

**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 (241La 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.

[Results: 5 Selected: 0 Back to Edit ...](#)  
[Update Count View Results: 5](#)

[ Residential SOLD \*]  
[(1) Residential view \*]  
[(2)Condo view with street \*]  
[\*\*CONDO Report \*]  
[\*\*CONDO VIEW active \*]  
[\*RES CLOSED DATE \*]  
[2 - Condo View \*]  
[3 - Townhouse View \*]  
[4 - Land View \*]  
[5 - Commercial View \*]  
[6 - Rental View \*]  
[7 - Res Active/Sold \*]  
[Cma view for Res \*]  
[CMA view multi property types \*]  
[Condo Active/Sold \*]  
[Condo Bldgs solds \*]  
[Condo closed Report PB Board \*]  
[Condo Orig List \$ to Sold\$ \*]  
[Default View \*]  
[Hot Sheet - Back on Market \*]  
[Hot Sheet - Cancelled \*]  
[Hot Sheet - Closed \*]  
[Hot Sheet - Expired \*]  
[Hot Sheet - Extension \*]  
[Hot Sheet - New Listing \*]  
[Hot Sheet - Pended \*]  
[Hot Sheet - Price Change \*]  
[Hot Sheet - Text Change \*]  
[Hot Sheet - Withdrawn \*]  
[HOTSHEET choice view \*]  
[Land Orig list \$ to sold \$ \*]  
[My Custom Condo view \*]  
[My custom Hotsheet view PB \*]  
[open house view \*]  
[Palm Beach Board Hotsheet view \*]  
[Palm Beach Hotsheet view \*]  
[Pbpor Daily Hot view \*]  
[Public IDX View \*]  
[Res closed report \*]

[Res closed sort by Street name \*]  
 [Res Sold Active DOM \*]  
 [Residential sht with subd \*]  
 [Residential SOLD view \*]  
 [Residential view \$ frt ftg \*]  
 [sales and active \*]  
 [Showing view \*]  
 [Sold & listed \*]  
 [Subdivision with PCN# \*]

32 Sort ViewView

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