

Facts and Trends™

Broward
Condos
All Prices



Published Jan. 2009*

Location : Broward County
Number of Homes For Sale vs. Sold
Price Range: \$0 - No Limit
SQFT Range: 0 - No Limit
Condo/Townhomes - All Properties

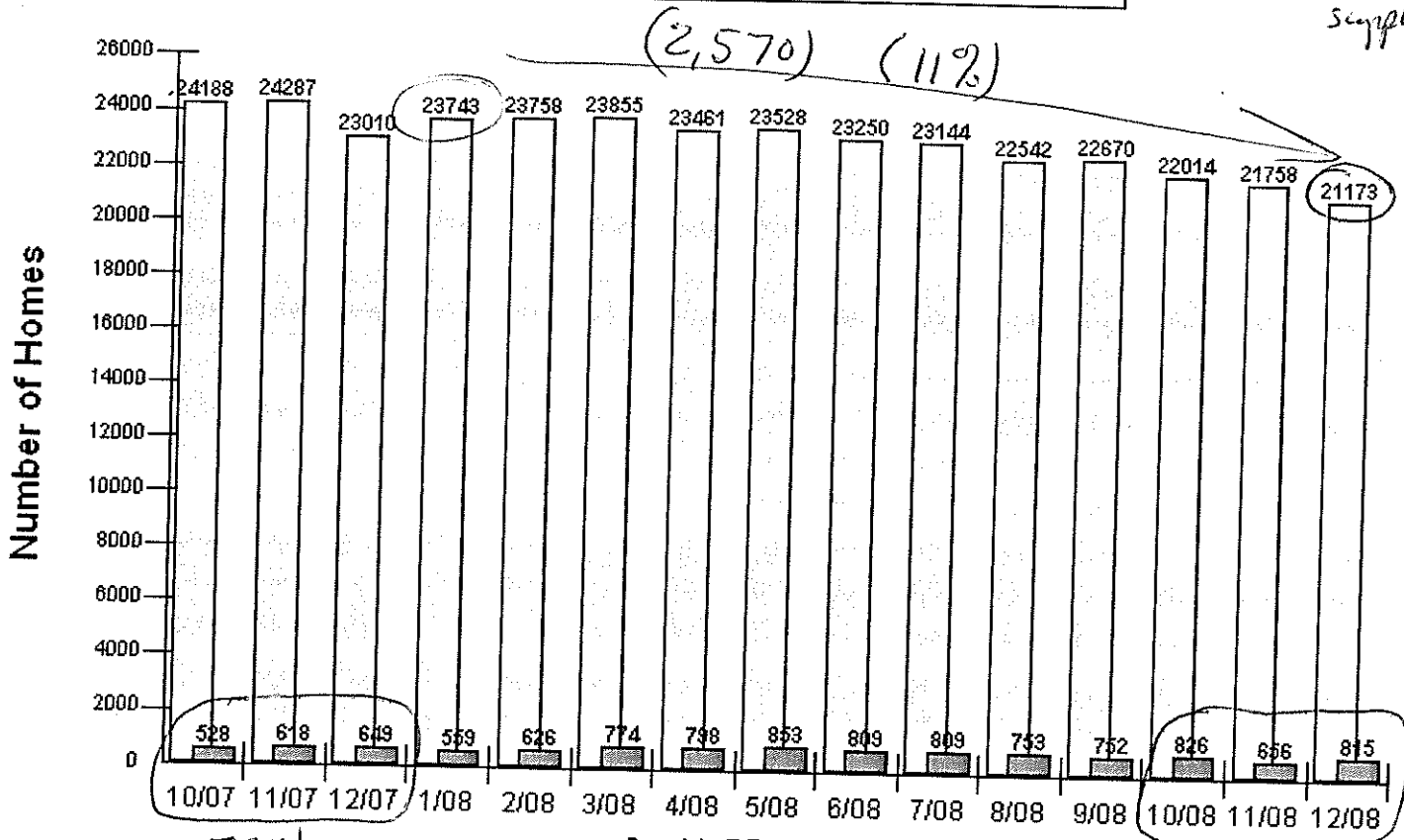
2007 Sales = 9,469
2008 Sales = 9,030 (5%)

(6)

23,010 = 38 months
598 Supply

21,173 = 27
793 months Supply

FOR SALE SOLD



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	Dec 07	1 year			% Change	Oct 07	15 months			% Change	4th Qtr. Increase				
	23010	Dec 08	21173		-8%	24188	Dec 08	21173	-12.5%	+ 33%					
	Sold	649	815		25.6%	528	815		54.4%						
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	24188	24287	23010	23743	23758	23855	23461	23528	23250	23144	22542	22670	22014	21758	21173
Sold	528	618	649	559	626	774	798	853	809	809	753	752	826	656	815
Pended	719	647	561	781	856	938	1009	878	963	940	954	784	949	886	1058
Mon of Inv. on Sold	45.8	39.3	35.5	42.5	38	30.8	29.4	27.6	28.7	28.6	29.9	30.1	26.7	33.2	26
Mon of Inv. on Pended	33.6	37.5	41	30.4	27.8	25.4	23.3	26.8	24.1	24.6	23.6	28.9	23.2	24.6	20
Avg. Act Price	315	312	316	311	308	302	295	289	284	278	272	269	265	263	259
Avg. Sld Price	209	239	226	200	222	197	223	203	199	210	192	197	157	155	145
Avg. Sq. Ft. Price	177.02	190.35	177.85	161.56	168.01	162.14	184.38	163.97	155.21	172.94	155.47	160.84	131.92	125.25	123.14
Sold/List Diff. %	91	91	92	91	90	89	89	89	90	91	89	91	90	91	89
Days on Market	123	131	127	124	132	126	130	126	120	119	118	111	110	110	109
Sold/Orig LP Diff. %	83	86	79	81	73	43	67	60	73	86	80	82	79	80	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	165	176	168	155	150	140	154	150	155	140	137	130	120	112	100

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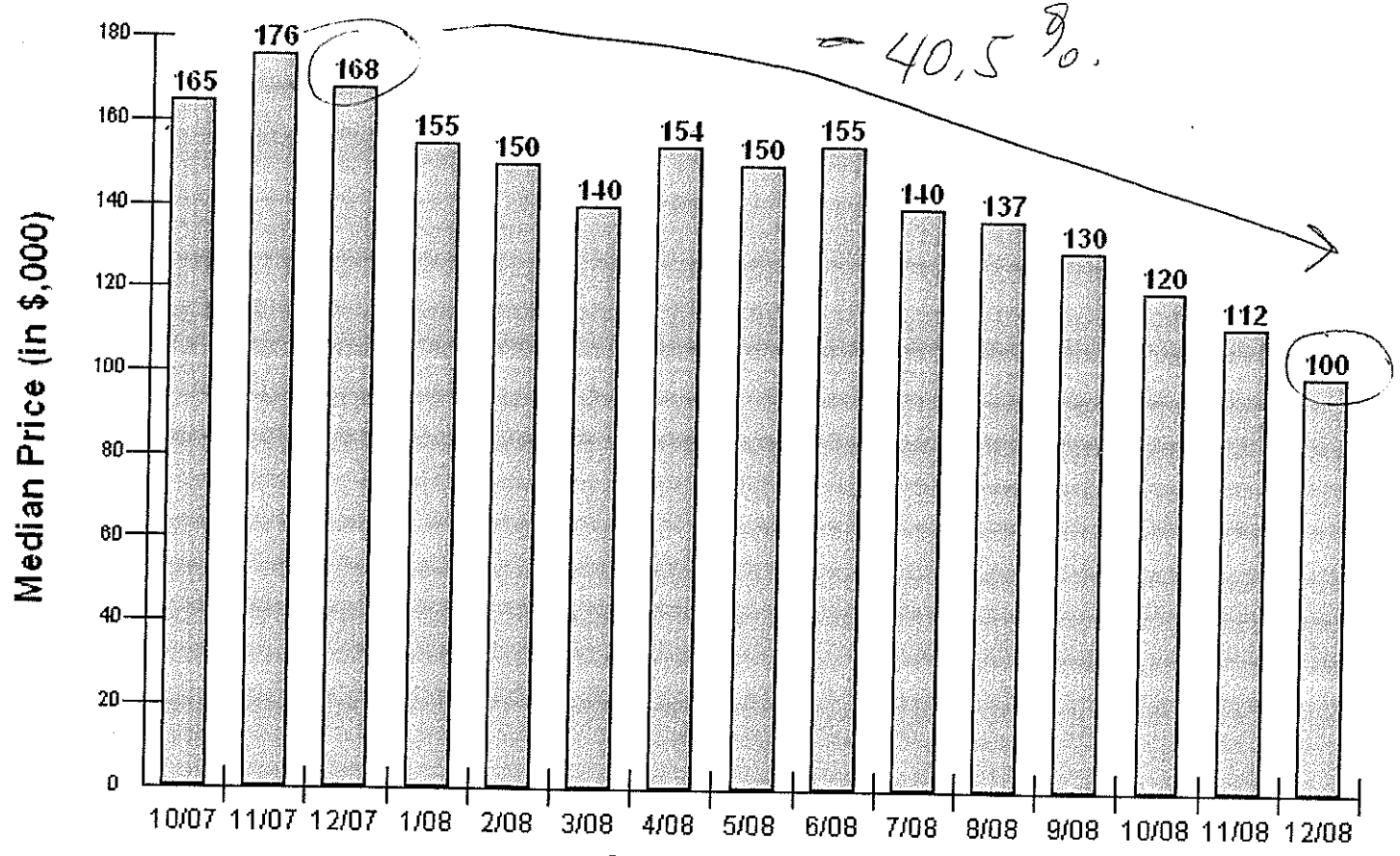
Median Prices Facts and Trends™

1/02	\$ 85,000	+ 18%
1/03	\$ 107,000	- 7%
1/04	\$ 126,000	- 21%
1/05	\$ 165,000	- 39%
1/06	\$ 215,000	- 53%
1/07	\$ 200,000	- 50%
1/08	\$ 155,000	- 35%
12/08	\$ 100,000	



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Published Jan. 2009*
 Location : Broward County
 Median Price Sold
 Price Range: \$0 - No Limit
 SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties



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	Dec 07	1 year Dec 08	% Change	Oct 07	15 months Dec 08	% Change									
Median Price	168	100	-40.5%	165	100	-39.4%									
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
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Avg. Act Price	315	312	316	311	308	302	295	289	284	278	272	269	265	263	259
Avg. Std Price	209	239	226	200	222	197	223	203	199	210	192	197	157	155	145
Avg. Sq. Ft. Price	177.02	190.35	177.85	161.56	168.01	162.14	184.38	163.97	155.21	172.94	155.47	160.84	131.92	125.25	123.14
Sold/List Diff. %	91	91	92	91	90	89	89	89	90	91	89	91	90	91	89
Days on Market	123	131	127	124	132	126	130	126	120	119	118	111	110	110	109
Sold/Orig LP Diff. %	83	86	79	81	73	43	67	60	73	86	80	82	79	80	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	165	176	168	155	150	140	154	150	155	140	137	130	120	112	100

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Avg. Price Per Sq. Ft Facts and Trends™

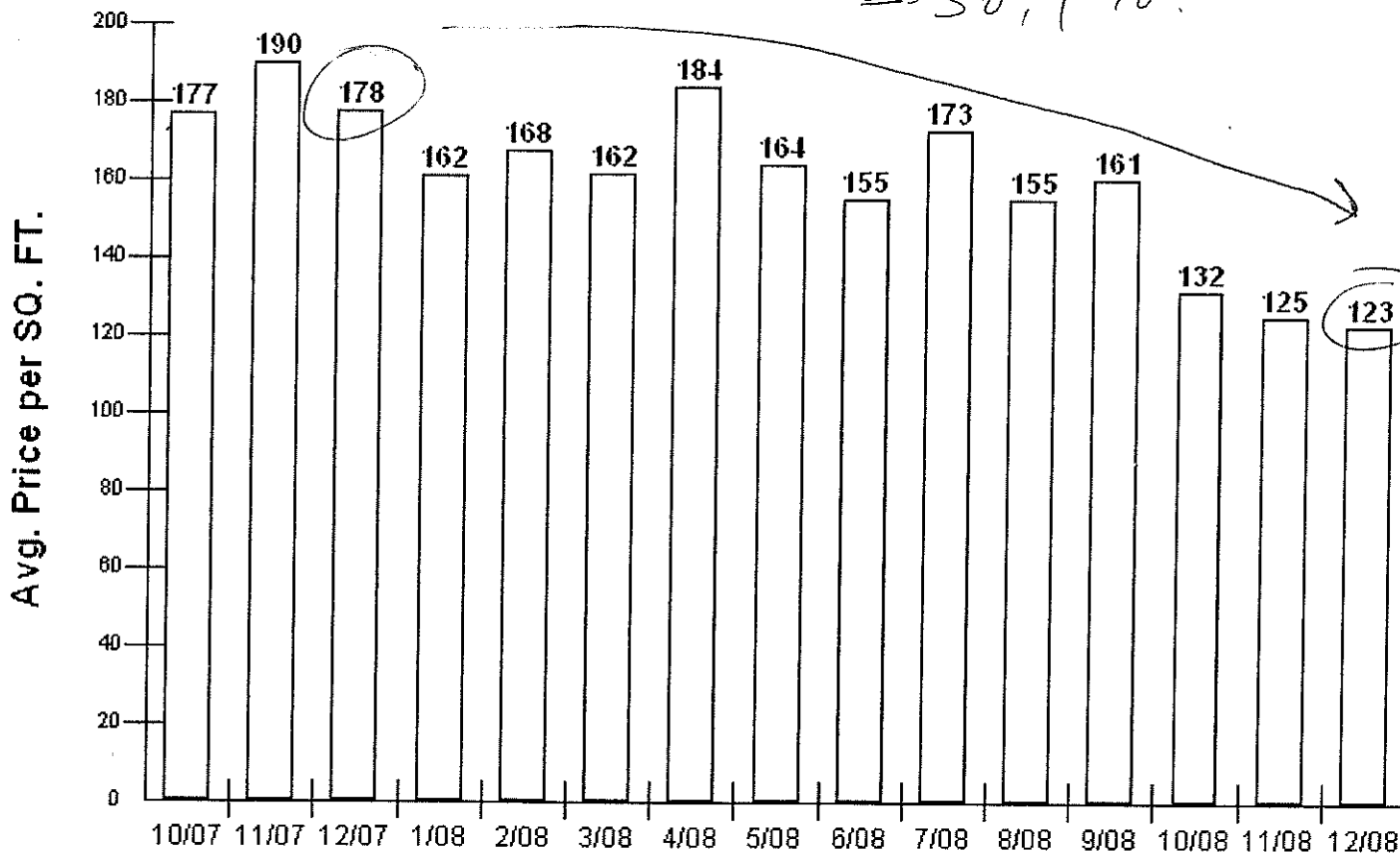
1/02	\$137	-10%
1/03	\$159	-23%
1/04	\$137	-10%
1/05	\$180	-32%
1/06	\$216	-43%
1/07	\$209	-41%
1/08	\$161	-24%
12/08	\$123	

Published Jan. 2009*

Location : **Broward County**
 Average Home Sold Price per SQFT
 Price Range: \$0 - No Limit
 SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

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→ 30,9%



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Avg. Sq. Ft. Price	1 year		% Change	15 months		% Change									
	Dec 07	Dec 08		Oct 07	Dec 08										
	178	123	-30.8%	177	123	-30.4%									
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
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Days on Market	123	131	127	124	132	126	130	126	120	119	118	111	110	110	109
Sold/Orig LP Diff. %	83	86	79	81	73	43	67	60	73	86	80	82	79	80	79
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	165	176	168	155	150	140	154	150	155	140	137	130	120	112	100

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Condos

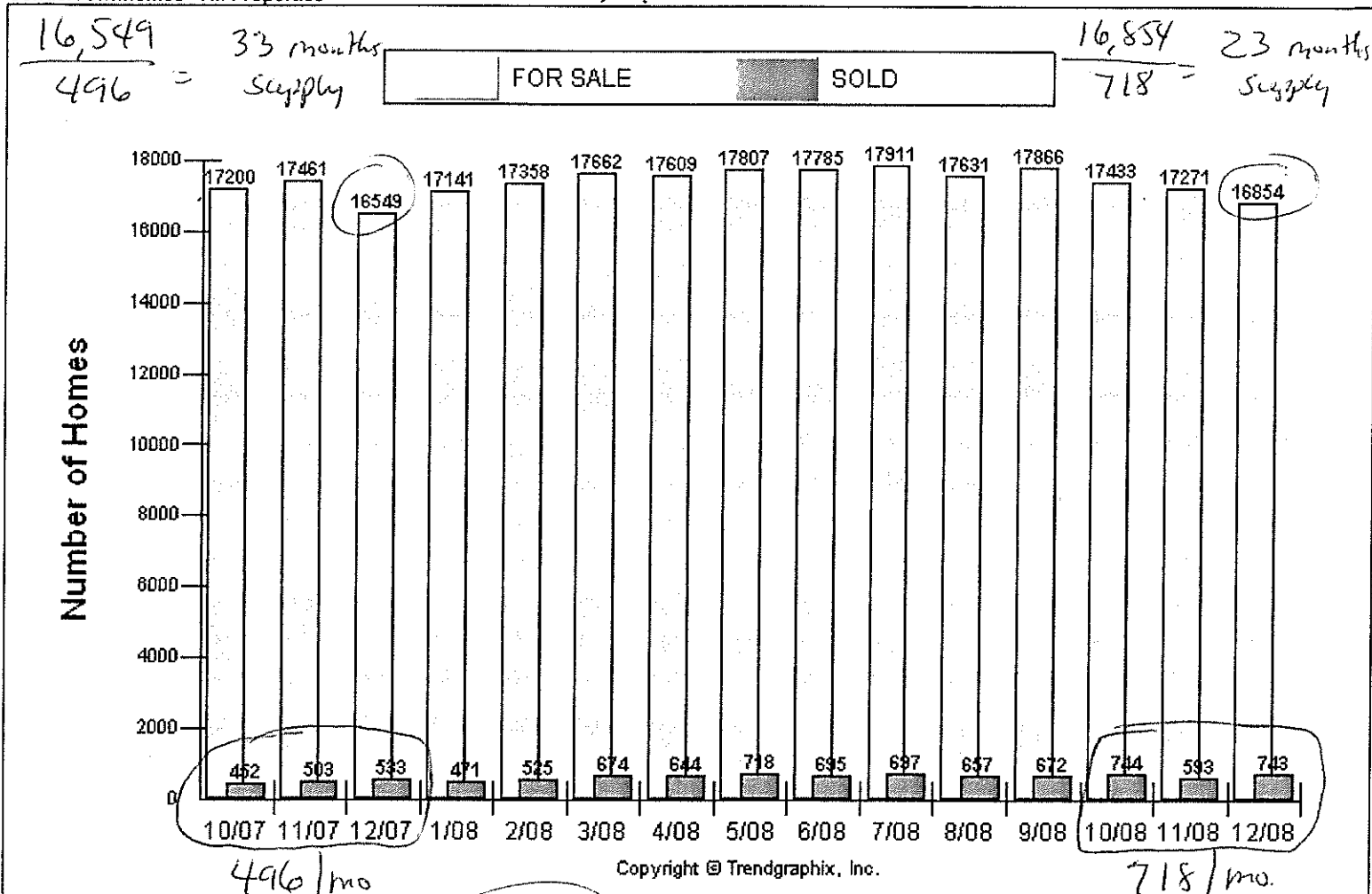


Published Jan. 2009*

Location : Broward County
Number of Homes For Sale vs. Sold
Price Range: \$0 - \$299,999
SQFT Range: 0 - No Limit
Condo/Townhomes - All Properties

< \$300,000
80% of Total Inventory
91% of Total Sales

9



	Dec 07	1 year		% Change	Oct 07	15 months		% Change	4th Qtr. Increase +45%						
		Dec 08				Dec 08									
For Sale	16549	16854		1.8% ↑	17200	16854		-2% ↓							
Sold	533	743		39.4% ↑	452	743		64.4% ↑							
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	17200	17461	16549	17141	17358	17662	17609	17807	17785	17911	17631	17866	17433	17271	16854
Sold	452	503	533	471	525	674	644	718	695	697	657	672	744	593	743
Pended	598	512	460	660	714	768	820	732	829	803	846	682	851	813	963
Mon of Inv. on Sold	38.1	34.7	31	36.4	33.1	26.2	27.3	24.8	25.6	25.7	26.8	26.6	23.4	29.1	22.7
Mon of Inv. on Pended	28.8	34.1	36	26	24.3	23	21.5	24.3	21.5	22.3	20.8	26.2	20.5	21.2	17.5
Avg. Act Price	182	180	178	175	173	171	168	165	162	158	155	151	147	144	140
Avg. Sld Price	152	152	148	141	134	131	134	137	143	131	132	125	116	115	104
Avg. Sq. Ft. Price	132.76	136.74	124.55	123.12	117.22	116.64	117.6	120.6	121.37	117.57	112.13	111.67	103.35	97.383	91.99
Sold/List Diff. %	93	93	92	91	91	90	90	90	91	92	92	92	91	92	91
Days on Market	120	124	121	122	128	124	123	124	114	116	114	105	108	107	105
Sold/Orig LP Diff. %	83	84	75	81	66	40	80	70	70	74	80	81	78	78	80
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	145	150	148	140	127	124	130	133	140	124	123	120	110	101	90

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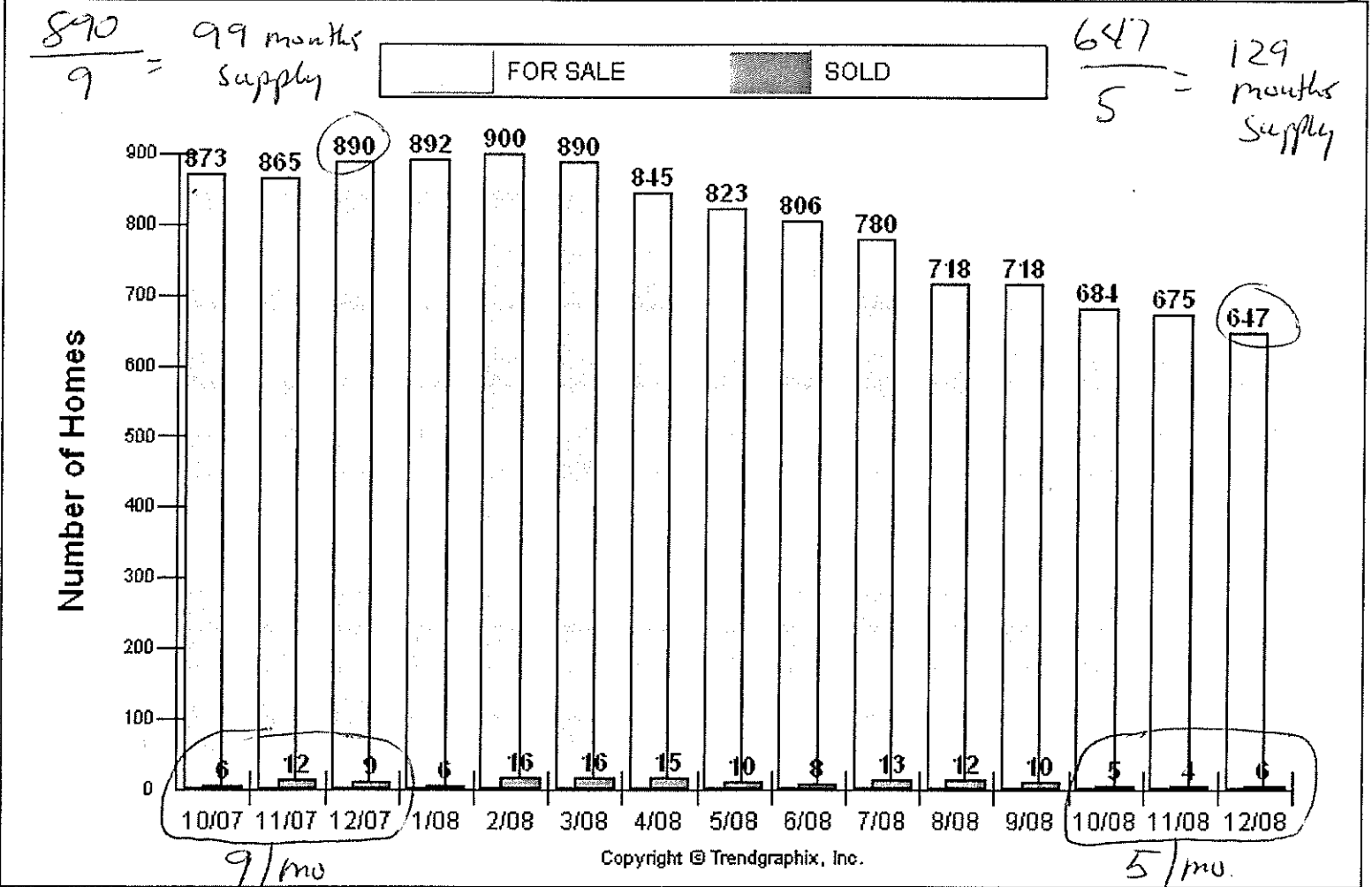


Published Jan. 2009*

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SQFT Range: 0 - No Limit
Condo/Townhomes - All Properties

> \$1,000,000
3% of Total Inventory
6% of Total Sales

10



	Dec 07	1 year Dec 08	% Change	Oct 07	15 months Dec 08	% Change
For Sale	890	647	-27.3%	873	647	-25.9%
Sold	9	6	-33.3%	6	6	0%

4th Qtr. Decrease (44%)

	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
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	873	865	890	892	900	890	845	823	806	780	718	718	684	675	647
Sold	6	12	9	6	16	16	15	10	8	13	12	10	5	4	6
Pended	13	13	6	11	18	25	21	15	12	14	13	9	8	7	10
Mon of Inv. on Sold	145.5	72.1	98.9	148.7	56.3	55.6	56.3	82.3	100.8	60	59.8	71.8	136.8	168.8	107.8
Mon of Inv. on Pended	67.2	66.5	148.3	81.1	50	35.6	40.2	54.9	67.2	55.7	55.2	79.8	85.5	96.4	64.7
Avg. Act Price	1795	1811	1828	1812	1814	1816	1802	1797	1804	1815	1834	1876	1909	1932	1945
Avg. Sld Price	1715	1913	1942	1330	1734	1485	1446	1553	1427	2517	1626	2981	1388	1178	1424
Avg. Sq. Ft. Price	582.73	496.06	639.77	448.36	229.17	466.33	443.37	475.89	344.33	1094.8	563.77	758.05	455.84	338.21	410.37
Sold/List Diff. %	86	86	89	91	87	86	84	81	82	93	80	88	85	83	79
Days on Market	220	140	211	114	158	123	169	203	107	161	151	224	91	112	195
Sold/Orig LP Diff. %	84	92	88	89	84	83	84	86	72	173	82	87	80	78	74
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	1388	1550	1525	1132	1700	1383	1175	1565	1288	1200	1300	1579	1150	1108	1452

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