

Facts and Trends™

Published Jan. 2010**

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

*Miami - Dade
 Single-Family
 All Prices*

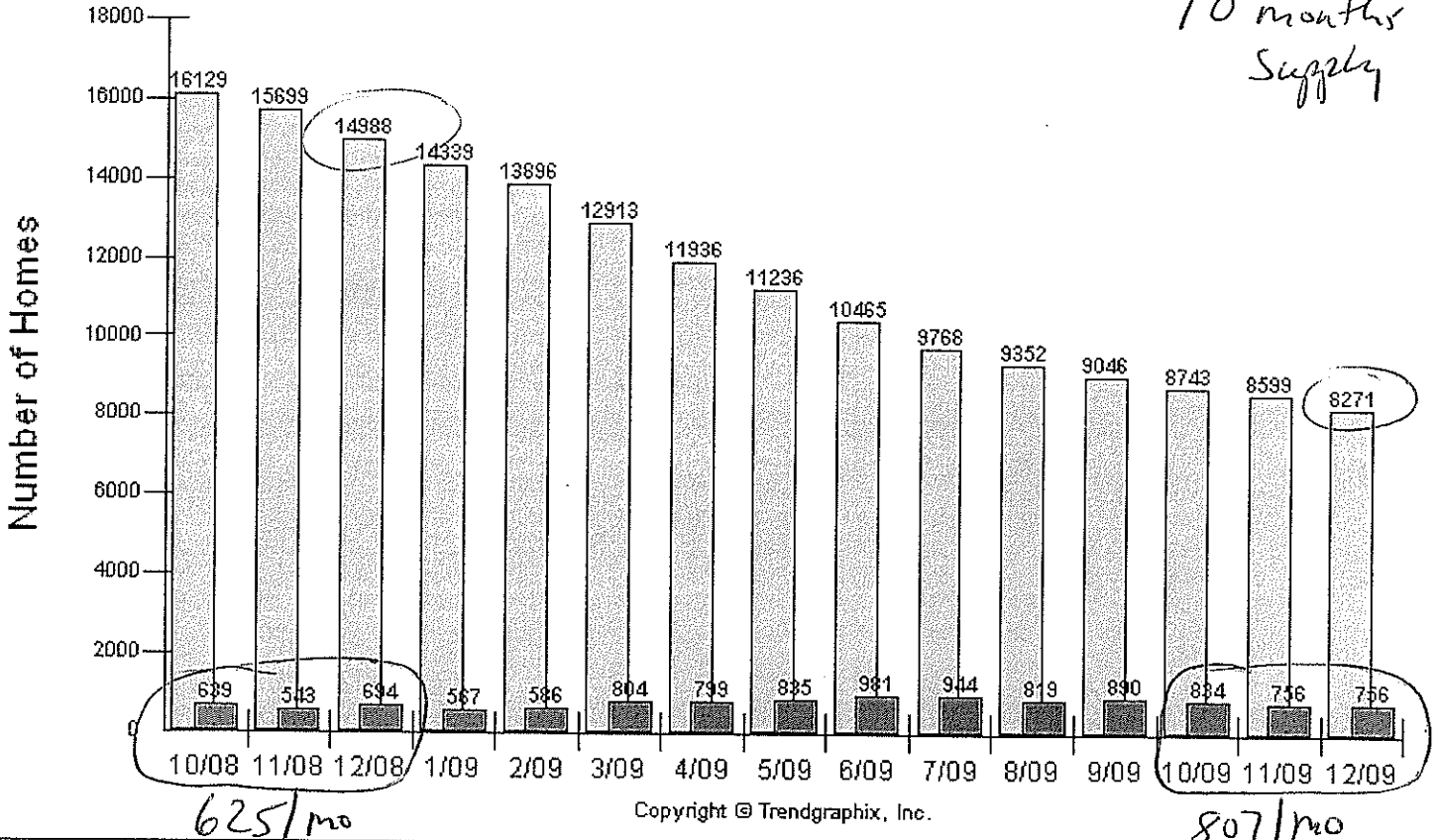


1

24 months supply



10 months supply



625/mo

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807/mo

	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change
For Sale	8599	8271	-3.8% ↓	14988	8271	-44.8% ↓	16129	8271	-48.7% ↓
Sold	756	756	0%	694	756	8.9% ↑	639	756	18.3% ↑

+ 29% 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	16129	15699	14988	14339	13896	12913	11936	11236	10465	9768	9352	9046	8743	8599	8271	
New Listing	2398	2042	2043	2303	1977	2206	1905	1786	1885	1776	1624	1709	1678	1569	1511	
Sold	639	543	694	567	586	804	799	835	981	944	819	890	834	756	756	
Pended	829	679	799	900	927	1230	1218	1162	1269	1284	1222	1213	1236	946	1031	
Mon of Inv. on Sold	25.2	28.9	21.6	25.3	23.7	16.1	14.9	13.5	10.7	10.3	11.4	10.2	10.5	11.4	10.9	
Mon of Inv. on Pended	19.5	23.1	18.8	15.9	15	10.5	9.8	9.7	8.2	7.6	7.7	7.5	7.1	9.1	8	
Absorption Rt. on Sold	4	3.5	4.6	4	4.2	6.2	6.7	7.4	9.4	9.7	8.8	9.8	9.5	8.8	9.1	
Absorption Rt. on Pended	5.1	4.3	5.3	6.3	6.7	9.5	10.2	10.3	12.1	13.1	13.1	13.4	14.1	11	12.5	
Avg. Act Price	604	621	628	636	647	672	702	728	732	739	756	769	764	774	774	
Avg. Sld Price	361	306	334	255	250	289	252	290	319	276	272	327	286	314	320	
Avg. Sq Ft Price	170.8	148	163.7	132.1	126.5	142.9	132.1	142.2	153.7	140.2	135.9	161.4	145.2	151.2	155.6	
Sold/List Diff. %	89	91	90	91	91	89	89	89	89	90	90	87	89	90	90	
Days on Market	106	97	103	102	108	109	105	105	115	108	105	111	100	111	110	
Sold/Orig LP Diff. %	82	80	80	80	79	79	78	77	77	79	80	78	79	81	80	
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Median Price	235	215	218	178	181	183	160	175	190	175	176	180	168	185	185	

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Facts and Trends™

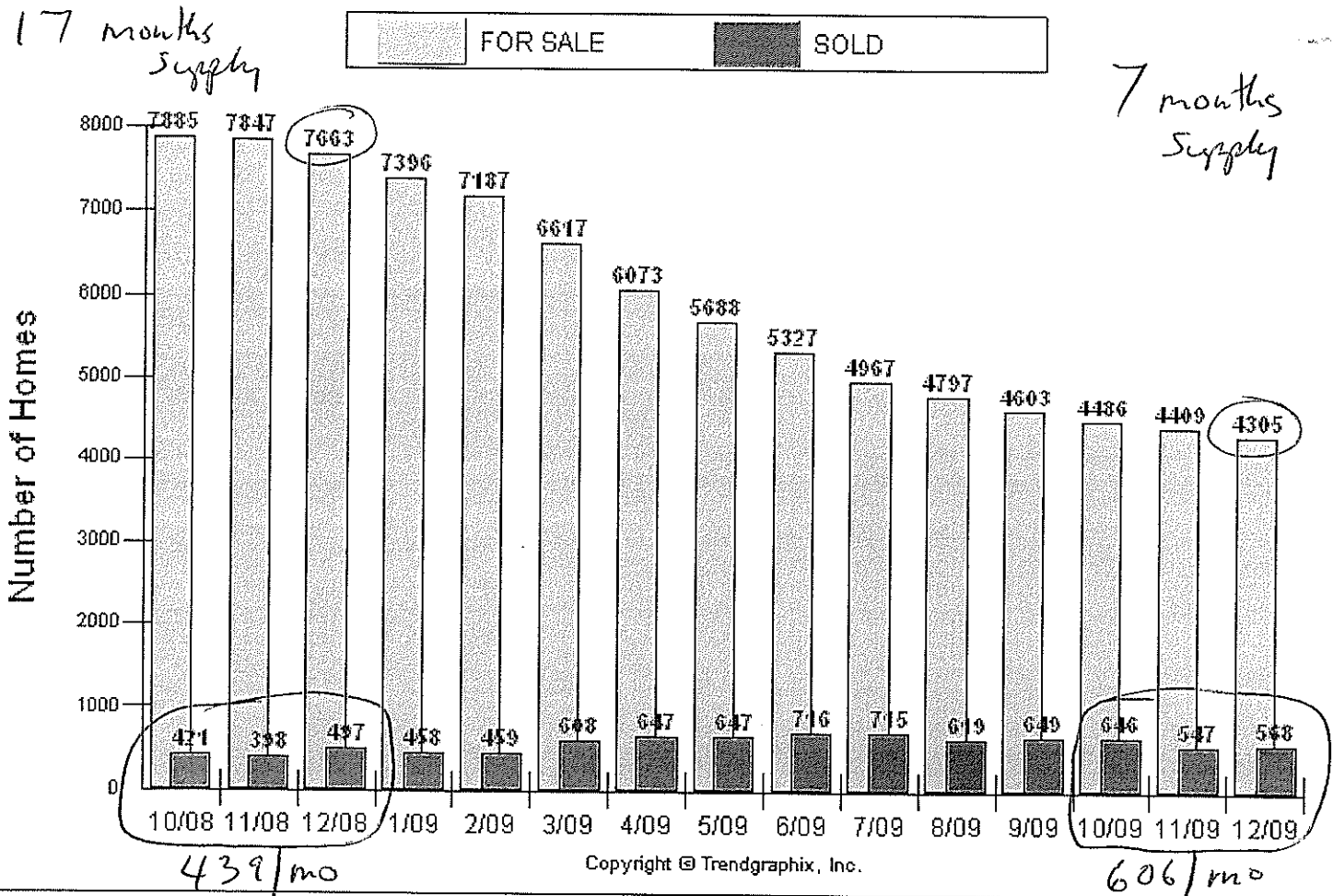
Published Jan. 2010**

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



2

< \$300,000



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	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change						
For Sale	4409	4305	-2.4%	7663	4305	-43.8%	7885	4305	-45.4%	+ 38% increase in sales					
Sold	547	568	3.8%	497	568	14.3%	421	568	34.9%						
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	7885	7847	7663	7396	7187	6617	6073	5688	5327	4967	4797	4603	4486	4409	4305
New Listing	1417	1192	1261	1336	1170	1364	1210	1113	1195	1134	1058	1110	1068	992	1018
Sold	421	398	497	458	459	608	647	647	716	715	619	649	646	547	568
Pended	598	500	605	695	701	954	919	871	924	980	927	927	935	721	799
Mon of Inv. on Sold	18.7	19.7	15.4	16.1	15.7	10.9	9.4	8.8	7.4	6.9	7.7	7.1	6.9	8.1	7.6
Mon of Inv. on Pended	13.2	15.7	12.7	10.6	10.3	6.9	6.6	6.5	5.8	5.1	5.2	5	4.8	6.1	5.4
Absorption Rt. on Sold	5.3	5.1	5.5	6.2	6.4	9.2	10.7	11.4	13.4	14.4	12.9	14.1	14.4	12.4	13.2
Absorption Rt. on Pended	7.6	6.4	7.9	9.4	9.8	14.4	15.1	15.3	17.3	19.7	19.3	20.1	20.8	16.4	18.6
Avg. Act Price	206	203	198	194	191	190	188	188	186	185	184	182	182	179	175
Avg. Sld Price	183	177	169	157	154	154	139	146	149	147	144	142	142	148	151
Avg. Sq Ft Price	108.8	105.7	101.1	94.6	93.4	92	85.3	87.2	88.6	88.9	85.9	87.2	86.1	87.9	89
Sold/List Diff. %	93	94	94	94	94	93	93	94	94	94	95	94	94	95	94
Days on Market	89	90	88	95	98	102	99	95	103	101	94	98	90	99	96
Sold/Orig LP Diff. %	83	83	82	82	80	80	80	81	81	82	84	83	85	83	86
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	186	180	172	160	155	152	138	146	150	150	140	144	140	148	145

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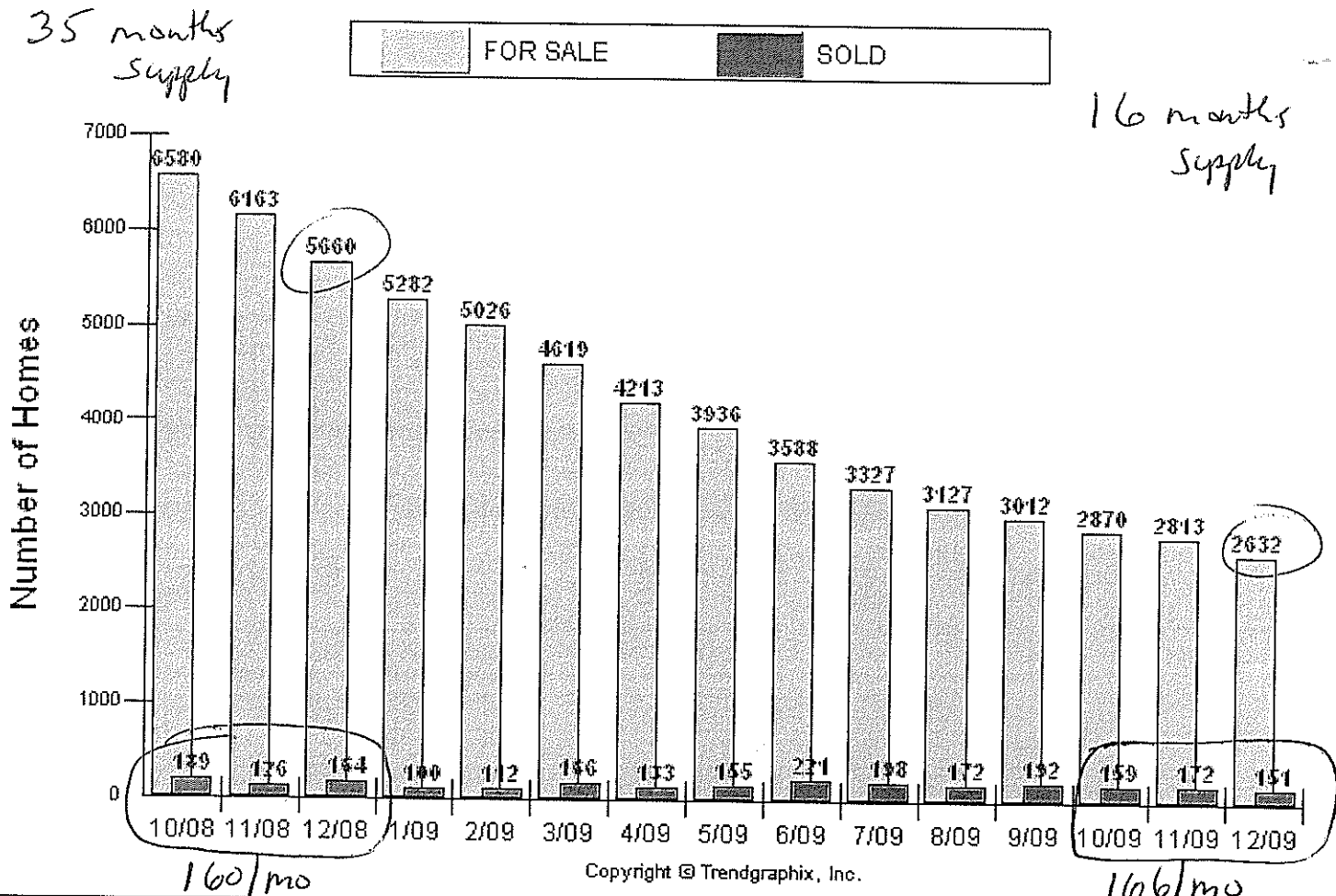
Published Jan. 2010**

\$ 300,000 → \$ 1,000,000



3

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
 Single Family Homes - All Properties



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	Nov 09	1 month Dec 09	% Change	Dec 08	1 year Dec 09	% Change	Oct 08	15 months Dec 09	% Change
For Sale	2813	2632	-6.4%	5660	2632	-53.5%	6580	2632	-60%
Sold	172	151	-12.2%	164	151	-7.9%	189	151	-20.1%

Handwritten note: "+ 4% increase in sales" (right side)

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	6580	6163	5660	5282	5026	4619	4213	3936	3588	3327	3127	3012	2870	2813	2632
New Listing	800	650	616	744	605	641	541	527	518	500	432	438	474	433	377
Sold	189	126	164	100	112	166	133	155	221	198	172	192	159	172	151
Pended	203	157	172	187	202	234	265	256	282	263	257	230	253	196	200
Mon of Inv. on Sold	34.8	48.9	34.5	52.8	44.9	27.8	31.7	25.4	16.2	16.8	18.2	15.7	18.1	16.4	17.4
Mon of Inv. on Pended	32.4	39.3	32.9	28.2	24.9	19.7	15.9	15.4	12.7	12.7	12.2	13.1	11.3	14.4	13.2
Absorption Rt. on Sold	2.9	2	2.9	1.9	2.2	3.6	3.2	3.9	6.2	6	5.5	6.4	5.5	6.1	5.7
Absorption Rt. on Pended	3.1	2.5	3	3.5	4	5.1	6.3	6.5	7.9	7.9	8.2	7.6	8.8	7	7.6
Avg. Act Price	488	492	493	498	505	510	514	519	522	524	527	526	529	531	533
Avg. Sld Price	453	453	467	473	483	450	464	471	496	473	476	478	468	485	480
Avg. Sq Ft Price	173.3	171.5	175	174.5	168	164.5	167.1	175.4	180.8	179.1	173.7	177	182.7	182.3	182.2
Sold/List Diff. %	91	91	90	91	89	91	90	90	91	90	90	91	90	90	92
Days on Market	136	106	129	131	134	123	128	130	129	126	130	132	126	130	131
Sold/Orig LP Diff. %	83	80	81	79	80	80	78	79	81	80	80	81	82	83	82
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	400	409	415	394	410	384	400	425	425	425	416	425	400	427	430

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> \$1,000,000

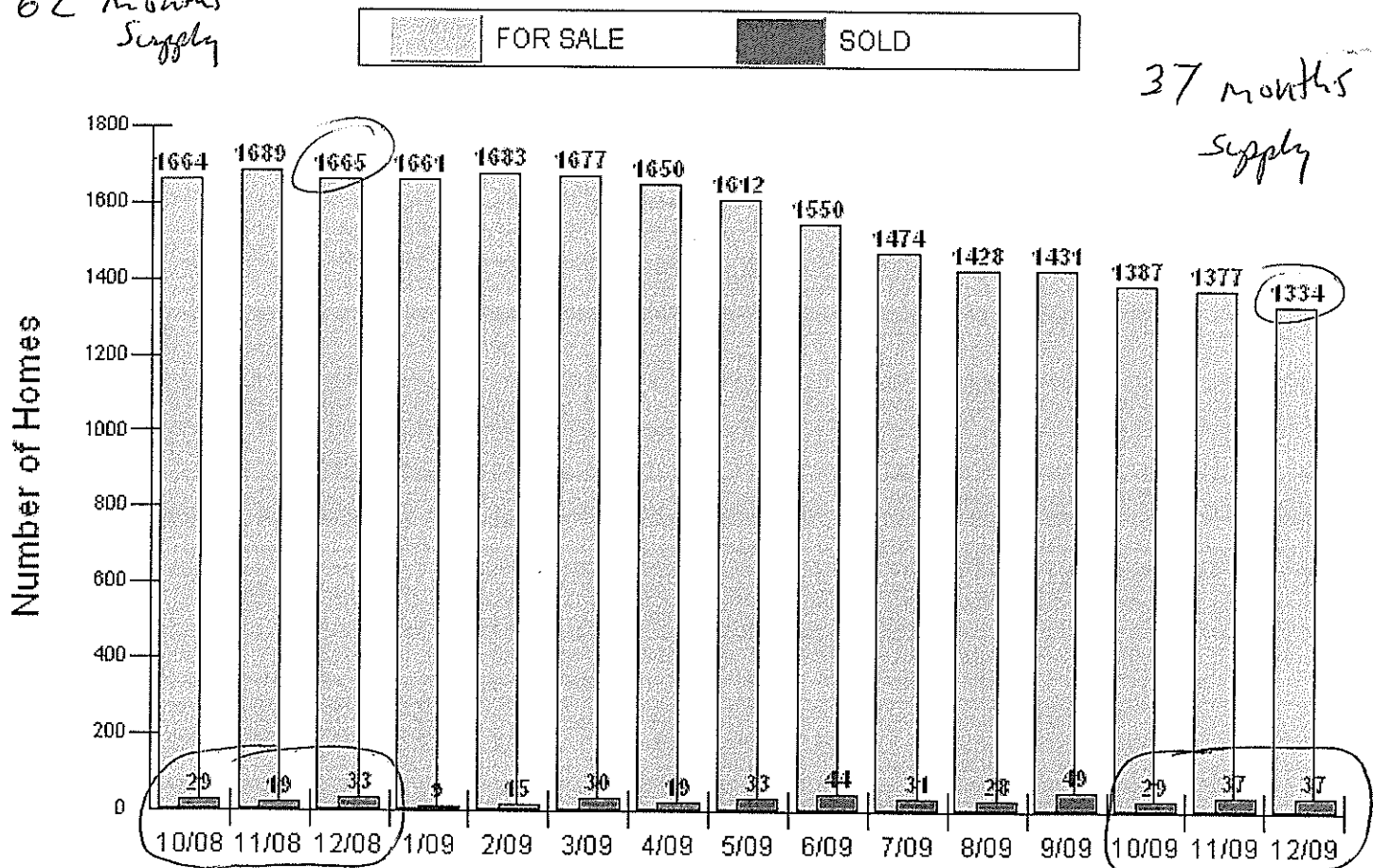


4

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
 Single Family Homes - All Properties

62 months Supply

37 months Supply



27

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36/mo

+ 33% 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	1377	1334	-3.1% ↓	1665	1334	-19.9% ↓	1664	1334	-19.8% ↓						
Sold	37	37	0%	33	37	12.1% ↑	29	37	27.6% ↑						
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	1664	1689	1665	1661	1683	1677	1650	1612	1550	1474	1428	1431	1387	1377	1334
New Listing	181	200	166	223	202	201	154	146	172	142	134	161	136	144	116
Sold	29	19	33	9	15	30	19	33	44	31	28	49	29	37	37
Pended	28	22	22	18	24	42	34	35	63	41	38	56	48	29	32
Mon of Inv. on Sold	57.4	88.9	50.5	184.6	112.2	55.9	86.8	48.8	35.2	47.5	51	29.2	47.8	37.2	36.1
Mon of Inv. on Pended	59.4	76.8	75.7	92.3	70.1	39.9	48.5	46.1	24.6	36	37.6	25.6	28.9	47.5	41.7
Absorption Rt. on Sold	1.7	1.1	2	0.5	0.9	1.8	1.2	2	2.8	2.1	2	3.4	2.1	2.7	2.8
Absorption Rt. on Pended	1.7	1.3	1.3	1.1	1.4	2.5	2.1	2.2	4.1	2.8	2.7	3.9	3.5	2.1	2.4
Avg. Act Price	2950	3037	3065	3048	3016	3017	3069	3140	3094	3096	3180	3169	3132	3172	3186
Avg. Std Price	2340	2031	2153	2850	1442	2140	2588	2245	2189	1973	1843	2171	2488	1973	2260
Avg. Sq Ft Price	466.7	371.1	447.1	476.2	330.1	424.4	463.2	429.1	424.3	380.4	401.7	463.7	432.5	385.1	416.5
Sold/List Diff. %	82	86	85	83	85	82	80	82	81	82	84	79	83	84	84
Days on Market	157	188	208	139	215	157	161	186	230	159	183	194	201	196	253
Sold/Orig LP Diff. %	79	73	77	75	73	76	75	72	69	73	73	72	71	77	74
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	1700	1500	1400	2400	1350	2000	1550	1750	1392	1425	1517	1500	2000	1550	1559

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\$ 2,000,000 +



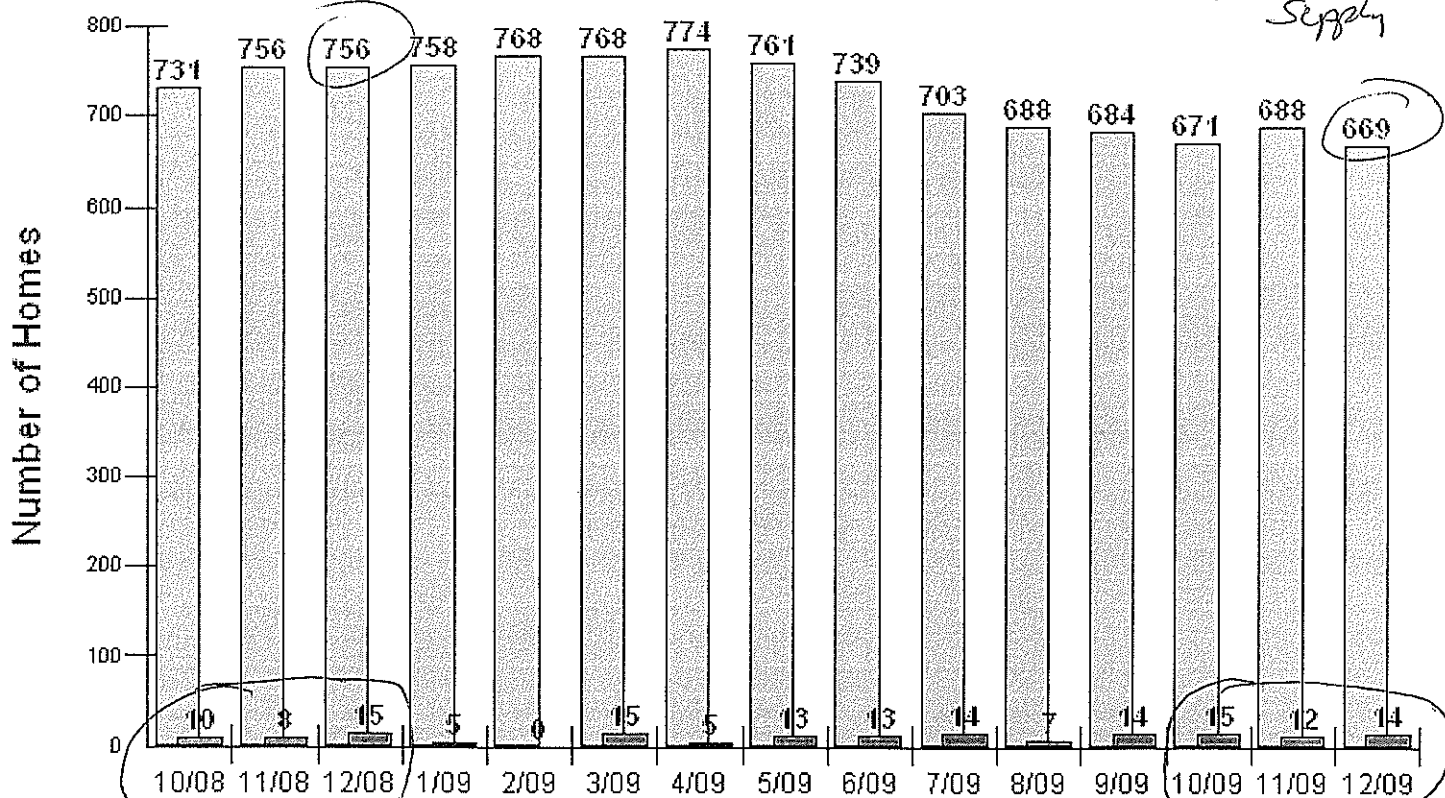
(5)

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
 Single Family Homes - All Properties

69 months



48 months Supply



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	1 month			1 year			15 months								
	Nov 09	Dec 09	% Change	Dec 08	Dec 09	% Change	Oct 08	Dec 09	% Change						
For Sale	688	669	-2.8% ↓	756	669	-11.5% ↓	731	669	-8.5% ↓	+ 27% increase in sales					
Sold	12	14	16.7% ↑	15	14	-6.7% ↓	10	14	40% ↑						
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	731	756	756	758	768	768	774	761	739	703	688	684	671	688	669
New Listing	83	83	77	84	84	82	69	51	73	49	63	81	59	70	53
Sold	10	8	15	5	0	15	5	13	13	14	7	14	15	12	14
Pended	13	11	6	7	9	17	8	13	22	14	13	18	18	11	12
Mon of Inv. on Sold	73.1	94.5	50.4	151.6	n/a	51.2	154.8	58.5	56.8	50.2	98.3	48.9	44.7	57.3	47.8
Mon of Inv. on Pended	56.2	68.7	126	108.3	85.3	45.2	96.8	58.5	33.6	50.2	52.9	38	37.3	62.5	55.8
Absorption Rt. on Sold	1.4	1.1	2	0.7	0	2	0.6	1.7	1.8	2	1	2	2.2	1.7	2.1
Absorption Rt. on Pended	1.8	1.5	0.8	0.9	1.2	2.2	1	1.7	3	2	1.9	2.6	2.7	1.6	1.8
Avg. Act Price	4868	4985	4985	4928	4853	4849	4890	5012	4879	4876	5015	5023	4907	4875	4898
Avg. Sld Price	4077	3127	3285	4150	0	2929	6000	3536	4300	2852	3065	4186	3617	3313	3736
Avg. Sq Ft Price	564.4	427.9	524.4	512.7	0	503	670.8	554.3	571	439	504.1	714.1	528.5	451.2	585.4
Sold/List Diff. %	79	84	84	84	0	81	78	80	81	83	82	75	81	83	85
Days on Market	221	164	220	75	0	162	188	236	237	155	196	193	275	165	294
Sold/Orig LP Diff. %	75	73	76	82	0	76	76	69	71	72	74	70	69	77	72
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	2512	2675	2970	3650	0	2650	4800	2600	3200	2425	2550	3708	3500	2633	2480

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