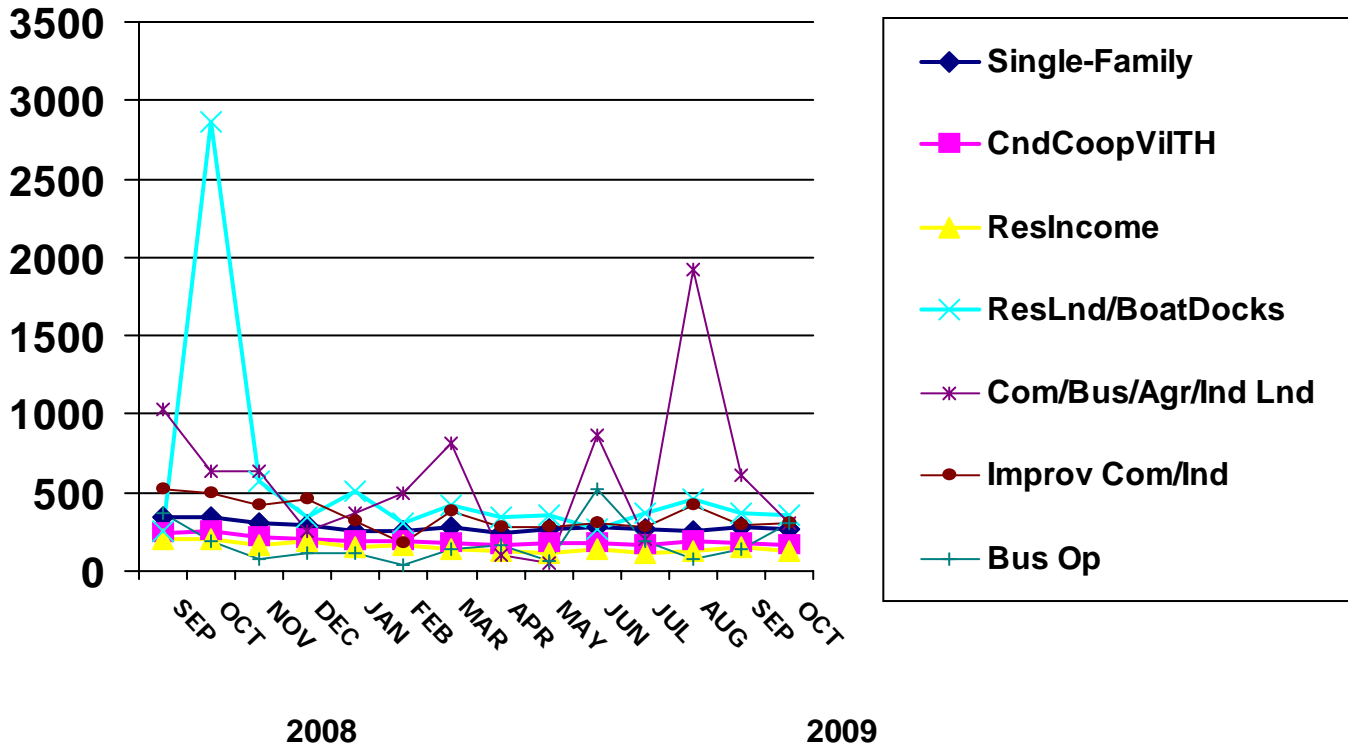




Proud Member of the REALTOR® Association of Greater Miami and the Beaches

AVERAGE SALE PRICE BY MONTH



PROPERTY TYPE	2008 (in \$1,000's)											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single-Family	460	420	466	462	462	412	400	377	343	349	299	297
Condo/Coop/Villa/Townhouse	309	331	311	363	307	308	296	263	242	250	211	204
Residential Income	204	268	303	285	242	250	233	205	203	206	163	196
Residential Land/ BoatDocks	714	349	428	675	479	744	1,406	5,414	255	2,858	575	340
Comm/ Bus/ Agr/ Indust Land	1,817	679	1,226	629	282	1,041	646	504	1,035	635	636	258
Improved Comm/Indust	325	579	385	503	804	774	449	371	526	498	414	458
Business Opportunity	580	214	134	387	265	368	262	90	369	188	82	119

PROPERTY TYPE	2009 (in \$1,000's)											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single-Family	251	255	282	243	273	284	261	255	285	268	0	0
Condo/Coop/Villa/Townhouse	193	186	175	164	180	179	167	196	177	171	0	0
Residential Income	152	165	140	123	112	135	116	132	147	132	0	0
Residential Land/ BoatDocks	504	310	421	338	355	264	370	458	368	350	0	0
Comm/ Bus/ Agr/ Indust Land	369	502	818	103	56	867	200	1,921	605	308	0	0
Improved Comm/Indust	319	173	376	285	284	304	277	425	295	309	0	0
Business Opportunity	109	44	140	162	68	519	185	72	144	311	0	0



Real Property information used to create these statistical reports is maintained and compiled by First American MLS Solutions, entered by Realtor® members participating in a shared data base by agreement. This report was compiled early November, additional sales for the month of October may not yet have been recorded. This information is provided as a benefit of MLS participation at RAMB and is believed accurate but not warranted.