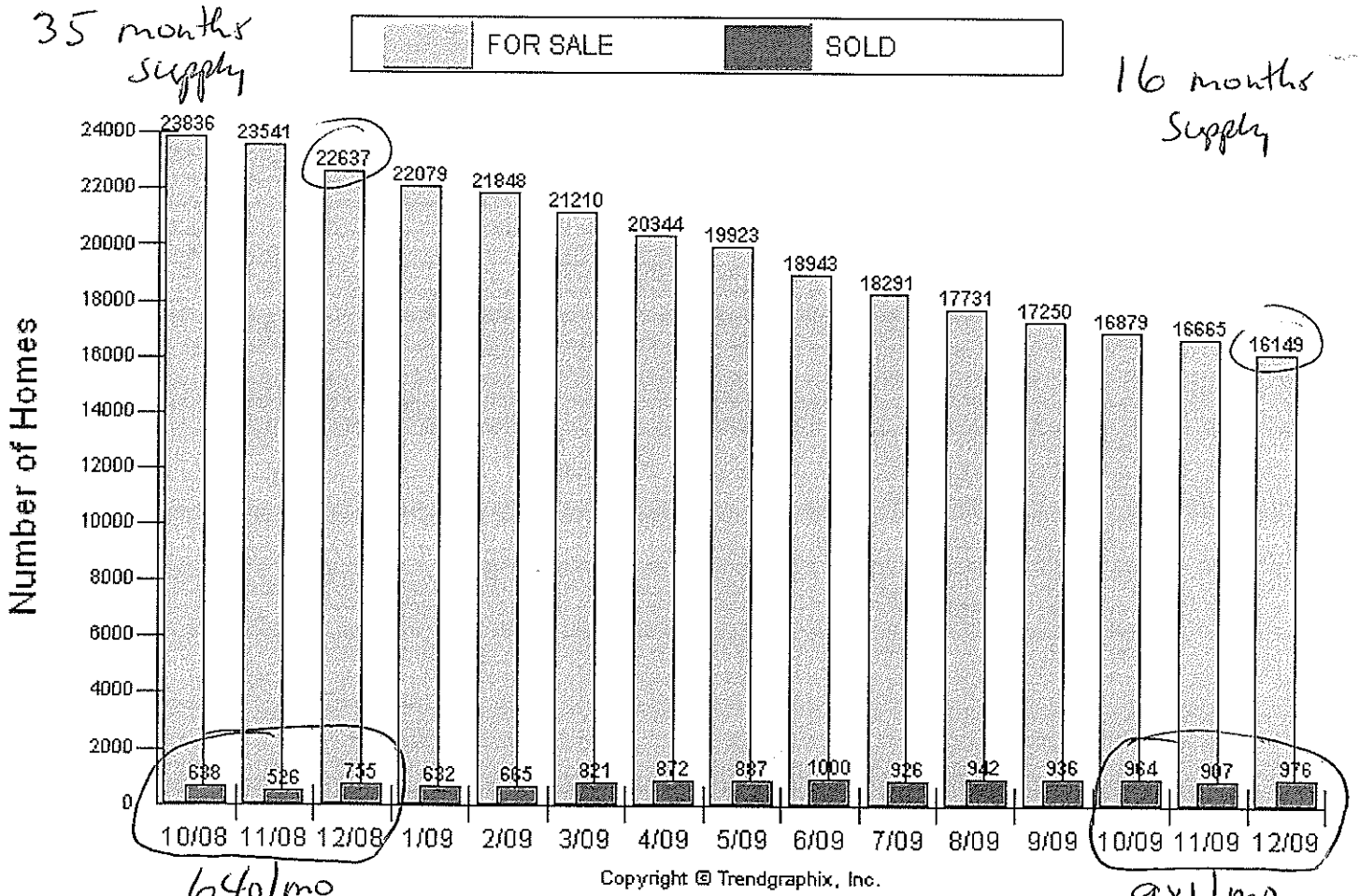


Miami-Dade
 Condos
 All Prices



	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change						
For Sale	16665	16149	-3.1% ↓	22637	16149	-28.7% ↓	23836	16149	-32.2% ↓	+53% increase in sales					
Sold	907	976	7.6% ↑	755	976	29.3% ↑	638	976	53% ↑						
Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
For Sale	23836	23541	22637	22079	21848	21210	20344	19923	18943	18291	17731	17250	16879	16665	16149
New Listing	3285	2715	2718	3258	2898	3097	2833	2764	2644	2555	2474	2473	2519	2531	2445
Sold	638	526	755	632	665	821	872	887	1000	926	942	936	964	907	976
Pended	834	681	796	881	996	1250	1315	1329	1389	1351	1396	1510	1533	1365	1394
Mon of Inv. on Sold	37.4	44.8	30	34.9	32.9	25.8	23.3	22.5	18.9	19.8	18.8	18.4	17.5	18.4	16.5
Mon of Inv. on Pended	28.6	34.6	28.4	25.1	21.9	17	15.5	15	13.6	13.5	12.7	11.4	11	12.2	11.6
Absorption Rt. on Sold	2.7	2.2	3.3	2.9	3	3.9	4.3	4.5	5.3	5.1	5.3	5.4	5.7	5.4	6
Absorption Rt. on Pended	3.5	2.9	3.5	4	4.6	5.9	6.5	6.7	7.3	7.4	7.9	8.8	9.1	8.2	8.6
Avg. Act Price	437	439	441	443	447	449	449	446	445	441	440	438	438	438	439
Avg. Sld Price	286	278	270	271	232	242	209	250	244	230	240	249	237	232	249
Avg. Sq Ft Price	227.4	224.1	218.3	218.5	187.6	193.4	175.6	197.4	198.5	189.3	190.1	200.9	192.2	187.8	205.7
Sold/List Diff. %	92	88	89	87	89	90	90	88	90	91	90	90	90	91	92
Days on Market	119	105	111	110	119	119	108	120	120	119	120	116	118	113	98
Sold/Orig LP Diff. %	83	79	80	79	79	77	79	76	79	80	81	79	80	81	84
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	180	165	160	149	140	145	130	133	133	128	135	135	130	140	140

**All reports are published Jan. 2010, based on data available at the end of Dec. 2009. This representation is based in whole or in part on data supplied by the Realtor Association of Miami-Dade County or its Multiple Listing Service, Realtor Association of Greater Miami and the Beaches, Realtor Association of Greater Fort Lauderdale and Northwestern Dade Association of Realtors. Neither the Board nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the Esalinger - Woolen - Maxwell Realtors. Report reflects activity by all brokers participated in the MLS.

Facts and Trends™

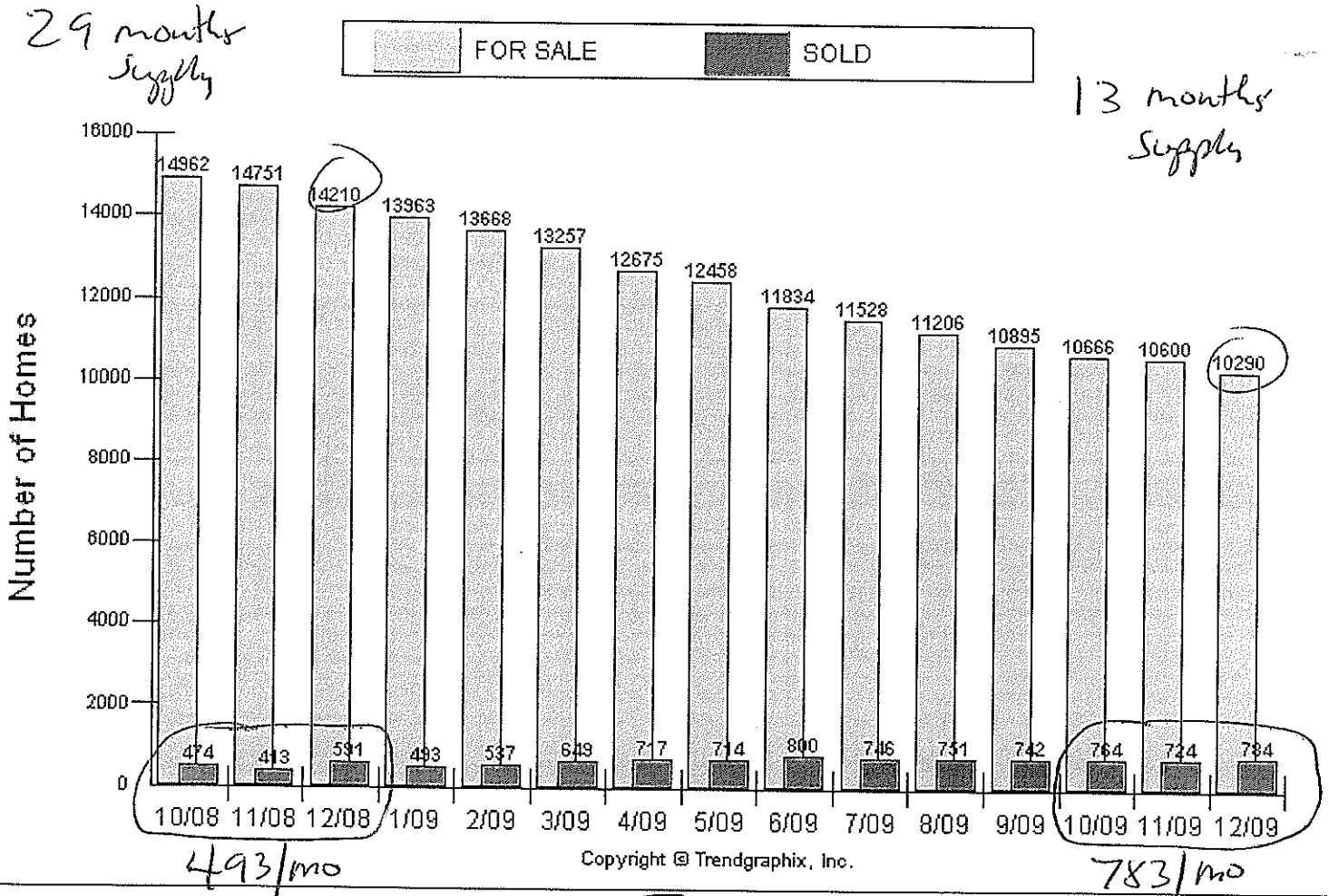
Published Jan. 2010**

< \$ 300,000



7

Location : Dade County
 Number of Homes For Sale vs. Sold (Oct. 2008 - Dec. 2009)
 Price Range: \$0 - \$299,999, SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties



Copyright © Trendgraphix, Inc.

	1 month			1 year			15 months		
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change
For Sale	10600	10290	-2.9% ↓	14210	10290	-27.6% ↓	14962	10290	-31.2% ↓
Sold	724	784	8.3% ↑	591	784	32.7% ↑	474	784	65.4% ↑

Handwritten note: *+59% increase in sales*

	Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
For Sale		14962	14751	14210	13963	13668	13257	12675	12458	11834	11528	11206	10895	10666	10600	10290
New Listing		2180	1761	1798	2197	1915	2143	1984	1982	1910	1890	1817	1783	1824	1842	1793
Sold		474	413	591	493	537	649	717	714	800	746	751	742	764	724	784
Pended		673	550	624	703	794	1022	1083	1096	1145	1102	1126	1243	1261	1126	1149
Mon of Inv. on Sold		31.6	35.7	24	28.3	25.5	20.4	17.7	17.4	14.8	15.5	14.9	14.7	14	14.6	13.1
Mon of Inv. on Pended		22.2	26.8	22.8	19.9	17.2	13	11.7	11.4	10.3	10.5	10	8.8	8.5	9.4	9
Absorption Rt. on Sold		3.2	2.8	4.2	3.5	3.9	4.9	5.7	5.7	6.8	6.5	6.7	6.8	7.2	6.8	7.6
Absorption Rt. on Pended		4.5	3.7	4.4	5	5.8	7.7	8.5	8.8	9.7	9.6	10	11.4	11.8	10.6	11.2
Avg. Act Price		177	174	170	167	164	162	159	158	156	155	153	152	150	149	146
Avg. Sld Price		154	140	139	126	124	124	117	120	121	115	119	119	118	125	125
Avg. Sq Ft Price		140.3	128.9	127.4	114	114	114.7	108.7	110.5	113	108.3	111.4	110.5	108.5	114.2	113.7
Sold/List Diff. %		93	93	93	93	92	93	92	93	94	94	94	95	93	94	95
Days on Market		113	93	102	100	110	108	100	107	108	109	109	105	105	100	88
Sold/Orig LP Diff. %		81	81	80	79	77	78	79	79	80	80	82	78	82	82	86
Avg CDOM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price		150	140	135	120	118	110	105	110	108	100	105	105	110	112	115

**All reports are published Jan. 2010, based on data available at the end of Dec. 2009. This representation is based in whole or in part on data supplied by the Realtor Association of Miami-Dade County or its Multiple Listing Service, Realtor Association of Greater Miami and the Beaches, Realtor Association of Greater Fort Lauderdale and Northwestern Dade Association of Realtors. Neither the Board nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the Eslinger - Watten - Maxwell Realtors. Report reflects activity by all brokers participated in the MLS.

Facts and Trends™

Published Jan. 2010**

Location: Dade County
 Number of Homes For Sale vs. Sold (Oct. 2008 - Dec. 2009)
 Price Range: \$300,000 - \$999,999, SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

\$ 300,000 - \$ 1,000,000

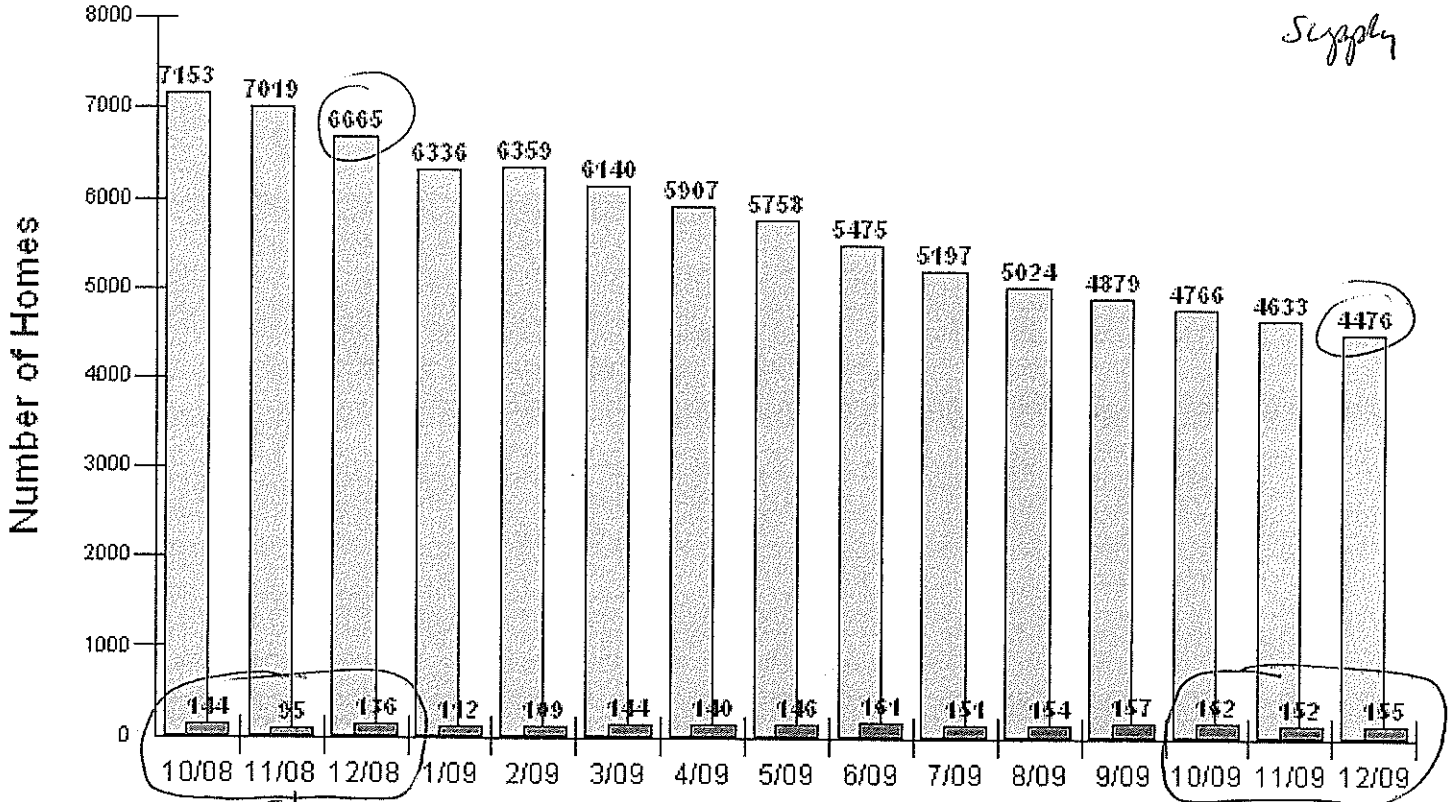


8

53 months supply



28 months supply



Copyright © Trendgraphix, Inc.

125/mo

161/mo

+29% increase in sales

	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change
For Sale	4633	4476	-3.4%	6665	4476	-32.8%	7153	4476	-37.4%
Sold	152	155	2%	136	155	14%	144	155	7.6%

	Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
For Sale		7153	7019	6665	6336	6359	6140	5907	5758	5475	5197	5024	4879	4766	4633	4476
New Listing		880	749	724	817	767	769	679	623	602	526	532	555	554	529	525
Sold		144	95	136	112	109	144	140	146	161	151	154	157	152	152	155
Pended		133	104	150	141	172	196	204	188	200	209	223	225	227	200	201
Mon of Inv. on Sold		49.7	73.9	49	56.6	58.3	42.6	42.2	39.4	34	34.4	32.6	31.1	29.4	30.5	28.9
Mon of Inv. on Pended		53.8	67.5	44.4	44.9	37	31.3	29	30.6	27.4	24.9	22.5	21.7	21	23.2	22.3
Absorption Rt. on Sold		2	1.4	2	1.8	1.7	2.3	2.4	2.5	2.9	2.9	3.1	3.2	3.4	3.3	3.5
Absorption Rt. on Pended		1.9	1.5	2.3	2.2	2.7	3.2	3.5	3.3	3.7	4	4.4	4.6	4.8	4.3	4.5
Avg. Act Price		517	518	519	523	526	527	526	524	523	526	526	525	527	527	529
Avg. Std Price		508	485	505	495	485	492	499	499	493	515	486	492	487	492	473
Avg. Sq Ft Price		321.6	296.3	305.6	308	290.4	297.8	295.3	301.8	289.2	305.9	296	298.9	302.8	305.2	306.2
Sold/List Diff. %		92	90	89	89	88	90	90	89	90	91	90	91	91	91	91
Days on Market		137	143	147	134	149	150	137	169	157	151	154	152	157	155	117
Sold/Orig LP Diff. %		85	81	82	83	78	78	82	77	81	81	83	82	82	84	85
Avg CDOM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price		446	440	450	458	417	434	455	450	450	480	434	435	442	450	425

**All reports are published Jan. 2010, based on data available at the end of Dec. 2009. This representation is based in whole or in part on data supplied by the Realtor Association of Miami-Dade County or its Multiple Listing Service, Realtor Association of Greater Miami and the Beaches, Realtor Association of Greater Fort Lauderdale and Northwestern Dade Association of Realtors. Neither the Board nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the Eastling - Wooten - Maxwell Realtors. Report reflects activity by all brokers participated in the MLS.

Facts and Trends™

Published Jan. 2010**

\$1,000,000 +



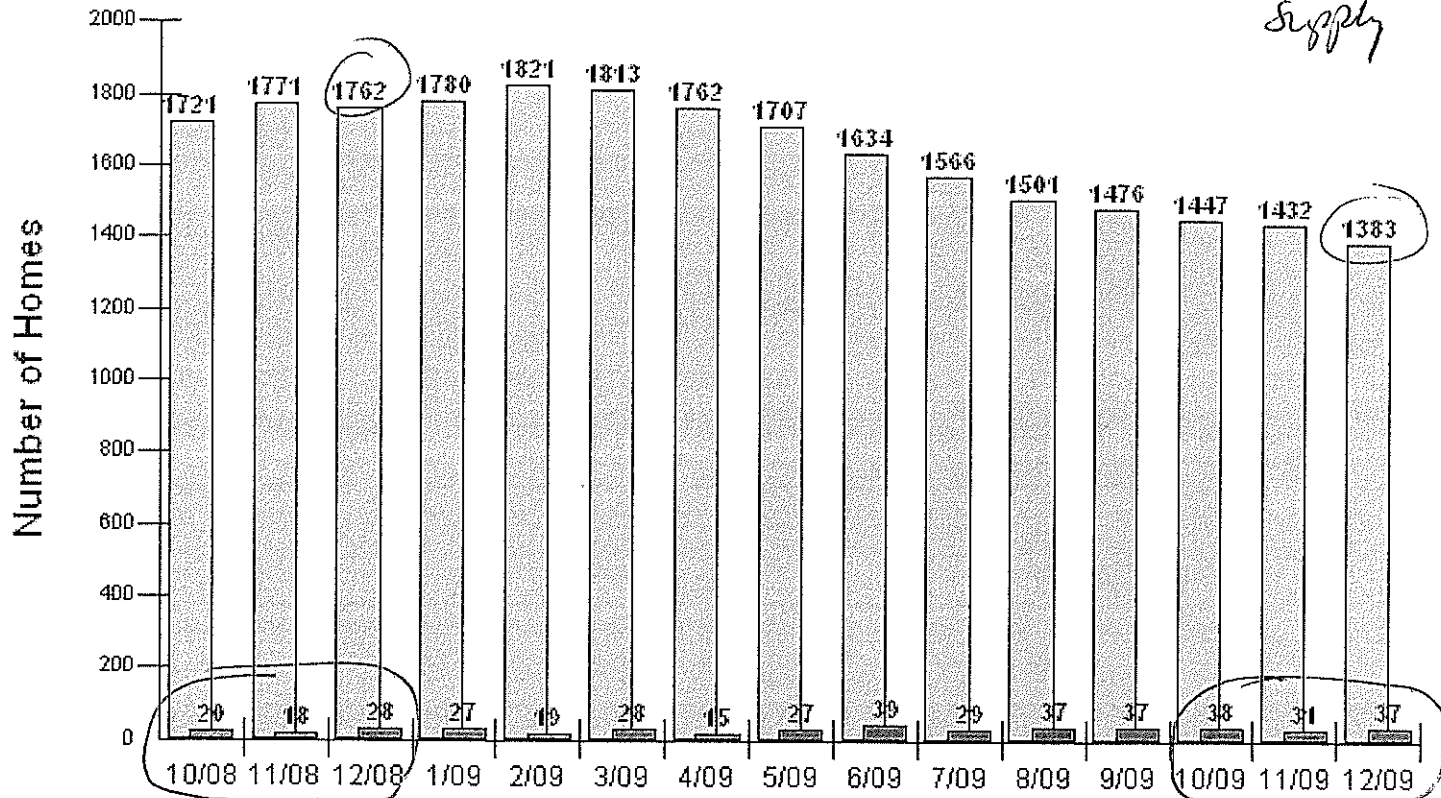
9

Location: Dade County
 Number of Homes For Sale vs. Sold (Oct. 2008 - Dec. 2009)
 Price Range: \$1,000,000 - No Limit, SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

80 months supply



37 months supply



22/mo

Copyright © Trendgraphix, Inc.

37/mo

	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change
For Sale	1432	1383	-3.4% ↓	1762	1383	-21.5% ↓	1721	1383	-19.6% ↓
Sold	31	37	19.4% ↑	28	37	32.1% ↑	20	37	85% ↑

+68% increase in sales

	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
For Sale	1721	1771	1762	1780	1821	1813	1762	1707	1634	1566	1501	1476	1447	1432	1383
New Listing	225	205	196	244	216	185	170	159	132	139	125	135	141	160	127
Sold	20	18	28	27	19	28	15	27	39	29	37	37	38	31	37
Pended	28	27	22	37	30	32	28	45	44	40	47	42	45	39	44
Mon of Inv. on Sold	86.1	98.4	62.9	65.9	95.8	64.8	117.5	63.2	41.9	54	40.6	39.9	38.1	46.2	37.4
Mon of Inv. on Pended	61.5	65.6	80.1	48.1	60.7	56.7	62.9	37.9	37.1	39.2	31.9	35.1	32.2	36.7	31.4
Absorption Rt. on Sold	1.2	1	1.6	1.5	1	1.5	0.9	1.6	2.4	1.9	2.5	2.5	2.6	2.2	2.7
Absorption Rt. on Pended	1.6	1.5	1.2	2.1	1.6	1.8	1.6	2.6	2.7	2.6	3.1	2.8	3.1	2.7	3.2
Avg. Act Price	2360	2328	2334	2325	2294	2291	2276	2288	2274	2268	2290	2263	2265	2296	2329
Avg. Sld Price	1821	2343	1908	1986	1828	1703	1909	2342	1728	1697	1655	1821	1577	1463	1944
Avg. Sq Ft Price	635.4	802.6	713.7	719.9	582.7	582.2	673.2	731.8	642.5	606.1	561.4	647.8	572	499.1	687.7
Sold/List Diff. %	88	79	82	80	87	87	81	81	84	86	85	84	85	84	88
Days on Market	159	174	140	191	188	222	244	185	211	216	189	184	231	228	226
Sold/Orig LP Diff. %	85	75	78	76	82	76	73	71	74	78	79	78	77	75	81
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	1350	1405	1488	1400	1615	1325	1600	1583	1400	1200	1565	1436	1255	1275	1500

**All reports are published Jan. 2010, based on data available at the end of Dec. 2009. This representation is based in whole or in part on data supplied by the Realtor Association of Miami-Dade County or its Multiple Listing Service, Realtor Association of Greater Miami and the Beaches, Realtor Association of Greater Fort Lauderdale and Northwestern Dade Association of Realtors. Neither the Board nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the Eslinger - Wooten - Maxwell Realtors. Report reflects activity by all brokers participated in the MLS.

Facts and Trends™

Published Jan. 2010**

\$ 2,000,000 +

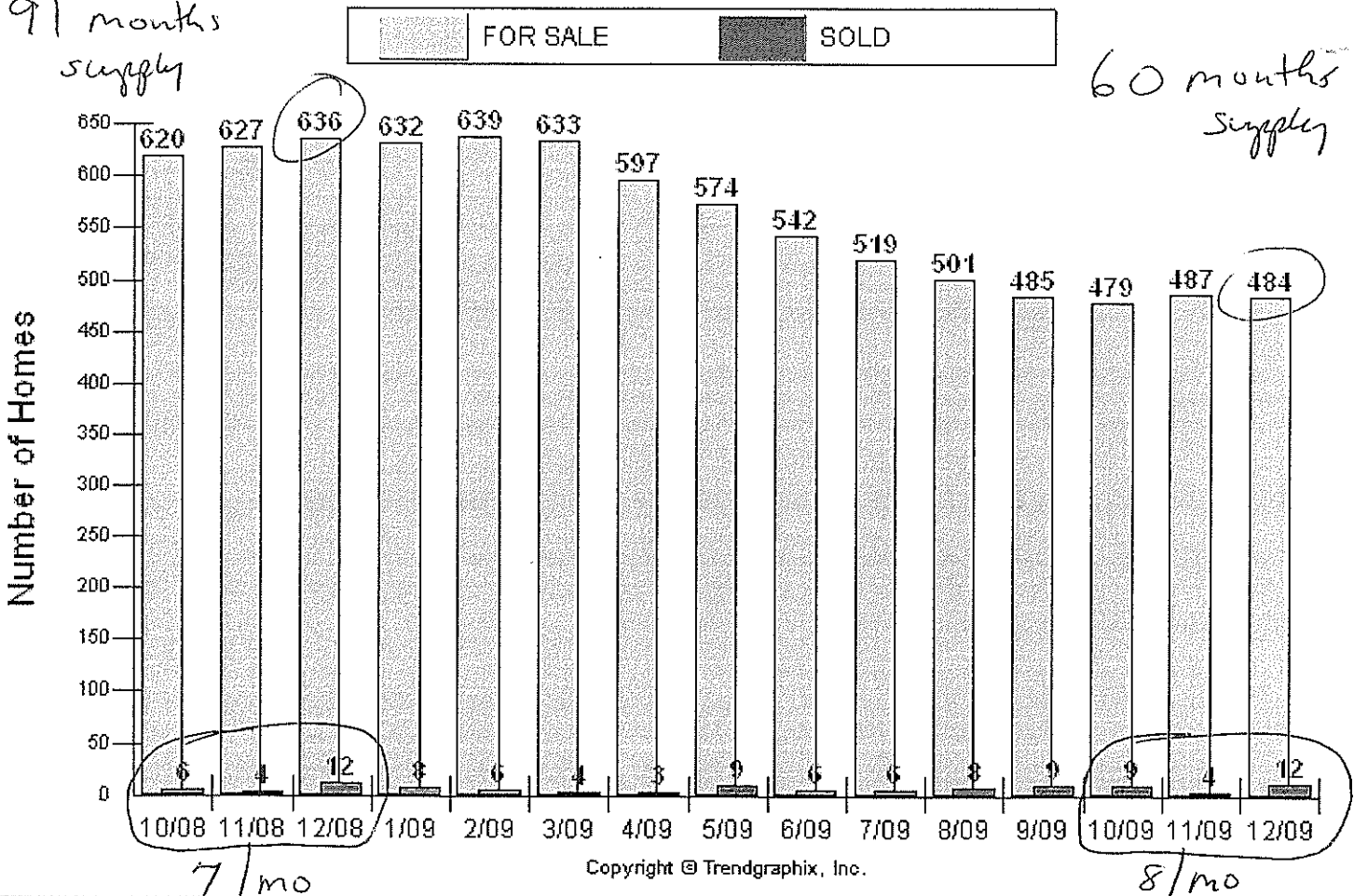


10

Location : Dade County
 Number of Homes For Sale vs. Sold (Oct. 2008 - Dec. 2009)
 Price Range: \$2,000,000 - No Limit, SQFT Range: 0 - No Limit
 Condo/Townhomes - All Properties

91 months supply

60 months supply



Copyright © Trendgraphix, Inc.

	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change
For Sale	487	484	-0.6% ↓	636	484	-23.9% ↓	620	484	-21.9% ↓
Sold	4	12	200% ↑	12	12	0%	6	12	100% ↑

+ 14% increase in sales

Date	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09
For Sale	620	627	636	632	639	633	597	574	542	519	501	485	479	487	484
New Listing	74	63	76	93	87	51	36	52	34	44	39	38	42	58	50
Sold	6	4	12	8	6	4	3	9	6	6	8	9	9	4	12
Pended	5	5	6	14	6	12	7	12	12	13	10	13	13	8	12
Mon of Inv. on Sold	103.3	156.8	53	79	106.5	158.3	199	63.8	90.3	86.5	62.6	53.9	53.2	121.8	40.3
Mon of Inv. on Pended	124	125.4	106	45.1	106.5	52.8	85.3	47.8	45.2	39.9	50.1	37.3	36.8	60.9	40.3
Absorption Rt. on Sold	1	0.6	1.9	1.3	0.9	0.6	0.5	1.6	1.1	1.2	1.6	1.9	1.9	0.8	2.5
Absorption Rt. on Pended	0.8	0.8	0.9	2.2	0.9	1.9	1.2	2.1	2.2	2.5	2	2.7	2.7	1.6	2.5
Avg. Act Price	3993	3938	3902	3925	3860	3863	3878	3937	3933	3920	3983	3941	3939	3963	3991
Avg. Sld Price	3104	5937	2793	3546	2629	3837	3817	4421	3658	3187	2706	3331	2622	2925	3236
Avg. Sq Ft Price	807.5	997	769.2	1066.4	517.9	722.7	1019.3	1063.1	790.2	862.8	791.6	903.1	779.1	713.7	835.6
Sold/List Diff. %	89	73	79	76	87	85	73	79	85	89	83	79	84	85	89
Days on Market	182	287	123	211	225	262	131	291	258	114	246	191	246	469	268
Sold/Orig LP Diff. %	85	69	76	74	79	82	65	70	76	85	77	76	78	70	80
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	2318	6250	2226	3150	2588	3375	3695	3225	3512	2438	2575	3000	2600	3150	2562

**All reports are published Jan. 2010, based on data available at the end of Dec. 2009. This representation is based in whole or in part on data supplied by the Realtor Association of Miami-Dade County or its Multiple Listing Service, Realtor Association of Greater Miami and the Beaches, Realtor Association of Greater Fort Lauderdale and Northwestern Dade Association of Realtors. Neither the Board nor its MLS guarantees or are in any way responsible for its accuracy. Data maintained by this Association or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the Eastger - Wooten - Maxwell Realtors. Report reflects activity by all brokers participated in the MLS.