

2017 Third 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	32.1%	28	24.8%	-7	-20.0%
No. of Sales 2nd Quarter	46	42.2%	57	50.4%	11	23.9%
No. of Sales 3rd Quarter	28	25.7%	28	24.8%	0	0.0%
Total No. of Sales	109	100.0%	113	100.0%	4	

MONTHLY BREAKDOWN OF SINGLE-FAMILY HOME SALES

	2016		2017		Differential ('16 v. '17)	
January	10	9.2%	5	4.4%	-5	-50.0%
February	16	14.7%	7	6.2%	-9	-56.3%
March	9	8.3%	16	14.2%	7	77.8%
April	11	10.1%	13	11.5%	2	18.2%
May	15	13.8%	16	14.2%	1	6.7%
June	20	18.3%	28	24.8%	8	40.0%
July	10	9.2%	9	8.0%	-1	-10.0%
August	7	6.4%	15	13.3%	8	114.3%
September	11	10.1%	4	3.5%	-7	-63.6%
Total No. of Sales	109	100.0%	113	100.0%	4	

TOWN-WIDE

	3rd Quarter 2016	3rd Quarter 2017	3rd Qtr. Differential 2016 v. 2017	
No. of Sales	28	28	0	0.0%
Median Sales Price	\$ 3,800,000	\$ 3,443,500	\$ (356,500)	-9.4%
Average Sales Price	\$ 5,080,150	\$ 4,646,448	\$ (433,702)	-8.5%
Total Sales/Dollars	\$ 142,244,197	\$ 130,100,541	\$ (12,143,656)	-8.5%

North Town of Palm Beach

	3rd Quarter 2016	3rd Quarter 2017	3rd Qtr. Differential 2016 v. 2017	
No. of Sales	15	18	3	20.0%
Median Sales Price	\$ 3,500,000	\$ 2,912,971	\$ (587,029)	-16.8%
Average Sales Price	\$ 3,419,377	\$ 3,860,086	\$ 440,709	12.9%
Total Sales/Dollars	\$ 51,290,655	\$ 69,481,541	\$ 18,190,886	35.5%

Midtown Town of Palm Beach

	3rd Quarter 2016	3rd Quarter 2017	3rd Qtr. Differential 2016 v. 2017	
No. of Sales	6	6	0	0.0%
Median Sales Price	\$ 3,262,500	\$ 3,443,500	\$ 181,000	5.5%
Average Sales Price	\$ 4,081,767	\$ 4,886,500	\$ 804,733	19.7%
Total Sales/Dollars	\$ 24,490,600	\$ 29,319,000	\$ 4,828,400	19.7%

South Town of Palm Beach

	3rd Quarter 2016	3rd Quarter 2017	3rd Qtr. Differential 2016 v. 2017	
No. of Sales	7	4	-3	-42.9%
Median Sales Price	\$ 8,950,000	\$ 7,700,000	\$ (1,250,000)	-14.0%
Average Sales Price	\$ 6,646,294	\$ 7,825,000	\$ 1,178,706	17.7%
Total Sales/Dollars	\$ 66,462,942	\$ 31,300,000	\$ (35,162,942)	-52.9%

BREAKDOWN BY SALES PRICE/SINGLE-FAMILY HOME SALES

	2016		2017		Differential ('16 v. '17)	
	Jan. thru Sep.		Jan. thru Sep.		Jan. thru Sep.	
Sales \$20,000,000 and over	5	4.6%	9	8.0%	4	3.4%
Sales \$15,000,000 - \$19,999,999	1	0.9%	2	1.8%	1	0.9%
Sales \$10,000,000 - \$14,999,999	11	10.1%	4	3.5%	-7	-6.6%
Sales \$5,000,000 - \$9,999,999	23	21.1%	27	23.9%	4	2.8%
Sales \$2,500,000 - \$4,999,999	44	40.4%	47	41.6%	3	1.2%
Sales below \$2,500,000	25	22.9%	24	21.2%	-1	-1.7%
	109	100.0%	113	100.0%	4	

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	0/29 (0.0%)	0/28 (0.0%)
	0/109 (0.0%)	0/113 (0.0%)

3rd Quarter
2017
Report

THE EVANS REPORT™

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ALL - PB SINGLE FAMILY HOME SALES 1/1/17 - 9/30/17

	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	Perceland, 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 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	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	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 Sanford 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
*Not included in calculation for % Increase/(Decrease)												
2017 3Q Cumulative 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 1Q & 2 ONLY Summary - PB Home Sales (ALL)												
# 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%								
2017 3Q ONLY Summary - PB Home Sales (ALL)												
# of PB Home Sales (ALL)				28								
PB Home Sales - ALL (Total \$)				\$ 130,100,541								
Average Current Sales Price				\$ 4,646,448								
Median Current Sales Price				\$ 3,443,500								
Average Yrs. Between Sales				12.75								
% Annual Increase/(Decrease)				4.8%								

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NORTH - PB SINGLE FAMILY HOME SALES 1/1/17 - 9/30/17

	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	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
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

	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	
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
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 T	\$ 2,117,300	Sep-17	\$ 812,000	Jan-00	17.7	2,878	\$ 73,569	9.1%	71

	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	
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
	*Not included in calculation for % Increase/(Decrease)											
	2017 3Q 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 1Q & 2Q ONLY Cumulative Summary - PB Home Sales (North)											
	# 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)			8.7%								
	2017 3Q ONLY Summary - PB Home Sales (North)											
	# of PB Home Sales (North)			18								
	PB Home Sales - North (Total \$)			\$ 69,481,541								
	Average Current Sales Price			\$ 3,860,086								
	Median Current Sales Price			\$ 2,912,971								
	Average Yrs. Between Sales			12.45								
	% Annual Increase/(Decrease)			4.5%								

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MIDTOWN - PB HOME SALES 1/1/17 - 9/30/17

	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	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 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%	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
	<i>*Not included in calculation for % Increase/(Decrease)</i>											
			2017 3Q Cumulative 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 1Q & 2Q ONLY Summary - PB Home Sales (Midtown)									
			# 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%								
			2017 3Q ONLY Summary - PB Home Sales (Midtown)									
			# of PB Home Sales (Midtown)	6								
			PB Home Sales - Midtown (Total \$)	\$ 29,319,000								
			Average Current Sales Price	\$ 4,886,500								
			Median Current Sales Price	\$ 3,443,500								
			Average Yrs. Between Sales	11.71								
			% Annual Increase/(Decrease)	11.6%								

3rd Quarter
2017
Report

THE EVANS REPORT™



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SOUTH - PB HOMES SALES 1/1/17 - 9/30/17

	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
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
<i>*Not included in calculation for % Increase/(Decrease)</i>												
2017 3Q Cumulative 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 1Q & 2Q ONLY Summary - PB Home Sales (South)												
# 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%								
2017 3Q ONLY Summary - PB Home Sales (South)												
# of PB Home Sales (South)				4								
PB Home Sales - South (Total \$)				\$ 31,300,000								
Average Current Sales Price				\$ 7,825,000								
Median Current Sales Price				\$ 7,700,000								
Average Yrs. Between Sales				15.49								
% Annual Increase/(Decrease)				1.9%								