

#	Develop Name	Subd Dev Name	Sub Type	S Date	DOM	BR	Ttl Bth	Liv SF	Garage	OriginalListPrice	List Price	S Price	Short Sale YN	Address	City
1		BELLE ISLE VILLAS	S	08/25/2008	405	3	2.0	1146	0.0	1,150,000	1,150,000	1,000,000	N	7 CENTURY LN	Miami Beach
2		BELLE ISLE VILLAS	S	03/28/2008	165	2	2.0	1042	1.0	1,695,000	↓ 1,345,000	1,200,000	N	8 CENTURY LN	Miami Beach
3		DI LIDO ISLAND	S	06/24/2008	225	3	2.0	2582	0.0	3,495,000	↓ 3,190,000	3,155,000	N	808 W DILIDO DR	Miami Beach
4		DI LIDO ISLAND	S	06/05/2008	154	4	3.0	3471	2.0	3,987,000	3,987,000	3,022,500	N	700 W DILIDO DR	Miami Beach
5		DI LIDO ISLAND	S	06/02/2008	166	4	3.0	3138	2.0	2,800,000	↓ 2,500,000	2,300,000	N	726 W DILIDO DR	Miami Beach
6		DI LIDO ISLAND	S	03/20/2008	59	3	3.0	2782	2.0	275,000	↑ 2,750,000	2,700,000	N	845 E DILIDO DR	Miami Beach
7		DI LIDO ISLAND	S	02/15/2008	276	4	3.0	3734	1.0	3,900,000	↓ 3,650,000	3,150,000	N	830 W DILIDO DR	Miami Beach
8		HIBISCUS ISLAND	S	05/01/2008	206	5	5.2	13000	2.0	14,900,000	14,900,000	10,600,000	N	24 S HIBISCUS DR	Miami Beach
9		PALM ISLAND	S	09/11/2008	216	6	8.1	7940	4.0	10,900,000	10,900,000	9,750,000	N	130 PALM AV	Miami Beach
10		PALM ISLAND	S	05/15/2008	379	7	8.0	8169	4.0	9,250,000	↓ 8,750,000	6,900,000	N	4 PALM AV	Miami Beach
11		RIVIERA 1ST & 2ND AL	S	06/27/2008	268	5	4.0	3007	0.0	2,900,000	↓ 2,800,000	2,700,000	N	275 N COCONUT LN	Miami Beach
12		RIVO ALTO AMD	S	08/07/2008	589	2	2.0	2250	3.0	3,400,000	↓ 2,395,000	2,115,000	N	239 E RIVO ALTO DR	Miami Beach
13		RIVO ALTO AMD	S	07/30/2008	569	6	7.0	7117	3.0	4,695,000	↓ 3,995,000	3,200,000	N	44 W RIVO ALTO DR	Miami Beach
14		RIVO ALTO AMD	S	04/17/2008	448	6	6.1	6000	3.0	6,700,000	↓ 5,900,000	4,600,000	N	235 E RIVO ALTO DR	Miami Beach
15		RIVO ALTO AMD	S	03/27/2008	177	4	3.1	3305	2.0	2,990,000	2,990,000	2,350,000	N	114 W RIVO ALTO DR	Miami Beach
16		SAN MARCO	S	05/09/2008	423	7	8.1	7117	2.0	8,950,000	↓ 7,950,000	6,250,000	N	1374 S VENETIAN WY	Miami Beach
17		SAN MARINO ISLAND	S	06/17/2008	132	3	3.0	3004	0.0	3,200,000	↑ 2,999,999	2,700,000	N	55 E SAN MARINO DR	Miami Beach
18		SAN MARINO ISLAND	S	04/02/2008	217	6	4.0	3763	0.0	5,395,000	5,395,000	5,000,000	N	214 W SAN MARINO DR	Miami Beach
19		STAR ISLAND CORRECI	S	08/28/2008	147	6	5.1	4720	2.0	9,750,000	9,750,000	8,100,000	N	44 STAR ISLAND DR	Miami Beach
20	1500 OCEAN DRIVE	1500 OCEAN DRIVE	C	06/16/2008	139	2	3.0	1740	1.0	1,800,000	↓ 1,700,000	1,500,000	N	1500 OCEAN DR # 904	Miami Beach
21	1500 OCEAN DRIVE	1500 OCEAN DRIVE	C	05/30/2008	242	3	3.1	2320	2.0	2,875,000	↑ 2,850,000	2,750,000	N	1500 OCEAN DR # 701	Miami Beach
22	1500 OCEAN DRIVE	1500 OCEAN DRIVE	C	04/30/2008	80	2	3.0	1740	1.0	1,277,900	1,277,900	1,160,000		1500 OCEAN DR # 504	Miami Beach
23	1500 OCEAN DRIVE	1500 OCEAN DRIVE	C	02/29/2008	155	2	2.0	1170	1.0	1,495,000	1,495,000	1,360,000	N	1500 OCEAN DR # 1208	Miami Beach
24	1800 Sunset Harbour	1800 Sunset Harbour	C	05/02/2008	173	2	2.0	1120	1.0	629,000	↓ 589,000	565,000		1800 SUNSET HARBOUR DR # 1710	Miami Beach
25	200 OCEAN DRIVE	200 OCEAN DRIVE	C	03/31/2008	67	2	2.0	1350	1.0	1,150,000	1,150,000	1,090,000		200 OCEAN DR # 7F	Miami Beach
26	200 OCEAN DRIVE COND	200 OCEAN CONDO	C	03/21/2008	84	1	1.0	760	1.0	559,000	↓ 534,900	510,000	N	200 OCEAN DR # 4B	Miami Beach
27	200 Ocean Drive Cond	200 Ocean Drive Condo	C	09/03/2008	149	2	2.0	1240	1.0	1,195,000	↓ 1,125,000	1,035,000	N	200 OCEAN DR # 8E	Miami Beach
28	APOGEE	APOGEE	C	07/21/2008	101	4	3.1	4154	1.0	7,900,000	↓ 7,300,000	7,300,000	N	800 S POINTE DR # 2004	Miami Beach
29	APOGEE	APOGEE	C	06/10/2008	130	3	3.1	3103	2.0	4,395,000	↓ 3,950,000	3,838,750	N	800 S Pointe Dr # 1003	Miami Beach
30	Apogee	Apogee	C	05/12/2008	83	3	3.1	3103	2.0	3,995,000	↓ 3,695,000	3,400,000		800 S POINTE DR # 703	Miami Beach
31	APOGEE SOUTH BEACH	APOGEE SOUTH BEAC	C	07/28/2008	177	4	3.0	0	2.0	6,700,000	6,700,000	5,500,000	N	800 S POINTE DRIVE # 804	Miami Beach
32	APOGEE SOUTH BEACH	APOGEE SOUTH BEAC	C	07/18/2008	43	3	3.1	3100	2.0	5,000,000	5,000,000	4,550,000	N	800 S POINTE DRIVE # 2102	Miami Beach
33	Apogee South Beach	Apogee South Beach	C	06/20/2008	44	3	3.1	3103	2.0	4,295,000	↑ 4,695,000	4,265,000	Y	800 South Pointe Drive # 1503	Miami Beach
34	APOGEE SOUTH BEACH	APOGEE SOUTH BEAC	C	06/02/2008	66	3	3.1	3103	2.0	4,295,000	4,295,000	3,875,000	N	800 S POINTE DR. # 1403	Miami Beach

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35	Barbizon Beach Club	Barbizon Beach Club	C	10/24/2008	17	2	2.0	870	0.0	489,900	489,900	420,000	N	530 OCEAN DR # 204	Miami Beach
36	BELLE PLAZA	BELLE PLAZA	C	11/13/2008	155	2	2.0	1534	1.0	539,000	↓ 499,000	400,000	N	20 ISLAND AV # 1418	Miami Beach
37	belle plaza	belle plaza	C	09/19/2008	173	2	2.0	1403	1.0	585,000	↓ 525,000	470,000	N	20 ISLAND AV # 1401	Miami Beach
38	Belle Plaza Condo	Belle Plaza Condo	C	10/02/2008	400	2	2.0	1403	1.0	475,000	↓ 439,000	400,000	N	20 ISLAND AV # 409	Miami Beach
39	Belle Towers Condo		C	03/05/2008	79	2	2.1	1570	0.0	449,900	449,900	420,000	N	16 ISLAND AV # 4D	Miami Beach
40	Belle Towers Condo	Belle Towers Condo	C	12/14/2007	84	2	2.1	1761	1.0	750,000	750,000	700,000	N	16 ISLAND AV # 4B	Miami Beach
41	BENTLEY BAY	BENTLEY BAY	C	11/13/2008	272	1	1.0	0	1.0	525,000	↓ 485,500	436,500	N	520 WEST AVE # 1403	Miami Beach
42	Bentley Bay	Bentley Bay	C	10/08/2008	243	1	1.0	776	0.0	680,000	↓ 420,000	415,000	Y	520 WEST AV # 903	Miami Beach
43	Bentley Bay Condo	Bentley Bay Condo	C	09/30/2008	266	2	2.0	1320	1.0	795,000	↓ 697,500	650,000	N	520 WEST AV # 2004	Miami Beach
44	BENTLEY BEACH	BENTLEY BEACH	C	01/18/2008	729	1	1.0	520	0.0	695,000	↓ 499,000	450,000	N	101 OCEAN DR # 802	Miami Beach
45	BENTLEY BEACH CONDO		C	03/26/2008	47	1	1.0	620	0.0	379,900	379,900	459,900	N	101 OCEAN DR # 806	Miami Beach
46	Bentley Beach Condo	Bentley Beach Condo	C	06/19/2008	169	1	1.0	638	1.0	675,000	675,000	575,000	N	101 OCEAN DR # 416	Miami Beach
47	Bentley Hotel	Bentley Hotel	C	07/28/2008	375	1	1.0	530	0.0	575,000	↓ 525,000	490,000	N	510 OCEAN DR # 500	Miami Beach
48	CONTINUUM	CONTINUUM	C	06/03/2008	95	2	2.1	1595	1.0	1,675,000	↓ 1,595,000	1,430,000	N	100 S POINTE DR # 2408	Miami Beach
49	continuum		C	02/05/2008	270	2	2.1	1757	1.0	2,095,000	↓ 1,995,000	1,825,000	N	100 S POINTE DR # 1908	Miami Beach
50	CONTINUUM		C	01/17/2008	316	2	2.1	2048	1.0	2,975,000	2,975,000	2,500,000	N	100 S POINTE DR # 3606	Miami Beach
51	CONTINUUM	CONTINUUM	C	08/06/2008	114	3	3.0	2985	2.0	4,395,000	↓ 3,800,000	3,650,000	N	100 S POINTE DR # 2704	Miami Beach
52	CONTINUUM	CONTINUUM	C	07/25/2008	332	2	2.1	1491	1.0	1,575,000	↓ 1,499,000	1,445,000	N	50 S POINTE DR # 1804	Miami Beach
53	CONTINUUM	CONTINUUM	C	04/21/2008	198	2	2.1	1870	1.0	2,295,000	↓ 2,195,000	2,050,000		100 S POINTE DR # 2306	Miami Beach
54	continuum	continuum	C	04/15/2008	259	2	2.1	1757	1.0	2,150,000	↓ 1,995,000	1,875,000		100 S POINTE DR # 1608	Miami Beach
55	CONTINUUM CONDO	CONTINUUM CONDO	C	03/20/2008	101	2	2.1	2048	1.0	2,499,999	↓ 2,350,000	2,300,000	N	100 S POINTE DR # 3106	Miami Beach
56	Continuum I	Continuum I	C	06/03/2008	161	2	2.1	1870	1.0	2,195,000	↓ 1,925,000	1,800,000	N	100 S POINTE DR # 3505	Miami Beach
57	Continuum II	Continuum II	C	09/30/2008	148	2	2.1	1698	1.0	1,574,000	↓ 1,485,000	1,300,000	N	50 S Pointe Drive # 1206	Miami Beach
58	Continuum II	Continuum II	C	07/01/2008	31	2	2.1	1990	1.0	1,399,000	1,399,000	1,200,000	N	50 S Pointe Dr. # 806	Miami Beach
59	Continuum II	Continuum II	C	06/20/2008	46	2	3.1	2264	1.0	1,990,000	1,990,000	1,850,000	N	50 S POINTE DR # 702	Miami Beach
60	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	11/21/2008	214	2	2.1	1698	1.0	1,700,000	↓ 1,500,000	1,225,000	N	50 S POINTE DR. # 1605	Miami Beach
61	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	09/30/2008	112	2	3.1	2264	2.0	2,600,000	2,600,000	2,500,000	N	50 S POINTE DR. # 802	Miami Beach
62	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	04/25/2008	32	2	2.1	1486	1.0	1,700,000	1,700,000	1,500,000		50 S POINTE DR # 1707	Miami Beach
63	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	03/20/2008	391	3	3.0	0	1.0	2,825,000	2,825,000	2,825,000	N	50 S POINTE DR. # 2904	Miami Beach
64	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	03/19/2008	148	2	2.0	0	1.0	1,450,000	1,450,000	1,450,000	N	50 S POINTE DR. # 1507	Miami Beach
65	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	03/18/2008	188	4	4.0	0	2.0	3,700,000	3,700,000	3,700,000	N	50 S POINTE DR. # 1402/3	Miami Beach
66	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	03/12/2008	59	2	3.1	2264	2.0	2,200,000	2,200,000	2,075,000	N	50 S POINTE DR. # 802	Miami Beach
67	CONTINUUM NORTH TOW	CONTINUUM NORTH T	C	03/09/2008	17	3	3.1	0	1.0	3,450,000	3,450,000	3,450,000	N	50 S POINTE DR. # 2501	Miami Beach
68	CONTINUUM ON SOUTH E	CONTINUUM	T	02/04/2008	146	3	4.1	2365	2.0	2,895,000	2,895,000	2,350,000	N	100 S POINTE DR # TH-9	Miami Beach
69	CONTINUUM ON SOUTH E	CONTINUUM ON SOUTH E	C	11/12/2008	118	2	2.1	1870	1.0	1,800,000	1,800,000	1,675,000	N	100 S POINTE DR # 1707	Miami Beach

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70	CONTINUUM ON SOUTH E	CONTINUUM ON SOUTH E	C	09/22/2008	209	1	1.1	1365	1.0	980,000	980,000	875,000	N	100 S POINTE DR # 603	Miami Beach
71	Continuum On South B	Continuum On South B	C	08/22/2008	77	4	4.1	4378	1.0	7,499,000	7,499,000	6,025,000	N	100 S POINTE DR # 1606/7	Miami Beach
72	Continuum on South B	Continuum on South B	C	08/15/2008	326	3	3.1	2954	2.0	4,750,000	4,750,000	3,960,000	N	100 S POINTE DR # 3307	Miami Beach
73	Continuum on South B	Continuum on South B	C	07/08/2008	313	2	2.1	2292	2.0	3,195,000	↓ 2,950,000	2,775,000	N	100 S POINTE DR # 1704	Miami Beach
74	CONTINUUM ON SOUTH E	CONTINUUM ON SOUTH E	C	06/24/2008	503	3	4.0	2954	2.0	3,450,000	3,450,000	3,100,000	N	100 S POINTE DR # 3107	Miami Beach
75	Continuum South Towe	Continuum	C	03/20/2008	167	3	4.1	3335	1.0	5,200,000	5,200,000	4,750,000	N	100 S POINTE DR # 3003	Miami Beach
76	Continuum South Towe	CONTINUUM	T	02/22/2008	144	3	3.1	2365	2.0	3,595,000	↓ 3,400,000	3,100,000	N	100 S POINTE DR # TH-7	Miami Beach
77	CONTINUUM SOUTH TOW	CONTINUUM SOUTH TOW	C	06/16/2008	189	2	2.1	1791	1.0	2,100,000	↓ 2,000,000	1,790,000	N	100 S POINTE DR # 3602	Miami Beach
78	CONTINUUM SOUTH TOW	CONTINUUM SOUTH TOW	C	04/22/2008	216	2	2.0	1591	1.0	1,370,000	1,370,000	1,325,000		100 S POINTE DR # 801	Miami Beach
79	Costa Brava		C	01/16/2008	530	2	2.0	1917	1.0	659,000	↓ 525,000	465,000	N	11 ISLAND AV # 602	Miami Beach
80	COSTA BRAVA	COSTA BRAVA	C	10/01/2008	68	2	2.0	1917	1.0	599,000	599,000	550,000	N	11 ISLAND AV # 802	Miami Beach
81	Costa Brava	Costa Brava	C	08/04/2008	54	3	2.1	1917	1.0	780,000	↑ 695,000	560,000	N	11 ISLAND AV # 1501	Miami Beach
82	COSTA BRAVA	COSTA BRAVA	C	07/08/2008	0	2	2.0	0	1.0	785,000	785,000	725,000	N	11 ISLAND AV # 1601	Miami Beach
83	COSTA BRAVA	COSTA BRAVA	C	05/19/2008	458	2	2.0	1917	1.0	650,000	↓ 549,995	500,000		11 ISLAND AV # 2012	Miami Beach
84	COSTA BRAVA	COSTA BRAVA	C	04/09/2008	90	2	2.1	1917	1.0	519,000	519,000	495,000		11 ISLAND AV # 702	Miami Beach
85	costa brava	costa brava	C	03/25/2008	141	2	2.0	1532	2.0	495,000	↑ 465,000	420,000	N	11 ISLAND AV # PH5	Miami Beach
86	DECOPLAGE		C	03/07/2008	409	1	2.0	890	1.0	665,000	↓ 599,000	560,000	N	100 LINCOLN RD # 923	Miami Beach
87	DECOPLAGE	DECOPLAGE	C	09/12/2008	59	2	2.0	1190	1.0	499,990	499,990	440,000	N	100 LINCOLN RD # 1211	Miami Beach
88	Decoplage	Decoplage	C	04/30/2008	65	2	2.0	1190	0.0	699,250	↓ 599,950	500,000		100 LINCOLN RD # 347	Miami Beach
89	DECOPLAGE DIRECT O		C	02/29/2008	443	2	2.0	1190	1.0	1,250,000	↑ 990,000	865,000	N	100 LINCOLN RD # 1447	Miami Beach
90	DECOPLAGE RENOVATE		C	01/03/2008	155	1	1.0	845	1.0	625,000	↓ 575,000	525,000	N	100 LINCOLN RD # 1243	Miami Beach
91	DECOPLAGE CONDO	DECOPLAGE CONDO	C	05/15/2008	157	2	2.0	1190	1.0	869,000	↓ 789,000	680,000	N	100 LINCOLN RD # 947	Miami Beach
92	DECOPLAGE CONDOMINI	DECOPLAGE CONDOMINI	C	08/20/2008	133	1	1.1	890	1.0	480,000	480,000	445,000	N	100 LINCOLN RD # 1523	Miami Beach
93	Flamingo South Beach	Flamingo South Beach	C	10/08/2008	149	3	3.0	0	0.0	1,190,900	1,190,900	700,000	N	1500 Bay Road # 614S	Miami Beach
94	Flamingo South Beach	Flamingo South Beach	C	08/20/2008	217	1	1.1	1027	1.0	590,000	↓ 475,000	407,800	N	1500 BAY RD # 540S	Miami Beach
95	FLAMINGO SOUTH BEACH	FLAMINGO SOUTH BEACH	C	04/15/2008	91	2	2.0	1150	1.0	630,000	↓ 580,000	530,000		1500 BAY RD # 116S	Miami Beach
96	GEORGIAN CONDO UNIT	GEORGIAN CONDO UNIT	C	08/14/2008	771	2	2.0	1115	1.0	950,000	↓ 750,000	585,000	N	1621 COLLINS AV # 318	Miami Beach
97	Grand Venetian Condo	Grand Venetian Condo	C	07/22/2008	247	2	2.0	1463	2.0	724,000	↓ 699,000	655,000	N	10 VENETIAN WY # 502	Miami Beach
98	HIBISCUS ISLAND	HIBISCUS ISLAND	S	05/22/2008	577	5	4.1	5453	0.0	4,495,000	↓ 3,795,000	3,500,000	N	150 S HIBISCUS DR	Miami Beach
99	ICON		C	03/03/2008	314	2	2.0	1536	1.0	1,200,000	↓ 1,050,000	1,020,000	N	450 ALTON RD # 2404	Miami Beach
100	ICON		C	01/20/2008	172	3	3.1	2145	1.0	1,849,000	↓ 1,749,999	1,750,000	N	450 ALTON RD # 2401	Miami Beach
101	Icon	Icon	C	09/30/2008	68	1	1.0	851	1.0	550,000	550,000	500,000	N	450 ALTON RD # 808	Miami Beach
102	Icon	Icon	C	09/29/2008	59	2	2.1	1815	1.0	1,645,000	1,645,000	1,550,000	N	450 ALTON RD # 2007	Miami Beach
103	ICON	ICON	C	09/03/2008	106	2	2.0	1370	1.0	1,199,000	1,199,000	1,030,000	N	450 ALTON RD # 2310	Miami Beach
104	ICON	ICON	C	08/14/2008	280	2	2.0	1815	1.0	1,889,000	↓ 1,750,000	1,590,000	N	450 ALTON RD # 2507	Miami Beach

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105	ICON	ICON	C	08/14/2008	225	1	1.1	851	1.0	549,900	↓ 495,000	450,000	N	450 ALTON RD # 1008	Miami Beach
106	ICON	ICON	C	07/29/2008	239	2	2.0	1703	1.0	1,190,000	↓ 990,000	700,000	N	450 ALTON RD # 603	Miami Beach
107	ICON	ICON	C	06/30/2008	437	3	3.0	2158	1.0	1,799,000	↓ 1,585,000	1,450,000	N	450 ALTON RD # 2403	Miami Beach
108	ICON	ICON	C	06/20/2008	485	2	2.0	1536	1.0	1,495,000	↓ 1,299,000	1,140,000	N	450 ALTON RD # 3804	Miami Beach
109	ICON	ICON	C	05/15/2008	246	3	3.1	2145	0.0	2,295,000	2,295,000	1,985,000	N	450 ALTON RD # 3701	Miami Beach
110	icon	icon	C	05/13/2008	74	2	2.0	1536	1.0	1,199,000	1,199,000	1,080,000		450 ALTON RD # 3104	Miami Beach
111	Icon	Icon	C	03/26/2008	23	2	2.0	1536	1.0	899,000	899,000	872,500		450 ALTON RD # 1104	Miami Beach
112	Icon	Icon	C	01/29/2008	228	3	3.1	2145	1.0	2,395,000	↓ 2,250,000	1,850,000	N	450 ALTON RD # 3601	Miami Beach
113	ICON	ICON	C	01/24/2008	624	2	2.0	1933	1.0	1,750,000	↓ 1,699,000	1,525,000	N	450 ALTON RD # 2602	Miami Beach
114	ICON BEACH CONDOMINIUM	ICON BEACH CONDOMINIUM	C	04/09/2008	441	3	3.1	2145	1.0	2,000,000	↓ 1,590,000	1,590,000		450 ALTON RD # 1601	Miami Beach
115	ICON CONDO	ICON CONDO	C	06/30/2008	138	2	2.0	1536	1.0	1,100,000	↓ 999,000	900,000	N	450 ALTON RD # 2104	Miami Beach
116	ICON CONDO	ICON CONDO	C	05/21/2008	140	3	3.1	2145	1.0	2,290,000	2,290,000	1,920,000		450 ALTON RD # 3301	Miami Beach
117	Icon Condo Associati	Icon Condo Association	C	04/01/2008	117	3	3.0	2158	1.0	1,795,000	↓ 1,595,000	1,475,000		450 ALTON RD # 3803	Miami Beach
118	Icon Condo Unit 2410	Icon Condo Unit 2410	C	09/21/2008	212	2	2.0	1370	1.0	1,235,000	↓ 1,099,000	1,000,000	N	450 ALTON RD # 2410	Miami Beach
119	ICON CONDOMINIUM		C	02/25/2008	151	2	2.0	1536	0.0	1,349,000	↓ 1,299,000	1,100,000	N	450 ALTON RD # 3704	Miami Beach
120	ICON CONDOMINIUM		C	12/10/2007	72	1	1.1	851	1.0	649,900	649,900	610,000	N	450 ALTON RD # 2008	Miami Beach
121	ICON CONDOMINIUM	ICON CONDOMINIUM	C	08/25/2008	189	2	2.0	1370	1.0	1,300,000	↓ 1,190,000	1,050,000	N	450 ALTON RD # 2910	Miami Beach
122	Icon South Beach	Icon South Beach	C	08/06/2008	144	3	3.0	2158	2.0	1,749,999	↓ 1,595,000	1,500,000	N	450 ALTON RD # 2803	Miami Beach
123	ICON South Beach	ICON South Beach	C	07/28/2008	126	3	3.1	2145	1.0	2,699,000	2,699,000	2,350,000	N	450 ALTON RD # 3201	Miami Beach
124	ICON South Beach	ICON South Beach	C	07/16/2008	365	2	2.1	1750	1.0	1,600,000	↓ 1,295,000	1,175,000	N	450 ALTON RD # 2605	Miami Beach
125	ICON South Beach	ICON South Beach	C	07/11/2008	135	1	1.1	851	1.0	699,000	699,000	650,000	N	450 ALTON RD # 3308	Miami Beach
126	ICON South Beach	ICON South Beach	C	06/26/2008	161	3	3.0	2158	1.0	1,698,000	↑ 1,599,000	1,400,000	N	450 ALTON RD # 2703	Miami Beach
127	ICON SOUTH BEACH	ICON SOUTH BEACH	C	06/11/2008	128	2	2.1	1933	2.0	1,250,000	1,250,000	1,100,000	N	450 W Alton Road # 802	Miami Beach
128	Icon South Beach	Icon South Beach	C	05/12/2008	161	3	3.0	2158	1.0	1,785,000	↓ 1,645,000	1,525,000		450 ALTON RD # 3603	Miami Beach
129	ICON South Beach	ICON South Beach	C	03/14/2008	100	3	3.1	2145	1.0	2,095,000	↓ 1,995,000	1,650,000	N	450 Alton Road # 3001	Miami Beach
130	Icon South Beach	Icon South Beach	C	01/16/2008	257	2	2.1	1815	1.0	1,650,000	↓ 1,385,000	1,375,000	N	450 ALTON RD # 1607	Miami Beach
131	ICON SOUTH BEACH	ICON SOUTH BEACH	C	01/04/2008	191	3	3.0	2158	1.0	1,795,000	↓ 1,599,000	1,535,000	N	450 ALTON RD # 3703	Miami Beach
132	IL VILLAGGIO		C	12/14/2007	106	2	2.1	1660	2.0	2,975,000	2,975,000	2,400,000	N	1455 OCEAN DR # 1404	Miami Beach
133	IL VILLAGGIO	IL VILLAGGIO	C	09/17/2008	226	2	2.1	1450	2.0	1,625,000	↓ 1,455,000	1,305,288	Y	1455 OCEAN DR # 1010	Miami Beach
134	Il Villaggio	Il Villaggio	C	05/31/2008	18	2	2.0	1550	2.0	2,599,000	2,599,000	2,350,000	N	1455 OCEAN DR # 903	Miami Beach
135	Il Villaggio	Il Villaggio	C	05/13/2008	0	2	2.1	1660	1.0	2,500,000	2,500,000	2,500,000		1455 OCEAN DR # 804	Miami Beach
136	Il Villaggio	Il Villaggio	C	04/24/2008	0	3	4.1	2310	2.0	5,050,000	5,050,000	5,050,000		1455 OCEAN DR # 1505	Miami Beach
137	IL VILLAGGIO CONDOMINIUM	IL VILLAGGIO CONDOMINIUM	C	08/01/2008	408	1	1.0	0	1.0	990,000	990,000	890,000	N	1455 OCEAN DR # 701	Miami Beach
138	MIRADOR	MIRADOR	C	07/17/2008	139	2	2.0	0	0.0	489,000	489,000	465,000	N	1200 WEST AV # 526	Miami Beach
139	Mirador	Mirador	C	06/06/2008	143	1	1.0	852	1.0	395,000	↓ 329,000	525,000	Y	1000 WEST AV # 1016	Miami Beach

#	Develop Name	Subd Dev Name	Sub Type	S Date	DOM	BR	Ttl Bth	Liv SF	Garage	OriginalListPrice	List Price	S Price	Short Sale YN	Address	City
140	MIRADOR CONDO1200	MIRADOR CONDO1200	C	10/17/2008	175	3	3.0	0	2.0	1,150,000	↓ 699,900	699,000	Y	1200 WEST AV # TS4	Miami Beach
141	MOSAIC		C	03/17/2008	553	3	3.0	1652	1.0	1,410,000	↓ 1,120,000	950,000	N	3801 COLLINS AV # 1805	Miami Beach
142	MOSAIC ON MIAMI BEAC	MOSAIC ON MIAMI BE	C	09/29/2008	90	3	3.0	1700	1.0	999,999	999,999	900,000	N	3801 COLLINS AV # 1205	Miami Beach
143	Murano	Murano	C	09/02/2008	199	2	2.1	1407	2.0	1,425,000	↓ 1,399,000	1,242,000	N	1000 S POINTE DR # 1005	Miami Beach
144	Murano at Portofino	Murano at Portofino	C	06/25/2008	272	2	2.0	1390	1.0	1,350,000	1,350,000	1,150,000	N	1000 S POINTE DR # 1407	Miami Beach
145	Murano at Portofino	Murano at Portofino	C	05/30/2008	227	3	3.1	2618	1.0	3,390,000	↓ 2,800,000	2,600,000	N	1000 S POINTE DR # 2202	Miami Beach
146	MURANO AT PORTOFINO	MURANO AT PORTOFI	C	04/14/2008	95	3	3.1	3365	1.0	4,700,000	4,700,000	3,400,000		1000 S POINTE DR # 3401	Miami Beach
147	Murano Grande	Murano Grande	C	10/15/2008	80	2	2.0	1649	1.0	800,000	800,000	800,000	Y	400 ALTON RD # 911	Miami Beach
148	MURANO GRANDE	MURANO GRANDE	C	10/02/2008	279	2	2.0	1400	1.0	1,504	↓ 798,000	760,000	N	400 ALTON RD # 1405	Miami Beach
149	MURANO GRANDE	MURANO GRANDE	C	09/16/2008	251	2	2.1	1548	2.0	889,000	↓ 790,000	780,000	N	400 ALTON RD # 610	Miami Beach
150	Murano Grande	Murano Grande	C	09/02/2008	104	3	3.1	2974	1.0	2,199,000	2,199,000	2,000,000	N	400 ALTON RD # 2704	Miami Beach
151	MURANO GRANDE	MURANO GRANDE	C	07/31/2008	22	2	2.1	1548	1.0	1,245,000	1,245,000	1,100,000	N	400 ALTON RD # 1110	Miami Beach
152	Murano Grande	Murano Grande	C	07/25/2008	115	2	2.0	1658	1.0	888,000	↓ 700,000	665,000	N	400 ALTON RD # 407	Miami Beach
153	Murano Grande	Murano Grande	C	07/23/2008	27	2	2.0	1600	1.0	950,000	950,000	805,000	Y	400 ALTON RD # 708	Miami Beach
154	MURANO GRANDE	MURANO GRANDE	C	06/20/2008	176	4	4.0	3979	1.0	2,950,000	↑ 3,150,000	2,740,000	N	400 ALTON RD # 2701	Miami Beach
155	MURANO GRANDE	MURANO GRANDE	C	06/02/2008	91	3	3.0	2024	1.0	1,590,000	1,590,000	1,350,000	N	400 ALTON RD # 1906	Miami Beach
156	Murano Grande	Murano Grande	C	05/30/2008	75	2	2.0	1400	2.0	744,500	744,500	695,000	N	400 ALTON RD # 1805	Miami Beach
157	MURANO GRANDE	MURANO GRANDE	C	05/22/2008	206	3	3.0	2024	1.0	1,895,000	↓ 1,745,000	1,385,000	N	400 ALTON RD # 806	Miami Beach
158	Murano Grande	Murano Grande	C	05/12/2008	242	2	2.1	1874	1.0	1,199,000	↓ 1,099,000	950,000		400 ALTON RD # *702*	Miami Beach
159	MURANO GRANDE	MURANO GRANDE	C	05/01/2008	146	2	2.1	1600	2.0	1,375,000	↓ 1,328,885	1,235,000		400 ALTON RD # 1008	Miami Beach
160	MURANO GRANDE	MURANO GRANDE	C	04/29/2008	288	2	2.0	1437	2.0	949,000	↓ 749,000	650,000		400 ALTON RD # 809	Miami Beach
161	MURANO GRANDE	MURANO GRANDE	C	04/15/2008	109	2	2.1	1600	2.0	1,365,000	1,365,000	1,100,000		400 ALTON RD # 908	Miami Beach
162	MURANO GRANDE	MURANO GRANDE	C	04/09/2008	370	3	4.1	3979	2.0	3,990,000	↓ 3,375,000	3,100,000		400 ALTON RD # 2801	Miami Beach
163	MURANO GRANDE	MURANO GRANDE	C	02/15/2008	170	3	3.0	2024	1.0	1,500,000	1,500,000	1,400,000		400 ALTON RD # 906	Miami Beach
164	Murano Grande	Murano Grande	C	01/22/2008	42	2	2.1	1548	1.0	930,000	930,000	840,000	N	400 Alton Road # 810	Miami Beach
165	Murano Grande	Murano Grande	C	01/15/2008	211	2	2.1	1600	2.0	1,479,000	↓ 1,399,000	1,175,000	N	400 ALTON RD # 1208	Miami Beach
166	Murano Grande at Por	Murano Grande at Portc	C	06/20/2008	91	3	3.1	3979	1.0	4,850,000	↓ 3,995,000	3,100,000	N	400 ALTON RD # 3001	Miami Beach
167	Murano Grande Portof	Murano Grande Portofin	C	09/09/2008	720	2	2.1	1600	1.0	1,520,000	↓ 1,319,000	1,100,000	N	400 ALTON RD # 1508	Miami Beach
168	MURANO GRANDEAT POF	MURANO GRANDEAT	C	04/21/2008	49	4	5.1	3979	1.0	3,375,000	3,375,000	3,100,000		400 ALTON RD # 3101	Miami Beach
169	Nine Island	Nine Island	C	07/07/2008	217	2	2.0	1440	1.0	625,000	↓ 570,000	510,000	N	9 ISLAND AV # 1405	Miami Beach
170	NINE ISLAND	NINE ISLAND	C	04/14/2008	117	2	2.0	1837	1.0	479,900	↓ 449,900	450,000		9 ISLAND AV # 815	Miami Beach
171	NINE ISLAND AVE COND	NINE ISLAND AVE COI	C	07/23/2008	65	2	2.0	1440	2.0	622,000	622,000	566,000	N	9 ISLAND AV # 2205	Miami Beach
172	NINE ISLAND AVENUE	NINE ISLAND AVENUE	C	08/29/2008	333	2	2.1	1837	1.0	695,000	↓ 559,000	485,000	N	9 ISLAND AV # 2015	Miami Beach
173	NINE ISLAND AVENUE C	NINE ISLAND AVENUE	C	07/21/2008	413	2	2.0	1837	0.0	550,000	↓ 450,000	425,000	N	9 ISLAND AV # 1115	Miami Beach
174	ONE THOUSAND VENETIA	ONE THOUSAND VENI	C	06/20/2008	340	1	1.1	1030	1.0	858,000	↓ 499,000	430,000	N	1000 VENETIAN WY # 1106	Miami Beach

#	Develop Name	Subd Dev Name	Sub Type	S Date	DOM	BR	Ttl Bth	Liv SF	Garage	OriginalListPrice	List Price	S Price	Short Sale YN	Address	City
175	PALM ISLAND	PALM ISLAND	S	03/03/2008	427	7	6.2	6345	2.0	9,995,000	9,995,000	11,500,000	N	16 PALM AV	Miami Beach
176	PORTOFINO	PORTOFINO	C	06/10/2008	0	2	2.1	2040	1.0	1,579,000	↓ 1,395,000	1,250,000	N	300 S POINTE DR # 1102	Miami Beach
177	PORTOFINO	PORTOFINO	C	06/10/2008	0	3	2.1	2040	1.0	1,295,000	1,295,000	1,136,000	N	300 S POINTE DR # 1906	Miami Beach
178	PORTOFINO	PORTOFINO	C	06/09/2008	308	2	2.1	2040	1.0	1,625,000	↓ 1,500,000	1,350,000	N	300 S POINTE DR # 2606	Miami Beach
179	Portofino Tower Cond	Portofino Tower Condo	C	10/17/2008	70	3	2.1	2340	1.0	1,895,000	↓ 1,799,000	1,600,000	N	300 S POINTE DR # 1205	Miami Beach
180	Portofino Tower Cond	Portofino Tower Condo	C	09/25/2008	48	1	1.1	1090	1.0	625,000	625,000	600,000	N	300 S POINTE DR # 709	Miami Beach
181	PORTOFINO TOWERS		C	03/21/2008	917	2	2.1	2040	1.0	1,800,000	↓ 1,595,000	1,450,000	N	300 S POINTE DR # 1502	Miami Beach
182	Portofino Towers	Portofino Towers	C	06/26/2008	153	3	2.1	2340	1.0	1,499,000	1,499,000	1,300,000	N	300 S POINTE DR # 905	Miami Beach
183	PORTOFINO TOWERS	PORTOFINO TOWERS	C	04/28/2008	217	3	2.1	2340	1.0	2,395,000	↓ 2,100,000	1,855,000		300 S POINTE DR # 2501	Miami Beach
184	Portofino Towers	Portofino Towers	C	04/15/2008	101	2	2.1	2040	1.0	1,650,000	↓ 1,595,000	1,500,000		300 S POINTE DR # 2602	Miami Beach
185	PortofinTowers	PortofinTowers	C	07/24/2008	288	3	3.1	2550	1.0	2,995,000	2,995,000	2,300,000	N	300 S POINTE DR # 3503	Miami Beach
186	Roney Palace	Roney Palace	C	09/29/2008	146	2	2.0	1230	1.0	699,000	↓ 599,950	550,000	N	2301 COLLINS AV # 706	Miami Beach
187	roney palace	roney palace	C	09/29/2008	91	2	2.0	1230	1.0	749,900	↓ 635,000	605,000	N	2301 COLLINS AV # 508	Miami Beach
188	Roney Palace	Roney Palace	C	09/19/2008	133	2	2.0	1040	1.0	599,000	↑ 559,900	540,000	N	2301 COLLINS AV # PH10	Miami Beach
189	roney palace	roney palace	C	05/30/2008	148	2	2.0	1230	1.0	774,900	↓ 599,000	515,000	N	2301 COLLINS AV # 1006	Miami Beach
190	roney palace- Renova	roney palace	C	01/07/2008	265	1	1.1	960	1.0	624,900	↓ 532,000	500,000	N	2301 COLLINS AV # 605	Miami Beach
191	ROYAL ATLANTIC		C	12/21/2007	98	2	2.0	1308	1.0	650,000	650,000	605,000	N	465 OCEAN DR # 1109	Miami Beach
192	Royal Atlantic Condo	Royal Atlantic Condo	C	07/25/2008	353	1	1.0	645	1.0	599,000	↓ 479,500	460,000	N	465 OCEAN DR # 916	Miami Beach
193	SETAI		C	01/17/2008	63	2	2.0	821	1.0	1,250,000	1,250,000	1,122,000	N	101 20 ST # 2805	Miami Beach
194	Setai	Setai	C	10/03/2008	42	1	1.0		0.0	1,300,000	1,300,000	1,225,000	N	101 20 ST # 3303	Miami Beach
195	SETAI	SETAI	C	09/30/2008	568	2	2.0	0	1.0	2,899,900	↓ 2,749,500	2,600,000	N	101 20 ST # 2107	Miami Beach
196	setai	setai	C	05/28/2008	126	0	1.0	662	1.0	675,000	675,000	625,000	N	2001 COLLINS AV # 411	Miami Beach
197	SETAI	SETAI	C	04/28/2008	133	3	3.0	2500	2.0	6,100,000	↓ 5,750,000	5,100,000		101 20 ST # 3401	Miami Beach
198	Setai Condo		C	02/01/2008	218	3	3.0	3571	2.0	6,999,999	6,999,999	6,000,000	N	101 20th Street # PH-VC	Miami Beach
199	SETAI RESORT & RESID		C	01/14/2008	377	2	2.0	1300	1.0	21,000,000	↓ 1,925,000	1,950,000	N	101 20 # 3204	Miami Beach
200	SHELBORNE OCEAN BEA	SHELBORNE OCEAN	C	05/21/2008	62	2	2.1	1250	0.0	549,000	549,000	510,000		1801 COLLINS AV # L1	Miami Beach
201	South Bay Club	South Bay Club	C	07/19/2008	91	2	2.0	0	2.0	695,000	↓ 599,000	599,000	N	800 WEST AV # 246	Miami Beach
202	SOUTH POINTE TOWER		C	02/15/2008	281	2	2.0	1165	1.0	875,000	↓ 799,000	752,000	N	400 S POINTE DR # 901	Miami Beach
203	SOUTH POINTE TOWER		C	01/11/2008	189	3	2.1	1559	2.0	1,350,000	↓ 1,025,000	975,000	N	400 S POINTE DR # 2310	Miami Beach
204	SOUTH POINTE TOWER	SOUTH POINTE TOWE	C	10/03/2008	233	2	2.0	1169	2.0	749,000	↓ 699,000	650,000	N	400 S POINTE DR # 1902	Miami Beach
205	SOUTH POINTE TOWER	SOUTH POINTE TOWE	C	07/24/2008	100	2	2.0	1042	1.0	699,000	699,000	660,000	N	400 S POINTE DR # 1205	Miami Beach
206	SOUTH POINTE TOWER	SOUTH POINTE TOWE	C	06/03/2008	288	2	2.0	1042	1.0	825,000	↓ 799,000	735,000	N	400 S POINTE DR # 1605	Miami Beach
207	SOUTH POINTE TOWER	SOUTH POINTE TOWE	C	05/06/2008	216	1	1.1	858	1.0	699,000	699,000	605,000		400 S POINTE DR # 2208	Miami Beach
208	SOUTH POINTE TOWER	SOUTH POINTE TOWE	C	05/01/2008	54	2	2.0	1165	1.0	875,000	875,000	650,000		400 S POINTE DR # 801	Miami Beach
209	South Pointe Tower	South Pointe Tower	C	05/01/2008	76	2	2.0	1279	1.0	850,000	850,000	740,000		400 S POINTE DR # 1709	Miami Beach

#	Develop Name	Subd Dev Name	Sub Type	S Date	DOM	BR	Ttl Bth	Liv SF	Garage	OriginalListPrice	List Price	S Price	Short Sale YN	Address	City
210	South Pointe Towers	South Pointe Towers	C	11/13/2008	134	1	1.0	858	1.0	660,900	↓ 590,000	560,000	N	400 S POINTE DR # 2307	Miami Beach
211	South Pointe Towers	South Pointe Towers Cc	C	06/30/2008	83	3	2.1	1559	1.0	850,000	850,000	780,000	N	400 S POINTE DR # 1010	Miami Beach
212	SUNSET HARBOUR		C	03/17/2008	112	2	2.0	1110	2.0	498,000	498,000	470,000	N	1800 Sunset Harbour # 1501	Miami Beach
213	SUNSET HARBOUR		C	01/29/2008	510	3	2.0	1550	2.0	975,000	↓ 799,000	725,000	N	1900 SUNSET HARBOUR DR # 1108	Miami Beach
214	SUNSET HARBOUR		C	01/22/2008	122	2	2.0	1380	1.0	519,000	519,000	485,000	N	1900 SUNSET HARBOUR DR # 2403	Miami Beach
215	SUNSET HARBOUR	SUNSET HARBOUR	C	10/15/2008	153	2	2.0	1060	1.0	599,000	↓ 579,000	550,000	N	1900 SUNSET HARBOUR DR # 1614	Miami Beach
216	SUNSET HARBOUR	SUNSET HARBOUR	C	08/04/2008	137	2	2.0	1060	2.0	455,000	↓ 425,000	400,000	N	1900 SUNSET HARBOUR DR # 1215	Miami Beach
217	SUNSET HARBOUR	SUNSET HARBOUR	C	07/18/2008	521	3	2.1	1694	1.0	995,000	↑ 775,000	675,000	N	1900 SUNSET HARBOUR DR # 1808	Miami Beach
218	SUNSET HARBOUR	SUNSET HARBOUR	C	07/15/2008	354	2	2.1	2350	2.0	1,395	↓ 1,220,000	1,050,000	N	1900 SUNSET HARBOUR DR # 2402/4	Miami Beach
219	SUNSET HARBOUR	SUNSET HARBOUR	C	06/30/2008	131	3	4.0	2400	4.0	1,495,000	↓ 1,318,000	1,060,000	N	1800 SUNSET HARBOUR DR # 2402/4	Miami Beach
220	SUNSET HARBOUR	SUNSET HARBOUR	C	06/27/2008	383	3	2.1	1550	2.0	895,000	↓ 775,000	700,000	N	1900 SUNSET HARBOUR DR # 1708	Miami Beach
221	Sunset Harbour	Sunset Harbour	C	06/26/2008	191	3	2.1	1770	1.0	699,900	↓ 619,900	558,000	N	1800 SUNSET HARBOUR DR # 2207	Miami Beach
222	Sunset Harbour	Sunset Harbour	C	04/09/2008	86	2	2.0	1130	1.0	499,000	499,000	480,000		1800 SUNSET HARBOUR DR # 1903	Miami Beach
223	Sunset Harbour North		C	02/19/2008	202	3	2.1	2350	2.0	1,195,000	↓ 880,000	840,000	N	1900 SUNSET HARBOUR DR # 1402/4	Miami Beach
224	SUNSET HARBOUR NORT	SUNSET HARBOUR NC	C	08/11/2008	198	2	2.0	1270	1.0	530,000	↓ 499,000	450,000	N	1900 SUNSET HARBOUR DR # 2203	Miami Beach
225	SUNSET HARBOUR NORT	SUNSET HARBOUR NC	C	07/15/2008	97	2	2.0	1270	1.0	484,900	484,900	484,900	N	1900 SUNSET HARBOUR DR # 803	Miami Beach
226	SUNSET HARBOUR NORT	SUNSET HARBOUR NC	C	05/23/2008	336	2	2.0	1150	1.0	575,000	↓ 499,500	485,000	N	1900 SUNSET HARBOUR DR # 2401	Miami Beach
227	SUNSET HARBOUR NORT	SUNSET HARBOUR NC	C	04/07/2008	123	2	2.0	1270	1.0	629,000	↓ 599,900	585,000		1900 SUNSET HARBOUR DR # 1612	Miami Beach
228	Sunset Harbour South	Sunset Harbour	C	03/28/2008	28	3	2.0	1770	1.0	679,000	679,000	600,000	N	1800 SUNSET HARBOUR DR # 1807	Miami Beach
229	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	08/19/2008	92	2	2.0	1130	1.0	464,900	↓ 457,000	410,000	N	1800 SUNSET HARBOUR DR # 1403	Miami Beach
230	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	07/28/2008	133	4	4.0	0	0.0	1,285,000	1,285,000	1,050,000	N	1800 SUNSET HARBOUR DR # 1002	Miami Beach
231	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	07/17/2008	153	2	2.0	1110	1.0	554,000	↓ 489,900	485,000	N	1800 SUNSET HARBOUR DR # 702	Miami Beach
232	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	06/25/2008	241	2	2.0	0	1.0	748,000	↓ 695,000	628,000	N	1800 Sunset Harbour Dr # 1906	Miami Beach
233	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	08/04/2008	156	3	3.0	2660	2.0	1,395,000	↓ 1,295,000	1,175,000	N	1800 SUNSET HARBOUR DR # PH-6	Miami Beach
234	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	07/31/2008	268	2	2.0	1140	1.0	495,000	↓ 459,000	430,000	N	1800 SUNSET HARBOUR DR # 1815	Miami Beach
235	SUNSET HARBOUR SOUT	SUNSET HARBOUR SC	C	06/02/2008	214	2	2.0	1110	1.0	510,000	↑ 449,000	410,000	N	1800 SUNSET HARBOUR DR # 1201	Miami Beach
236	TERRACE TOWERS	TERRACE TOWERS	C	06/11/2008	113	2	2.0	1368	1.0	499,000	499,000	445,000	N	3 ISLAND AV # 6I	Miami Beach
237	THE BENTLEY BAY	THE BENTLEY BAY	C	07/14/2008	566	3	3.1	2158	2.0	1,450,000	↓ 1,350,000	950,000	N	520 WEST AVE # 801	Miami Beach
238	THE BENTLEY BAY	THE BENTLEY BAY	C	04/17/2008	478	3	3.1	2158	2.0	1,550,000	↓ 1,475,000	1,100,000		520 WEST AVE # 2201	Miami Beach
239	The Bentley Bay Cond	The Bentley Bay Condo	C	10/30/2008	7	2	3.0	1929	1.0	1,050,000	1,050,000	960,000	Y	520 WEST AV # 2102	Miami Beach
240	The Bentley Bay Cond	The Bentley Bay Condo	C	10/28/2008	36	2	2.0	1058	1.0	576,000	576,000	555,000	N	540 WEST AV # 914	Miami Beach
241	THE CARLYLE	THE CARLYLE	C	07/31/2008	202	1	2.0	1060	0.0	699,000	699,000	615,000	N	1250 OCEAN DRIVE # 3B	Miami Beach
242	THE DECOPLAGE	THE DECOPLAGE	C	04/28/2008	108	1	1.1	880	1.0	545,000	545,000	460,000		100 LINCOLN RD # 1041	Miami Beach
243	THE DECOPLAGE	THE DECOPLAGE	C	04/02/2008	163	1	1.0	890	1.0	469,000	↓ 429,000	420,000		100 LINCOLN RD # 1133	Miami Beach
244	THE DECOPLAGE	THE DECOPLAGE	C	01/22/2008	109	1	1.0	880	1.0	625,000	↓ 599,000	417,000	N	100 LINCOLN RD # 942	Miami Beach

#	Develop Name	Subd Dev Name	Sub Type	S Date	DOM	BR	Ttl Bth	Liv SF	Garage	OriginalListPrice	List Price	S Price	Short Sale YN	Address	City
245	The Floridian	The Floridian	C	10/13/2008	192	2	2.0	1078	1.0	590,000	↓ 530,000	515,000	N	650 WEST AV # 2003	Miami Beach
246	THE FLORIDIAN	THE FLORIDIAN	C	08/27/2008	173	2	2.0	1147	0.0	579,000	↓ 564,000	460,000	Y	650 WEST AV # 901	Miami Beach
247	The Floridian	The Floridian	C	07/21/2008	258	2	2.0	1258	1.0	649,000	↓ 549,000	510,000	N	650 WEST AV # 1511	Miami Beach
248	The Floridian	The Floridian	C	07/15/2008	169	2	2.0	1147	2.0	724,000	↓ 699,000	620,000	N	650 WEST AV # 3112	Miami Beach
249	THE FLORIDIAN	THE FLORIDIAN	C	07/01/2008	26	2	2.0	1078	1.0	459,900	459,900	450,000	N	650 WEST AV # 2803	Miami Beach
250	The Floridian	The Floridian	C	06/27/2008	157	2	2.0	1147	1.0	619,000	↓ 549,900	490,000	N	650 WEST AV # 1001	Miami Beach
251	THE FLORIDIAN	THE FLORIDIAN	C	04/30/2008	51	3	2.0	1234	1.0	444,900	444,900	517,000		650 WEST AV # 2807	Miami Beach
252	The Floridian	The Floridian	C	02/04/2008	56	1	1.0	746	1.0	424,999	424,999	400,000	N	650 WEST AV # 2605	Miami Beach
253	The Grand Venetian	The Grand Venetian	C	09/25/2008	177	2	2.0	1463	1.0	795,000	↓ 695,000	655,000	N	10 VENETIAN WY # 2102	Miami Beach
254	The Grand Venetian	The Grand Venetian	C	12/31/2007	147	2	2.0	1477	1.0	999,000	999,000	910,000	N	10 VENETIAN WY # 2001	Miami Beach
255	The Grand Venetian	The Grand Venetian	C	12/20/2007	307	2	2.0	1463	1.0	829,000	↓ 739,000	720,000	N	10 VENETIAN WY # 2002	Miami Beach
256	THE ICON	THE ICON	C	07/25/2008	25	1	1.1	851	1.0	585,000	585,000	585,000	N	450 ALTON RD # 3508	Miami Beach
257	The Lofts at South B	The Lofts at South Beac	C	05/05/2008	406	2	2.0	1421	1.0	835,000	↓ 650,000	600,000		1701 SUNSET HARBOUR DR # L506	Miami Beach
258	The Meridian Lofts	The Meridian Lofts	C	08/29/2008	373	2	2.0	1450	1.0	970,000	↓ 745,000	685,000	N	2001 MERIDIAN AV # PH-05	Miami Beach
259	The Setai		C	12/14/2007	49	1	1.1	767	1.0	1,250,000	1,250,000	1,010,000	N	101 20 ST # 2403	Miami Beach
260	The Setai	The Setai	C	10/15/2008	36	1	1.0	821	1.0	1,688,000	1,688,000	1,400,000	N	101 20 ST # 1705	Miami Beach
261	The Setai	The Setai	C	09/25/2008	73	1	1.0	767	1.0	1,588,000	1,588,000	1,400,000	N	101 20 ST # 2303	Miami Beach
262	THE SETAI	THE SETAI	C	08/23/2008	169	2	2.0	1279	1.0	2,600,000	2,600,000	2,400,000	N	101 20 ST # 2007	Miami Beach
263	The Setai	The Setai	C	05/30/2008	127	2	2.0	1407	1.0	2,900,000	2,900,000	2,550,000	N	101 20 ST # 2707	Miami Beach
264	The Setai	The Setai	C	05/20/2008	239	2	2.0	1408	1.0	2,850,000	2,850,000	2,400,000		101 20 ST # 1908	Miami Beach
265	THE SETAI CONDOMINIU	THE SETAI CONDOMINI	C	06/23/2008	237	2	2.1	1565	1.0	2,000,000	2,000,000	1,530,000	N	101 20 ST # TH-D	Miami Beach
266	THE SETAI CONDOMINIU	THE SETAI CONDOMINI	C	06/17/2008	266	2	2.0	1279	1.0	2,999,999	2,999,999	2,550,000	N	101 20 ST # 2307	Miami Beach
267	THE SETAI RESORT+ RE	THE SETAI	C	03/05/2008	135	2	2.0	0	1.0	2,795,000	↓ 2,695,000	2,600,000	N	101 20 ST # 3106	Miami Beach
268	THE VISTAS	THE VISTAS	C	10/10/2008	283	2	1.1	1100	1.0	499,000	↓ 425,000	400,000	N	1 CENTURY LN # 610	Miami Beach
269	The Vistas Condo	The Vistas Condo	C	05/08/2008	374	2	2.0	1440	1.0	665,000	↓ 589,000	530,000		1 CENTURY LN # 406	Miami Beach
270	THE VISTAS CONDO	THE VISTAS CONDO	C	03/07/2008	194	2	2.1	1440	1.0	599,000	↓ 519,000	499,000	N	1 CENTURY LN # 606	Miami Beach
271	The Waverly	Waverly at South Bea	C	02/28/2008	50	2	2.0	1384	1.0	599,000	599,000	545,000	N	1330 WEST AV # 2308	Miami Beach
272	THE WAVERLY AT S BEA	THE WAVERLY AT S B	C	08/08/2008	123	2	2.0	1384	0.0	545,000	545,000	470,000	Y	1330 WEST AV # 1008	Miami Beach
273	THE WAVERLY AT SO. B	THE WAVERLY AT SO.	C	04/22/2008	35	2	2.0	1350	1.0	469,900	469,900	425,000		1330 WEST AV # 1207	Miami Beach
274	THE WAVERLY ON SOUTH	THE WAVERLY ON SO	C	08/01/2008	17	2	2.0	1262	2.0	509,900	509,900	514,000	N	1330 WEST AV # 2802	Miami Beach
275	THE YACHTCLUB PORTOF	THE YACHTCLUB POR	C	08/29/2008	350	2	2.0	1090	1.0	795,000	↓ 679,000	620,000	N	90 ALTON RD # 3010	Miami Beach
276	TOWNHOMES AT SUNSET	TOWNHOMES AT SUN	T	04/24/2008	216	3	3.0	2640	2.0	825,000	↓ 785,000	750,000		1415 SUNSET HARBOUR DR # 205	Miami Beach
277	VENETIAN ISLANDS	DI LIDO ISLAND	S	01/25/2008	71	4	3.0	2669	0.0	2,999,000	2,999,000	2,750,000	N	101 E DILIDO DR	Miami Beach
278	Venetian Isle		C	02/29/2008	175	2	2.1	1440	1.0	595,000	↓ 500,000	490,000	N	801 N VENETIAN DR # 1001	Miami Beach
279	Waverly	Waverly	C	08/06/2008	127	2	2.0	1350	1.0	459,000	↓ 439,000	412,000	N	1330 WEST AV # 907	Miami Beach

#	Develop Name	Subd Dev Name	Sub Type	S Date	DOM	BR	Ttl Bth	Liv SF	Garage	OriginalListPrice	List Price	S Price	Short Sale YN	Address	City
280	Waverly	Waverly	C	05/15/2008	62	2	2.0	1262	1.0	549,000	549,000	510,000		1330 WEST AV # 2414	Miami Beach
281	Waverly	Waverly	C	04/09/2008	160	2	2.0	1262	1.0	569,000	569,000	500,000		1330 WEST AV # 1613	Miami Beach
282	Waverly at South Bea	Waverly at South Beach	C	07/07/2008	258	2	2.0	1262	2.0	699,000	↓ 649,000	600,000	N	1330 WEST AV # 1802	Miami Beach
283	Waverly of south bea		C	12/07/2007	67	2	2.0	1262	1.0	699,000	699,000	665,000	N	1330 WEST AV # 2902	Miami Beach
284	WAVERLY SOUTH BEACH	WAVERLY SOUTH BEA	C	05/16/2008	97	2	2.0	1384	1.0	599,000	599,000	565,000		1330 WEST AV # 1508	Miami Beach
285	YACHT CLUB	YACHT CLUB	C	09/23/2008	0	1	1.0	0	1.0	458,000	458,000	427,000	N	90 ALTON RD # 1508	Miami Beach
286	YACHT CLUB	YACHT CLUB	C	04/30/2008	173	1	1.0	750	1.0	450,000	450,000	400,000		90 ALTON RD # PH3305	Miami Beach
287	YACHT CLUB	YACHT CLUB	C	04/25/2008	191	2	2.0	1090	1.0	829,000	↓ 785,000	740,000		90 ALTON RD # 3004	Miami Beach
288	YACHT CLUB @ PORTOFI	YACHT CLUB @ PORT	C	05/27/2008	146	2	2.0	1212	1.0	835,000	835,000	755,000	N	90 ALTON RD # 2902	Miami Beach
289	Yacht Club at Portof		C	02/20/2008	226	2	2.0	1070	1.0	790,000	↑ 649,000	590,000	N	90 ALTON RD # FL-6	Miami Beach
290	YACHT CLUB AT PORTOF	YACHT CLUB	C	03/21/2008	44	2	2.0	1130	1.0	699,000	699,000	570,000	N	90 ALTON RD # 1201	Miami Beach
291	Yacht Club at Portof	Yacht Club	C	01/30/2008	650	2	2.0	1090	1.0	899,000	↓ 695,000	650,000	N	90 ALTON RD # 2604	Miami Beach
292	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	09/10/2008	36	1	1.0	740	1.0	460,000	460,000	445,000	N	90 ALTON RD # 2705	Miami Beach
293	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	07/07/2008	322	2	2.0	1090	1.0	815,000	↓ 650,000	475,000	Y	90 ALTON RD # 2204	Miami Beach
294	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	07/07/2008	53	3	2.0	1490	2.0	879,900	879,900	848,888	N	90 ALTON RD # PH3309	Miami Beach
295	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	05/28/2008	92	2	2.0	1130	1.0	825,000	825,000	800,000	N	90 ALTON RD # 2602	Miami Beach
296	Yacht Club at Portof	Yacht Club at Portofino	C	05/15/2008	57	1	1.0	780	1.0	500,000	500,000	465,000		90 ALTON RD # 3008	Miami Beach
297	Yacht Club at Portof	Yacht Club at Portofino	C	05/09/2008	302	2	2.0	1090	1.0	699,000	↓ 640,000	600,000		90 ALTON RD # 604	Miami Beach
298	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	05/02/2008	51	2	2.0	1130	1.0	550,000	550,000	520,000		90 ALTON RD # 711	Miami Beach
299	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	04/30/2008	396	2	2.0	1080	2.0	675,000	↓ 575,000	490,000		90 ALTON RD # 909	Miami Beach
300	Yacht Club at Portof	Yacht Club at Portofino	C	04/09/2008	117	2	2.0	1180	2.0	574,000	↓ 545,000	526,000	N	90 Alton Road # 301	Miami Beach
301	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	04/07/2008	231	2	2.0	1090	1.0	730,000	↓ 599,000	540,000	N	90 ALTON RD # 1010	Miami Beach
302	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	04/01/2008	104	1	1.0	780	1.0	529,000	529,000	490,000		90 ALTON RD # 1208	Miami Beach
303	YACHT CLUB AT PORTOF	YACHT CLUB AT POR1	C	12/14/2007	337	1	1.0	780	1.0	659,000	↓ 499,000	455,000		90 ALTON RD # 3006	Miami Beach
304	YACHT CLUB PORTOFINC	YACHT CLUB PORTOF	C	09/15/2008	510	2	2.0	1080	0.0	650,000	↓ 550,000	500,000	N	90 ALTON RD # 610	Miami Beach