

**1st Quarter 2011 Gulf Shore Blvd.
Active & Closed Market Reports**



1st QUARTER 2011 GULF SHORE DRIVE MARKET STUDY WORKBOOK INDEX PAGE

(Note: Page references refer to page numbers on top right hand corner of each page)

- **Active Listing Unit Count (3-5)**
- **Sum of List Price of Active Listings (6-7)**
- **Average List Price of Active Listings (8-9)**
- **Average Price Per Sq. Ft. of Active Listings (10-12)**
- **Average Price Per Sq. Ft. of Closed Listings ((13-14)**
- **Sum of Closed Units (15)**
- **Sum of Closed Volume (16)**
- **Average Sales Price of Closed Listings (17)**
- **Units Closed by Condo and Year (18-19)**
- **Average Sales Price by Condo and Bedrooms (20-31)**
- **Total Sales Price by Condo and Bedrooms (32-42)**
- **Closed Quarterly Breakdown by All Quarters (43-53)**
- **Closed Quarterly Unit Comparison (54-67)**
- **Closed Quarterly Volume Comparison (68)**
- **Average Sold Price By Quarter and Year (69-82)**

Sum of Units		Code							Grand	Total
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G		
Bayside	AMBASSADOR CLUB		6							6
	ARDISSONE					2				2
	BEACON HOUSE		3	1						4
	BELLA BAIA					1				1
	BORDEAUX CLUB		4							4
	BOULEVARD CLUB		1	1						2
	CHARLESTON SQUARE				2	2				4
	COQUINA CLUB		2							2
	EXECUTIVE CLUB		2							2
	GULF BAY APARTMENTS		1	1						2
	HARBORSIDE GARDENS		2	1						3
	HARBORSIDE WEST		7	1						8
	HARBOUR CLUB		1							1
	HARBOUR COVE	1	2							3
	JENNIFER SHORES		1	1						2
	KINGS PORT		2							2
	KINGSTON CLUB		1							1
	LA MAISON		2							2
	LA VILLA RIVIERA		1							1
	LAGO MAR	1								1
	LUCERNE			1						1
	MADRID CLUB		5	2						7
	MIRAMAR		1	1						2
	PALM BAY VILLAS		1							1
	PARK COLONY CLUB		3							3
	PORT AU VILLA		6							6
	SPINDRIFT		2							2
	TROPICS			1	3					4
	VENETIAN COVE CLUB		1	2						3
	WINDEMERE		1	2						3
	WINDSOR COURT		2							2
	YACHT HARBOR MANOR	2	2							4
Bayside Total		4	62	15	5	5				91
Gulf	ADMIRALTY POINT I		1		2	1	1			5
	ALLEGRO			3	2	1				6
	ARIA						7			7
	BAY SHORE PLACE				3	1				4
	BILLOWS				6					6

Sum of Units Fronts	COMMUNITY NAME	Code							Grand	Total
		A	B	C	D	E	F	G		
Gulf	BREAKERS		2							2
	BRITTANY					4	5			9
	CHATEAU CLUB			1	1					2
	DIPLOMAT			1						1
	ENCLAVE						1	1		2
	ESPLANADE			2	4	3				9
	GRAMERCY					1				1
	GULF SHORE COLONY			1						1
	GULF TOWERS		1							1
	GULFSIDE		5	4						9
	HORIZON HOUSE		1	1						2
	IMPERIAL CLUB		1	1						2
	INDIES WEST			1	3					4
	LA MER			2	2	3				7
	LAURENTIANS					2				2
	LAUSANNE		1	1	2	2				6
	LE CIEL PARK TOWER					2	2			4
	LE CIEL VENETIAN TOWER					6	1			7
	LE JARDIN						2	1		3
	LE PARC					3		1		4
	LE RIVAGE							1		1
	LIONS GATE					1				1
	MARTINIQUE		1	1	1	2				5
	MERIDIAN			1	2	4				7
	MONACO BEACH CLUB		1	2	6	4				13
	NAPLES CONTINENTAL			6						6
	PARK PLAZA					7	5			12
	PARK SHORE TOWER				3	1				4
	PROVENCE					2	8	1		11
	REGENCY TOWERS			1		3				4
	REGENT							5		5
	ROYAL PALM CLUB			3						3
	SANCERRE						4			4
	SAVOY			3	6	2				11
	SHORES			1	1	1				3
	SOLAMAR			5	1	1				7
	SOUTHERN CLIPPER			2	3					5
	SURFEDGE			7	4	1				12

Sum of Units		Code							Grand Total
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	
Gulf	SURFSIDE CLUB		6	1					7
	TERRACES		2	6	3	1			12
	VISTAS			1	3	2			6
	WALDORF					2			2
	WESTGATE				1	4			5
	WHITEHALL					1			1
Gulf Total			22	58	59	68	36	10	253
Grand Total		4	84	73	64	73	36	10	344

Sum of List Price		Code							
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	Grand Total
Bayside	AMBASSADOR CLUB		\$2,419,400						\$2,419,400
	ARDISSONE					\$2,794,000			\$2,794,000
	BEACON HOUSE		\$977,800	\$699,000					\$1,676,800
	BELLA BAIA					\$1,649,000			\$1,649,000
	BORDEAUX CLUB		\$1,341,799						\$1,341,799
	BOULEVARD CLUB		\$415,000	\$619,000					\$1,034,000
	CHARLESTON SQUARE				\$1,770,000	\$2,550,000			\$4,320,000
	COQUINA CLUB		\$738,000						\$738,000
	EXECUTIVE CLUB		\$614,000						\$614,000
	GULF BAY APARTMENTS		\$485,000	\$575,000					\$1,060,000
	HARBORSIDE GARDENS		\$837,000	\$525,000					\$1,362,000
	HARBORSIDE WEST		\$2,535,900	\$575,000					\$3,110,900
	HARBOUR CLUB		\$449,000						\$449,000
	HARBOUR COVE	\$249,900	\$688,000						\$937,900
	JENNIFER SHORES		\$479,000	\$595,000					\$1,074,000
	KINGS PORT		\$658,000						\$658,000
	KINGSTON CLUB		\$259,000						\$259,000
	LA MAISON		\$849,000						\$849,000
	LA VILLA RIVIERA		\$395,000						\$395,000
	LAGO MAR	\$215,000							\$215,000
	LUCERNE			\$595,000					\$595,000
	MADRID CLUB		\$1,948,800	\$1,064,000					\$3,012,800
	MIRAMAR		\$399,000	\$555,000					\$954,000
	PALM BAY VILLAS		\$269,000						\$269,000
	PARK COLONY CLUB		\$1,194,500						\$1,194,500
	PORT AU VILLA		\$1,860,400						\$1,860,400
	SPINDRIFT		\$789,900						\$789,900
	TROPICS			\$679,000	\$2,694,000				\$3,373,000
VENETIAN COVE CLUB		\$450,000	\$1,310,000					\$1,760,000	
WINDEMERE		\$449,900	\$1,193,900					\$1,643,800	
WINDSOR COURT		\$819,000						\$819,000	
YACHT HARBOR MANOR	\$444,000	\$545,000						\$989,000	
Bayside Total		\$908,900	\$22,866,399	\$8,984,900	\$4,464,000	\$6,993,000			\$44,217,199
Gulf	ADMIRALTY POINT I		\$489,884		\$1,779,000	\$1,099,000	\$2,495,000		\$5,862,884
	ALLEGRO			\$1,949,000	\$1,750,000	\$1,075,000			\$4,774,000
	ARIA						\$18,820,000		\$18,820,000
	BAY SHORE PLACE				\$2,474,000	\$1,000,000			\$3,474,000
	BILLOWS				\$4,834,500				\$4,834,500
	BREAKERS		\$874,000						\$874,000
	BRITTANY					\$6,789,000	\$11,760,000		\$18,549,000
	CHATEAU CLUB			\$739,000	\$895,000				\$1,634,000
	DIPLOMAT			\$585,000					\$585,000
	ENCLAVE						\$4,995,000	\$7,500,000	\$12,495,000
	ESPLANADE			\$1,240,000	\$3,604,900	\$3,559,000			\$8,403,900
	GRAMERCY					\$1,880,000			\$1,880,000
	GULF SHORE COLONY			\$625,000					\$625,000
	GULF TOWERS		\$399,000						\$399,000
	GULFSIDE		\$2,412,000	\$2,306,000					\$4,718,000
	HORIZON HOUSE		\$395,000	\$579,000					\$974,000
	IMPERIAL CLUB		\$475,000	\$579,000					\$1,054,000
INDIES WEST			\$749,000	\$2,556,000				\$3,305,000	

Sum of List Price		Code							
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	Grand Total
Gulf	LA MER			\$1,488,000	\$1,724,000	\$3,755,000			\$6,967,000
	LAURENTIANS					\$3,420,000			\$3,420,000
	LAUSANNE		\$499,000	\$649,000	\$1,774,900	\$3,049,000			\$5,971,900
	LE CIEL PARK TOWER					\$3,949,000	\$4,845,000		\$8,794,000
	LE CIEL VENETIAN TOWER					\$9,580,000	\$2,150,000		\$11,730,000
	LE JARDIN						\$6,475,000	\$5,795,000	\$12,270,000
	LE PARC					\$4,565,000		\$5,800,000	\$10,365,000
	LE RIVAGE							\$6,500,000	\$6,500,000
	LIONS GATE					\$1,329,000			\$1,329,000
	MARTINIQUE		\$475,000	\$680,000	\$860,000	\$2,350,000			\$4,365,000
	MERIDIAN			\$749,999	\$1,798,000	\$4,819,000			\$7,366,999
	MONACO BEACH CLUB		\$465,000	\$1,278,000	\$4,783,000	\$5,443,000			\$11,969,000
	NAPLES CONTINENTAL			\$3,772,400					\$3,772,400
	PARK PLAZA					\$11,192,000	\$12,235,000		\$23,427,000
	PARK SHORE TOWER				\$2,893,000	\$1,250,000			\$4,143,000
	PROVENCE					\$3,445,000	\$21,130,000	\$5,600,000	\$30,175,000
	REGENCY TOWERS			\$698,000		\$4,249,000			\$4,947,000
	REGENT							\$41,100,000	\$41,100,000
	ROYAL PALM CLUB			\$2,015,350					\$2,015,350
	SANCERRE						\$15,915,000		\$15,915,000
	SAVOY			\$2,033,000	\$5,121,999	\$2,699,000			\$9,853,999
	SHORES			\$675,000	\$820,000	\$1,450,000			\$2,945,000
	SOLAMAR			\$3,291,900	\$774,500	\$1,295,000			\$5,361,400
	SOUTHERN CLIPPER			\$1,224,000	\$2,895,000				\$4,119,000
	SURFSEDGE			\$4,578,026	\$3,527,000	\$1,150,000			\$9,255,026
	SURFSIDE CLUB		\$2,306,900	\$615,000					\$2,921,900
	TERRACES		\$898,000	\$3,673,800	\$2,948,000	\$1,369,000			\$8,888,800
	VISTAS			\$579,000	\$2,777,500	\$2,649,000			\$6,005,500
	WALDORF					\$2,324,000			\$2,324,000
	WESTGATE				\$999,000	\$6,090,000			\$7,089,000
	WHITEHALL					\$1,895,000			\$1,895,000
Gulf Total		\$9,688,784	\$37,351,475	\$51,589,299	\$98,718,000	\$100,820,000	\$72,295,000		\$370,462,558
Grand Total		\$908,900	\$32,555,183	\$46,336,375	\$56,053,299	\$105,711,000	\$100,820,000	\$72,295,000	\$414,679,757

Average of List Price		Code							Grand Total
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	
Bayside	AMBASSADOR CLUB		\$403,233						\$403,233
	ARDISSONE					\$1,397,000			\$1,397,000
	BEACON HOUSE		\$325,933	\$699,000					\$419,200
	BELLA BAIÁ					\$1,649,000			\$1,649,000
	BORDEAUX CLUB		\$335,450						\$335,450
	BOULEVARD CLUB		\$415,000	\$619,000					\$517,000
	CHARLESTON SQUARE				\$885,000	\$1,275,000			\$1,080,000
	COQUINA CLUB		\$369,000						\$369,000
	EXECUTIVE CLUB		\$307,000						\$307,000
	GULF BAY APARTMENTS		\$485,000	\$575,000					\$530,000
	HARBORSIDE GARDENS		\$418,500	\$525,000					\$454,000
	HARBORSIDE WEST		\$362,271	\$575,000					\$388,863
	HARBOUR CLUB		\$449,000						\$449,000
	HARBOUR COVE	\$249,900	\$344,000						\$312,633
	JENNIFER SHORES		\$479,000	\$595,000					\$537,000
	KINGS PORT		\$329,000						\$329,000
	KINGSTON CLUB		\$259,000						\$259,000
	LA MAISON		\$424,500						\$424,500
	LA VILLA RIVIERA		\$395,000						\$395,000
	LAGO MAR	\$215,000							\$215,000
	LUCERNE			\$595,000					\$595,000
	MADRID CLUB		\$389,760	\$532,000					\$430,400
	MIRAMAR		\$399,000	\$555,000					\$477,000
	PALM BAY VILLAS		\$269,000						\$269,000
	PARK COLONY CLUB		\$398,167						\$398,167
	PORT AU VILLA		\$310,067						\$310,067
	SPINDRIFT		\$394,950						\$394,950
	TROPICS			\$679,000	\$898,000				\$843,250
	VENETIAN COVE CLUB		\$450,000	\$655,000					\$586,667
	WINDEMERE		\$449,900	\$596,950					\$547,933
WINDSOR COURT		\$409,500						\$409,500	
YACHT HARBOR MANOR	\$222,000	\$272,500						\$247,250	
Bayside Total		\$227,225	\$368,813	\$598,993	\$892,800	\$1,398,600			\$485,903
Gulf	ADMIRALTY POINT I		\$489,884		\$889,500	\$1,099,000	\$2,495,000		\$1,172,577
	ALLEGRO			\$649,667	\$875,000	\$1,075,000			\$795,667
	ARIA						\$2,688,571		\$2,688,571
	BAY SHORE PLACE				\$824,667	\$1,000,000			\$868,500
	BILLOWS				\$805,750				\$805,750
	BREAKERS		\$437,000						\$437,000
	BRITTANY					\$1,697,250	\$2,352,000		\$2,061,000
	CHATEAU CLUB			\$739,000	\$895,000				\$817,000
	DIPLOMAT			\$585,000					\$585,000
	ENCLAVE						\$4,995,000	\$7,500,000	\$6,247,500
	ESPLANADE			\$620,000	\$901,225	\$1,186,333			\$933,767
GRAMERCY					\$1,880,000			\$1,880,000	

Average of List Price		Code							
Fronds	COMMUNITY NAME	A	B	C	D	E	F	G	Grand Total
Gulf	GULF SHORE COLONY			\$625,000					\$625,000
	GULF TOWERS	\$399,000							\$399,000
	GULFSIDE	\$482,400	\$576,500						\$524,222
	HORIZON HOUSE	\$395,000	\$579,000						\$487,000
	IMPERIAL CLUB	\$475,000	\$579,000						\$527,000
	INDIES WEST		\$749,000	\$852,000					\$826,250
	LA MER		\$744,000	\$862,000	\$1,251,667				\$995,286
	LAURENTIANS				\$1,710,000				\$1,710,000
	LAUSANNE	\$499,000	\$649,000	\$887,450	\$1,524,500				\$995,317
	LE CIEL PARK TOWER				\$1,974,500	\$2,422,500			\$2,198,500
	LE CIEL VENETIAN TOWER				\$1,596,667	\$2,150,000			\$1,675,714
	LE JARDIN					\$3,237,500	\$5,795,000		\$4,090,000
	LE PARC				\$1,521,667		\$5,800,000		\$2,591,250
	LE RIVAGE						\$6,500,000		\$6,500,000
	LIONS GATE				\$1,329,000				\$1,329,000
	MARTINIQUE	\$475,000	\$680,000	\$860,000	\$1,175,000				\$873,000
	MERIDIAN		\$749,999	\$899,000	\$1,204,750				\$1,052,428
	MONACO BEACH CLUB	\$465,000	\$639,000	\$797,167	\$1,360,750				\$920,692
	NAPLES CONTINENTAL		\$628,733						\$628,733
	PARK PLAZA				\$1,598,857	\$2,447,000			\$1,952,250
	PARK SHORE TOWER			\$964,333	\$1,250,000				\$1,035,750
	PROVENCE				\$1,722,500	\$2,641,250	\$5,600,000		\$2,743,182
	REGENCY TOWERS		\$698,000		\$1,416,333				\$1,236,750
	REGENT						\$8,220,000		\$8,220,000
	ROYAL PALM CLUB		\$671,783						\$671,783
	SANCERRE					\$3,978,750			\$3,978,750
	SAVOY		\$677,667	\$853,667	\$1,349,500				\$895,818
	SHORES		\$675,000	\$820,000	\$1,450,000				\$981,667
	SOLAMAR		\$658,380	\$774,500	\$1,295,000				\$765,914
	SOUTHERN CLIPPER		\$612,000	\$965,000					\$823,800
	SURFEDGE		\$654,004	\$881,750	\$1,150,000				\$771,252
	SURFSIDE CLUB	\$384,483	\$615,000						\$417,414
	TERRACES	\$449,000	\$612,300	\$982,667	\$1,369,000				\$740,733
	VISTAS		\$579,000	\$925,833	\$1,324,500				\$1,000,917
	WALDORF				\$1,162,000				\$1,162,000
	WESTGATE			\$999,000	\$1,522,500				\$1,417,800
	WHITEHALL				\$1,895,000				\$1,895,000
Gulf Total		\$440,399	\$643,991	\$874,395	\$1,451,735	\$2,800,556	\$7,229,500		\$1,464,279
Grand Total		\$227,225	\$387,562	\$634,745	\$875,833	\$1,448,096	\$2,800,556	\$7,229,500	\$1,205,464

Average of PricePerSqFt		Code							Grand Total
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	
Bayside	AMBASSADOR CLUB		322						322
	ARDISSONE					512			512
	BEACON HOUSE		334	358					340
	BELLA BAIA					502			502
	BORDEAUX CLUB		273						273
	BOULEVARD CLUB		241	275					258
	CHARLESTON SQUARE				362	516			439
	COQUINA CLUB		305						305
	EXECUTIVE CLUB		213						213
	GULF BAY APARTMENTS		337	399					368
	HARBORSIDE GARDENS		300	362					321
	HARBORSIDE WEST		252	348					264
	HARBOUR CLUB		342						342
	HARBOUR COVE	221	248						239
	JENNIFER SHORES		333	354					343
	KINGS PORT		269						269
	KINGSTON CLUB		299						299
	LA MAISON		297						297
	LA VILLA RIVIERA		322						322
	LAGO MAR	244							244
	LUCERNE			334					334
	MADRID CLUB		257	342					281
	MIRAMAR		245	360					302
	PALM BAY VILLAS		224						224
	PARK COLONY CLUB		309						309
	PORT AU VILLA		258						258
	SPINDRIFT		311						311
	TROPICS			430	506				487
	VENETIAN COVE CLUB		341	385					370
	WINDEMERE		271	328					309
WINDSOR COURT		264						264	
YACHT HARBOR MANOR	262	266						264	
Bayside Total		247	282	355	448	511			314
Gulf	ADMIRALTY POINT I		297		467	646	1,051		585
	ALLEGRO			270	443	424			354
	ARIA						725		725
	BAY SHORE PLACE				521	691			564
	BILLOWS				537				537
	BREAKERS		282						282
	BRITTANY					644	794		727
CHATEAU CLUB			659	726				693	

Average of PricePerSqFt		Code							Grand Total
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	
Gulf	DIPLOMAT			433					433
	ENCLAVE						797	1,071	934
	ESPLANADE			370	492	566			489
	GRAMERCY					665			665
	GULF SHORE COLONY			355					355
	GULF TOWERS		333						333
	GULFSIDE		363	454					403
	HORIZON HOUSE		223	327					275
	IMPERIAL CLUB		361	394					377
	INDIES WEST			490	546				532
	LA MER			348	415	537			448
	LAURENTIANS					513			513
	LAUSANNE		306	362	520	606			486
	LE CIEL PARK TOWER					689	798		744
	LE CIEL VENETIAN TOWER					689	841		710
	LE JARDIN						856	951	888
	LE PARC					588		1,004	692
	LE RIVAGE							994	994
	LIONS GATE					640			640
	MARTINIQUE		328	405	390	532			437
	MERIDIAN			371	445	597			521
	MONACO BEACH CLUB		250	334	342	485			378
	NAPLES CONTINENTAL			540					540
	PARK PLAZA					548	783		646
	PARK SHORE TOWER				420	595			464
	PROVENCE					513	692	984	686
	REGENCY TOWERS			406		616			563
	REGENT							884	884
	ROYAL PALM CLUB			554					554
	SANCERRE						1,004		1,004
	SAVOY			352	375	563			403
	SHORES			586	574	890			684
	SOLAMAR			356	453	617			407
	SOUTHERN CLIPPER			365	630				524
	SURFSEDGE			497	573	692			539
	SURFSIDE CLUB		454	606					475
	TERRACES		327	433	558	691			468
	VISTAS			377	603	695			596
	WALDORF					495			495
	WESTGATE				357	536			500
	WHITEHALL					643			643

Average of PricePerSqFt		Code							
Fronts	COMMUNITY NAME	A	B	C	D	E	F	G	Grand Total
Gulf Total			357	432	486	593	792	942	553
Grand Total		247	301	416	483	588	792	942	490

Gulf Shore Blvd Closed Market Study End 1Q 2011
Average Per Square Foot

Sum of APSF	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Grand Total
Fronts	COMMUNITY NAME	2004	2005	2006	2007	2008	2009	2010	2011		
Bayside	MIRAMAR	\$ 417.27		\$ 497.14	\$ 424.06		\$ 320.00	\$ 278.93			\$ 410.49
	ARDISSONE	\$ 869.57	\$ 676.57	\$ 683.63	\$ 640.90	\$ 369.00					\$ 645.61
	HARBORSIDE WEST	\$ 252.74	\$ 347.82		\$ 392.06	\$ 293.16	\$ 241.50		\$ 236.10		\$ 287.14
	SHORELINE CLUB	\$ 308.82	\$ 483.33								\$ 408.23
	BEACON HOUSE	\$ 297.87	\$ 698.01	\$ 538.84	\$ 623.17	\$ 500.00			\$ 354.21		\$ 512.33
	CANTERBURY COURT	\$ 258.54	\$ 414.54								\$ 336.54
	REEF CLUB	\$ 275.00	\$ 459.02					\$ 257.23			\$ 291.27
	PORT AU VILLA	\$ 249.25	\$ 326.67	\$ 454.17	\$ 325.00	\$ 354.17		\$ 301.04			\$ 314.55
	YACHT HARBOR MANOR	\$ 342.38	\$ 454.55	\$ 407.41			\$ 342.38	\$ 239.29			\$ 349.65
	BORDEAUX CLUB	\$ 311.98	\$ 409.08			\$ 393.70		\$ 257.77			\$ 340.78
	KINGS PORT	\$ 258.36	\$ 374.96	\$ 437.04		\$ 384.30	\$ 245.70	\$ 245.30			\$ 340.07
	COQUINA CLUB	\$ 311.72	\$ 451.39	\$ 551.30	\$ 512.77	\$ 322.73	\$ 281.12	\$ 269.23	\$ 242.31		\$ 367.82
	HARBOUR COVE	\$ 306.54	\$ 470.00				\$ 309.46	\$ 239.83	\$ 230.97		\$ 305.38
	EXECUTIVE CLUB	\$ 289.27	\$ 390.10			\$ 347.22		\$ 315.97	\$ 215.28		\$ 317.24
	PARK PLACE CLUB	\$ 279.17					\$ 270.96	\$ 296.36			\$ 282.14
	SPINDRIFT	\$ 285.53		\$ 458.33	\$ 323.10	\$ 313.46	\$ 282.14	\$ 295.83	\$ 261.92		\$ 316.89
	LA VILLA RIVIERA	\$ 238.27						\$ 200.00	\$ 174.19		\$ 219.83
	BOULEVARD CLUB	\$ 233.85		\$ 374.71	\$ 353.90	\$ 317.78					\$ 277.72
	MADRID CLUB	\$ 275.05	\$ 398.77	\$ 544.46	\$ 335.62	\$ 356.47		\$ 348.84			\$ 350.46
	PALM BAY VILLAS	\$ 312.50			\$ 415.83			\$ 236.63	\$ 216.67		\$ 283.42
	AMBASSADOR CLUB	\$ 318.15		\$ 524.02	\$ 335.71	\$ 305.73		\$ 249.29			\$ 313.99
	WINDSOR COURT	\$ 296.79	\$ 396.32				\$ 234.88	\$ 280.96	\$ 263.84		\$ 315.75
	VENETIAN COVE CLUB	\$ 372.14	\$ 447.32		\$ 418.00	\$ 427.36	\$ 972.36	\$ 441.37			\$ 446.81
	LA MAISON	\$ 337.50	\$ 454.17	\$ 525.00	\$ 531.10	\$ 312.50	\$ 309.66	\$ 245.23	\$ 325.00		\$ 345.12
	HARBORSIDE GARDENS	\$ 415.88		\$ 473.09	\$ 432.41	\$ 360.69	\$ 257.24	\$ 254.09			\$ 386.63
	HARBOUR CLUB		\$ 358.12		\$ 398.39			\$ 216.31			\$ 346.75
	GULF BAY APARTMENTS	\$ 390.07	\$ 446.53			\$ 442.36					\$ 411.70
	WINDEMERE	\$ 641.03				\$ 312.83	\$ 284.85	\$ 290.94	\$ 357.58		\$ 354.98
	PARK COLONY CLUB			\$ 472.34	\$ 376.60			\$ 250.92			\$ 364.64
	LUCERNE		\$ 463.22	\$ 533.41	\$ 505.33			\$ 320.36			\$ 403.50
	CHARLESTON SQUARE	\$ 429.54	\$ 510.25			\$ 545.89	\$ 461.29		\$ 310.52		\$ 445.52
	TROPICS	\$ 525.27	\$ 595.08	\$ 783.78		\$ 482.43	\$ 434.18	\$ 506.67	\$ 620.26		\$ 575.57
	BELLA BAI	\$ 690.73	\$ 653.20	\$ 656.02	\$ 605.44			\$ 444.20			\$ 646.45
	LAGO MAR						\$ 132.59	\$ 153.85			\$ 145.16
	JENNIFER SHORES				\$ 432.18	\$ 432.69	\$ 313.89	\$ 268.45			\$ 374.87
Bayside Total		\$ 384.77	\$ 512.25	\$ 526.39	\$ 441.07	\$ 392.09	\$ 341.50	\$ 290.15	\$ 289.95		\$ 405.36
Gulf	SURFSIDE CLUB	\$ 500.00	\$ 599.94		\$ 525.25	\$ 591.13	\$ 461.29	\$ 395.52	\$ 348.51		\$ 486.90
	IMPERIAL CLUB	\$ 341.50	\$ 374.08	\$ 442.18	\$ 439.46	\$ 309.52	\$ 340.45	\$ 281.08			\$ 344.64
	BREAKERS	\$ 288.46		\$ 590.81	\$ 463.24	\$ 298.71	\$ 241.94		\$ 238.31		\$ 355.40
	MARTINIQUE	\$ 414.49		\$ 719.60	\$ 575.97			\$ 382.23			\$ 481.60
	TERRACES	\$ 469.09	\$ 610.91	\$ 640.80		\$ 492.73	\$ 463.65	\$ 443.60	\$ 367.41		\$ 510.64
	SOLAMAR	\$ 340.84	\$ 505.75	\$ 542.43	\$ 520.33	\$ 436.36	\$ 347.95	\$ 341.26	\$ 304.44		\$ 407.48
	GULFSIDE	\$ 425.71	\$ 562.26	\$ 734.29			\$ 423.53	\$ 368.53			\$ 494.13
	SURFEDGE	\$ 451.97	\$ 589.69	\$ 770.95	\$ 625.75	\$ 495.90	\$ 470.11	\$ 374.77	\$ 342.94		\$ 501.23
	GULF TOWERS	\$ 425.00				\$ 307.69	\$ 542.92				\$ 451.63
	ALLEGRO	\$ 281.23	\$ 427.31	\$ 561.72	\$ 425.70	\$ 306.63	\$ 293.96	\$ 280.28	\$ 315.75		\$ 353.88
	VISTAS	\$ 612.91	\$ 794.19	\$ 739.22		\$ 617.45	\$ 583.11	\$ 639.96	\$ 604.05		\$ 689.26
	ROYAL PALM CLUB	\$ 484.55	\$ 637.23			\$ 491.36	\$ 489.36	\$ 531.48			\$ 523.86
	MONACO BEACH CLUB	\$ 365.04	\$ 416.49			\$ 294.26	\$ 330.74	\$ 343.96	\$ 305.13		\$ 356.74
	LAUSANNE	\$ 417.81	\$ 508.81	\$ 457.45	\$ 517.23	\$ 443.88	\$ 375.81	\$ 310.45	\$ 304.20		\$ 420.62
	HORIZON HOUSE	\$ 370.25	\$ 524.81	\$ 513.98	\$ 394.92	\$ 348.87	\$ 315.40	\$ 321.56	\$ 245.76		\$ 383.13
	SHORES	\$ 488.87	\$ 522.47		\$ 789.57	\$ 763.89		\$ 563.06			\$ 604.21
	MERIDIAN	\$ 421.58	\$ 513.01	\$ 697.16	\$ 718.18	\$ 684.74	\$ 557.48	\$ 544.82			\$ 534.13
	SOUTHERN CLIPPER	\$ 431.52		\$ 564.90	\$ 456.23	\$ 380.30	\$ 450.00	\$ 346.34	\$ 338.46		\$ 417.41
	CHATEAU CLUB	\$ 568.18			\$ 752.69						\$ 638.91
	CARRIAGE CLUB	\$ 559.93	\$ 735.23	\$ 776.02	\$ 721.78	\$ 598.37	\$ 443.08		\$ 419.85		\$ 605.49
	LA MER	\$ 478.70	\$ 612.52	\$ 662.93	\$ 565.23	\$ 541.76	\$ 401.77	\$ 493.29			\$ 534.29
	BILLOWS	\$ 454.86	\$ 541.67					\$ 485.00	\$ 476.67		\$ 482.99
	SAVOY	\$ 384.73	\$ 443.21	\$ 531.31	\$ 428.28	\$ 409.53	\$ 306.24	\$ 318.18	\$ 259.74		\$ 398.69
	DIPLOMAT		\$ 473.61		\$ 557.04	\$ 607.79					\$ 553.86
	NAPLES CONTINENTAL		\$ 635.11	\$ 694.08	\$ 612.37	\$ 568.30	\$ 409.35	\$ 457.24	\$ 411.52		\$ 573.41
	BAY SHORE PLACE	\$ 511.61	\$ 572.32	\$ 775.56	\$ 639.25	\$ 484.85	\$ 412.87	\$ 431.23			\$ 501.20
	ST CROIX	\$ 467.68		\$ 433.71	\$ 560.86	\$ 514.29	\$ 348.80	\$ 437.68			\$ 459.59
	ESPLANADE	\$ 512.07	\$ 542.54	\$ 692.42	\$ 625.79	\$ 581.40	\$ 383.89	\$ 392.63	\$ 510.18		\$ 501.95
	LA TOUR RIVAGE		\$ 590.54	\$ 941.78	\$ 907.40		\$ 333.33	\$ 408.00	\$ 590.59		\$ 675.97
	ADMIRALTY POINT I	\$ 483.20	\$ 449.91	\$ 591.96	\$ 526.48	\$ 425.13	\$ 400.05	\$ 317.71	\$ 354.93		\$ 434.57
	JAMAICA TOWERS	\$ 380.90	\$ 449.44			\$ 453.55	\$ 418.99		\$ 469.78		\$ 433.64
	INDIES WEST	\$ 670.73	\$ 524.72	\$ 534.78	\$ 488.10	\$ 475.30	\$ 407.52	\$ 471.89	\$ 408.32		\$ 498.78
	PARK SHORE TOWER	\$ 463.19	\$ 574.17	\$ 584.81	\$ 643.87	\$ 555.00	\$ 537.30	\$ 559.50	\$ 494.88		\$ 530.17
	CLOISTERS OF NAPLES	\$ 474.47			\$ 448.37	\$ 565.29	\$ 438.10	\$ 300.30			\$ 446.72
	MANSION HOUSE		\$ 779.44	\$ 829.19					\$ 604.17		\$ 760.69
	EMBASSY	\$ 560.61	\$ 590.91			\$ 454.55		\$ 327.74	\$ 356.13		\$ 422.91
	WALDORF	\$ 395.50	\$ 587.96	\$ 527.78	\$ 642.75			\$ 392.16	\$ 570.04		\$ 570.52
	LE PARC	\$ 556.30	\$ 620.19	\$ 637.63	\$ 785.05	\$ 516.99	\$ 372.71	\$ 550.06	\$ 387.30		\$ 564.90
	LIONS GATE	\$ 563.19	\$ 590.60	\$ 480.77	\$ 505.38			\$ 485.20	\$ 364.88		\$ 515.65
	REGENCY TOWERS	\$ 461.57	\$ 478.91		\$ 456.42	\$ 554.69	\$ 460.67	\$ 493.14			\$ 485.05
	WESTGATE	\$ 463.76	\$ 493.06	\$ 536.62	\$ 429.65	\$ 545.32	\$ 393.84	\$ 438.02			\$ 488.72
	COLONIAL CLUB	\$ 673.08	\$ 757.54		\$ 822.17		\$ 577.86	\$ 546.88			\$ 700.74
	BAHAMA CLUB			\$ 923.08							\$ 923.08
	BRITTANY	\$ 714.13	\$ 684.95	\$ 848.43	\$ 785.53	\$ 738.21	\$ 556.18	\$ 500.64			\$ 701.10
	PARK PLAZA	\$ 441.71	\$ 545.11		\$ 547.07	\$ 659.58	\$ 453.51	\$ 489.98	\$ 524.04		\$ 501.80
	GULF VIEW BEACH CLUB	\$ 378.79	\$ 656.59		\$ 507.92				\$ 346.15		\$ 460.39
	LAURENTIANS	\$ 451.27	\$ 630.83	\$ 766.67		\$ 643.17		\$ 480.06			\$ 549.85
	WHITEHALL	\$ 480.41	\$ 665.00		\$ 610.79						\$ 542.59
	LE CIEL VENETIAN TOWER	\$ 643.83	\$ 843.64	\$ 798.73	\$ 596.59	\$ 724.91		\$ 663.38	\$ 703.18		\$ 728.03
	PROVENCE	\$ 709.83	\$ 773.68	\$ 929.17	\$ 661.69	\$ 670.37	\$ 745.22	\$ 436.99	\$ 457.60		\$ 731.43
	GRAMERCY	\$ 515.21	\$ 636.36			\$ 480.74	\$ 365.08	\$ 398.23	\$ 491.45		\$ 493.28
	NEW SUBDIVISION	\$ 436.05									\$ 436.05
	ARIA			\$ 782.28	\$ 782.89	\$ 750.42	\$ 733.15	\$ 712.48	\$ 671.93		\$ 762.30

Gulf Shore Blvd Closed Market Study End 1Q 2011
Average Per Square Foot

Sum of APSF	Year	2004	2005	2006	2007	2008	2009	2010	2011	Grand Total
Fronts	COMMUNITY NAME									
Gulf	LE CIEL PARK TOWER	\$ 660.08	\$ 790.36	\$ 881.53	\$ 799.51	\$ 756.27	\$ 711.10	\$ 636.65	\$ 658.13	\$ 745.03
	VIA DELFINO		\$ 614.12	\$ 632.11	\$ 501.98	\$ 706.18	\$ 646.78	\$ 660.00		\$ 631.06
	SANCERRE	\$ 764.94	\$ 817.73	\$ 841.34	\$ 1,040.12		\$ 893.49	\$ 811.15	\$ 824.23	\$ 812.21
	LE JARDIN	\$ 942.77	\$ 883.20	\$ 894.16	\$ 863.36	\$ 1,057.51	\$ 878.99	\$ 833.27		\$ 888.21
	ENCLAVE	\$ 753.48	\$ 817.66			\$ 625.00	\$ 842.27	\$ 732.76		\$ 770.61
	REGENT	\$ 731.51	\$ 729.39	\$ 904.56	\$ 746.06	\$ 862.18	\$ 640.53			\$ 737.98
	LE RIVAGE	\$ 881.46	\$ 972.34	\$ 959.54	\$ 916.15	\$ 973.10		\$ 890.80	\$ 952.66	\$ 937.79
	GULF SHORE COLONY						\$ 509.87			\$ 509.87
Gulf Total		\$ 553.23	\$ 643.31	\$ 750.97	\$ 677.48	\$ 619.55	\$ 490.83	\$ 468.36	\$ 483.69	\$ 594.89
Grand Total		\$ 513.81	\$ 623.51	\$ 730.57	\$ 643.07	\$ 588.63	\$ 474.01	\$ 440.20	\$ 454.85	\$ 564.84

Sum of Units		Code							
Fronts	Year	A	B	C	D	E	F	G	Grand Total
Bayside	2004	3	64	19	7	26			119
	2005		15	24	4	17	1		61
	2006		4	13	6	2	1		26
	2007		11	15	5	3			34
	2008		14	12	1	2	1		30
	2009	4	17	7		2			30
	2010	4	35	6	1	1			47
	2011	2	10	2	1	1			16
Bayside Total		13	170	98	25	54	3		363
Gulf	2004		12	79	53	74	37	8	263
	2005		2	34	66	92	43	9	246
	2006			1	27	53	49	5	135
	2007		1	16	22	44	28	6	117
	2008		5	32	24	34	27	3	125
	2009		14	59	33	28	15	2	151
	2010	2	23	57	25	38	14	1	160
	2011	1	14	16	10	20	2	1	64
Gulf Total		3	71	294	260	383	215	35	1261
Grand Total		16	241	392	285	437	218	35	1624

Sum of SoldPrice		Code							
Fronts	Year	A	B	C	D	E	F	G	Grand Total
Bayside	2004	\$664,000	\$23,987,200	\$10,764,500	\$6,330,000	\$35,576,166			\$77,321,866
	2005		\$6,553,200	\$14,020,600	\$3,230,000	\$27,469,500	\$2,200,000		\$53,473,300
	2006		\$1,824,000	\$7,754,000	\$5,002,000	\$3,250,000	\$2,075,000		\$19,905,000
	2007		\$4,693,000	\$9,400,000	\$4,020,500	\$5,215,000			\$23,328,500
	2008		\$5,682,500	\$7,334,500	\$800,000	\$2,636,250	\$2,000,000		\$18,453,250
	2009	\$674,198	\$6,247,625	\$4,297,000		\$3,140,000			\$14,358,823
	2010	\$598,000	\$12,309,150	\$3,439,000	\$949,000	\$1,405,000			\$18,700,150
	2011	\$441,000	\$3,216,000	\$1,175,000	\$900,000	\$1,175,000			\$6,907,000
Bayside Total		\$2,377,198	\$64,512,675	\$58,184,600	\$21,231,500	\$79,866,916	\$6,275,000		\$232,447,889
Gulf	2004		\$5,173,000	\$48,315,362	\$45,694,900	\$101,381,500	\$112,166,500	\$51,200,000	\$363,931,262
	2005		\$969,000	\$22,384,400	\$56,292,840	\$123,556,500	\$119,722,320	\$54,301,380	\$377,226,440
	2006			\$650,000	\$23,040,999	\$72,033,500	\$151,696,750	\$36,770,000	\$284,191,249
	2007		\$490,000	\$10,689,000	\$18,968,000	\$61,863,000	\$81,800,000	\$36,525,000	\$210,335,000
	2008		\$2,228,000	\$20,209,000	\$20,497,000	\$49,507,000	\$73,193,000	\$19,725,000	\$185,359,000
	2009		\$5,986,500	\$35,544,450	\$27,558,500	\$36,189,700	\$46,210,000	\$11,100,000	\$162,589,150
	2010	\$433,500	\$9,328,200	\$35,000,600	\$20,727,700	\$50,266,500	\$39,690,000	\$5,400,000	\$160,846,500
	2011	\$210,000	\$5,897,750	\$10,106,000	\$8,576,000	\$28,101,000	\$7,195,000	\$5,775,000	\$65,860,750
Gulf Total		\$643,500	\$30,072,450	\$182,898,812	\$221,355,939	\$522,898,700	\$631,673,570	\$220,796,380	\$1,810,339,351
Grand Total		\$3,020,698	\$94,585,125	\$241,083,412	\$242,587,439	\$602,765,616	\$637,948,570	\$220,796,380	\$2,042,787,240

Average of SoldPrice		Code							
Fronts	Year	A	B	C	D	E	F	G	Grand Total
Bayside	2004	\$221,333	\$374,800	\$566,553	\$904,286	\$1,368,314			\$649,764
	2005		\$436,880	\$584,192	\$807,500	\$1,615,853	\$2,200,000		\$876,611
	2006		\$456,000	\$596,462	\$833,667	\$1,625,000	\$2,075,000		\$765,577
	2007		\$426,636	\$626,667	\$804,100	\$1,738,333			\$686,132
	2008		\$405,893	\$611,208	\$800,000	\$1,318,125	\$2,000,000		\$615,108
	2009	\$168,550	\$367,507	\$613,857		\$1,570,000			\$478,627
	2010	\$149,500	\$351,690	\$573,167	\$949,000	\$1,405,000			\$397,876
	2011	\$220,500	\$321,600	\$587,500	\$900,000	\$1,175,000			\$431,688
Bayside Total		\$182,861	\$379,486	\$593,720	\$849,260	\$1,479,017	\$2,091,667		\$640,352
Gulf	2004		\$431,083	\$611,587	\$862,168	\$1,370,020	\$3,031,527	\$6,400,000	\$1,383,769
	2005		\$484,500	\$658,365	\$852,922	\$1,343,005	\$2,784,240	\$6,033,487	\$1,533,441
	2006			\$650,000	\$853,370	\$1,359,123	\$3,095,852	\$7,354,000	\$2,105,120
	2007		\$490,000	\$668,063	\$862,182	\$1,405,977	\$2,921,429	\$6,087,500	\$1,797,735
	2008		\$445,600	\$631,531	\$854,042	\$1,456,088	\$2,710,852	\$6,575,000	\$1,482,872
	2009		\$427,607	\$602,448	\$835,106	\$1,292,489	\$3,080,667	\$5,550,000	\$1,076,749
	2010	\$216,750	\$405,574	\$614,046	\$829,108	\$1,322,803	\$2,835,000	\$5,400,000	\$1,005,291
	2011	\$210,000	\$421,268	\$631,625	\$857,600	\$1,405,050	\$3,597,500	\$5,775,000	\$1,029,074
Gulf Total		\$214,500	\$423,556	\$622,105	\$851,369	\$1,365,271	\$2,938,017	\$6,308,468	\$1,435,638
Grand Total		\$188,794	\$392,469	\$615,009	\$851,184	\$1,379,326	\$2,926,370	\$6,308,468	\$1,257,874

Sum of Units		Year									Grand Total
Fronts	COMMUNITY NAME	2004	2005	2006	2007	2008	2009	2010	2011		
Bayside	AMBASSADOR CLUB	2		1	1	1		3		8	
	ARDISSONE	3	2	1	2	2				10	
	BEACON HOUSE	2	3	2	1	1			1	10	
	BELLA BAIA	5	9	1	1			1		17	
	BORDEAUX CLUB	7	5			1		2		15	
	BOULEVARD CLUB	7		1	2	1				11	
	CANTERBURY COURT	1	1							2	
	CHARLESTON SQUARE	23	4			2	2		1	32	
	COQUINA CLUB	4	5	2	2	3	4	2	1	23	
	EXECUTIVE CLUB	7	3			1	1		1	13	
	GULF BAY APARTMENTS	3	1			1				5	
	HARBORSIDE GARDENS	3		3	2	2	1	2		13	
	HARBORSIDE WEST	8	2		2	1	2		1	16	
	HARBOUR CLUB		1		3			1		5	
	HARBOUR COVE	3	2				1	2	3	11	
	JENNIFER SHORES				1	2	1	1		5	
	KINGS PORT	2	2	2		2	1	1		10	
	LA MAISON	1	1	1	1	1	2	3	1	11	
	LA VILLA RIVIERA	3						1	1	5	
	LAGO MAR						2	3		5	
	LUCERNE		1	1	1		3			6	
	MADRID CLUB	7	5	2	3	2		5		24	
	MIRAMAR	6		2	2		1	1		12	
	PALM BAY VILLAS	1			1			2	1	5	
	PARK COLONY CLUB			1	2			1		4	
	PARK PLACE CLUB	1					1	1		3	
	PORT AU VILLA	5	2	2	1	1		2		13	
	REEF CLUB	2	1					2		5	
	SHORELINE CLUB	1	1							2	
	SPINDRIFT	3		2	1	2	1	1	2	12	
	TROPICS	1	3	1		1	1	1	1	9	
	VENETIAN COVE CLUB	4	3		5	2	3	3		20	
	WINDEMERE	2				1	1	3	1	8	
	WINDSOR COURT	1	3				1	2	1	8	
	YACHT HARBOR MANOR	1	1	1			1	1		5	
Bayside Total		119	61	26	34	30	30	47	16	363	
Gulf	ADMIRALTY POINT I	7	2	3	1	5	7	5	2	32	
	ALLEGRO	7	8	3	1	1	8	3	3	34	
	ARIA			23	6	11	4	3	2	49	
	BAHAMA CLUB			1						1	
	BAY SHORE PLACE	6	14	1	1	7	7	10		46	
	BILLOWS	2	1					2	1	6	
	BREAKERS	4		2	2	1	2		2	13	
	BRITTANY	11	13	8	7	4	3	8		54	
	CARRIAGE CLUB	1	2	1	1	2	2		1	10	
	CHATEAU CLUB	2			1					3	
	CLOISTERS OF NAPLES	1			1	1	1	1		5	
	COLONIAL CLUB	1	3	1			1	1		7	
	DIPLOMAT		2		2	2				6	
	EMBASSY	1	1			1		1	3	7	
	ENCLAVE	2	3			1	1	1		8	
	ESPLANADE	9	9	3	2	3	8	6	2	42	
	GRAMERCY	2	3			1	2	2	1	11	
	GULF SHORE COLONY						2			2	
	GULF TOWERS	1				1	2			4	
	GULF VIEW BEACH CLUB	1	1		1				1	4	
	GULFSIDE	10	10	2			4	2		28	
	HORIZON HOUSE	7	6	4	1	2	2	10	2	34	
	IMPERIAL CLUB	5	1	1	2	3	2	3		17	
	INDIES WEST	2	4	4	1	5	1	3	3	23	
	JAMAICA TOWERS	1	1			1	1		1	5	
	LA MER	7	10	1	7	3	3	10		41	
	LA TOUR RIVAGE		1	1	2		1	1	1	7	
	LAURENTIANS	3	2	1		1		2		9	
	LAUSANNE	5	7	3	7	5	6	6	6	45	
	LE CIEL PARK TOWER	4	4	2	3	5	3	1	1	23	
	LE CIEL VENETIAN TOWER	6	6	4	3	3		1	1	24	
	LE JARDIN	4	5	2	6	1	2	3		23	
	LE PARC	10	3	4	1	2	2	1	1	24	
	LE RIVAGE	2	3	3	4	2		1	1	16	
	LIONS GATE	2	2	1	1		1	2	1	10	
	MANSION HOUSE		1	1					1	3	
	MARTINIQUE	3		1	5			6		15	
	MERIDIAN	12	7	5	1	2	9	2		38	
	MONACO BEACH CLUB	11	7			1	11	8	1	39	
	NAPLES CONTINENTAL		6	8	5	4	6	3	1	33	
	NEW SUBDIVISION	1								1	
	PARK PLAZA	11	5		4	3	4	4	2	33	

Sum of Units		Year								Grand Total
Fronts	COMMUNITY NAME	2004	2005	2006	2007	2008	2009	2010	2011	
Gulf	PARK SHORE TOWER	10	7	4	1	4	1	1	3	31
	PROVENCE	8	10	6	6	3	2	2	1	38
	REGENCY TOWERS	1	3		3	2	2	3		14
	REGENT	7	6	1	2	1	3			20
	ROYAL PALM CLUB	2	2			3	1	4		12
	SANCERRE	9	1	4	1		1	2	1	19
	SAVOY	2	6	1	5	4	3	2	1	24
	SHORES	6	3		2	4		2		17
	SOLAMAR	8	5	3	3	2	2	8	1	32
	SOUTHERN CLIPPER	3		2	1	3	1	3	1	14
	ST CROIX	4		1	2	1	2	2		12
	SURFSEDGE	9	7	3	3	2	8	6	2	40
	SURFSIDE CLUB	2	7		2	1	3	5	3	23
	TERRACES	14	10	2		5	6	4	1	42
	VIA DELFINO		4	1	1	2	1	1		10
	VISTAS	5	13	8		2	6	1	6	41
	WALDORF	1	2	1	4			1	3	12
	WESTGATE	5	6	4	1	2	1	1		20
	WHITEHALL	3	1		1					5
Gulf Total		263	246	135	117	125	151	160	64	1261
Grand Total		382	307	161	151	155	181	207	80	1624

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Bayside	AMBASSADOR CLUB	2004			\$429,500								\$429,500
		2006			\$600,000								\$600,000
		2007			\$470,000								\$470,000
		2008			\$384,000								\$384,000
		2010			\$349,000								\$349,000
	AMBASSADOR CLUB Total				\$420,000								\$420,000
	ARDISSONE	2004			\$1,600,000	\$1,250,000		\$1,750,000					\$1,533,333
		2005			\$1,700,000	\$1,875,000							\$1,787,500
		2006				\$1,800,000							\$1,800,000
		2007			\$1,500,000		\$1,800,000						\$1,650,000
		2008			\$800,000	\$1,100,000							\$950,000
	ARDISSONE Total				\$1,400,000	\$1,506,250	\$1,800,000	\$1,750,000					\$1,517,500
	BEACON HOUSE	2004	\$280,000										\$280,000
		2005	\$482,500		\$720,000								\$561,667
		2006	\$437,000										\$437,000
		2007	\$425,000										\$425,000
		2008	\$390,000										\$390,000
		2011			\$345,000								\$345,000
	BEACON HOUSE Total		\$401,750		\$532,500								\$427,900
	BELLA BAIA	2004					\$1,761,233						\$1,761,233
		2005					\$1,950,000	\$1,890,625	\$1,841,250				\$1,875,278
		2006						\$2,075,000					\$2,075,000
		2007						\$1,915,000					\$1,915,000
		2010						\$1,405,000					\$1,405,000
	BELLA BAIA Total						\$1,792,694	\$1,851,071	\$1,841,250				\$1,828,157
	BORDEAUX CLUB	2004			\$382,167		\$415,000						\$386,857
		2005			\$490,900								\$490,900
		2008			\$500,000								\$500,000
		2010			\$375,000		\$330,000						\$352,500
	BORDEAUX CLUB Total				\$432,500		\$372,500						\$424,500
	BOULEVARD CLUB	2004			\$429,125	\$460,000	\$510,000						\$456,643
		2006					\$800,000						\$800,000
		2007			\$650,000		\$755,000						\$702,500
		2008					\$715,000						\$715,000
	BOULEVARD CLUB Total				\$473,300	\$460,000	\$658,000						\$556,045
	CANTERBURY COURT	2004			\$265,000								\$265,000
		2005			\$424,900								\$424,900
	CANTERBURY COURT Total				\$344,950								\$344,950
	CHARLESTON SQUARE	2004					\$1,120,714		\$1,645,000				\$1,166,304
		2005					\$1,383,333		\$1,775,000				\$1,481,250
		2008					\$1,536,250	\$2,000,000					\$1,768,125
		2009					\$1,265,000		\$1,875,000				\$1,570,000
		2011							\$1,175,000				\$1,175,000
	CHARLESTON SQUARE Total						\$1,172,548	\$2,000,000	\$1,623,000				\$1,268,789
	COQUINA CLUB	2004			\$399,500	\$357,500							\$378,500
		2005			\$507,500	\$575,000	\$588,500						\$550,700
		2006			\$647,500								\$647,500
		2007			\$602,250								\$602,250
		2008			\$377,000	\$385,000	\$405,000						\$389,000
		2009			\$343,500	\$340,000	\$355,000						\$345,500
		2010					\$350,000						\$350,000
		2011					\$315,000						\$315,000
	COQUINA CLUB Total				\$488,864	\$431,667	\$393,917						\$449,174
	EXECUTIVE CLUB	2004			\$409,943								\$409,943
		2005			\$572,500		\$905,000						\$683,333

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Bayside	EXECUTIVE CLUB	2008			\$500,000								\$500,000
		2009			\$455,000								\$455,000
		2011			\$310,000								\$310,000
	EXECUTIVE CLUB Total				\$439,967		\$905,000						\$475,738
	GULF BAY APARTMENTS	2004			\$555,333								\$555,333
		2005			\$618,000								\$618,000
		2008			\$637,000								\$637,000
	GULF BAY APARTMENTS Total				\$584,200								\$584,200
	HARBORSIDE GARDENS	2004			\$588,333								\$588,333
		2006			\$655,000		\$800,000						\$703,333
		2007			\$703,500	\$560,000							\$631,750
		2008			\$523,000								\$523,000
		2009			\$373,000								\$373,000
		2010			\$365,000								\$365,000
	HARBORSIDE GARDENS Total				\$538,864	\$560,000	\$800,000						\$560,577
	HARBORSIDE WEST	2004	\$227,000		\$352,250		\$511,000						\$360,625
		2005			\$399,900		\$750,000						\$574,950
		2007			\$475,000		\$720,000						\$597,500
		2008	\$278,500										\$278,500
		2009	\$224,599										\$224,599
		2011	\$225,000										\$225,000
	HARBORSIDE WEST Total		\$234,450		\$380,650		\$623,000						\$386,412
	HARBOUR CLUB	2005					\$525,000						\$525,000
		2007		\$385,000	\$530,000	\$375,000							\$430,000
		2010			\$305,000								\$305,000
	HARBOUR CLUB Total			\$385,000	\$417,500	\$375,000	\$525,000						\$424,000
	HARBOUR COVE	2004			\$346,700								\$346,700
		2005			\$611,000								\$611,000
		2009			\$350,000								\$350,000
		2010			\$271,250								\$271,250
		2011			\$272,500		\$350,000						\$298,333
	HARBOUR COVE Total				\$369,960		\$350,000						\$368,145
	JENNIFER SHORES	2007					\$650,000						\$650,000
		2008			\$650,000		\$700,000						\$675,000
		2009			\$452,000								\$452,000
		2010					\$451,000						\$451,000
	JENNIFER SHORES Total				\$551,000		\$600,333						\$580,600
	KINGS PORT	2004			\$313,000								\$313,000
		2005			\$449,950								\$449,950
		2006			\$534,500								\$534,500
		2008			\$470,000								\$470,000
		2009			\$300,000								\$300,000
		2010			\$300,000								\$300,000
	KINGS PORT Total				\$413,490								\$413,490
	LA MAISON	2004			\$405,000								\$405,000
		2005			\$545,000								\$545,000
		2006			\$630,000								\$630,000
		2007			\$657,500								\$657,500
		2008			\$375,000								\$375,000
		2009			\$357,813								\$357,813
		2010			\$316,450		\$375,000						\$335,967
		2011					\$585,000						\$585,000
	LA MAISON Total				\$440,114		\$480,000						\$447,366
	LA VILLA RIVIERA	2004			\$359,000								\$359,000
		2010			\$270,000								\$270,000

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Bayside	LA VILLA RIVIERA	2011			\$216,000								\$216,000
	LA VILLA RIVIERA Total				\$312,600								\$312,600
	LAGO MAR	2009	\$112,500										\$112,500
		2010	\$126,000										\$126,000
	LAGO MAR Total		\$120,600										\$120,600
	LUCERNE	2005			\$825,000								\$825,000
		2006			\$950,000								\$950,000
		2007			\$900,000								\$900,000
		2009					\$666,667						\$666,667
	LUCERNE Total				\$891,667		\$666,667						\$779,167
	MADRID CLUB	2004			\$388,500	\$360,000	\$510,000						\$419,143
		2005			\$579,750		\$652,033						\$623,120
		2006			\$695,000								\$695,000
		2007			\$525,000	\$650,000	\$540,000						\$571,667
		2008			\$513,500								\$513,500
		2010			\$451,750		\$330,000						\$427,400
	MADRID CLUB Total				\$497,500	\$505,000	\$549,443						\$513,275
	MIRAMAR	2004			\$525,200		\$685,000						\$551,833
		2006			\$783,500								\$783,500
		2007			\$610,000		\$800,000						\$705,000
		2009					\$640,000						\$640,000
		2010			\$405,000								\$405,000
	MIRAMAR Total				\$578,667		\$708,333						\$611,083
	PALM BAY VILLAS	2004			\$375,000								\$375,000
		2007			\$499,000								\$499,000
		2010			\$285,000	\$290,000							\$287,500
		2011			\$260,000								\$260,000
	PALM BAY VILLAS Total				\$354,750	\$290,000							\$341,800
	PARK COLONY CLUB	2006			\$555,000								\$555,000
		2007			\$442,500								\$442,500
		2010			\$341,250								\$341,250
	PARK COLONY CLUB Total				\$445,313								\$445,313
	PARK PLACE CLUB	2004			\$335,000								\$335,000
		2009			\$320,000								\$320,000
		2010			\$350,000								\$350,000
	PARK PLACE CLUB Total				\$335,000								\$335,000
	PORT AU VILLA	2004			\$299,100								\$299,100
		2005			\$392,000								\$392,000
		2006			\$545,000								\$545,000
		2007			\$390,000								\$390,000
		2008			\$425,000								\$425,000
		2010			\$361,250								\$361,250
	PORT AU VILLA Total				\$377,462								\$377,462
	REEF CLUB	2004			\$279,000	\$425,000							\$352,000
		2005	\$420,000										\$420,000
		2010	\$220,000			\$625,000							\$422,500
	REEF CLUB Total		\$320,000		\$279,000	\$525,000							\$393,800
	SHORELINE CLUB	2004	\$210,000										\$210,000
		2005			\$435,000								\$435,000
	SHORELINE CLUB Total		\$210,000		\$435,000								\$322,500
	SPINDRIFT	2004			\$368,333								\$368,333
		2006			\$550,000								\$550,000
		2007			\$400,000								\$400,000
		2008			\$407,500								\$407,500
		2009			\$395,000								\$395,000

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Bayside	SPINDRIFT	2010			\$355,000								\$355,000
		2011			\$340,500								\$340,500
	SPINDRIFT Total				\$404,250								\$404,250
	TROPICS	2004					\$925,000						\$925,000
		2005					\$1,097,333						\$1,097,333
		2006					\$1,450,000						\$1,450,000
		2008			\$700,000								\$700,000
		2009			\$630,000								\$630,000
		2010					\$949,000						\$949,000
		2011			\$900,000								\$900,000
	TROPICS Total				\$743,333		\$1,102,667						\$982,889
	VENETIAN COVE CLUB	2004			\$435,000		\$712,500						\$573,750
		2005			\$628,333								\$628,333
		2007			\$684,500		\$661,667						\$670,800
		2008			\$591,250								\$591,250
		2009			\$446,000		\$515,000						\$469,000
		2010			\$385,000		\$619,000						\$463,000
	VENETIAN COVE CLUB Total				\$536,038		\$649,143						\$575,625
	WINDEMERE	2004			\$530,000		\$720,000						\$625,000
		2008			\$585,000								\$585,000
		2009			\$470,000								\$470,000
		2010			\$515,000		\$640,000						\$556,667
		2011			\$590,000								\$590,000
	WINDEMERE Total				\$534,167		\$680,000						\$570,625
	WINDSOR COURT	2004			\$425,000								\$425,000
		2005			\$542,167								\$542,167
		2009			\$365,000								\$365,000
		2010			\$392,500								\$392,500
		2011			\$410,000								\$410,000
	WINDSOR COURT Total				\$451,438								\$451,438
	YACHT HARBOR MANOR	2004	\$290,000										\$290,000
		2005	\$385,000										\$385,000
		2006			\$550,000								\$550,000
		2009	\$290,000										\$290,000
		2010			\$335,000								\$335,000
	YACHT HARBOR MANOR Total		\$321,667		\$442,500								\$370,000
Bayside Total			\$281,548	\$385,000	\$479,961	\$686,667	\$893,851	\$1,856,389	\$1,720,000				\$640,352
Gulf	ADMIRALTY POINT I	2004			\$855,000	\$926,000	\$1,002,500						\$949,429
		2005				\$712,500	\$1,250,000						\$981,250
		2006				\$1,180,000	\$1,325,000						\$1,276,667
		2007			\$855,000								\$855,000
		2008			\$829,000	\$600,000	\$881,000						\$804,000
		2009			\$672,500		\$887,433						\$764,614
		2010			\$497,667	\$612,500							\$543,600
		2011					\$786,000						\$786,000
	ADMIRALTY POINT I Total				\$700,500	\$773,917	\$993,307						\$842,369
	ALLEGRO	2004			\$608,675		\$690,000						\$643,529
		2005			\$844,700		\$1,072,000						\$986,763
		2006					\$1,468,333						\$1,468,333
		2007					\$1,100,000						\$1,100,000
		2008					\$800,000						\$800,000
		2009			\$574,000		\$866,667						\$683,750
		2010			\$375,000	\$710,000	\$785,000						\$623,333
		2011					\$770,000						\$770,000
	ALLEGRO Total				\$631,831	\$710,000	\$971,500						\$833,935

Average of SoldPrice			Bdrms										
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Gulf	ARIA	2006					\$2,338,889	\$4,700,000	\$3,175,000	\$4,583,333			\$3,097,826
		2007					\$2,600,000		\$3,350,000				\$2,975,000
		2008					\$2,400,500		\$3,062,500	\$4,540,000			\$2,909,864
		2009					\$2,487,500		\$3,537,500				\$3,012,500
		2010					\$2,175,000	\$3,250,000					\$2,533,333
		2011					\$1,945,000			\$3,800,000			\$2,872,500
	ARIA Total						\$2,371,813	\$3,975,000	\$3,235,294	\$4,438,333			\$2,989,867
	BAHAMA CLUB	2006			\$1,200,000								\$1,200,000
	BAHAMA CLUB Total				\$1,200,000								\$1,200,000
	BAY SHORE PLACE	2004			\$739,000	\$785,833	\$880,000						\$785,917
		2005			\$882,750	\$847,000	\$1,020,000						\$906,643
		2006				\$1,168,000							\$1,168,000
		2007			\$925,000								\$925,000
		2008			\$782,500	\$689,500	\$885,833						\$800,214
		2009			\$662,500	\$645,000	\$653,333						\$653,571
		2010			\$500,000	\$646,667	\$742,417						\$689,450
	BAY SHORE PLACE Total				\$777,000	\$777,441	\$825,412						\$795,054
	BILLOWS	2004			\$655,000								\$655,000
		2005			\$780,000								\$780,000
		2010			\$727,500								\$727,500
		2011			\$715,000								\$715,000
	BILLOWS Total				\$710,000								\$710,000
	BREAKERS	2004			\$416,667		\$625,000						\$468,750
		2006					\$1,093,000						\$1,093,000
		2007			\$550,000		\$1,025,000						\$787,500
		2008			\$463,000								\$463,000
		2009			\$375,000								\$375,000
		2011			\$369,375								\$369,375
	BREAKERS Total				\$416,861		\$959,000						\$583,673
	BRITTANY	2004			\$1,000,000			\$2,127,000					\$2,024,545
		2005			\$1,295,000		\$1,745,000	\$2,255,556		\$1,795,000			\$2,067,692
		2006						\$2,496,429		\$5,425,000			\$2,862,500
		2007						\$2,431,429					\$2,431,429
		2008				\$2,500,000		\$2,030,167					\$2,147,625
		2009						\$1,650,000					\$1,650,000
		2010						\$1,525,000	\$1,400,000	\$1,240,000			\$1,473,750
	BRITTANY Total				\$1,147,500	\$2,500,000	\$1,745,000	\$2,139,011	\$1,400,000	\$2,820,000			\$2,118,528
	CARRIAGE CLUB	2004			\$640,000								\$640,000
		2005			\$802,500								\$802,500
		2006			\$835,000								\$835,000
		2007			\$825,000								\$825,000
		2008			\$625,000								\$625,000
		2009			\$461,250								\$461,250
		2011			\$440,000								\$440,000
	CARRIAGE CLUB Total				\$651,750								\$651,750
	CHATEAU CLUB	2004			\$637,500								\$637,500
		2007					\$1,050,000						\$1,050,000
	CHATEAU CLUB Total				\$637,500		\$1,050,000						\$775,000
	CLOISTERS OF NAPLES	2004				\$790,000							\$790,000
		2007					\$825,000						\$825,000
		2008			\$1,000,000								\$1,000,000
		2009			\$775,000								\$775,000
		2010			\$500,000								\$500,000
	CLOISTERS OF NAPLES Total				\$758,333	\$790,000	\$825,000						\$778,000
	COLONIAL CLUB	2004			\$1,050,000								\$1,050,000

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Gulf	COLONIAL CLUB	2005			\$1,188,333								\$1,188,333
		2006			\$1,350,000								\$1,350,000
		2009			\$950,000								\$950,000
		2010			\$787,500								\$787,500
	COLONIAL CLUB Total				\$1,100,357								\$1,100,357
	DIPLOMAT	2005			\$700,000								\$700,000
		2007			\$769,000								\$769,000
		2008			\$975,000				\$1,599,000				\$1,287,000
	DIPLOMAT Total				\$782,600				\$1,599,000				\$918,667
	EMBASSY	2004			\$925,000								\$925,000
		2005			\$975,000								\$975,000
		2008			\$750,000								\$750,000
		2010					\$625,000						\$625,000
		2011			\$675,000		\$662,500						\$666,667
	EMBASSY Total				\$831,250		\$650,000						\$753,571
	ENCLAVE	2004								\$4,600,000			\$4,600,000
		2005								\$5,508,333			\$5,508,333
		2008								\$4,250,000			\$4,250,000
		2009								\$5,500,000			\$5,500,000
		2010								\$4,250,000			\$4,250,000
	ENCLAVE Total									\$4,965,625			\$4,965,625
	ESPLANADE	2004			\$800,800	\$1,650,000	\$1,283,333						\$1,056,000
		2005			\$895,083		\$1,383,333						\$1,057,833
		2006			\$940,000		\$1,837,500						\$1,538,333
		2007			\$1,040,000		\$1,450,000						\$1,245,000
		2008			\$825,000		\$1,900,000						\$1,183,333
		2009			\$690,000	\$625,000	\$965,000						\$716,250
		2010			\$562,500	\$941,100	\$1,048,500						\$850,700
		2011			\$730,000		\$1,500,000						\$1,115,000
	ESPLANADE Total				\$791,646	\$1,039,300	\$1,399,071						\$1,017,707
	GRAMERCY	2004					\$1,550,000						\$1,550,000
		2005					\$1,866,667						\$1,866,667
		2008					\$1,585,000						\$1,585,000
		2009					\$1,150,000						\$1,150,000
		2010					\$1,125,000						\$1,125,000
		2011					\$1,350,000						\$1,350,000
	GRAMERCY Total						\$1,471,364						\$1,471,364
	GULF SHORE COLONY	2009			\$687,500		\$1,250,000						\$968,750
	GULF SHORE COLONY Total				\$687,500		\$1,250,000						\$968,750
	GULF TOWERS	2004			\$510,000								\$510,000
		2008			\$400,000								\$400,000
		2009			\$651,500								\$651,500
	GULF TOWERS Total				\$553,250								\$553,250
	GULF VIEW BEACH CLUB	2004					\$1,100,000						\$1,100,000
		2005			\$1,325,000								\$1,325,000
		2007					\$1,475,000						\$1,475,000
		2011					\$900,000						\$900,000
	GULF VIEW BEACH CLUB Total				\$1,325,000		\$1,158,333						\$1,200,000
	GULFSIDE	2004			\$549,166	\$650,000	\$740,000						\$588,416
		2005			\$794,000	\$799,990	\$859,750						\$820,899
		2006			\$750,000		\$1,400,000						\$1,075,000
		2009			\$546,667		\$675,000						\$578,750
		2010			\$475,000	\$600,000							\$537,500
	GULFSIDE Total				\$628,186	\$674,998	\$893,429						\$701,184
	HORIZON HOUSE	2004			\$641,000								\$641,000

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Gulf	HORIZON HOUSE	2005			\$716,800	\$880,000							\$744,000
		2006			\$909,750								\$909,750
		2007			\$699,000								\$699,000
		2008			\$617,500								\$617,500
		2009			\$558,250								\$558,250
		2010			\$522,178			\$1,300,000					\$599,960
		2011			\$435,000								\$435,000
	HORIZON HOUSE Total				\$635,316	\$880,000		\$1,300,000					\$662,062
	IMPERIAL CLUB	2004			\$502,000								\$502,000
		2005			\$549,900								\$549,900
		2006			\$650,000								\$650,000
		2007			\$646,000								\$646,000
		2008			\$455,000								\$455,000
		2009			\$474,250								\$474,250
		2010			\$406,633								\$406,633
	IMPERIAL CLUB Total				\$502,076								\$502,076
	INDIES WEST	2004			\$936,000								\$936,000
		2005			\$798,333		\$939,600						\$833,650
		2006			\$809,833		\$830,000						\$814,875
		2007					\$820,000						\$820,000
		2008			\$751,667		\$725,000						\$741,000
		2009			\$650,000								\$650,000
		2010			\$635,000								\$635,000
		2011			\$615,333								\$615,333
	INDIES WEST Total				\$741,806		\$807,920						\$756,178
	JAMAICA TOWERS	2004					\$750,000						\$750,000
		2005			\$720,000								\$720,000
		2008					\$825,000						\$825,000
		2009					\$825,000						\$825,000
		2011					\$925,000						\$925,000
	JAMAICA TOWERS Total				\$720,000		\$831,250						\$809,000
	LA MER	2004			\$967,083	\$885,000							\$955,357
		2005			\$1,164,375	\$1,209,875	\$1,950,000						\$1,339,700
		2006			\$1,300,000								\$1,300,000
		2007			\$867,500	\$1,221,667	\$1,715,000						\$1,261,429
		2008			\$725,000		\$1,573,750						\$1,290,833
		2009			\$803,000								\$803,000
		2010			\$1,002,500		\$1,213,000	\$1,100,000					\$1,117,500
	LA MER Total				\$982,810	\$1,173,688	\$1,503,864	\$1,100,000					\$1,162,707
	LA TOUR RIVAGE	2005			\$737,000								\$737,000
		2006			\$1,100,000								\$1,100,000
		2007			\$1,150,000								\$1,150,000
		2009				\$500,000							\$500,000
		2010			\$510,000								\$510,000
		2011			\$665,000								\$665,000
	LA TOUR RIVAGE Total				\$885,333	\$500,000							\$830,286
	LAURENTIANS	2004						\$1,300,000	\$1,510,000				\$1,440,000
		2005							\$1,892,500				\$1,892,500
		2006							\$2,300,000				\$2,300,000
		2008							\$1,929,500				\$1,929,500
		2010						\$1,875,000	\$1,375,000				\$1,625,000
	LAURENTIANS Total							\$1,587,500	\$1,772,786				\$1,731,611
	LAUSANNE	2004			\$628,800								\$628,800
		2005			\$678,750	\$1,128,000	\$1,010,250						\$837,643
		2006			\$818,750				\$1,400,000				\$1,012,500

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Gulf	LAUSANNE	2007			\$785,000		\$1,002,500						\$847,143
		2008			\$680,000		\$777,500						\$719,000
		2009			\$585,700		\$653,333						\$619,517
		2010			\$480,467								\$480,467
		2011			\$465,833								\$465,833
	LAUSANNE Total				\$614,600	\$1,128,000	\$837,833		\$1,400,000				\$688,109
	LE CIEL PARK TOWER	2004				\$1,797,500	\$2,179,500						\$1,988,500
		2005				\$2,500,000	\$2,231,667						\$2,298,750
		2006				\$2,500,000	\$2,225,000						\$2,362,500
		2007					\$2,383,333						\$2,383,333
		2008				\$2,050,000	\$2,300,000						\$2,200,000
		2009					\$2,070,000						\$2,070,000
		2010				\$2,050,000							\$2,050,000
		2011						\$1,825,000					\$1,825,000
	LE CIEL PARK TOWER Total					\$2,106,429	\$2,235,933	\$1,825,000					\$2,178,652
	LE CIEL VENETIAN TOWER	2004				\$1,611,250	\$1,787,500						\$1,670,000
		2005				\$2,005,000	\$2,223,333						\$2,114,167
		2006				\$1,955,000	\$1,700,000	\$3,466,750					\$2,269,188
		2007				\$1,225,000	\$1,947,500						\$1,465,833
		2008				\$1,875,000	\$2,050,000						\$1,933,333
		2010					\$1,750,000						\$1,750,000
		2011				\$1,900,000							\$1,900,000
	LE CIEL VENETIAN TOWER Total					\$1,747,857	\$1,965,833	\$3,466,750					\$1,901,219
	LE JARDIN	2004					\$2,748,333			\$5,000,000			\$3,311,250
		2005					\$3,287,500	\$3,333,333					\$3,315,000
		2006						\$3,375,000					\$3,375,000
		2007					\$3,600,000	\$3,435,000					\$3,462,500
		2008					\$3,880,000						\$3,880,000
		2009					\$3,225,000						\$3,225,000
		2010					\$3,400,000	\$3,400,000					\$3,400,000
	LE JARDIN Total						\$3,231,818	\$3,393,182		\$5,000,000			\$3,385,870
	LE PARC	2004				\$1,137,500		\$2,217,000			\$3,500,000		\$1,913,500
		2005				\$1,425,000		\$2,795,000					\$1,881,667
		2006				\$1,579,167					\$4,000,000		\$2,184,375
		2007				\$2,100,000							\$2,100,000
		2008				\$1,415,000							\$1,415,000
		2009			\$987,500								\$987,500
		2010						\$2,000,000					\$2,000,000
		2011				\$1,000,000							\$1,000,000
	LE PARC Total				\$987,500	\$1,389,808		\$2,268,571			\$3,500,000	\$4,000,000	\$1,809,271
	LE RIVAGE	2004								\$5,500,000		\$7,000,000	\$6,250,000
		2005								\$5,916,667			\$5,916,667
		2006								\$6,100,000	\$7,172,500		\$6,815,000
		2007								\$6,162,500			\$6,162,500
		2008								\$5,875,000	\$7,400,000		\$6,637,500
		2010								\$5,400,000			\$5,400,000
		2011								\$5,775,000			\$5,775,000
	LE RIVAGE Total									\$5,920,833	\$7,248,333	\$7,000,000	\$6,237,188
	LIONS GATE	2004			\$1,360,000		\$975,000						\$1,167,500
		2005				\$1,375,000	\$1,200,000						\$1,287,500
		2006					\$999,999						\$999,999
		2007					\$1,350,000						\$1,350,000
		2009					\$1,082,000						\$1,082,000
		2010				\$739,250							\$739,250
		2011					\$1,100,000						\$1,100,000

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Gulf	LIONS GATE Total				\$1,360,000	\$951,167	\$1,117,833						\$1,092,050
	MANSION HOUSE	2005			\$940,000								\$940,000
		2006							\$2,000,000				\$2,000,000
		2011			\$725,000								\$725,000
	MANSION HOUSE Total				\$832,500				\$2,000,000				\$1,221,667
	MARTINIQUE	2004			\$405,000	\$1,030,000							\$821,667
		2006					\$1,450,000						\$1,450,000
		2007			\$699,000	\$1,363,000	\$1,314,500						\$1,210,800
		2010			\$535,000		\$992,500						\$687,500
	MARTINIQUE Total				\$540,667	\$1,196,500	\$1,212,800						\$939,600
	MERIDIAN	2004				\$875,300	\$975,000						\$891,917
		2005			\$1,495,000	\$1,085,950	\$695,000						\$1,088,536
		2006				\$1,354,167	\$1,655,000						\$1,474,500
		2007				\$1,450,000							\$1,450,000
		2008				\$1,425,000	\$1,340,000						\$1,382,500
		2009				\$1,153,557	\$1,027,500						\$1,125,544
		2010				\$1,000,000	\$1,200,000						\$1,100,000
	MERIDIAN Total				\$1,495,000	\$1,078,398	\$1,172,222						\$1,111,583
	MONACO BEACH CLUB	2004			\$665,600		\$1,097,333						\$901,091
		2005			\$762,000		\$1,270,000						\$979,714
		2008			\$590,000								\$590,000
		2009			\$578,800	\$512,500	\$968,214						\$814,555
		2010			\$484,000	\$700,000	\$1,001,500						\$834,438
		2011					\$779,000						\$779,000
	MONACO BEACH CLUB Total				\$649,400	\$575,000	\$1,043,545						\$866,015
	NAPLES CONTINENTAL	2005			\$745,833								\$745,833
		2006			\$821,188								\$821,188
		2007			\$712,800								\$712,800
		2008			\$668,750								\$668,750
		2009			\$487,125								\$487,125
		2010			\$540,000								\$540,000
		2011			\$500,000								\$500,000
	NAPLES CONTINENTAL Total				\$676,553								\$676,553
	NEW SUBDIVISION	2004							\$1,650,000				\$1,650,000
	NEW SUBDIVISION Total								\$1,650,000				\$1,650,000
	PARK PLAZA	2004			\$1,062,500	\$1,595,000	\$1,591,250						\$1,496,818
		2005			\$1,375,000	\$1,700,000	\$2,222,500						\$1,844,000
		2007			\$1,400,000	\$1,850,000							\$1,737,500
		2008				\$2,150,000	\$2,150,000						\$2,150,000
		2009			\$1,225,000		\$1,575,000						\$1,400,000
		2010			\$1,250,000	\$2,025,000							\$1,637,500
		2011				\$1,600,000	\$1,800,000						\$1,700,000
	PARK PLAZA Total				\$1,231,250	\$1,791,667	\$1,791,000						\$1,655,606
	PARK SHORE TOWER	2004			\$971,667	\$1,125,000	\$1,064,167						\$1,042,500
		2005			\$1,075,000	\$1,395,000	\$1,322,000						\$1,297,143
		2006			\$1,225,000	\$1,385,000							\$1,305,000
		2007					\$1,450,000						\$1,450,000
		2008			\$1,165,000		\$1,275,000						\$1,247,500
		2009					\$1,210,000						\$1,210,000
		2010					\$1,260,000						\$1,260,000
		2011			\$1,060,000	\$1,075,000	\$1,200,000						\$1,111,667
	PARK SHORE TOWER Total				\$1,083,125	\$1,273,000	\$1,218,889						\$1,192,581
	PROVENCE	2004				\$1,900,000	\$1,800,000	\$2,933,333	\$3,097,500	\$4,975,000			\$2,958,750
		2005					\$2,462,000	\$3,267,500	\$3,000,000				\$2,838,000
		2006					\$2,935,000	\$3,795,000	\$4,300,000				\$3,592,500

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Gulf	PROVENCE	2007				\$1,600,000	\$1,500,000	\$3,025,000	\$2,775,000				\$2,450,000
		2008					\$2,187,500	\$2,200,000					\$2,191,667
		2009						\$2,950,000	\$2,900,000				\$2,925,000
		2010						\$1,839,500					\$1,839,500
		2011					\$1,500,000						\$1,500,000
	PROVENCE Total					\$1,750,000	\$2,279,583	\$3,008,375	\$3,135,000	\$4,975,000			\$2,787,079
	REGENCY TOWERS	2004					\$1,069,000						\$1,069,000
		2005					\$1,161,667						\$1,161,667
		2007			\$775,000		\$1,217,500						\$1,070,000
		2008					\$1,422,500						\$1,422,500
		2009					\$1,060,000						\$1,060,000
		2010			\$710,000		\$1,333,500						\$1,125,667
	REGENCY TOWERS Total				\$742,500		\$1,218,417						\$1,150,429
	REGENT	2004						\$6,100,000		\$6,587,500		\$5,450,000	\$6,192,857
		2005								\$5,626,595		\$5,747,500	\$5,666,897
		2006								\$10,900,000			\$10,900,000
		2007							\$5,975,000	\$5,900,000			\$5,937,500
		2008								\$6,450,000			\$6,450,000
		2009								\$4,700,000		\$5,600,000	\$5,000,000
	REGENT Total							\$6,100,000	\$5,975,000	\$6,269,722		\$5,599,000	\$6,078,819
	ROYAL PALM CLUB	2004			\$572,500								\$572,500
		2005			\$748,750								\$748,750
		2008			\$655,000		\$1,250,000						\$853,333
		2009			\$575,000								\$575,000
		2010			\$633,125								\$633,125
	ROYAL PALM CLUB Total				\$641,818		\$1,250,000						\$692,500
	SANCERRE	2004						\$4,100,000	\$3,219,375				\$3,317,222
		2005						\$3,800,000					\$3,800,000
		2006						\$4,012,500	\$3,387,500				\$3,700,000
		2007							\$4,200,000				\$4,200,000
		2009							\$3,800,000				\$3,800,000
		2010						\$3,000,000	\$3,550,000				\$3,275,000
		2011						\$3,395,000					\$3,395,000
	SANCERRE Total							\$3,720,000	\$3,390,769				\$3,494,737
	SAVOY	2004			\$667,500								\$667,500
		2005			\$775,000	\$955,000	\$1,092,500	\$1,350,000					\$1,036,667
		2006					\$1,357,500						\$1,357,500
		2007			\$825,000	\$955,000	\$840,000						\$854,000
		2008			\$720,000	\$812,000	\$800,000	\$1,525,000					\$964,250
		2009				\$550,000	\$780,000						\$703,333
		2010				\$800,000		\$600,000					\$700,000
		2011					\$600,000						\$600,000
	SAVOY Total				\$757,857	\$837,833	\$917,813	\$1,158,333					\$881,229
	SHORES	2004			\$735,833								\$735,833
		2005			\$775,000								\$775,000
		2007			\$1,097,500								\$1,097,500
		2008			\$1,203,125								\$1,203,125
		2010			\$792,500								\$792,500
	SHORES Total				\$901,912								\$901,912
	SOLAMAR	2004			\$562,833		\$816,700						\$626,300
		2005			\$887,000		\$1,110,000						\$931,600
		2006			\$978,000		\$1,125,000						\$1,027,000
		2007			\$975,000		\$1,112,500						\$1,066,667
		2008			\$755,000		\$925,000						\$840,000
		2009			\$595,000								\$595,000

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Fronts			1 Bed										
Gulf	SOLAMAR	2010			\$520,000		\$738,750						\$684,063
		2011					\$685,000						\$685,000
	SOLAMAR Total				\$713,389		\$866,850						\$780,528
	SOUTHERN CLIPPER	2004			\$733,750		\$675,000						\$714,167
		2006			\$957,500								\$957,500
		2007					\$860,000						\$860,000
		2008			\$650,000		\$630,000						\$643,333
		2009			\$585,000								\$585,000
		2010			\$590,000		\$603,750						\$599,167
		2011			\$550,000								\$550,000
	SOUTHERN CLIPPER Total				\$711,944		\$674,500						\$698,571
	ST CROIX	2004			\$806,750								\$806,750
		2006			\$772,000								\$772,000
		2007			\$981,500								\$981,500
		2008			\$900,000								\$900,000
		2009			\$605,000								\$605,000
		2010			\$755,000								\$755,000
	ST CROIX Total				\$798,500								\$798,500
	SURFSEDGE	2004			\$588,813		\$635,000						\$593,944
		2005			\$748,486								\$748,486
		2006				\$1,400,000	\$1,200,000						\$1,266,667
		2007			\$787,500		\$1,045,000						\$873,333
		2008			\$875,000		\$575,000						\$725,000
		2009			\$607,875	\$792,000	\$758,000						\$687,188
		2010			\$518,800	\$400,000							\$499,000
		2011			\$440,000				\$1,000,000				\$720,000
	SURFSEDGE Total				\$638,050	\$864,000	\$866,125		\$1,000,000				\$709,660
	SURFSIDE CLUB	2004	\$315,000		\$517,500								\$416,250
		2005			\$545,000								\$545,000
		2007			\$520,000								\$520,000
		2008			\$600,000								\$600,000
		2009		\$262,500		\$301,000	\$950,000						\$504,500
		2010		\$234,000	\$232,250	\$400,000	\$925,000						\$404,700
		2011		\$210,000		\$362,000							\$311,333
	SURFSIDE CLUB Total		\$315,000	\$235,500	\$495,154	\$356,250	\$937,500						\$467,761
	TERRACES	2004			\$679,000		\$1,142,500						\$745,214
		2005			\$949,000	\$1,143,000							\$1,007,200
		2006			\$827,500	\$1,150,000							\$988,750
		2008			\$555,000	\$940,000	\$1,125,000						\$746,000
		2009			\$704,667								\$704,667
		2010			\$640,000								\$640,000
		2011			\$460,000								\$460,000
	TERRACES Total				\$721,515	\$1,103,800	\$1,136,667						\$796,679
	VIA DELFINO	2005				\$2,050,000	\$2,577,320	\$2,400,000					\$2,356,830
		2006						\$2,500,000					\$2,500,000
		2007					\$1,900,000						\$1,900,000
		2008						\$2,675,000					\$2,675,000
		2009						\$2,450,000					\$2,450,000
		2010					\$2,640,000						\$2,640,000
	VIA DELFINO Total					\$2,050,000	\$2,372,440	\$2,516,667					\$2,426,732
	VISTAS	2004			\$976,000								\$976,000
		2005			\$1,057,000		\$1,825,000						\$1,293,308
		2006			\$1,247,833		\$1,050,000						\$1,198,375
		2008			\$1,047,500								\$1,047,500
		2009			\$893,500		\$1,100,000						\$962,333

Average of SoldPrice	COMMUNITY NAME	Year	Bdrms										Grand Total
Fronts			1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	
Gulf	VISTAS	2010					\$1,230,000						\$1,230,000
		2011			\$937,000		\$1,495,000						\$1,030,000
	VISTAS Total				\$1,039,806		\$1,432,500						\$1,135,585
	WALDORF	2004			\$950,000								\$950,000
		2005			\$1,350,000		\$1,825,000						\$1,587,500
		2006					\$1,425,000						\$1,425,000
		2007			\$1,647,500		\$1,745,000		\$2,875,000				\$2,003,125
		2010					\$1,000,000						\$1,000,000
		2011					\$1,558,667						\$1,558,667
	WALDORF Total				\$1,315,833		\$1,552,000		\$2,875,000				\$1,603,208
	WESTGATE	2004					\$1,200,500						\$1,200,500
		2005					\$1,320,000						\$1,320,000
		2006					\$1,500,000						\$1,500,000
		2007					\$1,200,000						\$1,200,000
		2008					\$1,450,000						\$1,450,000
		2009					\$1,100,000						\$1,100,000
		2010					\$1,325,000						\$1,325,000
	WESTGATE Total						\$1,322,375						\$1,322,375
	WHITEHALL	2004						\$1,463,333					\$1,463,333
		2005						\$1,995,000					\$1,995,000
		2007						\$1,800,000					\$1,800,000
	WHITEHALL Total							\$1,637,000					\$1,637,000
Gulf Total			\$315,000	\$235,500	\$744,920	\$1,207,657	\$1,395,438	\$2,514,734	\$2,910,951	\$5,338,253	\$6,311,250	\$5,570,714	\$1,435,638
Grand Total			\$282,835	\$272,875	\$667,880	\$1,154,374	\$1,298,249	\$2,464,092	\$2,732,308	\$5,338,253	\$6,311,250	\$5,570,714	\$1,257,874

Sum of Sold Price		Bdrms											Grand Total
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	
Bayside	AMBASSADOR CLUB	2004			\$859,000								\$859,000
		2006			\$600,000								\$600,000
		2007			\$470,000								\$470,000
		2008			\$384,000								\$384,000
		2010			\$1,047,000								\$1,047,000
	AMBASSADOR CLUB Total				\$3,360,000								\$3,360,000
	ARDISSONE	2004			\$1,600,000	\$1,250,000		\$1,750,000					\$4,600,000
		2005			\$1,700,000	\$1,875,000							\$3,575,000
		2006				\$1,800,000							\$1,800,000
		2007			\$1,500,000		\$1,800,000						\$3,300,000
		2008			\$800,000	\$1,100,000							\$1,900,000
	ARDISSONE Total				\$5,600,000	\$6,025,000		\$1,800,000	\$1,750,000				\$15,175,000
	BEACON HOUSE	2004	\$560,000										\$560,000
		2005	\$965,000		\$720,000								\$1,685,000
		2006	\$874,000										\$874,000
		2007	\$425,000										\$425,000
		2008	\$390,000										\$390,000
		2011			\$345,000								\$345,000
	BEACON HOUSE Total		\$3,214,000		\$1,065,000								\$4,279,000
	BELLA BAIA	2004					\$8,806,166						\$8,806,166
		2005					\$1,950,000	\$7,562,500	\$7,365,000				\$16,877,500
		2006						\$2,075,000					\$2,075,000
		2007						\$1,915,000					\$1,915,000
		2010						\$1,405,000					\$1,405,000
	BELLA BAIA Total						\$10,756,166	\$12,957,500	\$7,365,000				\$31,078,666
	BORDEAUX CLUB	2004			\$2,293,000		\$415,000						\$2,708,000
		2005			\$2,454,500								\$2,454,500
		2008			\$500,000								\$500,000
		2010			\$375,000		\$330,000						\$705,000
	BORDEAUX CLUB Total				\$5,622,500		\$745,000						\$6,367,500
	BOULEVARD CLUB	2004			\$1,716,500	\$460,000	\$1,020,000						\$3,196,500
		2006					\$800,000						\$800,000
		2007			\$650,000		\$755,000						\$1,405,000
		2008					\$715,000						\$715,000
	BOULEVARD CLUB Total				\$2,366,500	\$460,000	\$3,290,000						\$6,116,500
	CANTERBURY COURT	2004			\$265,000								\$265,000
		2005			\$424,900								\$424,900
	CANTERBURY COURT Total				\$689,900								\$689,900
	CHARLESTON SQUARE	2004					\$23,535,000		\$3,290,000				\$26,825,000
		2005					\$4,150,000		\$1,775,000				\$5,925,000
		2008					\$1,536,250	\$2,000,000					\$3,536,250
		2009					\$1,265,000		\$1,875,000				\$3,140,000
		2011							\$1,175,000				\$1,175,000
	CHARLESTON SQUARE Total						\$30,486,250	\$2,000,000	\$8,115,000				\$40,601,250
	COQUINA CLUB	2004			\$799,000	\$715,000							\$1,514,000
		2005			\$1,015,000	\$1,150,000	\$588,500						\$2,753,500
		2006			\$1,295,000								\$1,295,000
		2007			\$1,204,500								\$1,204,500
		2008			\$377,000	\$385,000	\$405,000						\$1,167,000
		2009			\$687,000	\$340,000	\$355,000						\$1,382,000
		2010					\$700,000						\$700,000
		2011					\$315,000						\$315,000
	COQUINA CLUB Total				\$5,377,500	\$2,590,000	\$2,363,500						\$10,331,000
	EXECUTIVE CLUB	2004			\$2,869,600								\$2,869,600
		2005			\$1,145,000		\$905,000						\$2,050,000
		2008			\$500,000								\$500,000
		2009			\$455,000								\$455,000
		2011			\$310,000								\$310,000
	EXECUTIVE CLUB Total				\$5,279,600		\$905,000						\$6,184,600
	GULF BAY APARTMENTS	2004			\$1,666,000								\$1,666,000
		2005			\$618,000								\$618,000

Sum of SoldPrice	COMMUNITY NAME	Year	Bdrms									Grand Total	
			1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed		5+Den
Fronts													
Bayside	GULF BAY APARTMENTS	2008			\$637,000								\$637,000
	GULF BAY APARTMENTS Total				\$2,921,000								\$2,921,000
	HARBORSIDE GARDENS	2004			\$1,765,000								\$1,765,000
		2006			\$1,310,000			\$800,000					\$2,110,000
		2007			\$703,500		\$560,000						\$1,263,500
		2008			\$1,046,000								\$1,046,000
		2009			\$373,000								\$373,000
		2010			\$730,000								\$730,000
	HARBORSIDE GARDENS Total				\$5,927,500	\$560,000	\$800,000						\$7,287,500
	HARBORSIDE WEST	2004	\$454,000		\$1,409,000		\$1,022,000						\$2,885,000
		2005			\$399,900		\$750,000						\$1,149,900
		2007			\$475,000		\$720,000						\$1,195,000
		2008	\$278,500										\$278,500
		2009	\$449,198										\$449,198
		2011	\$225,000										\$225,000
	HARBORSIDE WEST Total		\$1,406,698		\$2,283,900		\$2,492,000						\$6,182,598
	HARBOUR CLUB	2005					\$525,000						\$525,000
		2007		\$385,000	\$530,000		\$375,000						\$1,290,000
		2010			\$305,000								\$305,000
	HARBOUR CLUB Total			\$385,000	\$835,000		\$375,000	\$525,000					\$2,120,000
	HARBOUR COVE	2004			\$1,040,100								\$1,040,100
		2005			\$1,222,000								\$1,222,000
		2009			\$350,000								\$350,000
		2010			\$542,500								\$542,500
		2011			\$545,000		\$350,000						\$895,000
	HARBOUR COVE Total				\$3,699,600		\$350,000						\$4,049,600
	JENNIFER SHORES	2007					\$650,000						\$650,000
		2008			\$650,000		\$700,000						\$1,350,000
		2009			\$452,000								\$452,000
		2010					\$451,000						\$451,000
	JENNIFER SHORES Total				\$1,102,000		\$1,801,000						\$2,903,000
	KINGS PORT	2004			\$626,000								\$626,000
		2005			\$899,900								\$899,900
		2006			\$1,069,000								\$1,069,000
		2008			\$940,000								\$940,000
		2009			\$300,000								\$300,000
		2010			\$300,000								\$300,000
	KINGS PORT Total				\$4,134,900								\$4,134,900
	LA MAISON	2004			\$405,000								\$405,000
		2005			\$545,000								\$545,000
		2006			\$630,000								\$630,000
		2007			\$657,500								\$657,500
		2008			\$375,000								\$375,000
		2009			\$715,625								\$715,625
		2010			\$632,900		\$375,000						\$1,007,900
		2011					\$585,000						\$585,000
	LA MAISON Total				\$3,961,025		\$960,000						\$4,921,025
	LA VILLA RIVIERA	2004			\$1,077,000								\$1,077,000
		2010			\$270,000								\$270,000
		2011			\$216,000								\$216,000
	LA VILLA RIVIERA Total				\$1,563,000								\$1,563,000
	LAGO MAR	2009	\$225,000										\$225,000
		2010	\$378,000										\$378,000
	LAGO MAR Total		\$603,000										\$603,000
	LUCERNE	2005			\$825,000								\$825,000
		2006			\$950,000								\$950,000
		2007			\$900,000								\$900,000
		2009					\$2,000,000						\$2,000,000
	LUCERNE Total				\$2,675,000		\$2,000,000						\$4,675,000
	MADRID CLUB	2004			\$1,554,000	\$360,000	\$1,020,000						\$2,934,000
		2005			\$1,159,500		\$1,956,100						\$3,115,600

Sum of SoldPrice		Bdrms											
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Bayside	MADRID CLUB	2006			\$1,390,000								\$1,390,000
		2007			\$525,000	\$650,000	\$540,000						\$1,715,000
		2008			\$1,027,000								\$1,027,000
		2010			\$1,807,000		\$330,000						\$2,137,000
	MADRID CLUB Total				\$7,462,500	\$1,010,000	\$3,846,100						\$12,318,600
	MIRAMAR	2004			\$2,626,000		\$685,000						\$3,311,000
		2006			\$1,567,000								\$1,567,000
		2007			\$610,000		\$800,000						\$1,410,000
		2009					\$640,000						\$640,000
		2010			\$405,000								\$405,000
	MIRAMAR Total				\$5,208,000		\$2,125,000						\$7,333,000
	PALM BAY VILLAS	2004			\$375,000								\$375,000
		2007			\$499,000								\$499,000
		2010			\$285,000	\$290,000							\$575,000
		2011			\$260,000								\$260,000
	PALM BAY VILLAS Total				\$1,419,000	\$290,000							\$1,709,000
	PARK COLONY CLUB	2006			\$555,000								\$555,000
		2007			\$885,000								\$885,000
		2010			\$341,250								\$341,250
	PARK COLONY CLUB Total				\$1,781,250								\$1,781,250
	PARK PLACE CLUB	2004			\$335,000								\$335,000
		2009			\$320,000								\$320,000
		2010			\$350,000								\$350,000
	PARK PLACE CLUB Total				\$1,005,000								\$1,005,000
	PORT AU VILLA	2004			\$1,495,500								\$1,495,500
		2005			\$784,000								\$784,000
		2006			\$1,090,000								\$1,090,000
		2007			\$390,000								\$390,000
		2008			\$425,000								\$425,000
		2010			\$722,500								\$722,500
	PORT AU VILLA Total				\$4,907,000								\$4,907,000
	REEF CLUB	2004			\$279,000	\$425,000							\$704,000
		2005	\$420,000										\$420,000
		2010	\$220,000			\$625,000							\$845,000
	REEF CLUB Total		\$640,000		\$279,000	\$1,050,000							\$1,969,000
	SHORELINE CLUB	2004	\$210,000										\$210,000
		2005			\$435,000								\$435,000
	SHORELINE CLUB Total		\$210,000		\$435,000								\$645,000
	SPINDRIFT	2004			\$1,105,000								\$1,105,000
		2006			\$1,100,000								\$1,100,000
		2007			\$400,000								\$400,000
		2008			\$815,000								\$815,000
		2009			\$395,000								\$395,000
		2010			\$355,000								\$355,000
		2011			\$681,000								\$681,000
	SPINDRIFT Total				\$4,851,000								\$4,851,000
	TROPICS	2004					\$925,000						\$925,000
		2005					\$3,292,000						\$3,292,000
		2006					\$1,450,000						\$1,450,000
		2008			\$700,000								\$700,000
		2009			\$630,000								\$630,000
		2010					\$949,000						\$949,000
		2011			\$900,000								\$900,000
	TROPICS Total				\$2,230,000		\$6,616,000						\$8,846,000
	VENETIAN COVE CLUB	2004			\$870,000		\$1,425,000						\$2,295,000
		2005			\$1,885,000								\$1,885,000
		2007			\$1,369,000		\$1,985,000						\$3,354,000
		2008			\$1,182,500								\$1,182,500
		2009			\$892,000		\$515,000						\$1,407,000
		2010			\$770,000		\$619,000						\$1,389,000
	VENETIAN COVE CLUB Total				\$6,968,500		\$4,544,000						\$11,512,500

Sum of SoldPrice		Bdrms											Grand Total	
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den		
Bayside	WINDEMERE	2004			\$530,000		\$720,000						\$1,250,000	
		2008			\$585,000								\$585,000	
		2009			\$470,000									\$470,000
		2010			\$1,030,000		\$640,000							\$1,670,000
		2011			\$590,000									\$590,000
		WINDEMERE Total				\$3,205,000		\$1,360,000						\$4,565,000
	WINDSOR COURT	2004				\$425,000								\$425,000
		2005				\$1,626,500								\$1,626,500
		2009				\$365,000								\$365,000
		2010				\$785,000								\$785,000
		2011				\$410,000								\$410,000
		WINDSOR COURT Total				\$3,611,500								\$3,611,500
	YACHT HARBOR MANOR	2004	\$290,000											\$290,000
		2005	\$385,000											\$385,000
		2006				\$550,000								\$550,000
2009		\$290,000											\$290,000	
2010					\$335,000								\$335,000	
	YACHT HARBOR MANOR Total				\$965,000		\$885,000						\$1,850,000	
Bayside Total			\$7,038,698	\$385,000	\$102,711,675	\$12,360,000	\$77,765,016	\$16,707,500	\$15,480,000				\$232,447,889	
Gulf	ADMIRALTY POINT I	2004			\$1,710,000	\$926,000	\$4,010,000						\$6,646,000	
		2005				\$712,500	\$1,250,000						\$1,962,500	
		2006					\$1,180,000	\$2,650,000					\$3,830,000	
		2007			\$855,000									\$855,000
		2008			\$1,658,000	\$600,000	\$1,762,000							\$4,020,000
		2009			\$2,690,000		\$2,662,300							\$5,352,300
		2010			\$1,493,000	\$1,225,000								\$2,718,000
	2011					\$1,572,000							\$1,572,000	
		ADMIRALTY POINT I Total				\$8,406,000	\$4,643,500	\$13,906,300						\$26,955,800
	ALLEGRO	2004				\$2,434,700		\$2,070,000						\$4,504,700
		2005				\$2,534,100		\$5,360,000						\$7,894,100
		2006						\$4,405,000						\$4,405,000
		2007						\$1,100,000						\$1,100,000
		2008						\$800,000						\$800,000
		2009				\$2,870,000		\$2,600,000						\$5,470,000
		2010				\$375,000	\$710,000	\$785,000						\$1,870,000
	2011						\$2,310,000						\$2,310,000	
		ALLEGRO Total				\$8,213,800	\$710,000	\$19,430,000						\$28,353,800
	ARIA	2006						\$21,050,000	\$4,700,000	\$31,750,000	\$13,750,000			\$71,250,000
		2007						\$7,800,000		\$10,050,000				\$17,850,000
		2008						\$16,803,500		\$6,125,000	\$9,080,000			\$32,008,500
		2009						\$4,975,000		\$7,075,000				\$12,050,000
		2010						\$4,350,000	\$3,250,000					\$7,600,000
		2011						\$1,945,000			\$3,800,000			\$5,745,000
		ARIA Total						\$56,923,500	\$7,950,000	\$55,000,000	\$26,630,000			\$146,503,500
		BAHAMA CLUB	2006			\$1,200,000								\$1,200,000
		BAHAMA CLUB Total				\$1,200,000								\$1,200,000
	BAY SHORE PLACE	2004				\$1,478,000	\$2,357,500	\$880,000						\$4,715,500
		2005				\$3,531,000	\$5,082,000	\$4,080,000						\$12,693,000
		2006					\$1,168,000							\$1,168,000
2007					\$925,000								\$925,000	
2008					\$1,565,000	\$1,379,000	\$2,657,500						\$5,601,500	
2009					\$1,325,000	\$1,290,000	\$1,960,000						\$4,575,000	
2010					\$500,000	\$1,940,000	\$4,454,500						\$6,894,500	
	BAY SHORE PLACE Total				\$9,324,000	\$13,216,500	\$14,032,000						\$36,572,500	
BILLOWS	2004				\$1,310,000								\$1,310,000	
	2005				\$780,000								\$780,000	
	2010				\$1,455,000								\$1,455,000	
	2011				\$715,000								\$715,000	
	BILLOWS Total				\$4,260,000								\$4,260,000	
BREAKERS	2004				\$1,250,000		\$625,000						\$1,875,000	
	2006						\$2,186,000						\$2,186,000	

Sum of Sold Price		Bdrms											
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Gulf	BREAKERS	2007			\$550,000		\$1,025,000						\$1,575,000
		2008			\$463,000								\$463,000
		2009			\$750,000								\$750,000
		2011			\$738,750								\$738,750
	BREAKERS Total				\$3,751,750		\$3,836,000						\$7,587,750
	BRITTANY	2004			\$1,000,000			\$21,270,000					\$22,270,000
		2005			\$1,295,000		\$3,490,000	\$20,300,000		\$1,795,000			\$26,880,000
		2006						\$17,475,000		\$5,425,000			\$22,900,000
		2007						\$17,020,000					\$17,020,000
		2008				\$2,500,000		\$6,090,500					\$8,590,500
		2009						\$4,950,000					\$4,950,000
		2010						\$9,150,000	\$1,400,000	\$1,240,000			\$11,790,000
	BRITTANY Total				\$2,295,000	\$2,500,000	\$3,490,000	\$96,255,500	\$1,400,000	\$8,460,000			\$114,400,500
	CARRIAGE CLUB	2004			\$640,000								\$640,000
		2005			\$1,605,000								\$1,605,000
		2006			\$835,000								\$835,000
		2007			\$825,000								\$825,000
		2008			\$1,250,000								\$1,250,000
		2009			\$922,500								\$922,500
		2011			\$440,000								\$440,000
	CARRIAGE CLUB Total				\$6,517,500								\$6,517,500
	CHATEAU CLUB	2004			\$1,275,000								\$1,275,000
		2007					\$1,050,000						\$1,050,000
	CHATEAU CLUB Total				\$1,275,000		\$1,050,000						\$2,325,000
	CLOISTERS OF NAPLES	2004				\$790,000							\$790,000
		2007					\$825,000						\$825,000
		2008			\$1,000,000								\$1,000,000
		2009			\$775,000								\$775,000
		2010			\$500,000								\$500,000
	CLOISTERS OF NAPLES Total				\$2,275,000	\$790,000	\$825,000						\$3,890,000
	COLONIAL CLUB	2004			\$1,050,000								\$1,050,000
		2005			\$3,565,000								\$3,565,000
		2006			\$1,350,000								\$1,350,000
		2009			\$950,000								\$950,000
		2010			\$787,500								\$787,500
	COLONIAL CLUB Total				\$7,702,500								\$7,702,500
	DIPLOMAT	2005			\$1,400,000								\$1,400,000
		2007			\$1,538,000								\$1,538,000
		2008			\$975,000				\$1,599,000				\$2,574,000
	DIPLOMAT Total				\$3,913,000				\$1,599,000				\$5,512,000
	EMBASSY	2004			\$925,000								\$925,000
		2005			\$975,000								\$975,000
		2008			\$750,000								\$750,000
		2010					\$625,000						\$625,000
		2011			\$675,000		\$1,325,000						\$2,000,000
	EMBASSY Total				\$3,325,000		\$1,950,000						\$5,275,000
	ENCLAVE	2004							\$9,200,000				\$9,200,000
		2005							\$16,525,000				\$16,525,000
		2008							\$4,250,000				\$4,250,000
		2009							\$5,500,000				\$5,500,000
		2010							\$4,250,000				\$4,250,000
	ENCLAVE Total								\$39,725,000				\$39,725,000
	ESPLANADE	2004			\$4,004,000	\$1,650,000	\$3,850,000						\$9,504,000
		2005			\$5,370,500		\$4,150,000						\$9,520,500
		2006			\$940,000		\$3,675,000						\$4,615,000
		2007			\$1,040,000		\$1,450,000						\$2,490,000
		2008			\$1,650,000		\$1,900,000						\$3,550,000
		2009			\$4,140,000	\$625,000	\$965,000						\$5,730,000
		2010			\$1,125,000	\$1,882,200	\$2,097,000						\$5,104,200
		2011			\$730,000		\$1,500,000						\$2,230,000
	ESPLANADE Total				\$18,999,500	\$4,157,200	\$19,587,000						\$42,743,700

Sum of Sold Price		Bdrms											Grand Total	
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den		
Gulf	GRAMERCY	2004					\$3,100,000						\$3,100,000	
		2005					\$5,600,000						\$5,600,000	
		2008					\$1,585,000							\$1,585,000
		2009					\$2,300,000							\$2,300,000
		2010					\$2,250,000							\$2,250,000
		2011					\$1,350,000							\$1,350,000
		GRAMERCY Total					\$16,185,000							\$16,185,000
		GULF SHORE COLONY	2009			\$687,500		\$1,250,000						\$1,937,500
		GULF SHORE COLONY Total				\$687,500		\$1,250,000						\$1,937,500
		GULF TOWERS	2004			\$510,000								\$510,000
	2008				\$400,000									\$400,000
	2009				\$1,303,000									\$1,303,000
		GULF TOWERS Total				\$2,213,000								\$2,213,000
		GULF VIEW BEACH CLUB	2004					\$1,100,000						\$1,100,000
	2005				\$1,325,000									\$1,325,000
	2007							\$1,475,000						\$1,475,000
	2011							\$900,000						\$900,000
		GULF VIEW BEACH CLUB Total				\$1,325,000		\$3,475,000						\$4,800,000
		GULFSIDE	2004			\$3,844,162	\$1,300,000	\$740,000						\$5,884,162
	2005				\$3,970,000	\$799,990	\$3,439,000							\$8,208,990
	2006				\$750,000		\$1,400,000							\$2,150,000
	2009				\$1,640,000		\$675,000							\$2,315,000
	2010				\$475,000	\$600,000								\$1,075,000
		GULFSIDE Total				\$10,679,162	\$2,699,990	\$6,254,000						\$19,633,152
		HORIZON HOUSE	2004			\$4,487,000								\$4,487,000
	2005				\$3,584,000	\$880,000								\$4,464,000
	2006				\$3,639,000									\$3,639,000
2007				\$699,000									\$699,000	
2008				\$1,235,000									\$1,235,000	
2009				\$1,116,500									\$1,116,500	
2010				\$4,699,600					\$1,300,000				\$5,999,600	
2011				\$870,000									\$870,000	
	HORIZON HOUSE Total					\$20,330,100	\$880,000		\$1,300,000					\$22,510,100
	IMPERIAL CLUB	2004			\$2,510,000								\$2,510,000	
2005				\$549,900									\$549,900	
2006				\$650,000									\$650,000	
2007				\$1,292,000									\$1,292,000	
2008				\$1,365,000									\$1,365,000	
2009				\$948,500									\$948,500	
2010				\$1,219,900									\$1,219,900	
	IMPERIAL CLUB Total				\$8,535,300								\$8,535,300	
	INDIES WEST	2004			\$1,872,000								\$1,872,000	
2005				\$2,395,000			\$939,600						\$3,334,600	
2006				\$2,429,500				\$830,000					\$3,259,500	
2007								\$820,000					\$820,000	
2008				\$2,255,000				\$1,450,000					\$3,705,000	
2009				\$650,000									\$650,000	
2010				\$1,905,000									\$1,905,000	
2011				\$1,846,000									\$1,846,000	
	INDIES WEST Total				\$13,352,500		\$4,039,600						\$17,392,100	
	JAMAICA TOWERS	2004					\$750,000						\$750,000	
2005				\$720,000									\$720,000	
2008							\$825,000						\$825,000	
2009							\$825,000						\$825,000	
2011							\$925,000						\$925,000	
	JAMAICA TOWERS Total				\$720,000		\$3,325,000						\$4,045,000	
	LA MER	2004			\$5,802,500	\$885,000							\$6,687,500	
2005				\$4,657,500	\$4,839,500	\$3,900,000							\$13,397,000	
2006				\$1,300,000									\$1,300,000	
2007				\$1,735,000	\$3,665,000	\$3,430,000							\$8,830,000	
2008				\$725,000				\$3,147,500						\$3,872,500

Sum of Sold Price		Bdrms											
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Gulf	LA MER	2009			\$2,409,000								\$2,409,000
		2010			\$4,010,000		\$6,065,000	\$1,100,000					\$11,175,000
	LA MER Total				\$20,639,000	\$9,389,500	\$16,542,500	\$1,100,000					\$47,671,000
	LA TOUR RIVAGE	2005			\$737,000								\$737,000
		2006			\$1,100,000								\$1,100,000
		2007			\$2,300,000								\$2,300,000
		2009				\$500,000							\$500,000
		2010			\$510,000								\$510,000
		2011			\$665,000								\$665,000
	LA TOUR RIVAGE Total				\$5,312,000	\$500,000							\$5,812,000
	LAURENTIANS	2004						\$1,300,000	\$3,020,000				\$4,320,000
		2005							\$3,785,000				\$3,785,000
		2006							\$2,300,000				\$2,300,000
		2008							\$1,929,500				\$1,929,500
		2010						\$1,875,000	\$1,375,000				\$3,250,000
	LAURENTIANS Total							\$3,175,000	\$12,409,500				\$15,584,500
	LAUSANNE	2004			\$3,144,000								\$3,144,000
		2005			\$2,715,000	\$1,128,000	\$2,020,500						\$5,863,500
		2006			\$1,637,500				\$1,400,000				\$3,037,500
		2007			\$3,925,000		\$2,005,000						\$5,930,000
		2008			\$2,040,000		\$1,555,000						\$3,595,000
		2009			\$1,757,100		\$1,960,000						\$3,717,100
		2010			\$2,882,800								\$2,882,800
		2011			\$2,795,000								\$2,795,000
	LAUSANNE Total				\$20,896,400	\$1,128,000	\$7,540,500		\$1,400,000				\$30,964,900
	LE CIEL PARK TOWER	2004				\$3,595,000	\$4,359,000						\$7,954,000
		2005				\$2,500,000	\$6,695,000						\$9,195,000
		2006				\$2,500,000	\$2,225,000						\$4,725,000
		2007					\$7,150,000						\$7,150,000
		2008				\$4,100,000	\$6,900,000						\$11,000,000
		2009					\$6,210,000						\$6,210,000
		2010				\$2,050,000							\$2,050,000
		2011						\$1,825,000					\$1,825,000
	LE CIEL PARK TOWER Total					\$14,745,000	\$33,539,000		\$1,825,000				\$50,109,000
	LE CIEL VENETIAN TOWER	2004				\$6,445,000	\$3,575,000						\$10,020,000
		2005				\$6,015,000	\$6,670,000						\$12,685,000
		2006				\$3,910,000	\$1,700,000		\$3,466,750				\$9,076,750
		2007				\$2,450,000	\$1,947,500						\$4,397,500
		2008				\$3,750,000	\$2,050,000						\$5,800,000
		2010					\$1,750,000						\$1,750,000
		2011				\$1,900,000							\$1,900,000
	LE CIEL VENETIAN TOWER Total					\$24,470,000	\$17,692,500		\$3,466,750				\$45,629,250
	LE JARDIN	2004					\$8,245,000			\$5,000,000			\$13,245,000
		2005					\$6,575,000	\$10,000,000					\$16,575,000
		2006						\$6,750,000					\$6,750,000
		2007					\$3,600,000	\$17,175,000					\$20,775,000
		2008					\$3,880,000						\$3,880,000
		2009					\$6,450,000						\$6,450,000
		2010					\$6,800,000	\$3,400,000					\$10,200,000
	LE JARDIN Total						\$35,550,000	\$37,325,000		\$5,000,000			\$77,875,000
	LE PARC	2004				\$4,550,000		\$11,085,000			\$3,500,000		\$19,135,000
		2005				\$2,850,000		\$2,795,000					\$5,645,000
		2006				\$4,737,500					\$4,000,000		\$8,737,500
		2007				\$2,100,000							\$2,100,000
		2008				\$2,830,000							\$2,830,000
		2009			\$1,975,000								\$1,975,000
		2010						\$2,000,000					\$2,000,000
		2011				\$1,000,000							\$1,000,000
	LE PARC Total				\$1,975,000	\$18,067,500		\$15,880,000			\$3,500,000	\$4,000,000	\$43,422,500
	LE RIVAGE	2004							\$5,500,000		\$7,000,000		\$12,500,000
		2005							\$17,750,000				\$17,750,000

Sum of Sold Price		Bdrms											Grand Total	
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total	
Gulf	LE RIVAGE	2006								\$6,100,000	\$14,345,000		\$20,445,000	
		2007								\$24,650,000			\$24,650,000	
		2008								\$5,875,000	\$7,400,000		\$13,275,000	
		2010								\$5,400,000			\$5,400,000	
		2011								\$5,775,000			\$5,775,000	
		LE RIVAGE Total								\$71,050,000	\$21,745,000	\$7,000,000	\$99,795,000	
	LIONS GATE	2004			\$1,360,000		\$975,000							\$2,335,000
		2005				\$1,375,000	\$1,200,000							\$2,575,000
		2006					\$999,999							\$999,999
		2007					\$1,350,000							\$1,350,000
		2009					\$1,082,000							\$1,082,000
		2010				\$1,478,500								\$1,478,500
		2011					\$1,100,000							\$1,100,000
		LIONS GATE Total			\$1,360,000	\$2,853,500	\$6,706,999							\$10,920,499
	MANSION HOUSE	2005			\$940,000									\$940,000
		2006							\$2,000,000					\$2,000,000
		2011			\$725,000									\$725,000
		MANSION HOUSE Total			\$1,665,000				\$2,000,000					\$3,665,000
	MARTINIQUE	2004		\$405,000	\$2,060,000									\$2,465,000
		2006					\$1,450,000							\$1,450,000
		2007			\$699,000	\$2,726,000	\$2,629,000							\$6,054,000
2010				\$2,140,000		\$1,985,000							\$4,125,000	
		MARTINIQUE Total		\$3,244,000	\$4,786,000	\$6,064,000								\$14,094,000
MERIDIAN	2004				\$8,753,000	\$1,950,000							\$10,703,000	
	2005		\$1,495,000	\$5,429,750	\$695,000								\$7,619,750	
	2006			\$4,062,500	\$3,310,000								\$7,372,500	
	2007			\$1,450,000									\$1,450,000	
	2008			\$1,425,000	\$1,340,000								\$2,765,000	
	2009			\$8,074,900	\$2,055,000								\$10,129,900	
	2010			\$1,000,000	\$1,200,000								\$2,200,000	
		MERIDIAN Total		\$1,495,000	\$30,195,150	\$10,550,000								\$42,240,150
MONACO BEACH CLUB	2004			\$3,328,000		\$6,584,000							\$9,912,000	
	2005			\$3,048,000		\$3,810,000							\$6,858,000	
	2008			\$590,000									\$590,000	
	2009		\$1,157,600	\$1,025,000	\$6,777,500								\$8,960,100	
	2010		\$968,000	\$700,000	\$5,007,500								\$6,675,500	
	2011			\$779,000									\$779,000	
	MONACO BEACH CLUB Total		\$9,091,600	\$1,725,000	\$22,958,000								\$33,774,600	
NAPLES CONTINENTAL	2005			\$4,475,000									\$4,475,000	
	2006			\$6,569,500									\$6,569,500	
	2007			\$3,564,000									\$3,564,000	
	2008			\$2,675,000									\$2,675,000	
	2009			\$2,922,750									\$2,922,750	
	2010			\$1,620,000									\$1,620,000	
	2011			\$500,000									\$500,000	
	NAPLES CONTINENTAL Total		\$22,326,250										\$22,326,250	
NEW SUBDIVISION	2004								\$1,650,000				\$1,650,000	
		NEW SUBDIVISION Total							\$1,650,000				\$1,650,000	
PARK PLAZA	2004		\$2,125,000	\$7,975,000	\$6,365,000								\$16,465,000	
	2005		\$1,375,000	\$3,400,000	\$4,445,000								\$9,220,000	
	2007		\$1,400,000	\$5,550,000									\$6,950,000	
	2008			\$4,300,000	\$2,150,000								\$6,450,000	
	2009		\$2,450,000		\$3,150,000								\$5,600,000	
	2010		\$2,500,000	\$4,050,000									\$6,550,000	
	2011			\$1,600,000	\$1,800,000								\$3,400,000	
	PARK PLAZA Total		\$9,850,000	\$26,875,000	\$17,910,000								\$54,635,000	
PARK SHORE TOWER	2004		\$2,915,000	\$1,125,000	\$6,385,000								\$10,425,000	
	2005		\$1,075,000	\$1,395,000	\$6,610,000								\$9,080,000	
	2006		\$2,450,000	\$2,770,000									\$5,220,000	
	2007				\$1,450,000								\$1,450,000	
	2008		\$1,165,000		\$3,825,000								\$4,990,000	

Sum of SoldPrice		Bdrms											
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total
Gulf	PARK SHORE TOWER	2009					\$1,210,000						\$1,210,000
		2010					\$1,260,000						\$1,260,000
		2011			\$1,060,000	\$1,075,000	\$1,200,000						\$3,335,000
	PARK SHORE TOWER Total				\$8,665,000	\$6,365,000	\$21,940,000						\$36,970,000
	PROVENCE	2004			\$1,900,000	\$1,800,000	\$8,800,000	\$6,195,000	\$4,975,000				\$23,670,000
		2005				\$12,310,000	\$13,070,000	\$3,000,000					\$28,380,000
		2006				\$5,870,000	\$11,385,000	\$4,300,000					\$21,555,000
		2007			\$1,600,000	\$1,500,000	\$6,050,000	\$5,550,000					\$14,700,000
		2008				\$4,375,000	\$2,200,000						\$6,575,000
		2009					\$2,950,000	\$2,900,000					\$5,850,000
		2010					\$3,679,000						\$3,679,000
		2011					\$1,500,000						\$1,500,000
	PROVENCE Total				\$3,500,000	\$27,355,000	\$48,134,000	\$21,945,000	\$4,975,000				\$105,909,000
	REGENCY TOWERS	2004				\$1,069,000							\$1,069,000
		2005				\$3,485,000							\$3,485,000
		2007			\$775,000	\$2,435,000							\$3,210,000
		2008				\$2,845,000							\$2,845,000
		2009				\$2,120,000							\$2,120,000
		2010			\$710,000	\$2,667,000							\$3,377,000
	REGENCY TOWERS Total				\$1,485,000	\$14,621,000							\$16,106,000
	REGENT	2004						\$6,100,000		\$26,350,000		\$10,900,000	\$43,350,000
		2005								\$22,506,380		\$11,495,000	\$34,001,380
		2006								\$10,900,000			\$10,900,000
		2007							\$5,975,000	\$5,900,000			\$11,875,000
		2008								\$6,450,000			\$6,450,000
		2009								\$9,400,000		\$5,600,000	\$15,000,000
	REGENT Total							\$6,100,000	\$5,975,000	\$81,506,380		\$27,995,000	\$121,576,380
	ROYAL PALM CLUB	2004			\$1,145,000								\$1,145,000
		2005			\$1,497,500								\$1,497,500
		2008			\$1,310,000	\$1,250,000							\$2,560,000
		2009			\$575,000								\$575,000
		2010			\$2,532,500								\$2,532,500
	ROYAL PALM CLUB Total				\$7,060,000	\$1,250,000							\$8,310,000
	SANCERRE	2004					\$4,100,000	\$25,755,000					\$29,855,000
		2005					\$3,800,000						\$3,800,000
		2006					\$8,025,000	\$6,775,000					\$14,800,000
		2007						\$4,200,000					\$4,200,000
		2009						\$3,800,000					\$3,800,000
		2010					\$3,000,000	\$3,550,000					\$6,550,000
		2011					\$3,395,000						\$3,395,000
	SANCERRE Total						\$22,320,000	\$44,080,000					\$66,400,000
	SAVOY	2004			\$1,335,000								\$1,335,000
		2005			\$775,000	\$1,910,000	\$2,185,000	\$1,350,000					\$6,220,000
		2006					\$1,357,500						\$1,357,500
		2007			\$2,475,000	\$955,000	\$840,000						\$4,270,000
		2008			\$720,000	\$812,000	\$800,000	\$1,525,000					\$3,857,000
		2009				\$550,000	\$1,560,000						\$2,110,000
		2010				\$800,000		\$600,000					\$1,400,000
		2011					\$600,000						\$600,000
	SAVOY Total				\$5,305,000	\$5,027,000	\$7,342,500	\$3,475,000					\$21,149,500
	SHORES	2004			\$4,415,000								\$4,415,000
		2005			\$2,325,000								\$2,325,000
		2007			\$2,195,000								\$2,195,000
		2008			\$4,812,500								\$4,812,500
		2010			\$1,585,000								\$1,585,000
	SHORES Total				\$15,332,500								\$15,332,500
	SOLAMAR	2004			\$3,377,000		\$1,633,400						\$5,010,400
		2005			\$3,548,000		\$1,110,000						\$4,658,000
		2006			\$1,956,000		\$1,125,000						\$3,081,000
		2007			\$975,000		\$2,225,000						\$3,200,000
		2008			\$755,000		\$925,000						\$1,680,000

Sum of SoldPrice		Bdrms												
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total	
Gulf	SOLAMAR	2009			\$1,190,000								\$1,190,000	
		2010			\$1,040,000		\$4,432,500						\$5,472,500	
		2011					\$685,000							\$685,000
		SOLAMAR Total			\$12,841,000		\$12,135,900							\$24,976,900
		SOUTHERN CLIPPER	2004			\$1,467,500		\$675,000						\$2,142,500
			2006			\$1,915,000								\$1,915,000
			2007					\$860,000						\$860,000
			2008			\$1,300,000		\$630,000						\$1,930,000
			2009			\$585,000								\$585,000
			2010			\$590,000		\$1,207,500						\$1,797,500
			2011			\$550,000								\$550,000
			SOUTHERN CLIPPER Total			\$6,407,500		\$3,372,500						
		ST CROIX	2004			\$3,227,000								\$3,227,000
			2006			\$772,000								\$772,000
			2007			\$1,963,000								\$1,963,000
			2008			\$900,000								\$900,000
			2009			\$1,210,000								\$1,210,000
			2010			\$1,510,000								\$1,510,000
		ST CROIX Total			\$9,582,000									\$9,582,000
		SURFSEDGE	2004			\$4,710,500		\$635,000						\$5,345,500
			2005			\$5,239,400								\$5,239,400
			2006				\$1,400,000	\$2,400,000						\$3,800,000
			2007			\$1,575,000		\$1,045,000						\$2,620,000
			2008			\$875,000		\$575,000						\$1,450,000
			2009			\$2,431,500		\$792,000	\$2,274,000					\$5,497,500
			2010			\$2,594,000	\$400,000							\$2,994,000
			2011			\$440,000				\$1,000,000				\$1,440,000
	SURFSEDGE Total				\$17,865,400	\$2,592,000	\$6,929,000			\$1,000,000				\$28,386,400
	SURFSIDE CLUB		2004	\$315,000		\$517,500								\$832,500
			2005			\$3,815,000								\$3,815,000
		2007			\$1,040,000								\$1,040,000	
		2008			\$600,000								\$600,000	
		2009		\$262,500			\$301,000	\$950,000					\$1,513,500	
		2010		\$234,000	\$464,500		\$400,000	\$925,000					\$2,023,500	
		2011		\$210,000			\$724,000						\$934,000	
		SURFSIDE CLUB Total		\$315,000	\$706,500	\$6,437,000	\$1,425,000	\$1,875,000						\$10,758,500
	TERRACES	2004			\$8,148,000		\$2,285,000						\$10,433,000	
		2005			\$6,643,000	\$3,429,000							\$10,072,000	
		2006			\$827,500	\$1,150,000							\$1,977,500	
		2008			\$1,665,000	\$940,000	\$1,125,000						\$3,730,000	
		2009			\$4,228,000								\$4,228,000	
		2010			\$2,560,000								\$2,560,000	
		2011			\$460,000								\$460,000	
	TERRACES Total			\$24,531,500	\$5,519,000	\$3,410,000							\$33,460,500	
	VIA DELFINO	2005				\$2,050,000	\$2,577,320	\$4,800,000					\$9,427,320	
		2006						\$2,500,000					\$2,500,000	
		2007					\$1,900,000						\$1,900,000	
		2008						\$5,350,000					\$5,350,000	
		2009						\$2,450,000					\$2,450,000	
		2010					\$2,640,000						\$2,640,000	
	VIA DELFINO Total				\$2,050,000	\$7,117,320	\$15,100,000						\$24,267,320	
	VISTAS	2004			\$4,880,000								\$4,880,000	
		2005			\$9,513,000		\$7,300,000						\$16,813,000	
		2006			\$7,487,000		\$2,100,000						\$9,587,000	
		2008			\$2,095,000								\$2,095,000	
		2009			\$3,574,000		\$2,200,000						\$5,774,000	
		2010					\$1,230,000						\$1,230,000	
	VISTAS Total			\$4,685,000	\$32,234,000	\$14,325,000							\$46,559,000	
	WALDORF	2004			\$950,000								\$950,000	
		2005			\$1,350,000		\$1,825,000						\$3,175,000	

Sum of SoldPrice		Bdrms												
Fronts	COMMUNITY NAME	Year	1 Bed	1+Den	2 Bed	2+Den	3 Bed	3+Den	4 Bed	4+Den	5 Bed	5+Den	Grand Total	
Gulf	WALDORF	2006					\$1,425,000						\$1,425,000	
		2007			\$1,647,500		\$3,490,000			\$2,875,000			\$8,012,500	
		2010					\$1,000,000							\$1,000,000
		2011					\$4,676,000							\$4,676,000
	WALDORF Total				\$3,947,500		\$12,416,000			\$2,875,000			\$19,238,500	
	WESTGATE	2004					\$6,002,500							\$6,002,500
		2005					\$7,920,000							\$7,920,000
		2006					\$6,000,000							\$6,000,000
		2007					\$1,200,000							\$1,200,000
		2008					\$2,900,000							\$2,900,000
2009						\$1,100,000							\$1,100,000	
WESTGATE Total						\$26,447,500							\$26,447,500	
WHITEHALL	2004							\$4,390,000					\$4,390,000	
	2005							\$1,995,000					\$1,995,000	
	2007							\$1,800,000					\$1,800,000	
WHITEHALL Total								\$8,185,000					\$8,185,000	
Gulf Total			\$315,000	\$706,500	\$388,848,262	\$190,809,840	\$505,148,619	\$271,591,250	\$148,458,500	\$240,221,380	\$25,245,000	\$38,995,000	\$1,810,339,351	
Grand Total			\$7,353,698	\$1,091,500	\$491,559,937	\$203,169,840	\$582,913,635	\$288,298,750	\$163,938,500	\$240,221,380	\$25,245,000	\$38,995,000	\$2,042,787,240	

Frnts	COMMUNITY NAME	Year	Qtr			Data			Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4	1	2		
			Closed Sold Volume	Closed Unit Count	Closed Sold Volume	Closed Unit Count	Closed Sold Volume	Closed Unit Count	Closed Sold Volume	Closed Unit Count
Bayside	MIRAMAR	2004	\$1,039,000	2	\$1,692,000	3	\$580,000	1		
		2006			\$710,000	1	\$857,000	1	\$3,311,000	6
		2007			\$610,000	1	\$800,000	1	\$1,567,000	2
		2009					\$640,000	1	\$1,410,000	2
		2010					\$405,000	1	\$640,000	1
	MIRAMAR Total		\$1,039,000	2	\$3,012,000	5	\$3,282,000	5	\$405,000	1
	ARDISSONE	2004			\$3,000,000	2		\$1,600,000	\$7,333,000	12
		2005	\$3,575,000	2					\$4,600,000	3
		2006			\$1,800,000	1			\$3,575,000	2
		2007	\$3,300,000	2					\$1,800,000	1
		2008	\$1,100,000	1				\$800,000	\$3,300,000	2
	ARDISSONE Total		\$7,975,000	5	\$4,800,000	3	\$2,400,000	2	\$1,900,000	2
	HARBORSIDE WEST	2004	\$494,000	2	\$914,000	3	\$487,000	1	\$2,885,000	8
		2005	\$399,900	1	\$750,000	1			\$1,149,900	2
		2007	\$475,000	1	\$720,000	1			\$1,195,000	2
		2008			\$278,500	1			\$278,500	1
		2009			\$220,000	1		\$229,198	\$449,198	2
		2011	\$225,000	1					\$225,000	1
	HARBORSIDE WEST Total		\$1,593,900	5	\$2,882,500	7	\$487,000	\$1,219,198	\$6,182,598	16
	SHORELINE CLUB	2004					\$210,000	1	\$210,000	1
		2005						\$435,000	\$435,000	1
	SHORELINE CLUB Total					\$210,000	\$435,000	1	\$645,000	2
	BEACON HOUSE	2004	\$270,000	1	\$290,000	1			\$560,000	2
		2005					\$480,000	1	\$1,685,000	3
		2006					\$449,000	1	\$874,000	2
		2007	\$425,000	1					\$425,000	1
		2008	\$390,000	1					\$390,000	1
		2011	\$345,000	1					\$345,000	1
	BEACON HOUSE Total		\$1,430,000	4	\$290,000	1	\$929,000	\$1,630,000	\$4,279,000	10
	CANTERBURY COURT	2004	\$265,000	1					\$265,000	1
		2005			\$424,900	1			\$424,900	1
	CANTERBURY COURT Total		\$265,000	1	\$424,900	1			\$689,900	2
	REEF CLUB	2004	\$279,000	1				\$425,000	\$704,000	2
		2005					\$420,000	1	\$420,000	1
		2010			\$625,000	1	\$220,000	1	\$845,000	2
	REEF CLUB Total		\$279,000	1	\$625,000	1	\$640,000	\$425,000	\$1,969,000	5
	PORT AU VILLA	2004	\$278,000	1	\$657,500	2	\$560,000	2	\$1,495,500	5
		2005			\$784,000	2			\$784,000	2
		2006	\$615,000	1				\$475,000	\$1,090,000	2
		2007					\$390,000	1	\$390,000	1
		2008	\$425,000	1					\$425,000	1
		2010	\$722,500	2					\$722,500	2
	PORT AU VILLA Total		\$2,040,500	5	\$1,441,500	4	\$950,000	\$475,000	\$4,907,000	13
	YACHT HARBOR MANOR	2004						\$290,000	\$290,000	1
		2005	\$385,000	1					\$385,000	1
		2006			\$550,000	1			\$550,000	1
		2009						\$290,000	\$290,000	1
		2010			\$335,000	1			\$335,000	1
	YACHT HARBOR MANOR Total		\$385,000	1	\$885,000	2		\$580,000	\$1,850,000	5
	BORDEAUX CLUB	2004			\$1,511,000	4	\$345,000	1	\$2,708,000	7
		2005	\$965,000	2	\$1,007,500	2	\$482,000	1	\$2,454,500	5
		2008	\$500,000	1					\$500,000	1
		2010			\$375,000	1		\$330,000	\$705,000	2
	BORDEAUX CLUB Total		\$1,465,000	3	\$2,893,500	7	\$827,000	\$1,182,000	\$6,367,500	15
	KINGS PORT	2004					\$318,000	1	\$308,000	2

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4						
Bayside	KINGS PORT	2005	\$349,900	1				\$550,000	1		\$899,900	2
		2006		\$1,069,000	2						\$1,069,000	2
		2008		\$470,000	1	\$470,000	1				\$940,000	2
		2009				\$300,000	1				\$300,000	1
		2010	\$300,000	1							\$300,000	1
	KINGS PORT Total		\$649,900	2	\$1,539,000	3	\$1,088,000	3	\$858,000	2	\$4,134,900	10
	COQUINA CLUB	2004	\$665,000	2		\$459,000	1	\$390,000	1		\$1,514,000	4
		2005	\$588,500	1	\$1,515,000	3		\$650,000	1		\$2,753,500	5
		2006	\$795,000	1				\$500,000	1		\$1,295,000	2
		2007		\$1,204,500	2						\$1,204,500	2
		2008		\$377,000	1	\$790,000	2				\$1,167,000	3
		2009	\$315,000	1	\$372,000	1	\$695,000	2			\$1,382,000	4
		2010		\$360,000	1			\$340,000	1		\$700,000	2
		2011	\$315,000	1							\$315,000	1
	COQUINA CLUB Total		\$2,678,500	6	\$3,828,500	8	\$1,944,000	5	\$1,880,000	4	\$10,331,000	23
	HARBOUR COVE	2004		\$1,040,100	3						\$1,040,100	3
		2005	\$527,000	1		\$695,000	1				\$1,222,000	2
		2009	\$350,000	1							\$350,000	1
		2010				\$282,500	1	\$260,000	1		\$542,500	2
		2011	\$895,000	3							\$895,000	3
	HARBOUR COVE Total		\$1,772,000	5	\$1,040,100	3	\$977,500	2	\$260,000	1	\$4,049,600	11
	EXECUTIVE CLUB	2004		\$1,054,000	3			\$1,815,600	4		\$2,869,600	7
		2005		\$1,480,000	2	\$570,000	1				\$2,050,000	3
		2008		\$500,000	1						\$500,000	1
		2009						\$455,000	1		\$455,000	1
		2011	\$310,000	1							\$310,000	1
	EXECUTIVE CLUB Total		\$310,000	1	\$3,034,000	6	\$570,000	1	\$2,270,600	5	\$6,184,600	13
	PARK PLACE CLUB	2004		\$335,000	1						\$335,000	1
		2009		\$320,000	1						\$320,000	1
		2010		\$350,000	1						\$350,000	1
	PARK PLACE CLUB Total			\$1,005,000	3						\$1,005,000	3
	SPINDRIFT	2004		\$756,000	2			\$349,000	1		\$1,105,000	3
		2006		\$1,100,000	2						\$1,100,000	2
		2007		\$400,000	1						\$400,000	1
		2008		\$385,000	1	\$430,000	1				\$815,000	2
		2009		\$395,000	1						\$395,000	1
		2010		\$355,000	1						\$355,000	1
		2011	\$681,000	2							\$681,000	2
	SPINDRIFT Total		\$681,000	2	\$3,391,000	8	\$430,000	1	\$349,000	1	\$4,851,000	12
	LA VILLA RIVIERA	2004	\$732,000	2		\$345,000	1				\$1,077,000	3
		2010				\$270,000	1				\$270,000	1
		2011	\$216,000	1							\$216,000	1
	LA VILLA RIVIERA Total		\$948,000	3		\$615,000	2				\$1,563,000	5
	BOULEVARD CLUB	2004	\$902,500	2	\$929,000	2	\$832,500	2	\$532,500	1	\$3,196,500	7
		2006	\$800,000	1							\$800,000	1
		2007				\$650,000	1	\$755,000	1		\$1,405,000	2
		2008	\$715,000	1							\$715,000	1
	BOULEVARD CLUB Total		\$2,417,500	4	\$929,000	2	\$1,482,500	3	\$1,287,500	2	\$6,116,500	11
	MADRID CLUB	2004	\$1,464,000	4	\$515,000	1	\$955,000	2			\$2,934,000	7
		2005	\$551,000	1	\$1,985,100	3		\$579,500	1		\$3,115,600	5
		2006		\$590,000	1			\$800,000	1		\$1,390,000	2
		2007	\$525,000	1		\$650,000	1	\$540,000	1		\$1,715,000	3
		2008		\$1,027,000	2						\$1,027,000	2
		2010	\$525,000	1	\$437,000	1	\$750,000	2	\$425,000	1	\$2,137,000	5
	MADRID CLUB Total		\$3,065,000	7	\$4,554,100	8	\$2,355,000	5	\$2,344,500	4	\$12,318,600	24
	PALM BAY VILLAS	2004						\$375,000	1		\$375,000	1
		2007		\$499,000	1						\$499,000	1
		2010		\$575,000	2						\$575,000	2

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4						
Bayside	PALM BAY VILLAS	2011	\$260,000	1							\$260,000	1
	PALM BAY VILLAS Total		\$260,000	1	\$1,074,000	3		\$375,000	1		\$1,709,000	5
	AMBASSADOR CLUB	2004					\$380,000	1	\$479,000	1	\$859,000	2
		2006	\$600,000	1							\$600,000	1
		2007					\$470,000	1			\$470,000	1
		2008	\$384,000	1							\$384,000	1
		2010	\$760,000	2	\$287,000	1					\$1,047,000	3
	AMBASSADOR CLUB Total		\$1,744,000	4	\$287,000	1	\$850,000	2	\$479,000	1	\$3,360,000	8
	WINDSOR COURT	2004			\$425,000	1					\$425,000	1
		2005	\$1,087,500	2	\$539,000	1					\$1,626,500	3
		2009							\$365,000	1	\$365,000	1
		2010			\$335,000	1	\$450,000	1			\$785,000	2
		2011	\$410,000	1							\$410,000	1
	WINDSOR COURT Total		\$1,497,500	3	\$1,299,000	3	\$450,000	1	\$365,000	1	\$3,611,500	8
	VENETIAN COVE CLUB	2004	\$430,000	1	\$1,425,000	2	\$440,000	1			\$2,295,000	4
		2005	\$1,885,000	3							\$1,885,000	3
		2007	\$1,344,000	2	\$1,385,000	2	\$625,000	1			\$3,354,000	5
		2008	\$610,000	1			\$572,500	1			\$1,182,500	2
		2009					\$512,000	1	\$895,000	2	\$1,407,000	3
		2010			\$999,000	2	\$390,000	1			\$1,389,000	3
	VENETIAN COVE CLUB Total		\$4,269,000	7	\$3,809,000	6	\$2,539,500	5	\$895,000	2	\$11,512,500	20
	LA MAISON	2004							\$405,000	1	\$405,000	1
		2005	\$545,000	1							\$545,000	1
		2006			\$630,000	1					\$630,000	1
		2007			\$657,500	1					\$657,500	1
		2008							\$375,000	1	\$375,000	1
		2009					\$350,000	1	\$365,625	1	\$715,625	2
		2010	\$310,000	1			\$375,000	1	\$322,900	1	\$1,007,900	3
		2011	\$585,000	1							\$585,000	1
	LA MAISON Total		\$1,440,000	3	\$1,287,500	2	\$725,000	2	\$1,468,525	4	\$4,921,025	11
	HARBORSIDE GARDENS	2004	\$640,000	1					\$1,125,000	2	\$1,765,000	3
		2006			\$1,425,000	2			\$685,000	1	\$2,110,000	3
		2007			\$560,000	1			\$703,500	1	\$1,263,500	2
		2008	\$553,000	1			\$493,000	1			\$1,046,000	2
		2009			\$373,000	1					\$373,000	1
		2010			\$455,000	1	\$275,000	1			\$730,000	2
	HARBORSIDE GARDENS Total		\$1,193,000	2	\$2,813,000	5	\$768,000	2	\$2,513,500	4	\$7,287,500	13
	HARBOUR CLUB	2005	\$525,000	1							\$525,000	1
		2007			\$760,000	2	\$530,000	1			\$1,290,000	3
		2010	\$305,000	1							\$305,000	1
	HARBOUR CLUB Total		\$830,000	2	\$760,000	2	\$530,000	1			\$2,120,000	5
	GULF BAY APARTMENTS	2004	\$530,000	1	\$546,000	1	\$590,000	1			\$1,666,000	3
		2005			\$618,000	1					\$618,000	1
		2008							\$637,000	1	\$637,000	1
	GULF BAY APARTMENTS Total		\$530,000	1	\$1,164,000	2	\$590,000	1	\$637,000	1	\$2,921,000	5
	WINDEMERE	2004			\$720,000	1	\$530,000	1			\$1,250,000	2
		2008			\$585,000	1					\$585,000	1
		2009							\$470,000	1	\$470,000	1
		2010	\$1,030,000	2			\$640,000	1			\$1,670,000	3
		2011	\$590,000	1							\$590,000	1
	WINDEMERE Total		\$1,620,000	3	\$1,305,000	2	\$1,170,000	2	\$470,000	1	\$4,565,000	8
	PARK COLONY CLUB	2006			\$555,000	1					\$555,000	1
		2007					\$480,000	1	\$405,000	1	\$885,000	2
		2010	\$341,250	1							\$341,250	1
	PARK COLONY CLUB Total		\$341,250	1	\$555,000	1	\$480,000	1	\$405,000	1	\$1,781,250	4
	LUCERNE	2005					\$825,000	1			\$825,000	1
		2006					\$950,000	1			\$950,000	1
		2007					\$900,000	1			\$900,000	1

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1		2	3	4					
Bayside	LUCERNE	2009			\$1,405,000	2	\$595,000	1			\$2,000,000	3
	LUCERNE Total				\$1,405,000	2	\$3,270,000	4			\$4,675,000	6
	CHARLESTON SQUARE	2004							\$26,825,000	23	\$26,825,000	23
		2005			\$4,475,000	3			\$1,450,000	1	\$5,925,000	4
		2008	\$2,000,000	1			\$1,536,250	1			\$3,536,250	2
		2009	\$1,875,000	1	\$1,265,000	1					\$3,140,000	2
		2011	\$1,175,000	1							\$1,175,000	1
	CHARLESTON SQUARE Total		\$5,050,000	3	\$5,740,000	4	\$1,536,250	1	\$28,275,000	24	\$40,601,250	32
	TROPICS	2004			\$925,000	1					\$925,000	1
		2005	\$3,292,000	3							\$3,292,000	3
		2006	\$1,450,000	1							\$1,450,000	1
		2008	\$700,000	1							\$700,000	1
		2009						\$630,000	1		\$630,000	1
		2010			\$949,000	1					\$949,000	1
		2011	\$900,000	1							\$900,000	1
	TROPICS Total		\$6,342,000	6	\$1,874,000	2			\$630,000	1	\$8,846,000	9
	BELLA BAIA	2004					\$1,925,000	1	\$6,881,166	4	\$8,806,166	5
		2005	\$10,952,500	6	\$1,775,000	1	\$4,150,000	2			\$16,877,500	9
		2006			\$2,075,000	1					\$2,075,000	1
		2007			\$1,915,000	1					\$1,915,000	1
		2010			\$1,405,000	1					\$1,405,000	1
	BELLA BAIA Total		\$10,952,500	6	\$7,170,000	4	\$6,075,000	3	\$6,881,166	4	\$31,078,666	17
	LAGO MAR	2009			\$107,000	1			\$118,000	1	\$225,000	2
		2010	\$123,000	1	\$125,000	1	\$130,000	1			\$378,000	3
	LAGO MAR Total		\$123,000	1	\$232,000	2	\$130,000	1	\$118,000	1	\$603,000	5
	JENNIFER SHORES	2007			\$650,000	1					\$650,000	1
		2008			\$650,000	1	\$700,000	1			\$1,350,000	2
		2009			\$452,000	1					\$452,000	1
		2010						\$451,000	1		\$451,000	1
	JENNIFER SHORES Total				\$1,752,000	3	\$700,000	1	\$451,000	1	\$2,903,000	5
Bayside Total			\$65,186,550	100	\$69,101,600	116	\$36,600,750	65	\$61,558,989	82	\$232,447,889	363
Gulf	SURFSIDE CLUB	2004					\$315,000	1	\$517,500	1	\$832,500	2
		2005	\$969,000	2	\$1,595,000	3	\$600,000	1	\$651,000	1	\$3,815,000	7
		2007							\$1,040,000	2	\$1,040,000	2
		2008	\$600,000	1							\$600,000	1
		2009			\$301,000	1	\$1,212,500	2			\$1,513,500	3
		2010	\$400,000	1	\$925,000	1	\$433,500	2	\$265,000	1	\$2,023,500	5
		2011	\$609,000	2	\$325,000	1					\$934,000	3
	SURFSIDE CLUB Total		\$2,578,000	6	\$3,146,000	6	\$2,561,000	6	\$2,473,500	5	\$10,758,500	23
	IMPERIAL CLUB	2004	\$1,545,000	3			\$565,000	1	\$400,000	1	\$2,510,000	5
		2005	\$549,900	1							\$549,900	1
		2006					\$650,000	1			\$650,000	1
		2007			\$670,000	1			\$622,000	1	\$1,292,000	2
		2008	\$915,000	2	\$450,000	1					\$1,365,000	3
		2009					\$948,500	2			\$948,500	2
		2010	\$864,900	2			\$355,000	1			\$1,219,900	3
	IMPERIAL CLUB Total		\$3,874,800	8	\$1,120,000	2	\$2,518,500	5	\$1,022,000	2	\$8,535,300	17
	BREAKERS	2004	\$1,055,000	2					\$820,000	2	\$1,875,000	4
		2006	\$960,000	1	\$1,226,000	1					\$2,186,000	2
		2007			\$1,575,000	2					\$1,575,000	2
		2008	\$463,000	1							\$463,000	1
		2009	\$400,000	1			\$350,000	1			\$750,000	2
		2011	\$738,750	2							\$738,750	2
	BREAKERS Total		\$3,616,750	7	\$2,801,000	3	\$350,000	1	\$820,000	2	\$7,587,750	13
	MARTINIQUE	2004	\$405,000	1	\$1,100,000	1			\$960,000	1	\$2,465,000	3
		2006	\$1,450,000	1							\$1,450,000	1
		2007			\$6,054,000	5					\$6,054,000	5

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4						
Gulf	MARTINIQUE	2010	\$350,000	1	\$3,775,000	5					\$4,125,000	6
	MARTINIQUE Total		\$2,205,000	3	\$10,929,000	11		\$960,000	1		\$14,094,000	15
	TERRACES	2004	\$858,000	2	\$2,430,000	4	\$1,520,000	2	\$5,625,000	6	\$10,433,000	14
		2005	\$1,805,000	2	\$6,315,000	6	\$839,000	1	\$1,113,000	1	\$10,072,000	10
		2006			\$1,977,500	2					\$1,977,500	2
		2008	\$1,105,000	2	\$2,065,000	2	\$560,000	1			\$3,730,000	5
		2009	\$520,000	1			\$515,000	1	\$3,193,000	4	\$4,228,000	6
		2010	\$1,835,000	3			\$725,000	1			\$2,560,000	4
		2011	\$460,000	1							\$460,000	1
	TERRACES Total		\$6,583,000	11	\$12,787,500	14	\$4,159,000	6	\$9,931,000	11	\$33,460,500	42
	SOLAMAR	2004	\$2,133,400	3	\$2,335,000	4	\$542,000	1			\$5,010,400	8
		2005			\$2,668,000	3	\$790,000	1	\$1,200,000	1	\$4,658,000	5
		2006	\$936,000	1	\$1,125,000	1	\$1,020,000	1			\$3,081,000	3
		2007	\$1,125,000	1	\$1,100,000	1	\$975,000	1			\$3,200,000	3
		2008			\$925,000	1	\$755,000	1			\$1,680,000	2
		2009	\$1,190,000	2							\$1,190,000	2
		2010	\$750,000	1	\$1,867,500	3	\$2,345,000	3	\$510,000	1	\$5,472,500	8
		2011	\$685,000	1							\$685,000	1
	SOLAMAR Total		\$6,819,400	9	\$10,020,500	13	\$6,427,000	8	\$1,710,000	2	\$24,976,900	32
	GULFSIDE	2004	\$510,000	1	\$2,989,162	5	\$1,712,500	3	\$672,500	1	\$5,884,162	10
		2005	\$2,379,000	3	\$2,455,000	3	\$2,549,990	3	\$825,000	1	\$8,208,990	10
		2006			\$750,000	1			\$1,400,000	1	\$2,150,000	2
		2009	\$545,000	1			\$595,000	1	\$1,175,000	2	\$2,315,000	4
		2010	\$475,000	1					\$600,000	1	\$1,075,000	2
	GULFSIDE Total		\$3,909,000	6	\$6,194,162	9	\$4,857,490	7	\$4,672,500	6	\$19,633,152	28
	SURFSEdge	2004	\$1,277,500	2	\$1,644,000	3	\$2,424,000	4			\$5,345,500	9
		2005	\$1,860,000	3	\$849,500	1	\$820,000	1	\$1,709,900	2	\$5,239,400	7
		2006			\$2,700,000	2	\$1,100,000	1			\$3,800,000	3
		2007	\$830,000	1	\$1,045,000	1	\$745,000	1			\$2,620,000	3
		2008	\$875,000	1			\$575,000	1			\$1,450,000	2
		2009			\$2,015,000	3	\$2,083,000	3	\$1,399,500	2	\$5,497,500	8
		2010			\$1,569,000	3	\$610,000	1	\$815,000	2	\$2,994,000	6
		2011	\$1,440,000	2							\$1,440,000	2
	SURFSEdge Total		\$6,282,500	9	\$9,822,500	13	\$8,357,000	12	\$3,924,400	6	\$28,386,400	40
	GULF TOWERS	2004					\$510,000	1			\$510,000	1
		2008			\$400,000	1					\$400,000	1
		2009			\$1,303,000	2					\$1,303,000	2
	GULF TOWERS Total				\$1,703,000	3	\$510,000	1			\$2,213,000	4
	ALLEGRO	2004	\$535,000	1	\$2,609,700	4	\$1,360,000	2			\$4,504,700	7
		2005	\$3,545,000	4	\$1,974,100	2			\$2,375,000	2	\$7,894,100	8
		2006	\$3,000,000	2	\$1,405,000	1					\$4,405,000	3
		2007					\$1,100,000	1			\$1,100,000	1
		2008			\$800,000	1					\$800,000	1
		2009	\$550,000	1	\$1,925,000	3	\$1,615,000	2	\$1,380,000	2	\$5,470,000	8
		2010	\$375,000	1	\$710,000	1	\$785,000	1			\$1,870,000	3
		2011	\$2,310,000	3							\$2,310,000	3
	ALLEGRO Total		\$10,315,000	12	\$9,423,800	12	\$4,860,000	6	\$3,755,000	4	\$28,353,800	34
	VISTAS	2004	\$1,315,000	1	\$1,460,000	2	\$1,005,000	1	\$1,100,000	1	\$4,880,000	5
		2005	\$8,409,000	6	\$5,204,000	5	\$1,000,000	1	\$2,200,000	1	\$16,813,000	13
		2006	\$3,780,000	3	\$1,050,000	1			\$4,757,000	4	\$9,587,000	8
		2008	\$1,380,000	1	\$715,000	1					\$2,095,000	2
		2009	\$1,659,000	2	\$2,250,000	2			\$1,865,000	2	\$5,774,000	6
		2010							\$1,230,000	1	\$1,230,000	1
		2011	\$6,180,000	6							\$6,180,000	6
	VISTAS Total		\$22,723,000	19	\$10,679,000	11	\$2,005,000	2	\$11,152,000	9	\$46,559,000	41
	ROYAL PALM CLUB	2004					\$550,000	1	\$595,000	1	\$1,145,000	2
		2005	\$650,000	1	\$847,500	1					\$1,497,500	2
		2008	\$700,000	1					\$1,860,000	2	\$2,560,000	3

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4						
Gulf	ROYAL PALM CLUB	2009		\$575,000	1						\$575,000	1
		2010	\$1,327,500	2	\$625,000	1		\$580,000	1		\$2,532,500	4
	ROYAL PALM CLUB Total		\$2,677,500	4	\$2,047,500	3	\$550,000	\$3,035,000	4		\$8,310,000	12
	MONACO BEACH CLUB	2004	\$1,070,000	2	\$6,869,000	7	\$778,000	1	\$1,195,000	1	\$9,912,000	11
		2005	\$2,498,000	3	\$3,035,000	3			\$1,325,000	1	\$6,858,000	7
		2008							\$590,000	1	\$590,000	1
		2009		\$805,000	1	\$4,502,600	5	\$3,652,500	5		\$8,960,100	11
		2010	\$1,193,000	2	\$1,460,000	2	\$1,362,500	1	\$2,660,000	3	\$6,675,500	8
		2011	\$779,000	1							\$779,000	1
	MONACO BEACH CLUB Total		\$5,540,000	8	\$12,169,000	13	\$6,643,100	\$9,422,500	11		\$33,774,600	39
	LAUSANNE	2004		\$1,809,000	3			\$1,335,000	2		\$3,144,000	5
		2005	\$1,975,000	3	\$1,128,000	1	\$2,045,500	2	\$715,000	1	\$5,863,500	7
		2006	\$2,170,000	2			\$867,500	1			\$3,037,500	3
		2007	\$1,075,000	1	\$1,770,000	2	\$2,285,000	3	\$800,000	1	\$5,930,000	7
		2008		\$1,555,000	2	\$715,000	1	\$1,325,000	2		\$3,595,000	5
		2009	\$590,000	1	\$2,085,000	3	\$552,100	1	\$490,000	1	\$3,717,100	6
		2010	\$1,545,000	3	\$872,800	2	\$465,000	1			\$2,882,800	6
		2011	\$2,795,000	6							\$2,795,000	6
	LAUSANNE Total		\$10,150,000	16	\$9,219,800	13	\$6,930,100	\$4,665,000	7		\$30,964,900	45
	HORIZON HOUSE	2004		\$1,185,000	2	\$600,000	1	\$2,702,000	4		\$4,487,000	7
		2005	\$2,414,000	3	\$2,050,000	3					\$4,464,000	6
		2006	\$930,000	1	\$960,000	1	\$989,000	1	\$760,000	1	\$3,639,000	4
		2007							\$699,000	1	\$699,000	1
		2008		\$610,000	1				\$625,000	1	\$1,235,000	2
		2009		\$515,000	1				\$601,500	1	\$1,116,500	2
		2010		\$2,131,600	4	\$3,868,000	6				\$5,999,600	10
		2011	\$870,000	2							\$870,000	2
	HORIZON HOUSE Total		\$4,214,000	6	\$7,451,600	12	\$5,457,000	\$5,387,500	8		\$22,510,100	34
	SHORES	2004	\$1,680,000	2	\$1,235,000	2		\$1,500,000	2		\$4,415,000	6
		2005	\$1,495,000	2	\$830,000	1					\$2,325,000	3
		2007	\$695,000	1				\$1,500,000	1		\$2,195,000	2
		2008	\$2,200,000	2	\$2,612,500	2					\$4,812,500	4
		2010	\$850,000	1			\$735,000	1			\$1,585,000	2
	SHORES Total		\$6,920,000	8	\$4,677,500	5	\$735,000	\$3,000,000	3		\$15,332,500	17
	MERIDIAN	2004	\$1,200,000	1	\$2,325,000	2	\$5,143,000	6	\$2,035,000	3	\$10,703,000	12
		2005	\$1,875,000	2	\$2,149,750	2	\$2,100,000	2	\$1,495,000	1	\$7,619,750	7
		2006	\$1,500,000	1			\$2,772,500	2	\$3,100,000	2	\$7,372,500	5
		2007	\$1,450,000	1							\$1,450,000	1
		2008	\$1,340,000	1			\$1,425,000	1			\$2,765,000	2
		2009	\$3,105,000	3	\$4,574,900	4	\$2,450,000	2			\$10,129,900	9
		2010	\$1,200,000	1			\$1,000,000	1			\$2,200,000	2
	MERIDIAN Total		\$11,670,000	10	\$9,049,650	8	\$14,890,500	\$6,630,000	6		\$42,240,150	38
	SOUTHERN CLIPPER	2004	\$675,000	1	\$605,000	1	\$862,500	1			\$2,142,500	3
		2006	\$915,000	1	\$1,000,000	1					\$1,915,000	2
		2007		\$860,000	1						\$860,000	1
		2008	\$1,280,000	2	\$650,000	1					\$1,930,000	3
		2009		\$585,000	1						\$585,000	1
		2010	\$590,000	1	\$565,000	1	\$642,500	1			\$1,797,500	3
		2011	\$550,000	1							\$550,000	1
	SOUTHERN CLIPPER Total		\$4,010,000	6	\$4,265,000	6	\$1,505,000	\$2,630,000	2		\$9,780,000	14
	CHATEAU CLUB	2004	\$575,000	1	\$700,000	1					\$1,275,000	2
		2007					\$1,050,000	1			\$1,050,000	1
	CHATEAU CLUB Total		\$575,000	1	\$700,000	1	\$1,050,000	\$1,050,000	1		\$2,325,000	3
	CARRIAGE CLUB	2004		\$640,000	1						\$640,000	1
		2005	\$755,000	1	\$850,000	1					\$1,605,000	2
		2006	\$835,000	1							\$835,000	1
		2007		\$825,000	1						\$825,000	1
		2008	\$575,000	1				\$675,000	1		\$1,250,000	2

		Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
		1	2	3	4						
Gulf	CARRIAGE CLUB	2009	\$460,000	1	\$462,500	1				\$922,500	2
		2011	\$440,000	1						\$440,000	1
	CARRIAGE CLUB Total		\$2,605,000	4	\$2,775,000	4	\$462,500	1	\$675,000	\$6,517,500	10
	LA MER	2004	\$2,522,500	3	\$1,395,000	1	\$2,770,000	3		\$6,687,500	7
		2005	\$2,352,000	2	\$8,345,000	6	\$2,700,000	2		\$13,397,000	10
		2006	\$1,300,000	1						\$1,300,000	1
		2007	\$6,530,000	5			\$2,300,000	2		\$8,830,000	7
		2008	\$1,872,500	1	\$725,000	1	\$1,275,000	1		\$3,872,500	3
		2009			\$1,649,000	2	\$760,000	1		\$2,409,000	3
		2010	\$3,494,000	3	\$4,611,000	4	\$3,070,000	3		\$11,175,000	10
	LA MER Total		\$5,846,000	5	\$25,181,000	20	\$9,539,000	9	\$7,105,000	\$47,671,000	41
	BILLOWS	2004	\$650,000	1	\$660,000	1				\$1,310,000	2
		2005	\$780,000	1						\$780,000	1
		2010	\$675,000	1		\$780,000	1			\$1,455,000	2
		2011	\$715,000	1						\$715,000	1
	BILLOWS Total		\$2,820,000	4	\$660,000	1	\$780,000	1		\$4,260,000	6
	SAVOY	2004	\$675,000	1			\$660,000	1		\$1,335,000	2
		2005	\$1,120,000	1	\$4,100,000	4	\$1,000,000	1		\$6,220,000	6
		2006					\$1,357,500	1		\$1,357,500	1
		2007	\$1,735,000	2	\$835,000	1	\$1,700,000	2		\$4,270,000	5
		2008	\$2,337,000	2	\$720,000	1	\$800,000	1		\$3,857,000	4
		2009	\$600,000	1	\$960,000	1		\$550,000	1	\$2,110,000	3
		2010	\$800,000	1	\$600,000	1				\$1,400,000	2
		2011	\$600,000	1						\$600,000	1
	SAVOY Total		\$7,867,000	9	\$7,215,000	8	\$3,500,000	4	\$2,567,500	\$21,149,500	24
	DIPLOMAT	2005	\$650,000	1	\$750,000	1				\$1,400,000	2
		2007			\$928,000	1		\$610,000	1	\$1,538,000	2
		2008			\$2,574,000	2				\$2,574,000	2
	DIPLOMAT Total		\$650,000	1	\$4,252,000	4		\$610,000	1	\$5,512,000	6
	NAPLES CONTINENTAL	2005	\$1,395,000	2	\$3,080,000	4				\$4,475,000	6
		2006	\$880,000	1	\$1,575,000	2	\$2,441,500	3	\$1,673,000	\$6,569,500	8
		2007			\$1,439,000	2	\$1,380,000	2	\$745,000	\$3,564,000	5
		2008	\$625,000	1	\$775,000	1		\$1,275,000	2	\$2,675,000	4
		2009	\$475,000	1	\$565,000	1	\$1,882,750	4		\$2,922,750	6
		2010			\$1,170,000	2	\$450,000	1		\$1,620,000	3
		2011	\$500,000	1						\$500,000	1
	NAPLES CONTINENTAL Total		\$3,875,000	6	\$8,604,000	12	\$6,154,250	10	\$3,693,000	\$22,326,250	33
	BAY SHORE PLACE	2004	\$693,000	1	\$750,000	1	\$1,570,000	2	\$1,702,500	\$4,715,500	6
		2005	\$7,432,000	8	\$3,586,000	4	\$720,000	1	\$955,000	\$12,693,000	14
		2006			\$1,168,000	1				\$1,168,000	1
		2007	\$925,000	1						\$925,000	1
		2008	\$2,402,500	3		\$815,000	1	\$2,384,000	3	\$5,601,500	7
		2009	\$700,000	1	\$2,565,000	4	\$750,000	1	\$560,000	\$4,575,000	7
		2010	\$2,674,500	4	\$1,240,000	2	\$2,980,000	4		\$6,894,500	10
	BAY SHORE PLACE Total		\$14,827,000	18	\$9,309,000	12	\$6,835,000	9	\$5,601,500	\$36,572,500	46
	ST CROIX	2004			\$2,422,000	3	\$805,000	1		\$3,227,000	4
		2006						\$772,000	1	\$772,000	1
		2007	\$875,000	1	\$1,088,000	1				\$1,963,000	2
		2008	\$900,000	1						\$900,000	1
		2009			\$600,000	1	\$610,000	1		\$1,210,000	2
		2010	\$760,000	1				\$750,000	1	\$1,510,000	2
	ST CROIX Total		\$2,535,000	3	\$4,110,000	5	\$1,415,000	2	\$1,522,000	\$9,582,000	12
	ESPLANADE	2004	\$2,134,000	2	\$4,005,000	4		\$3,365,000	3	\$9,504,000	9
		2005	\$4,302,500	4	\$4,318,000	4		\$900,000	1	\$9,520,500	9
		2006	\$940,000	1	\$2,175,000	1		\$1,500,000	1	\$4,615,000	3
		2007	\$1,040,000	1			\$1,450,000	1		\$2,490,000	2
		2008	\$3,000,000	2				\$550,000	1	\$3,550,000	3
		2009	\$625,000	1	\$2,625,000	4	\$1,515,000	2	\$965,000	\$5,730,000	8

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4						
Gulf	ESPLANADE	2010	\$862,200	1	\$2,145,000	3	\$947,000	1	\$1,150,000	1	\$5,104,200	6
		2011	\$2,230,000	2							\$2,230,000	2
	ESPLANADE Total		\$15,133,700	14	\$15,268,000	16	\$3,912,000	4	\$8,430,000	8	\$42,743,700	42
	LA TOUR RIVAGE	2005	\$737,000	1							\$737,000	1
		2006			\$1,100,000	1					\$1,100,000	1
		2007	\$1,150,000	1			\$1,150,000	1			\$2,300,000	2
		2009			\$500,000	1					\$500,000	1
		2010						\$510,000	1		\$510,000	1
		2011	\$665,000	1							\$665,000	1
	LA TOUR RIVAGE Total		\$2,552,000	3	\$1,600,000	2	\$1,150,000	1	\$510,000	1	\$5,812,000	7
	ADMIRALTY POINT I	2004	\$2,600,000	3	\$2,821,000	3	\$1,225,000	1			\$6,646,000	7
		2005			\$1,962,500	2					\$1,962,500	2
		2006	\$2,430,000	2	\$1,400,000	1					\$3,830,000	3
		2007			\$855,000	1					\$855,000	1
		2008	\$3,120,000	4	\$900,000	1					\$4,020,000	5
		2009	\$725,000	1	\$530,000	1	\$2,644,800	3	\$1,452,500	2	\$5,352,300	7
		2010	\$625,000	1	\$1,568,000	3	\$525,000	1			\$2,718,000	5
		2011	\$1,572,000	2							\$1,572,000	2
	ADMIRALTY POINT I Total		\$11,072,000	13	\$10,036,500	12	\$4,394,800	5	\$1,452,500	2	\$26,955,800	32
	JAMAICA TOWERS	2004	\$750,000	1							\$750,000	1
		2005	\$720,000	1							\$720,000	1
		2008			\$825,000	1					\$825,000	1
		2009			\$825,000	1					\$825,000	1
		2011	\$925,000	1							\$925,000	1
	JAMAICA TOWERS Total		\$2,395,000	3	\$1,650,000	2					\$4,045,000	5
	INDIES WEST	2004			\$1,100,000	1	\$772,000	1			\$1,872,000	2
		2005			\$2,499,600	3			\$835,000	1	\$3,334,600	4
		2006			\$1,659,500	2	\$830,000	1	\$770,000	1	\$3,259,500	4
		2007							\$820,000	1	\$820,000	1
		2008	\$700,000	1	\$2,380,000	3	\$625,000	1			\$3,705,000	5
		2009					\$650,000	1			\$650,000	1
		2010	\$910,000	1	\$535,000	1			\$460,000	1	\$1,905,000	3
		2011	\$1,846,000	3							\$1,846,000	3
	INDIES WEST Total		\$3,456,000	5	\$8,174,100	10	\$2,877,000	4	\$2,885,000	4	\$17,392,100	23
	PARK SHORE TOWER	2004	\$3,750,000	4	\$1,100,000	1	\$3,600,000	3	\$1,975,000	2	\$10,425,000	10
		2005	\$6,610,000	5	\$2,470,000	2					\$9,080,000	7
		2006	\$3,945,000	3	\$1,275,000	1					\$5,220,000	4
		2007							\$1,450,000	1	\$1,450,000	1
		2008	\$3,765,000	3			\$1,225,000	1			\$4,990,000	4
		2009							\$1,210,000	1	\$1,210,000	1
		2010	\$1,260,000	1							\$1,260,000	1
		2011	\$3,335,000	3							\$3,335,000	3
	PARK SHORE TOWER Total		\$22,665,000	19	\$4,845,000	4	\$4,825,000	4	\$4,635,000	4	\$36,970,000	31
	CLOISTERS OF NAPLES	2004							\$790,000	1	\$790,000	1
		2007							\$825,000	1	\$825,000	1
		2008	\$1,000,000	1							\$1,000,000	1
		2009							\$775,000	1	\$775,000	1
		2010					\$500,000	1			\$500,000	1
	CLOISTERS OF NAPLES Total		\$1,000,000	1			\$500,000	1	\$2,390,000	3	\$3,890,000	5
	MANSION HOUSE	2005			\$940,000	1					\$940,000	1
		2006	\$2,000,000	1							\$2,000,000	1
		2011	\$725,000	1							\$725,000	1
	MANSION HOUSE Total		\$2,725,000	2	\$940,000	1					\$3,665,000	3
	EMBASSY	2004							\$925,000	1	\$925,000	1
		2005	\$975,000	1							\$975,000	1
		2008					\$750,000	1			\$750,000	1
		2010							\$625,000	1	\$625,000	1
		2011	\$2,000,000	3							\$2,000,000	3

		Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
		1	2	3	4						
Gulf	EMBASSY Total		\$2,975,000	4		\$750,000	1	\$1,550,000	2	\$5,275,000	7
	WALDORF	2004		\$950,000			1			\$950,000	1
		2005	\$3,175,000		2					\$3,175,000	2
		2006						\$1,425,000	1	\$1,425,000	1
		2007	\$8,012,500		4					\$8,012,500	4
		2010						\$1,000,000	1	\$1,000,000	1
		2011	\$4,676,000		3					\$4,676,000	3
	WALDORF Total		\$15,863,500	9	\$950,000	1		\$2,425,000	2	\$19,238,500	12
	LE PARC	2004	\$2,335,000		2	\$8,975,000		\$7,825,000	4	\$19,135,000	10
		2005	\$4,270,000		2	\$1,375,000			1	\$5,645,000	3
		2006				\$1,537,500		\$5,600,000	2	\$8,737,500	4
		2007	\$2,100,000		1					\$2,100,000	1
		2008						\$2,830,000	2	\$2,830,000	2
		2009						\$1,250,000	1	\$1,975,000	2
		2010				\$2,000,000			1	\$2,000,000	1
		2011	\$1,000,000		1					\$1,000,000	1
	LE PARC Total		\$9,705,000	6	\$13,887,500	7	\$17,505,000	9	\$2,325,000	\$43,422,500	24
	LIONS GATE	2004				\$975,000		\$1,360,000	1	\$2,335,000	2
		2005				\$1,200,000		\$1,375,000	1	\$2,575,000	2
		2006						\$999,999	1	\$999,999	1
		2007						\$1,350,000	1	\$1,350,000	1
		2009						\$1,082,000	1	\$1,082,000	1
		2010						\$1,478,500	2	\$1,478,500	2
		2011	\$1,100,000		1					\$1,100,000	1
	LIONS GATE Total		\$1,100,000	1	\$2,175,000	2	\$2,432,000	2	\$5,213,499	\$10,920,499	10
	REGENCY TOWERS	2004						\$1,069,000	1	\$1,069,000	1
		2005	\$3,485,000		3					\$3,485,000	3
		2007				\$3,210,000			3	\$3,210,000	3
		2008				\$2,845,000			2	\$2,845,000	2
		2009	\$2,120,000		2					\$2,120,000	2
		2010	\$710,000		1	\$1,900,000		\$767,000	1	\$3,377,000	3
	REGENCY TOWERS Total		\$6,315,000	6	\$7,955,000	6	\$1,836,000	2		\$16,106,000	14
	WESTGATE	2004	\$952,500		1	\$2,550,000		\$1,300,000	1	\$6,002,500	5
		2005	\$1,175,000		1	\$2,620,000		\$4,125,000	3	\$7,920,000	6
		2006				\$2,300,000		\$1,600,000	2	\$6,000,000	4
		2007				\$1,200,000			1	\$1,200,000	1
		2008	\$1,350,000		1			\$1,550,000	1	\$2,900,000	2
		2009	\$1,100,000		1					\$1,100,000	1
		2010				\$1,325,000			1	\$1,325,000	1
	WESTGATE Total		\$4,577,500	4	\$9,995,000	8	\$7,025,000	5	\$4,850,000	\$26,447,500	20
	COLONIAL CLUB	2004						\$1,050,000	1	\$1,050,000	1
		2005	\$2,220,000		2	\$1,345,000			1	\$3,565,000	3
		2006	\$1,350,000		1					\$1,350,000	1
		2009						\$950,000	1	\$950,000	1
		2010				\$787,500			1	\$787,500	1
	COLONIAL CLUB Total		\$3,570,000	3	\$2,132,500	2	\$1,050,000	1	\$950,000	\$7,702,500	7
	BAHAMA CLUB	2006				\$1,200,000				\$1,200,000	1
	BAHAMA CLUB Total					\$1,200,000	1			\$1,200,000	1
	BRITTANY	2004	\$11,250,000		5	\$4,430,000		\$4,450,000	2	\$22,270,000	11
		2005	\$10,365,000		5	\$6,195,000		\$8,220,000	4	\$26,880,000	13
		2006	\$2,530,000		1	\$15,775,000		\$4,595,000	2	\$22,900,000	8
		2007	\$4,120,000		2	\$9,100,000		\$1,850,000	1	\$17,020,000	7
		2008	\$4,940,000		2			\$3,650,500	2	\$8,590,500	4
		2009	\$1,750,000		1	\$1,700,000		\$1,500,000	1	\$4,950,000	3
		2010	\$5,650,000		4	\$4,590,000		\$1,550,000	1	\$11,790,000	8
	BRITTANY Total		\$40,605,000	20	\$41,790,000	18	\$19,720,500	10	\$12,285,000	\$114,400,500	54
	PARK PLAZA	2004	\$3,000,000		2	\$6,950,000		\$2,890,000	2	\$16,465,000	11
		2005	\$3,120,000		2	\$3,475,000		\$2,625,000	1	\$9,220,000	5

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2	3	4						
Gulf	PARK PLAZA	2007	\$3,850,000	2	\$3,100,000	2					\$6,950,000	4
		2008			\$2,350,000	1	\$1,950,000	1	\$2,150,000	1	\$6,450,000	3
		2009	\$1,500,000	1			\$2,450,000	2	\$1,650,000	1	\$5,600,000	4
		2010			\$2,500,000	2	\$1,750,000	1	\$2,300,000	1	\$6,550,000	4
		2011	\$3,400,000	2							\$3,400,000	2
	PARK PLAZA Total		\$14,870,000	9	\$18,375,000	12	\$11,665,000	7	\$9,725,000	5	\$54,635,000	33
	GULF VIEW BEACH CLUB	2004			\$1,100,000	1					\$1,100,000	1
		2005			\$1,325,000	1					\$1,325,000	1
		2007			\$1,475,000	1					\$1,475,000	1
		2011	\$900,000	1							\$900,000	1
	GULF VIEW BEACH CLUB Total		\$900,000	1	\$3,900,000	3					\$4,800,000	4
	LAURENTIANS	2004			\$2,570,000	2			\$1,750,000	1	\$4,320,000	3
		2005	\$1,850,000	1	\$1,935,000	1					\$3,785,000	2
		2006	\$2,300,000	1							\$2,300,000	1
		2008							\$1,929,500	1	\$1,929,500	1
		2010	\$1,875,000	1					\$1,375,000	1	\$3,250,000	2
	LAURENTIANS Total		\$6,025,000	3	\$4,505,000	3			\$5,054,500	3	\$15,584,500	9
	WHITEHALL	2004	\$1,350,000	1	\$1,450,000	1	\$1,590,000	1			\$4,390,000	3
		2005							\$1,995,000	1	\$1,995,000	1
		2007	\$1,800,000	1							\$1,800,000	1
	WHITEHALL Total		\$3,150,000	2	\$1,450,000	1	\$1,590,000	1	\$1,995,000	1	\$8,185,000	5
	LE CIEL VENETIAN TOWER	2004	\$4,595,000	3	\$3,675,000	2			\$1,750,000	1	\$10,020,000	6
		2005	\$6,140,000	3	\$6,545,000	3					\$12,685,000	6
		2006			\$7,316,750	3			\$1,760,000	1	\$9,076,750	4
		2007	\$1,550,000	1	\$2,847,500	2					\$4,397,500	3
		2008			\$2,050,000	1	\$3,750,000	2			\$5,800,000	3
		2010			\$1,750,000	1					\$1,750,000	1
		2011			\$1,900,000	1					\$1,900,000	1
	LE CIEL VENETIAN TOWER Total		\$12,285,000	7	\$26,084,250	13	\$3,750,000	2	\$3,510,000	2	\$45,629,250	24
	PROVENCE	2004	\$4,700,000	2	\$8,600,000	3	\$4,975,000	1	\$5,395,000	2	\$23,670,000	8
		2005	\$5,475,000	2	\$17,530,000	6			\$5,375,000	2	\$28,380,000	10
		2006	\$7,785,000	2	\$13,770,000	4					\$21,555,000	6
		2007	\$4,300,000	2	\$6,050,000	2	\$4,350,000	2			\$14,700,000	6
		2008	\$2,200,000	1	\$4,375,000	2					\$6,575,000	3
		2009			\$5,850,000	2					\$5,850,000	2
		2010			\$3,679,000	2					\$3,679,000	2
		2011	\$1,500,000	1							\$1,500,000	1
	PROVENCE Total		\$25,960,000	10	\$59,854,000	21	\$9,325,000	3	\$10,770,000	4	\$105,909,000	38
	GRAMERCY	2004	\$1,400,000	1					\$1,700,000	1	\$3,100,000	2
		2005	\$2,000,000	1	\$1,950,000	1	\$1,650,000	1			\$5,600,000	3
		2008	\$1,585,000	1							\$1,585,000	1
		2009			\$2,300,000	2					\$2,300,000	2
		2010	\$1,250,000	1	\$1,000,000	1					\$2,250,000	2
		2011	\$1,350,000	1							\$1,350,000	1
	GRAMERCY Total		\$7,585,000	5	\$5,250,000	4	\$1,650,000	1	\$1,700,000	1	\$16,185,000	11
	NEW SUBDIVISION	2004							\$1,650,000	1	\$1,650,000	1
	NEW SUBDIVISION Total								\$1,650,000	1	\$1,650,000	1
	ARIA	2006					\$55,600,000	19	\$15,650,000	4	\$71,250,000	23
		2007	\$3,000,000	1	\$8,150,000	3	\$4,200,000	1	\$2,500,000	1	\$17,850,000	6
		2008	\$7,300,000	3	\$10,448,500	4	\$9,680,000	3	\$4,580,000	1	\$32,008,500	11
		2009	\$5,950,000	2	\$2,400,000	1	\$3,700,000	1			\$12,050,000	4
		2010					\$7,600,000	3			\$7,600,000	3
		2011	\$1,945,000	1	\$3,800,000	1					\$5,745,000	2
	ARIA Total		\$18,195,000	7	\$24,798,500	9	\$80,780,000	27	\$22,730,000	6	\$146,503,500	49
	LE CIEL PARK TOWER	2004			\$3,479,000	2	\$2,250,000	1	\$2,225,000	1	\$7,954,000	4
		2005	\$6,695,000	3	\$2,500,000	1					\$9,195,000	4
		2006			\$2,500,000	1			\$2,225,000	1	\$4,725,000	2
		2007							\$7,150,000	3	\$7,150,000	3

			Qtr	Data							Total Closed Sold Volume	Total Closed Unit Count
			1	2		3	4					
Gulf	LE CIEL PARK TOWER	2008	\$6,475,000	3	\$2,000,000	1	\$2,525,000	1			\$11,000,000	5
		2009							\$6,210,000	3	\$6,210,000	3
		2010			\$2,050,000	1					\$2,050,000	1
		2011	\$1,825,000	1							\$1,825,000	1
	LE CIEL PARK TOWER Total		\$14,995,000	7	\$12,529,000	6	\$4,775,000	2	\$17,810,000	8	\$50,109,000	23
	VIA DELFINO	2005	\$7,377,320	3			\$2,050,000	1			\$9,427,320	4
		2006	\$2,500,000	1							\$2,500,000	1
		2007			\$1,900,000	1					\$1,900,000	1
		2008	\$2,650,000	1	\$2,700,000	1					\$5,350,000	2
		2009					\$2,450,000	1			\$2,450,000	1
		2010			\$2,640,000	1					\$2,640,000	1
	VIA DELFINO Total		\$12,527,320	5	\$7,240,000	3	\$4,500,000	2			\$24,267,320	10
	SANCERRE	2004	\$10,245,000	3	\$13,950,000	4	\$3,210,000	1	\$2,450,000	1	\$29,855,000	9
		2005	\$3,800,000	1							\$3,800,000	1
		2006	\$7,675,000	2			\$7,125,000	2			\$14,800,000	4
		2007			\$4,200,000	1					\$4,200,000	1
		2009			\$3,800,000	1					\$3,800,000	1
		2010	\$3,550,000	1	\$3,000,000	1					\$6,550,000	2
		2011	\$3,395,000	1							\$3,395,000	1
	SANCERRE Total		\$28,665,000	8	\$24,950,000	7	\$10,335,000	3	\$2,450,000	1	\$66,400,000	19
	LE JARDIN	2004	\$2,500,000	1	\$2,850,000	1	\$2,895,000	1	\$5,000,000	1	\$13,245,000	4
		2005	\$5,975,000	2	\$3,300,000	1			\$7,300,000	2	\$16,575,000	5
		2006			\$6,750,000	2					\$6,750,000	2
		2007	\$2,675,000	1	\$6,800,000	2	\$7,475,000	2	\$3,825,000	1	\$20,775,000	6
		2008	\$3,880,000	1							\$3,880,000	1
		2009	\$3,200,000	1					\$3,250,000	1	\$6,450,000	2
		2010	\$6,450,000	2	\$3,750,000	1					\$10,200,000	3
	LE JARDIN Total		\$24,680,000	8	\$23,450,000	7	\$10,370,000	3	\$19,375,000	5	\$77,875,000	23
	ENCLAVE	2004	\$4,700,000	1					\$4,500,000	1	\$9,200,000	2
		2005	\$4,875,000	1			\$4,400,000	1	\$7,250,000	1	\$16,525,000	3
		2008	\$4,250,000	1							\$4,250,000	1
		2009	\$5,500,000	1							\$5,500,000	1
		2010			\$4,250,000	1					\$4,250,000	1
	ENCLAVE Total		\$19,325,000	4	\$4,250,000	1	\$4,400,000	1	\$11,750,000	2	\$39,725,000	8
	REGENT	2004	\$5,100,000	1	\$16,900,000	3	\$11,700,000	1	\$9,650,000	2	\$43,350,000	7
		2005	\$16,906,380	3	\$10,595,000	2			\$6,500,000	1	\$34,001,380	6
		2006			\$10,900,000	1					\$10,900,000	1
		2007	\$5,900,000	1					\$5,975,000	1	\$11,875,000	2
		2008			\$6,450,000	1					\$6,450,000	1
		2009			\$10,300,000	2	\$4,700,000	1			\$15,000,000	3
	REGENT Total		\$27,906,380	5	\$55,145,000	9	\$16,400,000	2	\$22,125,000	4	\$121,576,380	20
	LE RIVAGE	2004	\$7,000,000	1			\$5,500,000	1			\$12,500,000	2
		2005					\$12,150,000	2	\$5,600,000	1	\$17,750,000	3
		2006	\$6,850,000	1			\$6,100,000	1	\$7,495,000	1	\$20,445,000	3
		2007	\$13,400,000	2	\$5,600,000	1			\$5,650,000	1	\$24,650,000	4
		2008			\$7,400,000	1	\$5,875,000	1			\$13,275,000	2
		2010			\$5,400,000	1					\$5,400,000	1
		2011	\$5,775,000	1							\$5,775,000	1
	LE RIVAGE Total		\$33,025,000	5	\$18,400,000	3	\$29,625,000	5	\$18,745,000	3	\$99,795,000	16
	GULF SHORE COLONY	2009	\$1,250,000	1	\$687,500	1					\$1,937,500	2
	GULF SHORE COLONY Total		\$1,250,000	1	\$687,500	1					\$1,937,500	2
Gulf Total			#####	399	#####	419	#####	241	#####	202	\$1,810,339,351	1261
Grand Total			#####	499	#####	535	#####	306	#####	284	\$2,042,787,240	1624

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2004	Bayside	AMBASSADOR CLUB			1	1	2
		ARDISSONE		2		1	3
		BEACON HOUSE	1	1			2
		BELLA BAIA			1	4	5
		BORDEAUX CLUB		4	1	2	7
		BOULEVARD CLUB	2	2	2	1	7
		CANTERBURY COURT	1				1
		CHARLESTON SQUARE				23	23
		COQUINA CLUB	2		1	1	4
		EXECUTIVE CLUB		3		4	7
		GULF BAY APARTMENTS	1	1	1		3
		HARBORSIDE GARDENS	1			2	3
		HARBORSIDE WEST	2	3	1	2	8
		HARBOUR COVE		3			3
		KINGS PORT			1	1	2
		LA MAISON				1	1
		LA VILLA RIVIERA	2		1		3
		MADRID CLUB	4	1	2		7
		MIRAMAR	2	3	1		6
		PALM BAY VILLAS				1	1
		PARK PLACE CLUB		1			1
		PORT AU VILLA	1	2	2		5
		REEF CLUB	1			1	2
		SHORELINE CLUB			1		1
		SPINDRIFT		2		1	3
		TROPICS		1			1
		VENETIAN COVE CLUB	1	2	1		4
		WINDEMERE		1	1		2
		WINDSOR COURT		1			1
		YACHT HARBOR MANOR				1	1
	Bayside Total		21	33	18	47	119
	Gulf	ADMIRALTY POINT I	3	3	1		7
		ALLEGRO	1	4	2		7
		BAY SHORE PLACE	1	1	2	2	6
		BILLOWS	1	1			2
		BREAKERS	2			2	4
		BRITTANY	5	3	2	1	11
		CARRIAGE CLUB		1			1
		CHATEAU CLUB	1	1			2
		CLOISTERS OF NAPLES				1	1
		COLONIAL CLUB			1		1
		EMBASSY				1	1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2004	Gulf	ENCLAVE	1			1	2
		ESPLANADE	2	4		3	9
		GRAMERCY	1			1	2
		GULF TOWERS			1		1
		GULF VIEW BEACH CLUB		1			1
		GULFSIDE	1	5	3	1	10
		HORIZON HOUSE		2	1	4	7
		IMPERIAL CLUB	3		1	1	5
		INDIES WEST		1	1		2
		JAMAICA TOWERS	1				1
		LA MER		3	1	3	7
		LAURENTIANS		2		1	3
		LAUSANNE		3		2	5
		LE CIEL PARK TOWER		2	1	1	4
		LE CIEL VENETIAN TOWER	3	2		1	6
		LE JARDIN	1	1	1	1	4
		LE PARC	2	4	4		10
		LE RIVAGE	1		1		2
		LIONS GATE		1		1	2
		MARTINIQUE	1	1		1	3
		MERIDIAN	1	2	6	3	12
		MONACO BEACH CLUB	2	7	1	1	11
		NEW SUBDIVISION				1	1
		PARK PLAZA	2	5	2	2	11
		PARK SHORE TOWER	4	1	3	2	10
		PROVENCE	2	3	1	2	8
		REGENCY TOWERS			1		1
		REGENT	1	3	1	2	7
		ROYAL PALM CLUB			1	1	2
		SANCERRE	3	4	1	1	9
		SAVOY	1			1	2
		SHORES	2	2		2	6
		SOLAMAR	3	4	1		8
		SOUTHERN CLIPPER	1	1	1		3
		ST CROIX		3	1		4
		SURFEDGE	2	3	4		9
		SURFSIDE CLUB			1	1	2
		TERRACES	2	4	2	6	14
		VISTAS	1	2	1	1	5
		WALDORF		1			1
		WESTGATE	1	2	1	1	5
		WHITEHALL	1	1	1		3

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2004	Gulf Total		60	94	53	56	263
2004 Total			81	127	71	103	382
2005	Bayside	ARDISSONE	2				2
		BEACON HOUSE			1	2	3
		BELLA BAIA	6	1	2		9
		BORDEAUX CLUB	2	2	1		5
		CANTERBURY COURT		1			1
		CHARLESTON SQUARE		3		1	4
		COQUINA CLUB	1	3		1	5
		EXECUTIVE CLUB		2	1		3
		GULF BAY APARTMENTS		1			1
		HARBORSIDE WEST	1	1			2
		HARBOUR CLUB	1				1
		HARBOUR COVE	1		1		2
		KINGS PORT	1			1	2
		LA MAISON	1				1
		LUCERNE			1		1
		MADRID CLUB	1	3		1	5
		PORT AU VILLA		2			2
		REEF CLUB			1		1
		SHORELINE CLUB				1	1
		TROPICS	3				3
		VENETIAN COVE CLUB	3				3
		WINDSOR COURT	2	1			3
		YACHT HARBOR MANOR	1				1
	Bayside Total		26	20	8	7	61
	Gulf	ADMIRALTY POINT I		2			2
		ALLEGRO	4	2		2	8
		BAY SHORE PLACE	8	4	1	1	14
		BILLOWS	1				1
		BRITTANY	5	3	4	1	13
		CARRIAGE CLUB	1	1			2
		COLONIAL CLUB	2	1			3
		DIPLOMAT	1	1			2
		EMBASSY	1				1
		ENCLAVE	1		1	1	3
		ESPLANADE	4	4		1	9
		GRAMERCY	1	1	1		3
		GULF VIEW BEACH CLUB		1			1
		GULFSIDE	3	3	3	1	10
		HORIZON HOUSE	3	3			6
		IMPERIAL CLUB	1				1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2005	Gulf	INDIES WEST		3		1	4
		JAMAICA TOWERS	1				1
		LA MER	2	6	2		10
		LA TOUR RIVAGE	1				1
		LAURENTIANS	1	1			2
		LAUSANNE	3	1	2	1	7
		LE CIEL PARK TOWER	3	1			4
		LE CIEL VENETIAN TOWER	3	3			6
		LE JARDIN	2	1		2	5
		LE PARC	2	1			3
		LE RIVAGE			2	1	3
		LIONS GATE		1		1	2
		MANSION HOUSE		1			1
		MERIDIAN	2	2	2	1	7
		MONACO BEACH CLUB	3	3		1	7
		NAPLES CONTINENTAL	2	4			6
		PARK PLAZA	2	2	1		5
		PARK SHORE TOWER	5	2			7
		PROVENCE	2	6		2	10
		REGENCY TOWERS	3				3
		REGENT	3	2		1	6
		ROYAL PALM CLUB	1	1			2
		SANCERRE	1				1
		SAVOY	1	4	1		6
		SHORES	2	1			3
		SOLAMAR		3	1	1	5
		SURFEDGE	3	1	1	2	7
		SURFSIDE CLUB	2	3	1	1	7
		TERRACES	2	6	1	1	10
		VIA DELFINO	3		1		4
		VISTAS	6	5	1	1	13
		WALDORF	2				2
		WESTGATE	1	2	3		6
		WHITEHALL				1	1
	Gulf Total		100	92	29	25	246
2005 Total			126	112	37	32	307
2006	Bayside	AMBASSADOR CLUB	1				1
		ARDISSONE		1			1
		BEACON HOUSE			1	1	2
		BELLA BAIA		1			1
		BOULEVARD CLUB	1				1
		COQUINA CLUB	1			1	2

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2006	Bayside	HARBORSIDE GARDENS		2		1	3
		KINGS PORT		2			2
		LA MAISON		1			1
		LUCERNE			1		1
		MADRID CLUB		1		1	2
		MIRAMAR		1	1		2
		PARK COLONY CLUB		1			1
		PORT AU VILLA	1			1	2
		SPINDRIFT		2			2
		TROPICS	1				1
		YACHT HARBOR MANOR		1			1
		Bayside Total	5	13	3	5	26
	Gulf	ADMIRALTY POINT I	2	1			3
		ALLEGRO	2	1			3
		ARIA			19	4	23
		BAHAMA CLUB		1			1
		BAY SHORE PLACE		1			1
		BREAKERS	1	1			2
		BRITTANY	1	5		2	8
		CARRIAGE CLUB	1				1
		COLONIAL CLUB	1				1
		ESPLANADE	1	1		1	3
		GULFSIDE		1		1	2
		HORIZON HOUSE	1	1	1	1	4
		IMPERIAL CLUB			1		1
		INDIES WEST		2	1	1	4
		LA MER		1			1
		LA TOUR RIVAGE		1			1
		LAURENTIANS	1				1
		LAUSANNE	2		1		3
		LE CIEL PARK TOWER		1		1	2
		LE CIEL VENETIAN TOWER		3		1	4
		LE JARDIN		2			2
		LE PARC		1	2	1	4
		LE RIVAGE	1		1	1	3
		LIONS GATE				1	1
		MANSION HOUSE	1				1
		MARTINIQUE	1				1
		MERIDIAN	1		2	2	5
		NAPLES CONTINENTAL	1	2	3	2	8
		PARK SHORE TOWER	3	1			4
		PROVENCE	2	4			6

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2006	Gulf	REGENT		1			1
		SANCERRE	2		2		4
		SAVOY				1	1
		SOLAMAR	1	1	1		3
		SOUTHERN CLIPPER	1	1			2
		ST CROIX				1	1
		SURFEDGE		2	1		3
		TERRACES		2			2
		VIA DELFINO	1				1
		VISTAS	3	1		4	8
		WALDORF				1	1
		WESTGATE		2	1	1	4
	Gulf Total		31	41	36	27	135
2006 Total			36	54	39	32	161
2007	Bayside	AMBASSADOR CLUB			1		1
		ARDISSONE	2				2
		BEACON HOUSE	1				1
		BELLA BAIA		1			1
		BOULEVARD CLUB			1	1	2
		COQUINA CLUB		2			2
		HARBORSIDE GARDENS		1		1	2
		HARBORSIDE WEST	1	1			2
		HARBOUR CLUB		2	1		3
		JENNIFER SHORES		1			1
		LA MAISON		1			1
		LUCERNE			1		1
		MADRID CLUB	1		1	1	3
		MIRAMAR		1	1		2
		PALM BAY VILLAS		1			1
		PARK COLONY CLUB			1	1	2
		PORT AU VILLA			1		1
		SPINDRIFT		1			1
		VENETIAN COVE CLUB	2	2	1		5
	Bayside Total		7	14	9	4	34
	Gulf	ADMIRALTY POINT I		1			1
		ALLEGRO			1		1
		ARIA	1	3	1	1	6
		BAY SHORE PLACE	1				1
		BREAKERS		2			2
		BRITTANY	2	3	1	1	7
		CARRIAGE CLUB		1			1
		CHATEAU CLUB			1		1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2007	Gulf	CLOISTERS OF NAPLES				1	1
		DIPLOMAT		1		1	2
		ESPLANADE	1		1		2
		GULF VIEW BEACH CLUB		1			1
		HORIZON HOUSE				1	1
		IMPERIAL CLUB		1		1	2
		INDIES WEST				1	1
		LA MER		5		2	7
		LA TOUR RIVAGE	1		1		2
		LAUSANNE	1	2	3	1	7
		LE CIEL PARK TOWER				3	3
		LE CIEL VENETIAN TOWER	1	2			3
		LE JARDIN	1	2	2	1	6
		LE PARC	1				1
		LE RIVAGE	2	1		1	4
		LIONS GATE			1		1
		MARTINIQUE		5			5
		MERIDIAN	1				1
		NAPLES CONTINENTAL		2	2	1	5
		PARK PLAZA	2	2			4
		PARK SHORE TOWER				1	1
		PROVENCE	2	2	2		6
		REGENCY TOWERS		3			3
		REGENT	1			1	2
		SANCERRE		1			1
		SAVOY	2	1	2		5
		SHORES	1			1	2
		SOLAMAR	1	1	1		3
		SOUTHERN CLIPPER		1			1
		ST CROIX	1	1			2
		SURFSEDGE	1	1	1		3
		SURFSIDE CLUB				2	2
		VIA DELFINO		1			1
		WALDORF	4				4
		WESTGATE		1			1
		WHITEHALL	1				1
	Gulf Total		29	47	20	21	117
2007 Total			36	61	29	25	151
2008	Bayside	AMBASSADOR CLUB	1				1
		ARDISSONE	1			1	2
		BEACON HOUSE	1				1
		BORDEAUX CLUB	1				1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2008	Bayside	BOULEVARD CLUB	1				1
		CHARLESTON SQUARE	1		1		2
		COQUINA CLUB		1	2		3
		EXECUTIVE CLUB		1			1
		GULF BAY APARTMENTS				1	1
		HARBORSIDE GARDENS	1		1		2
		HARBORSIDE WEST		1			1
		JENNIFER SHORES		1	1		2
		KINGS PORT		1	1		2
		LA MAISON				1	1
		MADRID CLUB		2			2
		PORT AU VILLA	1				1
		SPINDRIFT		1	1		2
		TROPICS	1				1
		VENETIAN COVE CLUB	1		1		2
		WINDEMERE		1			1
		Bayside Total	10	9	8	3	30
	Gulf	ADMIRALTY POINT I	4	1			5
		ALLEGRO		1			1
		ARIA	3	4	3	1	11
		BAY SHORE PLACE	3		1	3	7
		BREAKERS	1				1
		BRITTANY	2		2		4
		CARRIAGE CLUB	1			1	2
		CLOISTERS OF NAPLES	1				1
		DIPLOMAT		2			2
		EMBASSY			1		1
		ENCLAVE	1				1
		ESPLANADE	2			1	3
		GRAMERCY	1				1
		GULF TOWERS		1			1
		HORIZON HOUSE		1		1	2
		IMPERIAL CLUB	2	1			3
		INDIES WEST	1	3	1		5
		JAMAICA TOWERS		1			1
		LA MER		1	1	1	3
		LAURENTIANS				1	1
		LAUSANNE		2	1	2	5
		LE CIEL PARK TOWER	3	1	1		5
		LE CIEL VENETIAN TOWER		1	2		3
		LE JARDIN	1				1
		LE PARC			2		2

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2008	Gulf	LE RIVAGE		1	1		2
		MERIDIAN	1		1		2
		MONACO BEACH CLUB				1	1
		NAPLES CONTINENTAL	1	1		2	4
		PARK PLAZA		1	1	1	3
		PARK SHORE TOWER	3		1		4
		PROVENCE	1	2			3
		REGENCY TOWERS		2			2
		REGENT		1			1
		ROYAL PALM CLUB	1			2	3
		SAVOY	2	1	1		4
		SHORES	2	2			4
		SOLAMAR		1	1		2
		SOUTHERN CLIPPER	2	1			3
		ST CROIX	1				1
		SURFEDGE	1		1		2
		SURFSIDE CLUB	1				1
		TERRACES	2	2	1		5
		VIA DELFINO	1	1			2
		VISTAS	1	1			2
		WESTGATE	1			1	2
	Gulf Total		47	37	23	18	125
2008 Total			57	46	31	21	155
2009	Bayside	CHARLESTON SQUARE	1	1			2
		COQUINA CLUB	1	1	2		4
		EXECUTIVE CLUB				1	1
		HARBORSIDE GARDENS		1			1
		HARBORSIDE WEST		1		1	2
		HARBOUR COVE	1				1
		JENNIFER SHORES		1			1
		KINGS PORT			1		1
		LA MAISON			1	1	2
		LAGO MAR		1		1	2
		LUCERNE		2	1		3
		MIRAMAR			1		1
		PARK PLACE CLUB		1			1
		SPINDRIFT		1			1
		TROPICS				1	1
		VENETIAN COVE CLUB			1	2	3
		WINDEMERE				1	1
		WINDSOR COURT				1	1
		YACHT HARBOR MANOR				1	1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2009	Bayside Total		3	10	7	10	30
	Gulf	ADMIRALTY POINT I	1	1	3	2	7
		ALLEGRO	1	3	2	2	8
		ARIA	2	1	1		4
		BAY SHORE PLACE	1	4	1	1	7
		BREAKERS	1		1		2
		BRITTANY	1	1		1	3
		CARRIAGE CLUB		1	1		2
		CLOISTERS OF NAPLES				1	1
		COLONIAL CLUB				1	1
		ENCLAVE	1				1
		ESPLANADE	1	4	2	1	8
		GRAMERCY		2			2
		GULF SHORE COLONY	1	1			2
		GULF TOWERS		2			2
		GULFSIDE	1		1	2	4
		HORIZON HOUSE		1		1	2
		IMPERIAL CLUB			2		2
		INDIES WEST			1		1
		JAMAICA TOWERS		1			1
		LA MER			2	1	3
		LA TOUR RIVAGE		1			1
		LAUSANNE	1	3	1	1	6
		LE CIEL PARK TOWER				3	3
		LE JARDIN	1			1	2
		LE PARC			1	1	2
		LIONS GATE			1		1
		MERIDIAN	3	4	2		9
		MONACO BEACH CLUB		1	5	5	11
		NAPLES CONTINENTAL	1	1	4		6
		PARK PLAZA	1		2	1	4
		PARK SHORE TOWER				1	1
		PROVENCE		2			2
		REGENCY TOWERS	2				2
		REGENT		2	1		3
		ROYAL PALM CLUB		1			1
		SANCERRE		1			1
		SAVOY	1	1		1	3
		SOLAMAR	2				2
		SOUTHERN CLIPPER		1			1
		ST CROIX		1	1		2
		SURFSEDGE		3	3	2	8

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2009	Gulf	SURFSIDE CLUB		1	2		3
		TERRACES	1		1	4	6
		VIA DELFINO			1		1
		VISTAS	2	2		2	6
		WESTGATE	1				1
	Gulf Total		27	47	42	35	151
2009 Total			30	57	49	45	181
2010	Bayside	AMBASSADOR CLUB	2	1			3
		BELLA BAIA		1			1
		BORDEAUX CLUB		1		1	2
		COQUINA CLUB		1		1	2
		HARBORSIDE GARDENS		1	1		2
		HARBOUR CLUB	1				1
		HARBOUR COVE			1	1	2
		JENNIFER SHORES				1	1
		KINGS PORT	1				1
		LA MAISON	1		1	1	3
		LA VILLA RIVIERA			1		1
		LAGO MAR	1	1	1		3
		MADRID CLUB	1	1	2	1	5
		MIRAMAR			1		1
		PALM BAY VILLAS		2			2
		PARK COLONY CLUB	1				1
		PARK PLACE CLUB		1			1
		PORT AU VILLA	2				2
		REEF CLUB		1	1		2
		SPINDRIFT		1			1
		TROPICS		1			1
		VENETIAN COVE CLUB		2	1		3
		WINDEMERE	2		1		3
		WINDSOR COURT		1	1		2
		YACHT HARBOR MANOR		1			1
	Bayside Total		12	17	12	6	47
	Gulf	ADMIRALTY POINT I	1	3	1		5
		ALLEGRO	1	1	1		3
		ARIA			3		3
		BAY SHORE PLACE	4	2	4		10
		BILLOWS	1		1		2
		BRITTANY	4	3	1		8
		CLOISTERS OF NAPLES			1		1
		COLONIAL CLUB		1			1
		EMBASSY				1	1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2010	Gulf	ENCLAVE		1			1
		ESPLANADE	1	3	1	1	6
		GRAMERCY	1	1			2
		GULFSIDE	1			1	2
		HORIZON HOUSE		4	6		10
		IMPERIAL CLUB	2		1		3
		INDIES WEST	1	1		1	3
		LA MER	3	4	3		10
		LA TOUR RIVAGE				1	1
		LAURENTIANS	1			1	2
		LAUSANNE	3	2	1		6
		LE CIEL PARK TOWER		1			1
		LE CIEL VENETIAN TOWER		1			1
		LE JARDIN	2	1			3
		LE PARC		1			1
		LE RIVAGE		1			1
		LIONS GATE				2	2
		MARTINIQUE	1	5			6
		MERIDIAN	1		1		2
		MONACO BEACH CLUB	2	2	1	3	8
		NAPLES CONTINENTAL		2	1		3
		PARK PLAZA		2	1	1	4
		PARK SHORE TOWER	1				1
		PROVENCE		2			2
		REGENCY TOWERS	1	1	1		3
		ROYAL PALM CLUB	2	1		1	4
		SANCERRE	1	1			2
		SAVOY	1	1			2
		SHORES	1		1		2
		SOLAMAR	1	3	3	1	8
		SOUTHERN CLIPPER	1	1	1		3
		ST CROIX	1			1	2
		SURFSEDGE		3	1	2	6
		SURFSIDE CLUB	1	1	2	1	5
		TERRACES	3		1		4
		VIA DELFINO		1			1
		VISTAS				1	1
		WALDORF				1	1
		WESTGATE		1			1
	Gulf Total		44	58	38	20	160
2010 Total			56	75	50	26	207
2011	Bayside	BEACON HOUSE	1				1

Gulf Shore Blvd Closed Market Study End 1Q 2011
Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2011	Bayside	CHARLESTON SQUARE	1				1
		COQUINA CLUB	1				1
		EXECUTIVE CLUB	1				1
		HARBORSIDE WEST	1				1
		HARBOUR COVE	3				3
		LA MAISON	1				1
		LA VILLA RIVIERA	1				1
		PALM BAY VILLAS	1				1
		SPINDRIFT	2				2
		TROPICS	1				1
		WINDEMERE	1				1
		WINDSOR COURT	1				1
	Bayside Total		16				16
	Gulf	ADMIRALTY POINT I	2				2
		ALLEGRO	3				3
		ARIA	1	1			2
		BILLOWS	1				1
		BREAKERS	2				2
		CARRIAGE CLUB	1				1
		EMBASSY	3				3
		ESPLANADE	2				2
		GRAMERCY	1				1
		GULF VIEW BEACH CLUB	1				1
		HORIZON HOUSE	2				2
		INDIES WEST	3				3
		JAMAICA TOWERS	1				1
		LA TOUR RIVAGE	1				1
		LAUSANNE	6				6
		LE CIEL PARK TOWER	1				1
		LE CIEL VENETIAN TOWER		1			1
		LE PARC	1				1
		LE RIVAGE	1				1
		LIONS GATE	1				1
		MANSION HOUSE	1				1
		MONACO BEACH CLUB	1				1
		NAPLES CONTINENTAL	1				1
		PARK PLAZA	2				2
		PARK SHORE TOWER	3				3
		PROVENCE	1				1
		SANCERRE	1				1
		SAVOY	1				1
		SOLAMAR	1				1

Gulf Shore Blvd Closed Market Study End 1Q 2011
 Units by Year & Quarter

Sum of Units			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2011	Gulf	SOUTHERN CLIPPER	1				1
		SURFEDGE	2				2
		SURFSIDE CLUB	2	1			3
		TERRACES	1				1
		VISTAS	6				6
		WALDORF	3				3
	Gulf Total		61	3			64
2011 Total			77	3			80
Grand Total			499	535	306	284	1624

Sum of SoldPrice		Qtr				Grand Total
Fronts	Year	1	2	3	4	
Bayside	2004	\$7,988,500	\$16,734,600	\$8,956,500	\$43,642,266	\$77,321,866
	2005	\$25,628,300	\$15,353,500	\$7,622,000	\$4,869,500	\$53,473,300
	2006	\$4,260,000	\$10,504,000	\$2,256,000	\$2,885,000	\$19,905,000
	2009	\$2,540,000	\$4,909,000	\$3,092,000	\$3,817,823	\$14,358,823
	2008	\$7,377,000	\$4,272,500	\$4,991,750	\$1,812,000	\$18,453,250
	2007	\$6,069,000	\$9,361,000	\$5,495,000	\$2,403,500	\$23,328,500
	2010	\$4,416,750	\$7,967,000	\$4,187,500	\$2,128,900	\$18,700,150
	2011	\$6,907,000				\$6,907,000
Bayside Total		\$65,186,550	\$69,101,600	\$36,600,750	\$61,558,989	\$232,447,889
Gulf	2004	\$85,213,400	\$124,720,362	\$77,958,000	\$76,039,500	\$363,931,262
	2005	\$147,156,100	\$125,891,950	\$50,384,490	\$53,793,900	\$377,226,440
	2006	\$57,661,000	\$85,895,250	\$86,695,500	\$53,939,499	\$284,191,249
	2009	\$34,054,000	\$53,601,400	\$40,619,750	\$34,314,000	\$162,589,150
	2008	\$63,912,500	\$61,447,500	\$39,230,500	\$20,768,500	\$185,359,000
	2007	\$61,607,500	\$79,206,500	\$31,060,000	\$38,461,000	\$210,335,000
	2010	\$43,301,100	\$66,991,400	\$34,245,500	\$16,308,500	\$160,846,500
	2011	\$59,835,750	\$6,025,000			\$65,860,750
Gulf Total		\$552,741,350	\$603,779,362	\$360,193,740	\$293,624,899	\$1,810,339,351
Grand Total		\$617,927,900	\$672,880,962	\$396,794,490	\$355,183,888	\$2,042,787,240

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2004	Bayside	AMBASSADOR CLUB			\$ 380,000	\$ 479,000	\$ 429,500
		ARDISSONE		\$ 1,500,000		\$ 1,600,000	\$ 1,533,333
		BEACON HOUSE	\$ 270,000	\$ 290,000			\$ 280,000
		BELLA BAIÁ			\$ 1,925,000	\$ 1,720,292	\$ 1,761,233
		BORDEAUX CLUB		\$ 377,750	\$ 345,000	\$ 426,000	\$ 386,857
		BOULEVARD CLUB	\$ 451,250	\$ 464,500	\$ 416,250	\$ 532,500	\$ 456,643
		CANTERBURY COURT	\$ 265,000				\$ 265,000
		CHARLESTON SQUARE				\$ 1,166,304	\$ 1,166,304
		COQUINA CLUB	\$ 332,500		\$ 459,000	\$ 390,000	\$ 378,500
		EXECUTIVE CLUB		\$ 351,333		\$ 453,900	\$ 409,943
		GULF BAY APARTMENTS	\$ 530,000	\$ 546,000	\$ 590,000		\$ 555,333
		HARBORSIDE GARDENS	\$ 640,000			\$ 562,500	\$ 588,333
		HARBORSIDE WEST	\$ 247,000	\$ 304,667	\$ 487,000	\$ 495,000	\$ 360,625
		HARBOUR COVE		\$ 346,700			\$ 346,700
		KINGS PORT			\$ 318,000	\$ 308,000	\$ 313,000
		LA MAISON				\$ 405,000	\$ 405,000
		LA VILLA RIVIERA	\$ 366,000		\$ 345,000		\$ 359,000
		MADRID CLUB	\$ 366,000	\$ 515,000	\$ 477,500		\$ 419,143
		MIRAMAR	\$ 519,500	\$ 564,000	\$ 580,000		\$ 551,833
		PALM BAY VILLAS				\$ 375,000	\$ 375,000
		PARK PLACE CLUB		\$ 335,000			\$ 335,000
		PORT AU VILLA	\$ 278,000	\$ 328,750	\$ 280,000		\$ 299,100
		REEF CLUB	\$ 279,000			\$ 425,000	\$ 352,000
		SHORELINE CLUB			\$ 210,000		\$ 210,000
		SPINDRIFT		\$ 378,000		\$ 349,000	\$ 368,333
		TROPICS		\$ 925,000			\$ 925,000
		VENETIAN COVE CLUB	\$ 430,000	\$ 712,500	\$ 440,000		\$ 573,750
		WINDEMERE		\$ 720,000	\$ 530,000		\$ 625,000
		WINDSOR COURT		\$ 425,000			\$ 425,000
		YACHT HARBOR MANOR				\$ 290,000	\$ 290,000
	Bayside Total		\$ 380,405	\$ 507,109	\$ 497,583	\$ 928,559	\$ 649,764
	Gulf	ADMIRALTY POINT I	\$ 866,667	\$ 940,333	\$ 1,225,000		\$ 949,429
		ALLEGRO	\$ 535,000	\$ 652,425	\$ 680,000		\$ 643,529
		BAY SHORE PLACE	\$ 693,000	\$ 750,000	\$ 785,000	\$ 851,250	\$ 785,917
		BILLOWS	\$ 650,000	\$ 660,000			\$ 655,000
		BREAKERS	\$ 527,500			\$ 410,000	\$ 468,750
		BRITTANY	\$ 2,250,000	\$ 1,476,667	\$ 2,225,000	\$ 2,140,000	\$ 2,024,545
		CARRIAGE CLUB		\$ 640,000			\$ 640,000
		CHATEAU CLUB	\$ 575,000	\$ 700,000			\$ 637,500
		CLOISTERS OF NAPLES				\$ 790,000	\$ 790,000
		COLONIAL CLUB			\$ 1,050,000		\$ 1,050,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2004	Gulf	EMBASSY				\$ 925,000	\$ 925,000
		ENCLAVE	\$ 4,700,000			\$ 4,500,000	\$ 4,600,000
		ESPLANADE	\$ 1,067,000	\$ 1,001,250		\$ 1,121,667	\$ 1,056,000
		GRAMERCY	\$ 1,400,000			\$ 1,700,000	\$ 1,550,000
		GULF TOWERS			\$ 510,000		\$ 510,000
		GULF VIEW BEACH CLUB		\$ 1,100,000			\$ 1,100,000
		GULFSIDE	\$ 510,000	\$ 597,832	\$ 570,833	\$ 672,500	\$ 588,416
		HORIZON HOUSE		\$ 592,500	\$ 600,000	\$ 675,500	\$ 641,000
		IMPERIAL CLUB	\$ 515,000		\$ 565,000	\$ 400,000	\$ 502,000
		INDIES WEST		\$ 1,100,000	\$ 772,000		\$ 936,000
		JAMAICA TOWERS	\$ 750,000				\$ 750,000
		LA MER		\$ 840,833	\$ 1,395,000	\$ 923,333	\$ 955,357
		LAURENTIANS		\$ 1,285,000		\$ 1,750,000	\$ 1,440,000
		LAUSANNE		\$ 603,000		\$ 667,500	\$ 628,800
		LE CIEL PARK TOWER		\$ 1,739,500	\$ 2,250,000	\$ 2,225,000	\$ 1,988,500
		LE CIEL VENETIAN TOWER	\$ 1,531,667	\$ 1,837,500		\$ 1,750,000	\$ 1,670,000
		LE JARDIN	\$ 2,500,000	\$ 2,850,000	\$ 2,895,000	\$ 5,000,000	\$ 3,311,250
		LE PARC	\$ 1,167,500	\$ 2,243,750	\$ 1,956,250		\$ 1,913,500
		LE RIVAGE	\$ 7,000,000		\$ 5,500,000		\$ 6,250,000
		LIONS GATE		\$ 975,000		\$ 1,360,000	\$ 1,167,500
		MARTINIQUE	\$ 405,000	\$ 1,100,000		\$ 960,000	\$ 821,667
		MERIDIAN	\$ 1,200,000	\$ 1,162,500	\$ 857,167	\$ 678,333	\$ 891,917
		MONACO BEACH CLUB	\$ 535,000	\$ 981,286	\$ 778,000	\$ 1,195,000	\$ 901,091
		NEW SUBDIVISION				\$ 1,650,000	\$ 1,650,000
		PARK PLAZA	\$ 1,500,000	\$ 1,390,000	\$ 1,445,000	\$ 1,812,500	\$ 1,496,818
		PARK SHORE TOWER	\$ 937,500	\$ 1,100,000	\$ 1,200,000	\$ 987,500	\$ 1,042,500
		PROVENCE	\$ 2,350,000	\$ 2,866,667	\$ 4,975,000	\$ 2,697,500	\$ 2,958,750
		REGENCY TOWERS			\$ 1,069,000		\$ 1,069,000
		REGENT	\$ 5,100,000	\$ 5,633,333	\$ 11,700,000	\$ 4,825,000	\$ 6,192,857
		ROYAL PALM CLUB			\$ 550,000	\$ 595,000	\$ 572,500
		SANCERRE	\$ 3,415,000	\$ 3,487,500	\$ 3,210,000	\$ 2,450,000	\$ 3,317,222
		SAVOY	\$ 675,000			\$ 660,000	\$ 667,500
		SHORES	\$ 840,000	\$ 617,500		\$ 750,000	\$ 735,833
		SOLAMAR	\$ 711,133	\$ 583,750	\$ 542,000		\$ 626,300
		SOUTHERN CLIPPER	\$ 675,000	\$ 605,000	\$ 862,500		\$ 714,167
		ST CROIX		\$ 807,333	\$ 805,000		\$ 806,750
		SURFEDGE	\$ 638,750	\$ 548,000	\$ 606,000		\$ 593,944
		SURFSIDE CLUB			\$ 315,000	\$ 517,500	\$ 416,250
		TERRACES	\$ 429,000	\$ 607,500	\$ 760,000	\$ 937,500	\$ 745,214
		VISTAS	\$ 1,315,000	\$ 730,000	\$ 1,005,000	\$ 1,100,000	\$ 976,000
		WALDORF		\$ 950,000			\$ 950,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2004	Gulf	WESTGATE	\$ 952,500	\$ 1,275,000	\$ 1,300,000	\$ 1,200,000	\$ 1,200,500
		WHITEHALL	\$ 1,350,000	\$ 1,450,000	\$ 1,590,000		\$ 1,463,333
	Gulf Total		\$ 1,420,223	\$ 1,326,812	\$ 1,470,906	\$ 1,357,848	\$ 1,383,769
2004 Total			\$ 1,150,641	\$ 1,113,819	\$ 1,224,148	\$ 1,161,959	\$ 1,155,113
2005	Bayside	ARDISSONE	\$ 1,787,500				\$ 1,787,500
		BEACON HOUSE			\$ 480,000	\$ 602,500	\$ 561,667
		BELLA BAIA	\$ 1,825,417	\$ 1,775,000	\$ 2,075,000		\$ 1,875,278
		BORDEAUX CLUB	\$ 482,500	\$ 503,750	\$ 482,000		\$ 490,900
		CANTERBURY COURT		\$ 424,900			\$ 424,900
		CHARLESTON SQUARE		\$ 1,491,667		\$ 1,450,000	\$ 1,481,250
		COQUINA CLUB	\$ 588,500	\$ 505,000		\$ 650,000	\$ 550,700
		EXECUTIVE CLUB		\$ 740,000	\$ 570,000		\$ 683,333
		GULF BAY APARTMENTS		\$ 618,000			\$ 618,000
		HARBORSIDE WEST	\$ 399,900	\$ 750,000			\$ 574,950
		HARBOUR CLUB	\$ 525,000				\$ 525,000
		HARBOUR COVE	\$ 527,000		\$ 695,000		\$ 611,000
		KINGS PORT	\$ 349,900			\$ 550,000	\$ 449,950
		LA MAISON	\$ 545,000				\$ 545,000
		LUCERNE			\$ 825,000		\$ 825,000
		MADRID CLUB	\$ 551,000	\$ 661,700		\$ 579,500	\$ 623,120
		PORT AU VILLA		\$ 392,000			\$ 392,000
		REEF CLUB			\$ 420,000		\$ 420,000
		SHORELINE CLUB				\$ 435,000	\$ 435,000
		TROPICS	\$ 1,097,333				\$ 1,097,333
		VENETIAN COVE CLUB	\$ 628,333				\$ 628,333
		WINDSOR COURT	\$ 543,750	\$ 539,000			\$ 542,167
		YACHT HARBOR MANOR	\$ 385,000				\$ 385,000
	Bayside Total		\$ 985,704	\$ 767,675	\$ 952,750	\$ 695,643	\$ 876,611
	Gulf	ADMIRALTY POINT I		\$ 981,250			\$ 981,250
		ALLEGRO	\$ 886,250	\$ 987,050		\$ 1,187,500	\$ 986,763
		BAY SHORE PLACE	\$ 929,000	\$ 896,500	\$ 720,000	\$ 955,000	\$ 906,643
		BILLOWS	\$ 780,000				\$ 780,000
		BRITTANY	\$ 2,073,000	\$ 2,065,000	\$ 2,055,000	\$ 2,100,000	\$ 2,067,692
		CARRIAGE CLUB	\$ 755,000	\$ 850,000			\$ 802,500
		COLONIAL CLUB	\$ 1,110,000	\$ 1,345,000			\$ 1,188,333
		DIPLOMAT	\$ 650,000	\$ 750,000			\$ 700,000
		EMBASSY	\$ 975,000				\$ 975,000
		ENCLAVE	\$ 4,875,000		\$ 4,400,000	\$ 7,250,000	\$ 5,508,333
		ESPLANADE	\$ 1,075,625	\$ 1,079,500		\$ 900,000	\$ 1,057,833
		GRAMERCY	\$ 2,000,000	\$ 1,950,000	\$ 1,650,000		\$ 1,866,667
		GULF VIEW BEACH CLUB		\$ 1,325,000			\$ 1,325,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was Year	Fronts	COMMUNITY NAME	Qtr				Grand Total
			1	2	3	4	
2005	Gulf	GULFSIDE	\$ 793,000	\$ 818,333	\$ 849,997	\$ 825,000	\$ 820,899
		HORIZON HOUSE	\$ 804,667	\$ 683,333			\$ 744,000
		IMPERIAL CLUB	\$ 549,900				\$ 549,900
		INDIES WEST		\$ 833,200		\$ 835,000	\$ 833,650
		JAMAICA TOWERS	\$ 720,000				\$ 720,000
		LA MER	\$ 1,176,000	\$ 1,390,833	\$ 1,350,000		\$ 1,339,700
		LA TOUR RIVAGE	\$ 737,000				\$ 737,000
		LAURENTIANS	\$ 1,850,000	\$ 1,935,000			\$ 1,892,500
		LAUSANNE	\$ 658,333	\$ 1,128,000	\$ 1,022,750	\$ 715,000	\$ 837,643
		LE CIEL PARK TOWER	\$ 2,231,667	\$ 2,500,000			\$ 2,298,750
		LE CIEL VENETIAN TOWER	\$ 2,046,667	\$ 2,181,667			\$ 2,114,167
		LE JARDIN	\$ 2,987,500	\$ 3,300,000		\$ 3,650,000	\$ 3,315,000
		LE PARC	\$ 2,135,000	\$ 1,375,000			\$ 1,881,667
		LE RIVAGE			\$ 6,075,000	\$ 5,600,000	\$ 5,916,667
		LIONS GATE		\$ 1,200,000		\$ 1,375,000	\$ 1,287,500
		MANSION HOUSE		\$ 940,000			\$ 940,000
		MERIDIAN	\$ 937,500	\$ 1,074,875	\$ 1,050,000	\$ 1,495,000	\$ 1,088,536
		MONACO BEACH CLUB	\$ 832,667	\$ 1,011,667		\$ 1,325,000	\$ 979,714
		NAPLES CONTINENTAL	\$ 697,500	\$ 770,000			\$ 745,833
		PARK PLAZA	\$ 1,560,000	\$ 1,737,500	\$ 2,625,000		\$ 1,844,000
		PARK SHORE TOWER	\$ 1,322,000	\$ 1,235,000			\$ 1,297,143
		PROVENCE	\$ 2,737,500	\$ 2,921,667		\$ 2,687,500	\$ 2,838,000
		REGENCY TOWERS	\$ 1,161,667				\$ 1,161,667
		REGENT	\$ 5,635,460	\$ 5,297,500		\$ 6,500,000	\$ 5,666,897
		ROYAL PALM CLUB	\$ 650,000	\$ 847,500			\$ 748,750
		SANCERRE	\$ 3,800,000				\$ 3,800,000
		SAVOY	\$ 1,120,000	\$ 1,025,000	\$ 1,000,000		\$ 1,036,667
		SHORES	\$ 747,500	\$ 830,000			\$ 775,000
		SOLAMAR		\$ 889,333	\$ 790,000	\$ 1,200,000	\$ 931,600
		SURFEDGE	\$ 620,000	\$ 849,500	\$ 820,000	\$ 854,950	\$ 748,486
		SURFSIDE CLUB	\$ 484,500	\$ 531,667	\$ 600,000	\$ 651,000	\$ 545,000
		TERRACES	\$ 902,500	\$ 1,052,500	\$ 839,000	\$ 1,113,000	\$ 1,007,200
		VIA DELFINO	\$ 2,459,107		\$ 2,050,000		\$ 2,356,830
		VISTAS	\$ 1,401,500	\$ 1,040,800	\$ 1,000,000	\$ 2,200,000	\$ 1,293,308
		WALDORF	\$ 1,587,500				\$ 1,587,500
		WESTGATE	\$ 1,175,000	\$ 1,310,000	\$ 1,375,000		\$ 1,320,000
		WHITEHALL				\$ 1,995,000	\$ 1,995,000
	Gulf Total		\$ 1,471,561	\$ 1,368,391	\$ 1,737,396	\$ 2,151,756	\$ 1,533,441
2005 Total			\$ 1,371,305	\$ 1,261,120	\$ 1,567,743	\$ 1,833,231	\$ 1,402,931
2006	Bayside	AMBASSADOR CLUB	\$ 600,000				\$ 600,000
		ARDISSONE		\$ 1,800,000			\$ 1,800,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2006	Bayside	BEACON HOUSE			\$ 449,000	\$ 425,000	\$ 437,000
		BELLA BAIA		\$ 2,075,000			\$ 2,075,000
		BOULEVARD CLUB	\$ 800,000				\$ 800,000
		COQUINA CLUB	\$ 795,000			\$ 500,000	\$ 647,500
		HARBORSIDE GARDENS		\$ 712,500		\$ 685,000	\$ 703,333
		KINGS PORT		\$ 534,500			\$ 534,500
		LA MAISON		\$ 630,000			\$ 630,000
		LUCERNE			\$ 950,000		\$ 950,000
		MADRID CLUB		\$ 590,000		\$ 800,000	\$ 695,000
		MIRAMAR		\$ 710,000	\$ 857,000		\$ 783,500
		PARK COLONY CLUB		\$ 555,000			\$ 555,000
		PORT AU VILLA	\$ 615,000			\$ 475,000	\$ 545,000
		SPINDRIFT		\$ 550,000			\$ 550,000
		TROPICS	\$ 1,450,000				\$ 1,450,000
		YACHT HARBOR MANOR		\$ 550,000			\$ 550,000
	Bayside Total		\$ 852,000	\$ 808,000	\$ 752,000	\$ 577,000	\$ 765,577
	Gulf	ADMIRALTY POINT I	\$ 1,215,000	\$ 1,400,000			\$ 1,276,667
		ALLEGRO	\$ 1,500,000	\$ 1,405,000			\$ 1,468,333
		ARIA			\$ 2,926,316	\$ 3,912,500	\$ 3,097,826
		BAHAMA CLUB		\$ 1,200,000			\$ 1,200,000
		BAY SHORE PLACE		\$ 1,168,000			\$ 1,168,000
		BREAKERS	\$ 960,000	\$ 1,226,000			\$ 1,093,000
		BRITTANY	\$ 2,530,000	\$ 3,155,000		\$ 2,297,500	\$ 2,862,500
		CARRIAGE CLUB	\$ 835,000				\$ 835,000
		COLONIAL CLUB	\$ 1,350,000				\$ 1,350,000
		ESPLANADE	\$ 940,000	\$ 2,175,000		\$ 1,500,000	\$ 1,538,333
		GULFSIDE		\$ 750,000		\$ 1,400,000	\$ 1,075,000
		HORIZON HOUSE	\$ 930,000	\$ 960,000	\$ 989,000	\$ 760,000	\$ 909,750
		IMPERIAL CLUB			\$ 650,000		\$ 650,000
		INDIES WEST		\$ 829,750	\$ 830,000	\$ 770,000	\$ 814,875
		LA MER		\$ 1,300,000			\$ 1,300,000
		LA TOUR RIVAGE		\$ 1,100,000			\$ 1,100,000
		LAURENTIANS	\$ 2,300,000				\$ 2,300,000
		LAUSANNE	\$ 1,085,000		\$ 867,500		\$ 1,012,500
		LE CIEL PARK TOWER		\$ 2,500,000		\$ 2,225,000	\$ 2,362,500
		LE CIEL VENETIAN TOWER		\$ 2,438,917		\$ 1,760,000	\$ 2,269,188
		LE JARDIN		\$ 3,375,000			\$ 3,375,000
		LE PARC		\$ 1,537,500	\$ 2,800,000	\$ 1,600,000	\$ 2,184,375
		LE RIVAGE	\$ 6,850,000		\$ 6,100,000	\$ 7,495,000	\$ 6,815,000
		LIONS GATE				\$ 999,999	\$ 999,999
		MANSION HOUSE	\$ 2,000,000				\$ 2,000,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2006	Gulf	MARTINIQUE	\$ 1,450,000				\$ 1,450,000
		MERIDIAN	\$ 1,500,000		\$ 1,386,250	\$ 1,550,000	\$ 1,474,500
		NAPLES CONTINENTAL	\$ 880,000	\$ 787,500	\$ 813,833	\$ 836,500	\$ 821,188
		PARK SHORE TOWER	\$ 1,315,000	\$ 1,275,000			\$ 1,305,000
		PROVENCE	\$ 3,892,500	\$ 3,442,500			\$ 3,592,500
		REGENT		\$ 10,900,000			\$ 10,900,000
		SANCERRE	\$ 3,837,500		\$ 3,562,500		\$ 3,700,000
		SAVOY				\$ 1,357,500	\$ 1,357,500
		SOLAMAR	\$ 936,000	\$ 1,125,000	\$ 1,020,000		\$ 1,027,000
		SOUTHERN CLIPPER	\$ 915,000	\$ 1,000,000			\$ 957,500
		ST CROIX				\$ 772,000	\$ 772,000
		SURFEDGE		\$ 1,350,000	\$ 1,100,000		\$ 1,266,667
		TERRACES		\$ 988,750			\$ 988,750
		VIA DELFINO	\$ 2,500,000				\$ 2,500,000
		VISTAS	\$ 1,260,000	\$ 1,050,000		\$ 1,189,250	\$ 1,198,375
		WALDORF				\$ 1,425,000	\$ 1,425,000
		WESTGATE		\$ 1,150,000	\$ 1,600,000	\$ 2,100,000	\$ 1,500,000
	Gulf Total		\$ 1,860,032	\$ 2,095,006	\$ 2,408,208	\$ 1,997,759	\$ 2,105,120
2006 Total			\$ 1,720,028	\$ 1,785,171	\$ 2,280,808	\$ 1,775,766	\$ 1,888,797
2007	Bayside	AMBASSADOR CLUB			\$ 470,000		\$ 470,000
		ARDISSONE	\$ 1,650,000				\$ 1,650,000
		BEACON HOUSE	\$ 425,000				\$ 425,000
		BELLA BAI		\$ 1,915,000			\$ 1,915,000
		BOULEVARD CLUB			\$ 650,000	\$ 755,000	\$ 702,500
		COQUINA CLUB		\$ 602,250			\$ 602,250
		HARBORSIDE GARDENS		\$ 560,000		\$ 703,500	\$ 631,750
		HARBORSIDE WEST	\$ 475,000	\$ 720,000			\$ 597,500
		HARBOUR CLUB		\$ 380,000	\$ 530,000		\$ 430,000
		JENNIFER SHORES		\$ 650,000			\$ 650,000
		LA MAISON		\$ 657,500			\$ 657,500
		LUCERNE			\$ 900,000		\$ 900,000
		MADRID CLUB	\$ 525,000		\$ 650,000	\$ 540,000	\$ 571,667
		MIRAMAR		\$ 610,000	\$ 800,000		\$ 705,000
		PALM BAY VILLAS		\$ 499,000			\$ 499,000
		PARK COLONY CLUB			\$ 480,000	\$ 405,000	\$ 442,500
		PORT AU VILLA			\$ 390,000		\$ 390,000
		SPINDRIFT		\$ 400,000			\$ 400,000
		VENETIAN COVE CLUB	\$ 672,000	\$ 692,500	\$ 625,000		\$ 670,800
	Bayside Total		\$ 867,000	\$ 668,643	\$ 610,556	\$ 600,875	\$ 686,132
	Gulf	ADMIRALTY POINT I		\$ 855,000			\$ 855,000
		ALLEGRO			\$ 1,100,000		\$ 1,100,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2007	Gulf	ARIA	\$ 3,000,000	\$ 2,716,667	\$ 4,200,000	\$ 2,500,000	\$ 2,975,000
		BAY SHORE PLACE	\$ 925,000				\$ 925,000
		BREAKERS		\$ 787,500			\$ 787,500
		BRITTANY	\$ 2,060,000	\$ 3,033,333	\$ 1,850,000	\$ 1,950,000	\$ 2,431,429
		CARRIAGE CLUB		\$ 825,000			\$ 825,000
		CHATEAU CLUB			\$ 1,050,000		\$ 1,050,000
		CLOISTERS OF NAPLES				\$ 825,000	\$ 825,000
		DIPLOMAT		\$ 928,000		\$ 610,000	\$ 769,000
		ESPLANADE	\$ 1,040,000		\$ 1,450,000		\$ 1,245,000
		GULF VIEW BEACH CLUB		\$ 1,475,000			\$ 1,475,000
		HORIZON HOUSE				\$ 699,000	\$ 699,000
		IMPERIAL CLUB		\$ 670,000		\$ 622,000	\$ 646,000
		INDIES WEST				\$ 820,000	\$ 820,000
		LA MER		\$ 1,306,000		\$ 1,150,000	\$ 1,261,429
		LA TOUR RIVAGE	\$ 1,150,000		\$ 1,150,000		\$ 1,150,000
		LAUSANNE	\$ 1,075,000	\$ 885,000	\$ 761,667	\$ 800,000	\$ 847,143
		LE CIEL PARK TOWER				\$ 2,383,333	\$ 2,383,333
		LE CIEL VENETIAN TOWER	\$ 1,550,000	\$ 1,423,750			\$ 1,465,833
		LE JARDIN	\$ 2,675,000	\$ 3,400,000	\$ 3,737,500	\$ 3,825,000	\$ 3,462,500
		LE PARC	\$ 2,100,000				\$ 2,100,000
		LE RIVAGE	\$ 6,700,000	\$ 5,600,000		\$ 5,650,000	\$ 6,162,500
		LIONS GATE			\$ 1,350,000		\$ 1,350,000
		MARTINIQUE		\$ 1,210,800			\$ 1,210,800
		MERIDIAN	\$ 1,450,000				\$ 1,450,000
		NAPLES CONTINENTAL		\$ 719,500	\$ 690,000	\$ 745,000	\$ 712,800
		PARK PLAZA	\$ 1,925,000	\$ 1,550,000			\$ 1,737,500
		PARK SHORE TOWER				\$ 1,450,000	\$ 1,450,000
		PROVENCE	\$ 2,150,000	\$ 3,025,000	\$ 2,175,000		\$ 2,450,000
		REGENCY TOWERS		\$ 1,070,000			\$ 1,070,000
		REGENT	\$ 5,900,000			\$ 5,975,000	\$ 5,937,500
		SANCERRE		\$ 4,200,000			\$ 4,200,000
		SAVOY	\$ 867,500	\$ 835,000	\$ 850,000		\$ 854,000
		SHORES	\$ 695,000			\$ 1,500,000	\$ 1,097,500
		SOLAMAR	\$ 1,125,000	\$ 1,100,000	\$ 975,000		\$ 1,066,667
		SOUTHERN CLIPPER		\$ 860,000			\$ 860,000
		ST CROIX	\$ 875,000	\$ 1,088,000			\$ 981,500
		SURFEDGE	\$ 830,000	\$ 1,045,000	\$ 745,000		\$ 873,333
		SURFSIDE CLUB				\$ 520,000	\$ 520,000
		VIA DELFINO		\$ 1,900,000			\$ 1,900,000
		WALDORF	\$ 2,003,125				\$ 2,003,125
		WESTGATE		\$ 1,200,000			\$ 1,200,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

Year	Fronts	COMMUNITY NAME	Qtr				Grand Total
			1	2	3	4	
2007	Gulf	WHITEHALL	\$ 1,800,000				\$ 1,800,000
	Gulf Total		\$ 2,124,397	\$ 1,685,245	\$ 1,553,000	\$ 1,831,476	\$ 1,797,735
2007 Total			\$ 1,879,903	\$ 1,451,926	\$ 1,260,517	\$ 1,634,580	\$ 1,547,440
2008	Bayside	AMBASSADOR CLUB	\$ 384,000				\$ 384,000
		ARDISSONE	\$ 1,100,000			\$ 800,000	\$ 950,000
		BEACON HOUSE	\$ 390,000				\$ 390,000
		BORDEAUX CLUB	\$ 500,000				\$ 500,000
		BOULEVARD CLUB	\$ 715,000				\$ 715,000
		CHARLESTON SQUARE	\$ 2,000,000		\$ 1,536,250		\$ 1,768,125
		COQUINA CLUB		\$ 377,000	\$ 395,000		\$ 389,000
		EXECUTIVE CLUB		\$ 500,000			\$ 500,000
		GULF BAY APARTMENTS				\$ 637,000	\$ 637,000
		HARBORSIDE GARDENS	\$ 553,000		\$ 493,000		\$ 523,000
		HARBORSIDE WEST		\$ 278,500			\$ 278,500
		JENNIFER SHORES		\$ 650,000	\$ 700,000		\$ 675,000
		KINGS PORT		\$ 470,000	\$ 470,000		\$ 470,000
		LA MAISON				\$ 375,000	\$ 375,000
		MADRID CLUB		\$ 513,500			\$ 513,500
		PORT AU VILLA	\$ 425,000				\$ 425,000
		SPINDRIFT		\$ 385,000	\$ 430,000		\$ 407,500
		TROPICS	\$ 700,000				\$ 700,000
		VENETIAN COVE CLUB	\$ 610,000		\$ 572,500		\$ 591,250
		WINDEMERE		\$ 585,000			\$ 585,000
	Bayside Total		\$ 737,700	\$ 474,722	\$ 623,969	\$ 604,000	\$ 615,108
	Gulf	ADMIRALTY POINT I	\$ 780,000	\$ 900,000			\$ 804,000
		ALLEGRO		\$ 800,000			\$ 800,000
		ARIA	\$ 2,433,333	\$ 2,612,125	\$ 3,226,667	\$ 4,580,000	\$ 2,909,864
		BAY SHORE PLACE	\$ 800,833		\$ 815,000	\$ 794,667	\$ 800,214
		BREAKERS	\$ 463,000				\$ 463,000
		BRITTANY	\$ 2,470,000		\$ 1,825,250		\$ 2,147,625
		CARRIAGE CLUB	\$ 575,000			\$ 675,000	\$ 625,000
		CLOISTERS OF NAPLES	\$ 1,000,000				\$ 1,000,000
		DIPLOMAT		\$ 1,287,000			\$ 1,287,000
		EMBASSY			\$ 750,000		\$ 750,000
		ENCLAVE	\$ 4,250,000				\$ 4,250,000
		ESPLANADE	\$ 1,500,000			\$ 550,000	\$ 1,183,333
		GRAMERCY	\$ 1,585,000				\$ 1,585,000
		GULF TOWERS		\$ 400,000			\$ 400,000
		HORIZON HOUSE		\$ 610,000		\$ 625,000	\$ 617,500
		IMPERIAL CLUB	\$ 457,500	\$ 450,000			\$ 455,000
		INDIES WEST	\$ 700,000	\$ 793,333	\$ 625,000		\$ 741,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

Year	Fronts	COMMUNITY NAME	Qtr				Grand Total
			1	2	3	4	
2008	Gulf	JAMAICA TOWERS		\$ 825,000			\$ 825,000
		LA MER		\$ 1,872,500	\$ 725,000	\$ 1,275,000	\$ 1,290,833
		LAURENTIANS				\$ 1,929,500	\$ 1,929,500
		LAUSANNE		\$ 777,500	\$ 715,000	\$ 662,500	\$ 719,000
		LE CIEL PARK TOWER	\$ 2,158,333	\$ 2,000,000	\$ 2,525,000		\$ 2,200,000
		LE CIEL VENETIAN TOWER		\$ 2,050,000	\$ 1,875,000		\$ 1,933,333
		LE JARDIN	\$ 3,880,000				\$ 3,880,000
		LE PARC			\$ 1,415,000		\$ 1,415,000
		LE RIVAGE		\$ 7,400,000	\$ 5,875,000		\$ 6,637,500
		MERIDIAN	\$ 1,340,000		\$ 1,425,000		\$ 1,382,500
		MONACO BEACH CLUB				\$ 590,000	\$ 590,000
		NAPLES CONTINENTAL	\$ 625,000	\$ 775,000		\$ 637,500	\$ 668,750
		PARK PLAZA		\$ 2,350,000	\$ 1,950,000	\$ 2,150,000	\$ 2,150,000
		PARK SHORE TOWER	\$ 1,255,000		\$ 1,225,000		\$ 1,247,500
		PROVENCE	\$ 2,200,000	\$ 2,187,500			\$ 2,191,667
		REGENCY TOWERS		\$ 1,422,500			\$ 1,422,500
		REGENT		\$ 6,450,000			\$ 6,450,000
		ROYAL PALM CLUB	\$ 700,000			\$ 930,000	\$ 853,333
		SAVOY	\$ 1,168,500	\$ 720,000	\$ 800,000		\$ 964,250
		SHORES	\$ 1,100,000	\$ 1,306,250			\$ 1,203,125
		SOLAMAR		\$ 925,000	\$ 755,000		\$ 840,000
		SOUTHERN CLIPPER	\$ 640,000	\$ 650,000			\$ 643,333
		ST CROIX	\$ 900,000				\$ 900,000
		SURFEDGE	\$ 875,000		\$ 575,000		\$ 725,000
		SURFSIDE CLUB	\$ 600,000				\$ 600,000
		TERRACES	\$ 552,500	\$ 1,032,500	\$ 560,000		\$ 746,000
		VIA DELFINO	\$ 2,650,000	\$ 2,700,000			\$ 2,675,000
		VISTAS	\$ 1,380,000	\$ 715,000			\$ 1,047,500
		WESTGATE	\$ 1,350,000			\$ 1,550,000	\$ 1,450,000
	Gulf Total		\$ 1,359,840	\$ 1,660,743	\$ 1,705,674	\$ 1,153,806	\$ 1,482,872
2008 Total			\$ 1,250,693	\$ 1,428,696	\$ 1,426,524	\$ 1,075,262	\$ 1,314,918
2009	Bayside	CHARLESTON SQUARE	\$ 1,875,000	\$ 1,265,000			\$ 1,570,000
		COQUINA CLUB	\$ 315,000	\$ 372,000	\$ 347,500		\$ 345,500
		EXECUTIVE CLUB				\$ 455,000	\$ 455,000
		HARBORSIDE GARDENS		\$ 373,000			\$ 373,000
		HARBORSIDE WEST		\$ 220,000		\$ 229,198	\$ 224,599
		HARBOUR COVE	\$ 350,000				\$ 350,000
		JENNIFER SHORES		\$ 452,000			\$ 452,000
		KINGS PORT			\$ 300,000		\$ 300,000
		LA MAISON			\$ 350,000	\$ 365,625	\$ 357,813
		LAGO MAR		\$ 107,000		\$ 118,000	\$ 112,500

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2009	Bayside	LUCERNE		\$ 702,500	\$ 595,000		\$ 666,667
		MIRAMAR			\$ 640,000		\$ 640,000
		PARK PLACE CLUB		\$ 320,000			\$ 320,000
		SPINDRIFT		\$ 395,000			\$ 395,000
		TROPICS				\$ 630,000	\$ 630,000
		VENETIAN COVE CLUB			\$ 512,000	\$ 447,500	\$ 469,000
		WINDEMERE				\$ 470,000	\$ 470,000
		WINDSOR COURT				\$ 365,000	\$ 365,000
		YACHT HARBOR MANOR				\$ 290,000	\$ 290,000
	Bayside Total		\$ 846,667	\$ 490,900	\$ 441,714	\$ 381,782	\$ 478,627
	Gulf	ADMIRALTY POINT I	\$ 725,000	\$ 530,000	\$ 881,600	\$ 726,250	\$ 764,614
		ALLEGRO	\$ 550,000	\$ 641,667	\$ 807,500	\$ 690,000	\$ 683,750
		ARIA	\$ 2,975,000	\$ 2,400,000	\$ 3,700,000		\$ 3,012,500
		BAY SHORE PLACE	\$ 700,000	\$ 641,250	\$ 750,000	\$ 560,000	\$ 653,571
		BREAKERS	\$ 400,000		\$ 350,000		\$ 375,000
		BRITTANY	\$ 1,750,000	\$ 1,700,000		\$ 1,500,000	\$ 1,650,000
		CARRIAGE CLUB		\$ 460,000	\$ 462,500		\$ 461,250
		CLOISTERS OF NAPLES				\$ 775,000	\$ 775,000
		COLONIAL CLUB				\$ 950,000	\$ 950,000
		ENCLAVE	\$ 5,500,000				\$ 5,500,000
		ESPLANADE	\$ 625,000	\$ 656,250	\$ 757,500	\$ 965,000	\$ 716,250
		GRAMERCY		\$ 1,150,000			\$ 1,150,000
		GULF SHORE COLONY	\$ 1,250,000	\$ 687,500			\$ 968,750
		GULF TOWERS		\$ 651,500			\$ 651,500
		GULFSIDE	\$ 545,000		\$ 595,000	\$ 587,500	\$ 578,750
		HORIZON HOUSE		\$ 515,000		\$ 601,500	\$ 558,250
		IMPERIAL CLUB			\$ 474,250		\$ 474,250
		INDIES WEST			\$ 650,000		\$ 650,000
		JAMAICA TOWERS		\$ 825,000			\$ 825,000
		LA MER			\$ 824,500	\$ 760,000	\$ 803,000
		LA TOUR RIVAGE		\$ 500,000			\$ 500,000
		LAUSANNE	\$ 590,000	\$ 695,000	\$ 552,100	\$ 490,000	\$ 619,517
		LE CIEL PARK TOWER				\$ 2,070,000	\$ 2,070,000
		LE JARDIN	\$ 3,200,000			\$ 3,250,000	\$ 3,225,000
		LE PARC			\$ 1,250,000	\$ 725,000	\$ 987,500
		LIONS GATE			\$ 1,082,000		\$ 1,082,000
		MERIDIAN	\$ 1,035,000	\$ 1,143,725	\$ 1,225,000		\$ 1,125,544
		MONACO BEACH CLUB		\$ 805,000	\$ 900,520	\$ 730,500	\$ 814,555
		NAPLES CONTINENTAL	\$ 475,000	\$ 565,000	\$ 470,688		\$ 487,125
		PARK PLAZA	\$ 1,500,000		\$ 1,225,000	\$ 1,650,000	\$ 1,400,000
		PARK SHORE TOWER				\$ 1,210,000	\$ 1,210,000

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

Year	Fronts	COMMUNITY NAME	Qtr				Grand Total
			1	2	3	4	
2009	Gulf	PROVENCE		\$ 2,925,000			\$ 2,925,000
		REGENCY TOWERS	\$ 1,060,000				\$ 1,060,000
		REGENT		\$ 5,150,000	\$ 4,700,000		\$ 5,000,000
		ROYAL PALM CLUB		\$ 575,000			\$ 575,000
		SANCERRE		\$ 3,800,000			\$ 3,800,000
		SAVOY	\$ 600,000	\$ 960,000		\$ 550,000	\$ 703,333
		SOLAMAR	\$ 595,000				\$ 595,000
		SOUTHERN CLIPPER		\$ 585,000			\$ 585,000
		ST CROIX		\$ 600,000	\$ 610,000		\$ 605,000
		SURFEDGE		\$ 671,667	\$ 694,333	\$ 699,750	\$ 687,188
		SURFSIDE CLUB		\$ 301,000	\$ 606,250		\$ 504,500
		TERRACES	\$ 520,000		\$ 515,000	\$ 798,250	\$ 704,667
		VIA DELFINO			\$ 2,450,000		\$ 2,450,000
		VISTAS	\$ 829,500	\$ 1,125,000		\$ 932,500	\$ 962,333
		WESTGATE	\$ 1,100,000				\$ 1,100,000
	Gulf Total		\$ 1,261,259	\$ 1,140,455	\$ 967,137	\$ 980,400	\$ 1,076,749
2009 Total			\$ 1,219,800	\$ 1,026,498	\$ 892,077	\$ 847,374	\$ 977,613
2010	Bayside	AMBASSADOR CLUB	\$ 380,000	\$ 287,000			\$ 349,000
		BELLA BAIA		\$ 1,405,000			\$ 1,405,000
		BORDEAUX CLUB		\$ 375,000		\$ 330,000	\$ 352,500
		COQUINA CLUB		\$ 360,000		\$ 340,000	\$ 350,000
		HARBORSIDE GARDENS		\$ 455,000	\$ 275,000		\$ 365,000
		HARBOUR CLUB	\$ 305,000				\$ 305,000
		HARBOUR COVE			\$ 282,500	\$ 260,000	\$ 271,250
		JENNIFER SHORES				\$ 451,000	\$ 451,000
		KINGS PORT	\$ 300,000				\$ 300,000
		LA MAISON	\$ 310,000		\$ 375,000	\$ 322,900	\$ 335,967
		LA VILLA RIVIERA			\$ 270,000		\$ 270,000
		LAGO MAR	\$ 123,000	\$ 125,000	\$ 130,000		\$ 126,000
		MADRID CLUB	\$ 525,000	\$ 437,000	\$ 375,000	\$ 425,000	\$ 427,400
		MIRAMAR			\$ 405,000		\$ 405,000
		PALM BAY VILLAS		\$ 287,500			\$ 287,500
		PARK COLONY CLUB	\$ 341,250				\$ 341,250
		PARK PLACE CLUB		\$ 350,000			\$ 350,000
		PORT AU VILLA	\$ 361,250				\$ 361,250
		REEF CLUB		\$ 625,000	\$ 220,000		\$ 422,500
		SPINDRIFT		\$ 355,000			\$ 355,000
		TROPICS		\$ 949,000			\$ 949,000
		VENETIAN COVE CLUB		\$ 499,500	\$ 390,000		\$ 463,000
		WINDEMERE	\$ 515,000		\$ 640,000		\$ 556,667
		WINDSOR COURT		\$ 335,000	\$ 450,000		\$ 392,500

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2010	Bayside	YACHT HARBOR MANOR		\$ 335,000			\$ 335,000
	Bayside Total		\$ 368,063	\$ 468,647	\$ 348,958	\$ 354,817	\$ 397,876
	Gulf	ADMIRALTY POINT I	\$ 625,000	\$ 522,667	\$ 525,000		\$ 543,600
		ALLEGRO	\$ 375,000	\$ 710,000	\$ 785,000		\$ 623,333
		ARIA			\$ 2,533,333		\$ 2,533,333
		BAY SHORE PLACE	\$ 668,625	\$ 620,000	\$ 745,000		\$ 689,450
		BILLOWS	\$ 675,000		\$ 780,000		\$ 727,500
		BRITTANY	\$ 1,412,500	\$ 1,530,000	\$ 1,550,000		\$ 1,473,750
		CLOISTERS OF NAPLES			\$ 500,000		\$ 500,000
		COLONIAL CLUB		\$ 787,500			\$ 787,500
		EMBASSY				\$ 625,000	\$ 625,000
		ENCLAVE		\$ 4,250,000			\$ 4,250,000
		ESPLANADE	\$ 862,200	\$ 715,000	\$ 947,000	\$ 1,150,000	\$ 850,700
		GRAMERCY	\$ 1,250,000	\$ 1,000,000			\$ 1,125,000
		GULFSIDE	\$ 475,000			\$ 600,000	\$ 537,500
		HORIZON HOUSE		\$ 532,900	\$ 644,667		\$ 599,960
		IMPERIAL CLUB	\$ 432,450		\$ 355,000		\$ 406,633
		INDIES WEST	\$ 910,000	\$ 535,000		\$ 460,000	\$ 635,000
		LA MER	\$ 1,164,667	\$ 1,152,750	\$ 1,023,333		\$ 1,117,500
		LA TOUR RIVAGE				\$ 510,000	\$ 510,000
		LAURENTIANS	\$ 1,875,000			\$ 1,375,000	\$ 1,625,000
		LAUSANNE	\$ 515,000	\$ 436,400	\$ 465,000		\$ 480,467
		LE CIEL PARK TOWER		\$ 2,050,000			\$ 2,050,000
		LE CIEL VENETIAN TOWER		\$ 1,750,000			\$ 1,750,000
		LE JARDIN	\$ 3,225,000	\$ 3,750,000			\$ 3,400,000
		LE PARC		\$ 2,000,000			\$ 2,000,000
		LE RIVAGE		\$ 5,400,000			\$ 5,400,000
		LIONS GATE				\$ 739,250	\$ 739,250
		MARTINIQUE	\$ 350,000	\$ 755,000			\$ 687,500
		MERIDIAN	\$ 1,200,000		\$ 1,000,000		\$ 1,100,000
		MONACO BEACH CLUB	\$ 596,500	\$ 730,000	\$ 1,362,500	\$ 886,667	\$ 834,438
		NAPLES CONTINENTAL		\$ 585,000	\$ 450,000		\$ 540,000
		PARK PLAZA		\$ 1,250,000	\$ 1,750,000	\$ 2,300,000	\$ 1,637,500
		PARK SHORE TOWER	\$ 1,260,000				\$ 1,260,000
		PROVENCE		\$ 1,839,500			\$ 1,839,500
		REGENCY TOWERS	\$ 710,000	\$ 1,900,000	\$ 767,000		\$ 1,125,667
		ROYAL PALM CLUB	\$ 663,750	\$ 625,000		\$ 580,000	\$ 633,125
		SANCERRE	\$ 3,550,000	\$ 3,000,000			\$ 3,275,000
		SAVOY	\$ 800,000	\$ 600,000			\$ 700,000
		SHORES	\$ 850,000		\$ 735,000		\$ 792,500
		SOLAMAR	\$ 750,000	\$ 622,500	\$ 781,667	\$ 510,000	\$ 684,063

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

Year	Fronts	COMMUNITY NAME	Qtr				Grand Total		
			1	2	3	4			
2010	Gulf	SOUTHERN CLIPPER	\$ 590,000	\$ 565,000	\$ 642,500		\$ 599,167		
		ST CROIX	\$ 760,000			\$ 750,000	\$ 755,000		
		SURFSEDGE		\$ 523,000	\$ 610,000	\$ 407,500	\$ 499,000		
		SURFSIDE CLUB	\$ 400,000	\$ 925,000	\$ 216,750	\$ 265,000	\$ 404,700		
		TERRACES	\$ 611,667		\$ 725,000		\$ 640,000		
		VIA DELFINO		\$ 2,640,000			\$ 2,640,000		
		VISTAS				\$ 1,230,000	\$ 1,230,000		
		WALDORF				\$ 1,000,000	\$ 1,000,000		
		WESTGATE		\$ 1,325,000			\$ 1,325,000		
			Gulf Total		\$ 984,116	\$ 1,155,024	\$ 901,197	\$ 815,425	\$ 1,005,291
2010 Total			\$ 852,104	\$ 999,445	\$ 768,660	\$ 709,131	\$ 867,375		
2011	Bayside	BEACON HOUSE	\$ 345,000				\$ 345,000		
		CHARLESTON SQUARE	\$ 1,175,000				\$ 1,175,000		
		COQUINA CLUB	\$ 315,000				\$ 315,000		
		EXECUTIVE CLUB	\$ 310,000				\$ 310,000		
		HARBORSIDE WEST	\$ 225,000				\$ 225,000		
		HARBOUR COVE	\$ 298,333				\$ 298,333		
		LA MAISON	\$ 585,000				\$ 585,000		
		LA VILLA RIVIERA	\$ 216,000				\$ 216,000		
		PALM BAY VILLAS	\$ 260,000				\$ 260,000		
		SPINDRIFT	\$ 340,500				\$ 340,500		
		TROPICS	\$ 900,000				\$ 900,000		
		WINDEMERE	\$ 590,000				\$ 590,000		
		WINDSOR COURT	\$ 410,000				\$ 410,000		
			Bayside Total		\$ 431,688			\$ 431,688	
		2011	Gulf	ADMIRALTY POINT I	\$ 786,000				\$ 786,000
				ALLEGRO	\$ 770,000				\$ 770,000
				ARIA	\$ 1,945,000	\$ 3,800,000			\$ 2,872,500
BILLOWS	\$ 715,000						\$ 715,000		
BREAKERS	\$ 369,375						\$ 369,375		
CARRIAGE CLUB	\$ 440,000						\$ 440,000		
EMBASSY	\$ 666,667						\$ 666,667		
ESPLANADE	\$ 1,115,000						\$ 1,115,000		
GRAMERCY	\$ 1,350,000						\$ 1,350,000		
GULF VIEW BEACH CLUB	\$ 900,000						\$ 900,000		
HORIZON HOUSE	\$ 435,000						\$ 435,000		
INDIES WEST	\$ 615,333						\$ 615,333		
JAMAICA TOWERS	\$ 925,000						\$ 925,000		
LA TOUR RIVAGE	\$ 665,000						\$ 665,000		
LAUSANNE	\$ 465,833						\$ 465,833		
LE CIEL PARK TOWER	\$ 1,825,000						\$ 1,825,000		

Gulf Shore Blvd Closed Market Study End 1Q 2011
Ave Sold Price by Quarter

his was			Qtr				
Year	Fronts	COMMUNITY NAME	1	2	3	4	Grand Total
2011	Gulf	LE CIEL VENETIAN TOWER		\$ 1,900,000			\$ 1,900,000
		LE PARC	\$ 1,000,000				\$ 1,000,000
		LE RIVAGE	\$ 5,775,000				\$ 5,775,000
		LIONS GATE	\$ 1,100,000				\$ 1,100,000
		MANSION HOUSE	\$ 725,000				\$ 725,000
		MONACO BEACH CLUB	\$ 779,000				\$ 779,000
		NAPLES CONTINENTAL	\$ 500,000				\$ 500,000
		PARK PLAZA	\$ 1,700,000				\$ 1,700,000
		PARK SHORE TOWER	\$ 1,111,667				\$ 1,111,667
		PROVENCE	\$ 1,500,000				\$ 1,500,000
		SANCERRE	\$ 3,395,000				\$ 3,395,000
		SAVOY	\$ 600,000				\$ 600,000
		SOLAMAR	\$ 685,000				\$ 685,000
		SOUTHERN CLIPPER	\$ 550,000				\$ 550,000
		SURFEDGE	\$ 720,000				\$ 720,000
		SURFSIDE CLUB	\$ 304,500	\$ 325,000			\$ 311,333
		TERRACES	\$ 460,000				\$ 460,000
		VISTAS	\$ 1,030,000				\$ 1,030,000
		WALDORF	\$ 1,558,667				\$ 1,558,667
	Gulf Total		\$ 980,914	\$ 2,008,333			\$ 1,029,074
2011 Total			\$ 866,789	\$ 2,008,333			\$ 909,597
Grand Total			\$ 1,238,332	\$ 1,257,721	\$ 1,296,714	\$ 1,250,647	\$ 1,257,874