

Miami/Palm Area Home Sale Activity:

Quarter 4, 2008



The following figures represent the resale of single family residences and condos as well as new homes.

Note: % Change is from the same period in the previous year

| DADE | FLDA | Median Price | | | Sales Volume | |
|------------------|----------|------------------|----------------|--------------|--------------|----------------|
| Community | Zip Code | 4Q2008 | % Chg* | \$/SqFt | 4Q2008 | % Chg* |
| All homes | | \$229,990 | -19.30% | \$145 | 6,079 | -25.30% |
| HIALEAH | 33010 | \$179,950 | -38.40% | \$165 | 13 | -66.70% |
| HIALEAH | 33012 | \$128,450 | -38.10% | \$109 | 54 | -44.30% |
| HIALEAH | 33013 | \$186,000 | -48.30% | \$141 | 32 | -40.70% |
| HIALEAH | 33014 | \$236,000 | 9.80% | \$158 | 43 | -33.80% |
| HIALEAH | 33015 | \$190,000 | -25.50% | \$119 | 87 | -43.10% |
| HIALEAH | 33016 | \$144,950 | -30.30% | \$140 | 62 | -34.70% |
| HIALEAH | 33018 | \$267,450 | -4.40% | \$138 | 94 | 16.00% |
| HOMESTEAD | 33030 | \$119,000 | -51.10% | \$75 | 52 | -5.50% |
| HOMESTEAD | 33031 | \$272,500 | -44.70% | \$121 | 14 | 7.70% |
| HOMESTEAD | 33032 | \$166,500 | -36.00% | \$84 | 163 | -6.90% |
| HOMESTEAD | 33033 | \$139,800 | -46.20% | \$80 | 193 | -37.10% |
| HOMESTEAD | 33034 | \$66,000 | -52.00% | \$49 | 21 | -34.40% |
| HOMESTEAD | 33035 | \$79,500 | -54.90% | \$57 | 82 | 54.70% |
| KEY BISCAIYNE | 33149 | \$685,000 | -7.40% | \$416 | 57 | 18.80% |
| MIAMI | 33125 | \$188,000 | -18.30% | \$137 | 35 | -7.90% |
| MIAMI | 33126 | \$130,000 | -40.90% | \$136 | 48 | -60.70% |
| MIAMI | 33127 | \$81,333 | -64.20% | \$67 | 23 | -23.30% |
| MIAMI | 33129 | \$302,500 | -19.40% | \$235 | 39 | -13.30% |
| MIAMI | 33130 | \$193,000 | -29.60% | \$155 | 60 | 106.90% |
| MIAMI | 33131 | \$255,000 | -57.10% | \$236 | 155 | 58.20% |
| MIAMI | 33132 | \$380,950 | -13.40% | \$234 | 70 | -17.60% |
| MIAMI | 33133 | \$414,150 | -19.60% | \$262 | 101 | -26.80% |
| MIAMI | 33134 | \$370,000 | -26.00% | \$219 | 103 | 22.60% |
| MIAMI | 33135 | \$183,000 | -9.00% | \$127 | 19 | -44.10% |
| MIAMI | 33136 | \$160,000 | -26.40% | \$195 | 12 | -40.00% |
| MIAMI | 33137 | \$273,700 | -15.80% | \$231 | 54 | 22.70% |
| MIAMI | 33138 | \$259,875 | -23.60% | \$161 | 76 | 7.00% |
| MIAMI | 33142 | \$108,500 | -43.00% | \$65 | 39 | -57.10% |
| MIAMI | 33143 | \$364,000 | -10.10% | \$210 | 86 | -25.20% |
| MIAMI | 33144 | \$210,000 | -38.20% | \$143 | 20 | -42.90% |
| MIAMI | 33145 | \$219,750 | -38.70% | \$172 | 33 | -26.70% |
| MIAMI | 33146 | \$560,000 | -22.00% | \$292 | 47 | 88.00% |
| MIAMI | 33147 | \$85,000 | -60.60% | \$72 | 44 | -51.60% |
| MIAMI | 33150 | \$115,000 | -41.90% | \$90 | 43 | -2.30% |
| MIAMI | 33154 | \$369,300 | -45.30% | \$281 | 100 | -5.70% |

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|-------------------|-------------|---------------------|---------|-------|---------------------|---------|
| MIAMI | 33155 | \$260,500 | -36.70% | \$167 | 83 | 16.90% |
| MIAMI | 33156 | \$483,000 | 14.30% | \$225 | 97 | -38.20% |
| MIAMI | 33157 | \$199,833 | -38.00% | \$115 | 143 | -16.90% |
| MIAMI | 33158 | \$620,000 | 8.90% | \$211 | 15 | -28.60% |
| MIAMI | 33161 | \$162,000 | -22.50% | \$110 | 48 | -26.20% |
| MIAMI | 33162 | \$142,000 | -34.00% | \$88 | 58 | -23.70% |
| MIAMI | 33165 | \$225,000 | -36.80% | \$144 | 96 | 1.10% |
| MIAMI | 33166 | \$150,000 | -42.30% | \$138 | 39 | -27.80% |
| MIAMI | 33167 | \$118,000 | -51.50% | \$109 | 11 | -47.60% |
| MIAMI | 33168 | \$127,500 | -47.60% | \$95 | 37 | -5.10% |
| MIAMI | 33169 | \$212,500 | -26.50% | \$64 | 56 | -44.00% |
| MIAMI | 33170 | \$177,700 | -37.10% | \$102 | 35 | -16.70% |
| MIAMI | 33172 | \$130,000 | -34.70% | \$121 | 42 | -39.10% |
| MIAMI | 33173 | \$218,650 | -18.30% | \$148 | 66 | -17.50% |
| MIAMI | 33174 | \$192,500 | -0.30% | \$144 | 27 | -52.60% |
| MIAMI | 33175 | \$234,900 | -30.70% | \$143 | 98 | -5.80% |
| MIAMI | 33176 | \$277,500 | 1.30% | \$154 | 111 | -19.00% |
| MIAMI | 33177 | \$166,000 | -47.30% | \$108 | 101 | -24.60% |
| MIAMI | 33178 | \$277,000 | -20.50% | \$158 | 195 | -8.50% |
| MIAMI | 33179 | \$110,000 | -33.30% | \$88 | 78 | -14.30% |
| MIAMI | 33180 | \$258,000 | -28.40% | \$195 | 259 | 68.20% |
| MIAMI | 33181 | \$99,500 | -55.80% | \$96 | 56 | 0.00% |
| MIAMI | 33182 | \$287,500 | -20.10% | \$151 | 16 | -11.10% |
| MIAMI | 33183 | \$158,500 | -37.20% | \$116 | 48 | -34.20% |
| MIAMI | 33184 | \$237,500 | -21.50% | \$144 | 23 | -34.30% |
| MIAMI | 33185 | \$297,450 | -16.70% | \$135 | 76 | -14.60% |
| MIAMI | 33186 | \$201,000 | -28.50% | \$131 | 164 | -8.90% |
| MIAMI | 33187 | \$249,900 | -36.20% | \$111 | 38 | 2.70% |
| MIAMI | 33189 | \$164,000 | -41.40% | \$99 | 60 | -6.30% |
| MIAMI | 33190 | \$164,925 | -25.50% | \$97 | 38 | -55.30% |
| MIAMI | 33193 | \$203,000 | -15.80% | \$111 | 101 | 1.00% |
| MIAMI | 33194 | \$264,950 | -45.40% | \$130 | 18 | 38.50% |
| MIAMI | 33196 | \$240,750 | -22.30% | \$122 | 109 | -4.40% |
| MIAMI BEACH | 33109 | \$1,250,000 | -43.20% | \$820 | 6 | 50.00% |
| MIAMI BEACH | 33139 | \$325,000 | -12.20% | \$342 | 276 | 6.20% |
| MIAMI BEACH | 33140 | \$365,000 | -5.20% | \$304 | 107 | -12.30% |
| MIAMI BEACH | 33141 | \$259,950 | -32.50% | \$206 | 173 | 0.60% |
| NORTH MIAMI BEACH | 33160 | \$331,400 | -9.00% | \$196 | 285 | 7.50% |
| OPA LOCKA | 33054 | \$93,950 | -52.40% | \$39 | 43 | -41.10% |
| OPA LOCKA | 33055 | \$123,500 | -49.40% | \$59 | 66 | -21.40% |
| OPA LOCKA | 33056 | \$160,000 | -33.30% | \$60 | 47 | -33.80% |
| | | | | | | |
| BROWARD | FLBR | Median Price | | | Sales Volume | |

| Community | Zip Code | 4Q2008 | % Chg* | \$/SqFt | 4Q2008 | % Chg* |
|------------------|----------|------------------|----------------|--------------|--------------|----------------|
| All homes | | \$185,000 | -28.80% | \$124 | 5,190 | -16.50% |
| DANIA | 33004 | \$131,500 | -33.60% | \$96 | 24 | -33.30% |
| DEERFIELD BEACH | 33441 | \$241,250 | -1.50% | \$147 | 52 | -22.40% |
| DEERFIELD BEACH | 33442 | \$75,000 | -7.40% | \$81 | 133 | -15.30% |
| FORT LAUDERDALE | 33301 | \$457,450 | -10.50% | \$319 | 75 | -14.80% |
| FORT LAUDERDALE | 33304 | \$253,750 | -40.30% | \$144 | 70 | -23.10% |
| FORT LAUDERDALE | 33305 | \$280,000 | 7.70% | \$180 | 43 | -40.30% |
| FORT LAUDERDALE | 33306 | \$275,000 | 6.30% | \$178 | 15 | 15.40% |
| FORT LAUDERDALE | 33308 | \$294,500 | -22.80% | \$172 | 169 | -0.60% |
| FORT LAUDERDALE | 33309 | \$136,800 | -39.20% | \$108 | 100 | -3.80% |
| FORT LAUDERDALE | 33311 | \$92,450 | -52.60% | \$72 | 103 | -37.60% |
| FORT LAUDERDALE | 33312 | \$190,000 | -30.90% | \$127 | 95 | -20.20% |
| FORT LAUDERDALE | 33313 | \$75,000 | -34.80% | \$73 | 85 | -30.30% |
| FORT LAUDERDALE | 33314 | \$200,000 | -13.00% | \$125 | 19 | -51.30% |
| FORT LAUDERDALE | 33315 | \$237,000 | -15.30% | \$167 | 27 | -30.80% |
| FORT LAUDERDALE | 33316 | \$625,000 | 31.60% | \$319 | 39 | -45.80% |
| FORT LAUDERDALE | 33317 | \$170,000 | -36.60% | \$122 | 75 | -13.80% |
| FORT LAUDERDALE | 33319 | \$75,500 | -50.50% | \$70 | 112 | -40.40% |
| FORT LAUDERDALE | 33321 | \$125,000 | -35.60% | \$94 | 183 | 16.60% |
| FORT LAUDERDALE | 33322 | \$99,000 | -16.50% | \$72 | 148 | -8.60% |
| FORT LAUDERDALE | 33323 | \$229,900 | -26.30% | \$138 | 68 | 7.90% |
| FORT LAUDERDALE | 33324 | \$192,000 | -26.60% | \$131 | 94 | -36.50% |
| FORT LAUDERDALE | 33325 | \$213,250 | -31.20% | \$143 | 56 | -9.70% |
| FORT LAUDERDALE | 33328 | \$250,000 | -26.70% | \$145 | 57 | -32.90% |
| FORT LAUDERDALE | 33330 | \$525,000 | -10.30% | \$164 | 40 | -23.10% |
| FORT LAUDERDALE | 33331 | \$332,900 | -19.10% | \$156 | 66 | -38.30% |
| FORT LAUDERDALE | 33332 | \$455,000 | -26.00% | \$164 | 49 | -5.80% |
| FORT LAUDERDALE | 33334 | \$150,000 | -15.40% | \$135 | 90 | -11.80% |
| FORT LAUDERDALE | 33351 | \$166,050 | -17.00% | \$108 | 73 | -24.70% |
| HALLANDALE | 33009 | \$165,000 | -43.10% | \$137 | 160 | -38.90% |
| HOLLYWOOD | 33019 | \$235,450 | -38.30% | \$206 | 119 | -7.80% |
| HOLLYWOOD | 33020 | \$149,350 | -40.30% | \$107 | 57 | -59.00% |
| HOLLYWOOD | 33021 | \$180,000 | -18.10% | \$122 | 126 | -11.30% |
| HOLLYWOOD | 33023 | \$124,350 | -43.50% | \$103 | 130 | 0.80% |
| HOLLYWOOD | 33024 | \$159,807 | -30.20% | \$122 | 152 | -6.70% |
| HOLLYWOOD | 33025 | \$163,500 | -31.80% | \$120 | 149 | -19.50% |
| HOLLYWOOD | 33026 | \$185,000 | -20.30% | \$121 | 81 | 12.50% |
| HOLLYWOOD | 33027 | \$229,800 | -7.60% | \$127 | 213 | 34.00% |
| HOLLYWOOD | 33028 | \$290,800 | -14.50% | \$145 | 66 | 6.50% |
| HOLLYWOOD | 33029 | \$298,000 | -25.50% | \$133 | 116 | -27.50% |
| POMPANO BEACH | 33060 | \$196,700 | -20.50% | \$156 | 48 | -40.00% |
| POMPANO BEACH | 33062 | \$245,000 | -22.20% | \$189 | 100 | -13.80% |

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|-------------------|-----------------|---------------------|----------------|----------------|---------------------|---------------|
| POMPANO BEACH | 33063 | \$113,000 | -37.60% | \$93 | 188 | 3.90% |
| POMPANO BEACH | 33064 | \$127,000 | -36.50% | \$111 | 169 | 9.70% |
| POMPANO BEACH | 33065 | \$161,539 | -17.70% | \$110 | 120 | -4.00% |
| POMPANO BEACH | 33066 | \$78,000 | -7.10% | \$66 | 77 | 6.90% |
| POMPANO BEACH | 33067 | \$312,500 | -24.70% | \$141 | 80 | -1.20% |
| POMPANO BEACH | 33068 | \$125,750 | -42.10% | \$87 | 92 | -2.10% |
| POMPANO BEACH | 33069 | \$115,000 | -34.30% | \$95 | 97 | -32.20% |
| POMPANO BEACH | 33071 | \$252,500 | -18.00% | \$129 | 104 | 8.30% |
| POMPANO BEACH | 33073 | \$215,000 | -23.20% | \$133 | 91 | -18.00% |
| POMPANO BEACH | 33076 | \$393,250 | -26.50% | \$152 | 139 | -22.80% |
| WESTON | 33326 | \$233,900 | -31.70% | \$134 | 94 | 13.30% |
| WESTON | 33327 | \$325,000 | -33.00% | \$169 | 84 | 20.00% |
| | | | | | | |
| PALM BEACH | FLPB | Median Price | | | Sales Volume | |
| Community | Zip Code | 4Q2008 | % Chg* | \$/SqFt | 4Q2008 | % Chg* |
| All homes | | \$205,625 | -22.40% | \$117 | 4,611 | -5.60% |
| BELLE GLADE | 33430 | \$161,458 | 11.40% | \$97 | 6 | -33.30% |
| BOCA RATON | 33428 | \$185,000 | -18.10% | \$127 | 114 | 11.80% |
| BOCA RATON | 33431 | \$252,500 | -28.40% | \$157 | 51 | 4.10% |
| BOCA RATON | 33432 | \$464,043 | -25.80% | \$254 | 58 | -28.40% |
| BOCA RATON | 33433 | \$200,000 | -25.90% | \$126 | 130 | 15.00% |
| BOCA RATON | 33434 | \$75,000 | -38.80% | \$76 | 87 | -9.40% |
| BOCA RATON | 33486 | \$255,000 | -27.10% | \$165 | 65 | 4.80% |
| BOCA RATON | 33487 | \$299,995 | -16.70% | \$187 | 94 | -6.00% |
| BOCA RATON | 33496 | \$375,000 | -18.50% | \$168 | 88 | 2.30% |
| BOCA RATON | 33498 | \$350,000 | -22.20% | \$150 | 53 | 0.00% |
| BOYNTON BEACH | 33426 | \$152,000 | -20.60% | \$97 | 93 | 2.20% |
| BOYNTON BEACH | 33435 | \$102,500 | -34.80% | \$91 | 102 | 25.90% |
| BOYNTON BEACH | 33436 | \$195,000 | -29.90% | \$106 | 123 | -17.40% |
| BOYNTON BEACH | 33437 | \$262,750 | -21.60% | \$123 | 188 | 16.00% |
| BOYNTON BEACH | 33472 | \$235,500 | -31.70% | \$130 | 55 | -11.30% |
| BOYNTON BEACH | 33473 | \$465,000 | -19.50% | \$139 | 26 | -3.70% |
| DELRAY BEACH | 33444 | \$171,500 | -32.10% | \$135 | 50 | 4.20% |
| DELRAY BEACH | 33445 | \$131,000 | -22.00% | \$101 | 102 | 12.10% |
| DELRAY BEACH | 33446 | \$150,000 | -28.60% | \$99 | 110 | -26.70% |
| DELRAY BEACH | 33483 | \$337,500 | -22.10% | \$217 | 54 | -14.30% |
| DELRAY BEACH | 33484 | \$100,000 | -23.10% | \$77 | 141 | 0.00% |
| JUPITER | 33458 | \$252,330 | -11.50% | \$143 | 197 | -15.50% |
| JUPITER | 33469 | \$216,850 | -21.90% | \$146 | 56 | -11.10% |
| JUPITER | 33477 | \$332,500 | -11.10% | \$219 | 66 | 4.80% |
| JUPITER | 33478 | \$287,500 | -4.20% | \$147 | 39 | 34.50% |
| LAKE WORTH | 33449 | \$365,000 | -27.00% | \$130 | 28 | -3.40% |
| LAKE WORTH | 33460 | \$108,500 | -48.30% | \$97 | 54 | -20.60% |

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|------------------|-------|-----------|---------|-------|-----|---------|
| LAKE WORTH | 33461 | \$130,000 | -29.70% | \$82 | 78 | -10.30% |
| LAKE WORTH | 33462 | \$155,000 | -22.50% | \$115 | 86 | 2.40% |
| LAKE WORTH | 33463 | \$131,880 | -47.10% | \$91 | 138 | -3.50% |
| LAKE WORTH | 33467 | \$180,000 | -37.90% | \$104 | 162 | -5.80% |
| LOXAHATCHEE | 33470 | \$200,000 | -38.60% | \$110 | 82 | 46.40% |
| NORTH PALM BEACH | 33408 | \$210,000 | -8.70% | \$171 | 74 | 23.30% |
| PAHOKEE | 33476 | n/a | n/a | \$86 | 4 | -42.90% |
| PALM BEACH | 33480 | \$645,000 | -14.00% | \$388 | 48 | -44.80% |
| WEST PALM BEACH | 33401 | \$199,900 | -23.10% | \$154 | 98 | -9.30% |
| WEST PALM BEACH | 33403 | \$142,750 | -20.70% | \$121 | 14 | -44.00% |
| WEST PALM BEACH | 33404 | \$145,000 | -51.70% | \$80 | 76 | -29.60% |
| WEST PALM BEACH | 33405 | \$120,000 | -44.80% | \$106 | 32 | -20.00% |
| WEST PALM BEACH | 33406 | \$138,000 | -31.90% | \$98 | 50 | -5.70% |
| WEST PALM BEACH | 33407 | \$122,500 | -30.60% | \$85 | 55 | -1.80% |
| WEST PALM BEACH | 33409 | \$135,000 | -22.90% | \$92 | 65 | -16.70% |
| WEST PALM BEACH | 33410 | \$225,000 | -11.50% | \$137 | 119 | -24.70% |
| WEST PALM BEACH | 33411 | \$185,000 | -21.40% | \$103 | 327 | 26.30% |
| WEST PALM BEACH | 33412 | \$270,000 | -32.30% | \$118 | 66 | 17.90% |
| WEST PALM BEACH | 33413 | \$196,000 | -37.80% | \$94 | 42 | -27.60% |
| WEST PALM BEACH | 33414 | \$290,000 | -19.40% | \$118 | 238 | 9.20% |
| WEST PALM BEACH | 33415 | \$105,000 | -36.30% | \$88 | 85 | -30.90% |
| WEST PALM BEACH | 33417 | \$56,000 | -44.00% | \$55 | 94 | -36.50% |
| WEST PALM BEACH | 33418 | \$300,000 | -16.10% | \$137 | 159 | 13.60% |