

**PRICING / DISTRESS TRENDS IN SELECT MIAMI  
CONDO PROJECTS - YR 2009 AND YTD 2010**

Condo Project	Address	# Closed Sales YR2009	# Closed Sales YTD2010	% Distressed Sales YR2009	% Distressed Sales YTD2010	Distressed Trend	\$ Median Sales Price PSF YR2009	\$ Median Sales Price PSF YTD2010	Pricing Trend
<b>BRICKELL / DOWNTOWN MIAMI:</b>									
Club at Brickell Bay	1200 Brickell Bay Drive	76	25	89%	76%	↓	\$168	\$175	↑
Neo Vertika	690 SW 1st Court	18	11	67%	82%	↑	\$184	\$162	↓
Jade Residences at Brickell	1331 Brickell Bay Drive	45	11	71%	45%	↓	\$387	\$399	↔
Brickell on the River	31 SE 5th Street	31	4	58%	100%	↑	\$206	\$206	↔
One Miami East	335 S Biscayne Blvd.	27	14	74%	86%	↑	\$240	\$221	↓
Isola Brickell Key	770 Claughton Island Dr.	39	16	85%	88%	↔	\$205	\$205	↔
<b>SOUTH BEACH:</b>									
Roney Palace	2301 Collins Ave	44	18	45%	17%	↓	\$257	\$350	↑
The Decoplage	100 Lincoln Rd	28	16	29%	13%	↓	\$397	\$379	↓
The Waverly	1330 West Ave	37	10	57%	40%	↓	\$291	\$275	↓
The Floridian	650 West Ave	36	12	64%	50%	↓	\$315	\$293	↓
The Flamingo	1500 Bay Road	29	19	62%	84%	↑	\$255	\$238	↓
Mirador 1200	1200 West Ave	24	15	75%	93%	↑	\$191	\$212	↑
Mirador 1000	1000 West Ave	41	13	90%	62%	↓	\$204	\$220	↑

**Legend:** ↓ Improving / less distressed    ↑ Increasing distress    ↔ No significant change    ↑ Price appreciation    ↓ Price depreciation

*\*\* The data used to generate this chart was gathered from the Southeast Florida Multiple Listing Service ("MLS"). The data in the MLS is deemed reliable but not guaranteed. This data is for all closed sales in these specific condominium projects that is published in the MLS as of the date of this post. \*\**