

**DOWNTOWN YEAR TO DATE SALES (Jan-June 2010)**

Condo	View	BE	FB	A/C	Sold Price	List Price	Original	LP/SqFt	Sold Date	SP/SqFt	LP/SP Ratio	CDOM
MORRIS ENCLAVE		1	1	576	51,000	34,650	34,650	60.16	1/22/2010	88.54	147.19	7
ROSEMARY PARK		3	1	1181	62,900	62,900	72,900	53.26	2/25/2010	53.26	100.00	69
CENTRAL PARK SEC 2 PH 5		1	1	576	68,000	75,000	110,000	130.21	1/7/2010	118.06	90.67	106
RENAISSANCE 1		1	1	475	85,000	90,000	109,900	189.47	4/22/2010	178.95	94.44	180
CENTRAL PARK SEC 2 PH 1		2	3	1224	110,250	109,850	114,800	89.75	1/22/2010	90.07	100.36	5
PIER 550	Bay/Full	0	1	247	95,000	109,900	129,900	444.94	2/17/2010	384.62	86.44	222
GULFSTREAM TOWERS	Bay/Part	1	1	820	109,000	114,000	114,000	139.02	1/26/2010	132.93	95.61	14
NEW ORLEANS APTS		1	1	647	112,000	118,900	118,900	183.77	5/28/2010	173.11	94.20	36
CENTRAL PARK SEC 2 PH 1	Lake	1	1	785	120,000	120,000	125,000	152.87	5/20/2010	152.87	100.00	206
BROADWAY PROMENADE		2	2	1122	150,000	129,000	149,000	114.97	3/30/2010	133.69	116.28	56
Central Park II	Lake	1	1	785	120,500	129,900	129,900	165.48	1/15/2010	153.50	92.76	31
GULFSTREAM TOWERS		1	1	820	120,000	139,000	159,900	169.51	1/15/2010	146.34	86.33	220
BROADWAY PROMENADE	Bay/Part	2	2	1084	160,000	150,000	220,000	138.38	5/13/2010	147.60	106.67	398
BROADWAY PROMENADE		1	1	802	143,500	154,900	154,900	193.14	6/2/2010	178.93	92.64	184
RENAISSANCE 1		1	1	700	140,000	155,000	155,000	221.43	5/28/2010	200.00	90.32	20
CITRUS SQUARE		1	1	486	160,000	165,000	165,000	339.51	4/19/2010	329.22	96.97	0
Central Park li		2	2	1224	162,000	174,900	174,900	142.89	1/15/2010	132.35	92.62	2
REGENCY HOUSE		1	1	1081	155,000	175,000	175,000	161.89	2/26/2010	143.39	88.57	30
ALINARI		1	1	1070	170,000	175,000	309,900	163.55	1/8/2010	158.88	97.14	228
DOLPHIN TOWER	Bay/Part	1	2	985	169,000	179,500	179,500	182.23	2/5/2010	171.57	94.15	66
REGENCY HOUSE		1	1	1081	170,000	189,000	199,900	174.84	3/16/2010	157.26	89.95	89
CENTRAL PARK SEC 2 PH 1		2	2	1224	160,000	189,900	199,900	155.15	4/5/2010	130.72	84.25	94
BROADWAY PROMENADE		3	2	1352	203,000	189,900	189,900	140.46	4/26/2010	150.15	106.90	7
CITRUS SQUARE		1	1	651	195,000	195,000	195,000	299.54	3/22/2010	299.54	100.00	0
BROADWAY PROMENADE	Bay/Part	2	2	1222	215,000	199,000	279,000	162.85	3/5/2010	175.94	108.04	217
RENAISSANCE 1		1	1	705	190,000	199,000	199,000	282.27	5/24/2010	269.50	95.48	201
Central Park		2	2	1260	206,000	214,900	214,900	170.56	6/1/2010	163.49	95.86	91
GULFSTREAM TOWERS	Bay/Full	2	2	1055	180,000	220,000	249,000	208.53	4/29/2010	170.62	81.82	94
BAYS BLUFF	Bay/Full	2	2	1187	227,000	235,000	299,000	197.98	1/13/2010	191.24	96.60	168
BROADWAY PROMENADE		1	2	1137	225,000	239,900	249,900	210.99	5/14/2010	197.89	93.79	216
ALINARI		2	2	1323	240,000	249,900	249,900	188.89	4/1/2010	181.41	96.04	9
RENAISSANCE 1	Bay/Part	2	2	1180	235,000	259,500	325,000	219.92	2/24/2010	199.15	90.56	338

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ENCORE		2	2	1629	269,500	279,500	299,500	171.58	2/18/2010	165.44	96.42	63
Alinari		2	2	1310	272,000	291,000	429,000	222.14	1/8/2010	207.63	93.47	514
CITRUS SQUARE		2	2	1000	291,100	295,000	295,000	295.00	5/19/2010	291.10	98.68	45
ALINARI		2	2	1484	280,500	295,900	349,000	199.39	2/16/2010	189.02	94.80	512
VERSAILLES	Bay/Part	2	2	1579	265,000	299,000	409,000	189.36	2/26/2010	167.83	88.63	274
CENTRAL PARK	Canal	2	2	1260	270,000	299,000	339,000	237.30	3/1/2010	214.29	90.30	15
RENAISSANCE 1		2	1	970	250,000	299,000	299,000	308.25	5/24/2010	257.73	83.61	1067
ALINARI	Bay/Full	1	1	1070	270,000	299,000	317,000	279.44	4/7/2010	252.34	90.30	37
One Watergate		2	2	1577	300,000	300,000	649,000	190.23	1/28/2010	190.23	100.00	821
SUNSET TOWERS	Bay/Full	2	2	1550	271,000	319,000	399,000	205.81	3/3/2010	174.84	84.95	292
ONE WATERGATE	Bay/Full	2	2	1575	321,500	321,500	321,500	204.13	3/24/2010	204.13	100.00	8
BROADWAY PROMENADE		2	2	1713	266,500	324,400	324,400	189.38	4/19/2010	155.57	82.15	755
ESSEX HOUSE	Bay/Part	2	2	1180	300,000	325,000	325,000	275.42	1/15/2010	254.24	92.31	68
MARQUEE EN VILLE		2	3	2290	325,000	329,000	499,000	143.67	3/17/2010	141.92	98.78	204
MARQUEE EN VILLE		2	3	2280	325,000	329,000	329,000	144.30	4/26/2010	142.54	98.78	197
HARBOR HOUSE	Bay/Full	2	2	1269	310,000	330,000	330,000	260.05	4/15/2010	244.29	93.94	137
REGENCY HOUSE		2	2	1705	312,000	339,000	339,000	198.83	1/29/2010	182.99	92.04	62
RENAISSANCE	Bay/Full	2	1	1000	311,000	344,900	344,900	344.90	5/28/2010	311.00	90.17	231
HARBOR HOUSE WEST	Bay/Full	2	2	1396	349,000	349,000	489,000	250.00	5/18/2010	250.00	100.00	307
ONE WATERGATE	Bay/Part	2	2	1736	314,000	349,900	349,900	201.56	2/11/2010	180.88	89.74	45
ENCORE		2	2	1629	335,000	349,900	379,000	214.79	4/1/2010	205.65	95.74	176
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1555	321,500	350,000	449,000	225.08	5/12/2010	206.75	91.86	181
RIVO AT RINGLING	Bay/Part	2	2	1483	362,600	362,500	362,500	244.44	5/7/2010	244.50	100.03	684
ONE HUNDRED CENTRAL		2	2	1180	320,000	365,000	389,000	309.32	5/25/2010	271.19	87.67	71
PALM AVENUE VILLAS		2	2	1460	295,000	375,000	375,000	256.85	1/29/2010	202.05	78.67	585
ONE WATERGATE	Bay/Full	2	2	1577	375,000	375,000	395,000	237.79	4/20/2010	237.79	100.00	617
MARQUEE EN VILLE	Bay/Part	2	3	2525	360,000	379,000	499,000	150.10	2/16/2010	142.57	94.99	176
MARQUEE EN VILLE		2	3	2320	340,000	379,000	475,000	163.36	2/25/2010	146.55	89.71	117
PIER 550	Bay/Full	1	1	745	358,000	389,000	625,000	522.15	2/24/2010	480.54	92.03	742
CONDO ON THE BAY	Bay/Full	2	2	1555	350,000	389,000	445,000	250.16	2/15/2010	225.08	89.97	270
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1555	367,500	389,000	460,000	250.16	3/1/2010	236.33	94.47	121
RIVO AT RINGLING	Bay/Full	2	2	1483	380,000	390,000	424,750	262.98	4/22/2010	256.24	97.44	173
CONDO ON THE BAY TOWER I	Bay/Full	2	2	1555	305,900	390,000	390,000	250.80	1/26/2010	196.72	78.44	320

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HARBOR HOUSE WEST	Bay/Full	2	2	1396	340,000	395,000	415,000	282.95	2/4/2010	243.55	86.08	576
DOLPHIN TOWER	Bay/Full	2	2	1408	335,000	399,000	399,000	283.38	5/6/2010	237.93	83.96	34
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1555	390,000	399,000	399,000	256.59	2/25/2010	250.80	97.74	57
LAWRENCE POINTE II	Bay/Full	2	2	1724	390,000	399,900	534,500	231.96	6/3/2010	226.22	97.52	155
ALINARI	Bay/Full	2	2	1830	385,000	424,900	699,999	232.19	2/25/2010	210.38	90.61	176
SUNSET TOWERS	Bay/Part	2	2	1380	390,000	429,000	549,000	310.87	5/17/2010	282.61	90.91	135
CITRUS SQUARE		2	2	1183	424,000	445,000	545,000	376.16	5/4/2010	358.41	95.28	27
ROYAL ST ANDREW	Bay/Full	2	2	1252	398,000	450,000	599,000	359.42	1/22/2010	317.89	88.44	575
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1555	395,000	450,000	450,000	289.39	5/10/2010	254.02	87.78	63
1350 MAIN RESIDENTIAL		2	2	1336	438,500	475,000	484,000	355.54	2/10/2010	328.22	92.32	289
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1729	410,000	485,000	485,000	280.51	3/26/2010	237.13	84.54	22
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1729	440,000	485,000	485,000	280.51	3/31/2010	254.48	90.72	14
CONDO ON THE BAY TOWER I	Bay/Full	2	2	1729	450,000	495,000	495,000	286.29	3/9/2010	260.27	90.91	72
RIVO AT RINGLING	Bay/Full	3	2	1808	453,000	497,000	497,000	274.89	2/22/2010	250.55	91.15	271
HARBOR HOUSE SOUTH	Bay/Full	2	2	1388	459,500	499,000	499,000	359.51	4/9/2010	331.05	92.08	70
1350 MAIN	Bay/Part	1	1	1015	450,000	499,900	529,900	492.51	4/30/2010	443.35	90.02	469
ALINARI	Bay/Full	2	2	1323	477,500	510,000	510,000	385.49	4/7/2010	360.92	93.63	48
RENAISSANCE 1	Bay/Full	2	2	1395	520,000	520,000	670,000	372.76	5/27/2010	372.76	100.00	358
1350 MAIN RESIDENTIAL	Bay/Part	2	2	1336	495,000	529,700	529,700	396.48	4/15/2010	370.51	93.45	49
BAY PLAZA	Bay/Full	3	2	1923	500,000	540,000	750,000	280.81	5/10/2010	260.01	92.59	348
1350 MAIN	Bay/Part	2	2	1395	484,100	549,000	549,000	393.55	4/1/2010	347.03	88.18	32
EMBASSY HOUSE		2	2	1520	475,000	550,000	690,000	361.84	3/1/2010	312.50	86.36	169
CONDO ON THE BAY TOWER II		2	2	1729	442,500	550,000	550,000	318.10	1/21/2010	255.93	80.45	212
ALINARI	Bay/Full	2	2	1911	520,000	550,000	550,000	287.81	6/1/2010	272.11	94.55	148
CONDO ON THE BAY TOWER I	Gulf2Bay	2	2	1729	540,000	574,900	699,000	332.50	3/24/2010	312.32	93.93	395
BURNS COURT VILLAS		3	2	2013	560,000	595,000	625,000	295.58	3/26/2010	278.19	94.12	35
CONDO ON THE BAY TOWER II	Bay/Full	2	2	1555	450,000	595,000	579,900	382.64	2/26/2010	289.39	75.63	176
PLAZA AT FIVE POINTS RESIDEN		2	2	1595	619,000	599,000	599,000	375.55	2/26/2010	388.09	103.34	56
CONDO ON THE BAY TOWER II	Bay/Full	3	2	2315	575,000	599,900	695,500	259.14	3/3/2010	248.38	95.85	84
ONE WATERGATE	Bay/Full	2	2	1575	525,000	625,000	625,000	396.83	2/22/2010	333.33	84.00	117
ONE WATERGATE	Bay/Full	2	2	1577	540,000	650,000	799,000	412.18	2/5/2010	342.42	83.08	314
ONE WATERGATE	Gulf/Full	2	2	1577	610,000	675,000	675,000	428.03	4/13/2010	386.81	90.37	6
ONE HUNDRED CENTRAL		2	2	1707	611,500	675,000	695,000	395.43	3/8/2010	358.23	90.59	199

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BAY PLAZA	Bay/Full	3	2	2064	655,000	690,000	775,000	334.30	2/5/2010	317.35	94.93	129
LAWRENCE POINTE I	Bay/Full	2	2	1778	615,000	695,000	795,000	390.89	3/25/2010	345.89	88.49	213
BAY PLAZA	Bay/Full	3	2	1923	640,000	700,000	700,000	364.01	3/19/2010	332.81	91.43	33
1350 MAIN RESIDENTIAL		2	2	2232	600,000	725,000	725,000	324.82	4/28/2010	268.82	82.76	92
LIDO BEACH CLUB	Gulf/Part	2	2	1421	662,500	745,500	794,500	524.63	4/15/2010	466.22	88.87	419
1350 MAIN RESIDENTIAL		2	2	1725	700,000	775,000	775,000	449.28	2/22/2010	405.80	90.32	618
BURNS COURT VILLAS		3	2	2013	680,000	785,000	785,000	389.97	4/9/2010	337.80	86.62	756
ONE HUNDRED CENTRAL		2	2	1707	732,500	795,000	829,000	465.73	5/19/2010	429.12	92.14	67
HARBOR VIEW ON GOLDEN GATE	Bay/Full	2	2	1949	710,000	800,000	800,000	410.47	4/19/2010	364.29	88.75	77
GOLDEN BAY	Bay/Full	3	3	2130	730,000	850,000	925,000	399.06	3/15/2010	342.72	85.88	90
HARBOR HOUSE SOUTH	Bay/Full	3	3	2979	875,500	875,500	875,500	293.89	4/26/2010	293.89	100.00	432
GOLDEN BAY A CONDO	ICW	4	3	2130	750,000	895,000	1,025,000	420.19	3/31/2010	352.11	83.80	238
ONE HUNDRED CENTRAL	Gulf/Part	3	2	2173	895,000	947,000	1,075,000	435.80	5/14/2010	411.87	94.51	353
ONE HUNDRED CENTRAL	Bay/Full	3	2	2173	826,000	949,000	949,000	436.72	3/16/2010	380.12	87.04	88
BEAU CIEL CONDO	Bay/Full	2	2	2335	950,000	1,025,000	1,025,000	438.97	3/1/2010	406.85	92.68	198
SARABANDE	ICW	2	2	1836	1,095,000	1,195,000	1,195,000	650.87	3/11/2010	596.41	91.63	103
RITZ CARLTON RESIDENCES	Bay/Full	2	2	2234	1,050,000	1,250,000	1,495,000	559.53	3/18/2010	470.01	84.00	323
BEAU CIEL	Bay/Full	3	3	3100	1,300,000	1,497,000	1,497,000	482.90	5/21/2010	419.35	86.84	48
BEAU CIEL	Bay/Full	3	3	3100	1,325,000	1,499,000	1,795,000	483.55	5/10/2010	427.42	88.39	756
PLAZA AT FIVE POINTS RESIDEN	Bay/Full	3	2	2356	1,275,000	1,499,000	1,499,000	636.25	2/24/2010	541.17	85.06	96
RITZ CARLTON RESIDENCES	Bay/Full	2	2	2026	1,300,000	1,535,000	1,725,000	757.65	4/14/2010	641.66	84.69	615
HUDSON CROSSING	Bay/Part	3	3	2355	1,500,000	1,775,000	1,775,000	753.72	5/12/2010	636.94	84.51	88
BEAU CIEL	Bay/Full	3	3	4032	1,500,000	1,875,000	1,875,000	465.03	3/15/2010	372.02	80.00	70
MAJESTIC BAY	Bay/Full	3	3	3031	1,595,000	1,999,000	1,975,000	659.52	4/5/2010	526.23	79.79	83
LA BELLASARA	Bay/Full	4	4	3290	2,150,000	2,595,000	2,595,000	788.75	1/29/2010	653.50	82.85	15
LA BELLASARA		3	3	3384	2,200,000	2,595,000	2,595,000	766.84	2/9/2010	650.12	84.78	23
Ritz Carlton Tower Residences	Bay/Full	4	4	3751	2,325,000	2,850,000	3,300,000	759.80	4/22/2010	619.83	81.58	810
RITZ CARLTON TOWER RESIDEN	Bay/Part	4	4	4704	3,350,000	4,250,000	4,250,000	903.49	1/12/2010	712.16	78.82	0