

Facts and Trends™

Aventura
Cendos
All Prices



Published Jan. 2009*

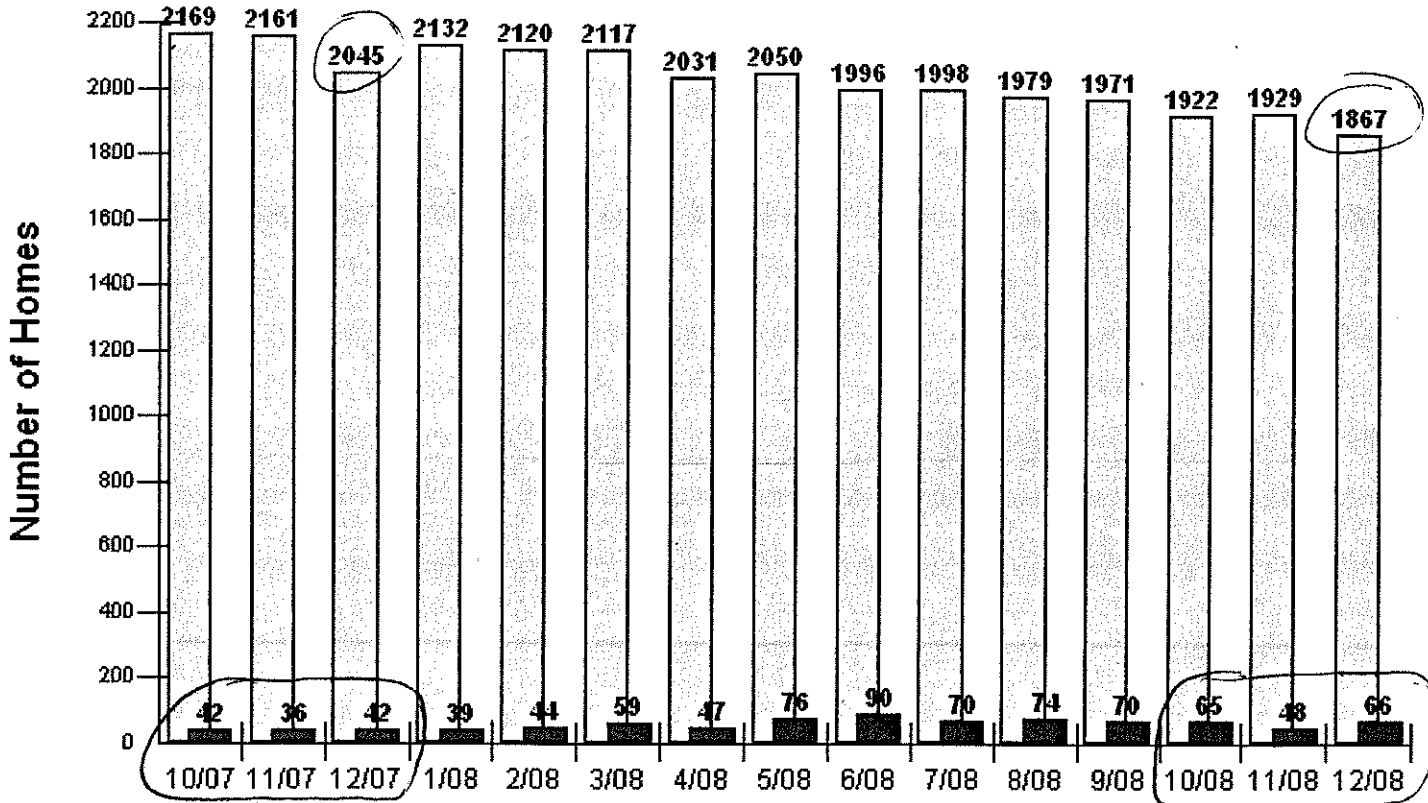
Location : Aventura (MC 28)
Number of Homes For Sale vs. Sold
Price Range: \$0 - No Limit
SQFT Range: 0 - No Limit
Condo/Townhomes - All Properties

2007 Sales = 589
2008 Sales = 748

+ 27% 2

$\frac{2,045}{40} = 51 \text{ months supply}$

$\frac{1,867}{62} = 30 \text{ months supply}$



40/mo

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62/mo.

4th Qtr. Increase
+55%

	Dec 07	1 year Dec 08	% Change	Oct 07	15 months Dec 08	% Change									
For Sale	2045	1867	-8.7% ↓	2169	1867	-13.9% ↓									
Sold	42	66	57.1% ↑	42	66	57.1% ↑									
Date	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08
For Sale	2169	2161	2045	2132	2120	2117	2031	2050	1996	1998	1979	1971	1922	1929	1867
Sold	42	36	42	39	44	59	47	76	90	70	74	70	65	48	66
Pended	45	49	42	38	76	86	94	87	101	87	93	72	83	75	79
Mon of Inv. on Sold	51.6	60	48.7	54.7	48.2	35.9	43.2	27	22.2	28.5	26.7	28.2	29.6	40.2	28.3
Mon of Inv. on Pended	48.2	44.1	48.7	56.1	27.9	24.6	21.6	23.6	19.8	23	21.3	27.4	23.2	25.7	23.6
Avg. Act Price	528	524	520	516	536	515	513	511	505	495	492	491	484	476	485
Avg. Sld Price	396	408	498	491	327	362	437	312	306	372	294	327	313	271	330
Avg. Sq. Ft. Price	276.77	268.57	311.29	311.16	224.2	241.48	257.89	230.45	213.29	232.44	213.51	214.66	207.11	199.39	205.66
Sold/List Diff. %	92	92	88	87	92	91	90	91	90	87	93	88	93	92	86
Days on Market	133	162	181	183	138	136	125	146	162	175	125	130	152	104	159
Sold/Orig LP Diff. %	83	84	84	80	82	85	83	83	80	72	85	81	84	85	76
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	330	342	295	330	250	287	322	268	268	302	250	264	240	236	240

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Aventura Condos
 < \$300,000

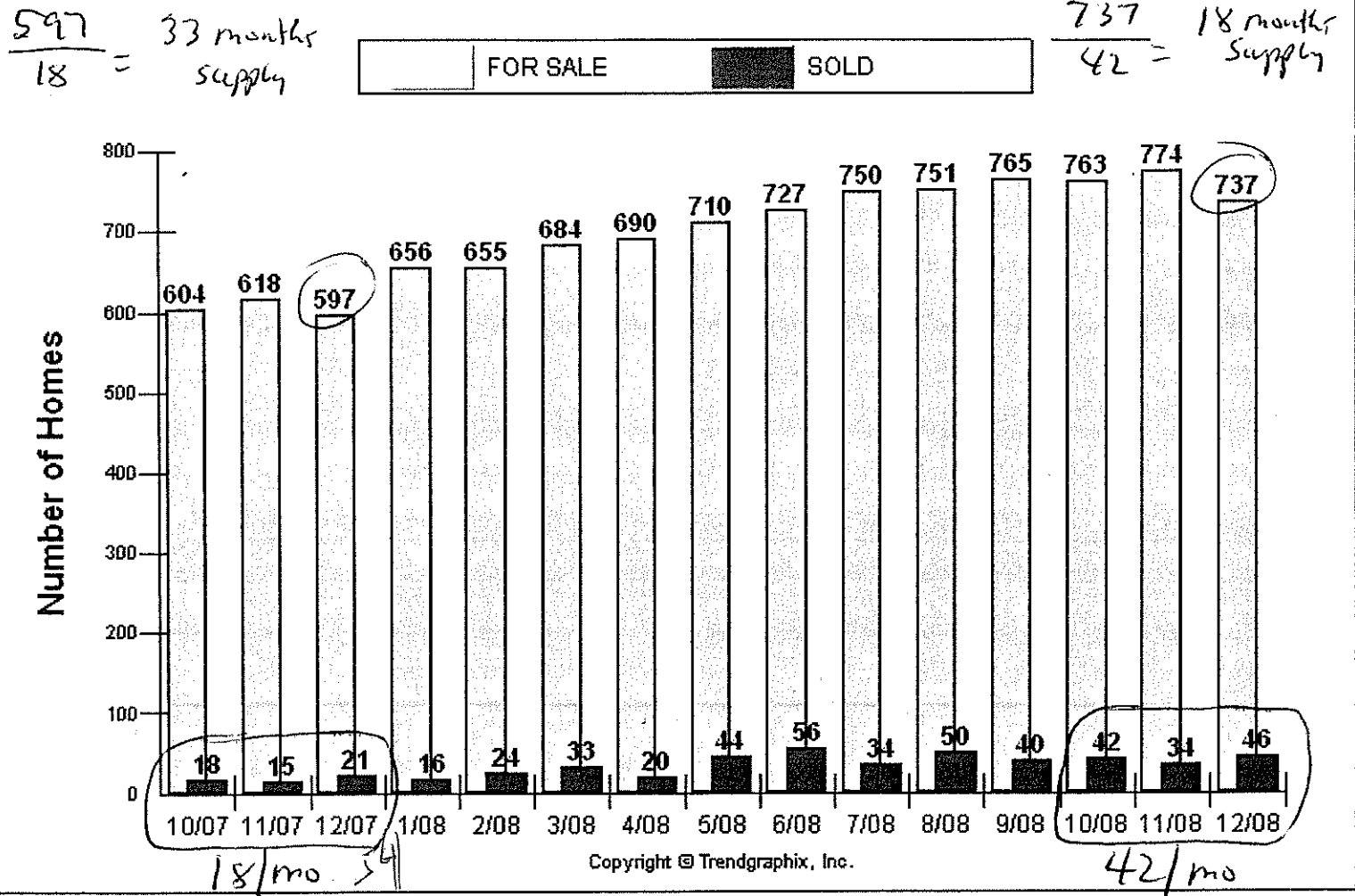


Published Jan. 2009*

Location : Aventura (MC 28)
 Number of Homes For Sale vs. Sold
 Price Range: \$0 - \$299,999
 SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

39% of Total Inventory
 68% of Total Sales

3



	Dec 07	1 year		% Change		Oct 07	15 months		% Change		4th Qtr Increase				
		Dec 08					Dec 08								
For Sale	597	737		23.5% ↑		604	737	22% ↑							
Sold	21	46		119% ↑		18	46	155.6% ↑							
Date	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08
For Sale	604	618	597	656	655	684	690	710	727	750	751	765	763	774	737
Sold	18	15	21	16	24	33	20	44	56	34	50	40	42	34	46
Pended	22	26	16	21	39	40	52	49	59	47	59	42	60	55	54
Mon of Inv. on Sold	33.6	41.2	28.4	41	27.3	20.7	34.5	16.1	13	22.1	15	19.1	18.2	22.8	16
Mon of Inv. on Pended	27.5	23.8	37.3	31.2	16.8	17.1	13.3	14.5	12.3	16	12.7	18.2	12.7	14.1	13.6
Avg. Act Price	230	230	229	228	224	222	219	220	218	215	213	210	206	204	202
Avg. Std Price	184	211	203	199	172	216	196	187	197	181	198	188	190	189	190
Avg. Sq. Ft. Price	210.11	190.19	184.41	185.09	152.28	187.66	181.11	180.98	174.81	160.23	171.73	153.69	155.97	163.4	159.9
Sold/List Diff. %	94	90	89	90	89	93	91	91	90	88	94	91	92	91	93
Days on Market	113	120	178	176	122	127	101	132	146	131	110	108	139	102	130
Sold/Orig LP Diff. %	81	80	76	76	75	85	82	80	80	60	84	79	80	83	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	174	220	215	196	170	230	190	194	198	166	200	185	176	180	189

+133%

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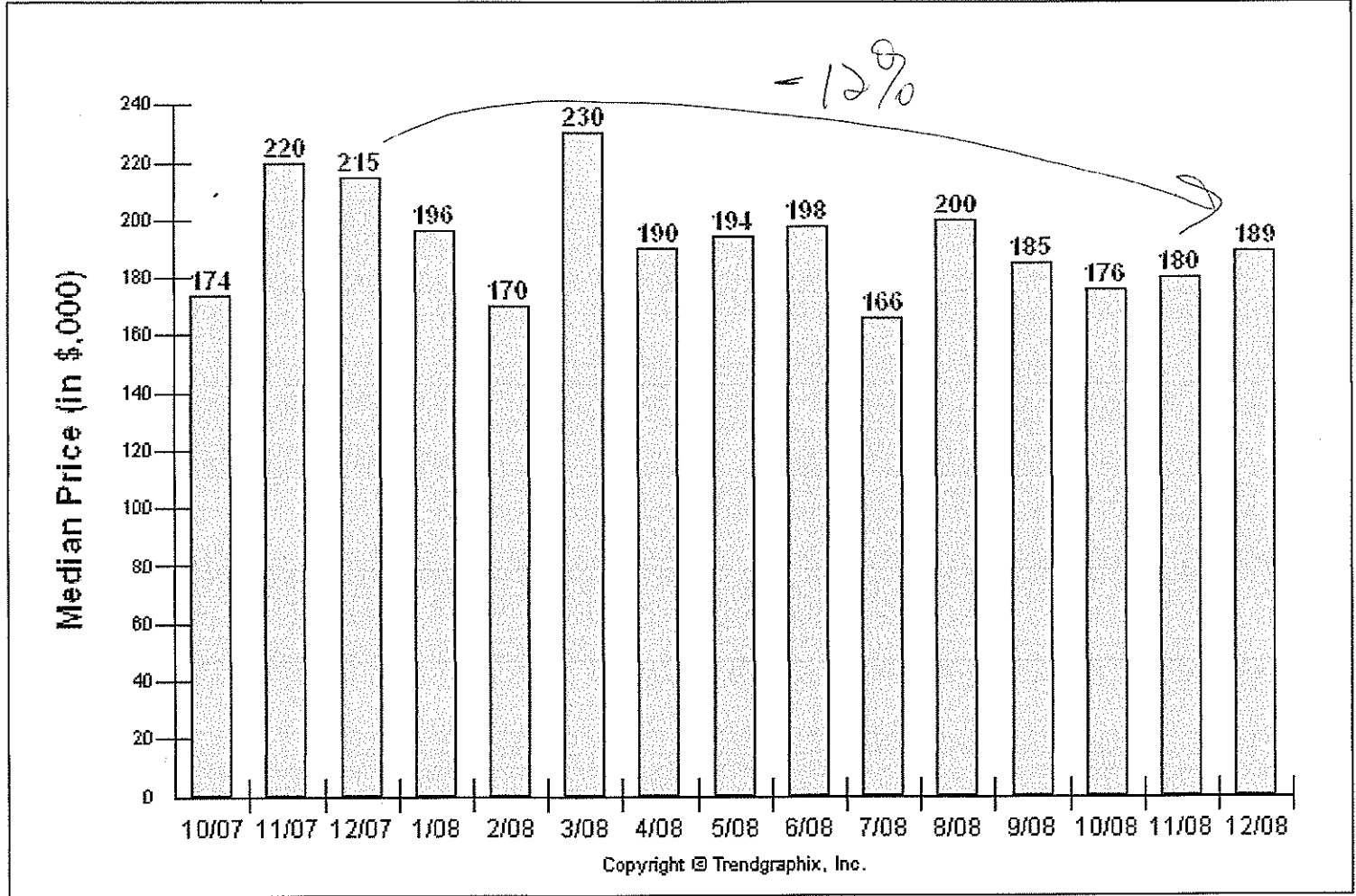


Published Jan. 2009*

*Aventura Condos
 < \$300,000.
 MEDIAN PRICE SOLD*

Location : Aventura (MC 28)
Median Price Sold
 Price Range: \$0 - \$299,999
 SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

Prepared for you by: Deena Landsman



	1 year		% Change	15 months		% Change									
	Dec 07	Dec 08		Oct 07	Dec 08										
Median Price	215	189	-12.1% ↓	174	189	8.6% ↑									
Date	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08
For Sale	604	618	597	656	655	684	690	710	727	750	751	765	763	774	737
Sold	18	15	21	16	24	33	20	44	56	34	50	40	42	34	46
Pended	22	26	16	21	39	40	52	49	59	47	59	42	60	55	54
Mon of Inv. on Sold	33.6	41.2	28.4	41	27.3	20.7	34.5	16.1	13	22.1	15	19.1	18.2	22.8	16
Mon of Inv. on Pended	27.5	23.8	37.3	31.2	16.8	17.1	13.3	14.5	12.3	16	12.7	18.2	12.7	14.1	13.6
Avg. Act Price	230	230	229	228	224	222	219	220	218	215	213	210	206	204	202
Avg. Sld Price	184	211	203	199	172	216	196	187	197	181	198	188	190	189	190
Avg. Sq. Ft. Price	210.11	190.19	184.41	185.09	152.28	187.66	181.11	180.98	174.81	160.23	171.73	153.69	155.97	163.4	159.9
Sold/List Diff. %	94	90	89	90	89	93	91	91	90	88	94	91	92	91	93
Days on Market	113	120	178	176	122	127	101	132	146	131	110	108	139	102	130
Sold/Orig LP Diff. %	81	80	76	76	75	85	82	80	80	60	84	79	80	83	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	174	220	215	196	170	230	190	194	198	166	200	185	176	180	189

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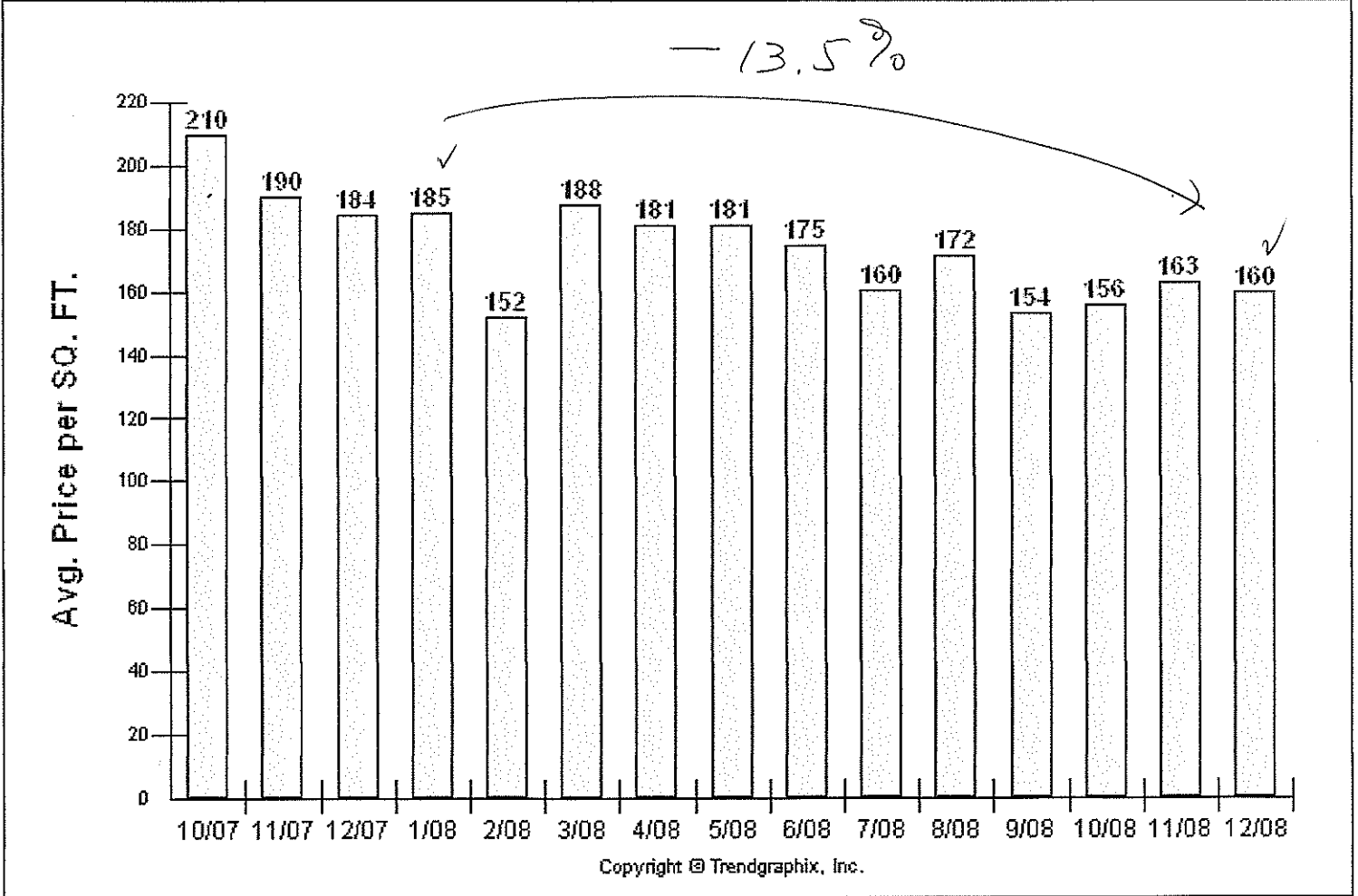
Published Jan. 2009*

*Aventura Condos
 < \$300,000*

Location : Aventura (MC 28)
Average Home Sold Price per SQFT
 Price Range: \$0 - \$299,999
 SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

Average Price Sold Per Sq Ft.

Prepared for you by: Deena Landsman



	1 year		% Change	15 months		% Change									
	Dec 07	Dec 08		Oct 07	Dec 08										
Avg. Sq. Ft. Price	184	160	-13.3%	210	160	-23.9%									
Date	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08
For Sale	604	618	597	656	655	684	690	710	727	750	751	765	763	774	737
Sold	18	15	21	16	24	33	20	44	56	34	50	40	42	34	46
Pended	22	26	16	21	39	40	52	49	59	47	59	42	60	55	54
Mon of Inv. on Sold	33.6	41.2	28.4	41	27.3	20.7	34.5	16.1	13	22.1	15	19.1	18.2	22.8	16
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Avg. Std Price	184	211	203	199	172	216	196	187	197	181	198	188	190	189	190
Avg. Sq. Ft. Price	210.11	190.19	184.41	185.09	152.28	187.66	181.11	180.98	174.81	160.23	171.73	153.69	155.97	163.4	159.9
Sold/List Diff. %	94	90	89	90	89	93	91	91	90	88	94	91	92	91	93
Days on Market	113	120	178	176	122	127	101	132	146	131	110	108	139	102	130
Sold/Orig LP Diff. %	81	80	76	76	75	85	82	80	80	60	84	79	80	83	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	174	220	215	196	170	230	190	194	198	166	200	185	176	180	189

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 < \$300,000.*

Published Jan. 2009*

Location : Aventura (MC 28)

Months of Inventory Based on Closed Sales

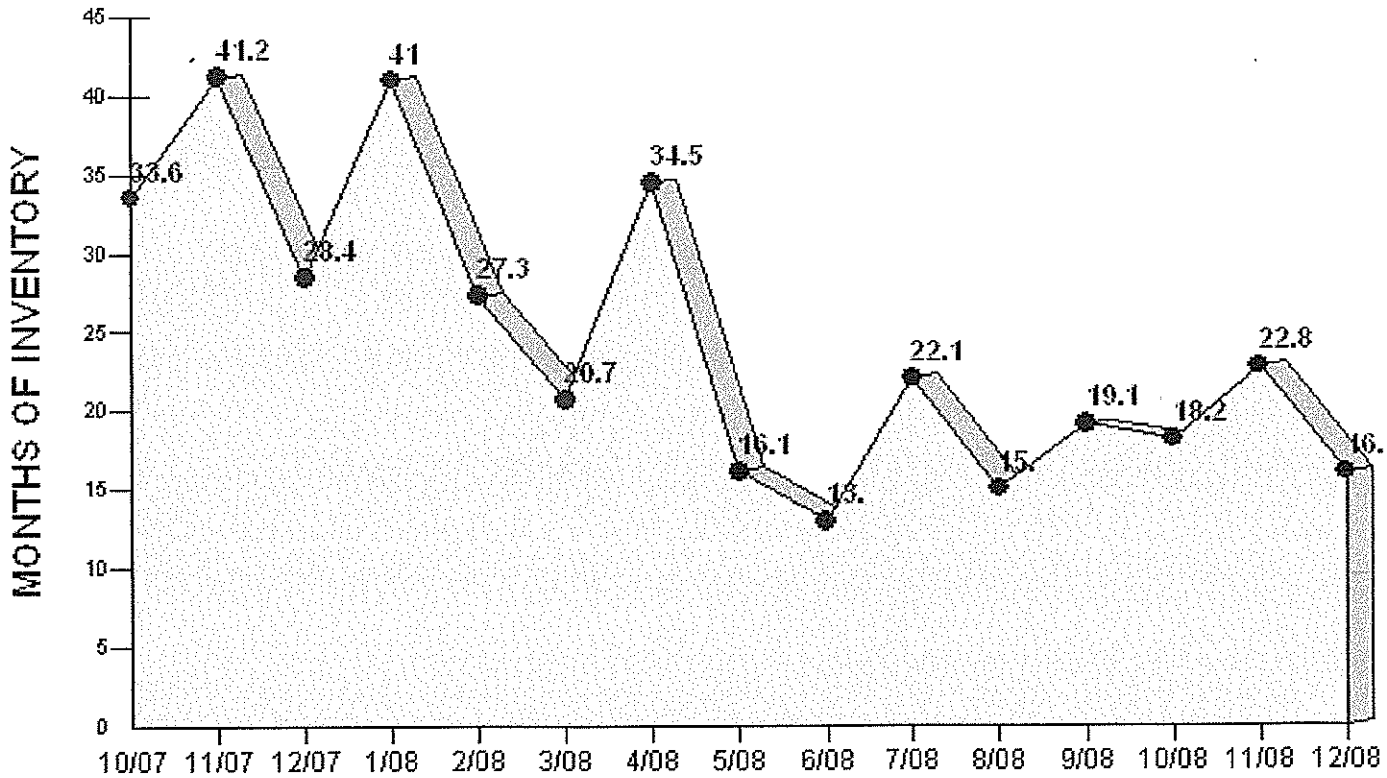
Price Range: \$0 - \$299,999

SQFT Range: 0 - No Limit

Condo/Townhomes - All Properties

Months of Inventory Based on Closed Sales.

Prepared for you by: Deena Landsman



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Months of Inventory (Closed Sales)	1 year			15 months											
	Dec 07	Dec 08	% Change	Oct 07	Dec 08	% Change									
	28.4	16	-43.7% ↓	33.6	16	-52.4% ↓									
Date	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08
For Sale	604	618	597	656	655	684	690	710	727	750	751	765	763	774	737
Sold	18	15	21	16	24	33	20	44	56	34	50	40	42	34	46
Pended	22	26	16	21	39	40	52	49	59	47	59	42	60	55	54
Mon of Inv. on Sold	33.6	41.2	28.4	41 ✓	27.3	20.7	34.5	16.1	13	22.1	15	19.1	18.2	22.8	16 ✓
Mon of Inv. on Pended	27.5	23.8	37.3	31.2	16.8	17.1	13.3	14.5	12.3	16	12.7	18.2	12.7	14.1	13.6
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Avg. Sld Price	184	211	203	199	172	216	196	187	197	181	198	188	190	189	190
Avg. Sq. Ft. Price	210.11	190.19	184.41	185.09	152.28	187.66	181.11	180.98	174.81	160.23	171.73	153.69	155.97	163.4	159.9
Sold/List Diff. %	94	90	89	90	89	93	91	91	90	88	94	91	92	91	93
Days on Market	113	120	178	176	122	127	101	132	146	131	110	108	139	102	130
Sold/Orig LP Diff. %	81	80	76	76	75	85	82	80	80	60	84	79	80	83	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	174	220	215	196	170	230	190	194	198	166	200	185	176	180	189

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Aventura
Condos



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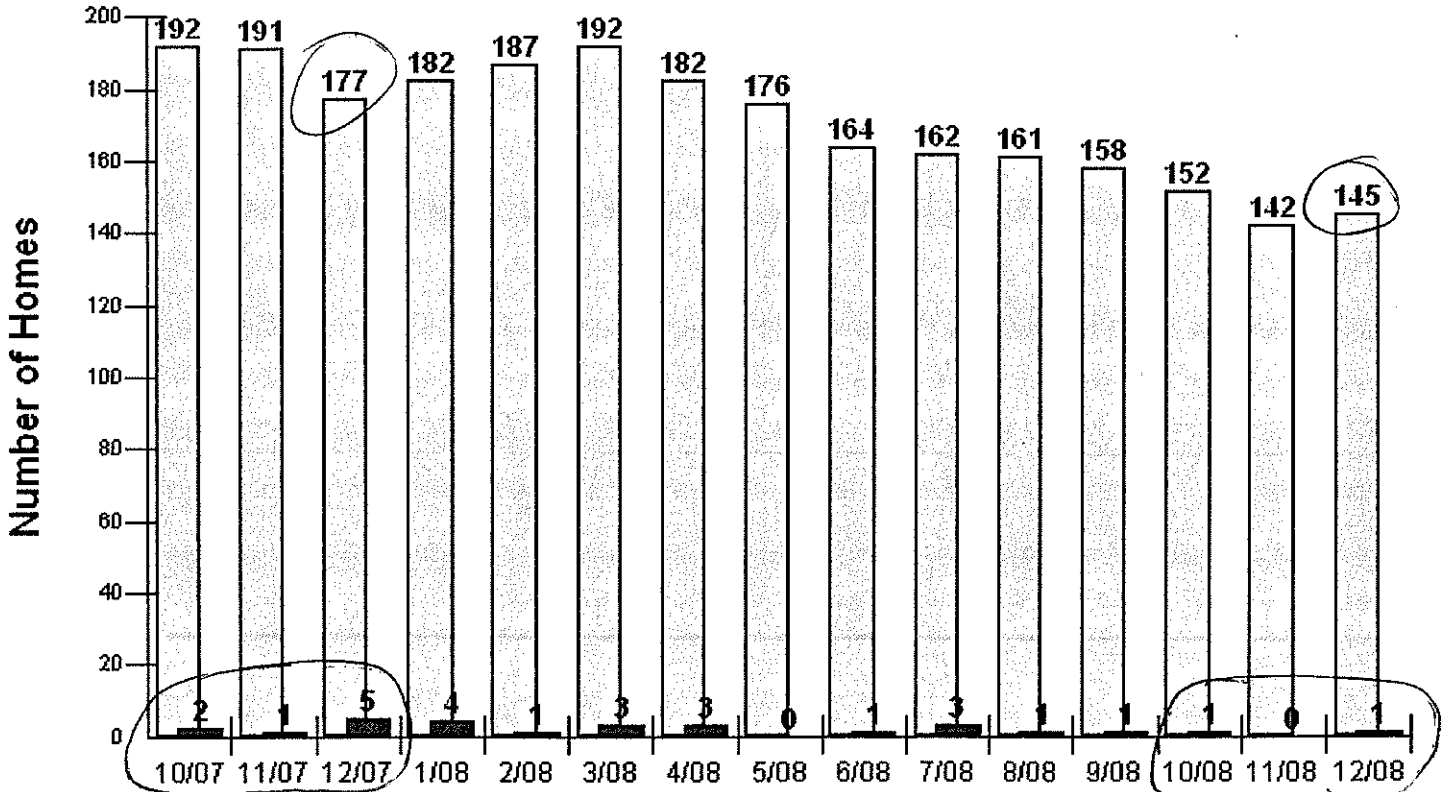
Location : Aventura (MC 28)
Number of Homes For Sale vs. Sold
Price Range: \$1,000,000 - No Limit
SQFT Range: 0 - No Limit
Condo/Townhomes - All Properties

> \$1,000,000
 8% of Total Inventory
 1% of Total Sales

4

$\frac{177}{2.67} =$ 66 months Supply

$\frac{145}{.67} =$ 216 months Supply



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	1 year			15 months												
	Dec 07	Dec 08	% Change	Oct 07	Dec 08	% Change										
For Sale	177	145	-18.1% ↓	192	145	-24.5% ↓										
Sold	5	1	-80% ↓	2	1	-50% ↓										
Date	10/07	11/07	12/07	1/08	2/08	3/08	4/08	5/08	6/08	7/08	8/08	9/08	10/08	11/08	12/08	
For Sale	192	191	177	182	187	192	182	176	164	162	161	158	152	142	145	
Sold	2	1	5	4	1	3	3	0	1	3	1	1	1	0	1	
Pended	1	5	4	3	2	5	0	3	3	3	2	3	0	2	1	
Mon of Inv. on Sold	96	191	35.4	45.5	187	64	60.7	n/a	164	54	161	158	152	n/a	145	
Mon of Inv. on Pended	192	38.2	44.3	60.7	93.5	38.4	n/a	58.7	54.7	54	80.5	52.7	n/a	71	145	
Avg. Act Price	1592	1556	1554	1565	1800	1587	1601	1646	1665	1639	1642	1689	1713	1732	1740	
Avg. Sld Price	1570	1200	1819	1995	1150	1160	1531	0	1020	1093	1235	1300	1300	0	2600	
Avg. Sq. Ft. Price	447.99	366.52	544.14	555.71	481.17	342.01	411.81	0	281.76	333.7	352.85	294.78	386.21	0	390.21	
Sold/List Diff. %	90	86	85	82	93	86	89	0	94	83	82	83	93	0	68	
Days on Market	114	142	133	101	14	336	173	0	330	188	4	57	363	0	1	
Sold/Orig LP Diff. %	89	86	83	79	93	82	89	0	76	77	82	83	91	0	68	
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Median Price	1570	1200	1975	1690	1150	1050	1595	0	1020	1050	1235	1300	1300	0	2600	

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