 719	0.1%	65	
66	44 Cocoanut Row, #328B	Carter, Sharlyn	Goldsmith, Christina	\$ 560,000	Mar-17	\$ 140,000	Aug-94	22.7	1272	\$ 18,519	13.2%	66	
67	44 Cocoanut Row, #304B	Nardozza, Russell	Watts, Bruce	\$ 525,000	Mar-17	\$ 223,000	Sep-14	2.5	900	\$ 119,039	53.4%	67	
68	44 Cocoanut Row, #114B	Jay G. Axelrod Rev. Trust	Finnegan, Dorothy	\$ 550,000	Mar-17	\$ 415,000	Dec-14	2.3	900	\$ 58,452	14.1%	68	
69	2195 Ibis Isle Rd., #4	Coutinho, Gisele	Silverblatt, Joanna	\$ 450,000	Mar-17	\$ 225,000	Feb-15	2.2	1473	\$ 104,220	46.3%	69	
70	3460 S. Ocean Blvd., #2100	Rechler, Silvia, Mark & Jose	Louis Karfunkel 2015 Family Trust	\$ 275,000	Mar-17	\$ 89,500	Sep-12	4.6	1437	\$ 40,519	45.3%	70	
71	429 Australian Ave., #90	Perri, Pamela & Reyes, David	Rockhampton Family Trust	\$ 1,475,000	Mar-17	\$ 1,450,000	Aug-14	2.7	1686	\$ 9,388	0.6%	71	
72	100 Sunrise Ave., #PH10	Mercy, Eugene	Martin Zelman Rev. Trust	\$ 2,600,000	Mar-17	\$ 1,180,000	Jun-91	25.8	2433	\$ 54,975	4.7%	72	
73	235 Sunrise Ave., #3012	Whittaker, Angela & Sam	Island Hotel LLC	\$ 75,000	Mar-17	\$ 160,000	Oct-07	9.5	271	\$ (8,949)	-5.6%	73	
74	235 Sunrise Ave., #3017	Whittaker, Angela & Sam	Island Hotel LLC	\$ 75,000	Mar-17	\$ 45,000	Mar-01	16.1	271	\$ 1,864	4.1%	74	
75	170 Chilean Ave., #5B	Rebecca Rogers Trust	Leelanua Land LLC	\$ 801,000	Mar-17	\$ 247,000	Dec-03	13.3	1201	\$ 41,530	16.8%	75	
76	235 Sunrise Ave., #2041	Marr, David	Ziegler, Steven	\$ 189,500	Mar-17	\$ 170,000	Apr-05	12.0	271	\$ 1,624	1.0%	76	
77	2 N. Breakers Row S, #44	Friedman, Richard	Mesiter, Robert	\$ 15,500,000	Mar-17	\$ 10,225,000	May-16	0.9	3322	\$ 5,764,596	56.4%	77	
	<b>*Not included in calculation for % Increase/(Decrease)</b>												
			<b>2017 1Q Cumulative Summary - PB Condo Sales (ALL)</b>										
			<b># of PB Condo Sales (ALL)</b>		<b>77</b>								
			<b>PB Condo Sales - ALL (Total \$)</b>	<b>\$</b>	<b>84,214,499</b>								
			<b>Average Current Sales Price</b>	<b>\$</b>	<b>1,108,086</b>								
			<b>Median Current Sales Price</b>	<b>\$</b>	<b>550,000</b>								
			<b>Average Yrs. Between Sales</b>		<b>10.65</b>								
			<b>% Annual Increase/(Decrease)</b>		<b>6.9%</b>								



1st Quarter  
2017  
Report

# THE EVANS REPORT™

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

## NORTH - PB CONDO/CO-OP SALES 1/1/17 - 3/31/17

	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	100 Worth Ave., #307	Gallagher, Paul	Cardo, Beverly & Randy	\$ 1,925,900	Jan-17	\$ 900,000	Apr-05	11.8	1539	\$ 87,224	9.7%	1
2	44 Coconut Row, #416B	Pubillones, Joseph	Frank, Sharon	\$ 265,000	Jan-17	\$ 126,000	May-03	13.7	580	\$ 10,159	8.1%	2
3	311 Coconut Row, #1020	David G. Ober Rev. Trust	Donnelly, Robin & Richard	\$ 1,025,000	Jan-17	\$ 725,000	Jun-07	9.6	1666	\$ 31,268	4.3%	3
4	235 Sunrise Ave., #2024	Desiato, Regina & Drummond, Douglas	O'Malley, Martin	\$ 71,000	Jan-17	\$ 85,000	Dec-04	12.1	271	\$ (1,158)	-1.4%	4
5	170 Chilean Ave., #5A	Spencer, John	Mulhern, Katherine	\$ 940,000	Jan-17	\$ 725,000	Aug-09	7.4	1201	\$ 28,958	4.0%	5
6	250 Bradley Pl., #PH3	Lane, Nancy	Sylvia Olnick Estate	\$ 5,400,000	Jan-17	\$ 860,723	Dec-86	30.1	3290	\$ 150,772	17.5%	6
7	235 Sunrise Ave., #2207	Stern, Tracey & Turco, Jerry	HLTW Holdings	\$ 145,900	Jan-17	\$ 60,000	May-12	4.7	389	\$ 18,113	30.2%	7
8	100 Worth Ave., #311	Haft, Myrna	Hall, Suzanne & David	\$ 3,250,000	Jan-17	\$ 710,000	Dec-12	4.2	2137	\$ 609,533	85.8%	8
9	250 Bradley Pl., #402	Cunningham, John	James A. Pappas Estate	\$ 550,000	Jan-17	\$ 665,000	Jan-06	11.1	871	\$ (10,369)	-1.6%	9
10	127 Peruvian Ave., #3030	Schoeller, Corrine & Karl	Angelini, Patricia & George	\$ 1,185,000	Feb-17	\$ 225,000	Dec-98	18.2	1428	\$ 52,787	23.5%	10
11	44 Coconut Row, #522B	Flouret, Muffy & Xavier	Zucker, Caryn	\$ 850,000	Feb-17	\$ 750,000	Apr-15	1.8	1272	\$ 54,315	7.2%	11
12	235 Sunrise Ave., #PH2	Conway, Kathleen	Fiori, Maria	\$ 200,000	Feb-17	\$ 180,000	Sep-10	6.4	444	\$ 3,110	1.7%	12
13	369 S. Lake Dr., #PH-A	Hunter Trust LLC	JFC Realty Trust	\$ 3,758,274	Feb-17	\$ 1,100,000	Feb-96	21.0	2897	\$ 126,403	11.5%	13
14	235 Sunrise Ave., #2023	Stern, Trary & Jerry	Cardelus, Marcia	\$ 250,000	Feb-17	\$ 144,900	Mar-15	1.9	813	\$ 54,568	37.7%	14
15	311 Coconut Row, #2010 (Cert.title)	National City Bank	FLRR LLC	\$ 650,400	Feb-17	\$ 705,500	May-06	10.8	1666	\$ (5,119)	-0.7%	15
16	100 Sunrise Ave., #5220	Amrbosie, Robert	Ratner, Daniel	\$ 2,399,000	Feb-17	\$ 1,275,000	Jun-12	4.7	1972	\$ 238,246	18.7%	16
17	173 Peruvian Ave., #3	Fockler, Cheryl & Jason	Glennbuck LLC	\$ 1,050,000	Feb-17	\$ 941,000	Apr-15	1.9	1064	\$ 58,080	6.2%	17
18	2580 S. Ocean Blvd., #2B3	Weidhorn, Melissa & Isadore	Karch, Roberta & Gary	\$ 3,175,000	Feb-17	\$ 1,550,000	May-13	3.8	2509	\$ 427,940	27.6%	18
19	401 Peruvian Ave., #3040	Sarian, Alexander	Montouri, Elisabeth	\$ 575,000	Feb-17	\$ 365,000	Aug-16	0.5	580	\$ 387,121	106.1%	19
20	44 Coconut Row., #506A	Vlanzy, Marianne & Freudlich, Thomas	Aryeh, Mahin	\$ 400,000	Feb-17	\$ 112,500	Jan-80	37.2	900	\$ 7,739	6.9%	20
21	235 Sunrise Ave., #2224	Valentino, Joanne	Cardelus, Marcia	\$ 130,000	Feb-17	\$ 99,000	Feb-16	1.1	389	\$ 29,390	29.7%	21
22	235 Sunrise Ave., #1025	Marr, Sabrina & David	Osber, Jeanette	\$ 259,960	Feb-17	\$ 147,500	Feb-13	4.1	662	\$ 27,679	18.8%	22
23	100 Royal Palm Way, #G-2	Mclane, Colleen & Colin	Mara Ann. T Estate	\$ 2,200,000	Feb-17	\$ 1,550,000	Apr-06	10.9	2535	\$ 59,536	3.8%	23
24	250 Bradley Pl., #708	Glennbuck LLC	H. Franklin Land Trust	\$ 2,450,000	Mar-17	\$ 2,500,000	May-15	1.9	1681	\$ (26,997)	-1.1%	24
25	235 Sunrise Ave., #3202	Espoir, Lynda	Lulek, Chester	\$ 80,000	Mar-17	\$ 24,500	Sep-94	22.5	271	\$ 2,465	10.1%	25
26	350 S. Ocean Blvd., #2010	Hines, Lori	Chick, Cynthia & Peter	\$ 1,085,000	Mar-17	\$ 550,000	Mar-10	7.0	1182	\$ 76,369	13.9%	26
27	235 Sunrise Ave., #2034	Dmendi LLC	SMB Trust	\$ 115,000	Mar-17	\$ 39,000	Jul-12	4.7	271	\$ 16,260	41.7%	27
28	330 S. Ocean Blvd., #0046	Davis, Stephen	Suellen G. Estrin Rev. Trust	\$ 3,100,000	Mar-17	\$ 1,600,000	Mar-10	7.0	2454	\$ 212,952	13.3%	28
29	130 Sunrise Ave., #3030	Geogrey Piceuj Trust	Forstadt, Ronna & Joseph	\$ 1,207,500	Mar-17	\$ 1,075,000	Oct-07	9.4	1673	\$ 14,059	1.3%	29
30	44 Coconut Row, #406B	Bizeell, Kinchen	Frances T. Gallagher Rev. Trust	\$ 520,000	Mar-17	\$ 137,000	Jan-99	18.2	900	\$ 21,047	15.4%	30
31	235 Sunrise Ave., #3201	Unger, Steven	Toupin, Marthe	\$ 108,000	Mar-17	\$ 93,000	Mar-16	1.0	480	\$ 14,678	15.8%	31
32	100 Sunrise Ave., #2020	Casa Bendita Irrev. Trust	Ambrosi, Robert	\$ 2,350,000	Mar-17	\$ 1,550,000	May-14	2.9	1646	\$ 278,360	18.0%	32
33	100 Sunrise Ave., #2210	Diamond, Marilyn	Phillips, Jean & Walter	\$ 675,000	Mar-17	\$ 445,000	May-04	12.9	1665	\$ 17,850	4.0%	33
34	250 Bradley Pl., #610	Newman, Leni	May, Peter	\$ 1,000,000	Mar-17	\$ 700,000	Apr-14	3.0	1220	\$ 101,295	14.5%	34

35	250 Bradley Pl., #202	Smith, Derek	Sandra Fitmaurace Trust	\$ 530,000	Mar-17	\$ 460,000	May-14	2.9	871	\$ 24,036	5.2%	35
36	300 S. Ocean Blvd., #2G	Daniel, Wayne & Gordon, Stuart	300 S. Ocean Blvd Apt Inc	\$ 600,000	Mar-17	\$ 130,000	Jan-88	29.2	1367	\$ 16,085	12.4%	36
37	44 Cocoonut Row, #328B	Carter, Sharlyn	Goldsmith, Christina	\$ 560,000	Mar-17	\$ 140,000	Aug-94	22.7	1272	\$ 18,519	13.2%	37
38	44 Cocoonut Row, #304B	Nardoza, Russell	Watts, Bruce	\$ 525,000	Mar-17	\$ 223,000	Sep-14	2.5	900	\$ 119,039	53.4%	38
39	44 Cocoonut Row, #114B	Jay G. Axelrod Rev. Trust	Finnegan, Dorothy	\$ 550,000	Mar-17	\$ 415,000	Dec-14	2.3	900	\$ 58,452	14.1%	39
40	429 Australian Ave., #90	Perri, Pamela & Reyes, David	Rockhampton Family Trust	\$ 1,475,000	Mar-17	\$ 1,450,000	Aug-14	2.7	1686	\$ 9,388	0.6%	40
41	100 Sunrise Ave., #PH10	Mercy, Eugene	Martin Zelman Rev. Trust	\$ 2,600,000	Mar-17	\$ 1,180,000	Jun-91	25.8	2433	\$ 54,975	4.7%	41
42	235 Sunrise Ave., #3012	Whittaker, Angela & Sam	Island Hotel LLC	\$ 75,000	Mar-17	\$ 160,000	Oct-07	9.5	271	\$ (8,949)	-5.6%	42
43	235 Sunrise Ave., #3017	Whittaker, Angela & Sam	Island Hotel LLC	\$ 75,000	Mar-17	\$ 45,000	Mar-01	16.1	271	\$ 1,864	4.1%	43
44	170 Chilean Ave., #5B	Rebecca Rogers Trust	Leelanua Land LLC	\$ 801,000	Mar-17	\$ 247,000	Dec-03	13.3	1201	\$ 41,530	16.8%	44
45	235 Sunrise Ave., #2041	Marr, David	Ziegler, Steven	\$ 189,500	Mar-17	\$ 170,000	Apr-05	12.0	271	\$ 1,624	1.0%	45
46	2 N. Breakers Row S, #44	Friedman, Richard	Mesiter, Robert	\$ 15,500,000	Mar-17	\$ 10,225,000	May-16	0.9	3322	\$ 5,764,596	56.4%	46
	<b>*Not included in calculation for % Increase/(Decrease)</b>											
			<b>2017 1Q Cumulative Summary - PB Condo Sales (North)</b>									
			<b># of PB Condo Sales (North)</b>	<b>46</b>								
			<b>PB Condo Sales - North (Total \$)</b>	<b>\$ 66,826,434</b>								
			<b>Average Current Sales Price</b>	<b>\$ 1,452,749</b>								
			<b>Median Current Sales Price</b>	<b>\$ 662,700</b>								
			<b>Average Yrs. Between Sales</b>	<b>9.99</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>7.8%</b>								

1st Quarter  
2017  
Report

# THE EVANS REPORT™

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

## SOUTH - PB CONDO/CO-OP SALES 1/1/17 - 3/31/17

	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	*3475 S. Ocean Blvd., #2130	Arp, Heather	Stryker, Ronda & John	\$ 180,000	Jan-17	N/A	N/A	N/A	891	N/A	N/A	1
2	3250 S. Ocean Blvd., #303N	Cohan, Todd	Jacquelen Krantz Dec. Trust	\$ 700,000	Jan-17	\$ 120,000	Jan-78	39.0	1900	\$ 14,861	12.4%	2
3	2778 S. Ocean Blvd., #204N	Klener, Anna & Igor	Marozi, Gary	\$ 485,000	Jan-17	\$ 330,750	Jan-17	0.0	2266	\$ 5,630,125	1702.2%	3
4	3400 S. Ocean Blvd., #4E1	Weiss Western Real Estate	Morgan, Diane & Glenn	\$ 870,000	Jan-17	\$ 737,000	Oct-12	4.3	1740	\$ 30,920	4.2%	4
5	2860 S. Ocean Blvd., #411	Hoffman, Richard	Preda, Gilda	\$ 178,000	Jan-17	\$ 88,900	Jul-99	17.6	1180	\$ 5,066	5.7%	5
6	3474 S. Ocean Blvd., #0100	Swinicki, Elizabeth	Brightlite Homes LLC	\$ 480,000	Feb-17	\$ 307,000	Oct-15	1.3	1478	\$ 129,131	42.1%	6
7	*3450 S. Ocean Blvd., #4150	Margliano, Carl	Jacqueline Krantz Dec. Trust	\$ 165,000	Feb-17	N/A	N/A	N/A	1008	N/A	N/A	7
8	3475 S. Ocean Blvd., #7100	Willis, Leigh	Pastore, Ralph	\$ 330,000	Feb-17	\$ 340,000	Oct-07	9.4	1395	\$ (1,062)	-0.3%	8
9	2275 S. Ocean Blvd., #201A	Walter, Mark	Kahn, Muriel	\$ 245,500	Feb-17	\$ 174,900	Mar-01	16.0	978	\$ 4,424	2.5%	9
10	3030 S. Ocean Blvd., #332 (CO-OP)	Heine, Jeffery	Palm Beacher Apartments	\$ 100,000	Feb-17	\$ 50,000	Apr-97	19.9	854	\$ 2,519	5.0%	10
11	3400 S. Ocean Blvd., #6F11	WDDJ LLC	Lauren Atlas Individual Trustee	\$ 886,315	Feb-17	\$ 800,000	Nov-11	5.3	2119	\$ 16,240	2.0%	11
12	2505 S. Ocean Blvd., #3160	Shariati, Nazliy & Saeid	Maraa, Linda & Anthony	\$ 300,000	Feb-17	\$ 295,000	Jan-04	13.1	1116	\$ 382	0.1%	12
13	2773 S. Ocean Blvd., #5140	Conrad, Ilonka & Bern	Shapiro, Steven & Donald, Silver, Frances	\$ 182,500	Feb-17	\$ 54,200	Jan-75	42.1	1389	\$ 3,045	5.6%	13
14	2505 S. Ocean Blvd., #2120	Ray, John	Benson, Cynthia & Richard	\$ 274,000	Feb-17	\$ 143,000	Sep-01	15.5	1116	\$ 8,467	5.9%	14
15	2660 S. Ocean Blvd., #305N	Dalton, William	Weiderhorn, Melissa & Andrew	\$ 1,150,000	Feb-17	\$ 800,000	Mar-13	4.0	1900	\$ 87,801	11.0%	15
16	2275 S. Ocean Blvd., #304N	Johnson-Zentil, Mary	Wendling, Julie	\$ 913,000	Feb-17	\$ 575,000	May-15	1.8	1868	\$ 184,686	32.1%	16
17	3450 S. Ocean Blvd., #5100	Fahim, Amgad	Amulo, Jaaka	\$ 370,000	Mar-17	\$ 250,000	Oct-08	8.4	1292	\$ 14,230	5.7%	17
18	3450 S. Ocean Blvd., #2140	Unterberger, Sarah & Jack	Lukes, Phylis	\$ 178,000	Mar-17	\$ 100,000	Oct-10	6.4	1008	\$ 12,141	12.1%	18
19	3140 S. Ocean Blvd., #404N	Carol Weisenberg Rev. Trust	Kazi, Jean	\$ 986,250	Mar-17	\$ 825,000	Feb-09	8.1	2173	\$ 19,938	2.4%	19
20	3100 S. Ocean Blvd., #505S	Athans, Irene	Barenburg, Sherrie	\$ 1,000,000	Mar-17	\$ 1,400,000	Jun-12	4.8	2913	\$ (83,812)	-6.0%	20
21	2784 S. Ocean Blvd., #306N	Levy, Donna & Robert	Shockett, Alan & Jon	\$ 350,000	Mar-17	\$ 305,000	May-13	3.9	1659	\$ 11,665	3.8%	21
22	2600 S. Ocean Blvd., #204N	Scheinerman, Susan & Charles	Rubman, Jean & Cary	\$ 570,000	Mar-17	\$ 350,000	Jan-11	6.2	1495	\$ 35,578	10.2%	22
23	3120 S. Ocean Blvd., #3 502	Oasis 502 Limited Partnership	Corradini, Marilyn	\$ 1,039,500	Mar-17	\$ 625,000	Jan-16	1.2	2497	\$ 351,027	56.2%	23
24	3475 S. Ocean Blvd., #7160	Peer, Tracey & Michael	Anthony John Brown Estate	\$ 290,000	Mar-17	\$ 173,000	Jun-99	17.8	1395	\$ 6,568	3.8%	24
25	2505 S. Ocean Blvd., #2110	Mulcahy, Daniel	Baxter, Elain	\$ 222,000	Mar-17	\$ 94,000	Aug-01	15.6	1116	\$ 8,191	8.7%	25
26	2000 S. Ocean Blvd., #308S	Dickey Family Trust	Lily Claire Hedley Trust	\$ 3,135,000	Mar-17	\$ 550,000	Apr-00	17.0	5664	\$ 152,427	27.7%	26
27	3450 S. Ocean Blvd., #2190	Grillo, Wendy & Miguel	Flores, Carlos	\$ 218,000	Mar-17	\$ 105,000	May-00	16.9	1293	\$ 6,692	6.4%	27
28	2773 S. Ocean Blvd., #1030	Sweet, Sharon & Richard	Marilyn S. Alexander Rev. Trust	\$ 230,000	Mar-17	\$ 135,000	Apr-94	23.0	1389	\$ 4,136	3.1%	28
29	2500 S. Ocean Blvd., #2A1	Segraves, Denise & Patric	Mileti, Bernadine & Nick	\$ 635,000	Mar-17	\$ 625,000	May-03	13.9	2590	\$ 719	0.1%	29

30	2195 Ibis Isle Rd., #4	Coutinho, Gisele	Silverblatt, Joanna	\$ 450,000	Mar-17	\$ 225,000	Feb-15	2.2	1473	\$ 104,220	46.3%	30
31	3460 S. Ocean Blvd., #2100	Rechler, Silvia, Mark & Jose	Louis Karfunkel 2015 Family Trust	\$ 275,000	Mar-17	\$ 89,500	Sep-12	4.6	1437	\$ 40,519	45.3%	31
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
			<b>2017 1Q Cumulative Summary - PB Condo Sales (South)</b>									
			<b># of PB Condo Sales (South)</b>	<b>31</b>								
			<b>PB Condo Sales - South (Total \$)</b>	<b>\$ 17,388,065</b>								
			<b>Average Current Sales Price</b>	<b>\$ 560,905</b>								
			<b>Median Current Sales Price</b>	<b>\$ 350,000</b>								
			<b>Average Yrs. Between Sales</b>	<b>11.31</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>5.3%</b>								