

## 2017 Second 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	43.8%	28	32.9%	-7	-20.0%
No. of Sales 2nd Quarter	45	56.3%	57	67.1%	12	26.7%
<b>Total No. of Sales</b>	<b>80</b>	<b>100.0%</b>	<b>85</b>	<b>100.0%</b>	<b>5</b>	

### MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2016		2017		Differential ('16 v. '17)	
January	10	12.5%	5	5.9%	-5	-50.0%
February	16	20.0%	7	8.2%	-9	-56.3%
March	9	11.3%	16	18.8%	7	77.8%
April	11	13.8%	13	15.3%	2	18.2%
May	15	18.8%	16	18.8%	1	6.7%
June	19	23.8%	28	32.9%	9	47.4%
<b>Total No. of Sales</b>	<b>80</b>	<b>43.8%</b>	<b>85</b>	<b>32.9%</b>	<b>5</b>	

### TOWN-WIDE

	2nd Quarter 2016	2nd Quarter 2017	2nd Qtr. Differential 2016 v. 2017	
No. of Sales	45	57	12	26.7%
Median Sales Price	\$4,000,000	\$ 3,650,000	\$ (350,000)	-8.8%
Average Sales Price	\$6,216,056	\$ 8,255,195	\$ 2,039,139	32.8%
Total Sales/Dollars	\$279,722,499	\$ 470,546,088	\$ 190,823,589	68.2%

### North Town of Palm Beach

	2nd Quarter 2016	2nd Quarter 2017	2nd Qtr. Differential 2016 v. 2017	
No. of Sales	29	33	4	13.8%
Median Sales Price	\$ 3,800,000	\$ 3,500,000	\$ (300,000)	-7.9%
Average Sales Price	\$ 5,313,654	\$ 5,107,693	\$ (205,961)	-3.9%
Total Sales/Dollars	\$ 154,095,967	\$ 168,553,875	\$ 14,457,908	9.4%

### Midtown Town of Palm Beach

	2nd Quarter 2016	2nd Quarter 2017	2nd Qtr. Differential 2016 v. 2017	
No. of Sales	9	12	3	33.3%
Median Sales Price	\$ 2,825,000	\$ 3,300,000	\$ 475,000	16.8%
Average Sales Price	\$ 4,364,059	\$ 6,009,886	\$ 1,645,827	37.7%
Total Sales/Dollars	\$ 39,276,532	\$ 72,118,632	\$ 32,842,100	83.6%

### South Town of Palm Beach

	2nd Quarter 2016	2nd Quarter 2017	2nd Qtr. Differential 2016 v. 2017	
No. of Sales	7	12	5	71.4%
Median Sales Price	\$ 8,950,000	\$ 10,976,900	\$ 2,026,900	22.6%
Average Sales Price	\$ 8,635,000	\$ 19,156,132	\$ 10,521,132	121.8%
Total Sales/Dollars	\$ 86,350,000	\$ 229,873,581	\$ 143,523,581	166.2%

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

	2016		2017		Differential ('16 v. '17)	
	Jan. thru Jun.		Jan. thru Jun.		Jan. thru Jun.	
Sales \$20,000,000 and over	5	6.3%	9	10.6%	4	4.3%
Sales \$15,000,000 - \$19,999,999	1	1.3%	2	2.4%	1	1.1%
Sales \$10,000,000 - \$14,999,999	7	8.8%	2	2.4%	-5	-6.4%
Sales \$5,000,000 - \$9,999,999	20	25.0%	20	23.5%	0	-1.5%
Sales \$2,500,000 - \$4,999,999	29	36.3%	37	43.5%	8	7.3%
Sales below \$2,500,000	18	22.5%	15	17.6%	-3	-4.9%
	<b>80</b>	<b>100.0%</b>	<b>85</b>	<b>100.0%</b>	<b>5</b>	

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

	2016	2017
1st Quarter	0/35 (0.0%)	0/28 (0.0%)
2nd Quarter	0/45 (0.0%)	0/57 (0.0%)
	<b>0/80 (0.0%)</b>	<b>0/85 (0.0%)</b>

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

2nd Quarter  
2017  
Report

# THE EVANS REPORT™

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• Counselors at Law •

## ALL - PB SINGLE FAMILY HOME SALES 1/1/17 - 6/30/17

	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 Jamaica Ln.	253 Jamaica Lane Realty Trsut	253 Jamaica 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 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%	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	NA	NA	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	NA	NA	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
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2017 2Q Cumulative Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				85								
PB Home Sales - ALL (Total \$)				\$ 717,364,141								
Average Current Sales Price				\$ 8,439,578								
Median Current Sales Price				\$ 3,650,000								
Average Yrs. Between Sales				10.50								
% Annual Increase/(Decrease)				8.2%								
<b>2017 1Q ONLY 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%								
<b>2017 2Q ONLY Summary - PB Home Sales (ALL)</b>												
# of PB Home Sales (ALL)				57								
PB Home Sales - ALL (Total \$)				\$ 470,546,088								
Average Current Sales Price				\$ 8,255,195								
Median Current Sales Price				\$ 3,650,000								
Average Yrs. Between Sales				11.88								
% Annual Increase/(Decrease)				6.1%								

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## NORTH - PB SINGLE FAMILY HOME SALES 1/1/17 - 6/30/17

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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
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

	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	
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	\$ 1,200,000.00	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
<b>*Not included in calculation for % Increase/(Decrease)</b>												
<b>2017 2Q Cumulative Summary - PB Home Sales (North)</b>												
# of PB Home Sales (North)				54								
PB Home Sales - North (Total \$)				\$ 302,847,928								
Average Current Sales Price				\$ 5,608,295								
Median Current Sales Price				\$ 3,570,839								
Average Yrs. Between Sales				10.80								
% Annual Increase/(Decrease)				11.0%								
<b>2017 1Q ONLY Cumulative Summary - PB Home Sales (North)</b>												
# of PB Home Sales (North)				21								
PB Home Sales - North (Total \$)				\$ 134,294,053								
Average Current Sales Price				\$ 6,394,955								
Median Current Sales Price				\$ 3,780,000								
Average Yrs. Between Sales				7.49								
% Annual Increase/(Decrease)				14.7%								
<b>2017 2Q ONLY Summary - PB Home Sales (North)</b>												
# of PB Home Sales (North)				33								
PB Home Sales - North (Total \$)				\$ 168,553,875								
Average Current Sales Price				\$ 5,107,693								
Median Current Sales Price				\$ 3,500,000								
Average Yrs. Between Sales				12.94								
% Annual Increase/(Decrease)				6.4%								

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## MIDTOWN - PB HOME SALES 1/1/17 - 6/30/17

	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	Shillragh 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
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
	<b>2017 2Q Cumulative Summary - PB Home Sales (Midtown)</b>											
	# of PB Home Sales (Midtown)	17										
	PB Home Sales - Midtown (Total \$)	\$ 92,342,632										
	Average Current Sales Price	\$ 5,431,920										
	Median Current Sales Price	\$ 3,366,500										
	Average Yrs. Between Sales	9.73										
	% Annual Increase/(Decrease)	6.0%										
	<b>2017 1Q ONLY Summary - PB Home Sales (Midtown)</b>											
	# of PB Home Sales (Midtown)	5										
	PB Home Sales - Midtown (Total \$)	\$ 20,224,000										
	Average Current Sales Price	\$ 4,044,800										
	Median Current Sales Price	\$ 3,366,500										
	Average Yrs. Between Sales	7.19										
	% Annual Increase/(Decrease)	11.5%										
	<b>2017 2Q ONLY Summary - PB Home Sales (Midtown)</b>											
	# of PB Home Sales (Midtown)	12										
	PB Home Sales - Midtown (Total \$)	\$ 72,118,632										
	Average Current Sales Price	\$ 6,009,886										
	Median Current Sales Price	\$ 3,300,000										
	Average Yrs. Between Sales	10.78										
	% Annual Increase/(Decrease)	4.8%										

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## SOUTH - PB HOMES SALES 1/1/17 - 6/30/17

	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
<i>*Not included in calculation for % Increase/(Decrease)</i>												
<b>2017 2Q Cumulative Summary - PB Home Sales (South)</b>												
# of PB Home Sales (South)				14								
PB Home Sales - South (Total \$)				\$ 322,173,581								
Average Current Sales Price				\$ 23,012,399								
Median Current Sales Price				\$ 10,976,900								
Average Yrs. Between Sales				10.32								
% Annual Increase/(Decrease)				8.6%								
<b>2017 1Q ONLY Summary - PB Home Sales (South)</b>												
# of PB Home Sales (South)				2								
PB Home Sales - South (Total \$)				\$ 92,300,000								
Average Current Sales Price				\$ 46,150,000								
Median Current Sales Price				\$ 46,150,000								
Average Yrs. Between Sales				10.80								
% Annual Increase/(Decrease)				12.8%								
<b>2017 2Q ONLY Summary - PB Home Sales (South)</b>												
# of PB Home Sales (South)				12								
PB Home Sales - South (Total \$)				\$ 229,873,581								
Average Current Sales Price				\$ 19,156,132								
Median Current Sales Price				\$ 10,976,900								
Average Yrs. Between Sales				10.23								
% Annual Increase/(Decrease)				7.3%								