

## 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.

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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
<b>*Not included in calculation for % Increase/(Decrease)</b>												
<b>2017 1Q Cumulative Summary - PB Home Sales (ALL)</b>												
<b># of PB Home Sales (ALL)</b>				<b>28</b>								
<b>PB Home Sales - ALL (Total \$)</b>				<b>\$ 246,818,053</b>								
<b>Average Current Sales Price</b>				<b>\$ 8,814,930</b>								
<b>Median Current Sales Price</b>				<b>\$ 3,660,839</b>								
<b>Average Yrs. Between Sales</b>				<b>7.68</b>								
<b>% Annual Increase/(Decrease)</b>				<b>15.3%</b>								

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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
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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
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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
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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
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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>\$ 134,294,053</b>							
				<b>Average Current Sales Price</b>	<b>\$ 6,394,955</b>							
				<b>Median Current Sales Price</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>								