

Facts and Trends™

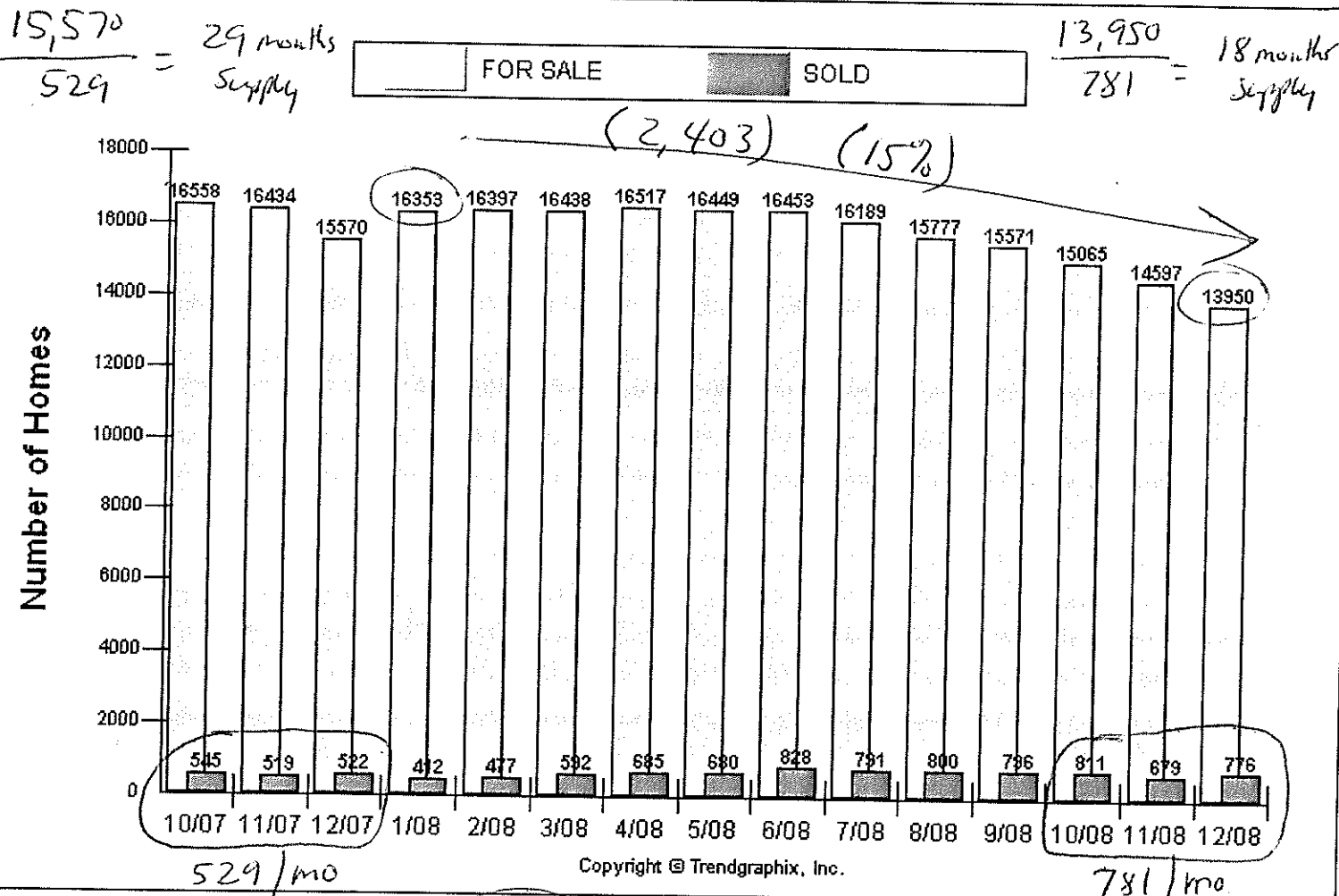
Broward
Single-Family
All Prices



Published Jan. 2009*

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

2007 Sales = 8,312
2008 Sales = 8,327 (+.2%)



	Dec 07	1 year Dec 08	% Change	Oct 07	15 months Dec 08	% Change									
For Sale	15570	13950	-10.4% ↓	16558	13950	-15.8% ↓									
Sold	522	776	48.7% ↑	545	776	42.4% ↑									
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	16558	16434	15570	16353	16397	16438	16517	16449	16453	16189	15777	15571	15065	14597	13950
Sold	545	519	522	412	477	592	685	680	828	791	800	796	811	679	776
Pended	635	505	472	595	724	780	891	876	972	928	981	902	935	918	995
Mon of Inv. on Sold	30.4	31.7	29.8	39.7	34.4	27.8	24.1	24.2	19.9	20.5	19.7	19.6	18.6	21.5	18
Mon of Inv. on Pended	26.1	32.5	33	27.5	22.6	21.1	18.5	18.8	16.9	17.4	16.1	17.3	16.1	15.9	14
Avg. Act Price	562	556	561	550	549	548	531	521	513	507	497	492	491	490	495
Avg. Sld Price	468	461	407	454	402	436	399	399	388	362	353	338	322	288	287
Avg. Sq. Ft. Price	213.75	210.87	195.84	208.51	189.44	193.06	184.59	191.87	182.46	170.64	166.37	163.67	157.92	145.74	140.31
Sold/List Diff. %	92	92	93	92	91	91	91	90	91	93	91	92	92	92	90
Days on Market	113	116	112	113	118	111	113	110	110	105	107	106	103	102	104
Sold/Orig LP Diff. %	76	62	81	70	70	69	76	80	73	69	77	82	83	82	80
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	350	340	326	314	310	320	305	295	300	300	280	255	255	230	232

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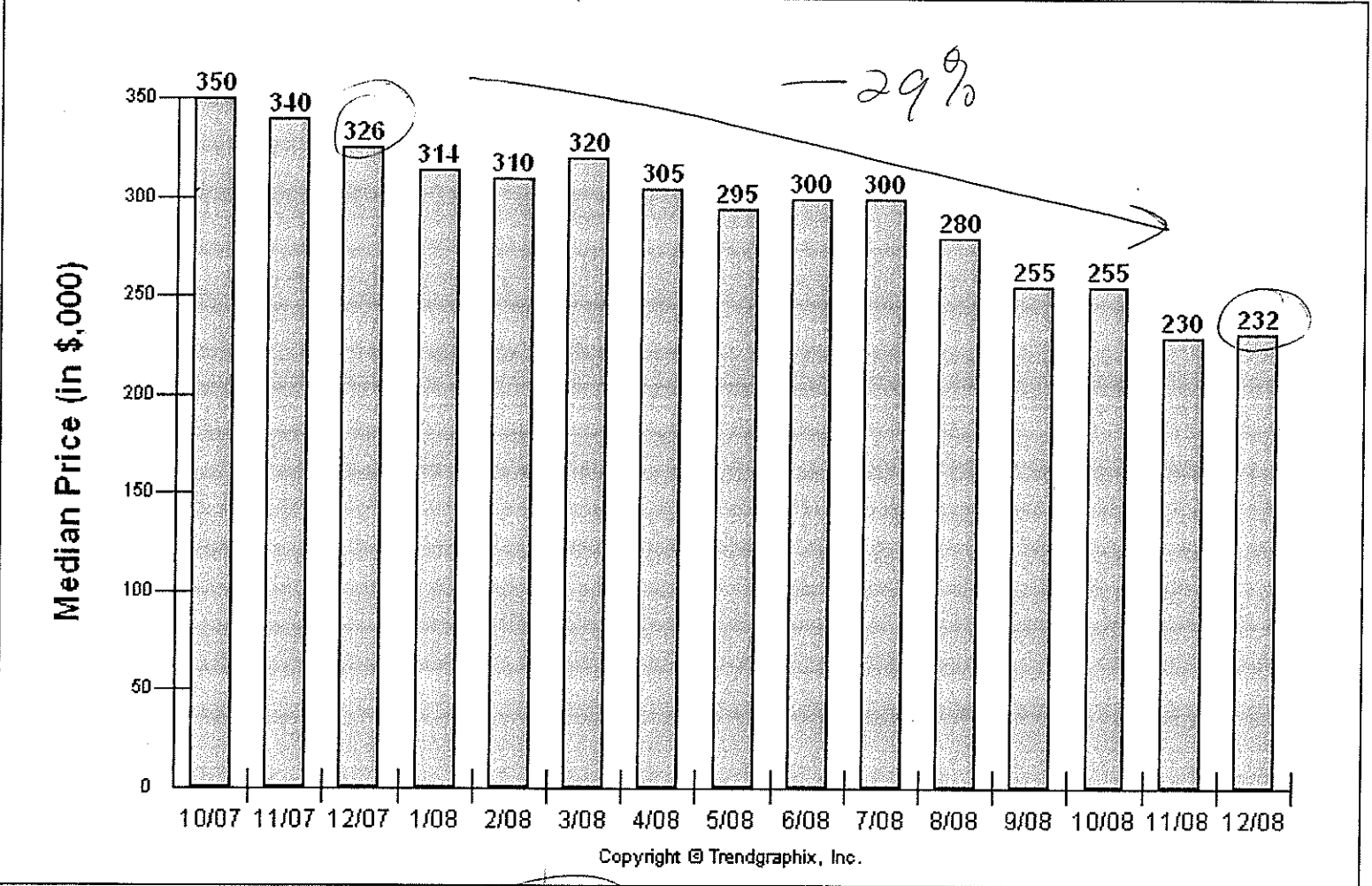
Median Prices Facts and Trends™



Published Jan. 2009*

Location : Broward County
Median Price Sold
Price Range: \$0 - No Limit
SQFT Range: 0 - No Limit
Single Family Homes - All Properties

1/02	\$ 174,000	+ 33%
1/03	\$ 210,000	+ 10%
1/04	\$ 240,000	- 5%
1/05	\$ 315,000	- 26%
1/06	\$ 380,000	- 34%
1/07	\$ 365,000	- 36%
1/08	\$ 314,000	- 26%
12/08	\$ 232,000	



	Dec 07		1 year		% Change		Oct 07		15 months		% Change				
Median Price	326		232		-28.8%		350		232		-33.7%				
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	562	556	561	550	549	548	531	521	513	507	497	492	491	490	495
Avg. Sld Price	468	461	407	454	402	436	399	399	388	362	353	338	322	288	287
Avg. Sq. Ft. Price	213.75	210.87	195.84	208.51	189.44	193.06	184.59	191.87	182.46	170.64	166.37	163.67	157.92	145.74	140.31
Sold/List Diff. %	92	92	93	92	91	91	91	90	91	93	91	92	92	92	90
Days on Market	113	116	112	113	118	111	113	110	110	105	107	106	103	102	104
Sold/Orig LP Diff. %	76	62	81	70	70	69	76	80	73	69	77	82	83	82	80
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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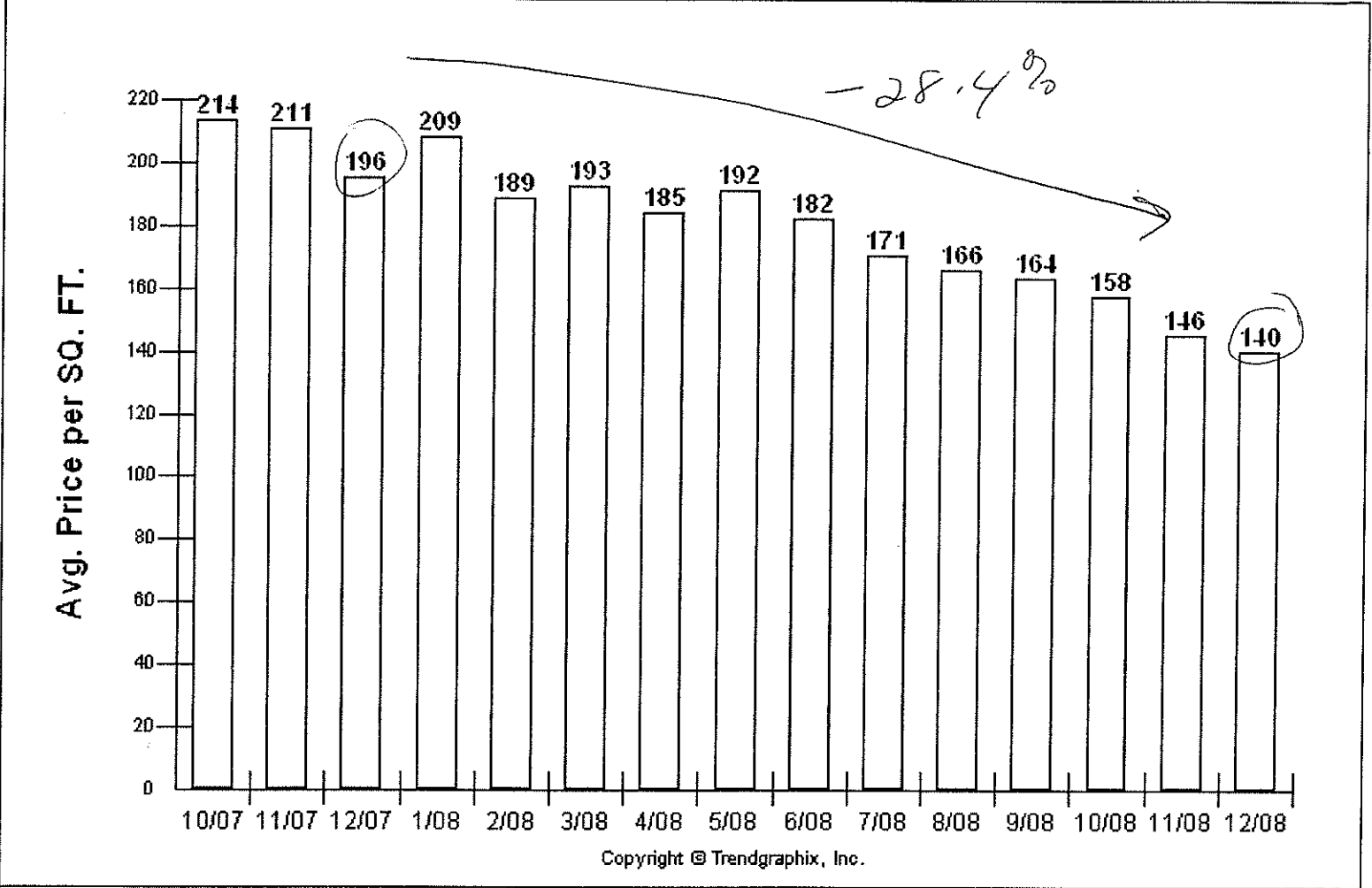
Avg. Price Per Sq. Ft. Facts and Trends™

Published Jan. 2009*

Location : Broward County
Average Home Sold Price per SQFT
Price Range: \$0 - No Limit
SQFT Range: 0 - No Limit
Single Family Homes - All Properties

1/02	\$ 134	+ 73%
1/03	\$ 149	+ 56%
1/04	\$ 163	+ 42%
1/05	\$ 202	+ 15%
1/06	\$ 255	- 9%
1/07	\$ 221	+ 5%
1/08	\$ 314	- 26%
12/08	\$ 232	

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	Dec 07	1 year		% Change	Oct 07	15 months		% Change							
Avg. Sq. Ft. Price	196	Dec 08	140	-28.4%	214	Dec 08	140	-34.4%							
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	16558	16434	15570	16353	16397	16438	16517	16449	16453	16189	15777	15571	15065	14597	13950
Sold	545	519	522	412	477	592	685	680	828	791	800	796	811	679	776
Pended	635	505	472	595	724	780	891	876	972	928	981	902	935	918	995
Mon of Inv. on Sold	30.4	31.7	29.8	39.7	34.4	27.8	24.1	24.2	19.9	20.5	19.7	19.6	18.6	21.5	18
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Avg. Act Price	562	556	561	550	549	548	531	521	513	507	497	492	491	490	495
Avg. Sld Price	468	461	407	454	402	436	399	399	388	362	353	338	322	288	287
Avg. Sq. Ft. Price	213.75	210.87	195.84	208.51	189.44	193.06	184.59	191.87	182.46	170.64	166.37	163.67	157.92	145.74	140.31
Sold/List Diff. %	92	92	93	92	91	91	91	90	91	93	91	92	92	92	90
Days on Market	113	116	112	113	118	111	113	110	110	105	107	106	103	102	104
Sold/Orig LP Diff. %	76	62	81	70	70	69	76	80	73	69	77	82	83	82	80
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	350	340	326	314	310	320	305	295	300	300	280	255	255	230	232

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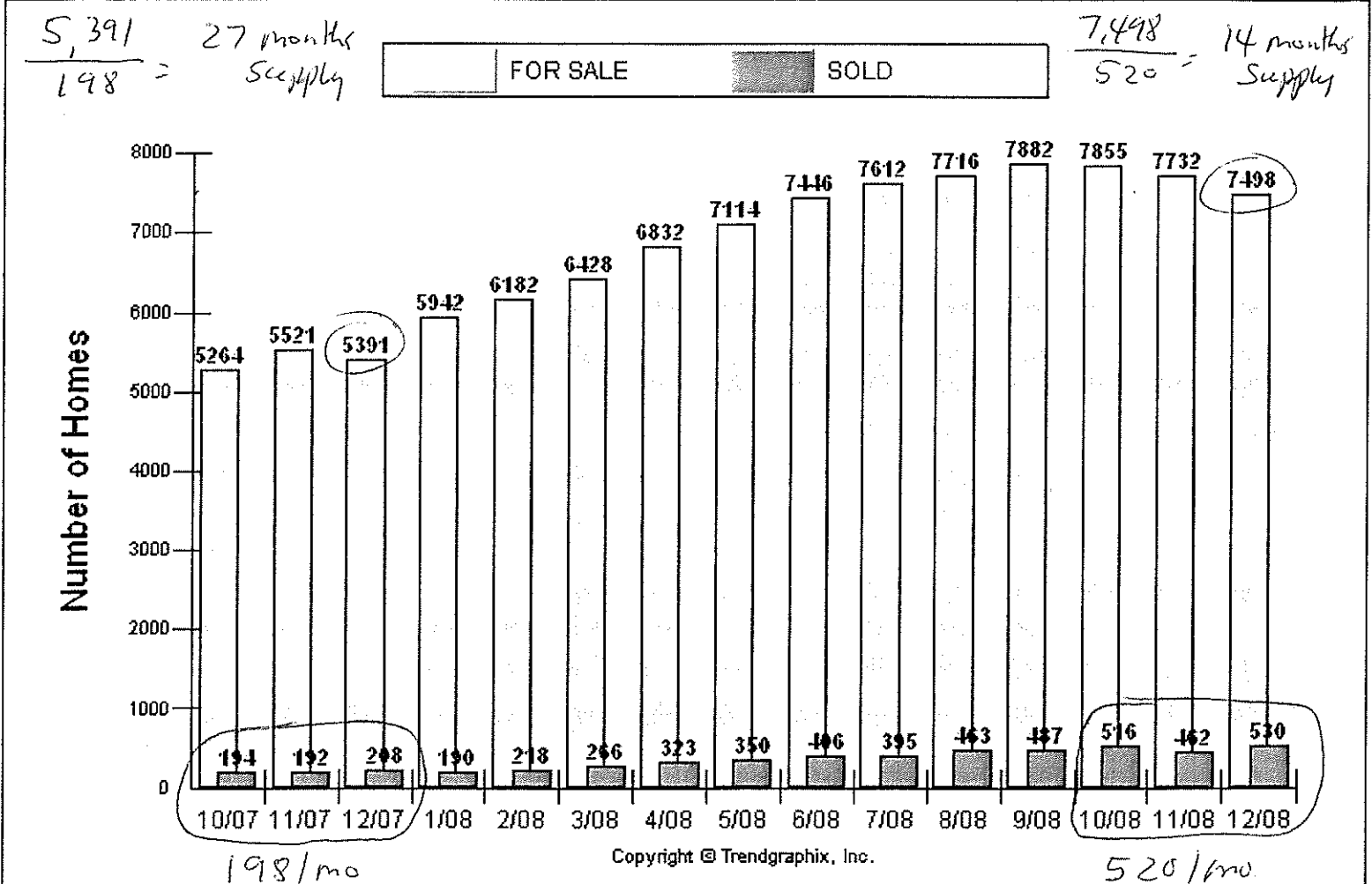
*Broward
Single-Family
< \$300,000
54% of Total Inventory
67% of Total Sales*



Published Jan. 2009*

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

④



	Dec 07	1 year Dec 08	% Change	Oct 07	15 months Dec 08	% Change									
For Sale	5391	7498	39.1% ↑	5264	7498	42.4% ↑									
Sold	208	530	154.8% ↑	194	530	173.2% ↑									
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	5264	5521	5391	5942	6182	6428	6832	7114	7446	7612	7716	7882	7855	7732	7498
Sold	194	192	208	190	218	266	323	350	406	395	463	487	516	462	530
Pended	251	187	214	244	306	346	410	428	458	481	546	554	617	649	729
Mon of Inv. on Sold	27.1	28.8	25.9	31.3	28.4	24.2	21.2	20.3	18.3	19.3	16.7	16.2	15.2	16.7	14.1
Mon of Inv. on Pended	21	29.5	25.2	24.4	20.2	18.6	16.7	16.6	16.3	15.8	14.1	14.2	12.7	11.9	10.3
Avg. Act Price	241	238	236	234	232	230	225	222	218	213	209	205	200	196	193
Avg. Sld Price	223	227	221	210	207	212	207	211	205	206	198	186	189	175	170
Avg. Sq. Ft. Price	165.8	165.65	161.37	150.3	145.57	145.57	140.89	139.94	138.73	136.85	128.81	123.32	122.33	113.11	111.06
Sold/List Diff. %	94	94	94	93	93	93	93	93	93	94	94	94	94	94	93
Days on Market	99	106	104	114	112	99	101	110	101	98	94	93	92	92	96
Sold/Orig LP Diff. %	51	57	75	56	82	45	60	79	79	83	83	84	84	82	81
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	231	240	228	220	218	222	215	224	215	217	200	186	198	177	170

4th Qtr Increase +162% ✓

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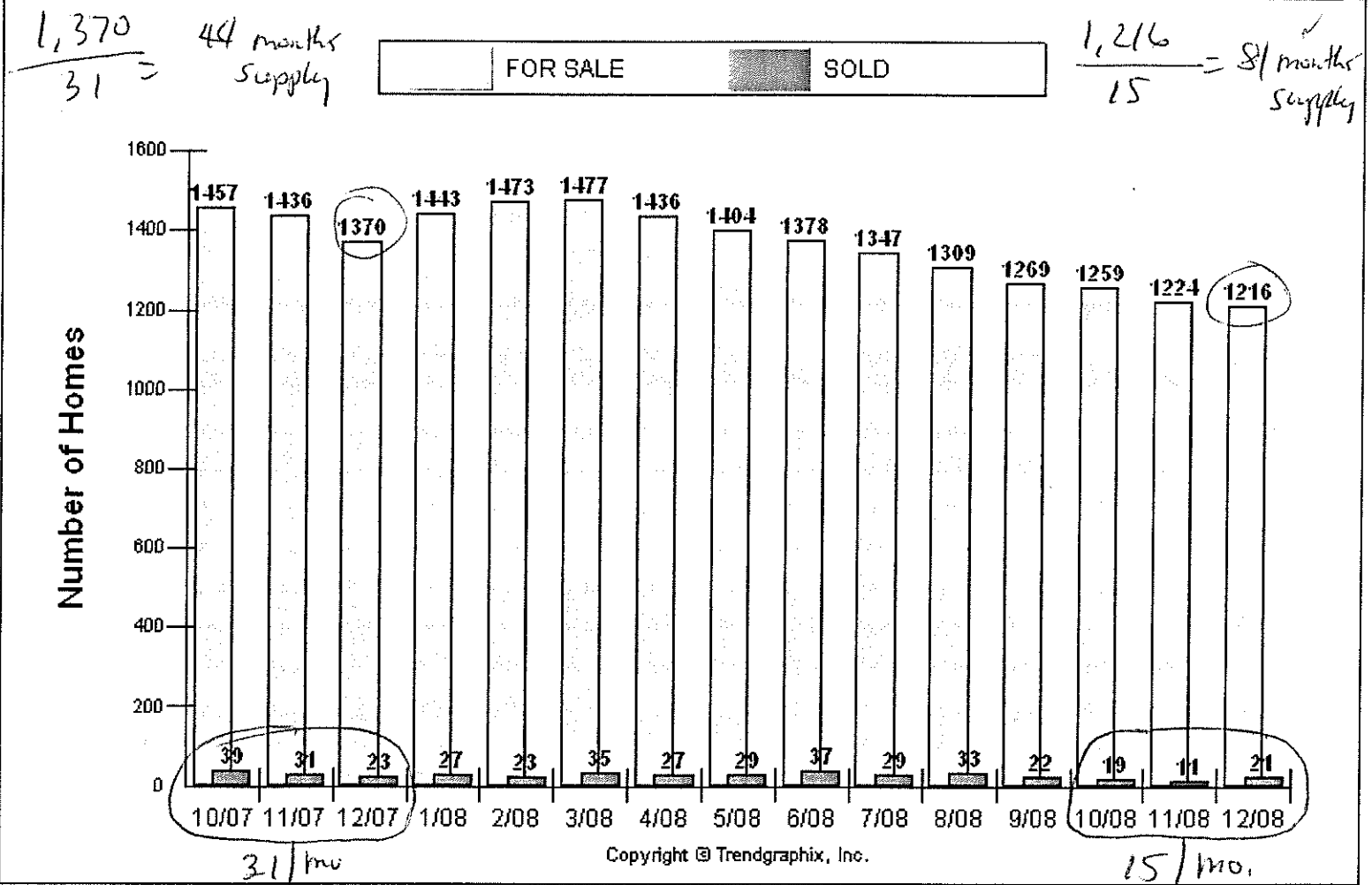
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Number of Homes For Sale vs. Sold
 Price Range: \$1,000,000 - No Limit
 SQFT Range: 0 - No Limit
 Single Family Homes - All Properties

*Broward
Single-Family*

> \$1,000,000

*9% of Total Inventory
2% of Total Sales*

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	Dec 07	1 year Dec 08	% Change	Oct 07	15 months Dec 08	% Change
For Sale	1370	1216	-11.2%	1457	1216	-16.5%
Sold	23	21	-8.7%	39	21	-46.2%

	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	1457	1436	1370	1443	1473	1477	1436	1404	1378	1347	1309	1269	1259	1224	1216
Sold	39	31	23	27	23	35	27	29	37	29	33	22	19	11	21
Pended	41	32	32	37	35	43	37	39	37	31	32	30	18	20	18
Mon of Inv. on Sold	37.4	46.3	59.6	53.4	64	42.2	53.2	48.4	37.2	46.4	39.7	57.7	66.3	111.3	57.9
Mon of Inv. on Pended	35.5	44.9	42.8	39	42.1	34.3	38.8	36	37.2	43.5	40.9	42.3	69.9	61.2	67.6
Avg. Act Price	2192	2206	2279	2212	2214	2236	2193	2184	2214	2242	2227	2265	2285	2299	2321
Avg. Sld Price	1795	1928	1447	2169	1621	1957	2143	2143	1577	1459	1701	2238	2064	1972	1592
Avg. Sq. Ft. Price	388.23	375.73	372.77	409	316.39	376.64	444.21	435.39	373.32	341.04	335.01	408.25	382.6	350.44	370.61
Sold/List Diff. %	88	88	89	89	86	87	87	81	85	88	85	85	85	85	83
Days on Market	179	208	160	165	166	181	141	149	181	121	239	140	182	170	165
Sold/Orig LP Diff. %	82	80	81	64	78	77	82	79	79	81	59	79	79	81	75
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	1350	1730	1295	1765	1290	1500	1625	1550	1375	1300	1600	1938	1700	1620	1325

4th qtr. decrease (52%)

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