

To: jeevacation@gmail.com[jeevacation@gmail.com]
From: [REDACTED]
Sent: Thur 8/5/2010 9:54:53 PM
Subject: recent PB mkt activity

There is a boomlet in 5000-6000 new and or nearly new 2 story spec houses in the north end that went pending this week (or 2 weeks). None have closed so the prices are gossip but #1 (231 Nightingale) allegedly sold for \$3.5 (orig ask \$6.1); #2 (241 La Puerta allegedly under contract for "under \$4" (high ask was close to \$5); #3 (125 Dolphin) under contract for \$3.85 vs \$4.395 ask; #4 (233 El Pueblo) thought to be "a \$4 number originally asked \$6.2, #5 (218 Seabreeze) under contract "breakeven" thought to be under just \$5 originally asked \$6. #1 was bought by an investor who owns 2 other houses in town and once offered \$4 for this one. The other buyers are "users". These house are very similar, new or nearly new houses. They all could have been on the same buyer's list of possibilities.

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	Price / Status / ML S #	Current \$	List \$, Rent \$	Area	# of BR	# of BA	Half BA	SqFt	Waterfr t	LA	Street #
\$3,999,000											
1	231 NIGHTINGALE  Trail Palm Beach, FL 33480	3,999,00 0	3,999,00 0	0001	5	6	1	6,274	No		231
	Pending / <u>09-1946</u>										
\$4,375,000											
2	241 LA PUERTA  Way Palm Beach, FL 33480	4,375,00 0	4,375,00 0	0001	5	6	0	6,209	No		241
	Active / <u>10-1585</u>										
\$4,395,000											
3	125 Dolphin Rd  Status Change 33480	4,395,00 0	4,395,00 0	0001	4	6	1	4,895	No		125
	Pending / <u>09-3104</u>										
\$5,995,000											
4	233 EL PUEBLO  Way Palm Beach, FL 33480	5,995,00 0	5,995,00 0	0001	5	6	1	5,178	No		233
	Pending / <u>09-120</u>										
\$5,995,000											
5	218 SEABREEZE Ave  Status Change 33480	5,995,00 0	5,995,00 0	0002	4	5	1	5,900	No		218
	Pending / <u>10-1707</u>										