

REALTOR® Association of Miami-Dade County

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 |



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|-----------------------|--|---------------|---------------|-----------------------------|------------------------------|
| 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 |
| 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 |



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|-------------------------|--|----------------|---------------|-----------------------------|------------------------------------|
| 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 |
| 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 |



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|-------------------------------|--|---------------|---------------|-----------------------------|------------------------------------|
| 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 |
| 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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