

COMPARISON REPORT

Run date: 9/1/2011

Property Type/Area	2010				2011							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
August												
Single-Family												
Atlantis	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	10	4	2,607,000	651,750	9	-10.0%	1	-75.0%	700,000	-73.1%	700,000	7.4%
Bal Harbour	4	0	0	0	1	-75.0%	0	0.0%	0	0.0%	0	0.0%
Bay Harbor Islands	0	0	0	0	0	0.0%	2	200.0%	1,315,000	0.0%	657,500	0.0%
Belle Glade	0	0	0	0	2	200.0%	1	100.0%	45,000	0.0%	45,000	0.0%
Biscayne Park	14	2	412,511	206,256	8	-42.9%	2	0.0%	410,000	-0.6%	205,000	-0.6%
Biscayne Gardens	0	0	0	0	5	500.0%	0	0.0%	0	0.0%	0	0.0%
Boca Raton	75	28	7,571,520	270,411	68	-9.3%	37	32.1%	8,613,598	13.8%	232,800	-13.9%
Boynton Beach	31	8	1,407,200	175,900	26	-16.1%	15	87.5%	2,624,175	86.5%	174,945	-0.5%
Un-Incorp Broward Co.	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	48	19	3,977,541	209,344	43	-10.4%	31	63.2%	5,878,223	47.8%	189,620	-9.4%
Coconut Grove	19	5	6,497,500	1,299,500	13	-31.6%	6	20.0%	8,496,750	30.8%	1,416,125	9.0%
Cooper City	31	26	7,045,600	270,985	31	0.0%	30	15.4%	9,574,699	35.9%	319,157	17.8%
Coral Gables	81	38	45,242,247	1,190,585	58	-28.4%	55	44.7%	62,608,116	38.4%	1,138,329	-4.4%
Coral Springs	136	77	21,776,838	282,816	122	-10.3%	81	5.2%	22,905,710	5.2%	282,787	0.0%
Cutler Bay	43	24	4,714,738	196,447	46	7.0%	21	-12.5%	3,248,100	-31.1%	154,671	-21.3%
Unincorp Dade Co.	12	12	2,965,500	247,125	9	-25.0%	5	-58.3%	1,350,000	-54.5%	270,000	9.3%
Dania	27	10	1,626,420	162,642	22	-18.5%	14	40.0%	1,804,499	10.9%	128,893	-20.8%
Davie	104	52	18,095,950	347,999	98	-5.8%	50	-3.8%	18,909,700	4.5%	378,194	8.7%
Deerfield Beach	51	24	4,025,280	167,720	53	3.9%	29	20.8%	4,505,449	11.9%	155,360	-7.4%
Delray Beach	15	6	1,505,000	250,833	19	26.7%	8	33.3%	1,817,200	20.7%	227,150	-9.4%
Doral	53	17	8,732,000	513,647	40	-24.5%	19	11.8%	8,603,635	-1.5%	452,823	-11.8%
Eastern Shores	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
El Portal	7	1	115,500	115,500	3	-57.1%	0	-100.0%	0	-100.0%	0	-100.0%
Florida City	7	4	176,500	44,125	7	0.0%	5	25.0%	299,499	69.7%	59,900	35.8%
Fort Lauderdale	314	124	31,931,360	257,511	256	-18.5%	137	10.5%	47,817,303	49.8%	349,031	35.5%
Fort Pierce	9	1	85,000	85,000	2	-77.8%	0	-100.0%	0	-100.0%	0	-100.0%
Golden Beach	7	2	1,685,000	842,500	5	-28.6%	0	-200.0%	0	-100.0%	0	-100.0%
Goulds	1	0	0	0	4	300.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	6	0	0	0	3	-50.0%	0	0.0%	0	0.0%	0	0.0%
Gulfstream	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	19	8	1,246,600	155,825	12	-36.8%	6	-25.0%	574,059	-54.0%	95,677	-38.6%
Hialeah	99	53	8,034,871	151,601	76	-23.2%	39	-26.4%	6,132,567	-23.7%	157,245	3.7%
Hialeah Gardens	5	5	1,221,230	244,246	1	-80.0%	6	20.0%	905,500	-25.9%	150,917	-38.2%
Hillsboro Beach	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Hobe Sound	0	1	327,500	327,500	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Hollywood	262	128	19,530,170	152,579	195	-25.6%	108	-15.6%	18,976,697	-2.8%	175,710	15.2%
Homestead	258	91	9,794,790	107,635	156	-39.5%	91	0.0%	10,931,108	11.6%	120,122	11.6%
Hypoluxo	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Islands/Caribbean	2	0	0	0	4	100.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	1	5	976,158	195,232	5	400.0%	1	-80.0%	320,000	-67.2%	320,000	63.9%
Kendall	6	2	315,000	157,500	5	-16.7%	1	-50.0%	300,000	-4.8%	300,000	90.5%
Key Biscayne	12	9	12,740,000	1,415,556	6	-50.0%	8	-11.1%	11,660,000	-8.5%	1,457,500	3.0%
Lake Clarke Shores	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Lake Park	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Lakeworth	22	9	958,400	106,489	22	0.0%	11	22.2%	1,922,600	100.6%	174,782	64.1%
Lantana	1	3	246,000	82,000	1	0.0%	2	-33.3%	145,000	-41.1%	72,500	-11.6%
Lauderdale By The Sea	4	1	1,850,000	1,850,000	1	-75.0%	4	300.0%	1,545,000	-16.5%	386,250	-79.1%
Lauderhill	45	19	2,331,810	122,727	30	-33.3%	13	-31.6%	1,525,900	-34.6%	117,377	-4.4%
Lauderdale Lakes	32	17	1,861,000	109,471	21	-34.4%	10	-41.2%	985,749	-47.0%	98,575	-10.0%
Lazy Lake	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Lighthouse Point	19	11	7,059,400	641,764	14	-26.3%	8	-27.3%	3,544,250	-49.8%	443,031	-31.0%
Loxahatchee	9	3	440,500	146,833	10	11.1%	4	33.3%	587,800	33.4%	146,950	0.1%

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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Mangonia Park	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Margate	70	39	5,700,042	146,155	66	-5.7%	40	2.6%	4,882,374	-14.3%	122,059	-16.5%
Medley	0	1	410,000	410,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Miami	1,246	508	105,941,025	208,545	906	-27.3%	503	-1.0%	104,241,312	-1.6%	207,239	-0.6%
Miami Beach	66	13	13,341,900	1,026,300	48	-27.3%	24	84.6%	34,833,533	161.1%	1,451,397	41.4%
Miami Gardens	64	24	2,558,100	106,588	53	-17.2%	34	41.7%	3,153,689	23.3%	92,756	-13.0%
Miami Lake	26	12	3,646,500	303,875	16	-38.5%	7	-41.7%	2,215,400	-39.2%	316,486	4.1%
Miami Shores	32	16	4,754,250	297,141	22	-31.3%	21	31.3%	7,057,200	48.4%	336,057	13.1%
Miami Springs	13	5	1,190,000	238,000	12	-7.7%	10	100.0%	2,299,500	93.2%	229,950	-3.4%
Miramar	193	81	18,808,150	232,199	159	-17.6%	77	-4.9%	17,926,348	-4.7%	232,810	0.3%
Naranja	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
North Bay Village	2	0	0	0	6	200.0%	2	200.0%	725,000	0.0%	362,500	0.0%
North Lauderdale	56	30	2,708,000	90,267	46	-17.9%	32	6.7%	2,760,850	2.0%	86,277	-4.4%
North Miami	72	21	2,812,900	133,948	41	-43.1%	12	-42.9%	2,110,700	-25.0%	175,892	31.3%
North Miami Beach	49	26	3,891,200	149,662	43	-12.2%	27	3.8%	7,780,200	99.9%	288,156	92.5%
North Palm Beach	1	1	614,000	614,000	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Oakland Park	44	18	2,201,301	122,295	37	-15.9%	19	5.6%	2,735,089	24.2%	143,952	17.7%
Ocean Ridge	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	34	9	770,000	85,556	25	-26.5%	10	11.1%	558,199	-27.5%	55,820	-34.8%
Out Of Area	38	0	0	0	85	123.7%	2	200.0%	210,000	0.0%	105,000	0.0%
Not In Usa	5	0	0	0	9	80.0%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	43	10	2,218,000	221,800	45	4.7%	11	10.0%	1,696,804	-23.5%	154,255	-30.5%
Keys/Islands/Caribbean	7	1	310,000	310,000	9	28.6%	2	100.0%	664,000	114.2%	332,000	7.1%
Other City Not In FL	84	1	164,500	164,500	249	196.4%	9	800.0%	2,610,900	1487.2%	290,100	76.4%
Pahokee	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Palm Beach	0	0	0	0	4	400.0%	0	0.0%	0	0.0%	0	0.0%
Palmetto Bay	44	12	4,940,500	411,708	32	-27.3%	18	50.0%	7,378,490	49.3%	409,916	-0.4%
Palm Springs	2	0	0	0	0	-200.0%	1	100.0%	90,900	0.0%	90,900	0.0%
Parkland	69	34	16,386,620	481,959	54	-21.7%	35	2.9%	21,507,200	31.2%	614,491	27.5%
Palm Beach Gardens	2	1	320,000	320,000	3	50.0%	1	0.0%	104,000	-67.5%	104,000	-67.5%
Pembroke Park	0	1	90,000	90,000	2	200.0%	1	0.0%	105,000	16.7%	105,000	16.7%
Pembroke Pines	200	93	23,784,751	255,750	139	-30.5%	98	5.4%	23,403,196	-1.6%	238,808	-6.6%
Perrine	0	0	0	0	0	0.0%	1	100.0%	65,000	0.0%	65,000	0.0%
Pincrest	28	21	17,412,152	829,150	25	-10.7%	11	-47.6%	11,807,000	-32.2%	1,073,364	29.5%
Plantation	89	51	17,992,432	352,793	86	-3.4%	53	3.9%	15,542,078	-13.6%	293,247	-16.9%
Pompano Beach	167	58	9,774,680	168,529	103	-38.3%	64	10.3%	10,392,172	6.3%	162,378	-3.6%
Port St. Lucie	26	11	1,183,200	107,564	14	-46.2%	5	-54.5%	396,900	-66.5%	79,380	-26.2%
Riviera Beach	6	1	29,000	29,000	6	0.0%	2	100.0%	193,500	567.2%	96,750	233.6%
Royal Palm Beach	7	8	1,407,300	175,913	4	-42.9%	1	-87.5%	225,000	-84.0%	225,000	27.9%
Sea Ranch Lakes	1	0	0	0	0	-100.0%	1	100.0%	870,000	0.0%	870,000	0.0%
South Miami	12	7	2,345,001	335,000	13	8.3%	7	0.0%	2,799,000	19.4%	399,857	19.4%
South Bay	0	0	0	0	2	200.0%	1	100.0%	44,000	0.0%	44,000	0.0%
Stuart	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	6	1	260,000	260,000	4	-33.3%	1	0.0%	1,925,000	640.4%	1,925,000	640.4%
Sunrise	109	53	7,856,660	148,239	79	-27.5%	51	-3.8%	7,935,823	1.0%	155,604	5.0%
Surfside	6	2	945,000	472,500	7	16.7%	5	150.0%	3,219,150	240.7%	643,830	36.3%
Sweetwater	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Southwest Ranches	15	4	2,745,000	686,250	11	-26.7%	8	100.0%	3,731,000	35.9%	466,375	-32.0%
Tamarac	92	53	6,711,067	126,624	100	8.7%	51	-3.8%	6,545,523	-2.5%	128,344	1.4%
Vero Beach	2	1	91,500	91,500	3	50.0%	1	0.0%	117,000	27.9%	117,000	27.9%
Virginia Gardens	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	9	6	2,054,000	342,333	7	-22.2%	5	-16.7%	1,827,200	-11.0%	365,440	6.7%
Weston	105	81	45,719,278	564,436	92	-12.4%	64	-21.0%	27,285,000	-40.3%	426,328	-24.5%
Wilton Manors	23	17	4,482,500	263,676	7	-69.6%	11	-35.3%	2,664,400	-40.6%	242,218	-8.1%
West Miami	2	2	389,900	194,950	2	0.0%	0	-200.0%	0	-100.0%	0	-100.0%
West Palm Beach	20	11	2,407,400	218,855	21	5.0%	13	18.2%	1,679,200	-30.2%	129,169	-41.0%
Total	5,101	2,194	582,497,443	265,496	4,226	-17.2%	2,215	1.0%	622,089,766	6.8%	280,853	5.8%



Real Property information used to create these statistical reports is maintained and compiled by First American MLS Solutions, entered by Realtor® members participating in a shared data base by agreement. This report was compiled early September , additional sales for the month of August may not yet have been recorded. This information is provided as a benefit of MLS participation at RAGFL and is believed accurate but not warranted.

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Property Type/Area	2010				2011							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Condo/Co-op/Villa/Townhouse												
Aventura	262	89	20,207,100	227,046	182	-30.5%	93	4.5%	32,535,650	61.0%	349,846	54.1%
Bal Harbour	45	14	7,833,000	559,500	41	-8.9%	11	-21.4%	6,620,000	-15.5%	601,818	7.6%
Bay Harbor Islands	14	6	804,950	134,158	15	7.1%	9	50.0%	1,363,005	69.3%	151,445	12.9%
Biscayne Park	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Boca Raton	77	30	3,147,800	104,927	75	-2.6%	58	93.3%	8,667,862	175.4%	149,446	42.4%
Boynton Beach	21	17	1,335,900	78,582	24	14.3%	12	-29.4%	967,900	-27.5%	80,658	2.6%
Un-Incorp Broward Co.	0	1	59,000	59,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Coconut Creek	126	58	4,075,433	70,266	88	-30.2%	65	12.1%	4,453,619	9.3%	68,517	-2.5%
Coconut Grove	27	6	3,354,900	559,150	20	-25.9%	14	133.3%	4,090,500	21.9%	292,179	-47.7%
Cooper City	10	1	150,000	150,000	12	20.0%	9	800.0%	1,403,365	835.6%	155,929	4.0%
Coral Gables	47	17	8,772,500	516,029	34	-27.7%	22	29.4%	8,776,199	0.0%	398,918	-22.7%
Coral Springs	160	97	6,285,730	64,801	84	-47.5%	60	-38.1%	4,118,184	-34.5%	68,636	5.9%
Cutler Bay	27	10	968,000	96,800	21	-22.2%	6	-40.0%	486,500	-49.7%	81,083	-16.2%
Unincorp Dade Co.	9	6	626,600	104,433	14	55.6%	4	-33.3%	1,014,100	61.8%	253,525	142.8%
Dania	29	12	1,286,300	107,192	21	-27.6%	3	-75.0%	265,000	-79.4%	88,333	-17.6%
Davie	76	40	3,866,163	96,654	57	-25.0%	42	5.0%	3,700,700	-4.3%	88,112	-8.8%
Deerfield Beach	151	64	4,677,650	73,088	115	-23.8%	66	3.1%	4,711,304	0.7%	71,383	-2.3%
Delray Beach	37	13	1,213,900	93,377	45	21.6%	14	7.7%	994,400	-18.1%	71,029	-23.9%
Doral	132	65	10,049,288	154,604	91	-31.1%	52	-20.0%	7,813,520	-22.2%	150,260	-2.8%
Eastern Shores	6	0	0	0	3	-50.0%	2	200.0%	332,500	0.0%	166,250	0.0%
El Portal	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Fisher Island	12	1	600,000	600,000	2	-83.3%	1	0.0%	3,700,000	516.7%	3,700,000	516.7%
Florida City	1	2	90,500	45,250	0	-100.0%	0	-200.0%	0	-100.0%	0	-100.0%
Fort Lauderdale	347	150	36,940,222	246,268	228	-34.3%	173	15.3%	37,097,352	0.4%	214,436	-12.9%
Fort Pierce	3	1	158,000	158,000	1	-66.7%	2	100.0%	347,000	119.6%	173,500	9.8%
Green Acres	7	5	395,850	79,170	2	-71.4%	1	-80.0%	40,900	-89.7%	40,900	-48.3%
Hallandale	168	71	15,978,609	225,051	139	-17.3%	104	46.5%	17,782,082	11.3%	170,982	-24.0%
Hialeah	173	82	4,739,350	57,797	84	-51.4%	65	-20.7%	4,402,917	-7.1%	67,737	17.2%
Hialeah Gardens	21	9	635,600	70,622	13	-38.1%	0	-900.0%	0	-100.0%	0	-100.0%
Highland Beach	3	0	0	0	2	-33.3%	3	300.0%	745,000	0.0%	248,333	0.0%
Hillsboro Beach	11	7	2,325,500	332,214	12	9.1%	5	-28.6%	1,327,500	-42.9%	265,500	-20.1%
Hobe Sound	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Hollywood	221	105	15,527,971	147,885	175	-20.8%	111	5.7%	17,925,082	15.4%	161,487	9.2%
Homestead	167	99	4,769,783	48,180	107	-35.9%	60	-39.4%	3,299,225	-30.8%	54,987	14.1%
Hutchinson Island	2	1	125,000	125,000	0	-200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Hypoluxo	4	0	0	0	2	-50.0%	2	200.0%	245,500	0.0%	122,750	0.0%
Jensen Beach	0	1	39,000	39,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Juno Beach	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Jupiter	1	1	260,000	260,000	1	0.0%	1	0.0%	159,900	-38.5%	159,900	-38.5%
Kendall	15	7	568,400	81,200	8	-46.7%	2	-71.4%	125,000	-78.0%	62,500	-23.0%
Key Biscayne	43	15	10,639,500	709,300	33	-23.3%	24	60.0%	29,928,000	181.3%	1,247,000	75.8%
Lake Park	1	0	0	0	2	100.0%	2	200.0%	103,000	0.0%	51,500	0.0%
Lakewood	16	6	352,000	58,667	9	-43.8%	4	-33.3%	305,000	-13.4%	76,250	30.0%
Lantana	3	1	31,900	31,900	1	-66.7%	2	100.0%	208,000	552.0%	104,000	226.0%
Lauderdale By The Sea	39	12	4,315,000	359,583	22	-43.6%	16	33.3%	5,749,100	33.2%	359,319	-0.1%
Lauderhill	110	41	1,482,600	36,161	84	-23.6%	49	19.5%	1,690,813	14.0%	34,506	-4.6%
Lauderdale Lakes	39	13	369,100	28,392	36	-7.7%	15	15.4%	412,050	11.6%	27,470	-3.2%
Lighthouse Point	15	4	605,000	151,250	14	-6.7%	7	75.0%	539,000	-10.9%	77,000	-49.1%
Margate	83	39	1,755,300	45,008	54	-34.9%	40	2.6%	2,072,733	18.1%	51,818	15.1%
Miami	1,473	636	91,877,081	144,461	1,023	-30.5%	572	-10.1%	90,308,647	-1.7%	157,882	9.3%
Miami Beach	495	146	44,206,150	302,782	390	-21.2%	174	19.2%	65,789,294	48.8%	378,099	24.9%
Miami Gardens	32	9	386,650	42,961	16	-50.0%	7	-22.2%	364,000	-5.9%	52,000	21.0%
Miami Lake	29	6	845,800	140,967	18	-37.9%	12	100.0%	1,348,900	59.5%	112,408	-20.3%
Miami Shores	4	1	250,000	250,000	3	-25.0%	1	0.0%	150,000	-40.0%	150,000	-40.0%
Miami Springs	2	2	120,500	60,250	0	-200.0%	0	-200.0%	0	-100.0%	0	-100.0%



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COMPARISON REPORT

Run date: 9/1/2011

Property Type/Area	2010				2011							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Miramar	140	74	7,722,811	104,362	77	-45.0%	54	-27.0%	5,030,535	-34.9%	93,158	-10.7%
Naranja	0	2	68,800	34,400	0	0.0%	0	-200.0%	0	-100.0%	0	-100.0%
North Bay Village	38	21	3,538,900	168,519	33	-13.2%	28	33.3%	3,714,900	5.0%	132,675	-21.3%
North Lauderdale	54	17	785,702	46,218	47	-13.0%	21	23.5%	992,374	26.3%	47,256	2.2%
North Miami	65	37	1,994,900	53,916	52	-20.0%	28	-24.3%	1,688,749	-15.3%	60,312	11.9%
North Miami Beach	55	31	2,269,243	73,201	66	20.0%	26	-16.1%	2,055,149	-9.4%	79,044	8.0%
North Palm Beach	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Oakland Park	61	34	1,464,501	43,074	46	-24.6%	27	-20.6%	1,565,700	6.9%	57,989	34.6%
Ocean Ridge	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	9	6	183,306	30,551	2	-77.8%	0	-600.0%	0	-100.0%	0	-100.0%
Out Of Area	11	1	318,000	318,000	9	-18.2%	1	0.0%	45,000	-85.8%	45,000	-85.8%
Not In Usa	1	0	0	0	6	500.0%	1	100.0%	240,000	0.0%	240,000	0.0%
Other City - In FL	20	5	329,000	65,800	17	-15.0%	3	-40.0%	571,400	73.7%	190,467	189.5%
Keys/Islands/Caribbean	4	1	285,000	285,000	10	150.0%	0	-100.0%	0	-100.0%	0	-100.0%
Other City Not In FL	9	0	0	0	24	166.7%	2	200.0%	952,504	0.0%	476,252	0.0%
Palm Beach	1	4	366,200	91,550	9	800.0%	1	-75.0%	123,000	-66.4%	123,000	34.4%
Palmetto Bay	9	1	49,900	49,900	3	-66.7%	1	0.0%	35,500	-28.9%	35,500	-28.9%
Palm Springs	1	0	0	0	3	200.0%	1	100.0%	39,400	0.0%	39,400	0.0%
Parkland	6	3	611,470	203,823	3	-50.0%	3	0.0%	519,000	-15.1%	173,000	-15.1%
Palm Beach Gardens	4	0	0	0	3	-25.0%	3	300.0%	351,050	0.0%	117,017	0.0%
Pembroke Park	7	3	129,600	43,200	4	-42.9%	4	33.3%	215,540	66.3%	53,885	24.7%
Pembroke Pines	231	100	8,746,850	87,469	170	-26.4%	94	-6.0%	7,244,870	-17.2%	77,073	-11.9%
Pinecrest	7	0	0	0	2	-71.4%	0	0.0%	0	0.0%	0	0.0%
Plantation	118	54	4,012,455	74,305	67	-43.2%	34	-37.0%	3,032,115	-24.4%	89,180	20.0%
Pompano Beach	220	112	13,923,347	124,316	160	-27.3%	101	-9.8%	11,798,455	-15.3%	116,816	-6.0%
Port St. Lucie	0	0	0	0	1	100.0%	1	100.0%	51,000	0.0%	51,000	0.0%
Riviera Beach	2	2	86,000	43,000	12	500.0%	3	50.0%	223,200	159.5%	74,400	73.0%
Royal Palm Beach	7	2	139,003	69,502	2	-71.4%	3	50.0%	225,577	62.3%	75,192	8.2%
Singer Island	0	0	0	0	3	300.0%	0	0.0%	0	0.0%	0	0.0%
South Miami	7	5	477,000	95,400	1	-85.7%	2	-60.0%	92,000	-80.7%	46,000	-51.8%
Saint Lucie West	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Stuart	1	0	0	0	3	200.0%	0	0.0%	0	0.0%	0	0.0%
Sunny Isles Beach	183	52	18,340,050	352,693	152	-16.9%	79	51.9%	33,794,821	84.3%	427,783	21.3%
Sunrise	171	88	5,665,495	64,381	125	-26.9%	83	-5.7%	4,637,064	-18.2%	55,868	-13.2%
Surfside	19	4	1,617,125	404,281	12	-36.8%	9	125.0%	2,074,500	28.3%	230,500	-43.0%
Sweetwater	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Tamarac	163	90	5,941,626	66,018	134	-17.8%	78	-13.3%	5,335,307	-10.2%	68,401	3.6%
Tequesta	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Vero Beach	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Wellington	4	0	0	0	5	25.0%	0	0.0%	0	0.0%	0	0.0%
Weston	51	14	2,000,950	142,925	45	-11.8%	28	100.0%	3,971,000	98.5%	141,821	-0.8%
Wilton Manors	20	19	3,258,751	171,513	21	5.0%	10	-47.4%	1,201,500	-63.1%	120,150	-29.9%
West Miami	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Williams Island	0	0	0	0	2	200.0%	0	0.0%	0	0.0%	0	0.0%
West Palm Beach	34	16	871,000	54,438	34	0.0%	14	-12.5%	891,200	2.3%	63,657	16.9%
Total	6,534	2,818	404,412,565	143,510	4,799	-26.6%	2,740	-2.8%	471,192,713	16.5%	171,968	19.8%
Grand Total	11,635	5,012	986,910,008	196,909	9,025	-22.4%	4,955	-1.1%	1,093,282,479	10.8%	220,642	12.1%



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COMPARISON REPORT

Run date: 9/1/2011

Property Type/Area	2010				2011							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Year-to-Date												
Single-Family												
Atlantis	2	1	133,000	133,000	1	-50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Aventura	55	24	18,030,925	751,289	55	0.0%	12	-50.0%	7,341,050	-59.3%	611,754	-18.6%
Bal Harbour	12	2	5,800,000	2,900,000	7	-41.7%	6	200.0%	11,187,500	92.9%	1,864,583	-35.7%
Bay Harbor Islands	9	3	1,671,000	557,000	13	44.4%	10	233.3%	11,036,955	560.5%	1,103,696	98.2%
Belle Glade	9	0	0	0	8	-11.1%	2	200.0%	136,900	0.0%	68,450	0.0%
Biscayne Park	50	16	3,821,011	238,813	44	-12.0%	24	50.0%	5,962,000	56.0%	248,417	4.0%
Biscayne Gardens	8	3	425,000	141,667	16	100.0%	6	100.0%	844,900	98.8%	140,817	-0.6%
Boca Raton	478	159	47,931,570	301,456	563	17.8%	271	70.4%	59,275,996	23.7%	218,731	-27.4%
Boynton Beach	211	66	13,606,100	206,153	240	13.7%	124	87.9%	20,416,621	50.1%	164,650	-20.1%
Briny Breezes	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Un-Incorp Broward Co.	7	3	245,400	81,800	3	-57.1%	1	-66.7%	180,000	-26.7%	180,000	120.0%
Coconut Creek	331	163	34,981,972	214,613	363	9.7%	222	36.2%	46,436,923	32.7%	209,175	-2.5%
Coconut Grove	179	59	51,503,550	872,942	143	-20.1%	76	28.8%	83,984,445	63.1%	1,105,058	26.6%
Cooper City	289	157	42,922,873	273,394	313	8.3%	178	13.4%	51,466,260	19.9%	289,136	5.8%
Coral Gables	648	288	296,911,219	1,030,942	613	-5.4%	334	16.0%	317,113,819	6.8%	949,443	-7.9%
Coral Springs	1,127	586	165,382,885	282,223	1,014	-10.0%	578	-1.4%	160,492,631	-3.0%	277,669	-1.6%
Cutler Bay	346	162	30,149,019	186,105	298	-13.9%	187	15.4%	35,021,972	16.2%	187,283	0.6%
Unincorp Dade Co.	127	70	17,027,490	243,250	95	-25.2%	48	-31.4%	10,900,700	-36.0%	227,098	-6.6%
Dania	231	109	16,251,670	149,098	218	-5.6%	105	-3.7%	14,569,349	-10.4%	138,756	-6.9%
Davie	775	393	138,201,225	351,657	758	-2.2%	374	-4.8%	132,866,604	-3.9%	355,258	1.0%
Deerfield Beach	418	233	43,480,558	186,612	392	-6.2%	224	-3.9%	37,088,860	-14.7%	165,575	-11.3%
Delray Beach	134	47	14,876,445	316,520	155	15.7%	65	38.3%	17,213,720	15.7%	264,826	-16.3%
Doral	333	153	70,378,900	459,993	334	0.3%	138	-9.8%	63,031,276	-10.4%	456,748	-0.7%
Eastern Shores	14	4	2,885,000	721,250	7	-50.0%	3	-25.0%	4,175,000	44.7%	1,391,667	93.0%
El Portal	32	25	4,933,800	197,352	31	-3.1%	18	-28.0%	3,323,157	-32.6%	184,620	-6.5%
Florida City	86	38	1,837,128	48,345	73	-15.1%	46	21.1%	3,289,122	79.0%	71,503	47.9%
Fort Lauderdale	2,275	1,071	357,727,020	334,012	1,902	-16.4%	1,102	2.9%	411,853,903	15.1%	373,733	11.9%
Fort Pierce	41	3	279,000	93,000	27	-34.1%	8	166.7%	450,800	61.6%	56,350	-39.4%
Golden Beach	44	9	10,790,000	1,198,889	43	-2.3%	11	22.2%	28,405,000	163.3%	2,582,273	115.4%
Goulds	7	0	0	0	5	-28.6%	0	0.0%	0	0.0%	0	0.0%
Green Acres	24	6	1,149,000	191,500	19	-20.8%	11	83.3%	1,520,830	32.4%	138,257	-27.8%
Gulfstream	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Hallandale	159	57	11,333,971	198,842	127	-20.1%	59	3.5%	9,294,909	-18.0%	157,541	-20.8%
Haverhill	2	1	82,500	82,500	1	-50.0%	1	0.0%	157,500	90.9%	157,500	90.9%
Hialeah	706	327	50,060,194	153,089	595	-15.7%	356	8.9%	53,297,557	6.5%	149,712	-2.2%
Hialeah Gardens	47	19	3,897,548	205,134	78	66.0%	28	47.4%	4,310,400	10.6%	153,943	-25.0%
Hillsboro Beach	4	1	9,300,000	9,300,000	4	0.0%	1	0.0%	4,200,000	-54.8%	4,200,000	-54.8%
Hobe Sound	4	2	448,750	224,375	4	0.0%	1	-50.0%	205,000	-54.3%	205,000	-8.6%
Hollywood	1,928	976	167,495,866	171,615	1,608	-16.6%	944	-3.3%	157,642,632	-5.9%	166,994	-2.7%
Homestead	1,648	705	83,042,089	117,790	1,203	-27.0%	763	8.2%	84,770,823	2.1%	111,102	-5.7%
Hutchinson Island	1	0	0	0	0	-100.0%	1	100.0%	775,000	0.0%	775,000	0.0%
Hypoluxo	1	0	0	0	0	-100.0%	1	100.0%	79,000	0.0%	79,000	0.0%
Indian Creek	3	1	9,300,000	9,300,000	1	-66.7%	0	-100.0%	0	-100.0%	0	-100.0%
Islands/Caribbean	4	0	0	0	6	50.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	2	1	320,000	320,000	3	50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Jupiter	29	12	3,202,506	266,876	26	-10.3%	11	-8.3%	2,334,375	-27.1%	212,216	-20.5%
Kendall	54	11	2,527,000	229,727	55	1.9%	16	45.5%	4,201,000	66.2%	262,563	14.3%
Key Biscayne	105	39	73,081,207	1,873,877	83	-21.0%	54	38.5%	124,471,600	70.3%	2,305,030	23.0%
Lake Clarke Shores	2	1	148,000	148,000	0	-200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Lake Park	6	1	99,225	99,225	8	33.3%	3	200.0%	336,000	238.6%	112,000	12.9%
Lakeworth	232	97	15,431,218	159,085	226	-2.6%	98	1.0%	12,837,128	-16.8%	130,991	-17.7%
Lantana	20	10	866,900	86,690	18	-10.0%	12	20.0%	845,300	-2.5%	70,442	-18.7%

COMPARISON REPORT

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Property Type/Area	2010				2011							
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Lauderdale By The Sea	44	19	13,030,000	685,789	44	0.0%	18	-5.3%	9,908,400	-24.0%	550,467	-19.7%
Lauderhill	311	152	19,510,455	128,358	299	-3.9%	151	-0.7%	19,191,752	-1.6%	127,098	-1.0%
Lauderdale Lakes	204	105	10,585,707	100,816	182	-10.8%	81	-22.9%	7,538,347	-28.8%	93,066	-7.7%
Lazy Lake	0	1	675,000	675,000	2	200.0%	1	0.0%	297,000	-56.0%	297,000	-56.0%
Lighthouse Point	187	96	56,375,200	587,242	187	0.0%	97	1.0%	69,402,000	23.1%	715,485	21.8%
Lakewood Park	1	1	95,000	95,000	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Loxahatchee	66	10	1,629,000	162,900	50	-24.2%	21	110.0%	3,125,858	91.9%	148,850	-8.6%
Manalapan	2	0	0	0	1	-50.0%	1	100.0%	152,900	0.0%	152,900	0.0%
Mangonia Park	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Margate	576	333	45,197,869	135,729	538	-6.6%	333	0.0%	40,121,911	-11.2%	120,486	-11.2%
Medley	2	1	410,000	410,000	1	-50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Miami	8,853	3,803	817,506,078	214,963	7,492	-15.4%	4,185	10.0%	844,827,978	3.3%	201,870	-6.1%
Miami Beach	412	144	219,142,096	1,521,820	384	-6.8%	193	34.0%	329,960,253	50.6%	1,709,639	12.3%
Miami Gardens	476	179	18,654,761	104,217	489	2.7%	244	36.3%	24,243,541	30.0%	99,359	-4.7%
Miami Lake	170	76	26,722,060	351,606	174	2.4%	86	13.2%	28,253,000	5.7%	328,523	-6.6%
Miami Shores	228	94	31,595,060	336,118	192	-15.8%	98	4.3%	36,872,902	16.7%	376,254	11.9%
Miami Springs	103	45	11,045,400	245,453	91	-11.7%	51	13.3%	12,203,600	10.5%	239,286	-2.5%
Miramar	1,487	749	168,606,973	225,109	1,298	-12.7%	681	-9.1%	149,862,144	-11.1%	220,062	-2.2%
Naranja	4	2	340,000	170,000	9	125.0%	0	-200.0%	0	-100.0%	0	-100.0%
North Bay Village	21	5	3,051,000	610,200	23	9.5%	9	80.0%	3,355,500	10.0%	372,833	-38.9%
North Lauderdale	406	200	19,638,645	98,193	397	-2.2%	224	12.0%	19,223,188	-2.1%	85,818	-12.6%
North Miami	418	149	23,809,327	159,794	363	-13.2%	168	12.8%	35,867,544	50.6%	213,497	33.6%
North Miami Beach	404	158	32,722,199	207,103	378	-6.4%	186	17.7%	39,219,600	19.9%	210,858	1.8%
North Palm Beach	6	1	614,000	614,000	2	-66.7%	2	100.0%	292,500	-52.4%	146,250	-76.2%
Oakland Park	403	227	33,462,601	147,412	347	-13.9%	228	0.4%	30,864,133	-7.8%	135,369	-8.2%
Ocean Ridge	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Opa-Locka	220	82	5,939,768	72,436	190	-13.6%	97	18.3%	5,298,318	-10.8%	54,622	-24.6%
Out Of Area	181	24	4,654,300	193,929	901	397.8%	27	12.5%	19,623,657	321.6%	726,802	274.8%
Not In Usa	39	0	0	0	59	51.3%	0	0.0%	0	0.0%	0	0.0%
Other City - In FL	324	61	11,906,250	195,184	290	-10.5%	72	18.0%	14,772,353	24.1%	205,172	5.1%
Keys/Islands/Caribbean	78	20	14,781,484	739,074	120	53.8%	22	10.0%	11,863,000	-19.7%	539,227	-27.0%
Other City Not In FL	526	4	754,500	188,625	1,529	190.7%	25	525.0%	7,894,966	946.4%	315,799	67.4%
Pahokee	8	3	269,000	89,667	1	-87.5%	1	-66.7%	14,000	-94.8%	14,000	-84.4%
Palm Beach	25	4	575,000	143,750	24	-4.0%	12	200.0%	1,701,000	195.8%	141,750	-1.4%
Un - Incorp Pb Co.	3	1	240,000	240,000	4	33.3%	1	0.0%	95,010	-60.4%	95,010	-60.4%
Palmetto Bay	271	110	42,732,749	388,480	258	-4.8%	163	48.2%	64,855,081	51.8%	397,884	2.4%
Palm Springs	10	1	165,000	165,000	10	0.0%	5	400.0%	611,400	270.5%	122,280	-25.9%
Parkland	483	240	127,761,401	532,339	425	-12.0%	248	3.3%	131,023,312	2.6%	528,320	-0.8%
Palm Beach Gardens	24	9	2,361,900	262,433	22	-8.3%	5	-44.4%	751,800	-68.2%	150,360	-42.7%
Pembroke Park	13	10	1,409,250	140,925	10	-23.1%	5	-50.0%	892,900	-36.6%	178,580	26.7%
Pembroke Pines	1,353	669	166,541,895	248,942	1,222	-9.7%	714	6.7%	167,453,865	0.5%	234,529	-5.8%
Perrine	4	3	477,500	159,167	10	150.0%	1	-66.7%	65,000	-86.4%	65,000	-59.2%
Pinecrest	255	117	124,552,851	1,064,554	238	-6.7%	128	9.4%	121,279,694	-2.6%	947,498	-11.0%
Plantation	775	397	134,435,297	338,628	748	-3.5%	398	0.3%	126,217,672	-6.1%	317,130	-6.3%
Pompano Beach	1,036	481	72,085,644	149,866	834	-19.5%	505	5.0%	81,798,961	13.5%	161,978	8.1%
Port St. Lucie	190	57	5,860,680	102,819	153	-19.5%	70	22.8%	7,241,319	23.6%	103,447	0.6%
Riviera Beach	27	10	1,089,900	108,990	30	11.1%	5	-50.0%	265,800	-75.6%	53,160	-51.2%
Royal Palm Beach	79	31	5,539,950	178,708	63	-20.3%	35	12.9%	5,789,050	4.5%	165,401	-7.4%
Sea Ranch Lakes	11	3	3,035,000	1,011,667	15	36.4%	7	133.3%	6,820,392	124.7%	974,342	-3.7%
Sebastian	4	1	135,000	135,000	2	-50.0%	2	100.0%	91,095	-32.5%	45,548	-66.3%
Sewalls Point	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
South Miami	96	47	17,617,401	374,838	81	-15.6%	40	-14.9%	16,669,550	-5.4%	416,739	11.2%
South Bay	0	0	0	0	5	500.0%	1	100.0%	44,000	0.0%	44,000	0.0%
Saint Lucie West	1	0	0	0	3	200.0%	1	100.0%	75,000	0.0%	75,000	0.0%
Stuart	13	9	13,125,000	1,458,333	8	-38.5%	3	-66.7%	652,000	-95.0%	217,333	-85.1%
Sunny Isles Beach	42	11	7,861,000	714,636	43	2.4%	7	-36.4%	6,283,333	-20.1%	897,619	25.6%
Sunrise	795	380	59,469,574	156,499	701	-11.8%	392	3.2%	55,091,556	-7.4%	140,540	-10.2%
Surfside	74	31	11,432,500	368,790	69	-6.8%	38	22.6%	14,889,750	30.2%	391,836	6.2%



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COMPARISON REPORT

Run date: 9/1/2011

Property Type/Area	2010				2011				2011			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
Sweetwater	6	4	733,000	183,250	5	-16.7%	6	50.0%	962,400	31.3%	160,400	-12.5%
Southwest Ranches	149	64	50,041,110	781,892	142	-4.7%	67	4.7%	36,663,400	-26.7%	547,215	-30.0%
Tamarac	701	401	52,578,409	131,118	684	-2.4%	375	-6.5%	43,458,623	-17.3%	115,890	-11.6%
Tequesta	4	2	447,000	223,500	1	-75.0%	2	0.0%	450,000	0.7%	225,000	0.7%
Vero Beach	20	5	459,500	91,900	23	15.0%	8	60.0%	7,593,400	1552.5%	949,175	932.8%
Virginia Gardens	12	4	871,000	217,750	6	-50.0%	3	-25.0%	459,400	-47.3%	153,133	-29.7%
Wellington	92	30	9,852,900	328,430	87	-5.4%	45	50.0%	14,735,126	49.6%	327,447	-0.3%
Weston	934	506	230,136,166	454,815	860	-7.9%	473	-6.5%	214,220,311	-6.9%	452,897	-0.4%
Wilton Manors	153	92	26,090,350	283,591	168	9.8%	90	-2.2%	21,634,400	-17.1%	240,382	-15.2%
West Miami	18	6	1,238,400	206,400	21	16.7%	15	150.0%	2,792,600	125.5%	186,173	-9.8%
West Palm Beach	207	55	9,564,629	173,902	215	3.9%	88	60.0%	12,525,660	31.0%	142,337	-18.2%
Total	37,312	16,652	4,597,778,923	276,110	35,110	-5.9%	17,825	7.0%	4,932,358,648	7.3%	276,710	0.2%

Condo/Co-op/Villa/Townhouse

Atlantis	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Aventura	1,818	705	212,485,388	301,398	1,623	-10.7%	899	27.5%	273,864,504	28.9%	304,632	1.1%
Bal Harbour	243	76	59,522,650	783,193	238	-2.1%	111	46.1%	85,902,355	44.3%	773,895	-1.2%
Bay Harbor Islands	126	55	7,875,549	143,192	125	-0.8%	63	14.5%	10,671,455	35.5%	169,388	18.3%
Biscayne Park	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Biscayne Gardens	0	1	43,000	43,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Boca Raton	576	221	28,192,034	127,566	665	15.5%	361	63.3%	66,363,426	135.4%	183,832	44.1%
Boynton Beach	197	75	7,287,500	97,167	185	-6.1%	108	44.0%	9,232,935	26.7%	85,490	-12.0%
Un-Incorp Broward Co.	2	2	217,000	108,500	1	-50.0%	1	-50.0%	121,000	-44.2%	121,000	11.5%
Canal Point	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Coconut Creek	864	486	32,869,960	67,634	684	-20.8%	501	3.1%	34,012,744	3.5%	67,890	0.4%
Coconut Grove	206	86	46,183,862	537,022	191	-7.3%	113	31.4%	41,168,843	-10.9%	364,326	-32.2%
Cooper City	59	26	3,903,200	150,123	68	15.3%	48	84.6%	6,123,410	56.9%	127,571	-15.0%
Coral Gables	400	141	60,240,788	427,240	325	-18.8%	168	19.1%	48,449,719	-19.6%	288,391	-32.5%
Coral Springs	1,199	692	45,005,784	65,037	742	-38.1%	684	-1.2%	42,580,577	-5.4%	62,252	-4.3%
Crandon Park	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Cutler Bay	182	63	5,791,400	91,927	136	-25.3%	87	38.1%	6,472,175	11.8%	74,393	-19.1%
Unincorp Dade Co.	84	39	4,470,745	114,634	98	16.7%	56	43.6%	7,157,924	60.1%	127,820	11.5%
Dania	229	102	11,726,916	114,970	178	-22.3%	111	8.8%	10,870,952	-7.3%	97,937	-14.8%
Davie	604	328	32,823,308	100,071	486	-19.5%	365	11.3%	31,832,657	-3.0%	87,213	-12.8%
Deerfield Beach	1,140	671	44,914,981	66,937	1,031	-9.6%	728	8.5%	52,289,186	16.4%	71,826	7.3%
Delray Beach	320	113	12,138,058	107,416	289	-9.7%	160	41.6%	14,794,686	21.9%	92,467	-13.9%
Doral	969	417	67,678,414	162,298	768	-20.7%	473	13.4%	69,558,833	2.8%	147,059	-9.4%
Eastern Shores	31	10	902,100	90,210	27	-12.9%	14	40.0%	2,184,500	142.2%	156,036	73.0%
El Portal	1	0	0	0	0	-100.0%	1	100.0%	77,000	0.0%	77,000	0.0%
Fisher Island	52	14	27,920,000	1,994,286	35	-32.7%	19	35.7%	52,773,500	89.0%	2,777,553	39.3%
Florida City	19	7	355,500	50,786	13	-31.6%	7	0.0%	332,000	-6.6%	47,429	-6.6%
Fort Lauderdale	2,724	1,433	366,549,709	255,792	2,368	-13.1%	1,573	9.8%	369,456,178	0.8%	234,874	-8.2%
Fort Pierce	21	7	1,089,500	155,643	20	-4.8%	7	0.0%	987,501	-9.4%	141,072	-9.4%
Golden Beach	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Green Acres	64	17	1,038,850	61,109	37	-42.2%	17	0.0%	1,088,200	4.8%	64,012	4.8%
Hallandale	1,336	646	126,463,507	195,764	1,278	-4.3%	816	26.3%	141,887,840	12.2%	173,882	-11.2%
Hialeah	1,247	477	32,417,773	67,962	903	-27.6%	694	45.5%	43,273,743	33.5%	62,354	-8.3%
Hialeah Gardens	105	47	3,473,080	73,895	56	-46.7%	44	-6.4%	3,107,750	-10.5%	70,631	-4.4%
Highland Beach	24	5	1,817,500	363,500	14	-41.7%	10	100.0%	3,588,293	97.4%	358,829	-1.3%
Hillsboro Beach	115	40	13,739,500	343,488	101	-12.2%	56	40.0%	15,702,400	14.3%	280,400	-18.4%
Hobe Sound	0	1	134,200	134,200	1	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Hollywood	1,774	912	137,553,236	150,826	1,527	-13.9%	978	7.2%	157,100,025	14.2%	160,634	6.5%
Homestead	1,348	582	30,817,184	52,950	784	-41.8%	608	4.5%	30,415,847	-1.3%	50,026	-5.5%
Hutchinson Island	5	2	250,000	125,000	0	-50.0%	0	-200.0%	0	-100.0%	0	-100.0%
Hypoluxo	13	3	322,100	107,367	15	15.4%	11	266.7%	1,666,400	417.4%	151,491	41.1%



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COMPARISON REPORT

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Property Type/Area	2010				2011				Sales Volume	Percent Change	Avg. Sale Price	Percent Change
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change				
Indian Creek	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Islands/Caribbean	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Jensen Beach	4	2	189,000	94,500	2	-50.0%	0	-200.0%	0	-100.0%	0	-100.0%
Juno Beach	1	1	170,000	170,000	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Jupiter	13	9	1,690,500	187,833	23	76.9%	7	-22.2%	781,900	-53.7%	111,700	-40.5%
Kendall	116	37	3,624,739	97,966	81	-30.2%	38	2.7%	3,574,300	-1.4%	94,061	-4.0%
Key Biscayne	382	137	114,112,625	832,939	319	-16.5%	159	16.1%	131,631,350	15.4%	827,870	-0.6%
Lake Clarke Shores	3	0	0	0	2	-33.3%	0	0.0%	0	0.0%	0	0.0%
Lake Park	4	0	0	0	5	25.0%	3	300.0%	154,000	0.0%	51,333	0.0%
Lakeworth	99	31	2,385,899	76,964	68	-31.3%	34	9.7%	2,040,950	-14.5%	60,028	-22.0%
Lantana	11	4	264,900	66,225	11	0.0%	5	25.0%	388,240	46.6%	77,648	17.2%
Lauderdale By The Sea	251	100	34,062,807	340,628	226	-10.0%	144	44.0%	47,555,108	39.6%	330,244	-3.0%
Lauderhill	825	382	15,649,572	40,967	764	-7.4%	433	13.4%	16,567,831	5.9%	38,263	-6.6%
Lauderdale Lakes	265	139	4,208,920	30,280	241	-9.1%	119	-14.4%	3,866,051	-8.1%	32,488	7.3%
Lighthouse Point	125	60	6,160,200	102,670	135	8.0%	68	13.3%	5,767,450	-6.4%	84,815	-17.4%
Margate	641	364	17,270,384	47,446	522	-18.6%	385	5.8%	18,368,868	6.4%	47,711	0.6%
Medley	4	3	723,000	241,000	3	-25.0%	3	0.0%	643,000	-11.1%	214,333	-11.1%
Miami	10,468	4,081	654,015,226	160,259	8,155	-22.1%	5,162	26.5%	796,359,369	21.8%	154,273	-3.7%
Miami Beach	3,766	1,377	577,243,795	419,204	3,277	-13.0%	1,868	35.7%	799,616,491	38.5%	428,060	2.1%
Miami Gardens	195	52	3,150,723	60,591	167	-14.4%	87	67.3%	4,288,800	36.1%	49,297	-18.6%
Miami Lake	173	71	8,898,558	125,332	148	-14.5%	88	23.9%	15,599,386	75.3%	177,266	41.4%
Miami Shores	29	8	1,388,500	173,563	26	-10.3%	22	175.0%	3,176,500	128.8%	144,386	-16.8%
Miami Springs	16	5	304,400	60,880	6	-62.5%	3	-40.0%	132,500	-56.5%	44,167	-27.5%
Miramar	1,032	547	55,747,460	101,915	746	-27.7%	521	-4.8%	53,346,247	-4.3%	102,392	0.5%
Naranja	6	2	68,800	34,400	3	-50.0%	1	-50.0%	20,000	-70.9%	20,000	-41.9%
North Bay Village	351	155	24,274,330	156,609	264	-24.8%	206	32.9%	29,466,953	21.4%	143,043	-8.7%
North Lauderdale	381	199	10,410,561	52,314	323	-15.2%	221	11.1%	11,224,902	7.8%	50,791	-2.9%
North Miami	495	175	11,417,220	65,241	381	-23.0%	219	25.1%	13,330,547	16.8%	60,870	-6.7%
North Miami Beach	514	201	14,949,747	74,377	405	-21.2%	202	0.5%	13,748,870	-8.0%	68,064	-8.5%
North Palm Beach	4	1	40,000	40,000	6	50.0%	5	400.0%	481,500	1103.8%	96,300	140.8%
Oakland Park	496	275	15,596,706	56,715	390	-21.4%	261	-5.1%	19,539,158	25.3%	74,863	32.0%
Ocean Ridge	2	0	0	0	1	-50.0%	1	100.0%	850,000	0.0%	850,000	0.0%
Opa-Locka	58	27	1,056,706	39,137	33	-43.1%	10	-63.0%	305,300	-71.1%	30,530	-22.0%
Out Of Area	77	9	1,034,500	114,944	120	55.8%	13	44.4%	1,381,000	33.5%	106,231	-7.6%
Not In Usa	38	4	1,225,000	306,250	29	-23.7%	5	25.0%	1,008,000	-17.7%	201,600	-34.2%
Other City - In FL	158	38	3,027,584	79,673	146	-7.6%	34	-10.5%	4,738,465	56.5%	139,367	74.9%
Keys/Islands/Caribbean	54	6	2,080,000	346,667	40	-25.9%	4	-33.3%	846,800	-59.3%	211,700	-38.9%
Other City Not In FL	59	0	0	0	124	110.2%	3	300.0%	1,097,504	0.0%	365,835	0.0%
Palm Beach	32	12	3,535,800	294,650	38	18.8%	10	-16.7%	1,385,001	-60.8%	138,500	-53.0%
Un - Incorp Pb Co.	2	1	72,000	72,000	0	-200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Palmetto Bay	53	19	3,420,900	180,047	35	-34.0%	25	31.6%	2,825,400	-17.4%	113,016	-37.2%
Palm Springs	25	3	175,060	58,353	19	-24.0%	11	266.7%	399,223	128.0%	36,293	-37.8%
Parkland	47	24	4,521,770	188,407	51	8.5%	34	41.7%	6,434,149	42.3%	189,240	0.4%
Palm Beach Gardens	24	9	1,365,010	151,668	20	-16.7%	8	-11.1%	817,050	-40.1%	102,131	-32.7%
Palm Beach Shores	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Pembroke Park	44	18	715,800	39,767	27	-38.6%	17	-5.6%	1,008,939	41.0%	59,349	49.2%
Pembroke Pines	1,659	889	95,323,116	107,225	1,341	-19.2%	925	4.0%	72,081,232	-24.4%	77,926	-27.3%
Perrine	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Pinecrest	37	10	2,534,400	253,440	23	-37.8%	12	20.0%	1,756,600	-30.7%	146,383	-42.2%
Plantation	808	394	32,633,121	82,825	589	-27.1%	422	7.1%	32,007,442	-1.9%	75,847	-8.4%
Pompano Beach	1,815	1,004	127,259,198	126,752	1,561	-14.0%	1,071	6.7%	128,593,178	1.0%	120,068	-5.3%
Port St. Lucie	9	5	241,000	48,200	18	100.0%	7	40.0%	378,900	57.2%	54,129	12.3%
Riviera Beach	37	14	954,320	68,166	43	16.2%	26	85.7%	3,045,100	219.1%	117,119	71.8%
Royal Palm Beach	49	10	747,003	74,700	36	-26.5%	26	160.0%	1,442,977	93.2%	55,499	-25.7%
Singer Island	1	1	260,000	260,000	9	800.0%	0	-100.0%	0	-100.0%	0	-100.0%
South Miami	44	17	2,265,555	133,268	33	-25.0%	26	52.9%	2,683,801	18.5%	103,223	-22.5%
South Palm Beach	3	0	0	0	1	-66.7%	0	0.0%	0	0.0%	0	0.0%
Saint Lucie West	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%

COMPARISON REPORT

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Property Type/Area	2010				2011							
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Stuart	18	3	244,000	81,333	11	-38.9%	7	133.3%	554,500	127.3%	79,214	-2.6%
Sunny Isles Beach	1,468	526	207,564,620	394,610	1,256	-14.4%	696	32.3%	285,472,100	37.5%	410,161	3.9%
Sunrise	1,273	733	43,068,633	58,757	1,087	-14.6%	660	-10.0%	36,306,878	-15.7%	55,010	-6.4%
Surfside	160	61	21,697,925	355,704	108	-32.5%	58	-4.9%	17,310,900	-20.2%	298,464	-16.1%
Sweetwater	7	3	258,000	86,000	5	-28.6%	5	66.7%	351,800	36.4%	70,360	-18.2%
Tamarac	1,262	691	47,975,296	69,429	1,045	-17.2%	725	4.9%	46,894,161	-2.3%	64,682	-6.8%
Tequesta	2	1	90,000	90,000	1	-50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Vero Beach	8	0	0	0	3	-62.5%	0	0.0%	0	0.0%	0	0.0%
Virginia Gardens	3	2	149,000	74,500	1	-66.7%	1	-50.0%	60,500	-59.4%	60,500	-18.8%
Wabasso	1	1	130,000	130,000	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Wellington	29	7	622,950	88,993	26	-10.3%	16	128.6%	1,533,000	146.1%	95,813	7.7%
Weston	463	234	36,016,219	153,915	412	-11.0%	289	23.5%	36,806,575	2.2%	127,358	-17.3%
Wilton Manors	173	114	16,477,141	144,536	167	-3.5%	115	0.9%	15,078,351	-8.5%	131,116	-9.3%
West Miami	1	1	125,000	125,000	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Williams Island	3	1	200,000	200,000	6	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
West Palm Beach	332	93	6,968,847	74,934	303	-8.7%	131	40.9%	7,716,880	10.7%	58,907	-21.4%
Total	49,114	21,908	3,672,447,322	167,630	40,500	17.5%	25,556	16.7%	4,340,286,557	18.2%	169,834	1.3%
Grand Total	86,426	38,560	8,270,226,245	214,477	75,610	12.5%	43,381	12.5%	9,272,645,205	12.1%	213,749	-0.3%