

KEY BISCAYNE - ALL SINGLE FAMILY HOMES

"COMPARATIVE MARKET ANALYSIS (CMA)"

#	Description	Ave. SqFt LA	Ave. Listing Price	Ave. PRICE SqFt LA	Ave. Days on Market	Ave. Initial Listing Price	Average % Reduced
ACTIVE SALES							
18	ACTIVE FOR SALE Properties on the Water	5,478	\$ 10,251,053	\$ 1,697	274	\$ 10,854,737	-5.56%
94	ACTIVE FOR SALE Properties with no water access	2,792	\$ 2,169,179	\$ 809	263	\$ 2,294,107	-5.45%
112	TOTAL Active Sales as of: 23-Aug-07	4,135	\$ 6,210,116	\$ 1,253	272	\$ 6,574,422	-5.54%
COMPARABLES							
11	Comparables to 472 Warren Ln.	3,559	\$ 2,418,727	\$ 695	278	\$ 2,600,427	-6.99%
1	472 Warren Ln.	3,775	\$ 2,450,000	\$ 649	101	\$ 2,625,000	-6.67%
CLOSED SALES							
20	2005 Partial Closed Sales (limited info available)	3,821	\$ 2,922,075	\$ 797	139	\$ 3,101,850	-5.80%
42	2006 All Closed Sales	3,075	\$ 2,606,415	\$ 805	147	\$ 2,897,476	-10.05%
26	2007 Closed Sales as of: 23-Aug-07	2,732	\$ 2,029,193	\$ 767	218	\$ 2,297,299	-11.67%
1	472 Warren Ln.	3,775	\$ 2,450,000	\$ 649	101	\$ 2,625,000	-6.67%

COMMENTS:

(1) All percentage returns are not annualized. All averages are not weighted averages.

This information was obtained past or current offers made by buyers and counter offers made by the seller. EWM Realtors is not responsible for the accuracy of this information.



Active Listings - Single Family - Key Biscayne, FL 33149

#	Address	MLS#	Beds/ Baths	SF LA	Listing Price	Price SqFt LA	Most Recent PX Chng	Days on Market	Initial Listing Price	Percentage Reduced
ACTIVE FOR SALE Properties on the Water										
1	485 W Matheson Dr. (2fl/81)	M1169497	5/6	10,801	\$ 38,500,000	\$ 3,564.48		1	\$ 38,500,000	0.00%
2	451 N. Mashta Dr. (2fl/06)	M1161396	8/7/1	8,000	\$ 15,750,000	\$ 1,968.75	07/23/07	247	\$ 17,900,000	-12.01%
3	330 Harbor Dr. (2fl/96)	D1201541	8/8/1	8,604	\$ 12,900,000	\$ 1,499.30	06/18/07	819	\$ 14,900,000	-13.42%
4	510 S. Mashta Dr. (2fl/81)	D1118491	6/8	5,423	\$ 11,900,000	\$ 2,194.36	07/06/07	446	\$ 12,900,000	-7.75%
5	780 Harbor Dr. (2fl/00)	M1169429	5/6	8,954	\$ 11,300,000	\$ 1,262.01		2	\$ 11,300,000	0.00%
5	766 Harbor Dr. (2fl/05)	D1190976	6/7/1	9,848	\$ 10,900,000	\$ 1,106.82	06/13/07	114	\$ 11,900,000	-8.40%
6	270 Harbor Dr. (2fl/74)	D1112953	4/3/1	4,590	\$ 10,800,000	\$ 2,352.94	07/06/07	471	\$ 11,400,000	-5.26%
7	550 Harbor Dr. (2fl/03)	M1169481	5/5	6,385	\$ 10,400,000	\$ 1,628.82		471	\$ 10,400,000	0.00%
8	490 S. Mashta Dr. (2fl/91)	D1118770	5/4/5	6,369	\$ 9,500,000	\$ 1,491.60	06/05/06	575	\$ 10,500,000	-9.52%
9	211 Cape Florida Dr. (2fl/90)	D1205842	6/4/2	5,865	\$ 8,500,000	\$ 1,449.28		45	\$ 8,500,000	0.00%
10	640 Sunset Cr. (2fl/65)	M1169502	4/3	4,234	\$ 8,300,000	\$ 1,960.32		2	\$ 8,300,000	0.00%
11	431 N. Mashta Dr. (1fl/65)	D1156910	3/3/1	4,300	\$ 7,900,000	\$ 1,837.21	07/30/07	268	\$ 8,800,000	-10.23%
12	470 W Matheson Dr. (2fl/59)	M1087414	5/5/1	5,200	\$ 7,780,000	\$ 1,496.15	02/28/07	339	\$ 8,500,000	-8.47%
13	1051 Mariner Dr. (1fl/70)	D1139905	4/3/1	2,880	\$ 6,850,000	\$ 2,378.47		346	\$ 6,850,000	0.00%
14	230 Knollwood Dr. (1fl/66)	D1157250	5/4	4,603	\$ 5,600,000	\$ 1,216.60	01/22/07	267	\$ 5,900,000	-5.08%
15	850 Harbor Dr. (1fl/06)	M1060294	empty lot	0	\$ 5,500,000	\$ -	04/19/07	464	\$ 6,500,000	-15.38%
16	530 Harbor Dr. (1fl/57)	M1169449	4/3	2,015	\$ 4,300,000	\$ 2,134.00		2	\$ 4,300,000	0.00%
17	150 Island Dr. (1fl/62)	D1178249	5/4	3,206	\$ 4,100,000	\$ 1,278.85	04/16/07	366	\$ 4,295,000	-4.54%
18	130 Island Dr. (1fl/67)	D1165521	4/3	2,811	\$ 3,990,000	\$ 1,419.42	03/15/07	503	\$ 4,595,000	-13.17%
			<i>Average</i>	5,478	\$ 10,251,053	\$ 1,696.81		274	\$ 10,854,737	-5.56%
ACTIVE FOR SALE Properties with no water access										
1	431 Island Dr. (2fl/78)	D1177284	4/3	3,237	\$ 4,950,000	\$ 1,529.19	07/06/07	174	\$ 5,395,000	-8.25%
2	25 Grand Bay State Cr. (1fl/0)	M1107044	6/6	4,101	\$ 4,100,000	\$ 999.76		253	\$ 4,100,000	0.00%
3	34 E. Grand Bay Cr. (2fl/00)	M116055	7/7/1	4,590	\$ 3,949,000	\$ 860.35	08/09/07	563	\$ 3,999,000	-1.25%
4	175 Harbor Dr. (2fl/07)	D1207025	5/5	4,075	\$ 3,500,000	\$ 858.90	08/21/07	41	\$ 3,700,000	-5.41%
5	30 E Grand Bay Cr. (2fl/99)	M1168947	6/6/1	3,893	\$ 3,500,000	\$ 899.05		2	\$ 3,500,000	0.00%
6	685 Harbor Dr. (3fl/05)	D1212850	5/6	4,487	\$ 3,475,000	\$ 774.46		15	\$ 3,475,000	0.00%
7	305 Harbor Dr. (3fl/95)	D1183086	6/6	6,185	\$ 3,390,000	\$ 548.10	03/28/07	770	\$ 3,550,000	-4.51%
8	18 E Grand Bay Cr. (2fl/99)	D1216142	6/6/1	3,868	\$ 3,350,000	\$ 866.08		2	\$ 3,350,000	0.00%
9	573 Satinwood Dr. (2fl/06)	D1164441	6/6	4,000	\$ 3,295,000	\$ 823.75	01/09/07	588	\$ 3,450,000	-4.49%
10	693 Harbor Ln. (2fl/07)	D1176314	4/4/1	3,462	\$ 3,200,000	\$ 924.32		177	\$ 3,200,000	0.00%
11	690 Harbor Ln. (2fl/07)	D1176645	3/4/1	3,621	\$ 3,200,000	\$ 883.73		176	\$ 3,200,000	0.00%
12	851 Harbor Dr. (1fl/64)	D1199596	3/3	2,783	\$ 3,200,000	\$ 1,149.84		76	\$ 3,200,000	0.00%

#	Address	MLS#	Beds/ Baths	SF LA	Listing Price	Price SqFt LA	Most Recent PX Chng	Days on Market	Initial Listing Price	Percentage Reduced
Cont. ACTIVE FOR SALE Properties with no water access										
13	748 Glenridge Rd. (2fl/07)	M1155033	4/5	5,300	\$ 3,199,000	\$ 603.58		59	\$ 3,199,000	0.00%
14	570 Hampton Ln. (2fl/07)	M1157792	5/4	3,500	\$ 3,199,000	\$ 914.00	07/17/07	182	\$ 3,400,000	-5.91%
15	251 Harbor Dr.	M1169459	5/3	3,850	\$ 3,100,000	\$ 805.19		1	\$ 3,100,000	0.00%
16	420 Palmwood Ln.(2fl/03)	M1131654	5/5/1	3,542	\$ 3,100,000	\$ 875.21		153	\$ 3,100,000	0.00%
17	462 Ridgewood Dr. (2fl/07)	D1177031	6/6/1	4,310	\$ 3,050,000	\$ 707.66	03/15/07	175	\$ 3,175,000	-3.94%
18	675 Harbor Dr. (2fl/52)	D1178405	6/4	3,684	\$ 2,999,000	\$ 814.06		169	\$ 2,999,000	0.00%
19	325 Gulf Rd. (1fl/55)	D1178756	4/4	3,310	\$ 2,999,000	\$ 906.04		205	\$ 2,999,000	0.00%
20	301 Ridgewood Rd. (2fl/08)	D1181412	6/6/1	3,551	\$ 2,950,000	\$ 830.75		156	\$ 2,950,000	0.00%
21	255 Buttomwood Dr. (2fl/01)	M1169472	5/5	3,972	\$ 2,900,000	\$ 730.11		1	\$ 2,900,000	0.00%
22	432 Warren Ln. (2fl/07)	D1202653	4/5/1	3,500	\$ 2,895,000	\$ 827.14		62	\$ 2,895,000	0.00%
23	442 Ridgewood Rd. (2fl/07)	D1174724	5/5.5	3,516	\$ 2,890,000	\$ 821.96	03/15/07	619	\$ 3,100,000	-6.77%
24	131 Island Dr. (1fl/90)	D1215859	5/4/1	4,207	\$ 2,850,000	\$ 677.44		2	\$ 2,850,000	0.00%
25	670 Warren Ln. (2fl/08)	D1176205	6/6/1	3,551	\$ 2,850,000	\$ 802.59	03/15/07	175	\$ 3,150,000	-9.52%
26	797 Glenridge Rd. (2fl/00)	M1134550	5/4/1	3,900	\$ 2,750,000	\$ 705.13	07/13/07	141	\$ 2,950,000	-6.78%
27	265 W Heather Dr. (2fl/04)	M1121749	6/5.5	3,476	\$ 2,549,000	\$ 733.31	07/16/07	311	\$ 2,790,000	-8.64%
28	81 Island Dr. (2fl/72)	D1139487	5/5	5,693	\$ 2,500,000	\$ 439.14	09/08/06	350	\$ 2,500,000	0.00%
29	335 Hampton Ln. (2fl/94)	D1212562	5/4/1	3,003	\$ 2,499,000	\$ 832.17	08/13/07	721	\$ 2,460,000	1.59%
30	10 coconut Ln. (3fl+/99)	D1203258	5/6	3,953	\$ 2,499,000	\$ 632.18	06/26/07	458	\$ 2,995,000	-16.56%
31	445 Warren Ln. (2fl/04)	M1124352	5/4	3,763	\$ 2,499,000	\$ 664.10	07/26/07	190	\$ 2,999,000	-16.67%
32	531 S. Mashta Dr. (1fl/60)	D12144104	4/3	2,612	\$ 2,490,000	\$ 953.29	08/14/07	198	\$ 2,495,700	-0.23%
33	545 Allendale Rd. (2fl/95)	M1160907	5/3	3,797	\$ 2,475,000	\$ 651.83		35	\$ 2,475,000	0.00%
34	472 Warren Ln. (2fl/90)	D1193828	4/5	3,775	\$ 2,450,000	\$ 649.01	06/20/07	101	\$ 2,625,000	-6.67%
35	1 Coconut Ln. (2fl/98)	M1162797	5/6	3,953	\$ 2,399,000	\$ 606.88		27	\$ 2,450,000	-2.08%
36	305 Harbor Ct.(1fl/64)	D1071310	4/4	3,409	\$ 2,395,000	\$ 702.55	05/08/06	697	\$ 2,495,000	-4.01%
37	301 Woodcrest Rd (2fl/94)	M1094740	6/5	3,976	\$ 2,300,000	\$ 578.47	05/16/07	310	\$ 2,350,000	-2.13%
38	299 Harbor Dr. (2fl/67)	D1181141	5/3/2	4,093	\$ 2,300,000	\$ 561.94	05/29/07	157	\$ 2,790,000	-17.56%
39	730 N Mashta Dr. (1fl/59)	M1128029	4/3	2,818	\$ 2,299,999	\$ 816.18	07/06/07	167	\$ 2,469,999	-6.88%
40	515 Bay Ln. (1fl/52)	M1025325	3/3	1,720	\$ 2,200,000	\$ 1,279.07	07/18/07	645	\$ 2,700,000	-18.52%
41	340 Pacific Rd. (1fl/51)	M1068107	7/6/1	2,668	\$ 2,199,000	\$ 824.21	08/28/06	428	\$ 2,399,000	-8.34%
42	280 Ridgewood Dr (2fl/99)	M1151345	5/4/1	3,913	\$ 2,195,000	\$ 560.95	08/20/07	141	\$ 2,375,000	-7.58%
43	301 Pacific Rd. (1fl/53)	D1191214	3/3	2,727	\$ 2,150,000	\$ 788.41		428	\$ 2,150,000	0.00%
44	365 Caribbean Rd. (1fl/53)	M1160076	5/3	2,058	\$ 2,100,000	\$ 1,020.41		37	\$ 2,100,000	0.00%
45	741 Harbour Dr. (1fl/53)	D1153787	3/1	1,451	\$ 1,990,000	\$ 1,371.47	06/13/07	286	\$ 2,200,000	-9.55%
46	301 Caribbean Rd. (1fl/53)	D1089458	4/3	1,871	\$ 1,975,000	\$ 1,055.59	10/12/06	580	\$ 2,350,000	-15.96%
47	485 Woodcrest Dr. (2fl/02)	D1187055	5/4	2,800	\$ 1,950,000	\$ 696.43		130	\$ 1,950,000	0.00%
48	512 Fernwood Rd. (2fl/07)	D1174840	4/3	2,038	\$ 1,949,000	\$ 956.33		184	\$ 1,949,000	0.00%
49	365 Pacific Rd. (1fl/51)	D1153602	3/2	1,926	\$ 1,899,999	\$ 986.50	06/20/07	287	\$ 2,300,000	-17.39%
50	360 Caribbean Rd. (1fl/53)	D1203097	4/3	2,010	\$ 1,895,000	\$ 942.79	06/25/07	541	\$ 2,700,000	-29.81%
51	335 Caribbean Rd. (1fl/53)	D1178711	4/4	2,241	\$ 1,890,000	\$ 843.37	04/24/07	168	\$ 1,975,000	-4.30%
52	120 Butonwood Dr. (1fl/52)	M1114704	3/3	2,412	\$ 1,875,000	\$ 777.36	04/20/07	387	\$ 1,975,000	-5.06%
53	464 Fernwood Rd. (2fl/07)	D1206643	4/3	2,056	\$ 1,850,000	\$ 899.81		42	\$ 1,850,000	0.00%

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Cont. ACTIVE FOR SALE Properties with no water access										
55	340 Woodcrest Dr. (1fl/99)	D1202002	5/4	2,798	\$ 1,795,000	\$ 641.53	06/20/07	295	\$ 2,195,000	-18.22%
56	592 Fernwood Rd. (3fl+/05)	D1214540	3/2/1	1,700	\$ 1,790,000	\$ 1,052.94		42	\$ 1,790,000	0.00%
57	573 Hamptn Ln. (1fl/89)	M1152766	4/3/1	2,713	\$ 1,785,000	\$ 657.94		69	\$ 1,785,000	0.00%
58	250 Ridgewood (1fl/43)	M1169488	3/2	2,781	\$ 1,775,000	\$ 638.26		1	\$ 1,775,000	0.00%
59	160 Butonwood Dr (1fl/85)	D1144944	4/4.5	2,924	\$ 1,725,000	\$ 589.95	06/08/07	324	\$ 1,935,000	-10.85%
60	668 Fernwood Rd #2 (2fl/05)	D1153221	4/3	1,768	\$ 1,700,000	\$ 961.54		324	\$ 1,700,000	0.00%
61	310 W Palmwood Ln.(1fl/93)	D1115559	5/4	2,575	\$ 1,700,000	\$ 660.19	07/06/07	703	\$ 2,130,000	-20.19%
62	796 Glenridge Rd. (1fl/51)	M1140926	4/3	2,557	\$ 1,699,000	\$ 664.45	04/30/07	948	\$ 1,449,000	17.25%
63	422 Warren Ln. (1fl/50)	D1079149	4/3	2,262	\$ 1,695,000	\$ 749.34	04/17/06	694	\$ 1,750,000	-3.14%
64	545 Glenridge Rd. (1fl/51)	D1176188	3/1	1,094	\$ 1,690,000	\$ 1,544.79	02/26/07	534	\$ 1,645,000	2.74%
65	515 Allendale Rd. (2fl/50)	D1196542	4/3	2,567	\$ 1,647,000	\$ 641.60		90	\$ 1,647,000	0.00%
66	359 Woodcrest Rd. 1fl/53)	F836713	3/1	1,209	\$ 1,600,000	\$ 1,323.41	06/21/07	95	\$ 1,800,000	-11.11%
67	584 Fernwood Rd #584 (2fl/0)	D1207371	4/3	1,988	\$ 1,599,000	\$ 804.33		38	\$ 1,599,000	0.00%
68	482 Warren Ln. (1fl/90)	M1149857	5/4	1,467	\$ 1,560,000	\$ 1,063.39	06/05/07	799	\$ 1,695,000	-7.96%
69	475 Woodcrest Rd. 1fl/51)	D1209185	4/2	1,998	\$ 1,550,000	\$ 775.78		31	\$ 1,550,000	0.00%
70	385 W Heather Dr (1fl)	D1159306	5/4	2,703	\$ 1,530,000	\$ 566.04	07/24/07	258	\$ 1,750,000	-12.57%
71	544 Hamptn Ln. (1fl/51)	M1124299	4/3	2,165	\$ 1,499,000	\$ 692.38	06/15/07	330	\$ 1,790,000	-16.26%
72	690 Woodcrest Rd. 1fl/51)	M1128755	3/1/1	1,847	\$ 1,499,000	\$ 811.59	06/03/07	248	\$ 1,525,000	-1.70%
73	145 Woodcrest Ln. (1fl/53)	D1153966	3/2	1,267	\$ 1,499,000	\$ 1,183.11		285	\$ 1,499,000	0.00%
74	677 Hamptn Ln. (1fl/51)	M1167438	4/3	2,472	\$ 1,495,000	\$ 604.77		330	\$ 1,495,000	0.00%
75	355 Harbor Ct. (vacant lot)	M1121423	4/5/1	2,703	\$ 1,495,000	\$ 553.09	02/12/07	416	\$ 1,600,000	-6.56%
76	151 Buttonwood Dr. (1fl/54)	D1123753	4/4	2,131	\$ 1,480,000	\$ 694.51	01/12/07	422	\$ 1,589,500	-6.89%
77	795 Fernwood Rd. (1fl/50)	F827127	3/2	1,621	\$ 1,435,000	\$ 885.26	07/22/07	131	\$ 1,650,000	-13.03%
78	340 W Heather Dr. (1fl/54)	D1205383	5/4	2,394	\$ 1,399,000	\$ 584.38	07/06/07	631	\$ 1,925,000	-27.32%
79	749 Woodcrest Rd. 2fl/51)	M1145190	4/3	2,800	\$ 1,395,000	\$ 498.21	07/23/07	99	\$ 1,499,000	-6.94%
80	650 Allendale Rd. (1fl/51)	M1151308	4/2	2,047	\$ 1,375,000	\$ 671.71		443	\$ 1,375,000	0.00%
81	240 Fernwood Rd. (T-2fl/53)	D1167400	3/2	1,830	\$ 1,350,000	\$ 737.70	01/20/07	399	\$ 1,700,000	-20.59%
82	360 Heather Ln. (1fl/57)	M1129797	3/2	2,127	\$ 1,350,000	\$ 634.70	07/16/07	160	\$ 1,499,000	-9.94%
83	360 Ridgewood Rd. (1fl/53)	D1203305	4/2	1,702	\$ 1,350,000	\$ 793.18	07/25/07	58	\$ 1,465,000	-7.85%
84	221 Greenwood Dr. (1fl/54)	M1151807	3/3	1,574	\$ 1,349,000	\$ 857.05	08/14/07	568	\$ 1,750,000	-22.91%
85	315 Harbor Dr. (1fl/56)	D1210917	2/2	1,710	\$ 1,345,000	\$ 786.55		23	\$ 1,345,000	0.00%
86	345 Ridgewood Rd. (1fl/53)	D1209511	4/3	2,138	\$ 1,325,000	\$ 619.74	07/25/07	261	\$ 1,475,000	-10.17%
87	641 Hampton Ln. (1fl/51)	D1143932	3/1/1	1,463	\$ 1,290,000	\$ 881.75		650	\$ 1,400,000	-7.86%
88	341 Beachwood Dr. (1fl/52)	M1154964	3/1	1,542	\$ 1,248,000	\$ 809.34		59	\$ 1,248,000	0.00%
89	605 Glenridge Rd. (1fl/51)	D1168220	3/1/1	1,641	\$ 1,235,000	\$ 752.59	03/21/07	426	\$ 1,248,000	-1.04%
90	345 W End Dr. (1fl/51)	M1162263	4/3	1,580	\$ 1,225,000	\$ 775.32		28	\$ 1,225,000	0.00%
91	560 Ridgewood Rd. (1fl/50)	M1149510	4/1	1,260	\$ 1,210,000	\$ 960.32		80	\$ 1,210,000	0.00%
92	676 Fernwood Rd #1	D1154110	4/3	2,062	\$ 1,200,000	\$ 581.96	07/09/07	283	\$ 1,490,000	-19.46%
93	482 Ridgewood Rd. (1fl/51)	D1117194	3/2	1,595	\$ 1,199,000	\$ 751.72	07/09/07	451	\$ 1,450,000	-17.31%
94	275 W Mashta Dr. (1fl/51)	D1191976	4/2	1,786	\$ 1,198,000	\$ 670.77	07/25/07	451	\$ 1,249,000	-4.08%

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95	80 W Mashta Dr. (1fl/51)	M1125472	3/1	1,151	\$ 1,099,000	\$ 954.82	06/18/07	176	\$ 1,215,000	-9.55%
96	370 Ridgewood Rd. (1fl/54)	D1214732	3/2	1,322	\$ 1,075,000	\$ 813.16		7	\$ 1,075,000	0.00%
<i>average for above listed properties</i>				2,792	\$ 2,169,179	\$ 809.02		263	\$ 2,294,107	-5.45%

Closed Sales - Single Family - Key Biscayne, FL 33149

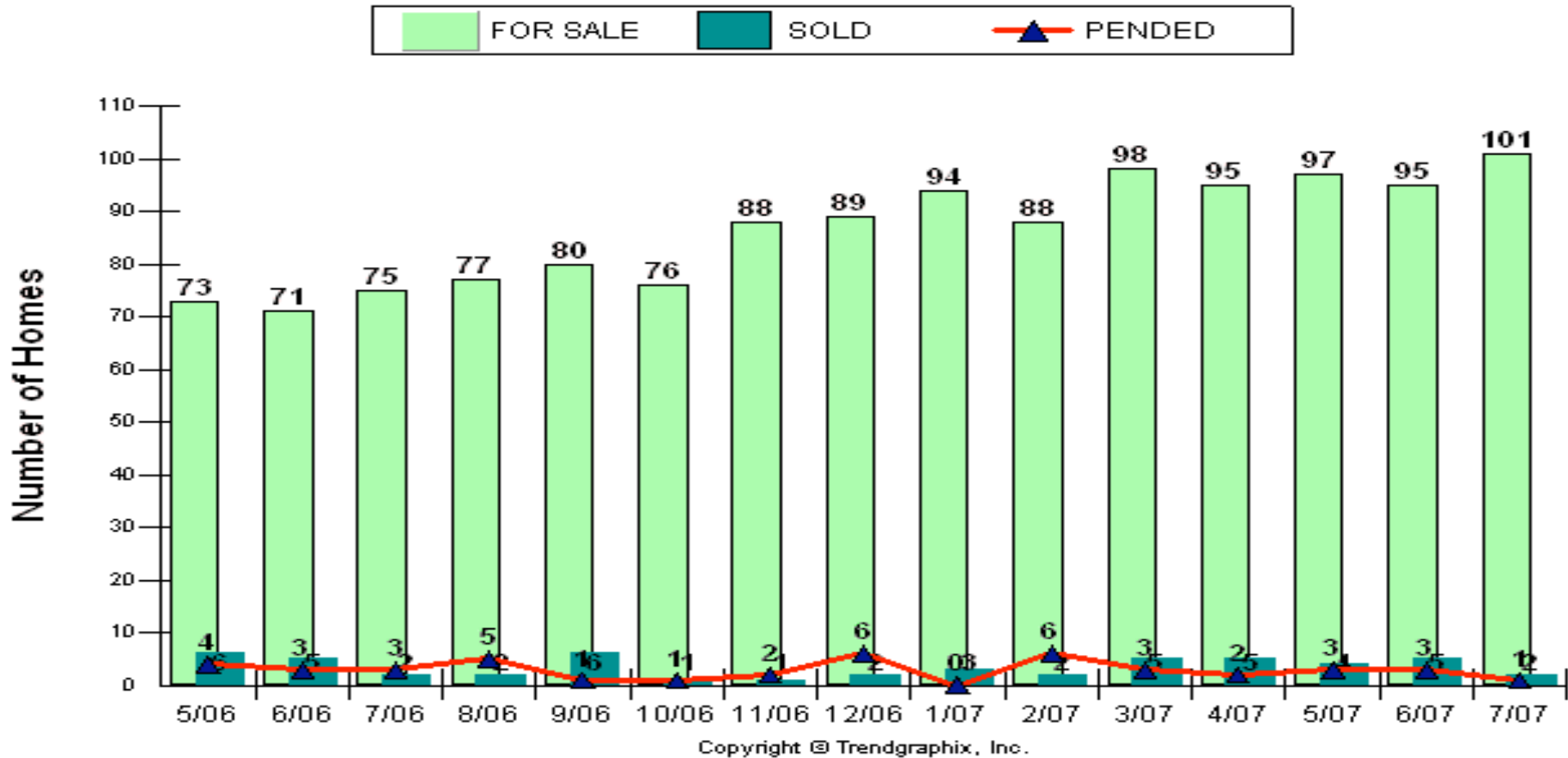
2005 PARTIAL CLOSED SALES

1	6 Turtle Wk. (2fl/98)	D1005932	5/6	3,953	\$ 1,690,000	\$ 427.52	03/02/05	782	\$ 1,650,000	2.42%
2	642 Hampton Ln (1fl/50)	F607848	3/2/1	1,546	\$ 950,000	\$ 614.49	03/03/05	166	\$ 1,190,000	-20.17%
3	24 E Grand Bay Cr (2fl/99)	D1091877	5/5/1	4,115	\$ 2,095,000	\$ 678.49	03/09/05	113	\$ 2,195,000	-4.56%
4	761 Woddcrest Rd. (1fl/51)	D1038244	4/2	2,284	\$ 1,300,000	\$ 591.07	6/20/05	182	\$ 1,349,000	-3.63%
5	724 Ridgewood Rd. (1fl/51)	M987092	4/3	2,268	\$ 1,600,000	\$ 718.23	06/30/05	128	\$ 1,699,000	-5.83%
6	330 Harbor Ct. (1fl/57)	D1038934	3/2/1	1,987	\$ 1,425,000	\$ 717.16	08/30/05	200	\$ 1,475,000	-3.39%
7	482 Ridgewood Rd. (1fl/51)	M1002705	3/2	1,595	\$ 1,390,000	\$ 871.47	08/31/05	79	\$ 1,399,000	-0.64%
8	500 S Mashta Dr. (1fl/59)	D1035204	2/3	2,979	\$ 7,000,000	\$ 2,349.78	09/07/05	236	\$ 7,000,000	0.00%
9	540 N Mashta Dr. (1fl/62)	M1006884	4/5	3,207	\$ 2,050,000	\$ 639.23	09/15/05	64	\$ 2,200,000	-6.82%
10	330 W End Dr. (1fl/51)	M1001973	3/2	1,921	\$ 1,450,000	\$ 754.82	09/19/05	103	\$ 1,550,000	-6.45%
11	740 S Mashta Dr. (2fl/95)	M951629	5/6/1	6,503	\$ 6,350,000	\$ 976.47	09/30/05	527	\$ 6,700,000	-5.22%
12	265 W Heather Dr. (1fl/04)	M1009628	6/5/1	3,476	\$ 2,380,000	\$ 684.70	10/04/05	167	\$ 2,380,000	0.00%
13	130 Knollwood Dr. (1fl/67)	M988677	3/3	2,776	\$ 3,600,000	\$ 1,296.83	10/11/05	98	\$ 3,750,000	-4.00%
14	131 Island Dr. (1fl/90)	D1054343	5/4/1	4,207	\$ 2,660,000	\$ 632.28	10/20/05	139	\$ 2,895,000	-8.12%
15	3 Coconut Ln. (2fl/98)	M1002895	5/6	3,953	\$ 2,387,500	\$ 603.97	11/08/05	147	\$ 2,500,000	-4.50%
16	365 Westwood Dr. (2fl/52)	D1069366	5/3	3,600	\$ 1,750,000	\$ 486.11	11/05/05	54	\$ 1,750,000	0.00%
17	642 Hampton Ln (1fl/50)	D1060723	3/2/1	1,546	\$ 1,449,000	\$ 937.26	11/16/05	245	\$ 1,325,000	9.36%
18	687 Woodcrest Rd. (1fl/93)	M999751	4/3	2,499	\$ 1,675,000	\$ 670.27	11/18/05	179	\$ 1,780,000	-5.90%
19	280 Ridgewood Rd. (2fl/99)	M1013749	5/4/1	3,913	\$ 2,240,000	\$ 572.45	11/21/05	83	\$ 2,250,000	-0.44%
20	260 Cape Florida Dr. (2fl/04)	D1050871	9/8/2	18,091	\$ 13,000,000	\$ 718.59	12/05/05	209	\$ 15,000,000	-13.33%
<i>average for above listed properties</i>				3,821	\$ 2,922,075	\$ 797.06		222	\$ 3,101,850	-5.80%

#	2006 ALL CLOSED SALES		Beds/ Baths	SqFt LA	Sold Price	Sold Price SqFt LA	Closing Date	Days on Market	Initial Listing Price	Percentage Reduced
1	465 Warren Ln. (3+FL/94)	D1060028	5/4	3,470	\$ 2,257,675	\$ 650.63	01/04/06	175	\$ 2,395,000	-5.73%
2	350 Redwood Ln. (1fl/54)	D1073894	3/2	1,991	\$ 1,430,000	\$ 718.23	01/20/06	102	\$ 1,525,000	-6.23%
3	165 Buttomwood Dr. (1fl/54)	D1082087	4/2	1,800	\$ 1,375,000	\$ 763.89	02/17/06	73	\$ 1,439,000	-4.45%
4	1 Coconut Ln. (2fl/98)	D1072883	5/6	3,953	\$ 2,050,000	\$ 518.59	02/21/06	224	\$ 2,450,000	-16.33%
5	350 Harbor Ln. (1fl/06)	D1086238	5/6	3,400	\$ 2,500,000	\$ 735.29	03/15/06	69	\$ 2,600,000	-3.85%
6	620N. Mashta Dr. (1fl/59)	D1087876	4/4	2,833	\$ 2,200,000	\$ 776.56	03/18/06	126	\$ 2,299,000	-4.31%
7	335 W Enid Dr. (1fl/50)	D1094017	4/3	1,831	\$ 1,350,000	\$ 737.30	03/21/06	166	\$ 1,599,000	-15.57%
8	571 S. Mashta (1fl/64)	M1024447	4/3	3,136	\$ 2,160,000	\$ 688.78	03/23/06	132	\$ 2,490,000	-13.25%
9	299 W Mashta Dr. (1fl/51)	M1028167	5/5	3,283	\$ 2,156,000	\$ 656.72	03/25/06	110	\$ 2,300,000	-6.26%
10	526 Satinwood Dr. (1fl/53)	M1033501	3/3	2,123	\$ 1,600,000	\$ 753.65	03/27/06	76	\$ 1,790,000	-10.61%
11	10 Cape Florida Dr. (3+fl/79)	D1073689	4/6	6,792	\$ 6,400,000	\$ 942.29	03/29/06	173	\$ 6,500,000	-1.54%
12	345 Atlantic Rd (2fl/05)	D1078666	5/5/1	5,418	\$ 3,250,000	\$ 599.85	03/30/06	136	\$ 3,750,000	-13.33%
13	541 S Mashta Dr. 1fl/62)	D1080300	5/5	3,294	\$ 2,159,000	\$ 655.43	04/03/06	131	\$ 2,375,000	-9.09%
14	375 Harbor Ct. (1fl/56)	M1019352	4/3/1	2,505	\$ 1,561,700	\$ 623.43	04/11/06	188	\$ 1,995,000	-21.72%
15	890 Harbor Dr. (2fl/82)	D1074419	6/7/1	7,816	\$ 10,500,000	\$ 1,343.40	04/27/06	197	\$ 12,000,000	-12.50%
16	401 Woodcrest Rd. (1fl/51)	M1037385	4/2	1,780	\$ 1,400,000	\$ 786.52	04/28/06	91	\$ 1,649,000	-15.10%
17	255 Hampton Ln. (1fl/53)	M1044808	3/1	1,696	\$ 1,325,000	\$ 781.25	05/01/06	60	\$ 1,349,000	-1.78%
18	7 Harbor Point (1fl/56)	M1048320	3/3	2,522	\$ 9,000,000	\$ 3,568.60	05/03/06	44	\$ 9,500,000	-5.26%
19	6 Turtle Wk. (2fl/98)	D1063087	5/6	3,953	\$ 2,300,000	\$ 581.84	05/04/06	275	\$ 2,600,000	-11.54%
20	510 S Mashta Dr. (2fl/81)	M1032334	6/8	5,423	\$ 8,350,000	\$ 1,539.74	05/09/06	125	\$ 9,750,000	-14.36%
21	24 E Grand Bay Cr (2fl/99)	D1091877	5/5/1	4,115	\$ 2,792,000	\$ 678.49	05/15/06	103	\$ 2,900,000	-3.72%
22	335 Cypress Dr. (1fl/61)	M1027540	5/2/1	2,391	\$ 1,700,000	\$ 711.00	05/18/06	176	\$ 1,849,000	-8.06%
23	135 Woodcrest Ln. (1fl/53)	D1071303	3/2	1,237	\$ 1,310,094	\$ 718.23	06/07/06	255	\$ 1,550,000	-15.48%
24	784 Ridgewood Rd. (1fl/51)	M1015033	4/2	1,729	\$ 1,280,000	\$ 718.23	06/12/06	277	\$ 1,495,000	-14.38%
25	580 Fernwood Rd. (2fl/05)	D1054951	4/3	2,000	\$ 1,550,000	\$ 718.23	06/22/06	483	\$ 1,299,000	19.32%
26	250 Ridgewood Rd. (1fl/53)	D1095350	3/2	2,781	\$ 1,343,450	\$ 718.23	06/27/06	131	\$ 1,750,000	-23.23%
27	175 Harbor Dr (1fl/65)	D1087983	4/3	2,522	\$ 1,599,500	\$ 634.22	06/28/06	166	\$ 1,890,000	-15.37%
28	355 Harbor Ct. (1fl/56)	D1093042	3/1	1,631	\$ 1,300,000	\$ 718.23	06/30/06	144	\$ 1,450,000	-10.34%
29	799 Allendale Rd. (2fl/95)	D1114893	5/5	3,975	\$ 2,675,000	\$ 718.23	07/10/06	54	\$ 2,850,000	-6.14%
30	710 Glendridge Rd. (2fl/96)	M1050336	5/4/1	3,813	\$ 2,200,000	\$ 718.23	07/28/06	121	\$ 2,380,000	-7.56%
31	730 Harbor Dr. (2fl/67)	M1049271	6/6	6,676	\$ 8,800,000	\$ 718.23	08/09/06	138	\$ 9,200,000	-4.35%
32	724 Ridgewood Rd. (1fl/51)	D1098075	4/3	2,268	\$ 1,590,000	\$ 718.23	08/25/06	359	\$ 1,850,000	-14.05%
33	798 Ridgewood Rd. (2fl/05)	D1079845	5/6	4,200	\$ 3,000,000	\$ 718.23	09/06/06	289	\$ 3,300,000	-9.09%
34	345 Ridgewood Rd (1fl/53)	D1136988	4/3	2,138	\$ 1,350,000	\$ 631.43	09/11/06	269	\$ 1,399,000	-3.50%
35	761 Glenridge Rd. (1fl/50)	D1132539	3/2	1,726	\$ 1,150,000	\$ 666.28	09/11/06	210	\$ 1,495,000	-23.08%
36	798 Fernwood Rd. (2fl/50)	D1106194	4/2	2,328	\$ 1,250,000	\$ 536.94	09/15/06	162	\$ 1,550,000	-19.35%
37	137 Harbor Dr (2fl/99)	M1069923	4/5	4,111	\$ 2,175,000	\$ 529.07	9/22/06	84	\$ 2,279,000	-4.56%
38	544 Allendale Rd. (1fl/52)	M1023480	3/2	1,877	\$ 1,150,000	\$ 718.23	09/22/06	322	\$ 1,589,000	-27.63%
39	545 Glenridge Rd. (1fl/51)	D1139889	3/1	1,094	\$ 1,160,000	\$ 1,060.33	10/17/06	224	\$ 1,645,000	-29.48%
40	485 Ridgewood Rd. (1fl/51)	M1059117	4/2	1,631	\$ 1,150,000	\$ 705.09	11/29/06	383	\$ 1,365,000	-15.75%
41	230 Hampton Ln (2fl)	D1117674	5/6	3,904	\$ 2,380,000	\$ 609.63	12/6/06	33	\$ 2,659,000	-10.49%
42	665 Allendale Rd. (1fl/53)	D1125164	4/3	1,969	\$ 1,240,000	\$ 718.23	12/22/06	170	\$ 1,595,000	-22.26%
average for above listed properties				3,075	\$ 2,606,415	\$ 804.84		122	\$ 2,897,476	-10.05%

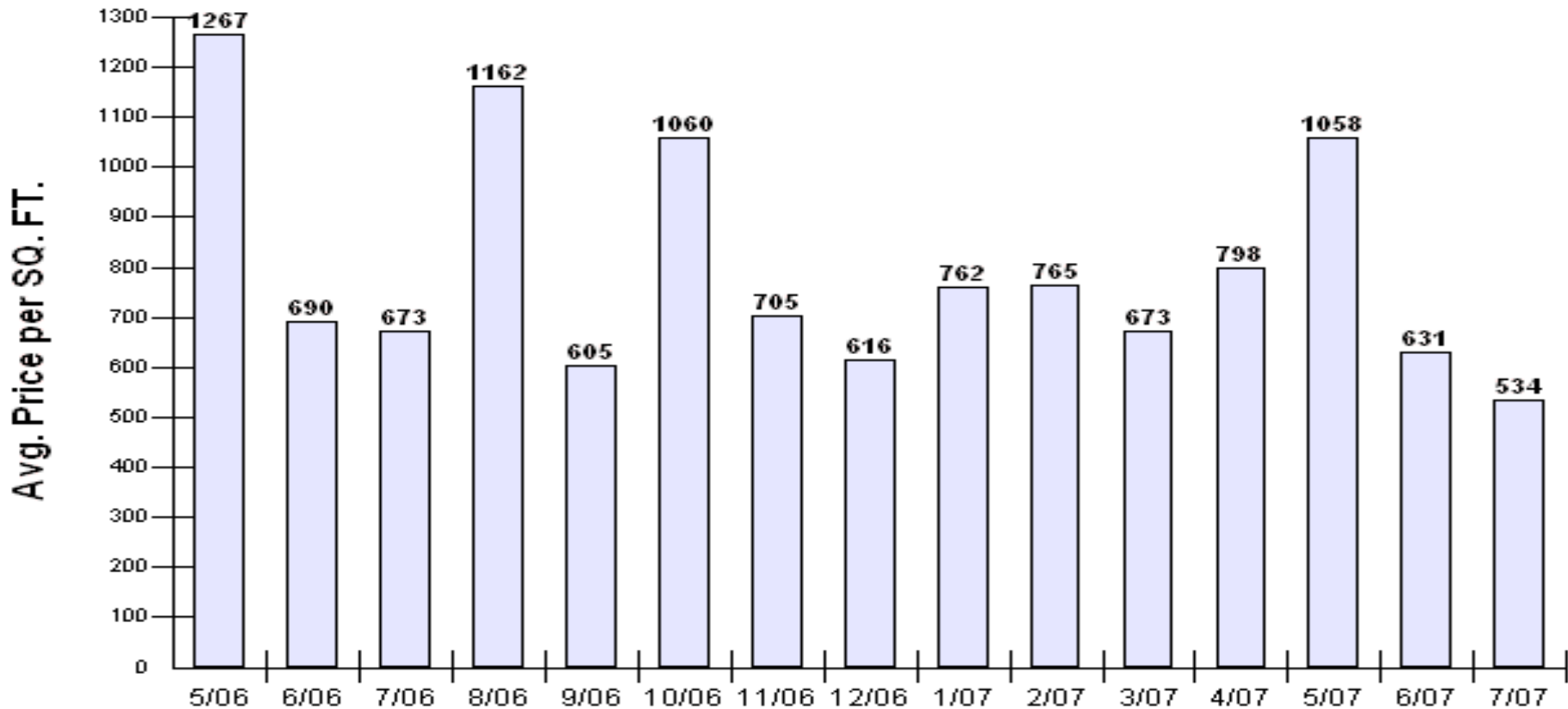
#	2007 YTD CLOSED SALES		Beds/ Baths	SqFt LA	Sold Price	Sold Price SqFt LA	Closing Date	Days on Market	Initial Listing Price	Percentage Reduced
	Address	MLS#								
1	301 Atlantic Rd. (1-2dup/53)	D1113896	3/2/1	1,762	\$ 1,750,000	\$ 993.19	01/04/07	237	\$ 2,300,000	-23.91%
2	755 Allendale Rd. (1fl/50)	M1057439	4/2	1,969	\$ 1,225,000	\$ 622.14	1/22/07	544	\$ 1,699,777	-27.93%
3	24 E Grand Bay Cr (2fl/99)	D1129562	5/5/1	4,115	\$ 3,000,000	\$ 729.04	01/31/07	190	\$ 3,300,000	-9.09%
4	798 Curtiswood Dr. (1fl/51)	M1046932	4/3	2,111	\$ 1,410,000	\$ 667.93	2/1/07	324	\$ 1,655,000	-14.80%
5	758 Curtiswood Dr. (1fl/51)	M1099982	4/3	1,840	\$ 1,612,500	\$ 876.36	2/27/07	110	\$ 1,695,000	-4.87%
6	210 Cranwood Dr. (2fl/06)	D1073104	6/5/1	5,324	\$ 2,147,511	\$ 403.36	3/2/07	514	\$ 2,999,000	-28.39%
7	861 Harbor Dr. (1fl/63)	M1100433	5/5	3,646	\$ 4,000,000	\$ 1,097.09	3/16/07	126	\$ 4,200,000	-4.76%
8	698 Curtiswood Dr. (2fl/06)	D1130422	6/6/1	5,000	\$ 3,325,000	\$ 665.00	3/16/07	231	\$ 3,690,000	-9.89%
9	737 Glenridge Rd. (1fl/95)	D1137782	5/4/1	2,684	\$ 1,725,000	\$ 642.70	3/20/07	575	\$ 2,100,000	-17.86%
10	274 W Mashta Dr. (1fl/51)	D1140089	4/2	1,592	\$ 1,080,000	\$ 678.39	3/20/07	190	\$ 1,299,000	-16.86%
11	320 W Palmwood Ln. (1fl/54)	D1146317	3/3	1,672	\$ 1,275,000	\$ 762.56	4/2/07	176	\$ 1,350,000	-5.56%
12	544 Fernwood Rd. (1fl/52)	D1164113	3/1	1,091	\$ 1,750,000	\$ 1,604.03	4/4/07	86	\$ 1,890,000	-7.41%
13	687 Woodcrest Rd. (1fl/93)	M999751	4/3	2,499	\$ 1,750,000	\$ 700.28	04/12/07	251	\$ 1,950,000	-10.26%
14	164 W Mashta Dr. (2fl/00)	D1061962	5/5	3,048	\$ 2,325,000	\$ 762.80	4/20/07	330	\$ 2,490,000	-6.63%
15	761 Woddcrest Rd. (1fl/51)	D1157309	4/2	2,284	\$ 1,350,000	\$ 591.07	4/26/07	182	\$ 1,890,000	-28.57%
16	137 Buttonwood Dr. (1fl/53)	M1109146	3/2	1,296	\$ 1,250,000	\$ 964.51	5/10/07	135	\$ 1,350,000	-7.41%
17	678 Fernwood Rd. #2 (2fl/01)	D1161399	4/3	2,062	\$ 1,150,000	\$ 557.71	5/15/07	146	\$ 1,490,000	-22.82%
18	612 Hampton Ln. (1fl/51)	D1174201	5/4/1	2,895	\$ 1,575,000	\$ 544.04	5/21/07	94	\$ 1,659,000	-5.06%
19	460 N Mashta Dr. (2fl/71)	M1113107	5/4	4,119	\$ 7,000,000	\$ 1,699.44	5/22/07	127	\$ 7,500,000	-6.67%
20	773 Ridgewood Rd. (1fl/51)	M1091888	4/3/1	2,434	\$ 1,350,000	\$ 554.64	6/12/07	250	\$ 1,650,000	-18.18%
21	395 Harbor Ct. (1fl/56)	M1085819	4/3	1,732	\$ 1,350,000	\$ 779.45	06/21/07	297	\$ 1,475,000	-8.47%
22	580 Fernwood Rd. (2fl/05)	D1178531	4/3	2,000	\$ 1,549,000	\$ 774.50	06/22/07	107	\$ 1,549,000	0.00%
23	2 Coconut Ln. (2fl/98)	D1149844	5/6	3,953	\$ 2,375,000	\$ 600.81	6/25/07	244	\$ 2,575,000	-7.77%
24	24 Turtle Wk. (2fl/99)	M1137767	6/7	3,953	\$ 2,250,000	\$ 569.19	6/26/07	69	\$ 2,350,000	-4.26%
25	6 Coconut Ln. (2fl/98)	M1126087	5/6	3,953	\$ 1,975,000	\$ 499.62	7/31/07	151	\$ 2,325,000	-15.05%
26	220 Hampton Ln. (1fl/53)	M1143504	5/2	2,006	\$ 1,210,000	\$ 603.19	7/31/07	83	\$ 1,299,000	-6.85%
				average for above listed properties	2,732	\$ 2,029,193	\$ 767.04	218	\$ 2,297,299	-11.67%

Homes for Sale vs Sold - Single Family Homes, Key Biscayne



Facts and Trends™
Published Aug 2007
Location : Key Biscayne (MC 24)
Number of Homes For Sale vs. Sold vs. Pended
Price Range: No Limit
SQFT Range: No Limit
Single Family Homes - All Properties

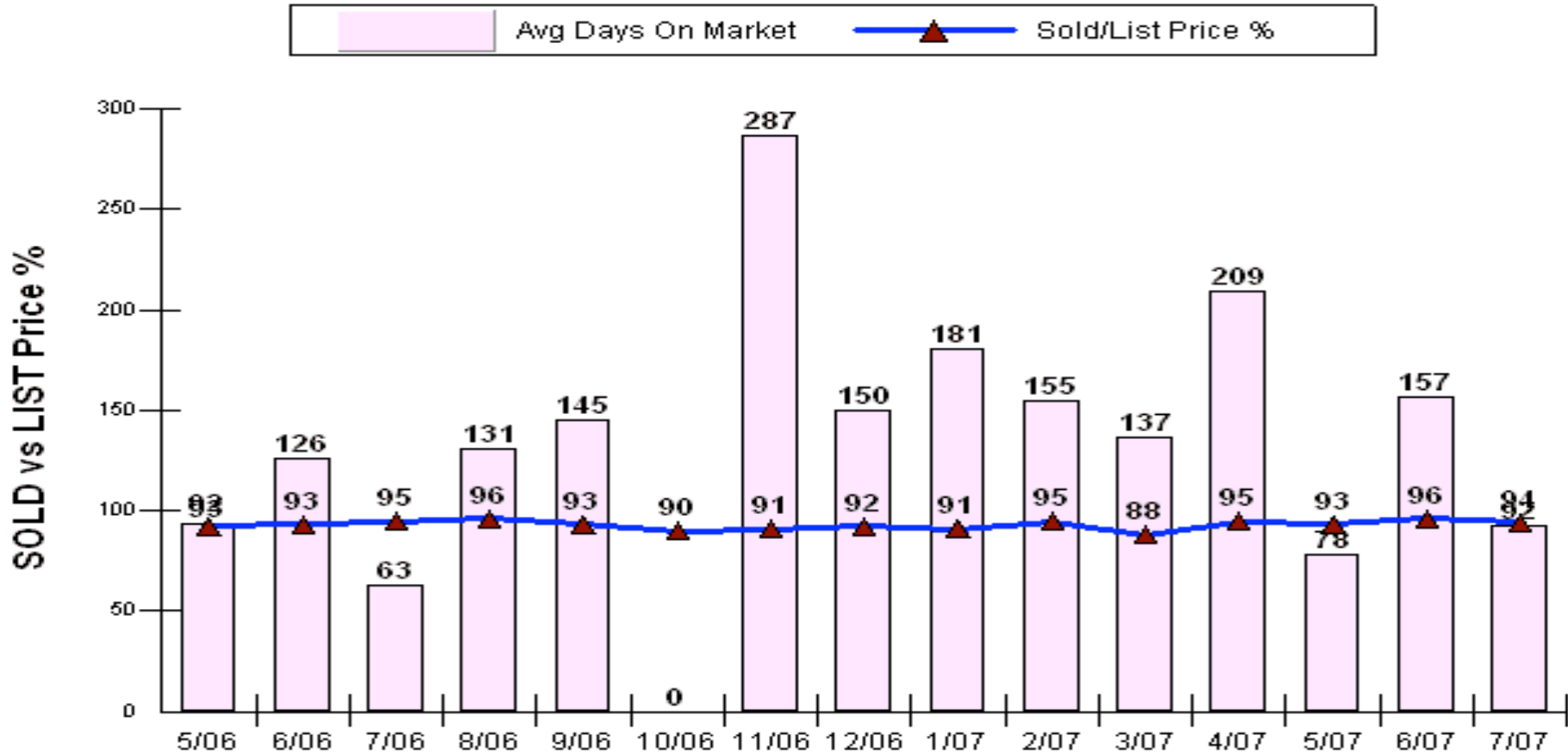
Average Home Sold Price per SQFT - Single Family Homes, Key Biscayne



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Location : Key Biscayne (MC 24)
Average Home Sold Price per SQFT
Price Range: No Limit
SQFT Range: No Limit
Single Family Homes - All Properties

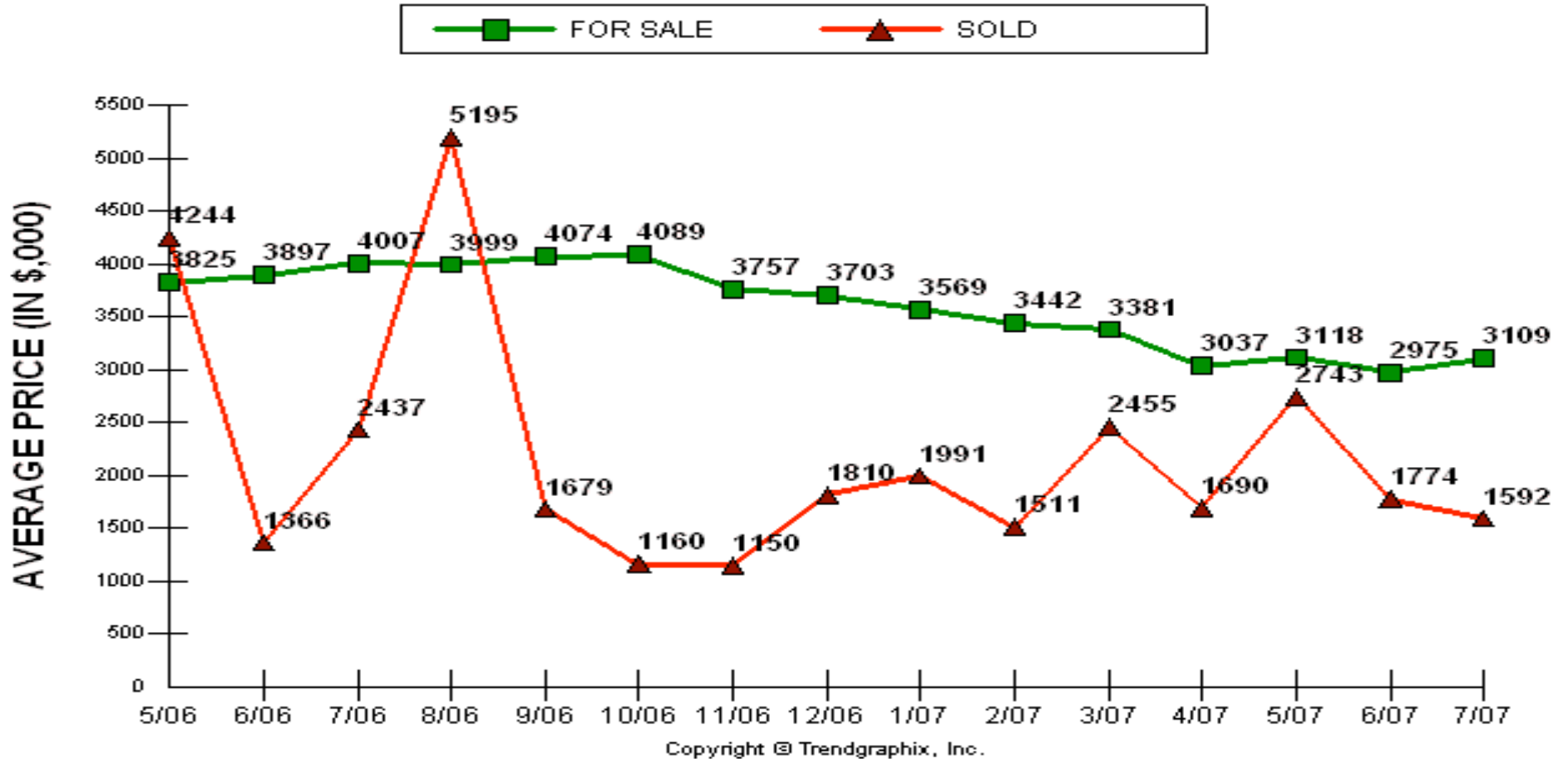
Days on Market & Sold/List Price % - Single Family Homes, Key Biscayne



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Days on Market & Sold/List Price %
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SQFT Range: No Limit
Single Family Homes - All Properties

Avg. Prices of For Sale and Sold Homes - Single Family Homes, Key Biscayne



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Location : Key Biscayne (MC 24)
Avg. Prices of For Sale and Sold Homes
Price Range: No Limit
SQFT Range: No limit
Single Family Homes - All Properties