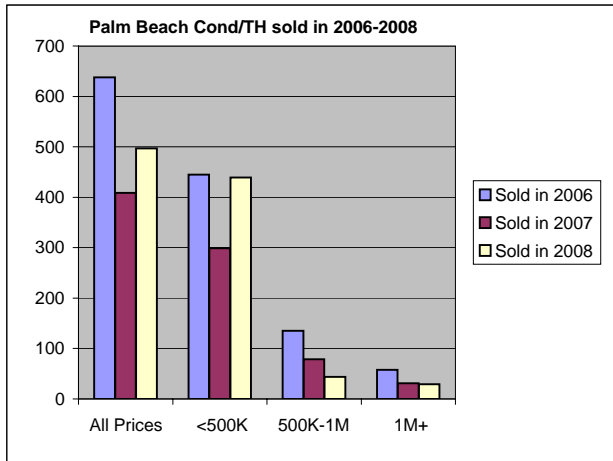
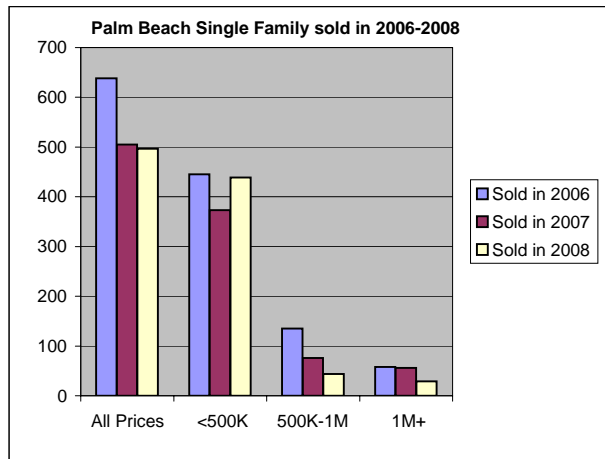
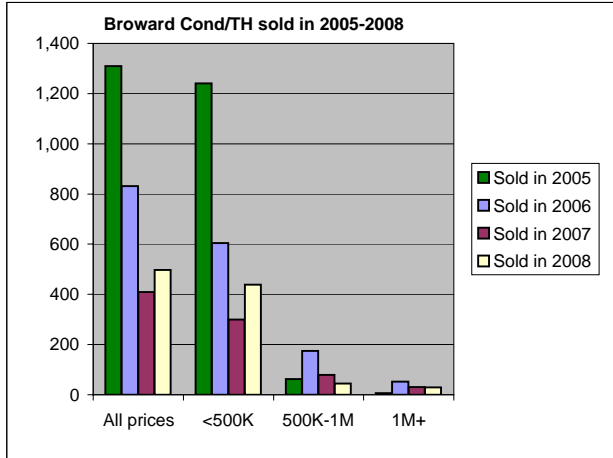
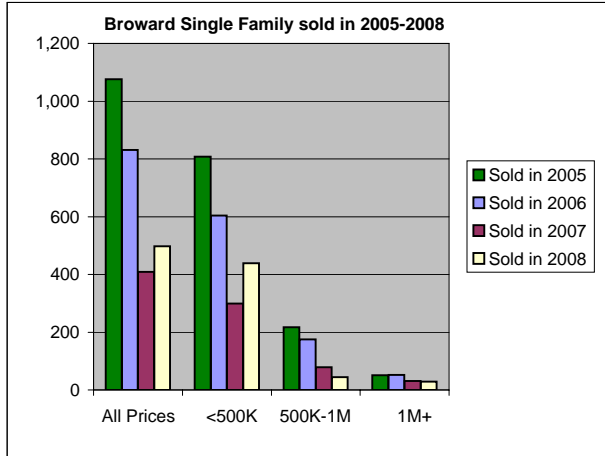
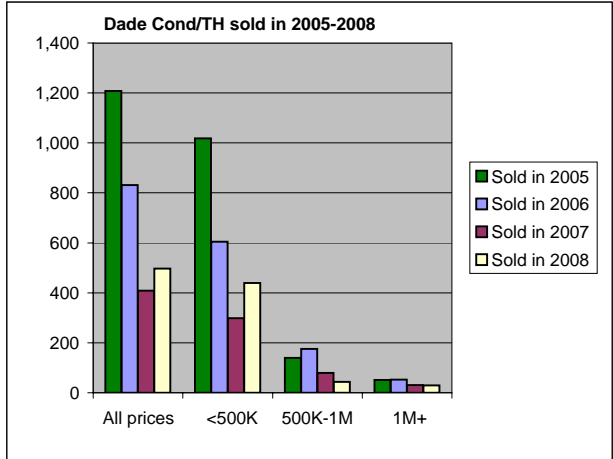
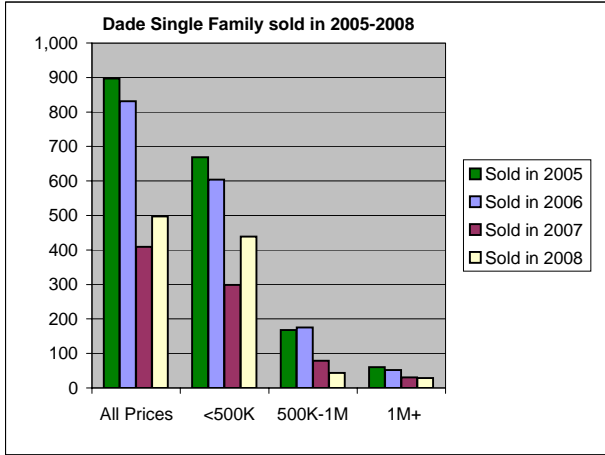


# South Florida Residential Sales



<b>Single Family Homes</b>		<b>Sold in 2008</b>			
<b>Dade</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>	
Total for sale	17,145	13,389	2,055	1,701	
Sold in 2008	497	424	44	29	
% sold	2.90%	3.17%	2.14%	1.70%	
# months of inventory	34	32	47	59	

<b>Broward</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Total for sale	16,118	12,759	2,092	1,267
Sold in 2008	773	698	56	19
% sold	4.80%	5.47%	2.68%	1.50%
# months of inventory	21	18	37	67

<b>Palm Beach</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Total for sale	13,722	9,012	2,510	2,200
Sold in 2008	572	497	50	25
% sold	4.17%	5.51%	1.99%	1.14%
# months of inventory	24	18	50	88

<b>Condos/Townhouses</b>		<b>Sold in 2008</b>			
<b>Dade</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>	
Total for sale	24,609	19,811	3,028	1,770	
Sold in 2008	544	469	41	34	
% sold	2.21%	2.37%	1.35%	1.92%	
# months of inventory	45	42	74	52	

<b>Broward</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Total for sale	21,121	19,233	1,300	588
Sold in 2008	720	694	20	6
% sold	3.41%	3.61%	1.54%	1.02%
# months of inventory	29	28	65	98

<b>Palm Beach</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Total for sale	14,934	13,091	1,210	633
Sold in 2008	502	488	11	3
% sold	3.36%	3.73%	0.91%	0.47%
# months of inventory	30	27	110	211

<b>Single family homes</b>		<b>Sold 2006 through 2008</b>			
<b>Dade</b>	<b>All Prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>	
Sold in 2005	897	669	168	60	
Sold in 2006	831	604	175	52	
Sold in 2007	409	299	79	31	
Sold in 2008	497	439	44	29	
%change/2008/2006	-40.2%	-27.3%	-74.9%	-44.2%	
%change/2008/2007	21.5%	46.8%	-44.3%	-6.5%	

<b>Broward</b>	<b>All Prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Sold in 2005	1,076	808	217	51
Sold in 2006	984	746	195	43
Sold in 2007	570	465	81	24
Sold in 2008	773	698	56	19
%change/2008/2006	-21.4%	-6.4%	-71.3%	-55.8%
%change/2008/2007	35.6%	50.1%	-30.9%	-20.8%

<b>Palm Beach</b>	<b>All Prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Sold in 2006	638	445	135	58
Sold in 2007	505	373	76	56
Sold in 2008	572	497	50	25
%change/2008/2006	-10.3%	11.7%	-63.0%	-56.9%
%change/2008/2007	13.3%	33.2%	-34.2%	-55.4%

<b>Condos/Townhouses</b>		<b>Sold 2006 through 2008</b>			
<b>Dade</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>	
Sold in 2005	1,208	1,018	139	51	
Sold in 2006	956	806	103	47	
Sold in 2007	425	349	49	27	
Sold in 2008	544	469	41	34	
%change/2008/2006	-43.1%	-41.8%	-60.2%	-27.7%	
%change/2008/2007	28.0%	34.4%	-16.3%	25.9%	

<b>Broward</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Sold in 2005	1,310	1,241	62	7
Sold in 2006	795	705	47	43
Sold in 2007	473	400	34	39
Sold in 2008	720	694	20	6
%change/2008/2006	-9.4%	-1.6%	-57.4%	-86.0%
%change/2008/2007	52.2%	73.5%	-41.2%	-84.6%

<b>Palm Beach</b>	<b>All prices</b>	<b>&lt;500K</b>	<b>500K-1M</b>	<b>1M+</b>
Sold in 2006	574	530	31	13
Sold in 2007	451	418	26	7
Sold in 2008	502	488	11	3
%change/2008/2006	-12.5%	-7.9%	-64.5%	-76.9%
%change/2008/2007	11.3%	16.7%	-57.7%	-57.1%