

1350 Main

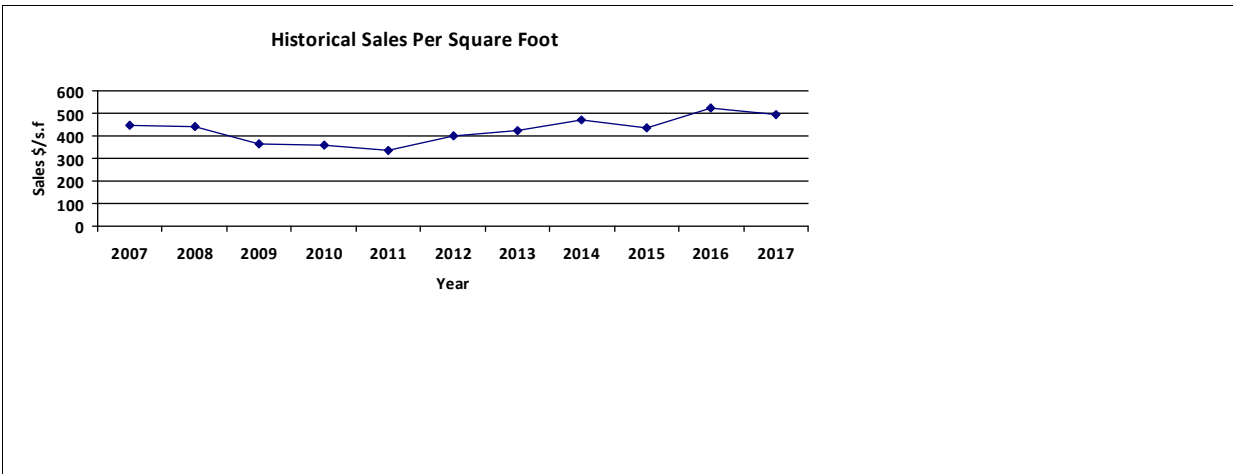
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	11	607500	493
2016	17	750184	521
2015	17	519556	433
2014	25	779716	472
2013	13	536462	426
2012	14	557000	402
2011	15	432013	338
2010	13	466931	359
2009	6	694833	366
2008	15	672760	444
2007	141	594152	445



Date of Sale	Address	Unit No	Price	Sq. Feet
10/11/2017	1350 MAIN	1408	817500	1336
7/17/2017	1350 MAIN	1303	543000	1336
7/14/2017	1350 MAIN	1009	405000	895
7/5/2017	1350 MAIN	1200	600000	1268
6/12/2017	1350 MAIN	1401	615000	1364
6/9/2017	1350 MAIN	709	421500	895
5/10/2017	1350 MAIN	1206	950000	1597
3/31/2017	1350 MAIN	1006	870500	1597
3/15/2017	1350 MAIN	805	420000	972
2/28/2017	1350 MAIN	1001	635000	1364
1/20/2017	1350 MAIN	812	405000	944

Date of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2017	Number of Sales	11	
	Average sale price	607,500	Average price /sf	493

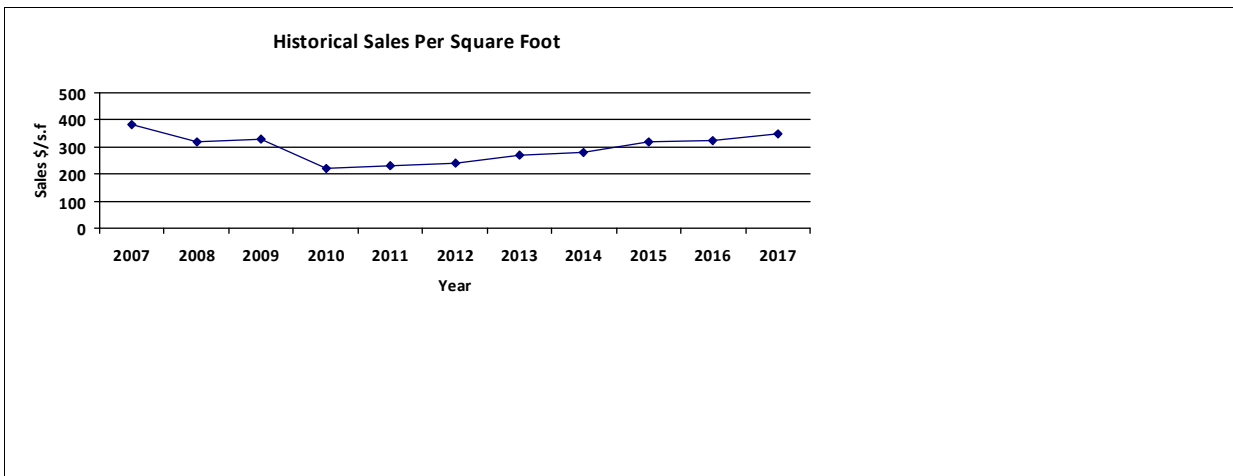
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34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	13	532385	349
2016	16	526101	322
2015	25	464172	318
2014	17	405006	278
2013	15	437327	271
2012	13	402523	241
2011	20	382525	231
2010	15	366833	222
2009	11	424227	329
2008	8	483625	318
2007	168	564188	384



Date of Sale	Unit No	Address	Price	Sq. Feet
10/26/2017	800	TAMIAMI	520000	1323
8/31/2017	800	TAMIAMI	407000	1323
8/30/2017	800	TAMIAMI	435000	1323
7/28/2017	800	TAMIAMI	905000	2471
6/28/2017	800	TAMIAMI	345000	1070
6/15/2017	800	TAMIAMI	1000000	2797
5/11/2017	800	TAMIAMI	499000	1323
4/28/2017	800	TAMIAMI	365000	1070
3/20/2017	800	TAMIAMI	430000	1323
3/10/2017	800	TAMIAMI	725000	1830
3/1/2017	800	TAMIAMI	392000	1323
2/14/2017	800	TAMIAMI	483000	1323

Date of Sale	Address		Unit No	Price	Sq. Feet
1/13/2017	800	TAMIAMI	1402	415000	1323
Totals for	2017	Number of Sales		13	
	Average sale price	532,385	Average price /sf	349	

Aqua

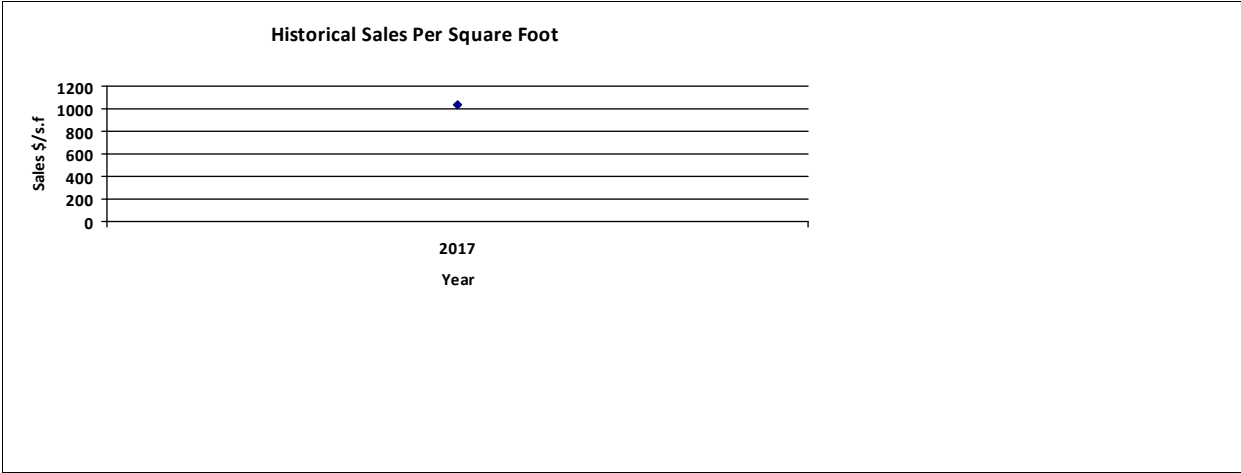
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2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	3895000	1038



Date of Sale	Address	Unit No	Price	Sq. Feet
1/19/2017	280 GOLDEN GATE	4	3995000	3752
1/19/2017	280 GOLDEN GATE	5	3795000	3752
Totals for		2017	Number of Sales	2
Average sale price		3,895,000	Average price /sf	1,038

Bay Plaza

34236

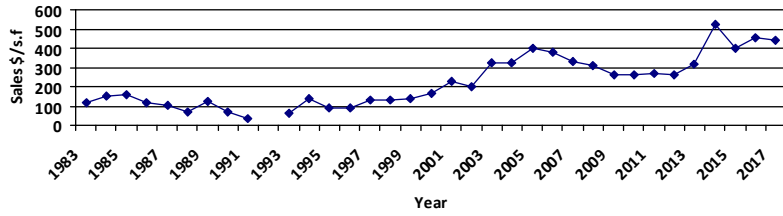
2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	12	997208	438
2016	9	725889	455
2015	11	762636	402
2014	15	822900	526
2013	12	657500	320
2012	9	512000	262
2011	7	606071	269
2010	8	539512	262
2009	3	433333	263
2008	6	535167	312
2007	4	562500	328
2006	2	700000	382
2005	11	762900	399
2004	7	559957	323
2003	13	649308	321
2002	9	390375	201
2001	8	483162	231
2000	8	512200	164
1999	14	285875	139
1998	9	272000	128
1997	17	274527	131
1996	4	207833	89
1995	9	281286	87
1994	4	205750	137
1993	6	209167	60
1992	5		
1991	7	147333	36
1990	3	178250	67
1989	8	257800	125
1988	2	290000	71
1987	13	212300	104
1986	5	207300	114
1985	3	378433	159
1984	4	253425	154
1983	4	242375	118

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
9/20/2017	1255 GULFSTREAM	307	645000	1629
9/7/2017	1255 GULFSTREAM	302	940000	2064
7/14/2017	1255 GULFSTREAM	708	950000	2055
7/14/2017	1255 GULFSTREAM	1205	825000	1656
7/12/2017	1255 GULFSTREAM	206	670000	1654
5/17/2017	1255 GULFSTREAM	PH-150	2166500	3969
5/15/2017	1255 GULFSTREAM	506,507	1095000	3329
5/15/2017	1255 GULFSTREAM	703	755000	1565
5/10/2017	1255 GULFSTREAM	405	605000	1656
3/31/2017	1255 GULFSTREAM	1208	1300000	2055
3/24/2017	1255 GULFSTREAM	1501	1170000	4053
3/3/2017	1255 GULFSTREAM	1006	845000	1654
Totals for	2017	Number of Sales	12	
	Average sale price	997,208	Average price /sf	438

Beau Ciel

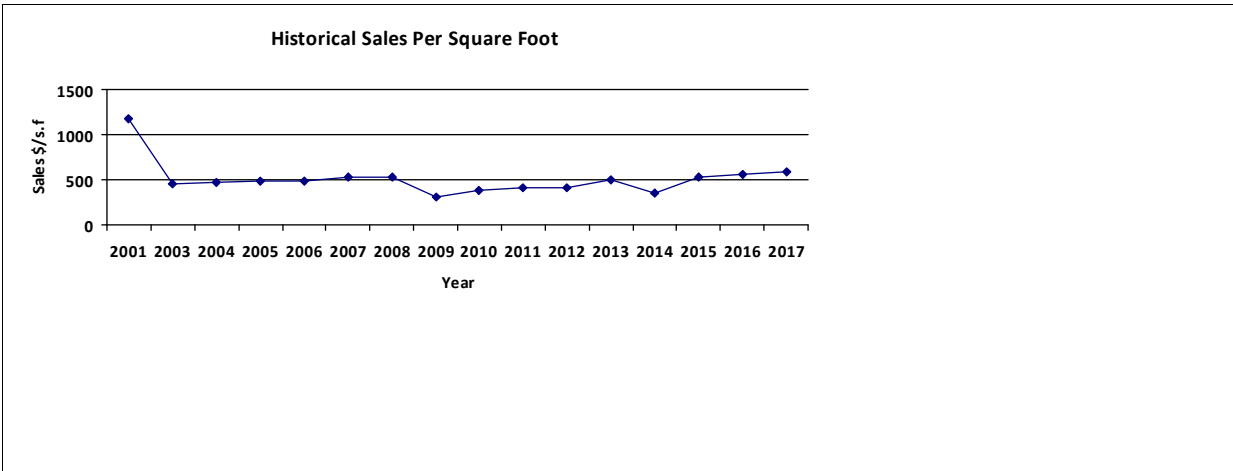
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2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	1834000	592
2016	4	1672375	558
2015	5	1589000	532
2014	5	1046440	353
2013	6	1372917	505
2012	9	1507778	414
2011	4	1188750	407
2010	6	1133167	378
2009	1	950000	303
2008	6	1575000	528
2007	7	1650714	526
2006	6	1470833	490
2005	12	1367542	480
2004	8	1405625	472
2003	28	1554618	452
2001	1	4000000	1172



Date of Sale	Address	Unit No	Price	Sq. Feet
5/31/2017	990 BLVD OF THE ARTS	1501	1834000	3100
Totals for		2017	Number of Sales	1
Average sale price		1,834,000	Average price /sf	592

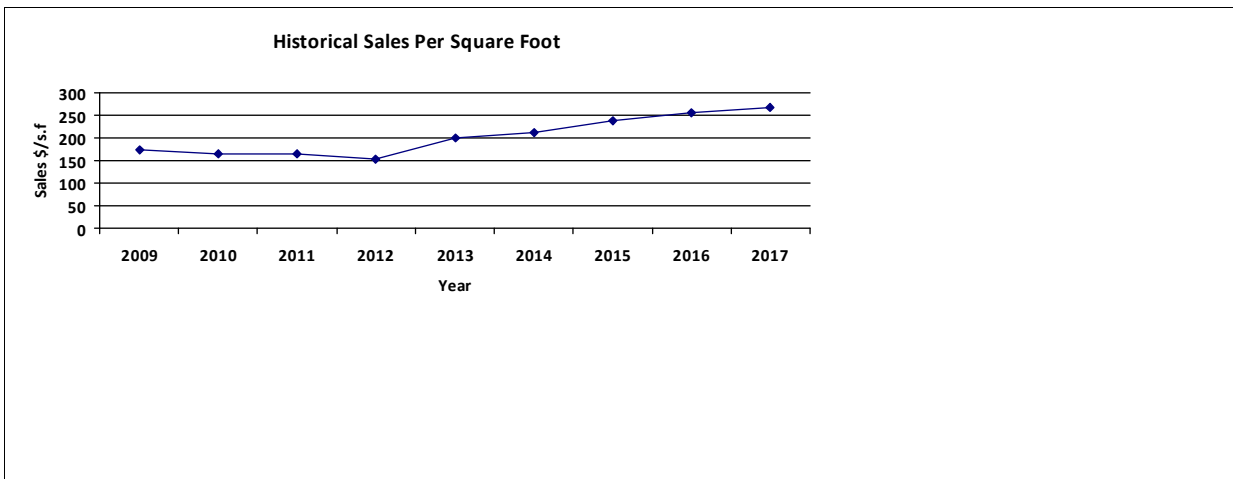
Broadway Promenade

34236 2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	14	324143	268
2016	12	320897	255
2015	20	269540	237
2014	19	275011	212
2013	14	241879	199
2012	17	179990	154
2011	20	203860	164
2010	18	202500	166
2009	8	238612	174



Date of Sale	Address	Unit No	Price	Sq. Feet
8/16/2017	1064 TAMIAMI	1613	440000	1475
7/20/2017	1064 TAMIAMI	1131	349000	1551
7/14/2017	1064 TAMIAMI	1603	357000	1222
7/14/2017	1064 TAMIAMI	1607	350000	1222
7/13/2017	1064 TAMIAMI	1415	470000	1573
6/27/2017	1064 TAMIAMI	1220	248000	1084
6/15/2017	1064 TAMIAMI	1517	425000	1447
6/5/2017	1268 11TH	2304	210000	867
5/31/2017	1064 TAMIAMI	1324	217000	804
5/25/2017	1064 TAMIAMI	1625	345000	1352
5/8/2017	1064 TAMIAMI	1604	365000	1084
3/31/2017	1064 TAMIAMI	1209	240000	1084
2/3/2017	1064 TAMIAMI	1606	272000	1084
1/18/2017	1064 TAMIAMI	1222	250000	1084

Date of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2017	Number of Sales	14	
	Average sale price	324,143	Average price /sf	268

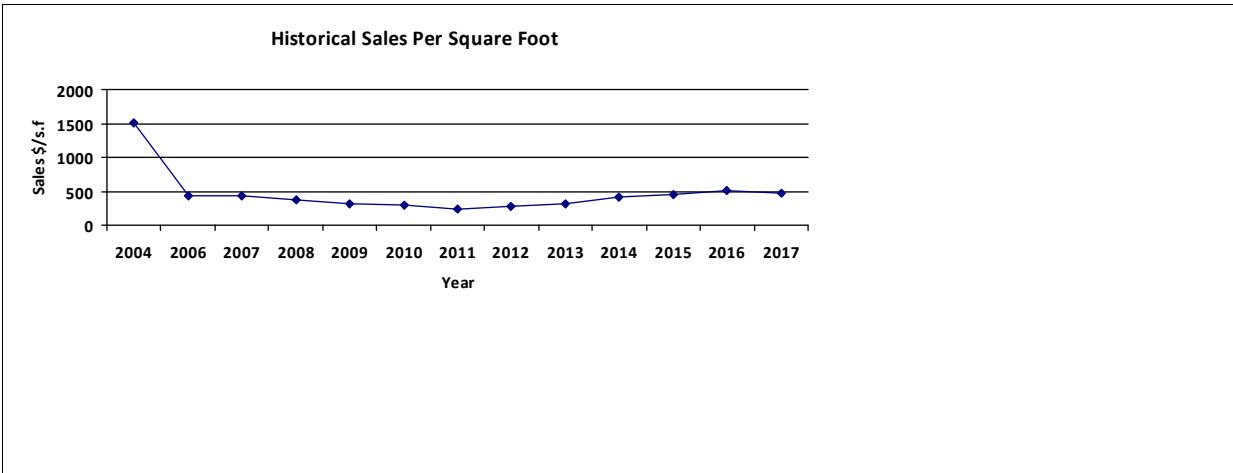
Burns Court Villas

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	4	967500	474
2016	3	1095833	516
2015	4	812700	448
2014	3	843500	404
2013	3	626667	311
2012	5	463600	281
2011	3	320833	241
2010	3	490000	296
2009	1	645000	304
2008	2	801500	377
2007	19	877463	424
2006	7	875957	422
2004	16	3149000	1512



Date of Sale	Address		Unit No	Price	Sq. Feet
8/8/2017	1521	OAK	16	950000	2013
7/21/2017	1526	SELBY	2	985000	2013
3/15/2017	1545	OAK	10	940000	2124
1/31/2017	1522	SELBY	1	995000	2013
Totals for	2017	Number of Sales	4		
	Average sale price	967,500	Average price /sf	474	

Central Park

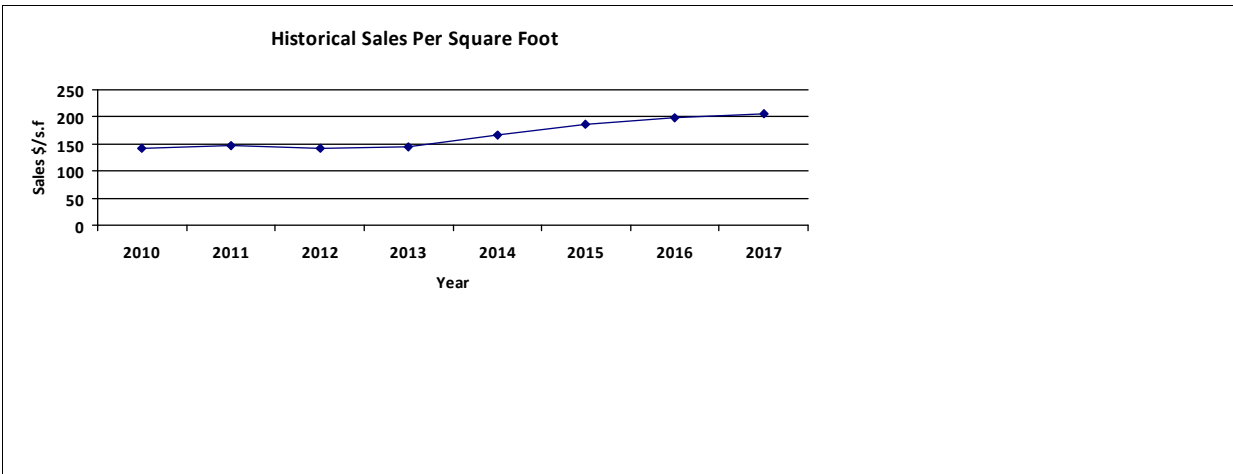
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	11	223173	207
2016	20	209735	199
2015	20	191308	187
2014	25	179733	166
2013	14	165422	144
2012	22	148391	141
2011	21	153936	148
2010	12	166058	143



Date of Sale	Address	Unit No	Price	Sq. Feet
10/31/2017	850 TAMIAMI	206	160000	576
10/30/2017	850 TAMIAMI	707	149000	576
10/13/2017	850 TAMIAMI	125	223000	1224
10/6/2017	835 OSPREY	302	275000	1260
8/1/2017	835 OSPREY	204	189900	940
7/27/2017	850 TAMIAMI	701	199000	980
5/8/2017	825 OSPREY	206	239000	1320
4/25/2017	850 TAMIAMI	335	230000	1224
4/14/2017	835 OSPREY	303	335000	1320
3/14/2017	850 TAMIAMI	132	239000	1224
1/13/2017	850 TAMIAMI	323	216000	1224
Totals for	2017	Number of Sales	11	
	Average sale price	223,173	Average price /sf	207

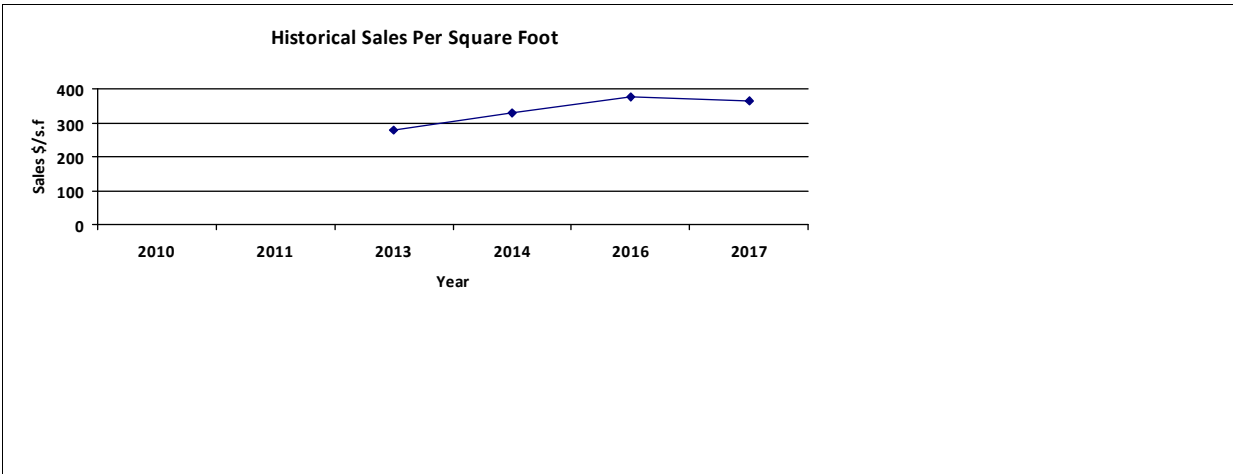
Citrus Square

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	425000	364
2016	5	310700	377
2014	3	325000	328
2013	1	325000	280
2011	2	299000	
2010	8	245012	



Date of Sale	Address	Unit No	Price	Sq. Feet
8/1/2017	445 ORANGE	304	425000	1168
Totals for	2017	Number of Sales	1	
	Average sale price	425,000	Average price /sf	364

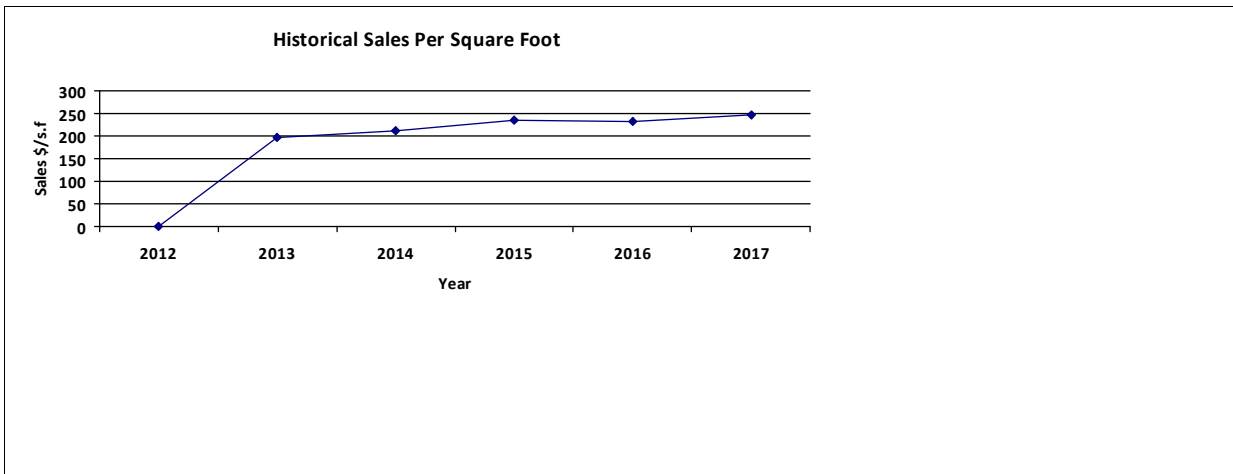
Cityscape at Courthouse Center

34236 2017 as of 11/01/2017

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1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	388000	247
2016	5	383900	232
2015	4	427500	235
2014	2	312500	213
2013	3	297333	197
2012	1	0	0



Date of Sale	Address		Unit No	Price	Sq. Feet
8/25/2017	1990	MAIN	13	388000	1573
Totals for	2017		Number of Sales	1	
	Average sale price		388,000	Average price /sf	247

Condo On the Bay

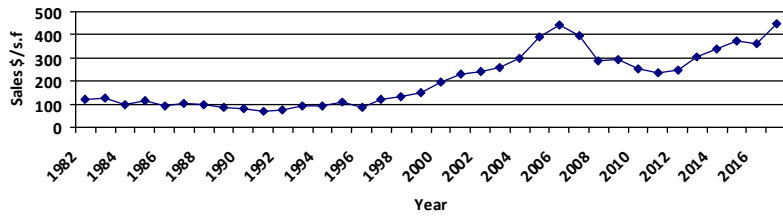
34236 2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	16	749888	448
2016	15	641800	363
2015	14	706250	375
2014	20	562644	340
2013	23	516734	306
2012	28	409293	248
2011	17	402935	238
2010	18	423078	252
2009	4	461250	293
2008	16	486250	287
2007	10	762900	394
2006	15	738667	440
2005	26	649342	391
2004	36	505181	297
2003	21	485333	261
2002	26	468109	244
2001	17	387088	229
2000	27	330115	194
1999	21	297925	147
1998	35	225079	131
1997	14	224385	119
1996	22	182416	86
1995	11	204130	107
1994	20	191553	93
1993	21	184845	93
1992	14	238603	77
1991	13	190056	69
1990	15	177527	80
1989	27	178667	84
1988	34	165812	95
1987	12	211164	101
1986	8	187886	91
1985	3	274667	114
1984	5	208475	97
1983	11	240155	128
1982	16	201312	121

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
10/31/2017	988 BLVD OF THE ARTS	1711	660000	1555
10/25/2017	888 BLVD OF THE ARTS	1605	961500	1729
10/18/2017	988 BLVD OF THE ARTS	1514	705000	1729
9/15/2017	888 BLVD OF THE ARTS	801	1170000	2315
8/15/2017	988 BLVD OF THE ARTS	915	668000	1555
8/9/2017	988 BLVD OF THE ARTS	811	650500	1555
6/30/2017	888 BLVD OF THE ARTS	1405	820000	1729
6/26/2017	988 BLVD OF THE ARTS	1611	650000	1555
6/20/2017	888 BLVD OF THE ARTS	405	600200	1729
5/24/2017	988 BLVD OF THE ARTS	1412	840000	1729
3/30/2017	988 BLVD OF THE ARTS	1612	830000	1729
3/24/2017	888 BLVD OF THE ARTS	1105	745000	1729
2/16/2017	988 BLVD OF THE ARTS	1111	648000	1555
2/15/2017	888 BLVD OF THE ARTS	1102	550000	1288
2/3/2017	888 BLVD OF THE ARTS	1604	885000	1729
1/13/2017	988 BLVD OF THE ARTS	716	615000	1555
Totals for	2017	Number of Sales	16	
	Average sale price	749,888	Average price /sf	448

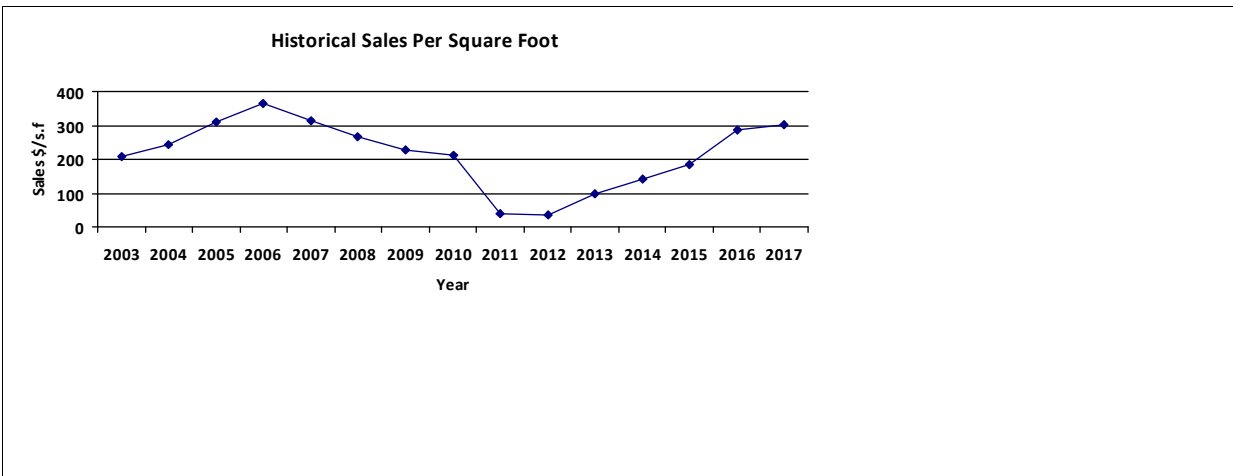
Dolphin Tower

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	11	391855	303
2016	11	326964	286
2015	13	223408	184
2014	9	165333	142
2013	14	118586	100
2012	31	44631	36
2011	23	48739	40
2010	2	252000	211
2009	4	272800	229
2008	13	324908	266
2007	6	389567	315
2006	6	427000	365
2005	9	360778	310
2004	12	318227	245
2003	7	298683	209



Date of Sale	Address	Unit No	Price	Sq. Feet
7/10/2017	101 GULFSTREAM	16E	389000	1270
6/29/2017	101 GULFSTREAM	7B	380000	1320
6/14/2017	101 GULFSTREAM	11D	280000	1294
6/9/2017	101 GULFSTREAM	14F	510000	1390
3/28/2017	101 GULFSTREAM	6A	369000	1200
2/28/2017	101 GULFSTREAM	14D	320000	1294
2/21/2017	101 GULFSTREAM	15F	440000	1390
2/17/2017	101 GULFSTREAM	7H	362400	1320
2/1/2017	101 GULFSTREAM	5F	370000	1390

Date of Sale	Address		Unit No	Price	Sq. Feet
1/31/2017	101	GULFSTREAM	12K	485000	1408
1/31/2017	101	GULFSTREAM	15G	405000	965
Totals for	2017	Number of Sales		11	
	Average sale price	391,855	Average price /sf	303	

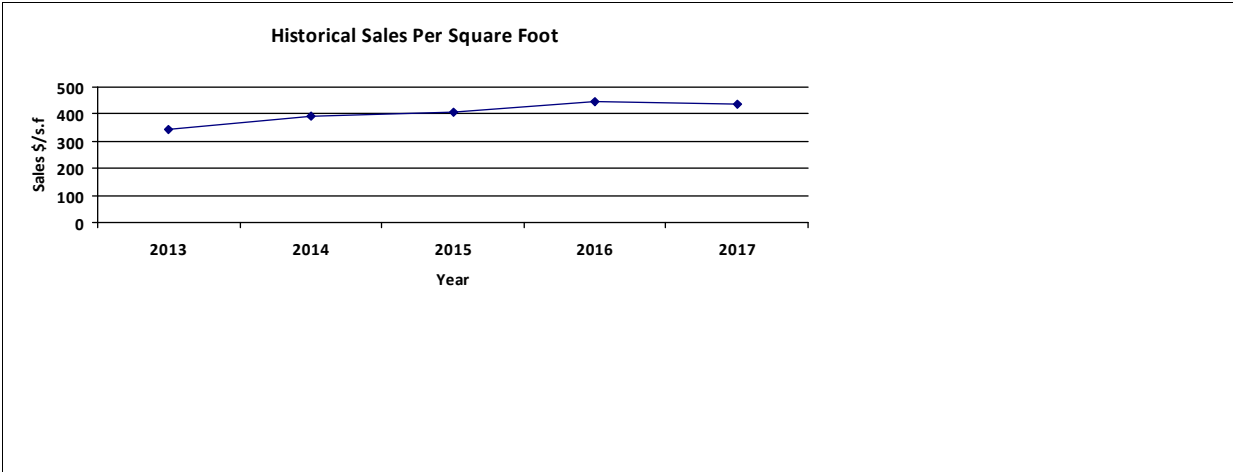
Embassy House

34236 2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	4	636250	438
2016	3	620000	448
2015	7	555000	406
2014	2	528000	392
2013	5	520500	342



Date of Sale	Address	Unit No	Price	Sq. Feet
9/5/2017	770 PALM	1102	520000	1284
8/7/2017	770 PALM	503	525000	1520
8/1/2017	770 PALM	1804	650000	1408
1/20/2017	770 PALM	PH-3	850000	1600
Totals for	2017	Number of Sales	4	
	Average sale price	636,250	Average price /sf	438

Essex House

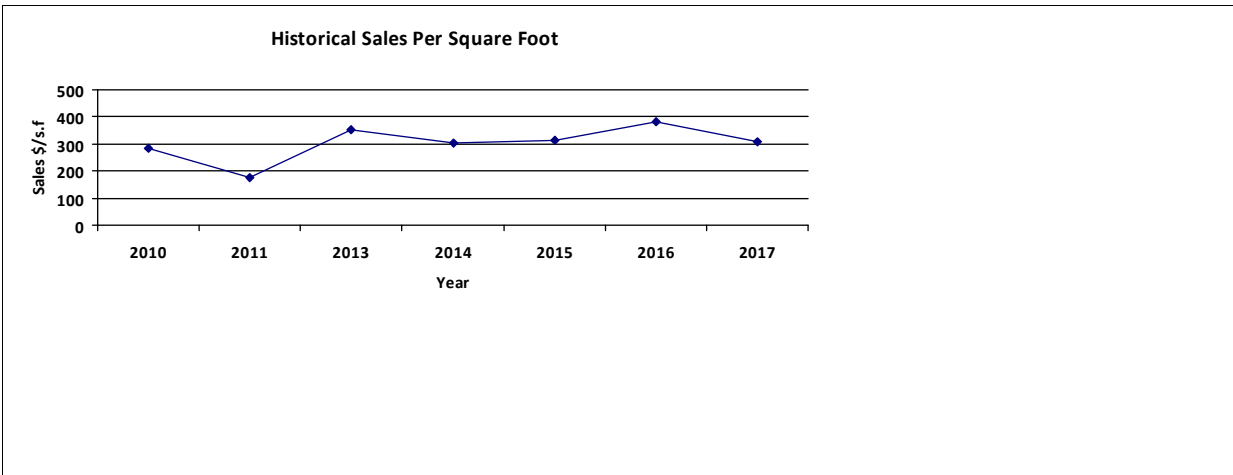
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2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	336667	308
2016	8	512250	384
2015	5	436500	315
2014	7	386815	305
2013	4	507475	353
2011	4	261250	176
2010	4	306250	282



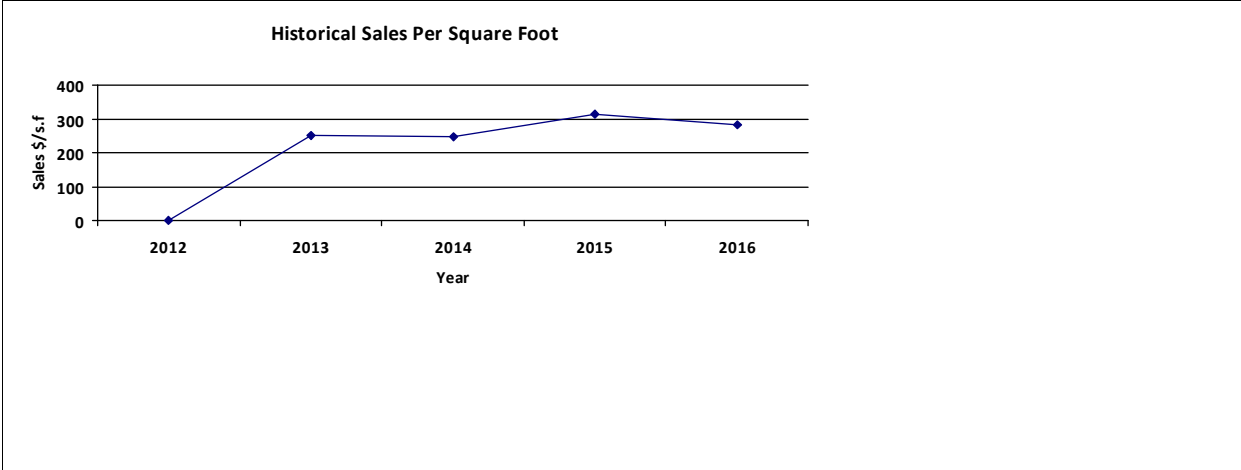
Date of Sale	Address	Unit No	Price	Sq. Feet
4/4/2017	707 GULFSTREAM	906	370000	1014
2/14/2017	707 GULFSTREAM	502	350000	1247
1/31/2017	707 GULFSTREAM	606	290000	1014
Totals for	2017	Number of Sales	3	
	Average sale price	336,667	Average price /sf	308

Frances Carlton

34236 2017 as of 11/01/2017

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Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	3	190500	283
2015	1	226500	313
2014	4	167100	249
2013	3	206667	251
2012	1	0	0



Golden Bay

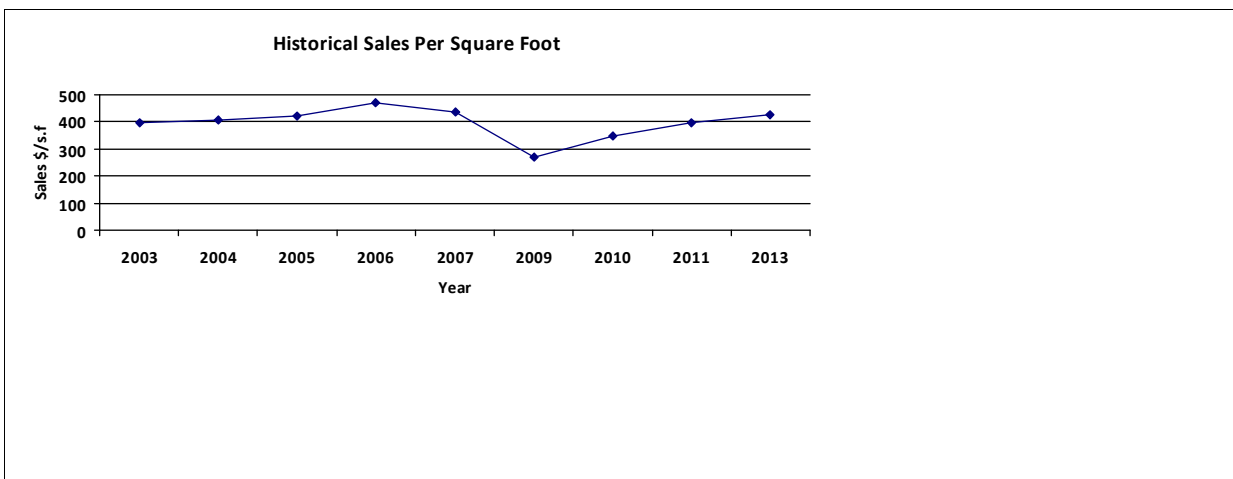
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2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2013	2	1350000	427
2011	1	850000	399
2010	2	740000	347
2009	1	575000	270
2007	1	925000	434
2006	1	1979428	471
2005	5	1078000	424
2004	2	865000	406
2003	2	845000	397



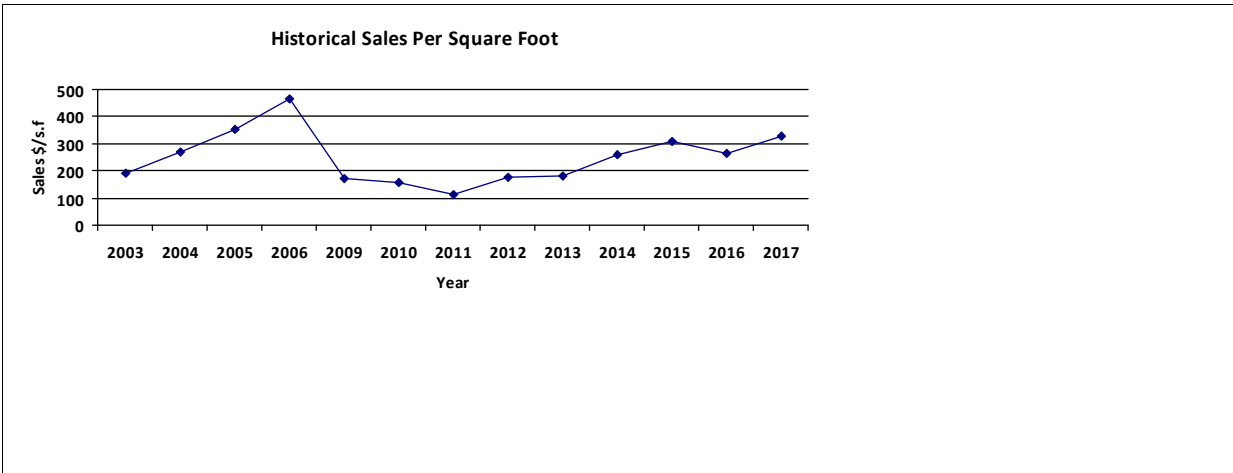
Gulfstream Towers

34236 2017 as of 11/01/2017

Based on information from MFRMLS
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Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	309000	330
2016	6	257650	266
2015	7	262286	307
2014	2	206000	260
2013	4	160975	183
2012	7	189790	176
2011	3	142000	111
2010	5	143200	157
2009	3	191667	170
2006	3	453333	464
2005	9	309211	355
2004	6	264000	270
2003	5	216750	193



Date of Sale	Address	Unit No	Price	Sq. Feet
9/1/2017	33 GULFSTREAM	706	406000	1055
1/30/2017	33 GULFSTREAM	402	212000	820
Totals for	2017	Number of Sales	2	
	Average sale price	309,000	Average price /sf	330

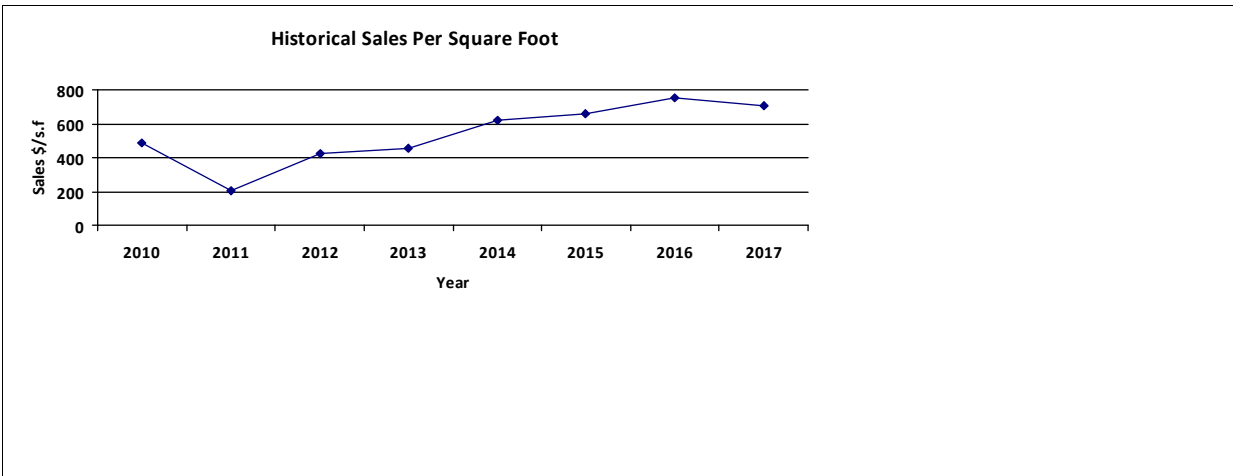
Hudson Crossing

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	1775000	707
2016	2	1837500	755
2015	3	1591667	661
2014	3	1558333	621
2013	3	743333	451
2012	5	849800	422
2011	3	275267	202
2010	4	1034825	488



Date of Sale	Address	Unit No	Price	Sq. Feet
9/29/2017	888 ORANGE	2C	1775000	2511
Totals for	2017	Number of Sales	1	
	Average sale price	1,775,000	Average price /sf	707

Kanaya

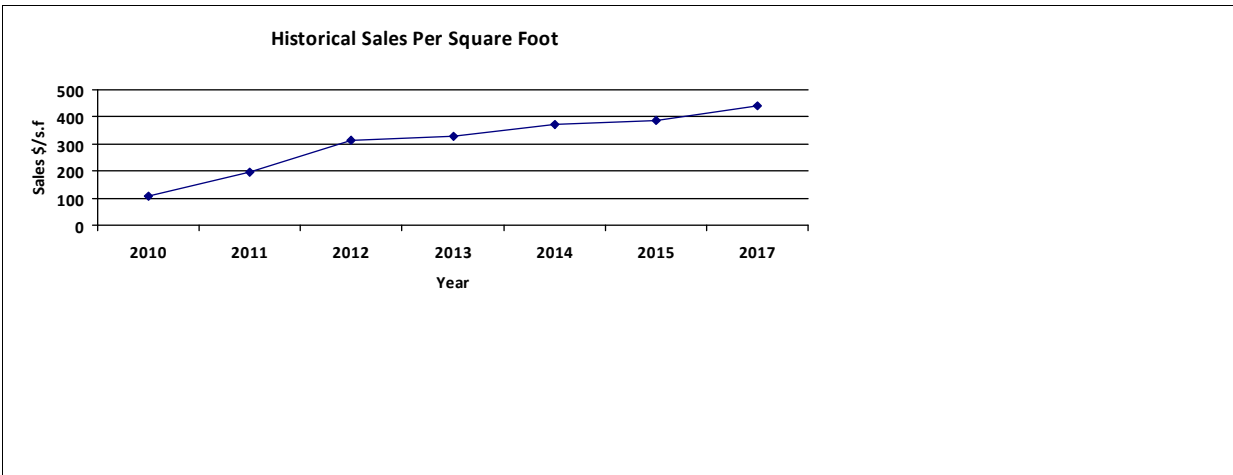
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	1231000	439
2015	6	1133333	386
2014	3	1021667	374
2013	7	944714	327
2012	3	896667	313
2011	9	556111	197
2010	1	322000	107



Date of Sale	Address		Unit No	Price	Sq. Feet
9/26/2017	505	ORANGE	603	962000	3003
3/31/2017	505	ORANGE	1502	1500000	2600
Totals for	2017	Number of Sales	2		
	Average sale price	1,231,000	Average price /sf	439	

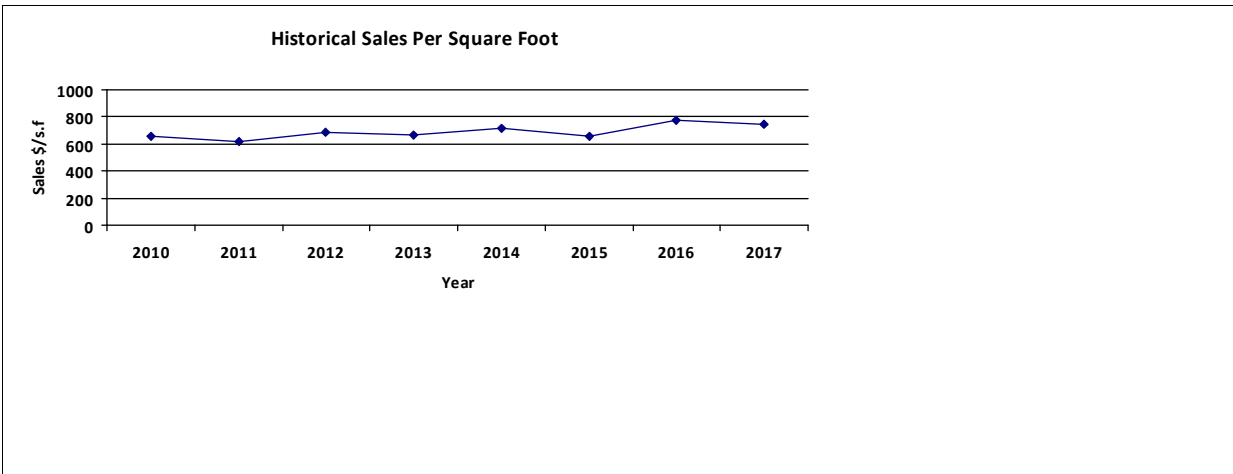
La Bellasara

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	2475000	747
2016	2	2574500	772
2015	3	2208333	652
2014	4	2741875	718
2013	3	2215950	668
2012	4	2616250	687
2011	1	2075000	614
2010	3	2208333	659



Date of Sale	Address	Unit No	Price	Sq. Feet
6/15/2017	464 GOLDEN GATE	703	2750000	3490
1/17/2017	464 GOLDEN GATE	402	2200000	3135
Totals for 2017		Number of Sales	2	
Average sale price		2,475,000	Average price /sf	747

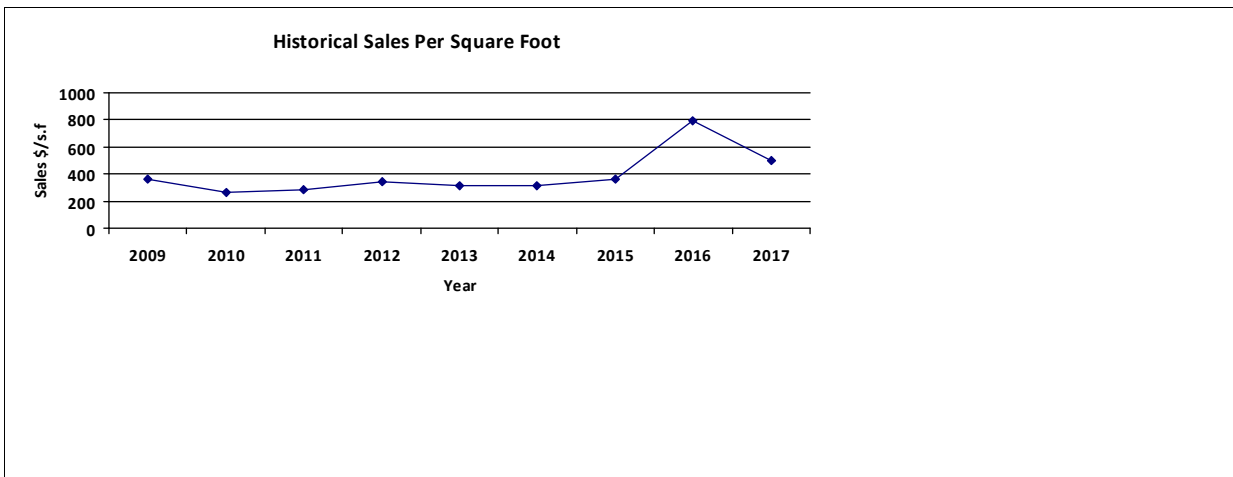
Lawrence Pointe

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	854667	499
2016	3	828000	796
2015	1	565000	362
2014	4	590000	317
2013	1	550000	309
2012	4	639000	342
2011	3	627333	288
2010	4	466000	266
2009	2	725000	367



Date of Sale	Address	Unit No	Price	Sq. Feet
6/5/2017	97 SUNSET	203	869000	1929
5/5/2017	97 SUNSET	102	835000	1736
1/5/2017	101 SUNSET	302	860000	1474
Totals for 2017		Number of Sales	3	
Average sale price		854,667	Average price /sf	499

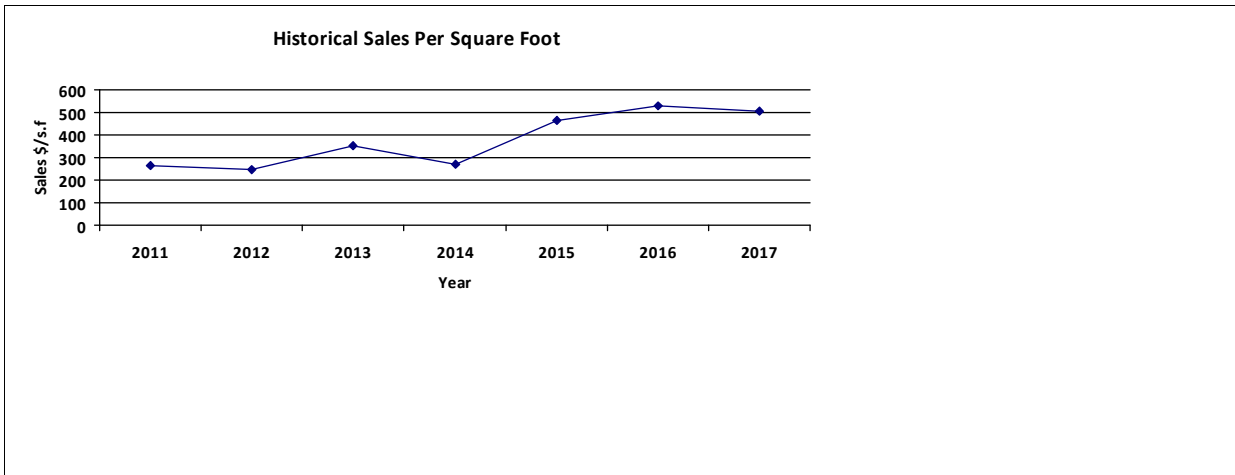
LE CHATEAU

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	652500	506
2016	2	567500	532
2015	2	602500	467
2014	3	346667	270
2013	5	496480	353
2012	3	266667	250
2011	4	463750	263



Date of Sale	Address	Unit No	Price	Sq. Feet
7/6/2017	37 SUNSET	32	540000	1066
3/13/2017	37 SUNSET	61	765000	1514
Totals for 2017		Number of Sales	2	
Average sale price		652,500	Average price /sf	506

Majestic Bay

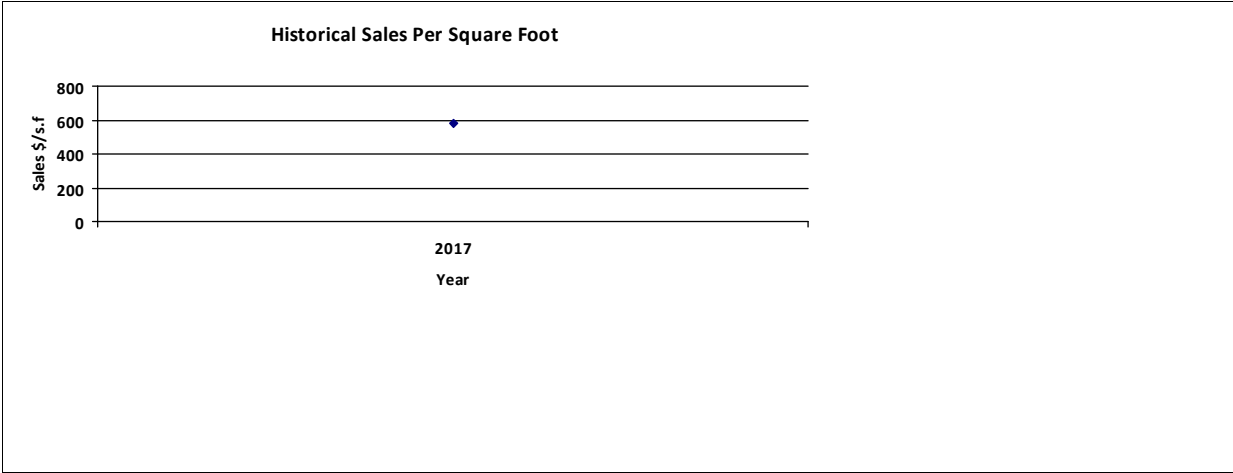
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	1642500	584



Date of Sale	Address	Unit No	Price	Sq. Feet
10/31/2017	258 GOLDEN GATE	101	1185000	2703
4/7/2017	258 GOLDEN GATE	501	2100000	2918
Totals for 2017		Number of Sales	2	
Average sale price		1,642,500	Average price /sf	584

Marina Tower

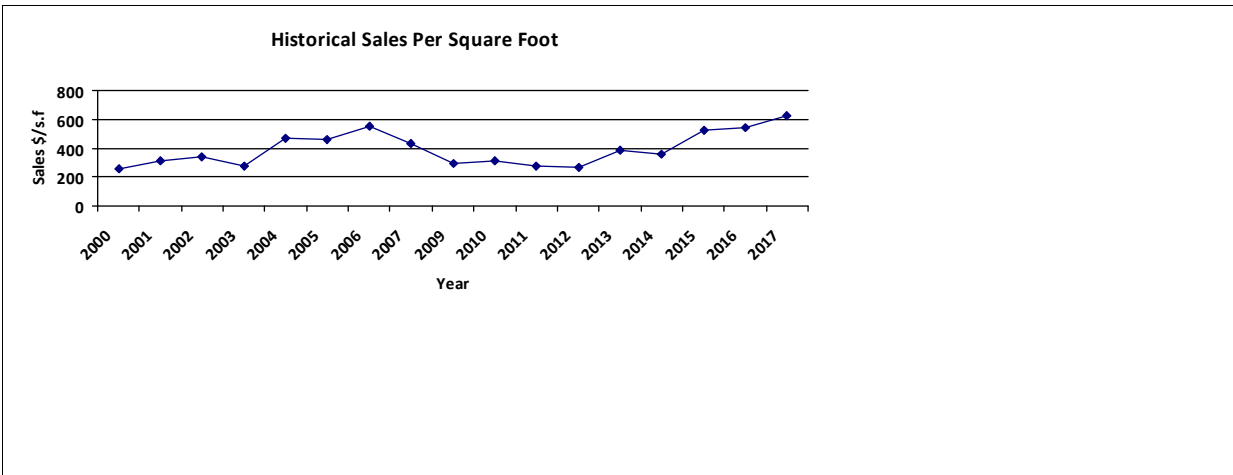
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	4	1872500	627
2016	2	1105000	543
2015	3	1036667	526
2014	2	1082438	360
2013	5	783800	390
2012	4	847500	271
2011	7	872143	276
2010	4	920500	312
2009	3	880000	293
2007	1	839000	432
2006	1	1075000	554
2005	4	1209500	456
2004	5	1264800	472
2003	7	849500	280
2002	7	959167	343
2001	18	880256	313
2000	3	1039000	255



Date of Sale	Address	Unit No	Price	Sq. Feet
8/17/2017	1233 GULFSTREAM	PH-3	3600000	4090
5/4/2017	1233 GULFSTREAM	704	1425000	2906
4/20/2017	1233 GULFSTREAM	1004	1400000	2906
3/3/2017	1233 GULFSTREAM	703	1065000	2035
Totals for	2017	Number of Sales	4	
	Average sale price	1,872,500	Average price /sf	627

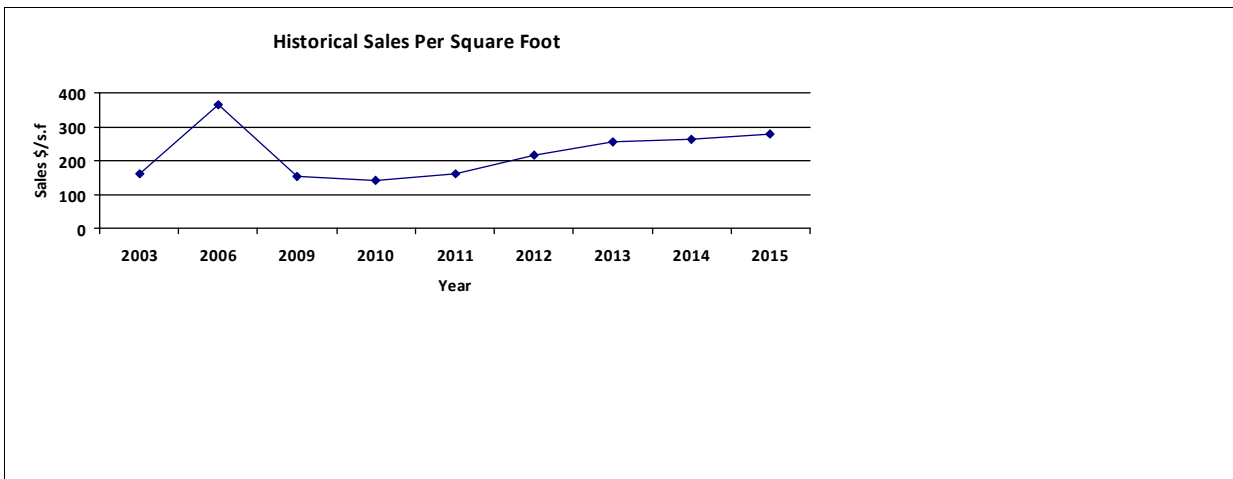
Marquee En Ville

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2015	1	700000	280
2014	3	605000	264
2013	1	585000	254
2012	4	497500	216
2011	3	367667	160
2010	8	321312	140
2009	1	350000	154
2006	21	841081	366
2003	23	365000	159



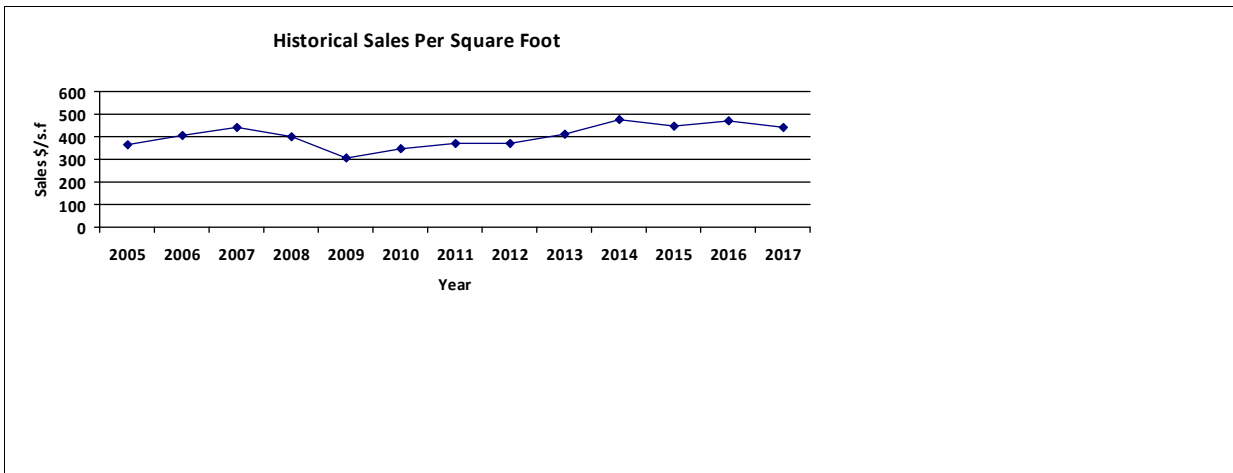
One Hundred Central

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	10	634700	441
2016	12	698542	468
2015	2	487500	449
2014	7	797000	478
2013	11	664355	411
2012	9	588222	371
2011	7	613571	373
2010	15	540187	347
2009	4	501250	306
2008	12	681175	398
2007	5	805700	442
2006	18	710833	406
2005	35	574086	365



Date of Sale	Address	Unit No	Price	Sq. Feet
7/10/2017	100 CENTRAL	B309	520000	1180
6/26/2017	100 CENTRAL	B308	467000	1180
6/9/2017	100 CENTRAL	D506	840000	2273
6/5/2017	100 CENTRAL	H-510	620000	1725
6/2/2017	100 CENTRAL	F1012	775000	1532
5/15/2017	100 CENTRAL	G1013	900000	1691
3/31/2017	100 CENTRAL	C618	462500	1114
3/24/2017	100 CENTRAL	A303	475000	991
1/30/2017	100 CENTRAL	G-713	800000	1691
1/12/2017	100 CENTRAL	A403	487500	1000

Date of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2017	Number of Sales	10	
	Average sale price	634,700	Average price /sf	441

One Watergate

34236

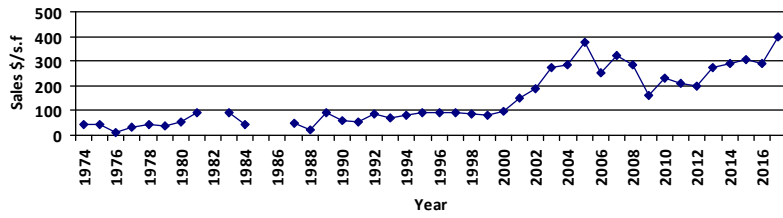
2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	5	636000	396
2016	8	473312	289
2015	8	499338	305
2014	11	475682	291
2013	10	444135	273
2012	9	322400	198
2011	8	376588	208
2010	9	410567	232
2009	1	255000	162
2008	9	462478	284
2007	4	536250	324
2006	2	440000	253
2005	12	625183	375
2004	19	464953	286
2003	9	491444	275
2002	9	341012	188
2001	12	294650	153
2000	8	208217	97
1999	4	178833	83
1998	11	170656	86
1997	9	186000	90
1996	7	169317	89
1995	6	150000	91
1994	5	164250	82
1993	5	136400	70
1992	8	161500	86
1991	5	112696	56
1990	4	133952	61
1989	1	158000	91
1988	3	117500	24
1987	5	136667	49
1986	2		
1985	2		
1984	2	135000	43
1983	2	141000	89
1982	1		
1981	1	143500	91
1980	2	86250	55
1979	2	124500	38
1978	7	67348	42
1977	6	66200	34
1976	2	20550	12
1975	2	68000	41
1974	2	74250	43

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
10/27/2017	1111 GULFSTREAM	13C	850000	1736
6/2/2017	1111 GULFSTREAM	7F	550000	1577
5/1/2017	1111 GULFSTREAM	13B	625000	1575
4/25/2017	1111 GULFSTREAM	6B	575000	1575
1/19/2017	1111 GULFSTREAM	9B	580000	1575
Totals for	2017	Number of Sales	5	
	Average sale price	636,000	Average price /sf	396

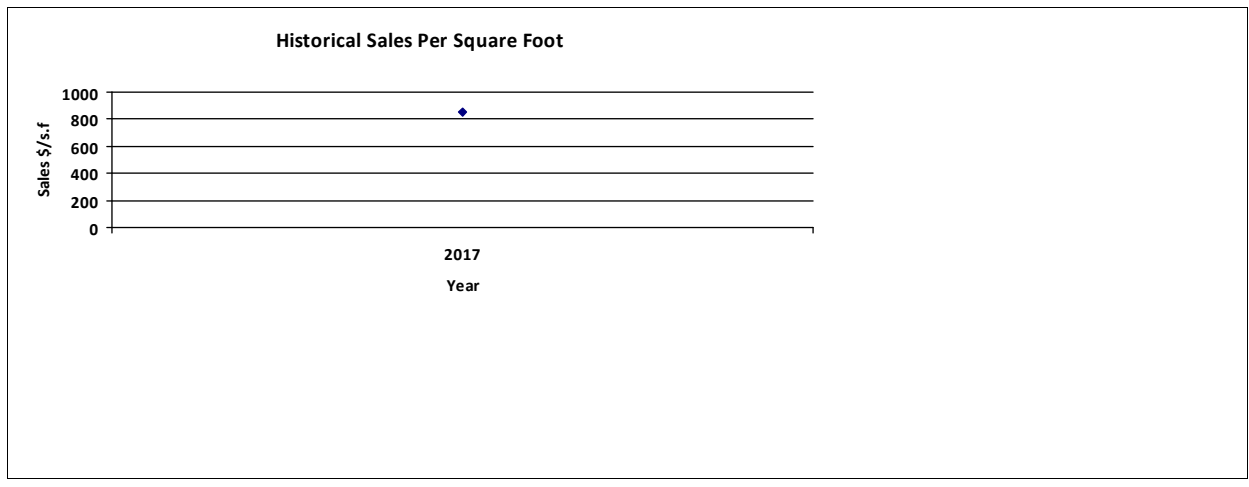
ONE88

34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	2575000	849



Date of Sale	Address	Unit No	Price	Sq. Feet
6/26/2017	188 GOLDEN GATE POINT	101	2250000	3034
4/13/2017	188 GOLDEN GATE POINT	201	2900000	3034
Totals for 2017		Number of Sales	2	
Average sale price		2,575,000	Average price /sf	849

Orange Club

34236

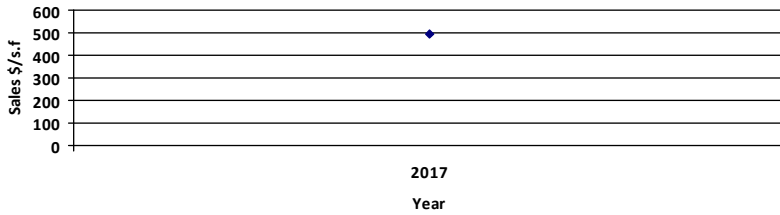
2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	621967	494

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
8/18/2017	635 ORANGE	304	760000	1536
7/17/2017	635 ORANGE	403	570000	1135
7/17/2017	635 ORANGE	305	535900	1105
Totals for	2017	Number of Sales	3	
	Average sale price	621,967	Average price /sf	494

Pier 550

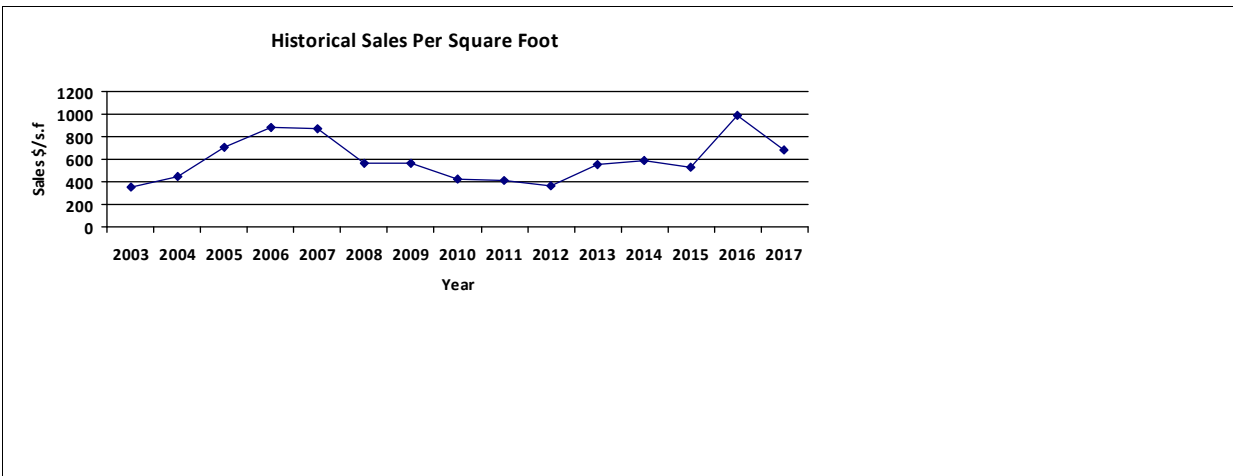
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	4	377500	685
2016	1	245000	992
2015	6	339867	530
2014	2	351000	585
2013	2	486000	549
2012	6	228768	367
2011	2	237500	417
2010	4	222000	418
2009	2	344500	559
2008	1	325000	570
2007	4	495000	876
2006	1	500000	888
2005	12	413475	705
2004	1	225200	443
2003	5	194400	353



Date of Sale	Address	Unit No	Price	Sq. Feet
8/18/2017	590 GOLDEN GATE	1	420000	570
8/11/2017	522 GOLDEN GATE	3	390000	563
4/6/2017	522 GOLDEN GATE	1	420000	563
3/24/2017	632 GOLDEN GATE	9	280000	508
Totals for	2017	Number of Sales	4	
	Average sale price	377,500	Average price /sf	685

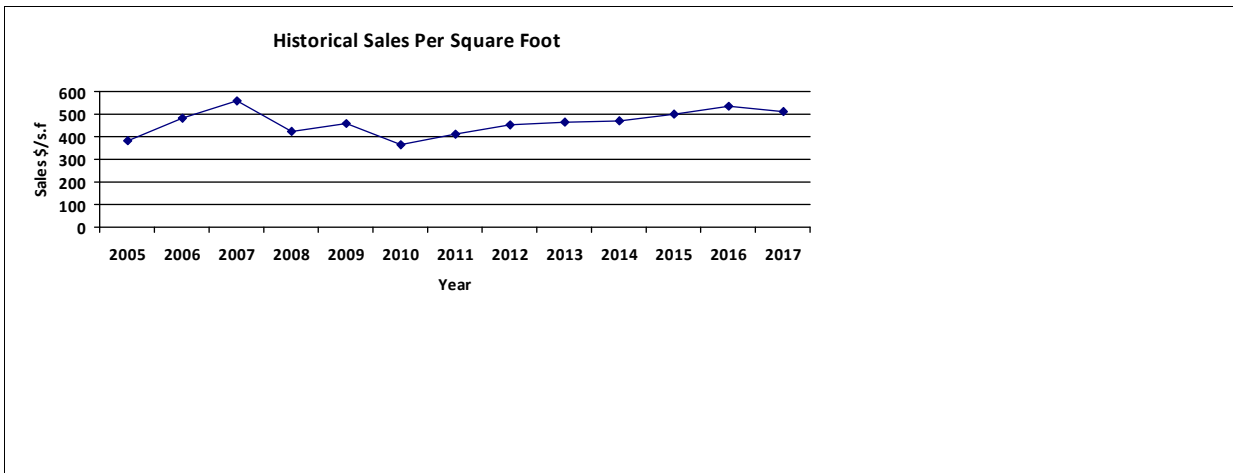
Plaza At Five Points Residences

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	855000	512
2016	2	1073750	533
2015	1	800000	502
2014	3	1270556	473
2013	6	846250	463
2012	3	949445	452
2011	4	1271750	414
2010	4	704875	367
2009	1	975000	461
2008	4	788000	424
2007	1	950000	560
2006	2	929500	481
2005	1	605700	380



Date of Sale	Address	Unit No	Price	Sq. Feet
5/15/2017	50 CENTRAL	16B	855000	1671
Totals for		2017	Number of Sales	1
Average sale price		855,000	Average price /sf	512

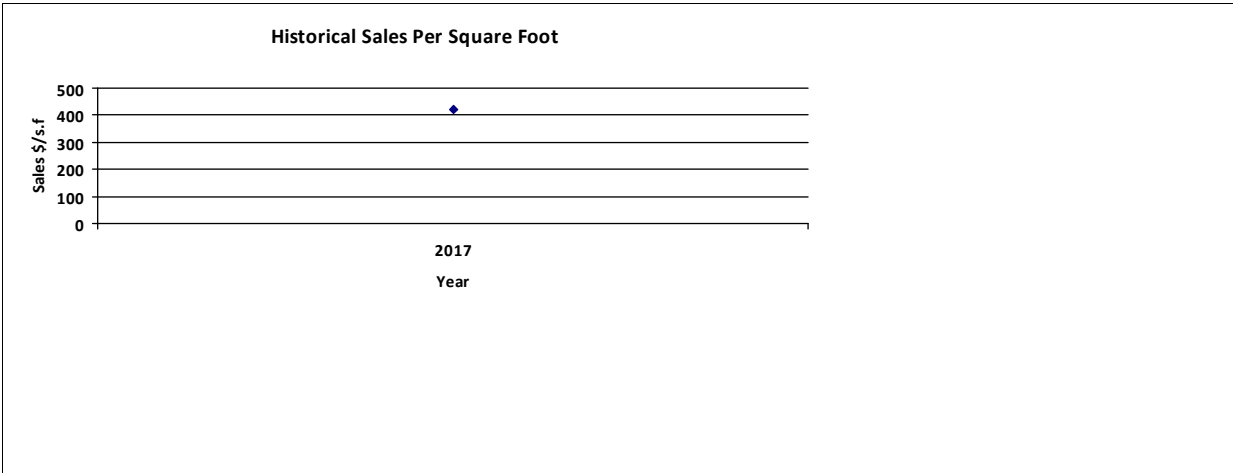
Q

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	701000	421



Date of Sale	Address	Unit No	Price	Sq. Feet
6/12/2017	231 COSMOPOLITAN		735000	1622
5/12/2017	272 COSMOPOLITAN		680000	1622
5/1/2017	214 COSMOPOLITAN		688000	1747
Totals for	2017	Number of Sales	3	
	Average sale price	701,000	Average price /sf	421

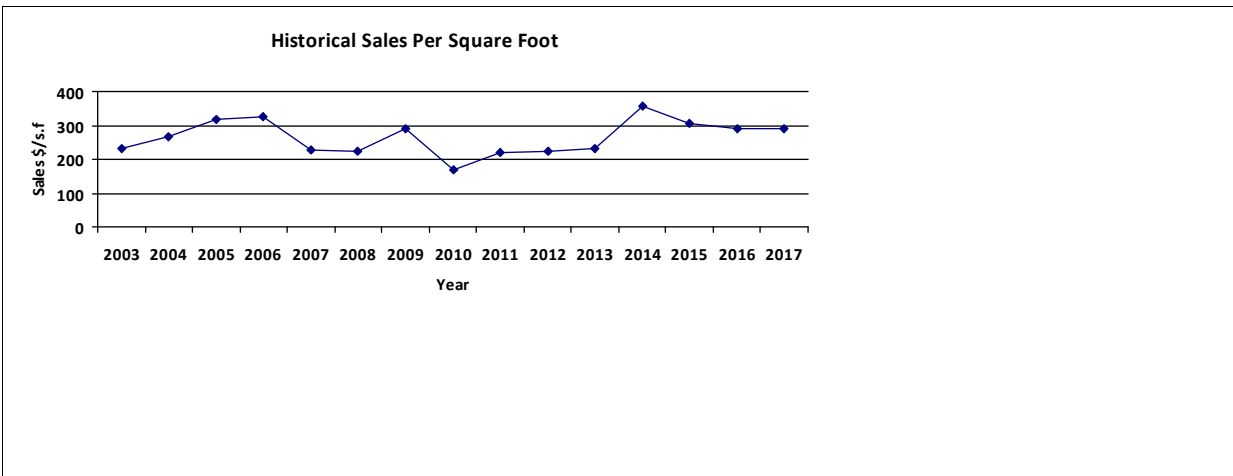
Regency House

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	405000	292
2016	7	407714	289
2015	6	440000	305
2014	8	366000	356
2013	12	311108	233
2012	2	342500	223
2011	8	366250	219
2010	5	211820	168
2009	2	490000	290
2008	4	328725	222
2007	2	352450	229
2006	3	376667	326
2005	8	424375	318
2004	20	400237	265
2003	9	351378	231



Date of Sale	Address	Unit No	Price	Sq. Feet
5/8/2017	435 GULFSTREAM	408	380000	1537
3/20/2017	435 GULFSTREAM	503	485000	1424
2/24/2017	435 GULFSTREAM	807	350000	1201
Totals for 2017		Number of Sales	3	
Average sale price		405,000	Average price /sf	292

Renaissance

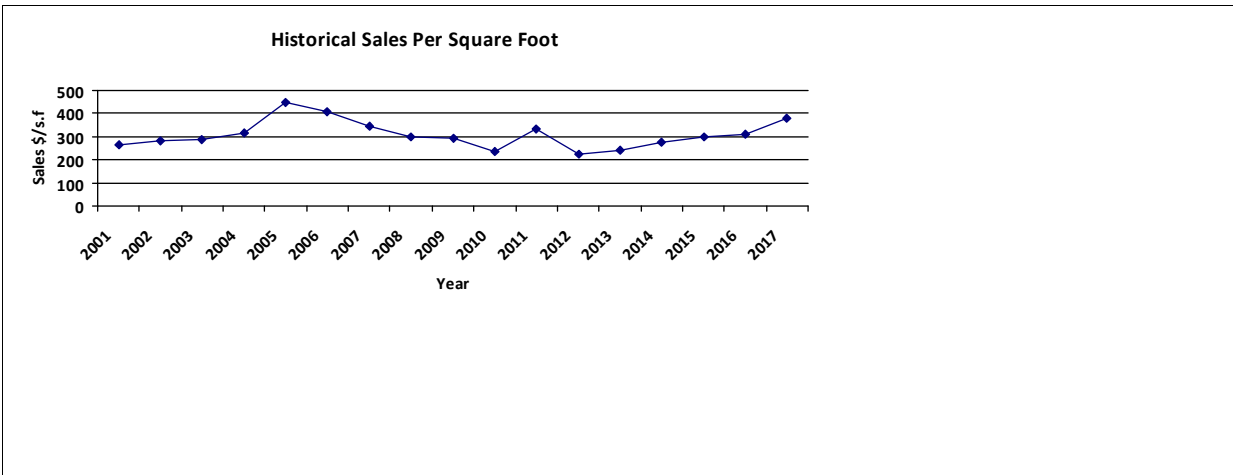
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	15	426033	382
2016	16	339688	311
2015	25	281152	296
2014	23	271694	277
2013	19	255300	243
2012	19	226168	224
2011	16	352406	334
2010	16	230881	234
2009	6	423500	294
2008	8	331125	300
2007	10	449950	347
2006	18	477500	409
2005	45	469560	450
2004	63	332553	318
2003	52	300271	285
2002	81	284036	280
2001	69	272290	262



Date of Sale	Address	Unit No	Price	Sq. Feet
9/29/2017	750 TAMIAMI	306	173000	485
9/15/2017	750 TAMIAMI	1017	650000	1460
9/6/2017	750 TAMIAMI	210	220000	760
8/18/2017	750 TAMIAMI	PH04	480000	1190
7/18/2017	750 TAMIAMI	406	175000	490
7/14/2017	750 TAMIAMI	712	250000	810
7/6/2017	750 TAMIAMI	705	265000	695
6/30/2017	750 TAMIAMI	506	227000	700

Date of Sale	Address		Unit No	Price	Sq. Feet
6/16/2017	750	TAMIAMI	617	313000	990
6/1/2017	750	TAMIAMI	1403	337500	970
4/27/2017	750	TAMIAMI	PH12	685000	1560
3/24/2017	750	TAMIAMI	1004	330000	1180
3/23/2017	378	GOLDEN GATE	3	1450000	3098
3/16/2017	750	TAMIAMI	611	515000	1360
1/27/2017	750	TAMIAMI	PH02	320000	960
Totals for	2017	Number of Sales	15		
	Average sale price	426,033	Average price /sf	382	

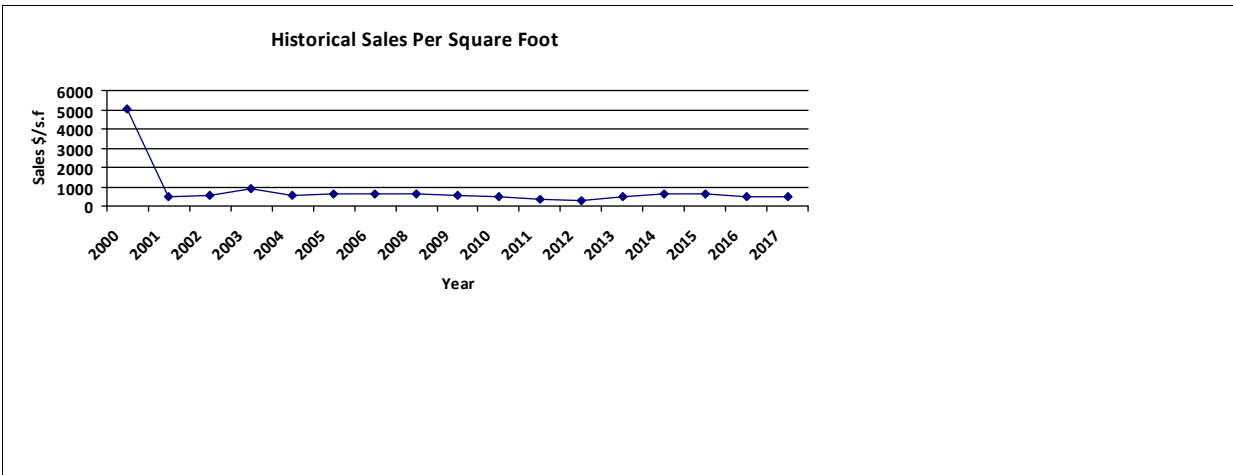
Ritz Carlton Residences

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	1326667	468
2016	4	1768775	508
2015	3	1291667	591
2014	4	1538625	588
2013	2	1117500	514
2012	4	808125	254
2011	1	925000	336
2010	3	1233333	514
2009	6	1908783	535
2008	3	2216667	609
2006	4	1495000	591
2005	9	1702222	614
2004	6	1213250	559
2003	3	3896800	913
2002	7	2506843	548
2001	30	1464833	504
2000	1	25000000	5049



Date of Sale	Address	Unit No	Price	Sq. Feet
11/1/2017	1111 RITZ CARLTON	1505	1250000	2057
5/26/2017	1111 RITZ CARLTON	1603	1700000	4276
1/31/2017	1111 RITZ CARLTON	1107	1030000	2173
Totals for	2017	Number of Sales	3	
	Average sale price	1,326,667	Average price /sf	468

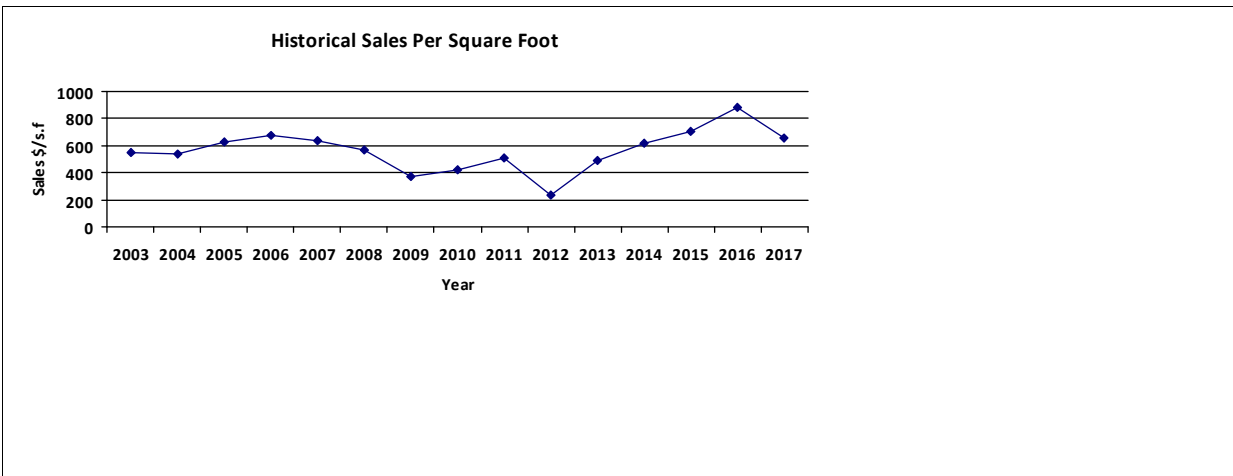
Ritz Tower Residences

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	8	2279875	659
2016	5	3000000	885
2015	9	2307382	705
2014	9	1961389	620
2013	4	1626875	490
2012	6	874583	238
2011	15	1712747	511
2010	4	1397500	418
2009	1	1100000	369
2008	7	1801171	569
2007	13	2158077	637
2006	7	2602086	679
2005	14	2082643	631
2004	21	1831052	542
2003	58	1937557	547



Date of Sale	Address	Unit No	Price	Sq. Feet
11/1/2017	35 WATERGATE	704	1479000	2985
10/16/2017	35 WATERGATE	904	1490000	2985
8/31/2017	35 WATERGATE	1403	1950000	2985
8/9/2017	35 WATERGATE	805	2515000	3659
6/20/2017	35 WATERGATE	1203	2000000	2985
5/5/2017	35 WATERGATE	1401	3495000	3751
5/1/2017	1111 RITZ CARLTON	1501	3400000	5353
1/27/2017	35 WATERGATE	1204	1910000	2985

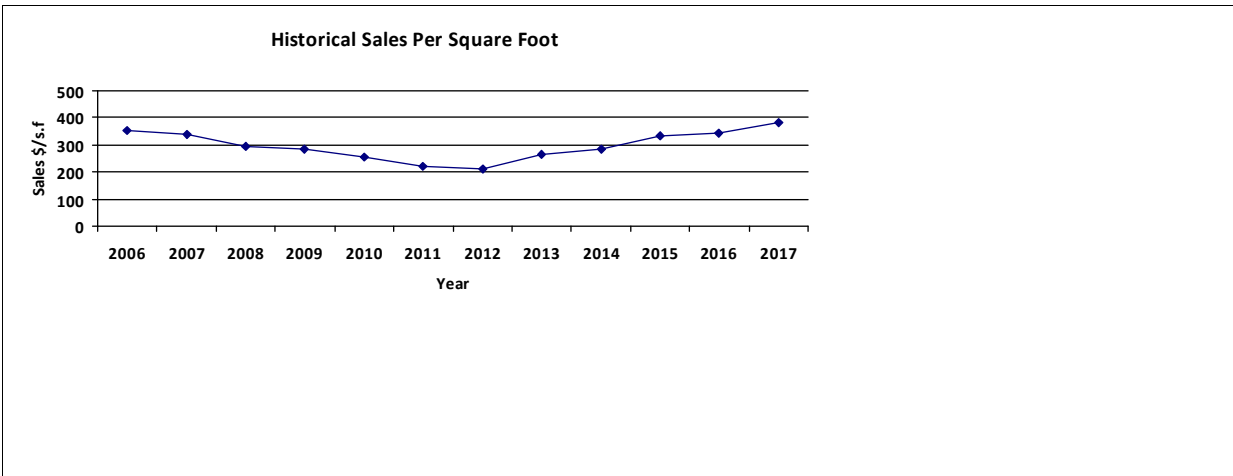
Date of Sale	Address	Unit No	Price	Sq. Feet
Totals for	2017	Number of Sales	8	
	Average sale price	2,279,875	Average price /sf	659

Rivo At Ringling

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	7	806286	383
2016	10	546550	342
2015	8	661125	335
2014	9	492349	283
2013	10	473670	264
2012	11	398109	210
2011	8	442388	223
2010	7	454714	254
2009	6	607167	283
2008	6	494167	292
2007	7	625371	338
2006	2	510400	354



Date of Sale	Address	Unit No	Price	Sq. Feet
10/16/2017	1771 RINGLING	1108	520000	1442
9/6/2017	1771 RINGLING	605	495000	1483
6/30/2017	1771 RINGLING	PH306	1479000	3460
6/14/2017	1771 RINGLING	PH204	1275000	3365
5/31/2017	1771 RINGLING	PH109	545000	1442
3/15/2017	1771 RINGLING	704	580000	1735
2/24/2017	1771 RINGLING	1207	750000	1808
Totals for	2017	Number of Sales	7	
	Average sale price	806,286	Average price /sf	383

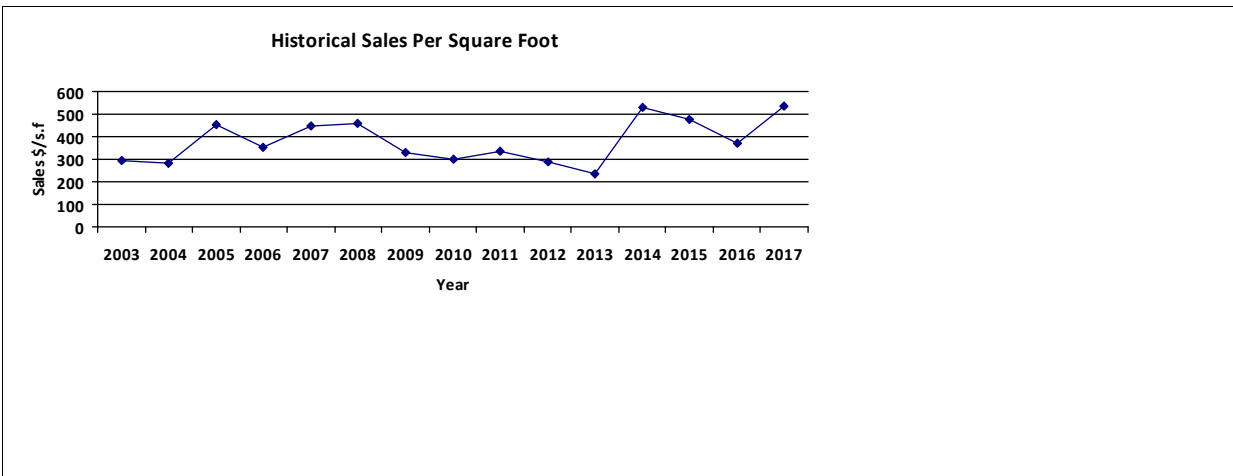
Royal St. Andrew

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	900000	535
2016	2	592550	369
2015	2	462500	477
2014	7	617143	527
2013	2	364500	234
2012	5	480500	290
2011	3	546667	335
2010	3	394167	302
2009	3	431333	328
2008	2	576500	460
2007	5	608600	450
2006	3	610000	350
2005	5	468000	452
2004	6	452000	280
2003	3	383000	296



Date of Sale	Address	Unit No	Price	Sq. Feet
3/29/2017	555 GULFSTREAM	1504	900000	1682
Totals for		2017	Number of Sales	1
Average sale price		900,000	Average price /sf	535

San Marco

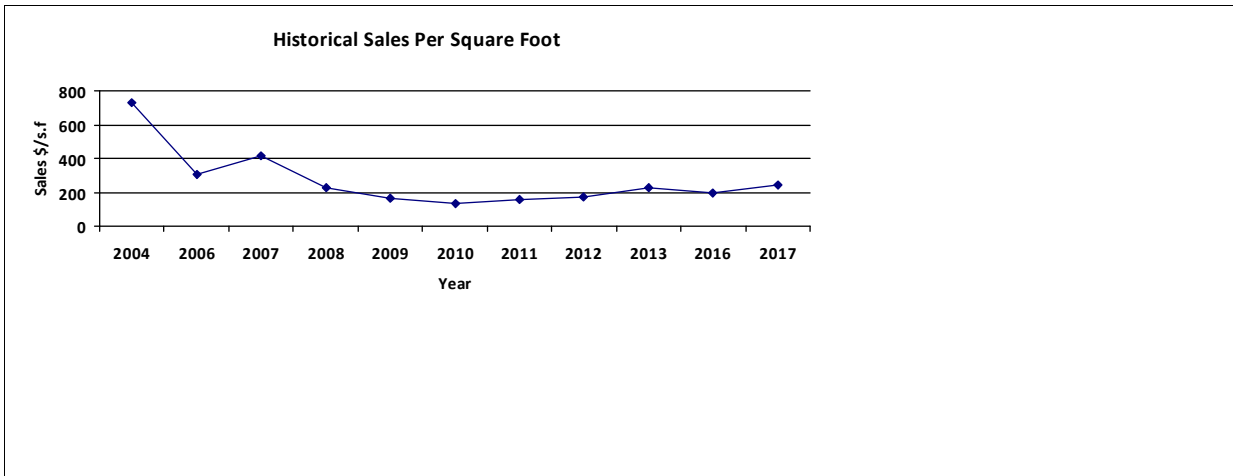
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	1	515000	246
2016	1	360000	195
2013	3	449000	230
2012	2	312500	170
2011	3	308333	159
2010	1	240000	130
2009	2	362750	164
2008	2	440000	228
2007	3	490000	417
2006	21	661324	303
2004	21	1200000	726



Date of Sale	Address		Unit No	Price	Sq. Feet
1/10/2017	1188	TAMIAMI	304	515000	2093
Totals for	2017	Number of Sales	1		
	Average sale price	515,000	Average price /sf	246	

Sansara

34236

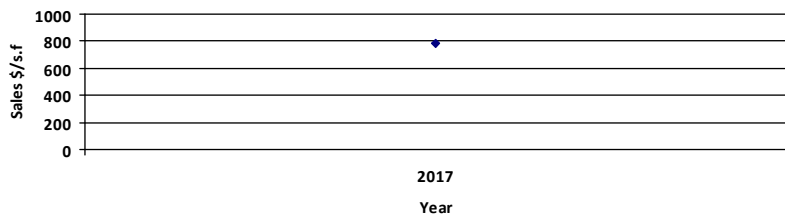
2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	13	2081349	787

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
7/3/2017	300 PINEAPPLE	201	2100000	2794
6/23/2017	300 PINEAPPLE	502	1600000	2264
2/24/2017	300 PINEAPPLE	PH3	2084268	2264
2/15/2017	300 PINEAPPLE	401	1875344	2773
2/7/2017	300 PINEAPPLE	601	1934485	2773
1/31/2017	300 PINEAPPLE	802	1928377	2264
1/30/2017	300 PINEAPPLE	602	1713219	2264
1/20/2017	300 PINEAPPLE	801N	2218030	2773
1/18/2017	300 PINEAPPLE	301	1849603	2773
1/17/2017	300 PINEAPPLE	PH1	5109575	4660
1/17/2017	300 PINEAPPLE	402	1586267	2264
1/9/2017	300 PINEAPPLE	702	1736325	2264
1/6/2017	300 PINEAPPLE	302	1322040	2264
Totals for	2017	Number of Sales	13	
	Average sale price	2,081,349	Average price /sf	787

Sarabande

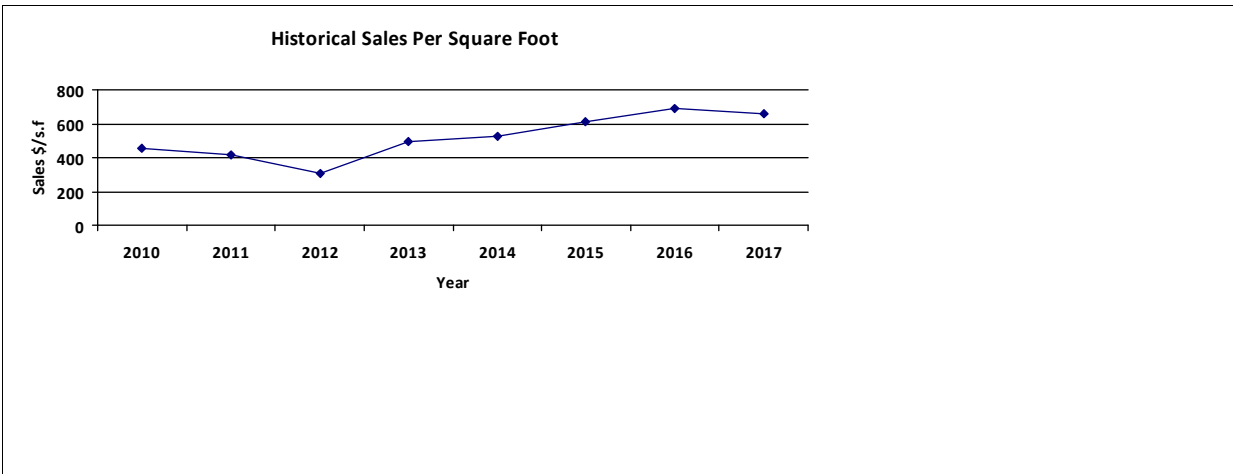
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	2087500	655
2016	2	1357500	694
2015	4	1768750	613
2014	7	1129643	523
2013	3	1086667	493
2012	8	826312	304
2011	2	1437500	412
2010	4	998750	454



Date of Sale	Address	Unit No	Price	Sq. Feet
5/26/2017	340 PALM	11	875000	2075
5/8/2017	340 PALM	161	3300000	4299
Totals for	2017	Number of Sales	2	
	Average sale price	2,087,500	Average price /sf	655

St Regis

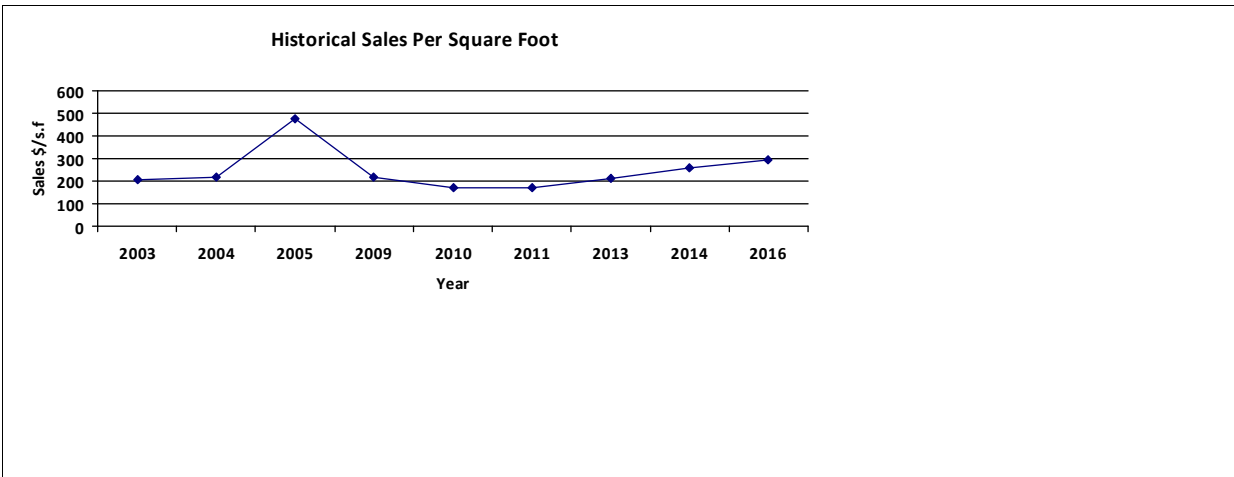
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	325000	293
2014	1	290000	261
2013	3	237000	214
2011	1	190000	171
2010	1	141000	169
2009	1	240000	217
2005	1	530000	478
2004	2	208500	215
2003	1	225000	203



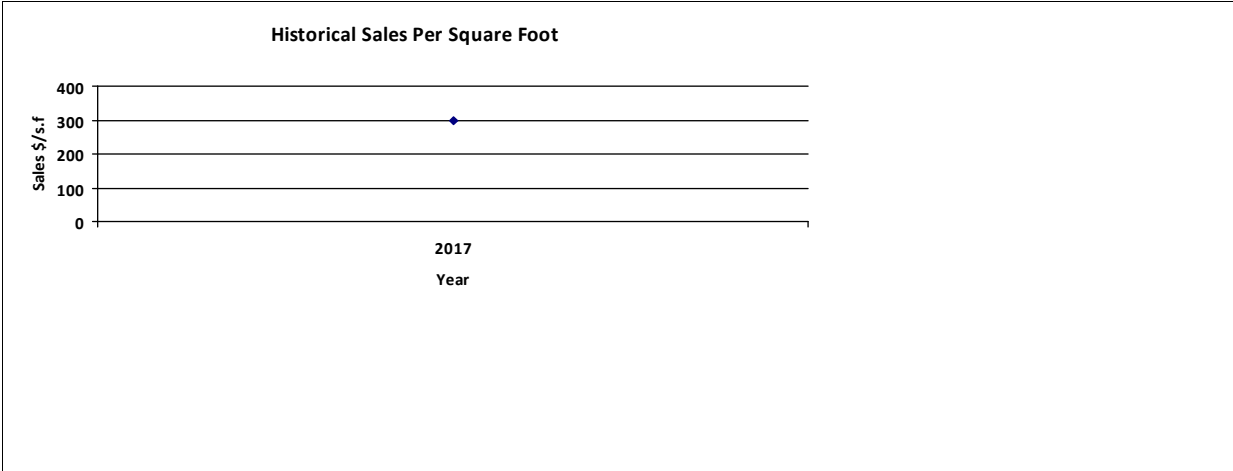
Sunset Towers

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	4	452250	298



Date of Sale	Address	Unit No	Price	Sq. Feet
6/15/2017	11 SUNSET	504	499000	1603
6/15/2017	11 SUNSET	506	410000	1433
5/17/2017	11 SUNSET	405	425000	1433
4/28/2017	11 SUNSET	403	475000	1604
Totals for		2017	Number of Sales	4
Average sale price		452,250	Average price /sf	298

Tessera

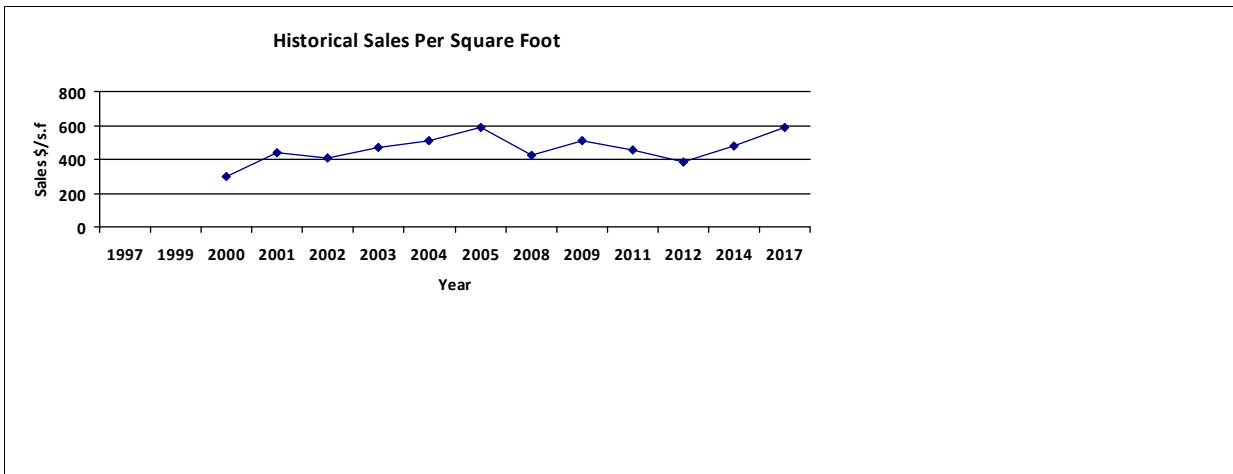
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	3	1861667	590
2014	1	1350000	477
2012	3	1225000	388
2011	4	1737500	456
2009	1	1450000	512
2008	3	1266667	423
2005	3	1750000	585
2004	2	1570000	511
2003	1	1335000	472
2002	5	1715000	408
2001	10	1134300	436
2000	7	932714	300
1999	1		
1997	1		



Date of Sale	Address	Unit No	Price	Sq. Feet
9/25/2017	500 PALM	41	1535000	2830
4/7/2017	500 PALM	102	2350000	3315
3/31/2017	500 PALM	22	1700000	3315
Totals for 2017		Number of Sales	3	
Average sale price		1,861,667	Average price /sf	590

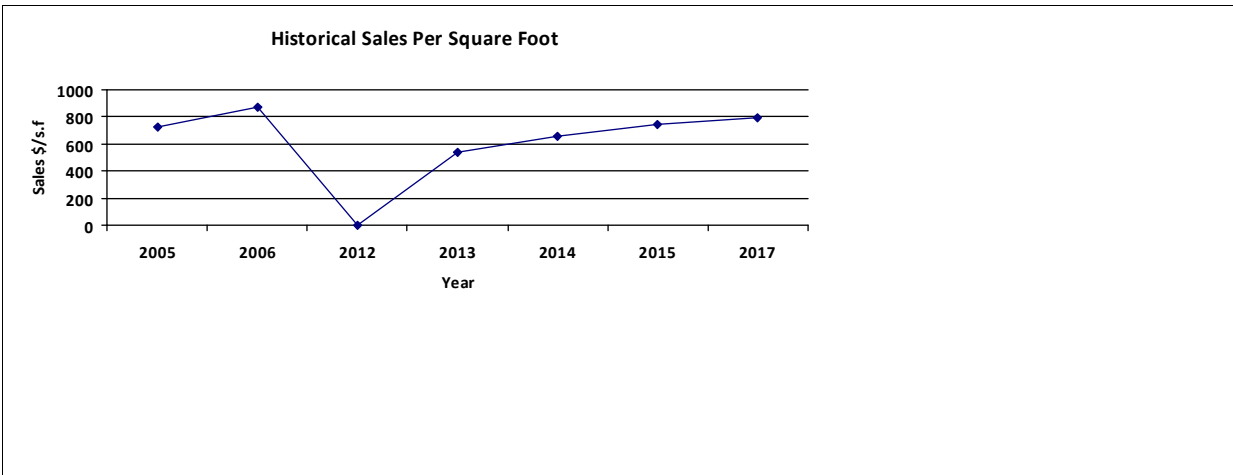
The Grande Riviera

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	5	3116500	791
2015	4	3011250	743
2014	1	1750000	660
2013	1	1750000	537
2012	1	0	0
2006	1	2300000	868
2005	1	1895000	723



Date of Sale	Address	Unit No	Price	Sq. Feet
10/27/2017	420 GOLDEN GATE	200B	2567500	3473
10/18/2017	420 GOLDEN GATE	300A	2150000	2650
9/22/2017	420 GOLDEN GATE	200A	2325000	2620
3/15/2017	420 GOLDEN GATE	800PH	4350000	5554
3/13/2017	420 GOLDEN GATE	PH-700	4190000	5412
Totals for	2017	Number of Sales	5	
	Average sale price	3,116,500	Average price /sf	791

The Phoenix

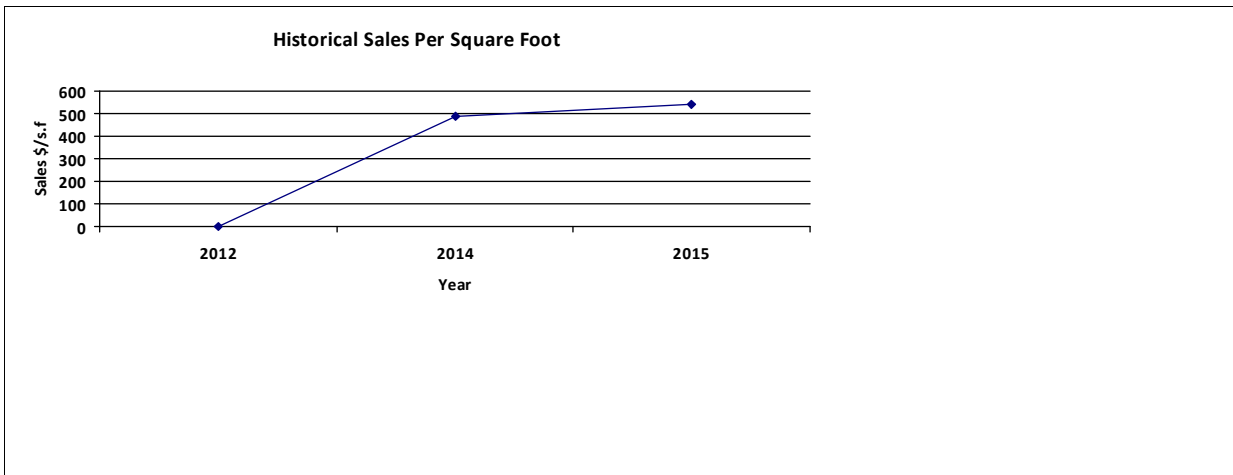
34236

2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2015	1	2050000	542
2014	1	1860000	491
2012	1	0	0



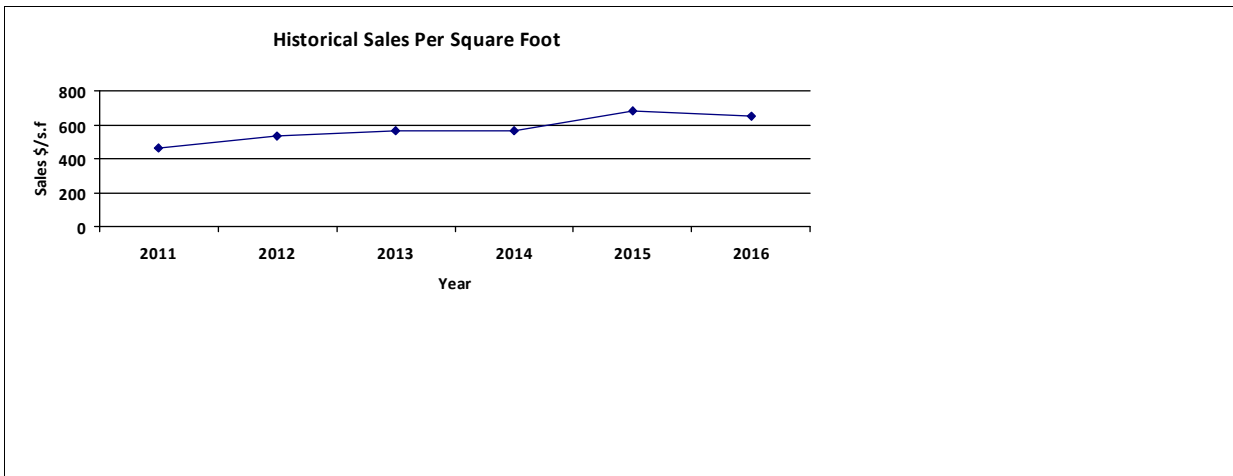
The Savoy on Palm

34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2016	1	2075000	654
2015	2	2037500	685
2014	2	1738500	566
2013	3	1878333	567
2012	3	1980000	532
2011	1	1375000	462



Valencia Rosemary Place

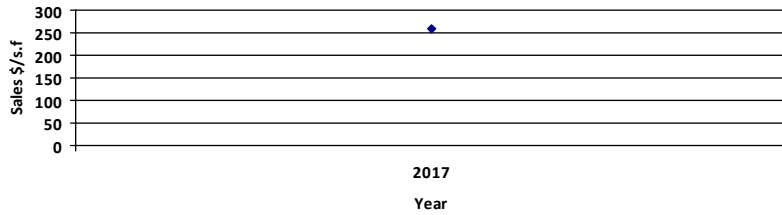
34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	5	536042	258

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
3/15/2017	1261 BLVD OF THE ARTS		559052	2154
3/15/2017	1269 BLVD OF THE ARTS		551775	2099
3/15/2017	1285 BLVD OF THE ARTS		543040	2099
3/15/2017	1289 BLVD OF THE ARTS		504445	2015
2/24/2017	1273 BOULEVARD OF THE ARTS		521900	2015
Totals for	2017	Number of Sales	5	
	Average sale price	536,042	Average price /sf	258

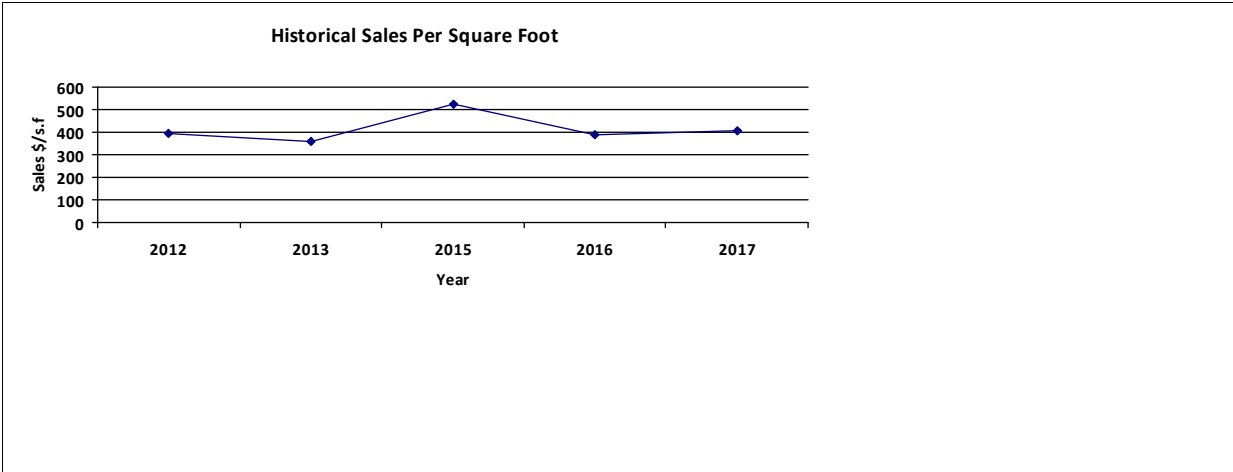
Vista Bay Point

34236 2017 as of 11/01/2017

Based on information from MFRMLS for the period indicated. Property Type Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	2	1310000	405
2016	1	1298000	391
2015	2	2300000	526
2013	2	1130000	358
2012	1	1300000	392



Date of Sale	Address	Unit No	Price	Sq. Feet
6/29/2017	128 GOLDEN GATE	601B	1125000	3000
2/14/2017	128 GOLDEN GATE	902A	1495000	3477
Totals for	2017	Number of Sales	2	
	Average sale price	1,310,000	Average price /sf	405

Vue

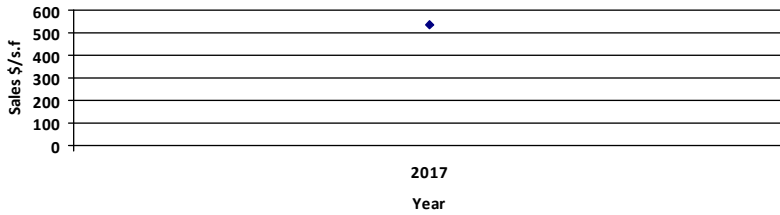
34236 2017 as of 11/01/2017

Based on information from MFRMLS
for the period indicated. Property Type
Condominium, Villa, or Townhouse.

1

Year	No. of Sales	Avg Sale Price	Sale Price/S.F.
2017	11	1053028	536

Historical Sales Per Square Foot



Date of Sale	Address	Unit No	Price	Sq. Feet
11/1/2017	1155 GULFSTREAM	602	1078862	2040
11/1/2017	1155 GULFSTREAM	608	880175	1700
11/1/2017	1155 GULFSTREAM	406	1059000	2292
10/27/2017	1155 GULFSTREAM	405	1500000	2440
10/27/2017	1155 GULFSTREAM	0302	1156548	2040
10/27/2017	1155 GULFSTREAM	304	1092362	1920
10/27/2017	1155 GULFSTREAM	406	1041304	1770
10/27/2017	1155 GULFSTREAM	0402	1011963	2040
10/27/2017	1155 GULFSTREAM	303	1013599	1810
10/27/2017	1155 GULFSTREAM	503	899845	1810
10/27/2017	1155 GULFSTREAM	308	849650	1750
Totals for	2017	Number of Sales	11	
	Average sale price	1,053,028	Average price /sf	536