



COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

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- OCTOBER												
Atlantis	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	7	1	450,000	450,000	8	14.3%	1	0.0%	725,000	61.1%	725,000	61.1%
Bal Harbour	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	4	0	0	0	3	-25.0%	0	0.0%	0	0.0%	0	0.0%
Belle Glade	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Park	3	5	1,391,700	278,340	5	66.7%	6	20.0%	1,555,000	11.7%	259,167	-6.9%
Biscayne Gardens	3	2	312,500	156,250	1	-66.7%	0	-200.0%	0	-100.0%	0	-100.0%
Boca Raton	53	21	5,590,125	266,196	39	-26.4%	15	-28.6%	5,726,424	2.4%	381,762	43.4%
Boynton Beach	28	10	2,357,050	235,705	23	-17.9%	7	-30.0%	1,665,500	-29.3%	237,929	0.9%
Un-Incorp Broward Co.	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Canal Point	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	44	24	5,970,500	248,771	39	-11.4%	23	-4.2%	5,506,687	-7.8%	239,421	-3.8%
Coconut Grove	24	4	13,810,000	3,452,500	22	-8.3%	10	150.0%	7,508,000	-45.6%	750,800	-78.3%
Cooper City	43	23	6,268,899	272,561	36	-16.3%	25	8.7%	6,630,500	5.8%	265,220	-2.7%
Coral Gables	90	27	28,010,350	1,037,420	76	-15.6%	34	25.9%	44,024,470	57.2%	1,294,837	24.8%
Coral Springs	148	73	23,848,800	326,696	130	-12.2%	80	9.6%	22,102,489	-7.3%	276,281	-15.4%
Cutler Bay	36	8	1,787,750	223,469	27	-25.0%	19	137.5%	3,209,320	79.5%	168,912	-24.4%
Unincorp Dade Co.	12	3	806,900	268,967	18	50.0%	4	33.3%	967,781	19.9%	241,945	-10.0%
Dania	29	9	2,145,124	238,347	27	-6.9%	10	11.1%	1,035,600	-51.7%	103,560	-56.6%
Davie	100	40	16,549,500	413,738	98	-2.0%	43	7.5%	16,871,550	1.9%	392,362	-5.2%
Deerfield Beach	55	11	2,033,197	184,836	40	-27.3%	30	172.7%	5,885,700	189.5%	196,190	6.1%
Delray Beach	16	4	809,750	202,438	17	6.3%	2	-50.0%	435,000	-46.3%	217,500	7.4%
Doral	47	12	5,009,000	417,417	37	-21.3%	13	8.3%	4,813,000	-3.9%	370,231	-11.3%
Eastern Shores	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	8	2	513,500	256,750	6	-25.0%	0	-200.0%	0	-100.0%	0	-100.0%
Florida City	26	1	55,000	55,000	6	-76.9%	1	0.0%	45,000	-18.2%	45,000	-18.2%
Fort Lauderdale	320	87	39,006,500	448,351	283	-11.6%	136	56.3%	49,948,750	28.1%	367,270	-18.1%
Fort Pierce	3	0	0	0	2	-33.3%	0	0.0%	0	0.0%	0	0.0%
Golden Beach	9	0	0	0	2	-77.8%	1	100.0%	2,300,000	0.0%	2,300,000	0.0%
Green Acres	2	0	0	0	1	-50.0%	1	100.0%	167,500	0.0%	167,500	0.0%
Hallandale	16	6	2,945,000	490,833	18	12.5%	8	33.3%	3,156,800	7.2%	394,600	-19.6%
Haverhill	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	110	19	3,824,500	201,289	89	-19.1%	25	31.6%	4,116,300	7.6%	164,652	-18.2%
Hialeah Gardens	10	2	419,000	209,500	5	-50.0%	3	50.0%	434,600	3.7%	144,867	-30.9%
Highland Beach	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	306	89	20,597,319	231,431	227	-25.8%	118	32.6%	19,965,250	-3.1%	169,197	-26.9%
Homestead	242	58	9,412,718	162,288	166	-31.4%	87	50.0%	10,191,592	8.3%	117,145	-27.8%
Jensen Beach	0	1	235,000	235,000	1	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Jupiter	0	0	0	0	4	400.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	8	1	223,500	223,500	3	-62.5%	2	100.0%	741,500	231.8%	370,750	65.9%
Key Biscayne	19	1	4,050,000	4,050,000	12	-36.8%	3	200.0%	5,230,000	29.1%	1,743,333	-57.0%
Lake Clarke Shores	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Lakewood	36	9	2,780,499	308,944	21	-41.7%	6	-33.3%	1,195,000	-57.0%	199,167	-35.5%
Lantana	2	1	90,000	90,000	3	50.0%	1	0.0%	50,000	-44.4%	50,000	-44.4%
Lauderdale By The Sea	11	4	1,527,250	381,813	6	-45.5%	2	-50.0%	1,354,000	-11.3%	677,000	77.3%
Lauderhill	52	10	1,974,800	197,480	34	-34.6%	21	110.0%	2,461,800	24.7%	117,229	-40.6%
Lauderdale Lakes	24	5	564,500	112,900	33	37.5%	11	120.0%	1,047,300	85.5%	95,209	-15.7%
Lighthouse Point	36	14	19,001,250	1,357,232	34	-5.6%	14	0.0%	7,821,500	-58.8%	558,679	-58.8%
Lakewood Park	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Loxahatchee	14	3	541,500	180,500	8	-42.9%	2	-33.3%	418,500	-22.7%	209,250	15.9%
Margate	86	32	5,668,025	177,126	86	0.0%	48	50.0%	6,710,751	18.4%	139,807	-21.1%
Miami	1,406	413	105,503,121	255,455	983	-30.1%	443	7.3%	83,135,031	-21.2%	187,664	-26.5%
Miami Beach	52	5	8,024,000	1,604,800	55	5.8%	14	180.0%	20,512,050	155.6%	1,465,146	-8.7%



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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Miami Gardens	72	16	2,229,150	139,322	62	-13.9%	19	18.8%	2,263,519	1.5%	119,133	-14.5%
Miami Lake	30	13	5,224,626	401,894	23	-23.3%	10	-23.1%	3,015,500	-42.3%	301,550	-25.0%
Miami Shores	34	9	3,291,450	365,717	31	-8.8%	9	0.0%	3,283,277	-0.2%	364,809	-0.2%
Miami Springs	23	6	2,302,800	383,800	10	-56.5%	2	-66.7%	608,279	-73.6%	304,140	-20.8%
Miramar	261	78	22,569,876	289,357	165	-36.8%	96	23.1%	21,221,792	-6.0%	221,060	-23.6%
Naranja	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	4	1	1,250,000	1,250,000	4	0.0%	1	0.0%	185,000	-85.2%	185,000	-85.2%
North Lauderdale	54	18	2,325,936	129,219	54	0.0%	24	33.3%	2,617,650	12.5%	109,069	-15.6%
North Miami	48	7	4,380,875	625,839	44	-8.3%	10	42.9%	1,822,050	-58.4%	182,205	-70.9%
North Miami Beach	44	18	6,566,650	364,814	36	-18.2%	21	16.7%	2,507,000	-61.8%	119,381	-67.3%
North Palm Beach	1	1	1,700,000	1,700,000	3	200.0%	1	0.0%	172,000	-89.9%	172,000	-89.9%
Oakland Park	64	21	3,624,850	172,612	56	-12.5%	29	38.1%	4,313,900	19.0%	148,755	-13.8%
Ocean Ridge	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	26	8	925,900	115,738	25	-3.8%	11	37.5%	640,070	-30.9%	58,188	-49.7%
Out Of Area	38	1	165,000	165,000	20	-47.4%	3	200.0%	396,000	140.0%	132,000	-20.0%
Not In Usa	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	113	6	1,605,100	267,517	44	-61.1%	5	-16.7%	1,340,500	-16.5%	268,100	0.2%
Keys/Islands/Caribbean	16	4	1,571,900	392,975	13	-18.8%	0	-400.0%	0	-100.0%	0	-100.0%
Other City Not In FL	5	0	0	0	49	880.0%	0	0.0%	0	0.0%	0	0.0%
Pahokee	3	0	0	0	0	300.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	5	0	0	0	6	20.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	33	15	6,300,725	420,048	34	3.0%	6	-60.0%	1,946,100	-69.1%	324,350	-22.8%
Parkland	51	23	13,786,638	599,419	47	-7.8%	23	0.0%	14,517,400	5.3%	631,191	5.3%
Palm Beach Gardens	3	1	326,000	326,000	3	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Pembroke Park	0	1	347,500	347,500	3	300.0%	3	200.0%	326,900	-5.9%	108,967	-68.6%
Pembroke Pines	198	61	17,183,049	281,689	150	-24.2%	95	55.7%	24,965,151	45.3%	262,791	-6.7%
Perrine	1	0	0	0	4	300.0%	1	100.0%	132,500	0.0%	132,500	0.0%
Pinecrest	26	16	20,283,500	1,267,719	29	11.5%	14	-12.5%	14,511,887	-28.5%	1,036,563	-18.2%
Plantation	96	36	10,086,500	280,181	103	7.3%	63	75.0%	18,971,438	88.1%	301,134	7.5%
Pompano Beach	146	33	7,077,825	214,480	130	-11.0%	53	60.6%	9,140,500	29.1%	172,462	-19.6%
Port St. Lucie	24	3	330,000	110,000	30	25.0%	8	166.7%	879,500	166.5%	109,938	-0.1%
Riviera Beach	5	2	323,000	161,500	4	-20.0%	3	50.0%	231,400	-28.4%	77,133	-52.2%
Royal Palm Beach	12	1	195,000	195,000	10	-16.7%	3	200.0%	639,000	227.7%	213,000	9.2%
Sea Ranch Lakes	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Sebastian	0	0	0	0	1	100.0%	1	100.0%	58,000	0.0%	58,000	0.0%
South Miami	11	6	27,236,342	4,539,390	9	-18.2%	4	-33.3%	1,068,900	-96.1%	267,225	-94.1%
Saint Lucie West	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Stuart	2	1	115,000	115,000	4	100.0%	1	0.0%	190,000	65.2%	190,000	65.2%
Sunny Isles Beach	7	1	1,069,000	1,069,000	0	700.0%	0	-100.0%	0	-100.0%	0	-100.0%
Sunrise	123	32	6,034,489	188,578	99	-19.5%	47	46.9%	8,165,797	35.3%	173,740	-7.9%
Surfside	4	1	608,000	608,000	16	300.0%	6	500.0%	2,270,666	273.5%	378,444	-37.8%
Sweetwater	5	1	315,000	315,000	2	-60.0%	0	-100.0%	0	-100.0%	0	-100.0%
Southwest Ranches	21	3	1,621,000	540,333	26	23.8%	6	100.0%	2,266,750	39.8%	377,792	-30.1%
Tamarac	94	22	3,464,100	157,459	83	-11.7%	52	136.4%	6,332,700	82.8%	121,783	-22.7%
Tequesta	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Vero Beach	2	0	0	0	7	250.0%	1	100.0%	105,000	0.0%	105,000	0.0%
Virginia Gardens	0	0	0	0	0	0.0%	1	100.0%	230,000	0.0%	230,000	0.0%
Wellington	19	2	680,000	340,000	21	10.5%	5	150.0%	1,651,500	142.9%	330,300	-2.9%
Weston	137	71	31,639,000	445,620	93	-32.1%	62	-12.7%	25,983,650	-17.9%	419,091	-6.0%
Wilton Manors	36	9	1,997,700	221,967	16	-55.6%	17	88.9%	4,778,500	139.2%	281,088	26.6%
West Miami	7	1	210,000	210,000	3	-57.1%	1	0.0%	200,000	-4.8%	200,000	-4.8%
West Palm Beach	30	8	1,803,000	225,375	17	-43.3%	7	-12.5%	1,331,900	-26.1%	190,271	-15.6%
Total	5,492	1,599	557,589,508	348,711	4,335	-21.1%	1,994	24.7%	535,136,921	-4.0%	268,374	-23.0%



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CONDO/COOP/VILLA/TWNHSE - OCTOBER											
Aventura	261	72	24,854,100	345,196	213	-18.4%	77 6.9%	26,600,449	7.0%	345,460	0.1%
Bal Harbour	25	4	3,305,000	826,250	19	-24.0%	10 150.0%	8,370,000	153.3%	837,000	1.3%
Bay Harbor Islands	25	6	56,291,543	9,381,924	31	24.0%	8 33.3%	1,296,800	-97.7%	162,100	-98.3%
Boca Raton	59	19	2,778,050	146,213	43	-27.1%	21 10.5%	2,948,649	6.1%	140,412	-4.0%
Boynton Beach	19	5	616,990	123,398	22	15.8%	6 20.0%	512,800	-16.9%	85,467	-30.7%
Un-Incorp Broward Co.	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Coconut Creek	101	38	3,524,500	92,750	110	8.9%	61 60.5%	4,229,100	20.0%	69,330	-25.3%
Coconut Grove	48	7	2,983,900	426,271	41	-14.6%	1 -85.7%	40,000	-98.7%	40,000	-90.6%
Cooper City	8	6	1,033,400	172,233	10	25.0%	6 0.0%	957,000	-7.4%	159,500	-7.4%
Coral Gables	56	12	4,574,200	381,183	52	-7.1%	15 25.0%	4,249,304	-7.1%	283,287	-25.7%
Coral Springs	180	40	4,033,300	100,833	157	-12.8%	70 75.0%	4,473,285	10.9%	63,904	-36.6%
Cutler Bay	20	2	290,000	145,000	23	15.0%	3 50.0%	239,000	-17.6%	79,667	-45.1%
Unincorp Dade Co.	14	2	485,000	242,500	6	-57.1%	4 100.0%	801,000	65.2%	200,250	-17.4%
Dania	37	3	472,625	157,542	27	-27.0%	11 266.7%	1,427,500	202.0%	129,773	-17.6%
Davie	66	18	2,696,300	149,794	83	25.8%	46 155.6%	4,851,777	79.9%	105,473	-29.6%
Deerfield Beach	179	42	2,853,000	67,929	171	-4.5%	63 50.0%	5,871,300	105.8%	93,195	37.2%
Delray Beach	37	9	1,087,525	120,836	30	-18.9%	11 22.2%	1,068,900	-1.7%	97,173	-19.6%
Doral	133	23	5,348,300	232,535	104	-21.8%	31 34.8%	5,767,650	7.8%	186,053	-20.0%
Eastern Shores	5	0	0	0	3	-40.0%	2 200.0%	200,000	0.0%	100,000	0.0%
Fisher Island	10	0	0	0	7	-30.0%	4 400.0%	6,750,000	0.0%	1,687,500	0.0%
Florida City	5	2	135,900	67,950	0	500.0%	1 -50.0%	61,200	-55.0%	61,200	-9.9%
Fort Lauderdale	410	87	27,395,507	314,891	377	-8.0%	171 96.6%	48,952,632	78.7%	286,273	-9.1%
Fort Pierce	0	1	95,000	95,000	1	100.0%	0 -100.0%	0	-100.0%	0	-100.0%
Golden Beach	0	0	0	0	1	100.0%	0 0.0%	0	0.0%	0	0.0%
Green Acres	1	0	0	0	3	200.0%	1 100.0%	85,000	0.0%	85,000	0.0%
Hallandale	178	37	8,916,850	240,996	194	9.0%	66 78.4%	14,449,050	62.0%	218,925	-9.2%
Hialeah	129	24	2,912,100	121,338	104	-19.4%	41 70.8%	2,981,020	2.4%	72,708	-40.1%
Hialeah Gardens	9	5	578,000	115,600	5	-44.4%	1 -80.0%	117,000	-79.8%	117,000	1.2%
Highland Beach	0	0	0	0	1	100.0%	1 100.0%	660,000	0.0%	660,000	0.0%
Hillsboro Beach	9	3	740,000	246,667	12	33.3%	3 0.0%	903,500	22.1%	301,167	22.1%
Hollywood	208	63	11,171,847	177,331	235	13.0%	99 57.1%	11,963,120	7.1%	120,840	-31.9%
Homestead	160	38	3,045,600	80,147	112	-30.0%	49 28.9%	2,734,550	-10.2%	55,807	-30.4%
Hutchinson Island	1	0	0	0	0	100.0%	0 0.0%	0	0.0%	0	0.0%
Hypoluxo	5	0	0	0	0	500.0%	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	1	0	0	0	3	200.0%	0 0.0%	0	0.0%	0	0.0%
Kendall	8	3	734,900	244,967	8	0.0%	3 0.0%	405,000	-44.9%	135,000	-44.9%
Key Biscayne	58	14	16,959,500	1,211,393	37	-36.2%	15 7.1%	13,030,500	-23.2%	868,700	-28.3%
Lakeworth	10	1	70,000	70,000	11	10.0%	2 100.0%	124,400	77.7%	62,200	-11.1%
Lantana	3	0	0	0	0	300.0%	1 100.0%	33,100	0.0%	33,100	0.0%
Lauderdale By The Sea	27	14	4,948,242	353,446	26	-3.7%	8 -42.9%	3,080,000	-37.8%	385,000	8.9%
Lauderhill	99	24	1,397,250	58,219	113	14.1%	33 37.5%	1,879,850	34.5%	56,965	-2.2%
Lauderdale Lakes	38	6	317,900	52,983	31	-18.4%	9 50.0%	301,400	-5.2%	33,489	-36.8%
Lighthouse Point	9	3	321,000	107,000	18	100.0%	10 233.3%	1,352,900	321.5%	135,290	26.4%
Marqate	80	23	1,844,250	80,185	104	30.0%	50 117.4%	2,625,920	42.4%	52,518	-34.5%
Medley	2	0	0	0	0	200.0%	0 0.0%	0	0.0%	0	0.0%
Miami	1,413	278	57,298,565	206,110	1,111	-21.4%	363 30.6%	58,546,782	2.2%	161,286	-21.7%
Miami Beach	534	110	41,379,663	376,179	443	-17.0%	124 12.7%	49,995,400	20.8%	403,189	7.2%
Miami Gardens	15	1	108,000	108,000	27	80.0%	7 600.0%	475,400	340.2%	67,914	-37.1%
Miami Lake	28	6	1,334,500	222,417	18	-35.7%	8 33.3%	1,197,500	-10.3%	149,688	-32.7%
Miami Shores	6	1	75,000	75,000	7	16.7%	2 100.0%	199,100	165.5%	99,550	32.7%
Miami Springs	0	1	78,750	78,750	3	300.0%	0 -100.0%	0	-100.0%	0	-100.0%
Miramar	134	35	5,586,118	159,603	124	-7.5%	64 82.9%	6,442,332	15.3%	100,661	-36.9%
Naranja	1	0	0	0	3	200.0%	1 100.0%	25,000	0.0%	25,000	0.0%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Volume	Change	Avg. Sale	Change
North Bay Village	34	2	879,000	439,500	48	41.2%	14	600.0%	1,867,850	112.5%	133,418	-69.6%
North Lauderdale	60	6	475,500	79,250	48	-20.0%	19	216.7%	1,085,701	128.3%	57,142	-27.9%
North Miami	63	12	1,076,900	89,742	52	-17.5%	18	50.0%	1,438,461	33.6%	79,915	-11.0%
North Miami Beach	79	9	907,900	100,878	50	-36.7%	13	44.4%	1,211,800	33.5%	93,215	-7.6%
North Palm Beach	0	0	0	0	0	0.0%	1	100.0%	75,000	0.0%	75,000	0.0%
Oakland Park	62	17	1,568,099	92,241	66	6.5%	26	52.9%	1,856,675	18.4%	71,411	-22.6%
Opa-Locka	1	3	277,900	92,633	6	500.0%	2	-33.3%	30,000	-89.2%	15,000	-83.8%
Out Of Area	14	0	0	0	10	-28.6%	3	300.0%	260,000	0.0%	86,667	0.0%
Not In Usa	7	0	0	0	2	-71.4%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	41	1	385,000	385,000	22	-46.3%	2	100.0%	288,400	-25.1%	144,200	-62.5%
Keys/Islands/Caribbean	11	0	0	0	3	-72.7%	0	0.0%	0	0.0%	0	0.0%
Other City Not In FL	0	0	0	0	10	000.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	7	1	90,000	90,000	8	14.3%	0	-100.0%	0	-100.0%	0	-100.0%
Palmetto Bay	12	1	52,500	52,500	10	-16.7%	0	-100.0%	0	-100.0%	0	-100.0%
Palm Springs	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Parkland	3	2	420,000	210,000	5	66.7%	4	100.0%	777,500	85.1%	194,375	-7.4%
Palm Beach Gardens	6	0	0	0	4	-33.3%	1	100.0%	140,000	0.0%	140,000	0.0%
Pembroke Park	9	2	187,250	93,625	5	-44.4%	1	-50.0%	130,000	-30.6%	130,000	38.9%
Pembroke Pines	209	75	8,136,149	108,482	202	-3.3%	78	4.0%	6,279,060	-22.8%	80,501	-25.8%
Pinecrest	7	2	307,500	153,750	3	-57.1%	3	50.0%	361,000	17.4%	120,333	-21.7%
Plantation	101	21	2,826,450	134,593	95	-5.9%	34	61.9%	2,613,468	-7.5%	76,867	-42.9%
Pompano Beach	264	57	9,413,620	165,151	234	-11.4%	104	82.5%	14,076,299	49.5%	135,349	-18.0%
Port St. Lucie	3	0	0	0	2	-33.3%	2	200.0%	80,000	0.0%	40,000	0.0%
Riviera Beach	7	0	0	0	7	0.0%	0	0.0%	0	0.0%	0	0.0%
Royal Palm Beach	7	0	0	0	8	14.3%	1	100.0%	120,000	0.0%	120,000	0.0%
South Miami	6	0	0	0	9	50.0%	1	100.0%	140,000	0.0%	140,000	0.0%
South Palm Beach	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Stuart	4	0	0	0	3	-25.0%	0	0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	209	41	20,403,900	497,656	154	-26.3%	48	17.1%	16,626,027	-18.5%	346,376	-30.4%
Sunrise	175	55	3,394,865	61,725	158	-9.7%	80	45.5%	5,669,668	67.0%	70,871	14.8%
Surfside	27	7	3,518,900	502,700	25	-7.4%	5	-28.6%	1,906,500	-45.8%	381,300	-24.1%
Sweetwater	0	1	175,200	175,200	1	100.0%	1	0.0%	95,000	-45.8%	95,000	-45.8%
Tamarac	144	39	3,796,034	97,334	166	15.3%	78	100.0%	5,209,373	37.2%	66,787	-31.4%
Vero Beach	1	0	0	0	4	300.0%	0	0.0%	0	0.0%	0	0.0%
Wabasso	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	3	0	0	0	2	-33.3%	5	500.0%	566,900	0.0%	113,380	0.0%
Weston	57	24	4,771,650	198,819	69	21.1%	31	29.2%	4,465,500	-6.4%	144,048	-27.5%
Wilton Manors	29	6	1,168,000	194,667	20	-31.0%	17	183.3%	2,865,600	145.3%	168,565	-13.4%
West Miami	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
West Palm Beach	62	4	286,000	71,500	43	-30.6%	10	150.0%	757,200	164.8%	75,720	5.9%
Total	6,592	1,476	369,190,492	250,129	5,843	-11.4%	2,188	48.2%	374,417,152	1.4%	171,123	-31.6%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		October		2009		Run date: 11/1/2009					
	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 - OCTOBER												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	1	0	0	0	0	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	0	0	0	0	0	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	3	300.0%	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%	1	100.0%	385,000	0.0%	385,000	0.0%
Coral Gables	2	1	545,000	545,000	2	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Coral Springs	9	1	220,500	220,500	7	-22.2%	2	100.0%	372,000	68.7%	186,000	-15.6%
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%	1	100.0%	65,000	0.0%	65,000	0.0%
Dania	8	1	71,900	71,900	11	37.5%	1	0.0%	120,000	66.9%	120,000	66.9%
Davie	5	1	90,000	90,000	1	-80.0%	1	0.0%	52,000	-42.2%	52,000	-42.2%
Deerfield Beach	2	0	0	0	2	0.0%	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	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	1	0	0	0	0	100.0%	1	100.0%	110,000	0.0%	110,000	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	46	14	3,310,250	236,446	51	10.9%	12	-14.3%	1,570,700	-52.6%	130,892	-44.6%
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	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	5	0	0	0	10	100.0%	4	400.0%	565,400	0.0%	141,350	0.0%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	5	4	718,500	179,625	1	-80.0%	1	-75.0%	115,000	-84.0%	115,000	-36.0%
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	25	3	515,000	171,667	26	4.0%	8	166.7%	855,500	66.1%	106,938	-37.7%
Homestead	11	1	68,000	68,000	1	-90.9%	2	100.0%	150,000	120.6%	75,000	10.3%
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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2008

October

2009

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	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	3	0	0	0	2	-33.3%	1	100.0%	257,000	0.0%	257,000	0.0%
Lantana	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderdale By The Sea	2	1	320,000	320,000	1	-50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Lauderhill	6	0	0	0	5	-16.7%	0	0.0%	0	0.0%	0	0.0%
Lauderdale Lakes	3	0	0	0	3	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%	1	100.0%	250,000	0.0%	250,000	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	1	100.0%	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami	130	18	3,542,142	196,786	95	-26.9%	32	77.8%	3,218,400	-9.1%	100,575	-48.9%
Miami Beach	9	1	149,000	149,000	9	0.0%	2	100.0%	884,000	493.3%	442,000	196.6%
Miami Gardens	0	0	0	0	2	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	2	0	0	0	6	200.0%	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	3	0	0	0	5	66.7%	1	100.0%	70,000	0.0%	70,000	0.0%
North Miami	9	1	145,000	145,000	2	-77.8%	4	300.0%	512,275	253.3%	128,069	-11.7%
North Miami Beach	2	0	0	0	6	200.0%	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	8	1	130,000	130,000	3	-62.5%	3	200.0%	321,000	146.9%	107,000	-17.7%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	1	0	0	0	7	600.0%	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	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Keys/Islands/Caribbean	0	0	0	0	2	200.0%	1	100.0%	305,000	0.0%	305,000	0.0%
Other City Not In FL	1	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	1	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	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%
Pennsuo	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Perrine	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Pinecrest	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Plantation	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pompano Beach	14	0	0	0	14	0.0%	4	400.0%	472,000	0.0%	118,000	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	1	0	0	0	1	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%	1	100.0%	99,000	0.0%	99,000	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunrise	1	0	0	0	1	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	1	100.0%	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	1	190,000	190,000	2	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
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	1	100.0%	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	3	1	290,000	290,000	4	33.3%	1	0.0%	495,000	70.7%	495,000	70.7%
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	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	323	50	10,305,292	206,106	293	-9.3%	85	70.0%	11,244,275	9.1%	132,286	-35.8%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

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 - OCTOBER												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	2	0	0	0	4	100.0%	0	0.0%	0	0.0%	0	0.0%
Bal Harbour	1	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%	1	100.0%	130,000	0.0%	130,000	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	1	100.0%	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	7	0	0	0	1	-85.7%	1	100.0%	630,000	0.0%	630,000	0.0%
Cooper City	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Coral Gables	4	1	4,722,750	4,722,750	8	100.0%	1	0.0%	3,100,000	-34.4%	3,100,000	-34.4%
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	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Dania	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Davie	6	0	0	0	7	16.7%	2	200.0%	272,900	0.0%	136,450	0.0%
Deerfield Beach	0	0	0	0	7	700.0%	0	0.0%	0	0.0%	0	0.0%
Delray Beach	0	0	0	0	2	200.0%	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	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Fellsmere	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Florida City	2	0	0	0	1	-50.0%	1	100.0%	12,000	0.0%	12,000	0.0%
Fort Lauderdale	12	2	391,350	195,675	13	8.3%	3	50.0%	876,000	123.8%	292,000	49.2%
Fort Pierce	0	0	0	0	3	300.0%	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	0.0%	0	0.0%	0	0.0%	0	0.0%
Goulds	2	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	3	0	0	0	3	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	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah Gardens	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Highland Beach	1	0	0	0	1	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	1	168,000	168,000	3	-25.0%	1	0.0%	13,000	-92.3%	13,000	-92.3%
Homestead	5	0	0	0	6	20.0%	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	1	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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2008

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2009

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Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	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	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Kendall	0	0	0	0	1	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	1	0	0	0	1	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	2	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lauderhill	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	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	3	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	3	300.0%	1	100.0%	30,000	0.0%	30,000	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami	62	4	602,500	150,625	36	-41.9%	5	25.0%	877,000	45.6%	175,400	16.4%
Miami Beach	5	1	22,500,000	2,500,000	3	-40.0%	0	-100.0%	0	-100.0%	0	-100.0%
Miami Gardens	5	0	0	0	2	-60.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	2	0	0	0	2	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	2	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Naranja	0	0	0	0	1	100.0%	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Miami	2	0	0	0	3	50.0%	0	0.0%	0	0.0%	0	0.0%
North Miami Beach	1	0	0	0	1	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	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	40	1	195,000	195,000	18	-55.0%	0	-100.0%	0	-100.0%	0	-100.0%
Not In Usa	5	0	0	0	4	-20.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	37	0	0	0	6	-83.8%	1	100.0%	225,000	0.0%	225,000	0.0%
Keys/Islands/Caribbean	2	0	0	0	5	150.0%	0	0.0%	0	0.0%	0	0.0%
Other City Not In FL	0	0	0	0	9	900.0%	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.	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	0	0	0	0	2	200.0%	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	1	-66.7%	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	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	1	0	0	0	5	400.0%	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	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Pinecrest	1	0	0	0	5	400.0%	0	0.0%	0	0.0%	0	0.0%



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Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Volume	Change	Avg. Sale	Change
Plantation	3	0	0	0	2	-33.3%	1	100.0%	170,000	0.0%	170,000	0.0%
Pompano Beach	3	0	0	0	2	-33.3%	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	2	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	2	0	0	0	0	200.0%	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	3	0	0	0	2	-33.3%	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	5	0	0	0	14	180.0%	1	100.0%	175,000	0.0%	175,000	0.0%
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	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	1	0	0	0	0	100.0%	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	3	0	0	0	0	300.0%	1	100.0%	495,000	0.0%	495,000	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	262	10	28,579,600	,857,960	204	-22.1%	20	100.0%	7,005,900	-75.5%	350,295	-87.7%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

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 - OCTOBER												
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	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	1	100.0%	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	1	100.0%	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	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Coral Springs	0	0	0	0	1	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	3	0	0	0	4	33.3%	0	0.0%	0	0.0%	0	0.0%
Dania	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Davie	4	0	0	0	2	-50.0%	1	100.0%	840,000	0.0%	840,000	0.0%
Deerfield Beach	1	0	0	0	4	300.0%	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	3	0	0	0	3	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	1	0	0	0	4	300.0%	0	0.0%	0	0.0%	0	0.0%
Fort Lauderdale	4	0	0	0	5	25.0%	0	0.0%	0	0.0%	0	0.0%
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	1	100.0%	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	800,000	800,000	2	200.0%	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	4	0	0	0	3	-25.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah Gardens	2	0	0	0	0	200.0%	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	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Homestead	15	0	0	0	10	-33.3%	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

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale Price		October		Sales/Percent Lease Change		2009		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	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	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	1	100.0%	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	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	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Medley	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami	48	2	740,000	370,000	40	-16.7%	3	50.0%	498,000	-32.7%	166,000	-55.1%
Miami Beach	3	0	0	0	1	-66.7%	0	0.0%	0	0.0%	0	0.0%
Miami Gardens	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Shores	0	0	0	0	0	0.0%	1	100.0%	200,000	0.0%	200,000	0.0%
Miami Springs	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miramar	1	1	1,000,000	1,000,000	1	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
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	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Miami	4	0	0	0	4	0.0%	0	0.0%	0	0.0%	0	0.0%
North Miami Beach	0	0	0	0	1	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	6	0	0	0	1	-83.3%	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	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	5	0	0	0	4	-20.0%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	2	0	0	0	4	100.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	10	0	0	0	20	100.0%	0	0.0%	0	0.0%	0	0.0%
Keys/Islands/Caribbean	2	0	0	0	3	50.0%	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	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	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Sales Volume	Change	Avg. Sale Price	Change
Plantation	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Pompano Beach	1	0	0	0	2	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	0	0	0	0	2	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	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunrise	2	0	0	0	0	200.0%	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	0	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	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Wilton Manors	1	0	0	0	0	100.0%	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	132	4	2,540,000	635,000	137	3.8%	5	25.0%	1,538,000	-39.4%	307,600	-51.6%



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

COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Volume	Change	Avg. Sale Price	Change
IMPROVED COMM/INDUST - OCTOBER												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	2	0	0	0	2	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	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	2	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Boynton Beach	0	0	0	0	1	100.0%	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	1	1,425	1,425	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Cooper City	3	1	170,000	170,000	1	-66.7%	0	-100.0%	0	-100.0%	0	-100.0%
Coral Gables	14	3	378,318	126,106	2	-85.7%	0	-300.0%	0	-100.0%	0	-100.0%
Coral Springs	51	6	18,508	3,085	10	-80.4%	2	-66.7%	192,100	937.9%	96,050	3013.8%
Crandon Park	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	1	0	0	0	4	300.0%	1	100.0%	650	0.0%	650	0.0%
Unincorp Dade Co.	4	0	0	0	0	400.0%	1	100.0%	840,000	0.0%	840,000	0.0%
Dania	4	0	0	0	10	150.0%	2	200.0%	217,000	0.0%	108,500	0.0%
Davie	4	0	0	0	8	100.0%	0	0.0%	0	0.0%	0	0.0%
Deerfield Beach	4	0	0	0	5	25.0%	0	0.0%	0	0.0%	0	0.0%
Delray Beach	3	0	0	0	1	-66.7%	0	0.0%	0	0.0%	0	0.0%
Doral	48	4	5,106,957	1,276,739	14	-70.8%	2	-50.0%	5,800	-99.9%	2,900	-99.8%
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	22	3	1,700,750	566,917	22	0.0%	5	66.7%	1,698,423	-0.1%	339,685	-40.1%
Fort Pierce	0	0	0	0	1	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	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	9	0	0	0	3	-66.7%	1	100.0%	332,000	0.0%	332,000	0.0%
Haverhill	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hialeah	27	4	5,180,000	1,295,000	2	-92.6%	2	-50.0%	370,000	-92.9%	185,000	-85.7%
Hialeah Gardens	6	0	0	0	3	-50.0%	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	17	5	1,237,900	247,580	19	11.8%	3	-40.0%	1,240,632	0.2%	413,544	67.0%
Homestead	7	0	0	0	8	14.3%	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%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		Percent		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	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	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	1	0	0	0	5	400.0%	0	0.0%	0	0.0%	0	0.0%
Lauderhill	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	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	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	4	1	1,750	1,750	2	-50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Medley	12	0	0	0	0	200.0%	0	0.0%	0	0.0%	0	0.0%
Miami	131	9	4,750,050	527,783	125	-4.6%	36	300.0%	11,129,607	134.3%	309,156	-41.4%
Miami Beach	9	0	0	0	17	88.9%	5	500.0%	7,339,254	0.0%	1,467,851	0.0%
Miami Gardens	2	0	0	0	1	-50.0%	1	100.0%	750	0.0%	750	0.0%
Miami Lake	15	3	2,826	942	2	-86.7%	0	-300.0%	0	-100.0%	0	-100.0%
Miami Shores	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami Springs	1	1	525,000	525,000	0	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Miramar	5	1	291,817	291,817	2	-60.0%	0	-100.0%	0	-100.0%	0	-100.0%
Naranja	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	0	1	823,000	823,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
North Lauderdale	7	0	0	0	1	-85.7%	1	100.0%	375,000	0.0%	375,000	0.0%
North Miami	6	0	0	0	5	-16.7%	1	100.0%	640	0.0%	640	0.0%
North Miami Beach	4	0	0	0	32	700.0%	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	14	1	500,000	500,000	12	-14.3%	2	100.0%	2,900	-99.4%	1,450	-99.7%
Ocean Ridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	4	0	0	0	1	-75.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	2	0	0	0	0	200.0%	1	100.0%	600,000	0.0%	600,000	0.0%
Not In Usa	3	0	0	0	0	300.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	0	0	0	0	0	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	2	0	0	0	0	200.0%	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	2	0	0	0	0	200.0%	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	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Pines	6	0	0	0	12	100.0%	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%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	Change	Lease	Change	Volume	Change	Price	Change
Pinecrest	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Plantation	3	0	0	0	2	-33.3%	1	100.0%	125,280	0.0%	125,280	0.0%
Pompano Beach	24	0	0	0	18	-25.0%	1	100.0%	1,350	0.0%	1,350	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	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunrise	43	4	114,400	28,600	5	-88.4%	1	-75.0%	1,500	-98.7%	1,500	-94.8%
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	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tamarac	10	0	0	0	0	000.0%	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	5	4	1,785,811	446,453	5	0.0%	0	-400.0%	0	-100.0%	0	-100.0%
Wilton Manors	1	0	0	0	3	200.0%	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	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Total	885	83	41,311,822	497,733	588	-33.6%	93	12.0%	28,758,950	-30.4%	309,236	-37.9%



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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale Price		Percent Change		Sales/Percent Lease Change		2009		Percent Change	
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
BUSINESS OPPORTUNITY- OCTOBER												
Atlantis	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	1	0	0	0	1	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	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	4	0	0	0	1	-75.0%	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	0	100.0%	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	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Coral Springs	4	0	0	0	0	400.0%	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	2	200.0%	0	0.0%	0	0.0%	0	0.0%
Unincorp Dade Co.	2	0	0	0	1	-50.0%	1	100.0%	550,000	0.0%	550,000	0.0%
Dania	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Davie	6	1	31,000	31,000	0	600.0%	0	-100.0%	0	-100.0%	0	-100.0%
Deerfield Beach	1	1	45,000	45,000	0	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Delray Beach	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Doral	3	1	50,000	50,000	4	33.3%	1	0.0%	185,000	270.0%	185,000	270.0%
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	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Fort Lauderdale	6	0	0	0	9	50.0%	0	0.0%	0	0.0%	0	0.0%
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	3	0	0	0	1	-66.7%	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	7	0	0	0	10	42.9%	0	0.0%	0	0.0%	0	0.0%
Hialeah Gardens	2	0	0	0	0	200.0%	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	10	0	0	0	4	-60.0%	0	0.0%	0	0.0%	0	0.0%
Homestead	3	0	0	0	1	-66.7%	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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COMPARISON REPORT - MONTHLY

2008

October

2009

Run date: 11/1/2009

Property Type/Area	2008		Avg. Sale		October		Sales/Percent		2009		Percent	
	New	Sales	Volume	Price	New	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	1	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	1	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	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	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	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Medley	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Miami	62	5	670,200	134,040	34	-45.2%	1	-80.0%	160,000	-76.1%	160,000	19.4%
Miami Beach	12	0	0	0	4	-66.7%	0	0.0%	0	0.0%	0	0.0%
Miami Gardens	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Miami Lake	2	0	0	0	4	100.0%	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	2	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	1	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	2	200,000	100,000	2	100.0%	0	-200.0%	0	-100.0%	0	-100.0%
North Miami Beach	3	0	0	0	2	-33.3%	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	1	0	0	0	3	200.0%	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	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Out Of Area	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Not In Usa	1	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	0	1	1,300,000	1,300,000	2	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Keys/Islands/Caribbean	1	2	270,000	135,000	0	0.0%	0	-200.0%	0	-100.0%	0	-100.0%
Other City Not In FL	1	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	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	4	0	0	0	6	50.0%	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%



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2008

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2009

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	New	Sales	Volume	Price	New	Change	Lease	Change	Volume	Change	Price	Change
Pinecrest	0	1	200,000	200,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Plantation	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Pompano Beach	4	0	0	0	8	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	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	0	0	0	0	2	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	1	50,000	50,000	1	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Sunrise	2	0	0	0	4	100.0%	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%	1	100.0%	350,000	0.0%	350,000	0.0%
Southwest Ranches	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tamarac	2	0	0	0	0	200.0%	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	1	100.0%	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	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Total	167	15	2,816,200	187,747	119	-28.7%	4	-73.3%	1,245,000	-55.8%	311,250	65.8%
Grand Total	13,853	3,237	012,332,914	312,738	11,519	-16.8%	4,389	35.6%	959,346,198	-5.2%	218,580	-30.1%



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