

2017 Fourth 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	35	26.9%	28	19.6%	-7	-20.0%
No. of Sales 2nd Quarter	46	35.4%	57	39.9%	11	23.9%
No. of Sales 3rd Quarter	28	21.5%	28	19.6%	0	0.0%
No. of Sales 4th Quarter	21	16.2%	30	21.0%	9	42.9%
Total No. of Sales	130	100%	143	100%	13	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2016		2017		Differential ('16 v. '17)	
January	10	7.7%	5	3.5%	-5	-50.0%
February	16	12.3%	7	4.9%	-9	-56.3%
March	9	6.9%	16	11.2%	7	77.8%
April	11	8.5%	13	9.1%	2	18.2%
May	15	11.5%	16	11.2%	1	6.7%
June	20	15.4%	28	19.6%	8	40.0%
July	10	7.7%	9	6.3%	-1	-10.0%
August	7	5.4%	15	10.5%	8	114.3%
September	11	8.5%	4	2.8%	-7	-63.6%
October	6	4.6%	11	7.7%	5	83.3%
November	9	6.9%	9	6.3%	0	0.0%
December	6	4.6%	10	7.0%	4	66.7%
Total No. of Sales	130	100%	143	100%	13	

TOWN-WIDE

	4th Quarter 2016	4th Quarter 2017	4th Qtr. Differential 2016 v. 2017	
No. of Sales	21	30	9	42.9%
Median Sales Price	\$ 3,000,000	\$ 5,080,575	\$ 2,080,575	69.4%
Average Sales Price	\$ 5,375,329	\$ 7,042,251	\$ 1,666,922	31.0%
Total Sales/Dollars	\$ 112,881,900	\$ 211,267,531	\$ 98,385,631	87.2%

North Town of Palm Beach

	4th Quarter 2016	4th Quarter 2017	4th Qtr. Differential 2016 v. 2017	
No. of Sales	13	16	3	23.1%
Median Sales Price	\$ 2,965,000	\$ 4,600,000	\$ 1,635,000	55.1%
Average Sales Price	\$ 6,210,454	\$ 4,601,658	\$ (1,608,796)	-25.9%
Total Sales/Dollars	\$ 80,735,900	\$ 73,626,533	\$ (7,109,367)	-8.8%

Midtown Town of Palm Beach

	4th Quarter 2016	4th Quarter 2017	4th Qtr. Differential 2016 v. 2017	
No. of Sales	6	5	-1	-16.7%
Median Sales Price	\$ 3,405,500	\$ 5,500,000	\$ 2,094,500	61.5%
Average Sales Price	\$ 3,399,333	\$ 8,226,900	\$ 4,827,567	142.0%
Total Sales/Dollars	\$ 20,396,000	\$ 41,134,500	\$ 20,738,500	101.7%

South Town of Palm Beach

	4th Quarter 2016	4th Quarter 2017	4th Qtr. Differential 2016 v. 2017	
No. of Sales	2	9	7	350.0%
Median Sales Price	\$ 5,875,000	\$ 10,650,000	\$ 4,775,000	81.3%
Average Sales Price	\$ 5,875,000	\$ 9,650,650	\$ 3,775,650	64.3%
Total Sales/Dollars	\$ 11,750,000	\$ 96,506,498	\$ 84,756,498	721.3%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2016		2017		Differential ('16 v. '17)	
	Jan. thru Dec.		Jan. thru Dec.		Jan. thru Dec.	
Sales \$20,000,000 and over	6	4.6%	11	7.7%	5	83.3%
Sales \$15,000,000 - \$19,999,999	2	1.5%	3	2.1%	1	50.0%
Sales \$10,000,000 - \$14,999,999	11	8.5%	7	4.9%	-4	-36.4%
Sales \$5,000,000 - \$9,999,999	26	20.0%	36	25.2%	10	38.5%
Sales \$2,500,000 - \$4,999,999	52	40.0%	60	42.0%	8	15.4%
Sales below \$2,500,000	33	25.4%	26	18.2%	-7	-21.2%
	130	100.0%	143	100.0%	13	

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

	2016	2017
1st Quarter	0/35 (0.0%)	0/28 (0.0%)
2nd Quarter	0/46 (0.0%)	0/57 (0.0%)
3rd Quarter	0/28 (0.0%)	0/28 (0.0%)
4th Quarter	0/21 (0.0%)	0/30 (0.0%)
	0/130 (0.0%)	0/143 (0.0%)

4thQuarter
2017
Report

THE EVANS REPORT™

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ALL - PB SINGLE FAMILY HOME SALES 1/1/17 - 12/31/17

	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 Onondaga	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
29	230 Brazilian Ave.	Baker, Patricia & John	McEleven- Hunter, Bonnie	\$ 6,850,000	Apr-17	\$ 3,421,000	Aug-13	3.7	4,634	\$ 922,318	27.0%	29
30	350 El Brillo Way	Patrick A. Gerschel Living Trust	Barron G. Collier III Dec. of Trust	\$ 8,400,000	Apr-17	\$ 1,600,000	Jun-92	24.9	5,930	\$ 273,589	17.1%	30
31	1330 S. Ocean Blvd.	Sunshine Estate Partners	Casa Apava Lot 2	\$ 31,590,000	Apr-17	\$ 11,520,000	Oct-14	2.5	12,830	\$ 7,997,325	69.4%	31
32	224 Bahama Ln.	Cha, Lisa	McAllister, Rebecca & Bruce	\$ 3,220,000	Apr-17	\$ 1,625,000	Mar-04	13.1	2,464	\$ 121,489	7.5%	32
33	224 S. Ocean Blvd.	Armen A Manoogian Trust	McGovern, Lisa & Kevin	\$ 18,700,000	Apr-17	\$ 3,800,000	Dec-01	15.4	7,424	\$ 969,430	25.5%	33
34	341 Eden Rd.	Muack, Liza & Jon	Robert H. Zimmer Estate	\$ 3,425,000	Apr-17	\$ 570,000	Jun-87	29.9	2,872	\$ 95,524	16.8%	34
35	60 Blossom Way	60 Blossom Way Trust	White Sea Holdings	\$ 77,060,000	Apr-17	\$ 68,500,000	Jun-08	8.8	18,452	\$ 968,506	1.4%	35
36	365 Hibisucs Ave.	Williams, Anthony	Kernahan, Dennis A. & Dennis H.	\$ 2,150,000	Apr-17	\$ 1,695,000	May-13	3.9	1,511	\$ 116,055	6.8%	36
37	170 Seagate Rd.	Dana, Rose & Charlie	Witmann, Paula & Paul	\$ 3,500,000	Apr-17	\$ 2,244,835	Jan-15	2.3	2,675	\$ 550,643	24.5%	37

38	931 N. Lake Way	Freeman, Laura & James	Marjorie S. Fisher Irrev. Trust	\$ 5,310,000	Apr-17	\$ 550,000	Jun-94	22.9	5,780	\$ 207,873	37.8%	38
39	100 El Bravo Way	El Sueno LLC	Kenneth G. Troppin Rev. Trust	\$ 20,384,000	Apr-17	\$ 12,500,000	May-15	2.0	10,843	\$ 4,013,473	32.1%	39
40	233 Arabian Rd.	Yahn, William	Weinberg, Rebecca & Max	\$ 2,850,000	Apr-17	\$ 2,400,000	Sep-16	0.6	2,818	\$ 720,395	30.0%	40
41	596 N. County Rd.	Ainslie, Suzanne & Michael	Ann D. Braganaca Rev. Trust	\$ 2,200,000	Apr-17	\$ 435,000	Jul-93	23.8	2,408	\$ 74,108	17.0%	41
42	434 Seaspray Ave.	Seaspray Owner LLC	Kauffman, Andrea & Christopher	\$ 8,925,929	May-17	\$ 2,000,000	Oct-00	16.6	6,191	\$ 416,469	20.8%	42
43	1287 N. Ocean Way	William & Marcia Rev. Trust	Marlene Flannagan Dec. of Trust	\$ 2,491,175	May-17	\$ 480,000	Nov-96	20.5	2,778	\$ 98,060	20.4%	43
44	*920 N. Lake Way	Ryan, Molly	Marjorie S. Fisher Irrev. Trust	\$ 12,950,200	May-17	N/A	N/A	NA	8,313	N/A	N/A	44
45	240 Seabreeze Ave.	Good, Jean & Robert	Shillrlagh Group LLC	\$ 3,100,000	May-17	\$ 1,625,000	Aug-14	2.8	2,080	\$ 534,633	32.9%	45
46	200 Mockingbird Trl.	Eagle Bay Holdings LLC	Lodsgon, John	\$ 3,500,000	May-17	\$ 360,000	Dec-92	24.4	1,833	\$ 128,429	35.7%	46
47	271 La Puerta Way	East, Shalom & Katie	Long, Stephanie & David	\$ 5,700,000	May-17	\$ 3,500,000	Jun-11	5.9	4,550	\$ 371,415	10.6%	47
48	120 Everglade Ave.	120 Everglade LLC	Armen A. Manogeen Rev. Trust	\$ 9,380,000	May-17	\$ 6,280,000	May-08	9.0	5,500	\$ 343,816	5.5%	48
49	*249 Monterey Rd.	Griswold, Mary & Alexander	Murray, Nancy & John	\$ 4,650,000	May-17	N/A	N/A	NA	3,179	N/A	N/A	49
50	260 Clarke Ave.	Kozack, Nancy	Gasiunasen, Arij	\$ 5,720,203	May-17	\$ 3,600,000	Oct-00	16.6	5,023	\$ 127,639	3.5%	50
51	256 Tradewind Dr.	Reynolds, Nicole	Khoury, Melanie & Amin	\$ 4,650,000	May-17	\$ 1,940,000	Jun-13	4.0	3,698	\$ 683,587	35.2%	51
52	8 S. Lake Trl.	Old Kapok LLC	Falcone, Faye & Edward	\$ 27,000,000	May-17	\$ 28,750,000	Oct-05	11.6	9,918	\$ (150,400)	-0.5%	52
53	236 La Puerta Way	Durach Family Ltd	Patrick Gerschel Living Trust	\$ 3,600,000	May-17	\$ 1,600,000	Nov-13	3.6	3,015	\$ 561,107	35.1%	53
54	227 Ocean Ter.	Amic C. Khoury Rev. Trust	Rockwell, Barbara & Robin	\$ 3,650,000	May-17	\$ 1,250,000	Jul-14	2.9	3,071	\$ 828,761	66.3%	54
55	210 Debra Ln.	Ken Development Company Inc	Weitzman, Candee	\$ 1,200,000.00	May-17	\$ 360,000	Dec-99	17.4	1,253	\$ 48,162	13.4%	55
56	218 Via Linda	McDonald, Jennifer	McCormick, Matthew	\$ 3,195,000	May-17	\$ 1,100,000	Apr-04	13.2	2,818	\$ 159,075	14.5%	56
57	1102 North Ocean Blvd.	1102 North Ocean Rev. Trust	Harpel, Judy & James	\$ 20,000,000	May-17	\$ 7,000,000	Oct-04	12.7	10,915	\$ 1,025,946	14.7%	57
58	152 Reef Rd.	Fowler, Melanie & Jordan	Noorwood, Elizabeth & Fifel, Mathew	\$ 3,922,500	Jun-17	\$ 2,810,000	Jun-07	10.0	3,940	\$ 111,037	4.0%	58
59	148 S. County Rd.	Elliman, Latrice & Douglas	Wagner, Joanne & William	\$ 2,650,000	Jun-17	\$ 565,000	Jun-88	29.0	4,204	\$ 71,808	12.7%	59
60	201 Banyan	Hamm, Edward	Carol Simmons Rev. Trust	\$ 9,000,000	Jun-17	\$ 3,950,000	May-02	15.2	6,308	\$ 332,957	8.4%	60
61	75 Via Mizner	DJG Associated LLC	Maas, Elizabeth & Robert	\$ 2,472,500	Jun-17	\$ 630,000	Dec-03	13.5	1,605	\$ 136,385	21.6%	61
62	1086 N. Ocean Blvd.	Stefanski, Marc	Borman, Gina	\$ 6,500,000	Jun-17	\$ 4,135,625	Oct-07	9.7	6,421	\$ 244,267	5.9%	62
63	2259 Ibis Isle Rd. E.	Zloff Rev. Trust	Cocobeach LLC	\$ 1,995,000	Jun-17	\$ 1,200,000	Jul-13	3.9	1,807	\$ 202,778	16.9%	63
64	745 N. Lake Way	Shields, Valerie	Paddock View Farm LLC	\$ 3,650,000	Jun-17	\$ 2,725,000	May-13	4.1	3,802	\$ 225,083	8.3%	64
65	247 Miraflores Dr.	Oppenheim, Laetita	Damato, Margaret	\$ 2,900,000	Jun-17	\$ 592,500	May-90	27.1	2,564	\$ 85,135	14.4%	65
66	11 Sloans Curve Dr.	Robalino, Patrica & Camilo	Slater, Ellen & Kenneth	\$ 3,806,000	Jun-17	\$ 5,150,000	Aug-06	10.9	4,632	\$ (123,785)	-2.4%	66
67	274 Orange Grove Rd.	Citrus Cottage LLC	Hench, Sharon & Michael	\$ 1,625,000	Jun-17	\$ 715,000	Apr-00	17.2	2,479	\$ 52,924	7.4%	67
68	152 Chilean Ave.	Hindman, Leslie	Soane Family Trust	\$ 2,900,000	Jun-17	\$ 1,450,000	Nov-13	3.6	3,620	\$ 404,625	27.9%	68
69	269 Miraflores Dr.	Pfeifle, Jeffrey	Mary Lou Watchment Rev Trust	\$ 3,000,000	Jun-17	\$ 812,500	Jun-94	23.0	4,482	\$ 94,962	11.7%	69
70	301 Via Linda	301 Via Linda LLC	Ballau, Georgeann & Roger	\$ 5,020,000	Jun-17	\$ 3,350,000	May-09	8.1	3,878	\$ 205,929	6.1%	70
71	209 Angler Ave.	209 Angler Avenue LLC	Delphin Corp.	\$ 2,895,000	Jun-17	\$ 2,400,000	Dec-12	4.5	2,486	\$ 108,840	4.5%	71
72	302 Atlantic Ave.	Eat 302 LLC	Poppel, Emily & Harvey	\$ 2,750,000	Jun-17	\$ 1,770,000	Aug-98	18.9	3,853	\$ 51,901	2.9%	72
73	202 Garden Rd.	Garden Road LLC	Narang Family Partnership	\$ 5,730,000	Jun-17	\$ 2,060,000	Jan-10	7.5	4,703	\$ 490,678	23.8%	73
74	217 Oleander Ave.	Izbicki, Gail & William	Carney, Ceann & James	\$ 1,140,000	Jun-17	\$ 1,025,000	Feb-15	2.4	918	\$ 48,192	4.7%	74
75	232 Seabreeze Ave.	Cary, Robin & James	Willaims, Rebecca & Owen	\$ 4,200,000	Jun-17	\$ 470,000	May-96	21.1	3,508	\$ 176,376	37.5%	75
76	225 Arabian Rd.	225 Arabian Road LLC	211 Pine Street Land Trust	\$ 2,400,000	Jun-17	\$ 2,500,000	Sep-16	0.8	3,352	\$ (120,861)	-4.8%	76
77	115 Via Palma	Ervin, Marissa	Carambola Realty Corp.	\$ 3,650,000	Jun-17	\$ 2,812,743	Jan-16	1.5	4,919	\$ 559,705	19.9%	77
78	209 Via Tortuga	Peters, Kathryn	Ourisman, Florenz Estate	\$ 6,185,000	Jun-17	\$ 6,200,000	Jun-07	10.1	5,878	\$ (1,487)	0.0%	78
79	401 Seaview Ave.	Roberts, Emma & William	Phorer, Kelly & Gary	\$ 2,650,000	Jun-17	\$ 906,950	Dec-12	4.6	2,417	\$ 380,510	42.0%	79
80	11 Via Vizcaya	County Down Trust	P C Grace Florida Rev. Trust	\$ 12,953,800	Jun-17	\$ 9,958,791	Mar-11	6.3	9,435	\$ 472,624	4.7%	80
81	209 Sanford Ave.	209 Sanford Ave LLC	Frank H Habicht Living Trust	\$ 2,600,000	Jun-17	\$ 71,800	Jan-69	48.5	4,116	\$ 52,106	72.6%	81
82	240 Atlantic Ave.	Canton, Stephen	240 Atlantic Ave LLC	\$ 3,250,000	Jun-17	\$ 1,013,500	Feb-15	2.4	3,354	\$ 935,077	92.3%	82
83	640 S. Ocean Blvd.	640 Palm Beach LLC	Oceanic Place Properties LLC	\$ 36,149,781	Jun-17	\$ 4,750,000	Feb-96	21.4	12,152	\$ 1,466,904	30.9%	83
84	227 Miraflores Dr.	Coati Limited Trust	Nisberg, Sally & Jay	\$ 5,500,000	Jun-17	\$ 3,525,000	Apr-13	4.2	4,972	\$ 466,888	13.2%	84
85	1565 N. Ocean Blvd.	1565 Property Associates LLC	Lindeman, Fraya & George	\$ 23,700,000	Jun-17	\$ 23,500,000	Sep-08	8.8	10,811	\$ 22,692	0.1%	85
86	238 Phipps Plz.	Pipps Plaza Properties Partners LLC	Maass, Elizabeth & Robb	\$ 1,950,000	Jul-17	\$ 1,400,000	Sep-16	0.9	1,724	\$ 625,389	44.7%	86
87	117 Everglade Ave.	Klann, Avery & Joe	Timmins, Mary Joanne	\$ 5,500,000	Jul-17	\$ 325,000	Aug-88	28.9	4,898	\$ 178,786	55.0%	87
88	1485 Via Manana	Kalisman, Jason	Urlich Axel	\$ 3,151,115	Jul-17	\$ 2,100,000	Dec-13	3.6	3,120	\$ 292,199	13.9%	88
89	260 El Pueblo Way	Pohrer, Kelly & Gary	Kennan D. Holt Rev. Trust	\$ 2,550,000	Jul-17	\$ 2,800,000	Nov-14	2.7	3,092	\$ (92,828)	-3.3%	89

90	255 Kenlyn Rd.	Craig, Hunter & Stuart	CMPB 1 LLC	\$ 6,250,000	Jul-17	\$ 6,183,209	Aug-15	1.9	5,039	\$ 34,385	0.6%	90
91	339 Cocoanut Row	Winsor, Deborah	337 339 Cocoanut Row LLC	\$ 1,900,000	Jul-17	\$ 1,500,000	Dec-05	11.7	3,616	\$ 34,296	2.3%	91
92	164 Seminole Ave.	164 Seminole Ave LLC	Fisher, Tamara & Stuart	\$ 4,500,000	Jul-17	\$ 570,000	Dec-99	17.7	3,274	\$ 222,464	39.0%	92
93	111 Reef Road	Reef Road LLC	Hack Family Trust	\$ 2,674,826	Jul-17	\$ 1,500,000	Aug-04	13.0	2,853	\$ 90,524	6.0%	93
94	420 Brazilian Ave.	Gross, Elenor & Ronald	420 Brazilian LLC	\$ 3,487,000	Jul-17	\$ 2,400,000	Sep-13	3.9	3,853	\$ 278,620	11.6%	94
95	124 Via Bethesda	124 Via Bethesda LLC	Mcintosh, Susan & Henry	\$ 15,000,000	Aug-17	\$ 975,000	Dec-80	36.7	8,646	\$ 382,252	39.2%	95
96	251 Orange Grove Rd.	Enerst Gordon LLC	Verlen, David	\$ 252,000	Aug-17	\$ 985,189	Jun-11	6.2	1,837	\$ (118,100)	-12.0%	96
97	137 Woodbridge Rd.	Fiume, Gail & James	Palm Beach Residence South Dakota LLC	\$ 8,900,000	Aug-17	\$ 6,250,000	Sep-10	6.9	7,377	\$ 382,615	6.1%	97
98	1263 N. Lake Way	McIntosh, Susan & Henry	Fiume, Gail & James	\$ 4,865,000	Aug-17	\$ 4,200,000	Apr-14	3.3	5,207	\$ 198,955	4.7%	98
99	110 Via Vizcaya	Shadowbrook Land Trust	Vizcaya 110 LLC	\$ 2,800,000	Aug-17	\$ 680,000	May-95	22.3	3,616	\$ 95,202	14.0%	99
100	229 Chilean Ave.	Delaney, Joseph & Nancy	229 Chilean Ave LLC	\$ 3,400,000	Aug-17	\$ 4,250,000	Oct-07	9.8	3,384	\$ (86,300)	-2.0%	100
101	1221 N. Lake Way	Glasser, Kim & Todd	Marion Stroud Estate	\$ 5,900,000	Aug-17	\$ 6,500,000	Jul-01	16.1	3,090	\$ (37,220)	-0.6%	101
102	423 Chilean Ave.	423 Chilean LLC	Dobbs, James	\$ 3,582,000	Aug-17	\$ 1,918,560	Jun-10	7.2	4,282	\$ 229,548	12.0%	102
103	252 Oleander Ave.	252 Oleander Ave LLC	Oleander Ventures LLC	\$ 3,650,000	Aug-17	\$ 1,000,000	Feb-06	11.6	4,000	\$ 229,260	22.9%	103
104	213 Park Ave.	213 Park Ave LLC	Del Guidice, Michael	\$ 1,450,000	Aug-17	\$ 975,000	Jan-12	5.6	1,877	\$ 84,367	8.7%	104
105	*125 Chateaux Dr.	Daniel Floersheimer 2009 Trust	Rosenberg, Baylie & Marvin	\$ 8,750,000	Aug-17	N/A	N/A	N/A	5,108	N/A	N/A	105
106	258 Country Club Rd.	Rizzo, Anthony & Schneider, Lauren	Whelton, Soraya	\$ 2,225,000	Aug-17	\$ 1,100,000	Jun-13	4.2	2,185	\$ 265,949	24.2%	106
107	*1280 N. Lake Way	1280 North Lake Way LLC	Janice M. Barbato Trust	\$ 8,750,000	Aug-17	N/A	N/A	N/A	2,594	N/A	N/A	107
108	201 Sanfrod Ave.	Smith, Braden	Rubino, Belinda	\$ 2,278,300	Aug-17	\$ 106,000	May-73	44.3	2,470	\$ 48,989	46.2%	108
109	822 S. County Rd.	M&M Palm Beach Property Investors LLC	Nederlander, Charlene	\$ 13,100,000	Aug-17	\$ 13,500,000	Apr-00	17.4	11,006	\$ (22,952)	-0.2%	109
110	19 Golfview Rd.	Francesco Galesi Trust	Michael Kelly Trust	\$ 6,500,000	Sep-17	\$ 3,850,000	Jun-02	15.3	3,931	\$ 172,970	4.5%	110
111	1534 N. Ocean Way	Surfsong LLC	0741459BC LTD INC	\$ 2,268,000	Sep-17	\$ 2,000,000	Mar-07	10.6	2,312	\$ 25,316	1.3%	111
112	249 Via Linda	Stiffleman, Jodi & Robert	James M. Ballentine Amended & Restated Trust	\$ 2,117,300	Sep-17	\$ 812,000	Jan-00	17.7	2,878	\$ 73,569	9.1%	112
113	269 Everglade Ave.	Leslie Rose Rev. Trust	Antje Faber Estate	\$ 2,350,000	Sep-17	\$ 2,200,000	Feb-06	11.7	3,127	\$ 12,858	0.6%	113
114	236 Phipps Plz.	Phipps Plaza Properties Partners LLC	Cinque Partners LTD	\$ 3,000,000	Oct-17	\$ 500,000	Oct-92	25.0	4,996	\$ 99,814	20.0%	114
115	200 Eden Road	Nicklas, Brent	Johnson, Ingrid & John	\$ 7,810,000	Oct-17	\$ 6,160,000	Mar-14	3.6	5,756	\$ 459,032	7.5%	115
116	1072 N. Ocean Blvd.	1072 North ocean Boulevard Land Trust	Worth Avenue Capital II LLC	\$ 5,254,650	Oct-17	\$ 2,391,956	Jul-16	1.3	5,776	\$ 2,266,558	94.8%	116
117	330 Brazilian Ave.	CSC Brazilian LLP	Casa VW Properties LLC	\$ 5,500,000	Oct-17	\$ 4,950,000	Nov-15	1.9	4,940	\$ 285,156	5.8%	117
118	1 Golfview Rd.	Ponton, Daniel	Cecile M. Draime Trust	\$ 4,100,000	Oct-17	\$ 4,150,000	May-01	16.5	4,395	\$ (3,038)	-0.1%	118
119	120 Seagate Rd.	Scheuer, Vickie	Stollof, Marcie	\$ 4,600,000	Oct-17	\$ 1,250,000	Oct-01	16.0	3,465	\$ 208,839	16.7%	119
120	403 Brazilian Ave.	BHJ Land Trust	Leonor M. Seagal Rev. Trust	\$ 7,228,000	Oct-17	\$ 4,553,600	Feb-06	11.7	5,522	\$ 229,145	5.0%	120
121	1495 Via Manana	Anthony, Laura & Michael	XYZ LTD	\$ 3,400,000	Oct-17	\$ 975,000	Nov-94	22.9	4,546	\$ 105,750	10.8%	121
122	893 S. County Rd.	Asir, Helen & Joseph	Cain, Joseph	\$ 3,100,000	Oct-17	\$ 3,200,000	Jan-06	11.8	4,280	\$ (8,473)	-0.3%	122
123	880 S. Ocean Blvd.	Chersterman, Alex	Dwyer, Concetta & Rober	\$ 8,750,000	Oct-17	\$ 3,595,000	May-01	16.5	5,253	\$ 312,554	8.7%	123
124	735 Island Dr.	Ocean Island One LLC	Ames Stevens Estate	\$ 23,800,000	Oct-17	\$ 6,075,000	Aug-03	14.2	9,831	\$ 1,243,919	20.5%	124
125	130 Chilean Ave.	Glen T. Senk Trust	130 Chilean LLC	\$ 4,906,500	Nov-17	\$ 4,350,000	Mar-15	2.7	5,062	\$ 208,117	4.8%	125
126	204 Jamaica Ln.	Orlowsky, Caroline & Martin	204 Jamaica Ln LLC	\$ 5,601,383	Nov-17	\$ 2,175,000	Aug-15	2.3	4,677	\$ 1,519,599	69.9%	126
127	460 Worth Ave.	AG IMMOHOME	Anderson, Marianne & Karl	\$ 20,500,000	Nov-17	\$ 19,943,385	Feb-08	9.8	8448	\$ 56,813	0.3%	127
128	661 N. Lake Way	Nylen 2007 Family Trust	North Lake Way LLC	\$ 7,000,000	Nov-17	\$ 5,400,000	Oct-10	7.1	4,701	\$ 225,657	4.2%	128
129	125 Via Del Laggo	125 Via Del Laggo LLC	GEH Properties LLC	\$ 10,952,823	Nov-17	\$ 9,285,000	Oct-10	7.1	9,271	\$ 234,769	2.5%	129
130	115 Via Palma	115 Via Palma Land Trust	Neckles, Peter	\$ 4,450,000	Nov-17	\$ 3,650,000	Jun-17	0.4	3613	\$ 1,813,665	49.7%	130
131	240 Ocean Ter.	AJ Palm Beach LLC	Heyniger, Ashley & Sean	\$ 2,875,000	Nov-17	\$ 2,600,000	Jul-16	1.3	2,569	\$ 205,686	7.9%	131
132	236 Fairview Rd.	Peter, Frances & Todd	Basa Group LLC	\$ 2,000,000	Nov-17	\$ 1,610,000	Mar-05	12.8	2,621	\$ 30,567	1.9%	132
133	245 Atlantic Ave.	Christy N. Bharti Living Trust	Gochman, Becky & David	\$ 4,600,000	Nov-17	\$ 4,516,000	Nov-15	2.1	4,402	\$ 40,342	0.9%	133
134	249 Orange Grove Rd.	Kathleen M. Cerasaro Rev. Trust	Ocean Way Properties LLC	\$ 4,485,500	Dec-17	\$ 1,500,000	Aug-14	3.4	3,709	\$ 889,557	59.3%	134
135	*1464 N. Ocean Blvd.	Goldberg, Howard	Moira E. Veith Rev. Trust	\$ 1,580,000	Dec-17	N/A	N/A	N/A	1,859	N/A	N/A	135
136	991 N. Lake Way	Christopher John Furlo Dec. of Trust	John Alleman Rev. Trust	\$ 4,650,000	Dec-17	\$ 775,000	Sep-95	22.3	6,290	\$ 173,777	22.4%	136
137	400 Regents Park Rd.	Anthony Coraci Martial Trust	Kathleen M. Ceraso Rev. Trust	\$ 10,650,000	Dec-17	\$ 1,800,000	Dec-87	30.1	6,622	\$ 294,328	16.4%	137
138	115 Via La Selva	Philip B. Korsant Rev. Trust	Niedel, Sealine & James	\$ 13,958,675	Dec-17	\$ 9,300,000	Dec-09	8.1	9,853	\$ 578,373	6.2%	138
139	246 Eden Rd.	Beach House Trust	Fernandez, Lilian & Luis	\$ 6,100,000	Dec-17	\$ 746,900	Sep-91	26.3	5,661	\$ 203,784	27.3%	139
140	299 Tradewind Dr.	Falcone, Faye	Hill, Melanie & Christ	\$ 3,770,000	Dec-17	\$ 2,200,000	Sep-05	12.3	3,725	\$ 127,486	5.8%	140
141	680 S. Ocean Blvd.	Kurtz, Richard	Alec Engelstein Trust	\$ 16,745,000	Dec-17	\$ 2,200,000	Mar-93	24.8	9,025	\$ 585,393	26.6%	141

142	110 Indian Rd.	110 Indian Rd LLC	GW Purucker Homes	\$ 7,300,000	Dec-17	\$ 2,400,000	Mar-15	2.8	4,838	\$ 1,729,691	72.1%	142
143	209 Sandpiper Dr.	McCluskey, Malcom	Helen Gertler Estate	\$ 2,600,000	Dec-17	\$ 576,000	Nov-90	27.2	2,490	\$ 74,479	12.9%	143
<i>*Not included in calculation for % Increase/(Decrease)</i>												
2017 4Q Cumulative Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				143								
PB Home Sales - ALL (Total \$)				\$ 1,058,732,213								
Average Current Sales Price				\$ 7,403,722								
Median Current Sales Price				\$ 3,970,000								
Average Yrs. Between Sales				11.21								
% Annual Increase/(Decrease)				7.4%								
2017 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				113								
PB Home Sales - ALL (Total \$)				\$ 847,464,682								
Average Current Sales Price				\$ 7,499,687								
Median Current Sales Price				\$ 3,650,000								
Average Yrs. Between Sales				11.04								
% Annual Increase/(Decrease)				7.4%								
2017 4Q ONLY Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				30								
PB Home Sales - ALL (Total \$)				\$ 211,267,531								
Average Current Sales Price				\$ 7,042,251								
Median Current Sales Price				\$ 5,080,575								
Average Yrs. Between Sales				11.87								
% Annual Increase/(Decrease)				7.2%								

4th Quarter
2017
Report

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• Counselors at Law •

NORTH - PB SINGLE FAMILY HOME SALES 1/1/17 - 12/31/17

	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	Percelay, 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 Trus	Reid, John	\$ 7,600,000	Mar-17	\$ 4,750,000	Jul-11	5.8	5,135	\$ 495,357	10.4%	21
22	224 Bahama Ln.	Cha, Lisa	McAllister, Rebecca & Bruce	\$ 3,220,000	Apr-17	\$ 1,625,000	Mar-04	13.1	2,464	\$ 121,489	7.5%	22
23	341 Eden Rd.	Muack, Liza & Jon	Robert H. Zimmer Estate	\$ 3,425,000	Apr-17	\$ 570,000	Jun-87	29.9	2,872	\$ 95,524	16.8%	23
24	931 N. Lake Way	Freeman, Laura & James	Marjorie S. Fisher Irrev. Trust	\$ 5,310,000	Apr-17	\$ 550,000	Jun-94	22.9	5,780	\$ 207,873	37.8%	24
25	233 Arabian Rd.	Yahn, William	Weinberg, Rebecca & Max	\$ 2,850,000	Apr-17	\$ 2,400,000	Sep-16	0.6	2,818	\$ 720,395	30.0%	25
26	596 N. County Rd.	Ainslie, Suzanne & Michael	Ann D. Braganaca Rev. Trust	\$ 2,200,000	Apr-17	\$ 435,000	Jul-93	23.8	2,408	\$ 74,108	17.0%	26
27	1287 N. Ocean Way	William & Marcia Rev. Trust	Marlene Flannagan Dec. of Trust	\$ 2,491,175	May-17	\$ 480,000	Nov-96	20.5	2,778	\$ 98,060	20.4%	27
28	*920 N. Lake Way	Ryan, Molly	Marjorie S. Fisher Irrev. Trust	\$ 12,950,200	May-17	NA	NA	NA	8,313	N/A	N/A	28
29	200 Mockingbird Trl.	Eagle Bay Holdings LLC	Lodsgon, John	\$ 3,500,000	May-17	\$ 360,000	Dec-92	24.4	1,833	\$ 128,429	35.7%	29
30	271 La Puerta Way	East, Shalom & Katie	Long, Stephanie & David	\$ 5,700,000	May-17	\$ 3,500,000	Jun-11	5.9	4,550	\$ 371,415	10.6%	30
31	120 Everglade Ave.	120 Everglade LLC	Armen A. Manogeen Rev. Trust	\$ 9,380,000	May-17	\$ 6,280,000	May-08	9.0	5,500	\$ 343,816	5.5%	31
32	*249 Monterey Rd.	Griswold, Mary & Alexander	Murray, Nancy & John	\$ 4,650,000	May-17	NA	NA	NA	3,179	N/A	N/A	32

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs. Between Sales	Bldg Sq Ft	Annual Increase/(Decrease)	Average Annual Increase/-Decrease	
33	256 Tradewind Dr.	Reynolds, Nicole	Khoury, Melanie & Amin	\$ 4,650,000	May-17	\$ 1,940,000	Jun-13	4.0	3,698	\$ 683,587	35.2%	33
34	236 La Puerta Way	Durach Family Ltd	Patrick Gerschel Living Trust	\$ 3,600,000	May-17	\$ 1,600,000	Nov-13	3.6	3,015	\$ 561,107	35.1%	34
35	227 Ocean Ter.	Amic C. Khoury Rev. Trust	Rockwell, Barbara & Robin	\$ 3,650,000	May-17	\$ 1,250,000	Jul-14	2.9	3,071	\$ 828,761	66.3%	35
36	210 Debra Ln.	Ken Development Company Inc	Weitzman, Candee	\$ 1,200,000	May-17	\$ 360,000	Dec-99	17.4	1,253	\$ 48,162	13.4%	36
37	218 Via Linda	McDonald, Jennifer	McCormick, Matthew	\$ 3,195,000	May-17	\$ 1,100,000	Apr-04	13.2	2,818	\$ 159,075	14.5%	37
38	1102 North Ocean Blvd.	1102 North Ocean Rev. Trust	Harpel, Judy & James	\$ 20,000,000	May-17	\$ 7,000,000	Oct-04	12.7	10,915	\$ 1,025,946	14.7%	38
39	152 Reef Rd.	Fowler, Melanie & Jordan	Noorwood, Elizabeth & Fifel, Mathew	\$ 3,922,500	Jun-17	\$ 2,810,000	Jun-07	10.0	3,940	\$ 111,037	4.0%	39
40	1086 N. Ocean Blvd.	Stefanski, Marc	Borman, Gina	\$ 6,500,000	Jun-17	\$ 4,135,625	Oct-07	9.7	6,421	\$ 244,267	5.9%	40
41	745 N. Lake Way	Shields, Valerie	Paddock View Farm LLC	\$ 3,650,000	Jun-17	\$ 2,725,000	May-13	4.1	3,802	\$ 225,083	8.3%	41
42	247 Miraflores Dr.	Oppenheim, Laetita	Damato, Margaret	\$ 2,900,000	Jun-17	\$ 592,500	May-90	27.1	2,564	\$ 85,135	14.4%	42
43	274 Orange Grove Rd.	Citrus Cottage LLC	Hench, Sharon & Michael	\$ 1,625,000	Jun-17	\$ 715,000	Apr-00	17.2	2,479	\$ 52,924	7.4%	43
44	269 Miraflores Dr.	Pfeifle, Jeffrey	Mary Lou Watchment Rev Trust	\$ 3,000,000	Jun-17	\$ 812,500	Jun-94	23.0	4,482	\$ 94,962	11.7%	44
45	301 Via Linda	301 Via Linda LLC	Ballau, Georgeann & Roger	\$ 5,020,000	Jun-17	\$ 3,350,000	May-09	8.1	3,878	\$ 205,929	6.1%	45
46	209 Angler Ave.	209 Angler Avenue LLC	Delphin Corp.	\$ 2,895,000	Jun-17	\$ 2,400,000	Dec-12	4.5	2,486	\$ 108,840	4.5%	46
47	302 Atlantic Ave.	Eat 302 LLC	Poppel, Emily & Harvey	\$ 2,750,000	Jun-17	\$ 1,770,000	Aug-98	18.9	3,853	\$ 51,901	2.9%	47
48	202 Garden Rd.	Garden Road LLC	Narang Family Partnership	\$ 5,730,000	Jun-17	\$ 2,060,000	Jan-10	7.5	4,703	\$ 490,678	23.8%	48
49	217 Oleander Ave.	Izbicki, Gail & William	Carney, Ceann & James	\$ 1,140,000	Jun-17	\$ 1,025,000	Feb-15	2.4	918	\$ 48,192	4.7%	49
50	225 Arabian Rd.	225 Arabian Road LLC	211 Pine Street Land Trust	\$ 2,400,000	Jun-17	\$ 2,500,000	Sep-16	0.8	3,352	\$ (120,861)	-4.8%	50
51	209 Sanford Ave.	209 Sanford Ave LLC	Frank H Habicht Living Trust	\$ 2,600,000	Jun-17	\$ 71,800	Jan-69	48.5	4,116	\$ 52,106	72.6%	51
52	240 Atlantic Ave.	Canton, Stephen	240 Atlantic Ave LLC	\$ 3,250,000	Jun-17	\$ 1,013,500	Feb-15	2.4	3,354	\$ 935,077	92.3%	52
53	227 Miraflores Dr.	Coati Limited Trust	Nisberg, Sally & Jay	\$ 5,500,000	Jun-17	\$ 3,525,000	Apr-13	4.2	4,972	\$ 466,888	13.2%	53
54	1565 N. Ocean Blvd.	1565 Property Associates LLC	Lindeman, Fraya & George	\$ 23,700,000	Jun-17	\$ 23,500,000	Sep-08	8.8	10,811	\$ 22,692	0.1%	54
55	117 Everglade Ave.	Klann, Avery & Joe	Timmins, Mary Joanne	\$ 5,500,000	Jul-17	\$ 325,000	Aug-88	28.9	4,898	\$ 178,786	55.0%	55
56	1485 Via Manana	Kalisman, Jason	Ulrich Axel	\$ 3,151,115	Jul-17	\$ 2,100,000	Dec-13	3.6	3,120	\$ 292,199	13.9%	56
57	260 El Pueblo Way	Pohrer, Kelly & Gary	Kennan D. Holt Rev. Trust	\$ 2,550,000	Jul-17	\$ 2,800,000	Nov-14	2.7	3,092	\$ (92,828)	-3.3%	57
58	255 Kenlyn Rd.	Craig, Hunter & Stuart	CMPB 1 LLC	\$ 6,250,000	Jul-17	\$ 6,183,209	Aug-15	1.9	5,039	\$ 34,385	0.6%	58
59	164 Seminole Ave.	164 Seminole Ave LLC	Fisher, Tamara & Stuart	\$ 4,500,000	Jul-17	\$ 570,000	Dec-99	17.7	3,274	\$ 222,464	39.0%	59
60	111 Reef Road	Reef Road LLC	Hack Family Trust	\$ 2,674,826	Jul-17	\$ 1,500,000	Aug-04	13.0	2,853	\$ 90,524	6.0%	60
61	251 Orange Grove Rd.	Enerst Gordon LLC	Verlen, David	\$ 252,000	Aug-17	\$ 985,189	Jun-11	6.2	1,837	\$ (118,100)	-12.0%	61
62	1263 N. Lake Way	McIntosh, Susan & Henry	Fiume, Gail & James	\$ 4,865,000	Aug-17	\$ 4,200,000	Apr-14	3.3	5,207	\$ 198,955	4.7%	62
63	1221 N. Lake Way	Glasser, Kim & Todd	Marion Stroud Estate	\$ 5,900,000	Aug-17	\$ 6,500,000	Jul-01	16.1	3,090	\$ (37,220)	-0.6%	63
64	252 Oleander Ave.	252 Oleander Ave LLC	Oleander Ventures LLC	\$ 3,650,000	Aug-17	\$ 1,000,000	Feb-06	11.6	4,000	\$ 229,260	22.9%	64
65	213 Park Ave.	213 Park Ave LLC	Del Guidice, Michael	\$ 1,450,000	Aug-17	\$ 975,000	Jan-12	5.6	1,877	\$ 84,367	8.7%	65
66	*125 Chateaux Dr.	Daniel Floersheimer 2009 Trust	Rosenberg, Baylie & Marvin	\$ 8,750,000	Aug-17	N/A	N/A	N/A	5,108	N/A	N/A	66
67	258 Country Club Rd.	Rizzo, Anthony & Schneider, Lauren	Whelton, Soraya	\$ 2,225,000	Aug-17	\$ 1,100,000	Jun-13	4.2	2,185	\$ 265,949	24.2%	67
68	*1280 N. Lake Way	1280 North Lake Way LLC	Janice M. Barbato Trust	\$ 8,750,000	Aug-17	N/A	N/A	N/A	2,594	N/A	N/A	68
69	201 Sanford Ave.	Smith, Braden	Rubino, Belinda	\$ 2,278,300	Aug-17	\$ 106,000	May-73	44.3	2,470	\$ 48,989	46.2%	69
70	1534 N. Ocean Way	Surfsong LLC	0741459BC LTD INC	\$ 2,268,000	Sep-17	\$ 2,000,000	Mar-07	10.6	2,312	\$ 25,316	1.3%	70
71	249 Via Linda	Stiffleman, Jodi & Robert	James M. Ballentine Amended & Restated Tru	\$ 2,117,300	Sep-17	\$ 812,000	Jan-00	17.7	2,878	\$ 73,569	9.1%	71
72	269 Everglade Ave.	Leslie Rose Rev. Trust	Antje Faber Estate	\$ 2,350,000	Sep-17	\$ 2,200,000	Feb-06	11.7	3,127	\$ 12,858	0.6%	72
73	200 Eden Road	Nicklas, Brent	Johnson, Ingrid & John	\$ 7,810,000	Oct-17	\$ 6,160,000	Mar-14	3.6	5,756	\$ 459,032	7.5%	73
74	1072 N. Ocean Blvd.	1072 North ocean Boulevard Land	Worth Avenue Capital II LLC	\$ 5,254,650	Oct-17	\$ 2,391,956	Jul-16	1.3	5,776	\$ 2,266,558	94.8%	74
75	120 Seagate Rd.	Scheuer, Vickie	Stollof, Marcie	\$ 4,600,000	Oct-17	\$ 1,250,000	Oct-01	16.0	3,465	\$ 208,839	16.7%	75
76	1495 Via Manana	Anthony, Laura & Michael	XYZ LTD	\$ 3,400,000	Oct-17	\$ 975,000	Nov-94	22.9	4,546	\$ 105,750	10.8%	76
77	204 Jamaica Ln.	Orlowsky, Caroline & Martin	204 Jamaica Ln LLC	\$ 5,601,383	Nov-17	\$ 2,175,000	Aug-15	2.3	4,677	\$ 1,519,599	69.9%	77

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.

	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	
78	661 N. Lake Way	Nylen 2007 Family Trust	North Lake Way LLC	\$ 7,000,000	Nov-17	\$ 5,400,000	Oct-10	7.1	4,701	\$ 225,657	4.2%	78
79	240 Ocean Ter.	AJ Palm Beach LLC	Heyniger, Ashley & Sean	\$ 2,875,000	Nov-17	\$ 2,600,000	Jul-16	1.3	2,569	\$ 205,686	7.9%	79
80	236 Fairview Rd.	Peter, Frances & Todd	Basa Group LLC	\$ 2,000,000	Nov-17	\$ 1,610,000	Mar-05	12.8	2,621	\$ 30,567	1.9%	80
81	245 Atlantic Ave.	Christy N. Bharti Living Trust	Gochman, Becky & David	\$ 4,600,000	Nov-17	\$ 4,516,000	Nov-15	2.1	4,402	\$ 40,342	0.9%	81
82	249 Orange Grove Rd.	Kathleen M. Cerasaro Rev. Trust	Ocean Way Properties LLC	\$ 4,485,500	Dec-17	\$ 1,500,000	Aug-14	3.4	3,709	\$ 889,557	59.3%	82
83	*1464 N. Ocean Blvd.	Goldberg, Howard	Moira E. Veith Rev. Trust	\$ 1,580,000	Dec-17	N/A	N/A	N/A	1,859	N/A	N/A	83
84	991 N. Lake Way	Christopher John Furlo Dec. of Trust	John Alleman Rev. Trust	\$ 4,650,000	Dec-17	\$ 775,000	Sep-95	22.3	6,290	\$ 173,777	22.4%	84
85	246 Eden Rd.	Beach House Trust	Fernandez, Lilian & Luis	\$ 6,100,000	Dec-17	\$ 746,900	Sep-91	26.3	5,661	\$ 203,784	27.3%	85
86	299 Tradewind Dr.	Falcone, Faye	Hill, Melanie & Christ	\$ 3,770,000	Dec-17	\$ 2,200,000	Sep-05	12.3	3,725	\$ 127,486	5.8%	86
87	110 Indian Rd.	110 Indian Rd LLC	GW Purucker Homes	\$ 7,300,000	Dec-17	\$ 2,400,000	Mar-15	2.8	4,838	\$ 1,729,691	72.1%	87
88	209 Sandpiper Dr.	McCluskey, Malcom	Helen Gertler Estate	\$ 2,600,000	Dec-17	\$ 576,000	Nov-90	27.2	2,490	\$ 74,479	12.9%	88
	*Not included in calculation for % Increase/(Decrease)											
			2017 4Q Cumulative Summary - PB Home Sales (North)									
			# of PB Home Sales (North)	88								
			PB Home Sales - North (Total \$)	\$ 445,956,002								
			Average Current Sales Price	\$ 5,067,682								
			Median Current Sales Price	\$ 3,650,000								
			Average Yrs. Between Sales	11.14								
			% Annual Increase/(Decrease)	8.0%								
			2017 1Q, 2Q & 3Q ONLY Cumulative Summary - PB Home Sales (North)									
			# of PB Home Sales (North)	72								
			PB Home Sales - North (Total \$)	\$ 372,329,469								
			Average Current Sales Price	\$ 5,171,243								
			Median Current Sales Price	\$ 3,520,839								
			Average Yrs. Between Sales	11.20								
			% Annual Increase/(Decrease)	7.7%								
			2017 4Q ONLY Summary - PB Home Sales (North)									
			# of PB Home Sales (North)	16								
			PB Home Sales - North (Total \$)	\$ 73,626,533								
			Average Current Sales Price	\$ 4,601,658								
			Median Current Sales Price	\$ 4,600,000								
			Average Yrs. Between Sales	10.91								
			% Annual Increase/(Decrease)	9.6%								

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• Counselors at Law •

MIDTOWN - PB HOME SALES 1/1/17 - 12/31/17

	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
6	230 Brazilian Ave.	Baker, Patricia & John	McEleven- Hunter, Bonnie	\$ 6,850,000	Apr-17	\$ 3,421,000	Aug-13	3.7	4,634	\$ 922,318	27.0%	6
7	365 Hibiscus Ave.	Williams, Anthony	Kernahan, Dennis A. & Dennis H.	\$ 2,150,000	Apr-17	\$ 1,695,000	May-13	3.9	1,511	\$ 116,055	6.8%	7
8	170 Seagate Rd.	Dana, Rose & Charlie	Witmann, Paula & Paul	\$ 3,500,000	Apr-17	\$ 2,244,835	Jan-15	2.3	2,675	\$ 550,643	24.5%	8
9	434 Seaspray Ave.	Seaspray Owner LLC	Kauffman, Andrea & Christopher	\$ 8,925,929	May-17	\$ 2,000,000	Oct-00	16.6	6,191	\$ 416,469	20.8%	9
10	240 Seabreeze Ave.	Good, Jean & Robert	Shillrlagh Group LLC	\$ 3,100,000	May-17	\$ 1,625,000	Aug-14	2.8	2,080	\$ 534,633	32.9%	10
11	260 Clarke Ave.	Kozack, Nancy	Gasiunasen, Arij	\$ 5,720,203	May-17	\$ 3,600,000	Oct-00	16.6	5,023	\$ 127,639	3.5%	11
12	8 S. Lake Trl.	Old Kapok LLC	Falcone, Faye & Edward	\$ 27,000,000	May-17	\$ 28,750,000	Oct-05	11.6	9,918	\$ (150,400)	-0.5%	12
13	148 S. County Rd.	Elliman, Latrice & Douglas	Wagner, Joanne & William	\$ 2,650,000	Jun-17	\$ 565,000	Jun-88	29.0	4,204	\$ 71,808	12.7%	13
14	75 Via Mizner	DJG Associated LLC	Maas, Elizabeth & Robert	\$ 2,472,500	Jun-17	\$ 630,000	Dec-03	13.5	1,605	\$ 136,385	21.6%	14
15	152 Chilean Ave.	Hindman, Leslie	Soane Family Trust	\$ 2,900,000	Jun-17	\$ 1,450,000	Nov-13	3.6	3,620	\$ 404,625	27.9%	15
16	232 Seabreeze Ave.	Cary, Robin & James	Willaims, Rebecca & Owen	\$ 4,200,000	Jun-17	\$ 470,000	May-96	21.1	3,508	\$ 176,376	37.5%	16
17	401 Seaview Ave.	Roberts, Emma & William	Phorer, Kelly & Gary	\$ 2,650,000	Jun-17	\$ 906,950	Dec-12	4.6	2,417	\$ 380,510	42.0%	17
18	238 Phipps Plz.	Pipps Plaza Properties Partners LLC	Maass, Elizabeth & Robb	\$ 1,950,000	Jul-17	\$ 1,400,000	Sep-16	0.9	1,724	\$ 625,389	44.7%	18
19	339 Coconut Row	Winsor, Deborah	337 339 Coconut Row LLC	\$ 1,900,000	Jul-17	\$ 1,500,000	Dec-05	11.7	3,616	\$ 34,296	2.3%	19
20	420 Brazilian Ave.	Gross, Elenor & Ronald	420 Brazilian LLC	\$ 3,487,000	Jul-17	\$ 2,400,000	Sep-13	3.9	3,853	\$ 278,620	11.6%	20
21	124 Via Bethesda	124 Via Bethesda LLC	Mcintosh, Susan & Henry	\$ 15,000,000	Aug-17	\$ 975,000	Dec-80	36.7	8,646	\$ 382,252	39.2%	21
22	229 Chilean Ave.	Delaney, Joseph & Nancy	229 Chilean Ave LLC	\$ 3,400,000	Aug-17	\$ 4,250,000	Oct-07	9.8	3,384	\$ (86,300)	-2.0%	22
23	423 Chilean Ave.	423 Chilean LLC	Dobbs, James	\$ 3,582,000	Aug-17	\$ 1,918,560	Jun-10	7.2	4,282	\$ 229,548	12.0%	23
24	236 Phipps Plz.	Phipps Plaza Properties Partners LLC	Cinque Partners LTD	\$ 3,000,000	Oct-17	\$ 500,000	Oct-92	25.0	4,996	\$ 99,814	20.0%	24
25	330 Brazilian Ave.	CSC Brazilian LLP	Casa VW Properties LLC	\$ 5,500,000	Oct-17	\$ 4,950,000	Nov-15	1.9	4,940	\$ 285,156	5.8%	25
26	403 Brazilian Ave.	BHJ Land Trust	Leonor M. Seagal Rev. Trust	\$ 7,228,000	Oct-17	\$ 4,553,600	Feb-06	11.7	5,522	\$ 229,145	5.0%	26

27	130 Chilean Ave.	Glen T. Senk Trust	130 Chilean LLC	\$ 4,906,500	Nov-17	\$ 4,350,000	Mar-15	2.7	5,062	\$ 208,117	4.8%	27
28	460 Worth Ave.	AG IMMOHOME	Anderson, Marianne & Karl	\$ 20,500,000	Nov-17	\$ 19,943,385	Feb-08	9.8	8,448	\$ 56,813	0.3%	28
<i>*Not included in calculation for % Increase/(Decrease)</i>												
2017 4Q Cumulative Summary - PB Home Sales (Midtown)												
			# of PB Home Sales (Midtown)	28								
			PB Home Sales - Midtown (Total \$)	\$ 162,796,132								
			Average Current Sales Price	\$ 5,814,148								
			Median Current Sales Price	\$ 3,493,500								
			Average Yrs. Between Sales	10.24								
			% Annual Increase/(Decrease)	5.4%								
2017 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (Midtown)												
			# of PB Home Sales (Midtown)	23								
			PB Home Sales - Midtown (Total \$)	\$ 121,661,632								
			Average Current Sales Price	\$ 5,289,636								
			Median Current Sales Price	\$ 3,400,000								
			Average Yrs. Between Sales	10.24								
			% Annual Increase/(Decrease)	7.0%								
2017 4Q ONLY Summary - PB Home Sales (Midtown)												
			# of PB Home Sales (Midtown)	5								
			PB Home Sales - Midtown (Total \$)	\$ 41,134,500								
			Average Current Sales Price	\$ 8,226,900								
			Median Current Sales Price	\$ 5,500,000								
			Average Yrs. Between Sales	10.22								
			% Annual Increase/(Decrease)	2.0%								

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SOUTH - PB HOMES SALES 1/1/17 - 12/31/17

	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
3	350 El Brillo Way	Patrick A. Gerschel Living Trust	Barron G. Collier III Dec. of Trust	\$ 8,400,000	Apr-17	\$ 1,600,000	Jun-92	24.9	5,930	\$ 273,589	17.1%	3
4	1330 S. Ocean Blvd.	Sunshine Estate Partners	Casa Apava Lot 2	\$ 31,590,000	Apr-17	\$ 11,520,000	Oct-14	2.5	12,830	\$ 7,997,325	69.4%	4
5	224 S. Ocean Blvd.	Armen A Manoogian Trust	McGovern, Lisa & Kevin	\$ 18,700,000	Apr-17	\$ 3,800,000	Dec-01	15.4	7,424	\$ 969,430	25.5%	5
6	60 Blossom Way	60 Blossom Way Trust	White Sea Holdings	\$ 77,060,000	Apr-17	\$ 68,500,000	Jun-08	8.8	18,452	\$ 968,506	1.4%	6
7	100 El Bravo Way	El Sueno LLC	Kenneth G. Troppin Rev. Trust	\$ 20,384,000	Apr-17	\$ 12,500,000	May-15	2.0	10,843	\$ 4,013,473	32.1%	7
8	201 Banyan	Hamm, Edward	Carol Simmons Rev. Trust	\$ 9,000,000	Jun-17	\$ 3,950,000	May-02	15.2	6,308	\$ 332,957	8.4%	8
9	2259 Ibis Isle Rd. E.	Zloff Rev. Trust	Cocobeach LLC	\$ 1,995,000	Jun-17	\$ 1,200,000	Jul-13	3.9	1,807	\$ 202,778	16.9%	9
10	11 Sloans Curve Dr.	Robalino, Patrica & Camilo	Slater, Ellen & Kenneth	\$ 3,806,000	Jun-17	\$ 5,150,000	Aug-06	10.9	4,632	\$ (123,785)	-2.4%	10
11	115 Via Palma	Ervin, Marissa	Carambola Realty Corp.	\$ 3,650,000	Jun-17	\$ 2,812,743	Jan-16	1.5	4,919	\$ 559,705	19.9%	11
12	209 Via Tortuga	Peters, Kathryn	Ourisman, Florenz Estate	\$ 6,185,000	Jun-17	\$ 6,200,000	Jun-07	10.1	5,878	\$ (1,487)	0.0%	12
13	11 Via Vizcaya	County Down Trust	P C Grace Florida Rev. Trust	\$ 12,953,800	Jun-17	\$ 9,958,791	Mar-11	6.3	9,435	\$ 472,624	4.7%	13
14	640 S. Ocean Blvd.	640 Palm Beach LLC	Oceanic Place Properties LLC	\$ 36,149,781	Jun-17	\$ 4,750,000	Feb-96	21.4	12,152	\$ 1,466,904	30.9%	14
15	137 Woodbridge Rd.	Fiume, Gail & James	Palm Beach Residence South Dakota LLC	\$ 8,900,000	Aug-17	\$ 6,250,000	Sep-10	6.9	7,377	\$ 382,615	6.1%	15
16	110 Via Vizcaya	Shadowbrook Land Trust	Vizcaya 110 LLC	\$ 2,800,000	Aug-17	\$ 680,000	May-95	22.3	3,616	\$ 95,202	14.0%	16
17	822 S. County Rd.	M&M Palm Beach Property Investors LLC	Nederlander, Charlene	\$ 13,100,000	Aug-17	\$ 13,500,000	Apr-00	17.4	11,006	\$ (22,952)	-0.2%	17
18	19 Golfview Rd.	Francesco Galesi Trust	Michael Kelly Trust	\$ 6,500,000	Sep-17	\$ 3,850,000	Jun-02	15.3	3,931	\$ 172,970	4.5%	18
19	1 Golfview Rd.	Ponton, Daniel	Cecile M. Draime Trust	\$ 4,100,000	Oct-17	\$ 4,150,000	May-01	16.5	4,395	\$ (3,038)	-0.1%	19
20	893 S. County Rd.	Asir, Helen & Joseph	Cain, Joseph	\$ 3,100,000	Oct-17	\$ 3,200,000	Jan-06	11.8	4,280	\$ (8,473)	-0.3%	20
21	880 S. Ocean Blvd.	Chersterman, Alex	Dwyer, Concetta & Rober	\$ 8,750,000	Oct-17	\$ 3,595,000	May-01	16.5	5,253	\$ 312,554	8.7%	21
22	735 Island Dr.	Ocean Island One LLC	Ames Stevens Estate	\$ 23,800,000	Oct-17	\$ 6,075,000	Aug-03	14.2	9,831	\$ 1,243,919	20.5%	22
23	125 Via Del Laggo	125 Via Del Laggo LLC	GEH Properties LLC	\$ 10,952,823	Nov-17	\$ 9,285,000	Oct-10	7.1	9,271	\$ 234,769	2.5%	23
24	115 Via Palma	115 Via Palma Land Trust	Neckles, Peter	\$ 4,450,000	Nov-17	\$ 3,650,000	Jun-17	0.4	3613	\$ 1,813,665	49.7%	24
25	400 Regents Park Rd.	Anthony Coraci Martial Trust	Kathleen M. Ceraso Rev. Trust	\$ 10,650,000	Dec-17	\$ 1,800,000	Dec-87	30.1	6,622	\$ 294,328	16.4%	25

	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	
26	115 Via La Selva	Philip B. Korsant Rev. Trust	Niedel, Sealine & James	\$ 13,958,675	Dec-17	\$ 9,300,000	Dec-09	8.1	9,853	\$ 578,373	6.2%	26
27	680 S. Ocean Blvd.	Kurtz, Richard	Alec Engelstein Trust	\$ 16,745,000	Dec-17	\$ 2,200,000	Mar-93	24.8	9,025	\$ 585,393	26.6%	27
			2017 4Q Cumulative Summary - PB Home Sales (South)									
			# of PB Home Sales (South)	27								
			PB Home Sales - South (Total \$)	\$ 449,980,079								
			Average Current Sales Price	\$ 16,665,929								
			Median Current Sales Price	\$ 9,000,000								
			Average Yrs. Between Sales	12.44								
			% Annual Increase/(Decrease)	7.1%								
			2017 1Q, 2Q & 3Q ONLY Summary - PB Home Sales (South)									
			# of PB Home Sales (South)	18								
			PB Home Sales - South (Total \$)	\$ 353,473,581								
			Average Current Sales Price	\$ 19,637,421								
			Median Current Sales Price	\$ 8,950,000								
			Average Yrs. Between Sales	11.46								
			% Annual Increase/(Decrease)	7.1%								
			2017 4Q ONLY Summary - PB Home Sales (South)									
			# of PB Home Sales (South)	9								
			PB Home Sales - South (Total \$)	\$ 96,506,498								
			Average Current Sales Price	\$ 9,650,650								
			Median Current Sales Price	\$ 10,650,000								
			Average Yrs. Between Sales	14.39								
			% Annual Increase/(Decrease)	8.6%								