



Market Analysis as of 10/31/2009

	NUMBER OF LISTINGS (Excludes Rentals)	DOLLAR VOLUME	AVERAGE PRICE	AVG MKT TIME (SOLD ONLY)	%
ALL RESIDENTIAL LISTINGS	65,238	34,806,373,853	533,529		
NEW LISTINGS SINCE LAST MONTH	11,519	4,184,471,557	363,267		17.7% OF ALL CURRENT LISTINGS
ACTIVE SINGLE-FAMILY BY BDRM	20,026	14,735,282,053	735,808		
1 BEDROOM OR LESS	65	19,526,798	300,412		0.3% OF CURRENT SINGLE-FAMILY BY BDR
2 BEDROOMS	2,626	546,515,422	208,117		13.1% OF CURRENT SINGLE-FAMILY BY BDR
3 BEDROOMS	8,483	2,625,093,027	309,453		42.4% OF CURRENT SINGLE-FAMILY BY BDR
4 BEDROOMS	5,464	3,165,009,815	579,248		27.3% OF CURRENT SINGLE-FAMILY BY BDR
5 BEDROOMS OR MORE	3,340	6,151,885,245	1,841,882		16.7% OF CURRENT SINGLE-FAMILY BY BDR
ACTIVE BY STYLE AND AREA	65,238	34,806,373,853	533,529		
SINGLE-FAMILY	20,026	14,735,282,053	735,808		30.7% OF CURRENT BY STYLE AND AREA
Atlantis	1	174,900	174,900		0.0% OF SINGLE-FAMILY HOMES
Aventura	44	64,710,298	1,470,689		0.2% OF SINGLE-FAMILY HOMES
Bal Harbour	13	50,855,000	3,911,923		0.1% OF SINGLE-FAMILY HOMES
Bay Harbor Islands	24	39,560,374	1,648,349		0.1% OF SINGLE-FAMILY HOMES
Belle Glade	4	486,000	121,500		0.0% OF SINGLE-FAMILY HOMES
Biscayne Park	28	8,332,275	297,581		0.1% OF SINGLE-FAMILY HOMES
Biscayne Gardens	15	3,942,799	262,853		0.1% OF SINGLE-FAMILY HOMES
Boca Raton	238	111,138,811	466,970		1.2% OF SINGLE-FAMILY HOMES
Boynton Beach	118	38,730,009	328,220		0.6% OF SINGLE-FAMILY HOMES
Un-Incorp Broward Co.	8	1,355,500	169,438		0.0% OF SINGLE-FAMILY HOMES
Coconut Creek	136	42,225,167	310,479		0.7% OF SINGLE-FAMILY HOMES
Coconut Grove	133	178,028,078	1,338,557		0.7% OF SINGLE-FAMILY HOMES
Cooper City	109	42,089,036	386,138		0.5% OF SINGLE-FAMILY HOMES
Coral Gables	450	999,414,746	2,220,922		2.2% OF SINGLE-FAMILY HOMES
Coral Springs	477	176,632,255	370,298		2.4% OF SINGLE-FAMILY HOMES
Cutler Bay	109	30,222,391	277,270		0.5% OF SINGLE-FAMILY HOMES
Unincorp Dade Co.	67	27,286,020	407,254		0.3% OF SINGLE-FAMILY HOMES
Dania	170	40,861,929	240,364		0.8% OF SINGLE-FAMILY HOMES
Davie	484	300,457,439	620,780		2.4% OF SINGLE-FAMILY HOMES
Deerfield Beach	199	64,859,968	325,929		1.0% OF SINGLE-FAMILY HOMES
Delray Beach	77	42,837,258	556,328		0.4% OF SINGLE-FAMILY HOMES
Doral	161	101,457,388	630,170		0.8% OF SINGLE-FAMILY HOMES
Eastern Shores	10	17,595,000	1,759,500		0.0% OF SINGLE-FAMILY HOMES
El Portal	26	7,859,399	302,285		0.1% OF SINGLE-FAMILY HOMES
Florida City	40	4,240,600	106,015		0.2% OF SINGLE-FAMILY HOMES
Fort Lauderdale	1,483	1,504,565,834	1,014,542		7.4% OF SINGLE-FAMILY HOMES
Fort Pierce	27	4,009,290	148,492		0.1% OF SINGLE-FAMILY HOMES
Golden Beach	59	269,056,140	4,560,274		0.3% OF SINGLE-FAMILY HOMES
Goulds	2	375,000	187,500		0.0% OF SINGLE-FAMILY HOMES
Green Acres	13	3,171,389	243,953		0.1% OF SINGLE-FAMILY HOMES
Gulfstream	1	1,089,000	1,089,000		0.0% OF SINGLE-FAMILY HOMES
Hallandale	92	50,156,860	545,183		0.5% OF SINGLE-FAMILY HOMES
Haverhill	2	348,900	174,450		0.0% OF SINGLE-FAMILY HOMES
Hialeah	292	71,073,914	243,404		1.5% OF SINGLE-FAMILY HOMES
Hialeah Gardens	18	7,120,200	395,567		0.1% OF SINGLE-FAMILY HOMES



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Highland Beach	2	18,975,000	9,487,500		0.0% OF SINGLE-FAMILY HOMES
Hillsboro Beach	2	18,700,000	9,350,000		0.0% OF SINGLE-FAMILY HOMES
Hobe Sound	3	474,000	158,000		0.0% OF SINGLE-FAMILY HOMES
Hollywood	967	331,471,593	342,783		4.8% OF SINGLE-FAMILY HOMES
Homestead	848	184,370,273	217,418		4.2% OF SINGLE-FAMILY HOMES
Hutchinson Island	2	2,349,000	1,174,500		0.0% OF SINGLE-FAMILY HOMES
Indian Creek	3	62,800,000	0,933,333		0.0% OF SINGLE-FAMILY HOMES
Islands/Caribbean	3	1,830,000	610,000		0.0% OF SINGLE-FAMILY HOMES
Jensen Beach	3	1,189,000	396,333		0.0% OF SINGLE-FAMILY HOMES
Juno Beach	1	249,900	249,900		0.0% OF SINGLE-FAMILY HOMES
Jupiter	13	6,224,307	478,793		0.1% OF SINGLE-FAMILY HOMES
Kendall	34	12,726,200	374,300		0.2% OF SINGLE-FAMILY HOMES
Key Biscayne	125	400,439,000	3,203,512		0.6% OF SINGLE-FAMILY HOMES
Lake Clarke Shores	1	300,000	300,000		0.0% OF SINGLE-FAMILY HOMES
Lake Park	2	244,900	122,450		0.0% OF SINGLE-FAMILY HOMES
Lakeworth	116	26,391,555	227,513		0.6% OF SINGLE-FAMILY HOMES
Lantana	16	4,101,000	256,313		0.1% OF SINGLE-FAMILY HOMES
Lauderdale By The Sea	48	41,821,399	871,279		0.2% OF SINGLE-FAMILY HOMES
Lauderhill	146	27,215,871	186,410		0.7% OF SINGLE-FAMILY HOMES
Lauderdale Lakes	87	13,490,885	155,068		0.4% OF SINGLE-FAMILY HOMES
Lazy Lake	1	795,000	795,000		0.0% OF SINGLE-FAMILY HOMES
Lighthouse Point	178	225,487,584	1,266,784		0.9% OF SINGLE-FAMILY HOMES
Lakewood Park	1	139,999	139,999		0.0% OF SINGLE-FAMILY HOMES
Loxahatchee	37	12,136,873	328,024		0.2% OF SINGLE-FAMILY HOMES
Mangonia Park	1	69,900	69,900		0.0% OF SINGLE-FAMILY HOMES
Margate	250	43,704,659	174,819		1.2% OF SINGLE-FAMILY HOMES
Miami	4,589	1,820,864,232	396,789		22.9% OF SINGLE-FAMILY HOMES
Miami Beach	399	1,270,574,719	3,184,398		2.0% OF SINGLE-FAMILY HOMES
Miami Gardens	216	36,459,798	168,795		1.1% OF SINGLE-FAMILY HOMES
Miami Lake	81	52,407,697	647,009		0.4% OF SINGLE-FAMILY HOMES
Miami Shores	112	58,648,873	523,651		0.6% OF SINGLE-FAMILY HOMES
Miami Springs	50	17,561,470	351,229		0.2% OF SINGLE-FAMILY HOMES
Miramar	572	170,570,285	298,200		2.9% OF SINGLE-FAMILY HOMES
Naranja	4	830,000	207,500		0.0% OF SINGLE-FAMILY HOMES
North Bay Village	17	22,314,100	1,312,594		0.1% OF SINGLE-FAMILY HOMES
North Lauderdale	158	22,137,708	140,112		0.8% OF SINGLE-FAMILY HOMES
North Miami	244	94,651,197	387,915		1.2% OF SINGLE-FAMILY HOMES
North Miami Beach	223	88,123,390	395,172		1.1% OF SINGLE-FAMILY HOMES
North Palm Beach	7	4,913,999	702,000		0.0% OF SINGLE-FAMILY HOMES
Oakland Park	200	39,026,662	195,133		1.0% OF SINGLE-FAMILY HOMES
Ocean Ridge	1	850,000	850,000		0.0% OF SINGLE-FAMILY HOMES
Opa-Locka	94	11,267,919	119,871		0.5% OF SINGLE-FAMILY HOMES
Out Of Area	184	110,066,651	598,188		0.9% OF SINGLE-FAMILY HOMES
Not In Usa	33	67,088,273	2,032,978		0.2% OF SINGLE-FAMILY HOMES
Other City - In FL	331	202,579,589	612,023		1.7% OF SINGLE-FAMILY HOMES
Keys/Islands/Caribbean	126	218,202,973	1,731,770		0.6% OF SINGLE-FAMILY HOMES
Other City Not In FL	280	111,063,764	396,656		1.4% OF SINGLE-FAMILY HOMES
Pahokee	4	531,899	132,975		0.0% OF SINGLE-FAMILY HOMES



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Palm Beach	14	11,949,676	853,548		0.1% OF SINGLE-FAMILY HOMES
Un - Incorp Pb Co.	1	155,000	155,000		0.0% OF SINGLE-FAMILY HOMES
Palmetto Bay	139	90,426,965	650,554		0.7% OF SINGLE-FAMILY HOMES
Palm Springs	5	913,000	182,600		0.0% OF SINGLE-FAMILY HOMES
Parkland	273	220,607,727	808,087		1.4% OF SINGLE-FAMILY HOMES
Palm Beach Gardens	15	10,067,790	671,186		0.1% OF SINGLE-FAMILY HOMES
Pembroke Park	10	1,799,900	179,990		0.0% OF SINGLE-FAMILY HOMES
Pembroke Pines	517	153,200,367	296,326		2.6% OF SINGLE-FAMILY HOMES
Perrine	6	965,900	160,983		0.0% OF SINGLE-FAMILY HOMES
Pincrest	189	313,146,195	1,656,858		0.9% OF SINGLE-FAMILY HOMES
Plantation	443	239,881,408	541,493		2.2% OF SINGLE-FAMILY HOMES
Pompano Beach	474	208,757,977	440,418		2.4% OF SINGLE-FAMILY HOMES
Port St. Lucie	163	23,944,304	146,898		0.8% OF SINGLE-FAMILY HOMES
Riviera Beach	28	4,218,395	150,657		0.1% OF SINGLE-FAMILY HOMES
Royal Palm Beach	44	11,583,349	263,258		0.2% OF SINGLE-FAMILY HOMES
Sea Ranch Lakes	9	13,024,000	1,447,111		0.0% OF SINGLE-FAMILY HOMES
Sebastian	8	1,892,300	236,538		0.0% OF SINGLE-FAMILY HOMES
Singer Island	2	1,024,999	512,500		0.0% OF SINGLE-FAMILY HOMES
South Miami	67	40,722,204	607,794		0.3% OF SINGLE-FAMILY HOMES
South Bay	1	83,000	83,000		0.0% OF SINGLE-FAMILY HOMES
Saint Lucie West	5	634,900	126,980		0.0% OF SINGLE-FAMILY HOMES
Stuart	48	128,510,900	2,677,310		0.2% OF SINGLE-FAMILY HOMES
Sunny Isles Beach	37	43,502,072	1,175,732		0.2% OF SINGLE-FAMILY HOMES
Sunrise	313	64,272,239	205,343		1.6% OF SINGLE-FAMILY HOMES
Surfside	62	51,818,589	835,784		0.3% OF SINGLE-FAMILY HOMES
Sweetwater	13	3,117,407	239,801		0.1% OF SINGLE-FAMILY HOMES
Southwest Ranches	144	215,485,028	1,496,424		0.7% OF SINGLE-FAMILY HOMES
Tamarac	328	58,889,963	179,543		1.6% OF SINGLE-FAMILY HOMES
Tequesta	1	650,000	650,000		0.0% OF SINGLE-FAMILY HOMES
Vero Beach	43	15,373,302	357,519		0.2% OF SINGLE-FAMILY HOMES
Virginia Gardens	3	1,045,800	348,600		0.0% OF SINGLE-FAMILY HOMES
Wellington	71	30,285,410	426,555		0.4% OF SINGLE-FAMILY HOMES
Weston	348	316,132,285	908,426		1.7% OF SINGLE-FAMILY HOMES
Wilton Manors	69	28,726,762	416,330		0.3% OF SINGLE-FAMILY HOMES
West Miami	15	6,467,845	431,190		0.1% OF SINGLE-FAMILY HOMES
West Palm Beach	118	26,946,487	228,360		0.6% OF SINGLE-FAMILY HOMES
CONDO/COOP/VILLA/TWNHSE	32,938	10,863,152,973	329,806		50.5% OF CURRENT BY STYLE AND AREA
CO-OP	1,811	593,345,835	327,634		2.8% % OF ACTIVE LISTINGS
MULTI-FAMILY	2,331	1,618,309,838	694,256		3.6% % OF ACTIVE LISTINGS
LOTS AND ACREAGE	1,269	2,179,250,887	1,717,298		1.9% % OF ACTIVE LISTINGS
COMMERCIAL/INDUSTRIAL	5,870	4,373,475,239	745,055		9.0% % OF ACTIVE LISTINGS
BUSINESS OPP	993	443,557,028	446,684		1.5% % OF ACTIVE LISTINGS
SOLD LISTINGS YTD	41,367	9,198,307,729	222,359	114	
SALE COMPLETED SINCE LAST RPT	4,387	959,346,198	218,679	105	10.6% OF SOLD LISTINGS YTD



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CO-OP SALES	28,436	6,438,352,553	226,416	111	68.7% OF SOLD LISTINGS YTD
NON CO-OP SALES	12,931	2,759,955,176	213,437	120	31.3% OF SOLD LISTINGS YTD
SOLD LISTINGS THIS QUARTER	13,766	3,093,349,058	224,709	112	
SINGLE-FAMILY FINANCING YTD	19,313	5,152,191,166	266,773	108	
Assumption	7	3,751,500	535,929	197	0.0% OF RESIDENTIAL FINANCING YTD
Cash	6,336	1,535,655,599	242,370	98	32.8% OF RESIDENTIAL FINANCING YTD
Conventional	7,214	2,433,767,353	337,367	115	37.4% OF RESIDENTIAL FINANCING YTD
Exchange	3	207,384	69,128	20	0.0% OF RESIDENTIAL FINANCING YTD
FHA	5,036	987,620,025	196,112	107	26.1% OF RESIDENTIAL FINANCING YTD
Leased	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
Other Terms See Remarks	244	68,829,333	282,087	131	1.3% OF RESIDENTIAL FINANCING YTD
Purchase Money Mortgage	21	8,098,609	385,648	124	0.1% OF RESIDENTIAL FINANCING YTD
Seller Financing	61	22,000,600	360,666	178	0.3% OF RESIDENTIAL FINANCING YTD
VA	390	92,260,763	236,566	102	2.0% OF RESIDENTIAL FINANCING YTD



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