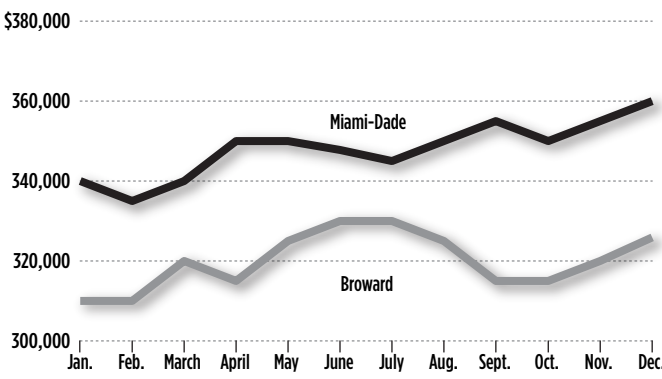


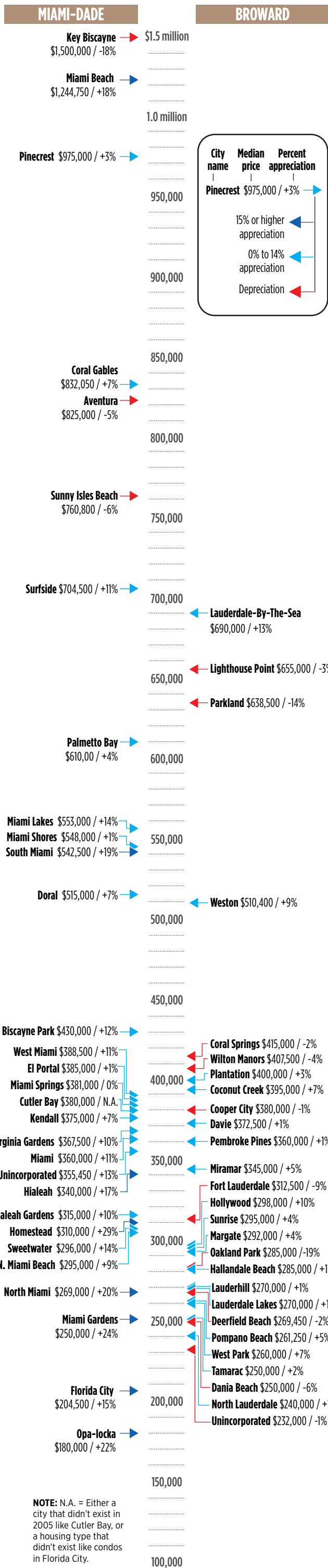
Sales plunge, but prices hold on

2006 MEDIAN HOUSE PRICES



CITY BY CITY

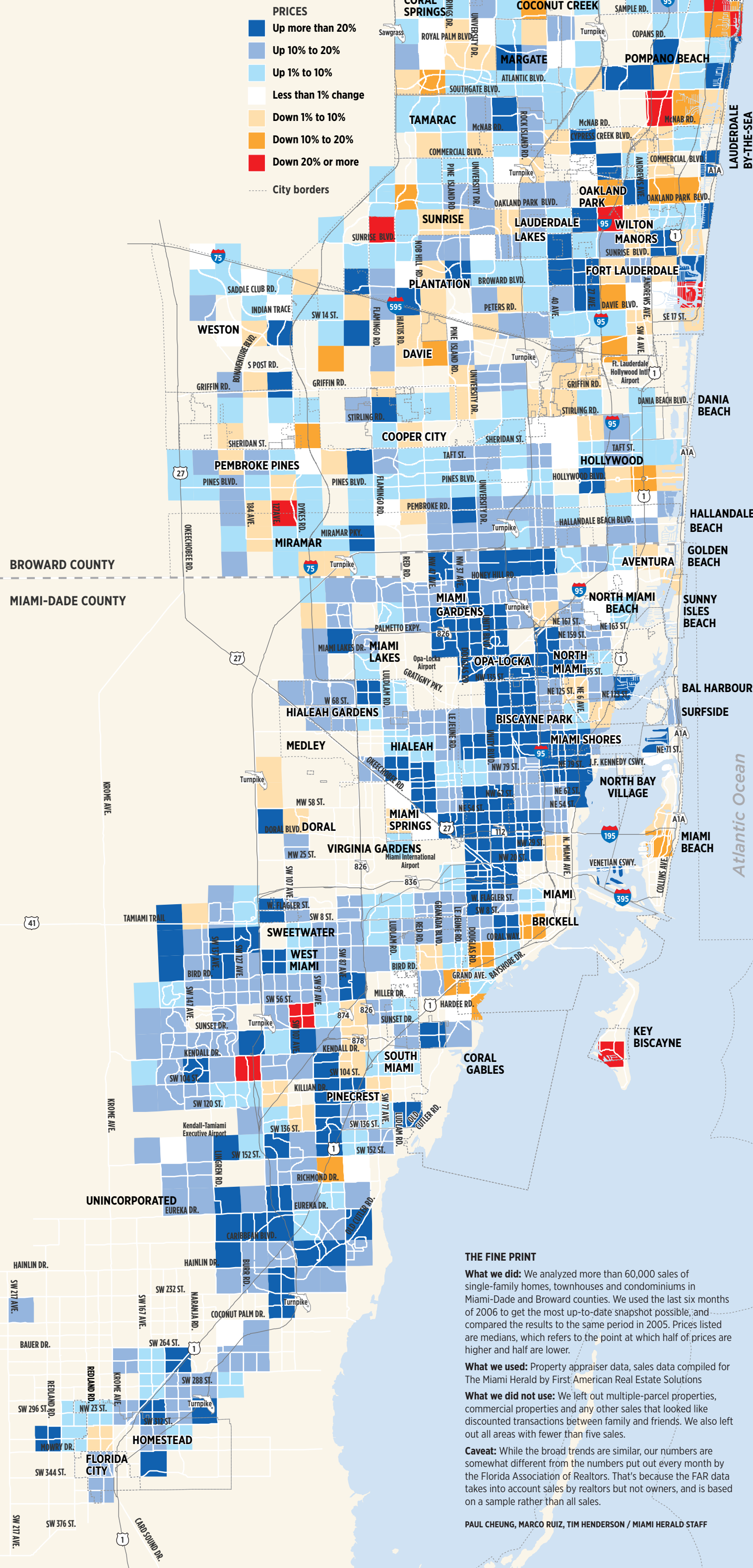
Median housing prices for most cities in South Florida fell into the \$200,000 to \$500,000 range, according to an analysis of sales in the second half of 2006. Areas with fewer than five sales are not shown.



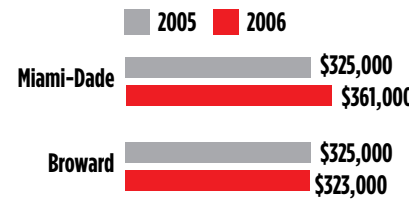
NOTE: N.A. = Either a city that didn't exist in 2005 like Cutler Bay, or a housing type that didn't exist like condos in Florida City.

HOUSING RUN-UP

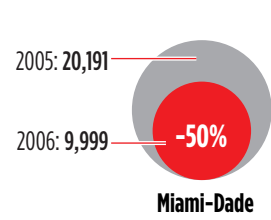
Prices for single-family homes rose in most parts of Miami-Dade and Broward counties in the second half of 2006, compared to the same period in 2005. However, sales were so low that some areas had fewer than five sales per square mile.



2005 VS. 2006 MEDIAN HOUSE PRICES

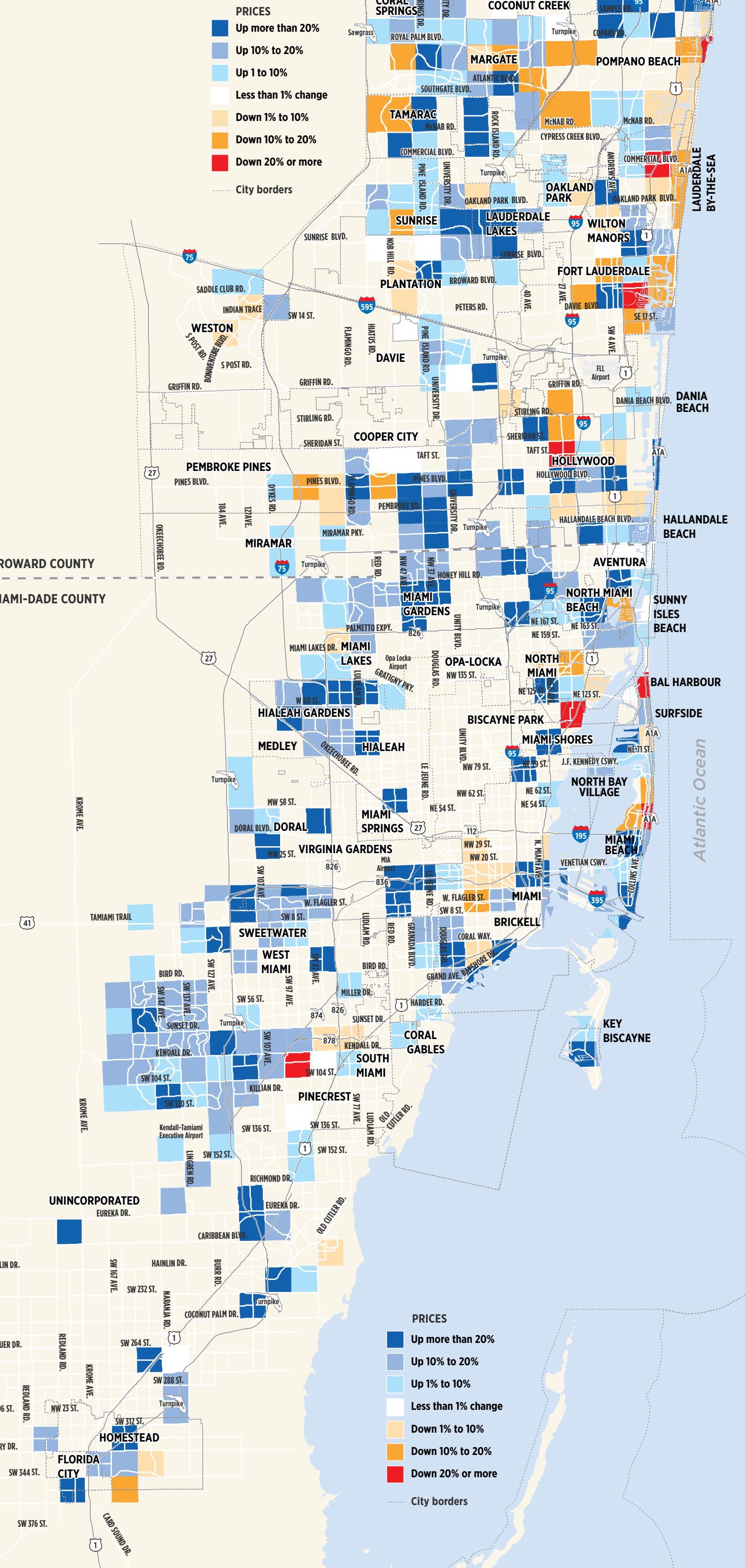


TOTAL HOUSE SALES

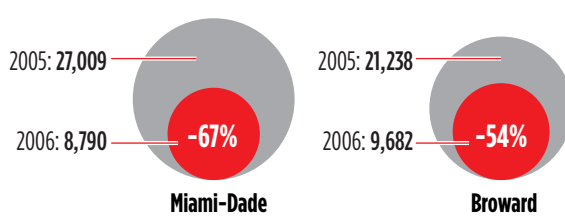


CONDO RUN-UP

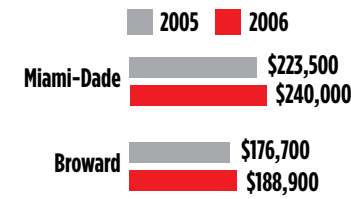
Prices for condos held their own in most parts of Miami-Dade and Broward counties in the second half of 2006, compared to the same period in 2005. However, sales plunged dramatically, and condos are thought to be the riskiest part of the market in 2007.



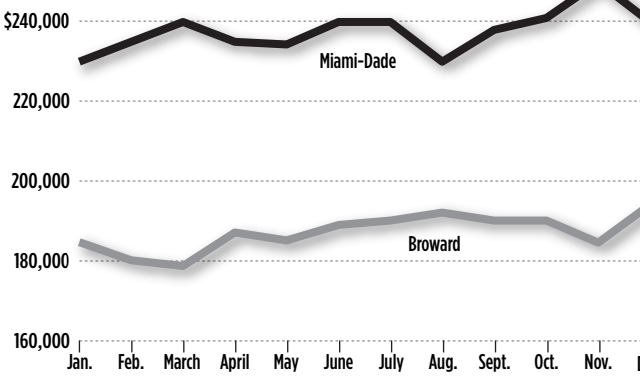
TOTAL CONDO SALES



2005 VS. 2006 MEDIAN CONDO PRICES

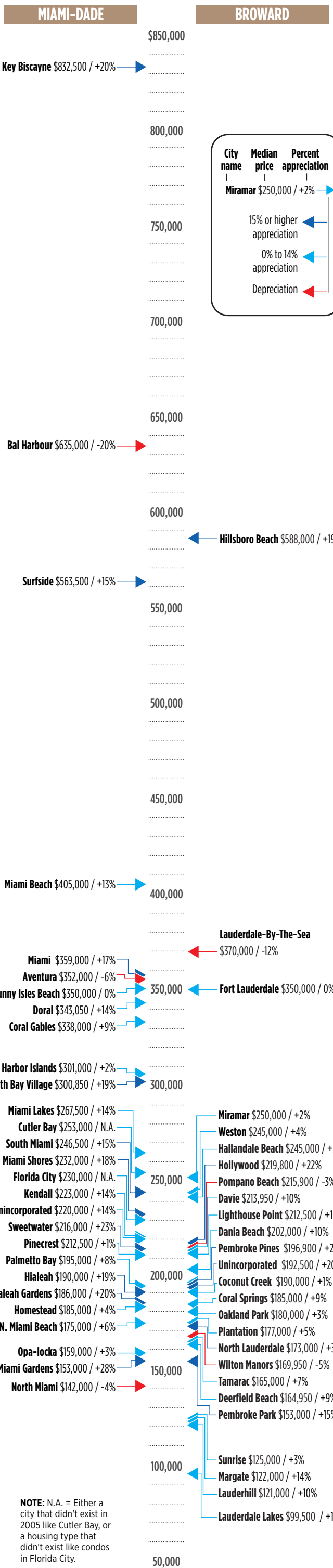


2006 MEDIAN CONDO PRICES



CITY BY CITY

Condos are now the main housing option available in the \$100,000 to \$250,000 range, according to an analysis of sales in the second half of 2006. Areas with fewer than five sales are not shown.



NOTE: N.A. = Either a city that didn't exist in 2005 like Cutler Bay, or a housing type that didn't exist like condos in Florida City.