



Proud Member of the REALTOR® Association of Greater Miami and the Beaches

COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
SINGLE-FAMILY- FEBRUARY											
Atlantis	0	0	0	0	0	0.0%	1 100.0%	133,000	0.0%	133,000	0.0%
Aventura	3	3	2,167,500	722,500	4	33.3%	1 -66.7%	536,250	-75.3%	536,250	-25.8%
Bal Harbour	3	0	0	0	0	300.0%	0 0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	0	0	0	0	3	300.0%	0 0.0%	0	0.0%	0	0.0%
Biscayne Park	5	2	404,900	202,450	9	80.0%	2 0.0%	473,500	16.9%	236,750	16.9%
Biscayne Gardens	0	0	0	0	3	300.0%	1 100.0%	140,000	0.0%	140,000	0.0%
Boca Raton	45	11	2,174,470	197,679	57	26.7%	7 -36.4%	1,914,500	-12.0%	273,500	38.4%
Boynton Beach	21	3	472,000	157,333	21	0.0%	1 -66.7%	173,000	-63.3%	173,000	10.0%
Briny Breezes	1	0	0	0	0	100.0%	0 0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	0	0	0	0	2	200.0%	0 0.0%	0	0.0%	0	0.0%
Coconut Creek	56	17	3,388,425	199,319	49	-12.5%	13 -23.5%	3,049,602	-10.0%	234,585	17.7%
Coconut Grove	21	6	4,356,000	726,000	28	33.3%	2 -66.7%	1,214,000	-72.1%	607,000	-16.4%
Cooper City	41	13	4,776,000	367,385	29	-29.3%	11 -15.4%	2,981,900	-37.6%	271,082	-26.2%
Coral Gables	83	19	13,280,964	698,998	82	-1.2%	25 31.6%	20,005,100	50.6%	800,204	14.5%
Coral Springs	123	48	12,539,500	261,240	132	7.3%	43 -10.4%	11,849,500	-5.5%	275,570	5.5%
Cutler Bay	31	14	2,662,801	190,200	33	6.5%	10 -28.6%	1,858,000	-30.2%	185,800	-2.3%
Unincorp Dade Co.	5	5	1,470,000	294,000	17	240.0%	5 0.0%	768,900	-47.7%	153,780	-47.7%
Dania	27	8	807,050	100,881	25	-7.4%	12 50.0%	1,213,850	50.4%	101,154	0.3%
Davie	114	28	9,964,100	355,861	97	-14.9%	33 17.9%	9,729,500	-2.4%	294,833	-17.1%
Deerfield Beach	54	15	2,494,550	166,303	63	16.7%	12 -20.0%	1,786,493	-28.4%	148,874	-10.5%
Delray Beach	19	3	451,801	150,600	14	-26.3%	8 166.7%	3,984,500	781.9%	498,063	230.7%
Doral	37	11	3,633,000	330,273	41	10.8%	18 63.6%	7,538,500	107.5%	418,806	26.8%
Eastern Shores	1	0	0	0	2	100.0%	0 0.0%	0	0.0%	0	0.0%
El Portal	10	1	305,000	305,000	2	-80.0%	0 -100.0%	0	-100.0%	0	-100.0%
Florida City	10	4	157,000	39,250	12	20.0%	6 50.0%	312,011	98.7%	52,002	32.5%
Fort Lauderdale	268	75	31,417,650	418,902	296	10.4%	105 40.0%	36,616,352	16.5%	348,727	-16.8%
Fort Pierce	1	2	130,000	65,000	2	100.0%	0 -200.0%	0	-100.0%	0	-100.0%
Golden Beach	4	0	0	0	3	-25.0%	0 0.0%	0	0.0%	0	0.0%
Green Acres	5	1	234,900	234,900	1	-80.0%	0 -100.0%	0	-100.0%	0	-100.0%
Hallandale	16	6	2,819,000	469,833	22	37.5%	6 0.0%	526,221	-81.3%	87,704	-81.3%
Hialeah	82	28	4,502,000	160,786	93	13.4%	19 -32.1%	3,052,090	-32.2%	160,636	-0.1%
Hialeah Gardens	7	6	1,620,000	270,000	6	-14.3%	1 -83.3%	134,000	-91.7%	134,000	-50.4%
Hillsboro Beach	1	0	0	0	0	100.0%	0 0.0%	0	0.0%	0	0.0%
Hobe Sound	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Hollywood	208	89	17,540,863	197,088	224	7.7%	89 0.0%	15,430,668	-12.0%	173,378	-12.0%
Homestead	175	58	7,474,744	128,875	167	-4.6%	75 29.3%	9,277,696	24.1%	123,703	-4.0%
Islands/Caribbean	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Jensen Beach	0	0	0	0	0	0.0%	1 100.0%	320,000	0.0%	320,000	0.0%
Jupiter	1	2	479,900	239,950	2	100.0%	0 -200.0%	0	-100.0%	0	-100.0%
Kendall	3	1	190,979	190,979	3	0.0%	0 -100.0%	0	-100.0%	0	-100.0%
Key Biscayne	14	1	1,800,000	1,800,000	10	-28.6%	2 100.0%	1,940,000	7.8%	970,000	-46.1%
Lakeworth	19	10	1,561,500	156,150	26	36.8%	3 -70.0%	507,500	-67.5%	169,167	8.3%
Lantana	2	1	77,000	77,000	4	100.0%	1 0.0%	80,000	3.9%	80,000	3.9%
Lauderdale By The Sea	9	0	0	0	7	-22.2%	2 200.0%	1,040,000	0.0%	520,000	0.0%
Lauderhill	41	7	1,001,500	143,071	32	-22.0%	12 71.4%	1,344,850	34.3%	112,071	-21.7%
Lauderdale Lakes	18	6	542,300	90,383	23	27.8%	7 16.7%	692,100	27.6%	98,871	9.4%
Lighthouse Point	32	6	3,888,000	648,000	28	-12.5%	8 33.3%	3,682,400	-5.3%	460,300	-29.0%
Loxahatchee	6	1	200,000	200,000	9	50.0%	0 -100.0%	0	-100.0%	0	-100.0%
Margate	73	28	3,917,955	139,927	68	-6.8%	42 50.0%	5,732,672	46.3%	136,492	-2.5%
Medley	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Miami	1,137	391	82,558,727	211,148	995	-12.5%	320 -18.2%	68,453,399	-17.1%	213,917	1.3%
Miami Beach	60	8	5,314,750	664,344	62	3.3%	16 100.0%	30,267,300	469.5%	1,891,706	184.7%
Miami Gardens	58	12	1,673,100	139,425	55	-5.2%	17 41.7%	1,638,550	-2.1%	96,385	-30.9%
Miami Lake	22	8	3,082,500	385,313	25	13.6%	12 50.0%	4,694,000	52.3%	391,167	1.5%



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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Miami Shores	29	5	1,207,400	241,480	35	20.7%	8 60.0%	2,234,560	85.1%	279,320	15.7%
Miami Springs	13	6	1,622,000	270,333	7	-46.2%	5 -16.7%	1,007,000	-37.9%	201,400	-25.5%
Miramar	218	67	15,812,807	236,012	188	-13.8%	71 6.0%	16,118,139	1.9%	227,016	-3.8%
Naranja	0	0	0	0	0	0.0%	1 100.0%	85,000	0.0%	85,000	0.0%
North Bay Village	5	0	0	0	5	0.0%	0 0.0%	0	0.0%	0	0.0%
North Lauderdale	52	12	1,248,500	104,042	47	-9.6%	23 91.7%	2,182,600	74.8%	94,896	-8.8%
North Miami	44	6	1,291,500	215,250	52	18.2%	18 200.0%	4,012,986	210.7%	222,944	3.6%
North Miami Beach	40	8	1,316,650	164,581	48	20.0%	13 62.5%	2,599,100	97.4%	199,931	21.5%
North Palm Beach	2	0	0	0	0	200.0%	0 0.0%	0	0.0%	0	0.0%
Oakland Park	50	20	2,585,126	129,256	47	-6.0%	21 5.0%	3,396,500	31.4%	161,738	25.1%
Opa-Locka	23	5	233,000	46,600	21	-8.7%	11 120.0%	698,800	199.9%	63,527	36.3%
Out Of Area	25	1	115,000	115,000	10	-60.0%	1 0.0%	20,000	-82.6%	20,000	-82.6%
Not In Usa	4	0	0	0	6	50.0%	0 0.0%	0	0.0%	0	0.0%
Other City - In FL	45	5	1,133,900	226,780	43	-4.4%	4 -20.0%	724,000	-36.1%	181,000	-20.2%
Keys/Islands/Caribbean	10	0	0	0	8	-20.0%	4 400.0%	3,434,000	0.0%	858,500	0.0%
Other City Not In FL	2	3	272,000	90,667	62	000.0%	0 -300.0%	0	-100.0%	0	-100.0%
Pahokee	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Palm Beach	2	0	0	0	6	200.0%	0 0.0%	0	0.0%	0	0.0%
Un - Incorp Pb Co.	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Palmetto Bay	37	3	1,362,000	454,000	30	-18.9%	7 133.3%	2,442,500	79.3%	348,929	-23.1%
Palm Springs	1	0	0	0	0	100.0%	0 0.0%	0	0.0%	0	0.0%
Parkland	57	23	12,278,876	533,864	59	3.5%	18 -21.7%	9,760,500	-20.5%	542,250	1.6%
Palm Beach Gardens	3	0	0	0	3	0.0%	1 100.0%	74,900	0.0%	74,900	0.0%
Pembroke Park	2	0	0	0	4	100.0%	0 0.0%	0	0.0%	0	0.0%
Pembroke Pines	164	65	16,400,177	252,310	184	12.2%	72 10.8%	18,169,900	10.8%	252,360	0.0%
Perrine	0	0	0	0	2	200.0%	0 0.0%	0	0.0%	0	0.0%
Pinecrest	50	9	8,556,650	950,739	30	-40.0%	4 -55.6%	3,120,000	-63.5%	780,000	-18.0%
Plantation	99	27	8,061,800	298,585	87	-12.1%	40 48.1%	14,786,415	83.4%	369,660	23.8%
Pompano Beach	143	38	8,793,150	231,399	120	-16.1%	29 -23.7%	5,293,600	-39.8%	182,538	-21.1%
Port St. Lucie	36	4	1,146,500	286,625	26	-27.8%	7 75.0%	804,900	-29.8%	114,986	-59.9%
Riviera Beach	5	1	24,500	24,500	5	0.0%	0 -100.0%	0	-100.0%	0	-100.0%
Royal Palm Beach	7	4	589,400	147,350	10	42.9%	3 -25.0%	505,000	-14.3%	168,333	14.2%
Sea Ranch Lakes	3	0	0	0	1	-66.7%	1 100.0%	775,000	0.0%	775,000	0.0%
Sebastian	2	0	0	0	0	200.0%	0 0.0%	0	0.0%	0	0.0%
South Miami	18	4	3,075,000	768,750	6	-66.7%	3 -25.0%	1,269,400	-58.7%	423,133	-45.0%
Saint Lucie West	2	0	0	0	0	200.0%	0 0.0%	0	0.0%	0	0.0%
Stuart	6	2	490,000	245,000	4	-33.3%	0 -200.0%	0	-100.0%	0	-100.0%
Sunny Isles Beach	4	0	0	0	3	-25.0%	1 100.0%	340,000	0.0%	340,000	0.0%
Sunrise	101	35	5,066,000	144,743	96	-5.0%	29 -17.1%	4,531,626	-10.5%	156,263	8.0%
Surfside	2	4	1,586,000	396,500	8	300.0%	4 0.0%	1,144,000	-27.9%	286,000	-27.9%
Sweetwater	3	0	0	0	0	300.0%	0 0.0%	0	0.0%	0	0.0%
Southwest Ranches	18	7	3,730,000	532,857	20	11.1%	5 -28.6%	2,059,000	-44.8%	411,800	-22.7%
Tamarac	102	27	4,042,200	149,711	80	-21.6%	38 40.7%	4,229,594	4.6%	111,305	-25.7%
Tequesta	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Vero Beach	30	0	0	0	4	-86.7%	1 100.0%	90,000	0.0%	90,000	0.0%
Wellington	11	5	1,283,900	256,780	13	18.2%	4 -20.0%	988,000	-23.0%	247,000	-3.8%
Weston	89	36	15,704,500	436,236	113	27.0%	35 -2.8%	14,192,750	-9.6%	405,507	-7.0%
Wilton Manors	21	12	2,808,500	234,042	23	9.5%	5 -58.3%	1,119,800	-60.1%	223,960	-4.3%
West Miami	1	0	0	0	2	100.0%	0 0.0%	0	0.0%	0	0.0%
West Palm Beach	15	3	695,900	231,967	24	60.0%	1 -66.7%	280,000	-59.8%	280,000	20.7%
Total	4,569	1,406	360,460,865	256,373	4,438	-2.9%	1,438 2.3%	377,661,474	4.8%	262,630	2.4%



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CONDO/COOP/MILLA/TWNHSE - FEBRUARY												
Aventura	237	73	21,449,730	293,832	220	-7.2%	60 -17.8%	16,321,950	-23.9%	272,033	-7.4%	
Bal Harbour	34	6	9,110,575	1,518,429	34	0.0%	7 16.7%	4,712,750	-48.3%	673,250	-55.7%	
Bay Harbor Islands	23	1	180,000	180,000	17	-26.1%	5 400.0%	512,600	184.8%	102,520	-43.0%	
Boca Raton	81	12	1,943,000	161,917	66	-18.5%	8 -33.3%	915,900	-52.9%	114,488	-29.3%	
Boynton Beach	34	5	504,900	100,980	16	-52.9%	9 80.0%	932,500	84.7%	103,611	2.6%	
Un-Incorp Broward Co.	0	1	72,000	72,000	1	100.0%	0 -100.0%	0	-100.0%	0	-100.0%	
Coconut Creek	94	28	2,033,116	72,611	103	9.6%	51 82.1%	3,594,065	76.8%	70,472	-2.9%	
Coconut Grove	33	2	1,040,000	520,000	24	-27.3%	11 450.0%	5,074,000	387.9%	461,273	-11.3%	
Cooper City	7	3	362,000	120,667	11	57.1%	1 -66.7%	140,000	-61.3%	140,000	16.0%	
Coral Gables	53	10	3,746,000	374,600	35	-34.0%	12 20.0%	3,073,750	-17.9%	256,146	-31.6%	
Coral Springs	154	48	3,319,940	69,165	146	-5.2%	74 54.2%	4,434,867	33.6%	59,931	-13.4%	
Cutler Bay	15	2	167,900	83,950	19	26.7%	7 250.0%	370,900	120.9%	52,986	-36.9%	
Unincorp Dade Co.	10	1	50,000	50,000	13	30.0%	3 200.0%	439,400	778.8%	146,467	192.9%	
Dania	35	3	381,000	127,000	29	-17.1%	7 133.3%	943,000	147.5%	134,714	6.1%	
Davie	73	22	2,412,050	109,639	70	-4.1%	30 36.4%	2,629,009	9.0%	87,634	-20.1%	
Deerfield Beach	147	65	4,536,550	69,793	152	3.4%	84 29.2%	5,386,048	18.7%	64,120	-8.1%	
Delray Beach	31	10	870,650	87,065	31	0.0%	16 60.0%	1,497,405	72.0%	93,588	7.5%	
Doral	115	35	5,417,180	154,777	119	3.5%	25 -28.6%	4,601,500	-15.1%	184,060	18.9%	
Eastern Shores	5	0	0	0	5	0.0%	0 0.0%	0	0.0%	0	0.0%	
Fisher Island	12	2	4,125,000	2,062,500	6	-50.0%	1 -50.0%	300,000	-92.7%	300,000	-85.5%	
Florida City	3	2	98,000	49,000	2	-33.3%	1 -50.0%	60,000	-38.8%	60,000	22.4%	
Fort Lauderdale	418	105	34,452,100	328,115	388	-7.2%	165 57.1%	40,309,437	17.0%	244,300	-25.5%	
Fort Pierce	3	0	0	0	0	300.0%	1 100.0%	176,500	0.0%	176,500	0.0%	
Green Acres	4	1	57,500	57,500	8	100.0%	0 -100.0%	0	-100.0%	0	-100.0%	
Hallandale	202	44	8,917,325	202,666	178	-11.9%	63 43.2%	11,452,528	28.4%	181,786	-10.3%	
Hialeah	142	27	2,296,300	85,048	131	-7.7%	45 66.7%	2,994,950	30.4%	66,554	-21.7%	
Hialeah Gardens	8	6	611,900	101,983	9	12.5%	1 -83.3%	100,000	-83.7%	100,000	-1.9%	
Highland Beach	1	0	0	0	3	200.0%	1 100.0%	185,000	0.0%	185,000	0.0%	
Hillsboro Beach	12	1	595,000	595,000	17	41.7%	5 400.0%	2,115,000	255.5%	423,000	-28.9%	
Hollywood	222	55	10,362,600	188,411	220	-0.9%	88 60.0%	10,193,684	-1.6%	115,837	-38.5%	
Homestead	136	55	3,076,500	55,936	139	2.2%	43 -21.8%	2,015,326	-34.5%	46,868	-16.2%	
Hutchinson Island	1	0	0	0	0	100.0%	0 0.0%	0	0.0%	0	0.0%	
Hypoluxo	2	0	0	0	0	200.0%	0 0.0%	0	0.0%	0	0.0%	
Islands/Caribbean	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%	
Jensen Beach	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%	
Jupiter	3	0	0	0	2	-33.3%	2 200.0%	395,100	0.0%	197,550	0.0%	
Kendall	4	1	72,900	72,900	13	225.0%	1 0.0%	68,950	-5.4%	68,950	-5.4%	
Key Biscayne	48	6	3,496,000	582,667	57	18.8%	10 66.7%	9,071,500	159.5%	907,150	55.7%	
Lake Park	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%	
Lakeworth	5	0	0	0	9	80.0%	5 500.0%	420,399	0.0%	84,080	0.0%	
Lantana	1	0	0	0	1	0.0%	1 100.0%	130,000	0.0%	130,000	0.0%	
Lauderdale By The Sea	31	12	3,903,800	325,317	24	-22.6%	7 -41.7%	2,791,857	-28.5%	398,837	22.6%	
Lauderhill	101	20	771,000	38,550	100	-1.0%	31 55.0%	1,128,123	46.3%	36,391	-5.6%	
Lauderdale Lakes	25	14	543,000	38,786	26	4.0%	17 21.4%	473,000	-12.9%	27,824	-28.3%	
Lighthouse Point	12	3	494,000	164,667	19	58.3%	6 100.0%	359,500	-27.2%	59,917	-63.6%	
Manalapan	1	0	0	0	0	100.0%	0 0.0%	0	0.0%	0	0.0%	
Marqate	79	19	1,013,125	53,322	93	17.7%	33 73.7%	1,477,399	45.8%	44,770	-16.0%	
Medley	0	0	0	0	2	200.0%	0 0.0%	0	0.0%	0	0.0%	
Miami	1,120	271	47,781,956	176,317	1,156	3.2%	354 30.6%	52,407,078	9.7%	148,043	-16.0%	
Miami Beach	561	101	43,940,113	435,051	471	-16.0%	119 17.8%	45,874,435	4.4%	385,499	-11.4%	
Miami Gardens	24	2	190,900	95,450	31	29.2%	4 100.0%	156,400	-18.1%	39,100	-59.0%	
Miami Lake	22	2	233,252	116,626	22	0.0%	8 300.0%	652,800	179.9%	81,600	-30.0%	
Miami Shores	8	2	387,500	193,750	4	-50.0%	0 -200.0%	0	-100.0%	0	-100.0%	
Miramar	114	30	3,918,570	130,619	124	8.8%	51 70.0%	14,208,300	262.6%	278,594	113.3%	



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Proud Member of the REALTOR® Association of Greater Miami and the Beaches

COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009				February				2010			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
North Bay Village	44	15	2,103,175	140,212	50	13.6%	13	-13.3%	1,789,400	-14.9%	137,646	-1.8%
North Lauderdale	33	11	656,400	59,673	52	57.6%	25	127.3%	1,410,450	114.9%	56,418	-5.5%
North Miami	65	9	491,400	54,600	65	0.0%	7	-22.2%	395,100	-19.6%	56,443	3.4%
North Miami Beach	64	13	1,214,800	93,446	42	-34.4%	9	-30.8%	1,148,900	-5.4%	127,656	36.6%
North Palm Beach	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	66	19	1,143,988	60,210	62	-6.1%	28	47.4%	1,588,150	38.8%	56,720	-5.8%
Opa-Locka	3	0	0	0	7	133.3%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	10	0	0	0	5	-50.0%	1	100.0%	20,000	0.0%	20,000	0.0%
Not In Usa	0	0	0	0	3	300.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	20	0	0	0	19	-5.0%	2	200.0%	86,500	0.0%	43,250	0.0%
Keys/Islands/Caribbean	4	0	0	0	9	125.0%	0	0.0%	0	0.0%	0	0.0%
Other City Not In FL	4	0	0	0	7	75.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	6	1	1,780,000	1,780,000	2	-66.7%	3	200.0%	396,000	-77.8%	132,000	-92.6%
Palmetto Bay	5	3	248,350	82,783	6	20.0%	2	-33.3%	415,000	67.1%	207,500	150.7%
Palm Springs	5	0	0	0	0	500.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	8	2	302,650	151,325	6	-25.0%	0	-200.0%	0	-100.0%	0	-100.0%
Palm Beach Gardens	6	0	0	0	7	16.7%	3	300.0%	587,000	0.0%	195,667	0.0%
Pembroke Park	6	1	23,625	23,625	2	-66.7%	1	0.0%	50,000	111.6%	50,000	111.6%
Pembroke Pines	200	60	5,717,795	95,297	204	2.0%	85	41.7%	5,983,850	4.7%	70,398	-26.1%
Pinecrest	6	0	0	0	4	-33.3%	0	0.0%	0	0.0%	0	0.0%
Plantation	94	15	1,645,000	109,667	100	6.4%	34	126.7%	3,062,145	86.1%	90,063	-17.9%
Pompano Beach	226	83	9,216,986	111,048	269	19.0%	101	21.7%	11,949,800	29.6%	118,315	6.5%
Port St. Lucie	4	0	0	0	2	-50.0%	1	100.0%	64,000	0.0%	64,000	0.0%
Riviera Beach	10	1	94,500	94,500	6	-40.0%	0	-100.0%	0	-100.0%	0	-100.0%
Royal Palm Beach	3	1	159,600	159,600	7	133.3%	3	200.0%	241,000	51.0%	80,333	-49.7%
Singer Island	0	1	137,500	137,500	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
South Miami	4	0	0	0	4	0.0%	1	100.0%	95,555	0.0%	95,555	0.0%
Stuart	1	2	572,500	286,250	9	800.0%	0	-200.0%	0	-100.0%	0	-100.0%
Sunny Isles Beach	192	41	12,246,912	298,705	179	-6.8%	47	14.6%	15,641,000	27.7%	332,787	11.4%
Sunrise	164	45	4,852,635	107,836	163	-0.6%	57	26.7%	3,202,327	-34.0%	56,181	-47.9%
Surfside	18	9	2,156,331	239,592	26	44.4%	8	-11.1%	2,185,000	1.3%	273,125	14.0%
Sweetwater	2	1	99,900	99,900	0	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Tamarac	180	34	2,300,675	67,667	176	-2.2%	63	85.3%	4,175,477	81.5%	66,277	-2.1%
Vero Beach	24	0	0	0	1	-95.8%	0	0.0%	0	0.0%	0	0.0%
Virginia Gardens	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	2	1	88,000	88,000	6	200.0%	1	0.0%	110,000	25.0%	110,000	25.0%
Weston	79	19	3,248,700	170,984	72	-8.9%	19	0.0%	2,473,150	-23.9%	130,166	-23.9%
Wilton Manors	25	7	889,900	127,129	16	-36.0%	12	71.4%	2,349,000	164.0%	195,750	54.0%
Williams Island	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
West Palm Beach	69	9	596,280	66,253	27	-60.9%	11	22.2%	662,000	11.0%	60,182	-9.2%
Total	6,160	1,512	281,017,534	185,858	5,987	-2.8%	2,010	32.9%	315,177,714	12.2%	156,805	-15.6%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		February		2010		Run date: 3/1/2010					
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
RESIDENTIAL INCOME - FEBRUARY												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bal Harbour	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Belle Glade	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Park	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Gardens	0	0	0	0	0	0.0%	1	100.0%	80,500	0.0%	80,500	0.0%
Boca Raton	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boynton Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Briny Breezes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Canal Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cloud Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Grove	1	0	0	0	1	0.0%	1	100.0%	160,000	0.0%	160,000	0.0%
Cooper City	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coral Gables	1	0	0	0	0	100.0%	1	100.0%	580,000	0.0%	580,000	0.0%
Coral Springs	5	3	619,250	206,417	11	120.0%	1	-66.7%	100,000	-83.9%	100,000	-51.6%
Crandon Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dania	10	2	85,000	42,500	11	10.0%	1	-50.0%	29,000	-65.9%	29,000	-31.8%
Davie	0	0	0	0	5	500.0%	0	0.0%	0	0.0%	0	0.0%
Deerfield Beach	3	1	360,000	360,000	3	0.0%	1	0.0%	120,000	-66.7%	120,000	-66.7%
Delray Beach	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Doral	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Eastern Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fellsmere	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Florida City	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fort Lauderdale	46	16	2,960,800	185,050	46	0.0%	11	-31.3%	1,006,900	-66.0%	91,536	-50.5%
Fort Pierce	3	0	0	0	1	-66.7%	0	0.0%	0	0.0%	0	0.0%
Gifford	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Glen Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Golden Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Goulds	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfstream	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfview	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	1	1	142,500	142,500	3	200.0%	4	300.0%	622,820	337.1%	155,705	9.3%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	7	2	432,000	216,000	4	-42.9%	1	-50.0%	475,000	10.0%	475,000	119.9%
Hialeah Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Highland Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hillsboro Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hobe Sound	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	31	8	1,355,400	169,425	25	-19.4%	5	-37.5%	571,500	-57.8%	114,300	-32.5%
Homestead	5	0	0	0	3	-40.0%	0	0.0%	0	0.0%	0	0.0%
Hutchinson Island	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Hypoluxo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian River Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Town	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		Avg. Sale Price		February		Sales/Percent Lease Change		2010		Avg. Sale Price	
	New	Sales	Sales Volume	Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Islands/Caribbean	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Juno Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter Inlet Colony	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Key Biscayne	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Clarke Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakeworth	5	0	0	0	1	-80.0%	0	0.0%	0	0.0%	0	0.0%
Lantana	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale By The Sea	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderhill	4	3	398,500	132,833	11	175.0%	0	-300.0%	0	-100.0%	0	-100.0%
Lauderdale Lakes	1	2	326,500	163,250	1	0.0%	0	-200.0%	0	-100.0%	0	-100.0%
Lazy Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lighthouse Point	0	0	0	0	4	400.0%	0	0.0%	0	0.0%	0	0.0%
Lakewood Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Loxahatchee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Manalapan	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mangonia Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Margate	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Medley	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami	104	22	3,377,400	153,518	99	-4.8%	20	-9.1%	2,378,940	-29.6%	118,947	-22.5%
Miami Beach	10	0	0	0	8	-20.0%	0	0.0%	0	0.0%	0	0.0%
Miami Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miramar	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Naranja	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
North Lauderdale	8	0	0	0	3	-62.5%	0	0.0%	0	0.0%	0	0.0%
North Miami	3	0	0	0	8	166.7%	1	100.0%	95,000	0.0%	95,000	0.0%
North Miami Beach	5	0	0	0	3	-40.0%	0	0.0%	0	0.0%	0	0.0%
North Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	5	1	202,000	202,000	8	60.0%	3	200.0%	280,500	38.9%	93,500	-53.7%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Keys/Islands/Caribbean	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Other City Not In FL	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pahokee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Un - Incorp Pb Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pennsuco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Perrine	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pinecrest	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%



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2009

February

2010

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Property Type/Area	2009		February		2010		2010		2010		
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Plantation	0	0	0	0	2	200.0%	0 0.0%	0	0.0%	0	0.0%
Pompano Beach	13	5	807,000	161,400	9	-30.8%	3 -40.0%	498,400	-38.2%	166,133	2.9%
Port Salerno	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Port St. Lucie	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Riviera Beach	0	1	45,000	45,000	0	0.0%	1 0.0%	60,000	33.3%	60,000	33.3%
Roseland	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Royal Palm Beach	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Sea Ranch Lakes	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Sebastian	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Sewalls Point	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Singer Island	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
South Miami	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
South Bay	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
South Palm Beach	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Saint Lucie West	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Stuart	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	2	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Sunrise	1	0	0	0	0	0.0%	1 100.0%	84,000	0.0%	84,000	0.0%
Surfside	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Sweetwater	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Southwest Ranches	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Tamarac	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Tequesta	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Tropic	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Vero Beach	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Virginia Key	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Virginia Gardens	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Village Of Golf	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Wabasso	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Wellington	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Weston	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Wilton Manors	1	0	0	0	1	0.0%	0 0.0%	0	0.0%	0	0.0%
West Miami	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Williams Island	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
Winter Beach	0	0	0	0	0	0.0%	0 0.0%	0	0.0%	0	0.0%
West Palm Beach	2	0	0	0	0	0.0%	1 100.0%	83,000	0.0%	83,000	0.0%
Total	292	67	11,111,350	165,841	282	-3.4%	57 -14.9%	7,225,560	-35.0%	126,764	-23.6%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
RESIDENTIAL LAND/BOATDOCKS - FEBRUARY												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	3	0	0	0	1	-66.7%	0	0.0%	0	0.0%	0	0.0%
Bal Harbour	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Belle Glade	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boca Raton	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boynton Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Briny Breezes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Canal Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cloud Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Grove	2	0	0	0	3	50.0%	0	0.0%	0	0.0%	0	0.0%
Cooper City	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Coral Gables	3	0	0	0	7	133.3%	0	0.0%	0	0.0%	0	0.0%
Coral Springs	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Crandon Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	7	0	0	0	3	-57.1%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Dania	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Davie	15	1	70,000	70,000	8	-46.7%	0	-100.0%	0	-100.0%	0	-100.0%
Deerfield Beach	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Delray Beach	4	0	0	0	0	400.0%	0	0.0%	0	0.0%	0	0.0%
Doral	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Eastern Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fellsmere	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Florida City	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Fort Lauderdale	21	0	0	0	13	-38.1%	3	300.0%	953,000	0.0%	317,667	0.0%
Fort Pierce	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Gifford	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Glen Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Golden Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Goulds	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfstream	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfview	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	0	2	281,680	140,840	1	100.0%	0	-200.0%	0	-100.0%	0	-100.0%
Hialeah Gardens	0	0	0	0	0	0.0%	1	100.0%	200,000	0.0%	200,000	0.0%
Highland Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hillsboro Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Hobe Sound	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	7	0	0	0	1	-85.7%	1	100.0%	35,000	0.0%	35,000	0.0%
Homestead	2	0	0	0	13	550.0%	0	0.0%	0	0.0%	0	0.0%
Hutchinson Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hypoluxo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian River Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Town	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		Avg. Sale		Percent		Sales/Percent		2010		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Islands/Caribbean	0	0	0	0	4	400.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Juno Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter Inlet Colony	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Key Biscayne	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Clarke Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakeworth	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lantana	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale By The Sea	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale Lakes	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Lazy Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lighthouse Point	1	1	85,000	85,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Lakewood Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Loxahatchee	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Manalapan	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mangonia Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Margate	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Medley	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami	46	5	3,234,900	646,980	57	23.9%	2	-60.0%	1,149,600	-64.5%	574,800	-11.2%
Miami Beach	8	0	0	0	4	-50.0%	1	100.0%	7,250,000	0.0%	7,250,000	0.0%
Miami Gardens	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miramar	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Naranja	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Lauderdale	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Miami	0	1	540,000	540,000	1	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
North Miami Beach	0	1	15,000	15,000	2	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
North Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	2	1	36,000	36,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	18	0	0	0	8	-55.6%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	4	0	0	0	3	-25.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	18	1	33,000	33,000	18	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Keys/Islands/Caribbean	1	0	0	0	3	200.0%	0	0.0%	0	0.0%	0	0.0%
Other City Not In FL	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Pahokee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Un - Incorp Pb Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Palm Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	3	0	0	0	4	33.3%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	0	1	20,000	20,000	1	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Pennsuo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Perrine	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pinecrest	4	0	0	0	5	25.0%	0	0.0%	0	0.0%	0	0.0%



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2009

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2010

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Property Type/Area	2009		Avg. Sale		Percent		Sales/Percent		2010		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Plantation	10	0	0	0	2	-80.0%	1	100.0%	99,000	0.0%	99,000	0.0%
Pompano Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Port Salerno	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port St. Lucie	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Riviera Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Roseland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Royal Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sea Ranch Lakes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sebastian	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sewalls Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Singer Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Miami	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
South Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Saint Lucie West	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Stuart	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Sunrise	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Surfside	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sweetwater	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Southwest Ranches	3	1	340,000	340,000	20	566.7%	2	100.0%	660,000	94.1%	330,000	-2.9%
Tamarac	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tequesta	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tropic	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vero Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Virginia Key	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Virginia Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Village Of Golf	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wabasso	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	2	1	310,000	310,000	0	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Weston	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilton Manors	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
West Miami	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Williams Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Winter Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
West Palm Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Total	209	16	4,965,580	310,349	211	1.0%	11	-31.3%	10,346,600	108.4%	940,600	203.1%



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Proud Member of the REALTOR® Association of Greater Miami and the Beaches

COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
COMM/BUS/AGR/INDUST LAND - FEBRUARY												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	0	1	2,000	2,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Bal Harbour	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Belle Glade	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boca Raton	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boynton Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Briny Breezes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Canal Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cloud Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Grove	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cooper City	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coral Gables	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Coral Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Crandon Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Dania	4	0	0	0	1	-75.0%	0	0.0%	0	0.0%	0	0.0%
Davie	4	0	0	0	3	-25.0%	0	0.0%	0	0.0%	0	0.0%
Deerfield Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Delray Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Doral	2	0	0	0	5	150.0%	0	0.0%	0	0.0%	0	0.0%
Eastern Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fellsmere	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Florida City	3	2	2,200,000	1,100,000	1	-66.7%	0	-200.0%	0	-100.0%	0	-100.0%
Fort Lauderdale	2	0	0	0	4	100.0%	0	0.0%	0	0.0%	0	0.0%
Fort Pierce	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Gifford	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Glen Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Golden Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Goulds	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfstream	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfview	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah Gardens	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Highland Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hillsboro Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hobe Sound	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Homestead	6	0	0	0	14	133.3%	0	0.0%	0	0.0%	0	0.0%
Hutchinson Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hypoluxo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian River Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Town	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		Avg. Sale Price		February		Sales/Percent Lease Change		2010		Percent Change	
	New	Sales	Sales Volume	Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Islands/Caribbean	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Juno Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter Inlet Colony	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Key Biscayne	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Clarke Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakeworth	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lantana	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale By The Sea	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderhill	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale Lakes	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Lazy Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lighthouse Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakewood Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Loxahatchee	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Manalapan	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mangonia Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Margate	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Medley	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami	54	1	42,000	42,000	52	-3.7%	2	100.0%	180,000	328.6%	90,000	114.3%
Miami Beach	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Gardens	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miramar	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Naranja	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
North Lauderdale	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Miami	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
North Miami Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
North Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	2	0	0	0	7	250.0%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	8	1	266,000	266,000	1	-87.5%	0	-100.0%	0	-100.0%	0	-100.0%
Keys/Islands/Caribbean	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Other City Not In FL	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Pahokee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Un - Incorp Pb Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pennsuco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Perrine	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Pinecrest	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		Avg. Sale		February		Sales/Percent		2010		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Plantation	4	0	0	0	2	-50.0%	0	0.0%	0	0.0%	0	0.0%
Pompano Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port Salerno	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port St. Lucie	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Riviera Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Roseland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Royal Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sea Ranch Lakes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sebastian	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sewalls Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Singer Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Miami	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Saint Lucie West	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Stuart	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunrise	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Surfside	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sweetwater	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Southwest Ranches	0	0	0	0	1	100.0%	1	100.0%	500,000	0.0%	500,000	0.0%
Tamarac	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Tequesta	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tropic	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vero Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Virginia Key	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Virginia Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Village Of Golf	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wabasso	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Weston	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilton Manors	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
West Miami	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Williams Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Winter Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
West Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	122	5	2,510,000	502,000	116	-4.9%	3	-40.0%	680,000	-72.9%	226,667	-54.8%



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2009

February

2010

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Property Type/Area	2009		Avg. Sale Price		Percent Change		Sales/Percent Lease Change		2010		Percent Change	
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
IMPROVED COMM/INDUST - FEBRUARY												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Bal Harbour	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Belle Glade	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boca Raton	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Boynton Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Briny Breezes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Canal Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cloud Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Grove	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Cooper City	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Coral Gables	18	1	700	700	14	-22.2%	2	100.0%	3,850	450.0%	1,925	175.0%
Coral Springs	13	1	1,575	1,575	22	69.2%	4	300.0%	281,175	17752.4%	70,294	4363.1%
Crandon Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	1	3	12,250	4,083	0	100.0%	0	-300.0%	0	-100.0%	0	-100.0%
Unincorp Dade Co.	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Dania	8	1	12	12	6	-25.0%	0	-100.0%	0	-100.0%	0	-100.0%
Davie	10	2	903,000	451,500	6	-40.0%	1	-50.0%	800	-99.9%	800	-99.8%
Deerfield Beach	3	0	0	0	4	33.3%	1	100.0%	900,000	0.0%	900,000	0.0%
Delray Beach	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Doral	30	3	237,667	79,222	17	-43.3%	2	-33.3%	620,000	160.9%	310,000	291.3%
Eastern Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fellsmere	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Florida City	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Fort Lauderdale	22	3	1,357,023	452,341	26	18.2%	5	66.7%	1,523,900	12.3%	304,780	-32.6%
Fort Pierce	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Gifford	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Glen Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Golden Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Goulds	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfstream	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfview	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	1	2	1,500	750	5	400.0%	0	-200.0%	0	-100.0%	0	-100.0%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	19	11	27,461	2,496	18	-5.3%	1	-90.9%	475,000	1629.7%	475,000	8927.0%
Hialeah Gardens	1	1	1,300	1,300	1	0.0%	2	100.0%	158,000	12053.8%	79,000	5976.9%
Highland Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hillsboro Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hobe Sound	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	14	3	987,282	329,094	14	0.0%	4	33.3%	612,200	-38.0%	153,050	-53.5%
Homestead	7	1	857,000	857,000	3	-57.1%	0	-100.0%	0	-100.0%	0	-100.0%
Hutchinson Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hypoluxo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian River Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		Avg. Sale		February		Sales/Percent		2010		Percent	
	New	Sales	Volume	Price	New	Percent Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Indian Town	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Islands/Caribbean	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Juno Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter Inlet Colony	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	0	0	0	0	2200.0%	0	0	0.0%	0	0.0%	0	0.0%
Key Biscayne	1	0	0	0	2100.0%	0	0	0.0%	0	0.0%	0	0.0%
Lake Clarke Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakeworth	0	0	0	0	1100.0%	0	0	0.0%	0	0.0%	0	0.0%
Lantana	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale By The Sea	1	0	0	0	2100.0%	0	0	0.0%	0	0.0%	0	0.0%
Lauderhill	5	1	1,000	1,000	3	-40.0%	0	-100.0%	0	-100.0%	0	-100.0%
Lauderdale Lakes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lazy Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lighthouse Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakewood Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Loxahatchee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Manalapan	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mangonia Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Margate	0	1	1,867	1,867	2200.0%	0	-100.0%	0	-100.0%	0	-100.0%	
Medley	10	0	0	0	4	-60.0%	0	0.0%	0	0.0%	0	0.0%
Miami	161	5	2,658,750	531,750	99	-38.5%	5	0.0%	1,104,474	-58.5%	220,895	-58.5%
Miami Beach	17	0	0	0	22	29.4%	4	400.0%	1,972,500	0.0%	493,125	0.0%
Miami Gardens	7	0	0	0	1	-85.7%	1	100.0%	585,000	0.0%	585,000	0.0%
Miami Lake	4	1	850	850	7	75.0%	1	0.0%	1,600	88.2%	1,600	88.2%
Miami Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Springs	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Miramar	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Naranja	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	3	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Lauderdale	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Miami	4	1	12	12	5	25.0%	0	-100.0%	0	-100.0%	0	-100.0%
North Miami Beach	5	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	2	1	1,600	1,600	8	300.0%	1	0.0%	110,000	6775.0%	110,000	6775.0%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	5	0	0	0	1	-80.0%	0	0.0%	0	0.0%	0	0.0%
Keys/Islands/Caribbean	0	0	0	0	0	0.0%	1	100.0%	275,000	0.0%	275,000	0.0%
Other City Not In FL	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pahokee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un - Incorp Pb Co.	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	2	0	0	0	3	50.0%	1	100.0%	3,068	0.0%	3,068	0.0%
Palm Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	4	1	590,000	590,000	0	400.0%	0	-100.0%	0	-100.0%	0	-100.0%
Pennsuco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Perrine	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		February		2010		2010		2010		
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Pinecrest	1	0	0	0	0	100.0%	0	0	0.0%	0	0.0%
Plantation	6	1	170,000	170,000	1	-83.3%	2	42	-100.0%	21	-100.0%
Pompano Beach	8	0	0	0	7	-12.5%	1	325,000	0.0%	325,000	0.0%
Port Salerno	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Port St. Lucie	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Riviera Beach	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Roseland	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Royal Palm Beach	1	0	0	0	0	100.0%	0	0	0.0%	0	0.0%
Sea Ranch Lakes	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Sebastian	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Sewalls Point	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Singer Island	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
South Miami	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
South Bay	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
South Palm Beach	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Saint Lucie West	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Stuart	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Sunny Isles Beach	2	0	0	0	2	0.0%	0	0	0.0%	0	0.0%
Sunrise	15	3	3,997	1,332	22	46.7%	0	0	-100.0%	0	-100.0%
Surfside	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Sweetwater	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Southwest Ranches	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Tamarac	5	2	10,568	5,284	0	500.0%	0	0	-100.0%	0	-100.0%
Tequesta	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Tropic	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Vero Beach	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Virginia Key	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Virginia Gardens	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Village Of Golf	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Wabasso	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Wellington	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Weston	5	2	2,800	1,400	4	-20.0%	1	1,900	-32.1%	1,900	35.7%
Wilton Manors	1	0	0	0	0	100.0%	0	0	0.0%	0	0.0%
West Miami	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Williams Island	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
Winter Beach	0	0	0	0	0	0.0%	0	0	0.0%	0	0.0%
West Palm Beach	1	0	0	0	1	0.0%	0	0	0.0%	0	0.0%
Total	708	77	13,345,362	173,316	588	-16.9%	71	11,512,635	-13.7%	162,150	-6.4%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
BUSINESS OPPORTUNITY- FEBRUARY												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	1	1	2,000	2,000	2	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Bal Harbour	0	1	60,000	60,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Bay Harbor Islands	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Belle Glade	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boca Raton	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Boynton Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Briny Breezes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Canal Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cloud Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Grove	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cooper City	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Coral Gables	4	0	0	0	0	400.0%	0	0.0%	0	0.0%	0	0.0%
Coral Springs	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Crandon Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Dania	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Davie	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Deerfield Beach	1	1	0	0	1	0.0%	0	-100.0%	0	0.0%	0	0.0%
Delray Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Doral	12	2	88,500	44,250	1	-91.7%	0	-200.0%	0	-100.0%	0	-100.0%
Eastern Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fellsmere	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Florida City	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Fort Lauderdale	7	1	30,000	30,000	6	-14.3%	0	-100.0%	0	-100.0%	0	-100.0%
Fort Pierce	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gifford	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Glen Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Golden Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Goulds	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfstream	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Gulfview	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	0	1	160,000	160,000	4	400.0%	0	-100.0%	0	-100.0%	0	-100.0%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	6	1	45,000	45,000	9	50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Hialeah Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Highland Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hillsboro Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hobe Sound	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	4	0	0	0	9	125.0%	1	100.0%	1,350	0.0%	1,350	0.0%
Homestead	4	0	0	0	1	-75.0%	0	0.0%	0	0.0%	0	0.0%
Hutchinson Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hypoluxo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian Creek	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Indian River Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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2009

February

2010

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Property Type/Area	2009		Avg. Sale Price		February		Sales/Percent Lease Change		2010		Percent Change	
	New	Sales	Sales Volume	Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Indian Town	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Islands/Caribbean	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Juno Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter Inlet Colony	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Key Biscayne	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Clarke Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lakeworth	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lantana	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale By The Sea	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Lauderhill	2	0	0	0	1	-50.0%	1	100.0%	2,900	0.0%	2,900	0.0%
Lauderdale Lakes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lazy Lake	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lighthouse Point	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Lakewood Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Loxahatchee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Manalapan	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Mangonia Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Margate	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Medley	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami	35	6	392,000	65,333	32	-8.6%	3	-50.0%	868,000	121.4%	289,333	342.9%
Miami Beach	5	0	0	0	12	140.0%	0	0.0%	0	0.0%	0	0.0%
Miami Gardens	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miramar	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Naranja	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Lauderdale	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
North Miami	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
North Miami Beach	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
North Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	0	0	0	0	3	300.0%	0	0.0%	0	0.0%	0	0.0%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	1	0	0	0	0	100.0%	1	100.0%	150,000	0.0%	150,000	0.0%
Keys/Islands/Caribbean	0	0	0	0	1	100.0%	1	100.0%	175,000	0.0%	175,000	0.0%
Other City Not In FL	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pahokee	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Un - Incorp Pb Co.	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Palm Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach Shores	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Park	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	3	0	0	0	2	-33.3%	0	0.0%	0	0.0%	0	0.0%
Pennsuco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Perrine	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2009

February

2010

Run date: 3/1/2010

Property Type/Area	2009		Avg. Sale		February		Sales/Percent		2010		Percent	
	New	Sales	Volume	Price	New	Percent Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Pinecrest	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Plantation	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Pompano Beach	2	0	0	0	1	-50.0%	1	100.0%	70,000	0.0%	70,000	0.0%
Port Salerno	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Port St. Lucie	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Riviera Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Roseland	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Royal Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sea Ranch Lakes	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sebastian	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sewalls Point	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Singer Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Miami	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
South Bay	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
South Palm Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Saint Lucie West	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Stuart	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Sunrise	3	0	0	0	1	-66.7%	0	0.0%	0	0.0%	0	0.0%
Surfside	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Sweetwater	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Southwest Ranches	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Tamarac	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Tequesta	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tropic	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vero Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Virginia Key	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Virginia Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Village Of Golf	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wabasso	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Weston	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Wilton Manors	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
West Miami	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Williams Island	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Winter Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
West Palm Beach	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Total	122	14	777,500	55,536	108	-11.5%	8	-42.9%	1,267,250	63.0%	158,406	185.2%
Grand Total	12,182	3,097	674,188,191	217,691	11,730	-3.7%	3,598	16.2%	723,871,233	7.4%	201,187	-7.6%



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