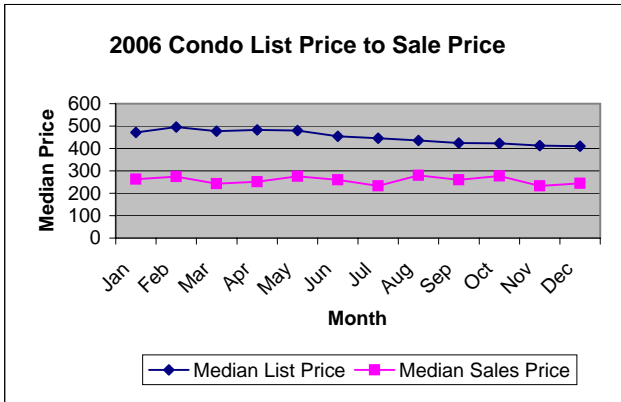
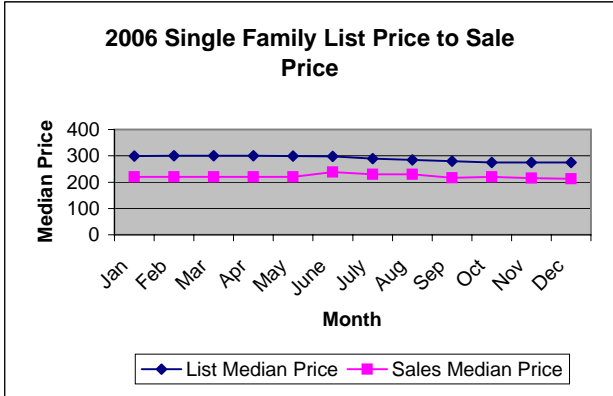


PINELLAS COUNTY - Residential Sales & Listing Analysis - DECEMBER 2006



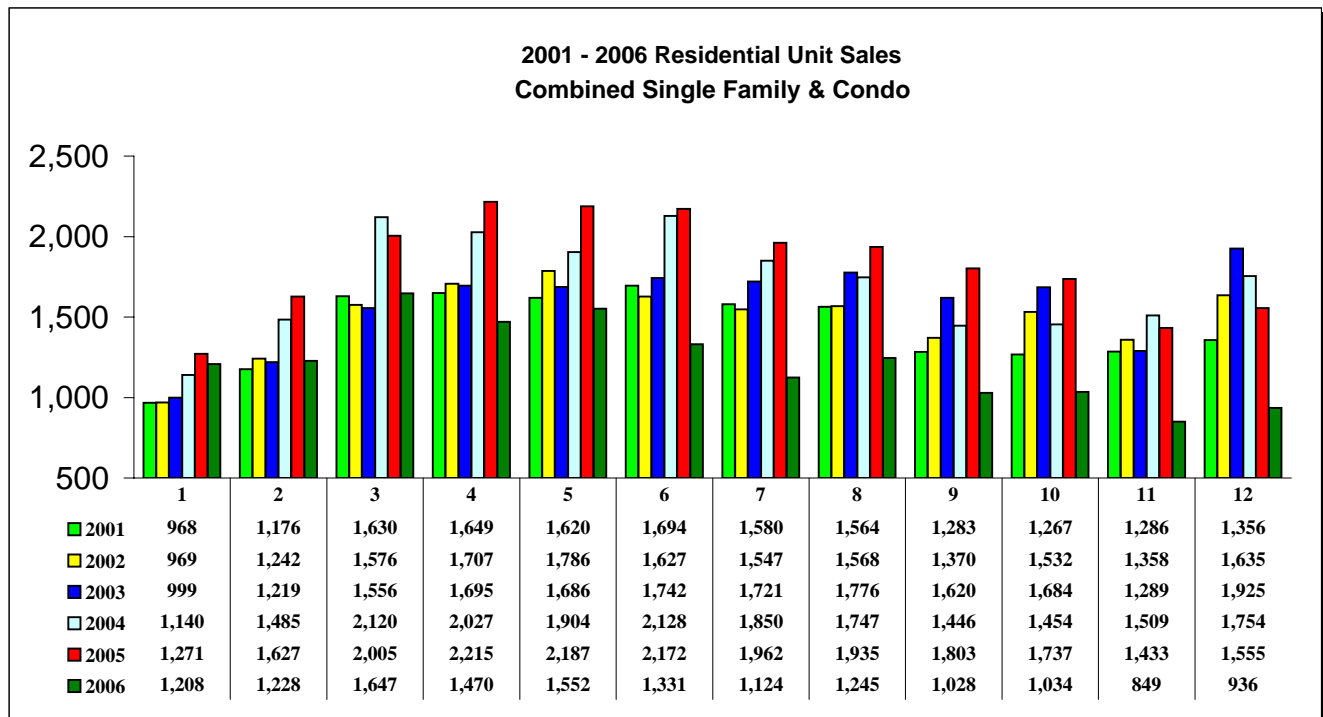
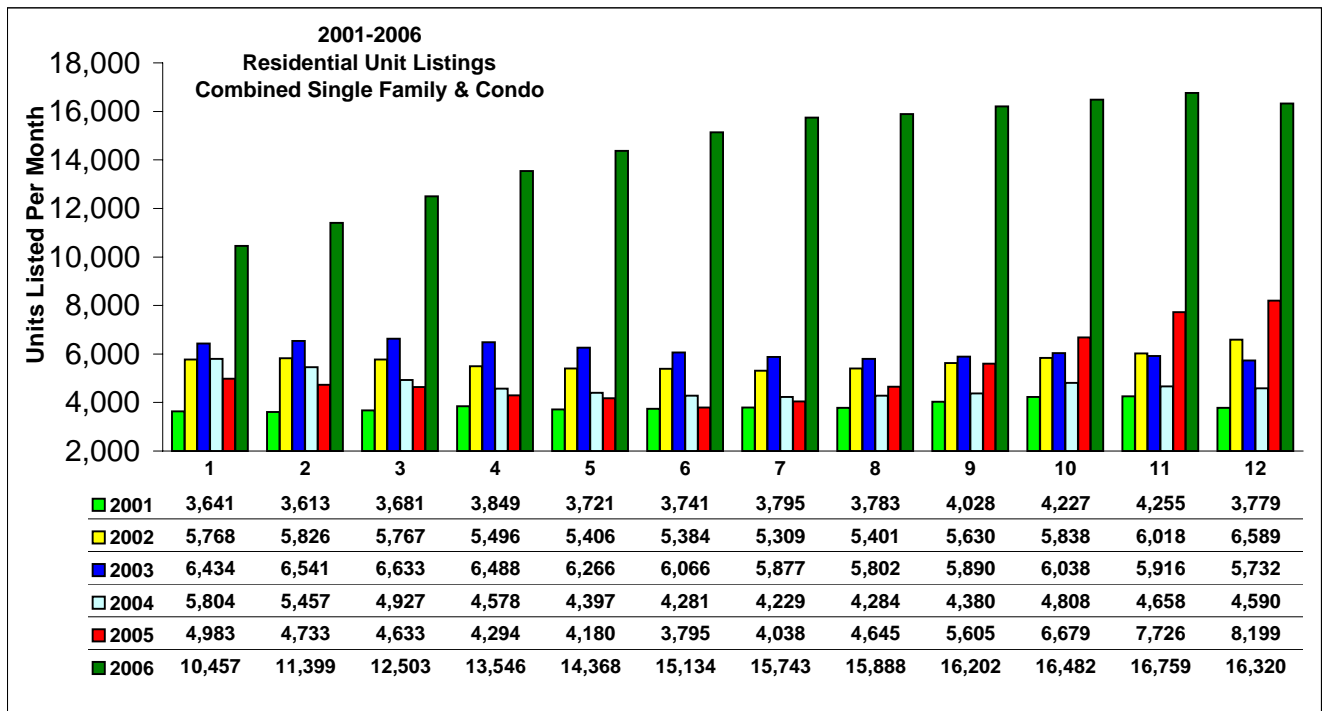
DECEMBER	UNITS	LISTINGS	
		SF	Condo
Price Class			
\$29,999 or under		4	0
\$30,000 - \$39,999		5	2
\$40,000 - \$49,999		12	8
\$50,000 - \$59,999		12	27
\$60,000 - \$69,999		24	49
\$70,000 - \$79,999		41	84
\$80,000 - \$89,999		66	137
\$90,000 - \$99,999		77	152
\$100,000 - \$119,999		164	279
\$120,000 - \$139,999		414	463
\$140,000 - \$159,999		541	497
\$160,000 - \$179,999		683	386
\$180,000 - \$199,999		791	343
\$200,000 - \$249,999		1564	596
\$250,000 - \$299,999		1299	546
\$300,000 - \$399,999		1323	863
\$400,000 - \$499,999		713	500
\$500,000 - \$599,999		491	331
\$600,000 - \$699,999		378	239
\$700,000 - \$799,999		324	190
\$800,000 - \$899,999		208	141
\$900,000 - \$999,999		155	136
Over \$1,000,000		587	475
Totals		9876	6444
Median (thousands) \$		274.9	274.9
Average (thousands) \$		425.8	410.5

Absorption Rate ^{**}									
	Single Family					Condo			
	2003	2004	2005	2006		2003	2004	2005	2006
Jan	14.4%	17.3%	23.5%	12.9%	18.2%	25.6%	29.5%	9.6%	
Feb	17.1%	25.4%	34.3%	12.2%	22.3%	32.1%	34.5%	8.8%	
Mar	22.3%	39.1%	43.4%	14.7%	26.2%	53.7%	43.0%	11.0%	
Apr	24.0%	41.3%	46.3%	11.5%	31.4%	52.3%	62.2%	9.9%	
May	25.3%	41.2%	52.8%	12.5%	31.2%	49.0%	51.5%	8.3%	
Jun	28.0%	45.6%	59.2%	10.5%	30.7%	61.7%	53.6%	6.2%	
Jul	29.2%	42.0%	51.5%	8.6%	29.6%	48.7%	43.6%	4.8%	
Aug	28.3%	38.2%	43.2%	7.9%	37.5%	48.9%	39.3%	7.7%	
Sep	27.0%	30.4%	35.7%	7.0%	28.8%	40.8%	26.7%	5.3%	
Oct	27.8%	27.0%	25.5%	7.2%	28.2%	39.4%	26.9%	4.7%	
Nov	20.9%	30.1%	21.5%	5.7%	24.2%	38.2%	13.9%	4.0%	
Dec	28.4%	21.2%	21.7%	6.8%	47.1%	23.1%	15.0%	4.1%	

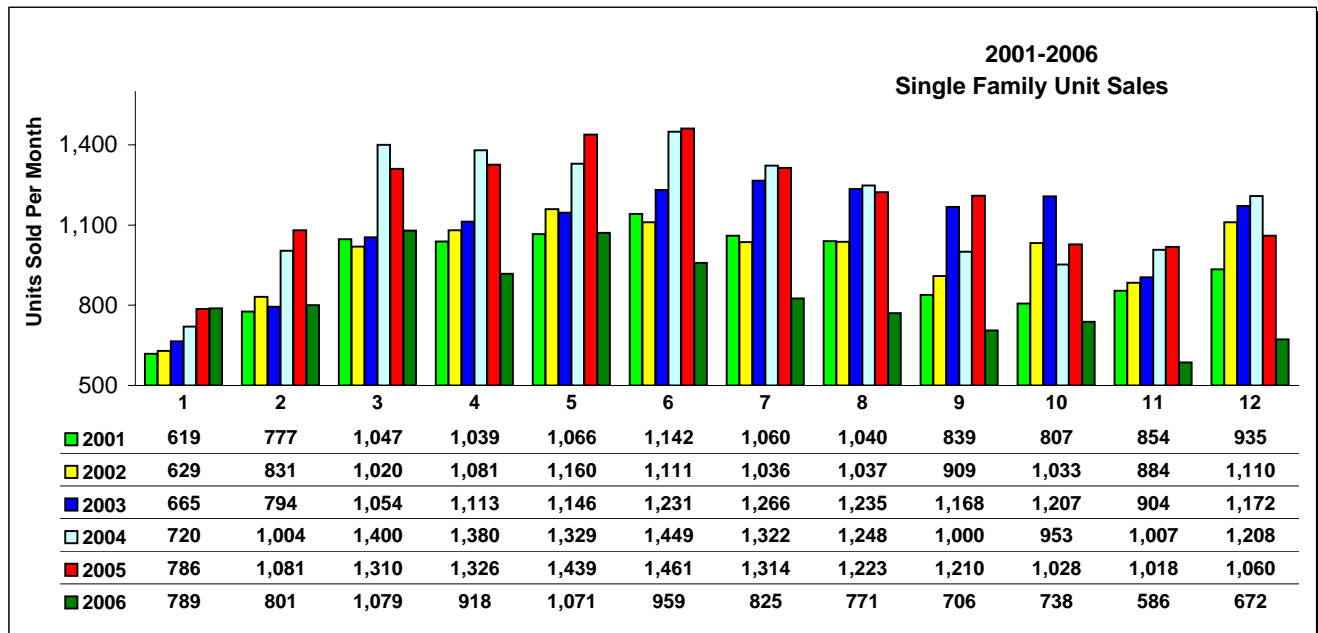
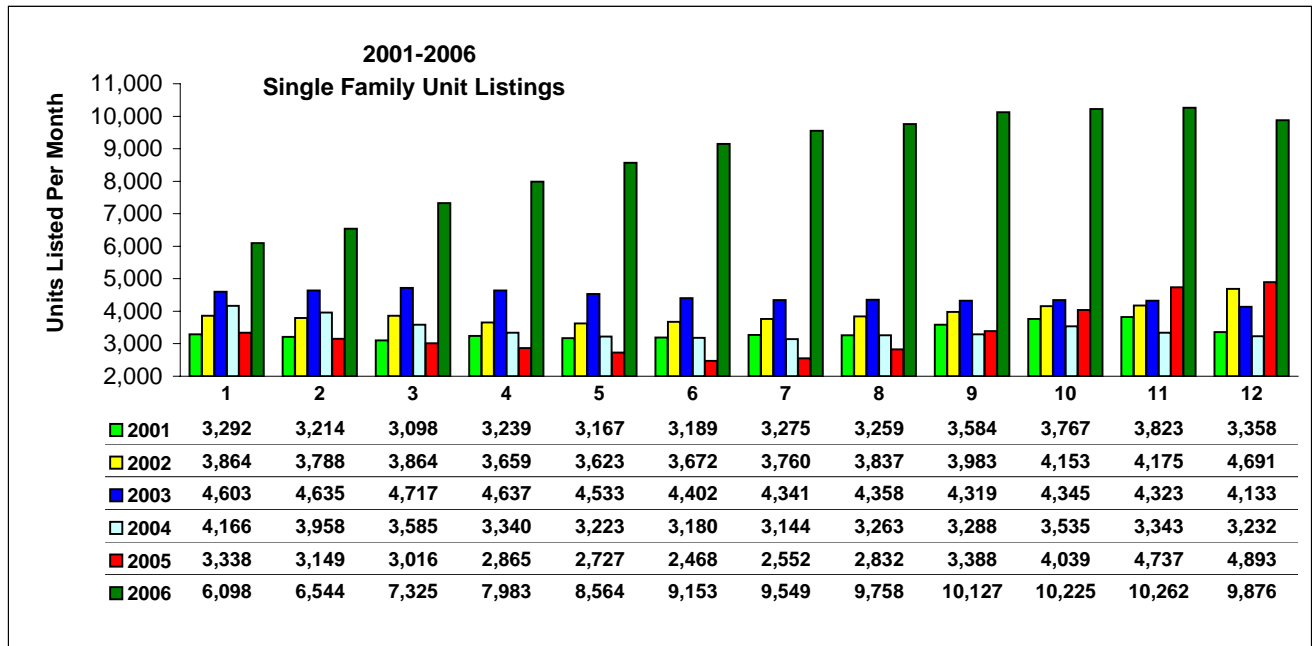
Pinellas Realtor Organization
Additional Information
Absorption Rate (Inventory Turnover) is determined by dividing the number of units sold during the month by the total number of listings in the MLS.
Residential Graphical data represents the combined Single Family & Condo Sales data.
GCAR/SSAR data combined to determine 2001 totals for comparison.
PRO Statistics

Residential Listing and Sales Comparison by Unit

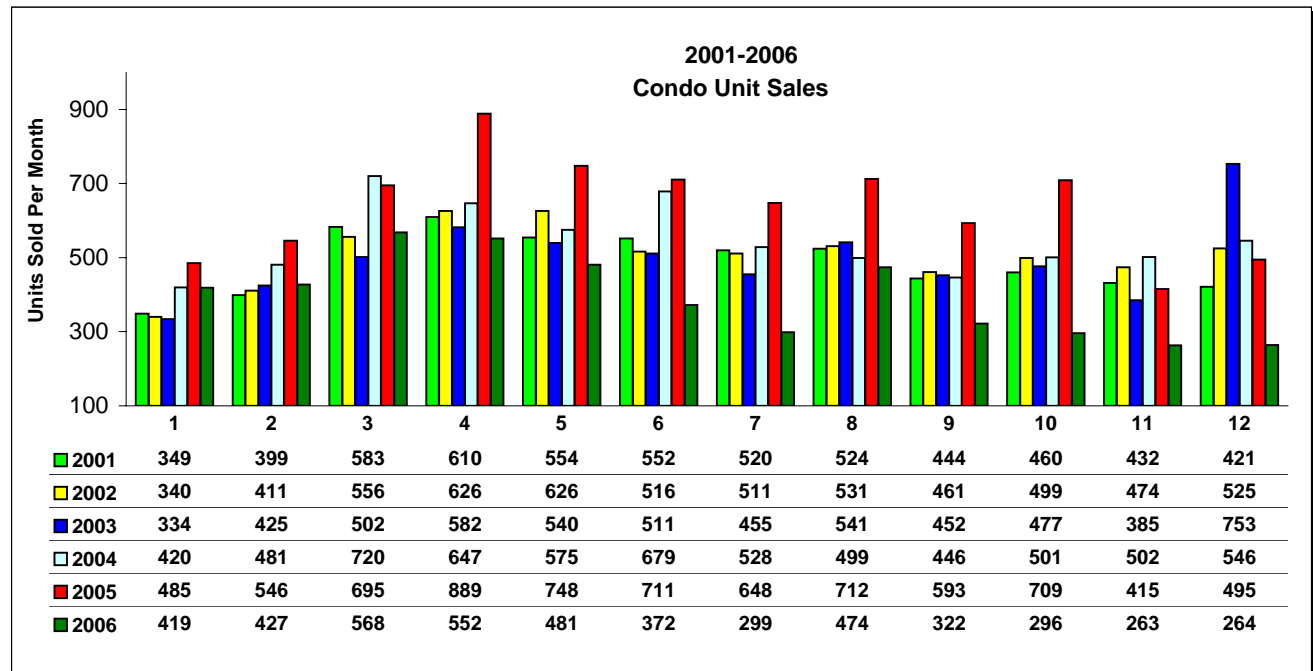
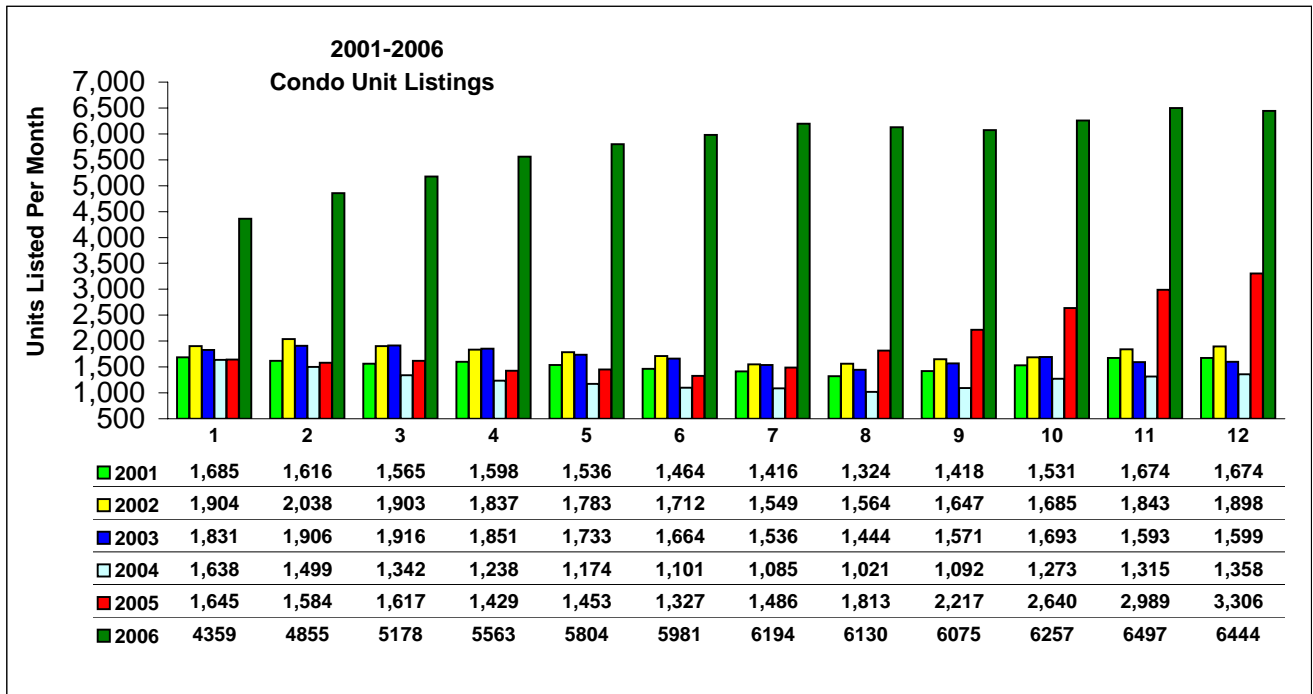
Combined Single Family and Condo Data



Single Family Listing and Sales Comparison by Unit



Condo Listing and Sales Comparison by Unit



**2006 Residential
Sales Trends**
(Single Family and Condo)

2006 Residential Unit Sales

Combined Single Family/Condo

MTD Comparison		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 Units	21,902	Units	1,271	1,627	2,005	2,215	2,187	2,172	1,962	1,935	1,803	1,737	1,433	1,555
		% of YTD	5.8%	7.4%	9.2%	10.1%	10.0%	9.9%	9.0%	8.8%	8.2%	7.9%	6.5%	7.1%
2006 Units	14,652	Units	1,208	1,228	1,647	1,470	1,552	1,331	1,124	1,245	1,028	1,034	849	936
		% Change	-5.0%	-24.5%	-17.9%	-33.6%	-29.0%	-38.7%	-42.7%	-35.7%	-43.0%	-40.5%	-40.8%	-39.8%

YTD Comparison		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 YTD	21,902	Units	1,271	2,898	4,903	7,118	9,305	11,477	13,439	15,374	17,177	18,914	20,347	21,902
2006 YTD	14,652	Units	1,208	2,436	4,083	5,553	7,105	8,436	9,560	10,805	11,833	12,867	13,716	14,652
% Change 2006 YTD	-33.1%		-5.0%	-15.9%	-16.7%	-22.0%	-23.6%	-26.5%	-28.9%	-29.7%	-31.1%	-32.0%	-32.6%	-33.1%

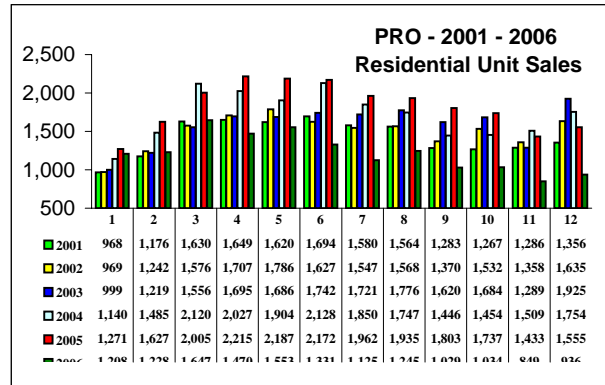
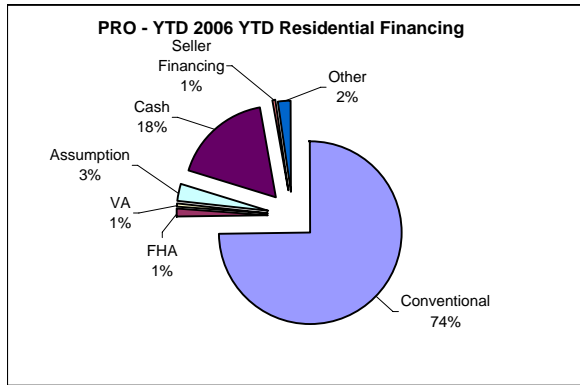
2006 Price		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Median Sales Price	Thousands	\$210.0	\$214.5	\$205.0	\$207.5	\$209.9	\$223.5	\$215.0	\$215.0	\$199.9	\$210.0	\$192.0	\$199.9
Mean Sales Price	Thousands	\$276.0	\$287.8	\$282.0	\$275.0	\$290.2	\$307.5	\$282.0	\$284.6	\$284.7	\$279.1	\$258.2	\$280.2

Residential Sales		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	12	0.08%	1	1	2	0	1	0	0	0	3	2	1	0	1
\$30,000 - \$39,999	14	0.10%	0	1	0	0	4	1	0	2	1	2	2	2	1
\$40,000 - \$49,999	31	0.21%	2	4	2	4	4	2	2	2	1	1	2	5	
\$50,000 - \$59,999	56	0.38%	5	3	6	2	2	5	4	6	4	8	8	3	
\$60,000 - \$69,999	134	0.91%	11	21	17	12	16	5	7	7	11	9	3	15	
\$70,000 - \$79,999	199	1.36%	13	24	19	19	18	16	12	11	12	24	18	13	
\$80,000 - \$89,999	289	1.97%	27	25	39	28	31	14	26	17	20	26	15	21	
\$90,000 - \$99,999	311	2.12%	28	23	40	43	25	37	16	29	21	15	17	17	
\$100,000 - \$119,999	657	4.48%	55	60	65	60	57	40	50	77	53	60	42	38	
\$120,000 - \$139,999	1,035	7.06%	84	76	121	102	97	88	71	86	92	61	80	77	
\$140,000 - \$159,999	1,435	9.79%	122	116	144	143	146	107	112	116	119	105	89	116	
\$160,000 - \$179,999	1,471	10.04%	119	111	192	150	157	135	105	114	105	99	96	88	
\$180,000 - \$199,999	1,246	8.50%	109	99	156	133	164	114	98	89	79	58	71	76	
\$200,000 - \$249,999	2,254	15.38%	182	212	243	229	231	189	180	204	140	185	122	137	
\$250,000 - \$299,999	1,608	10.97%	139	109	189	167	164	152	126	150	120	100	97	95	
\$300,000 - \$399,999	1,571	10.72%	123	142	184	157	191	165	135	128	88	89	76	93	
\$400,000 - \$499,999	798	5.45%	61	60	69	95	77	107	67	62	39	86	31	44	
\$500,000 - \$599,999	439	3.00%	39	42	42	33	48	46	40	34	36	25	28	26	
\$600,000 - \$699,999	317	2.16%	33	31	30	27	37	22	15	36	19	32	14	21	
\$700,000 - \$799,999	211	1.44%	14	19	25	17	22	19	12	21	22	13	13	14	
\$800,000 - \$899,999	134	0.91%	13	12	13	11	10	14	18	11	14	8	7	3	
\$900,000 - \$999,999	109	0.74%	6	8	9	11	9	15	11	14	8	7	5	6	
Over \$1,000,000	324	2.21%	22	29	40	27	42	38	18	26	23	20	13	26	
2006 Total	14,655		1,208	1,228	1,647	1,470	1,553	1,331	1,125	1,245	1,029	1,034	849	936	

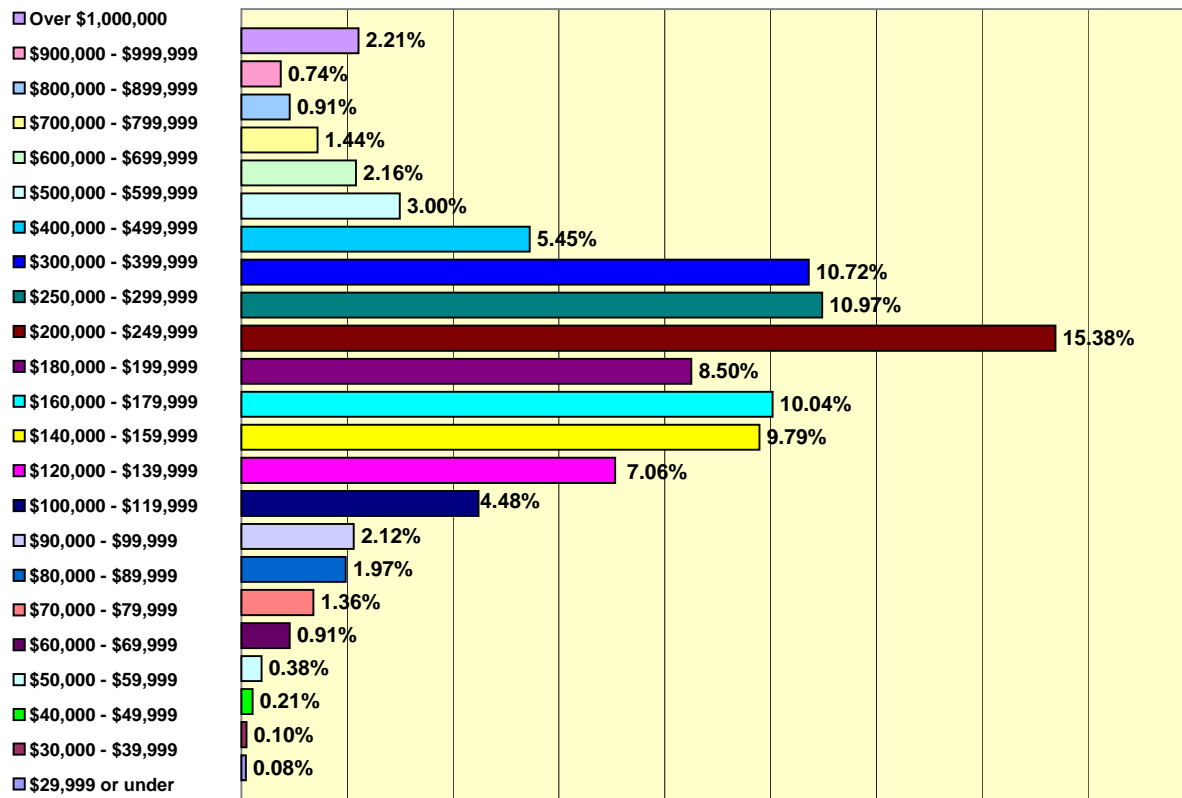
Days On Market		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1-30	5,030	38.82%	534	492	717	566	601	452	344	328	277	275	215	229	
31-60	2,852	22.01%	234	245	286	302	344	306	226	234	191	180	151	153	
61-90	1,906	14.71%	115	158	178	179	202	184	172	161	146	146	129	136	
91-120	1,281	9.89%	70	85	145	111	110	105	110	129	116	93	89	118	
120+	1,887	14.56%	96	126	143	142	155	142	153	166	177	196	177	214	

Financing		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Conventional	10,906	74.82%	880	896	1,239	1,071	1,145	1,017	853	945	769	753	621	717	
FHA	180	1.23%	8	13	18	18	20	20	14	14	13	23	12	7	
VA	107	0.73%	7	8	12	10	10	8	12	8	8	11	5	8	
Assumption	428	2.94%	24	22	39	33	52	33	35	44	55	40	30	21	
Cash	2,561	17.57%	260	233	295	279	271	210	184	197	151	176	146	159	
Seller Financing	89	0.61%	8	8	9	6	9	7	3	8	3	16	7	5	
Other	306	2.10%	16	28	22	28	43	34	23	27	28	14	24	19	

2006 Residential Sales Trends (Single Family and Condo)



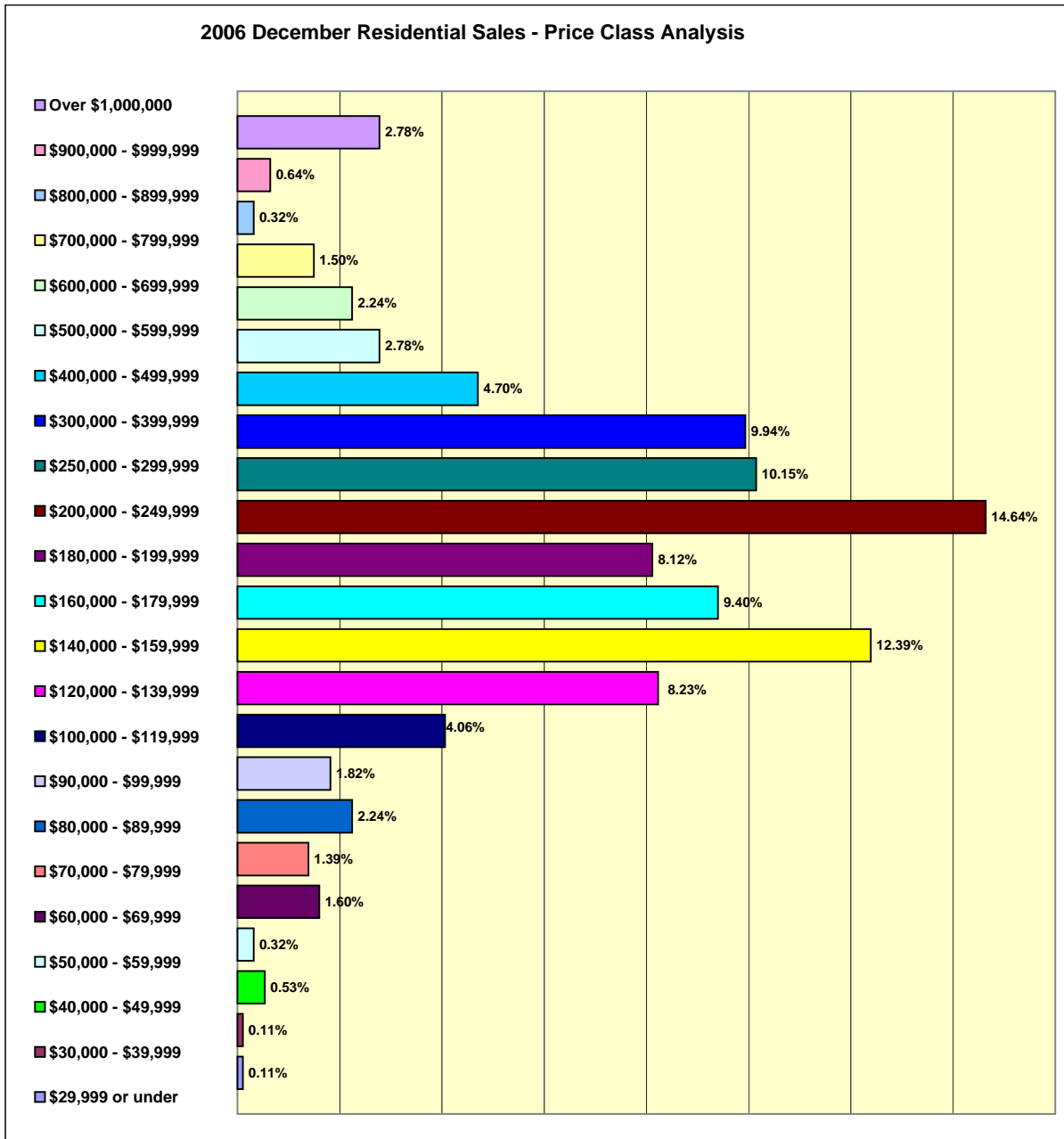
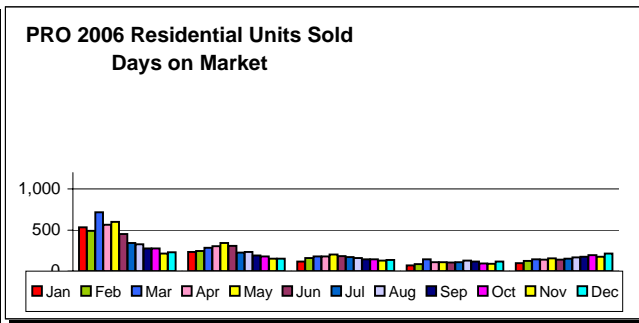
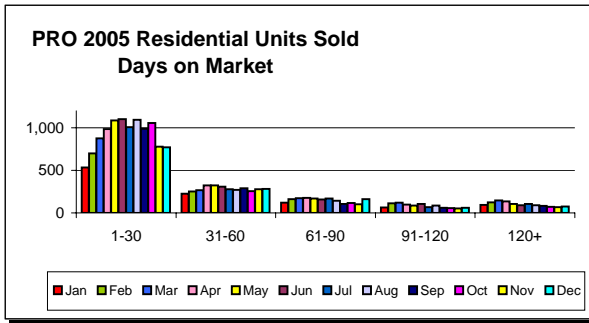
2006 YTD Residential Sales - Price Class Analysis



Pinellas Realtor Organization - PRO - Suncoast MLS

Data reported here represents the combined Single Family and Condominium/Co-op Sales. The reported sales for the former Greater Clearwater Association of REALTORS (GCAR) and the St Petersburg Suncoast Association of REALTORS (SSAR) have been combined and averages calculated where appropriate for trend comparisons.

Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects only the sales published through the Pinellas Realtor Organization MLS and does not include all sales in the reported areas. Neither PRO nor the Suncoast MLS is in any way responsible for its accuracy.



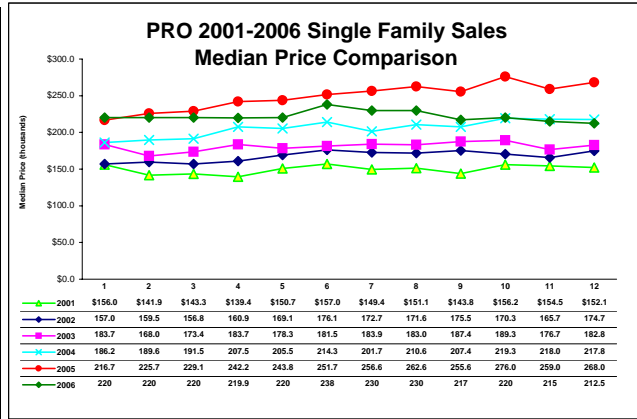
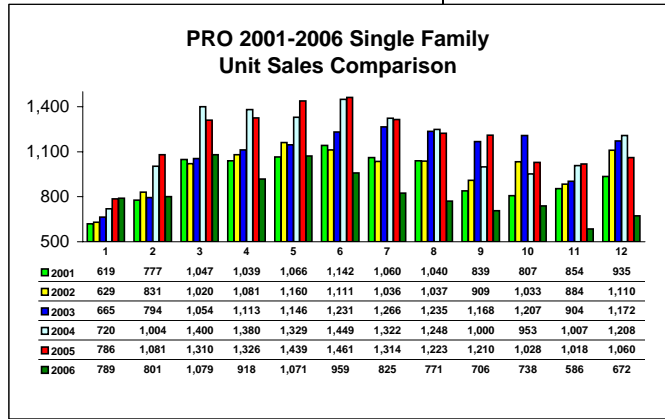
2006 Single Family Unit Sales

YTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 Units	14,256	Units	786	1,081	1,310	1,326	1,439	1,461	1,314	1,223	1,210	1,028	1,018	1,060
		% of YTD	5.5%	7.6%	9.2%	9.3%	10.1%	10.2%	9.2%	8.6%	8.5%	7.2%	7.1%	7.4%
2006 Units	9,915	Units	789	801	1,079	918	1,071	959	825	771	706	738	586	672
	-30.5%	% Change	0.4%	-25.9%	-17.6%	-30.8%	-25.6%	-34.4%	-37.2%	-37.0%	-41.7%	-28.2%	-42.4%	-36.6%
2005 Median Price	(thousands)		\$216.7	\$225.7	\$229.1	\$242.2	\$243.8	\$251.7	\$256.6	\$262.6	\$255.6	\$276.0	\$259.0	\$268.0
2006 Median Price	(thousands)		\$220.0	\$220.0	\$220.0	\$219.9	\$220.0	\$238.0	\$230.0	\$230.0	\$217.0	\$220.0	\$215.0	\$212.5
		% Change	1.5%	-2.5%	-4.0%	-9.2%	-9.7%	-5.4%	-10.4%	-12.4%	-15.1%	-20.3%	-17.0%	-20.7%
2005 Mean Price	(thousands)		\$294.5	\$281.5	\$288.3	\$299.4	\$319.4	\$318.6	\$319.0	\$317.7	\$310.0	\$354.2	\$326.5	\$346.9
2006 Mean Price	(thousands)		\$282.6	\$295.1	\$302.4	\$288.8	\$296.8	\$325.7	\$300.0	\$287.6	\$296.0	\$279.7	\$269.5	\$294.1
		% Change	-4.0%	4.8%	4.9%	-3.5%	-7.1%	2.2%	-6.0%	-9.5%	-4.5%	-21.0%	-17.4%	-15.2%

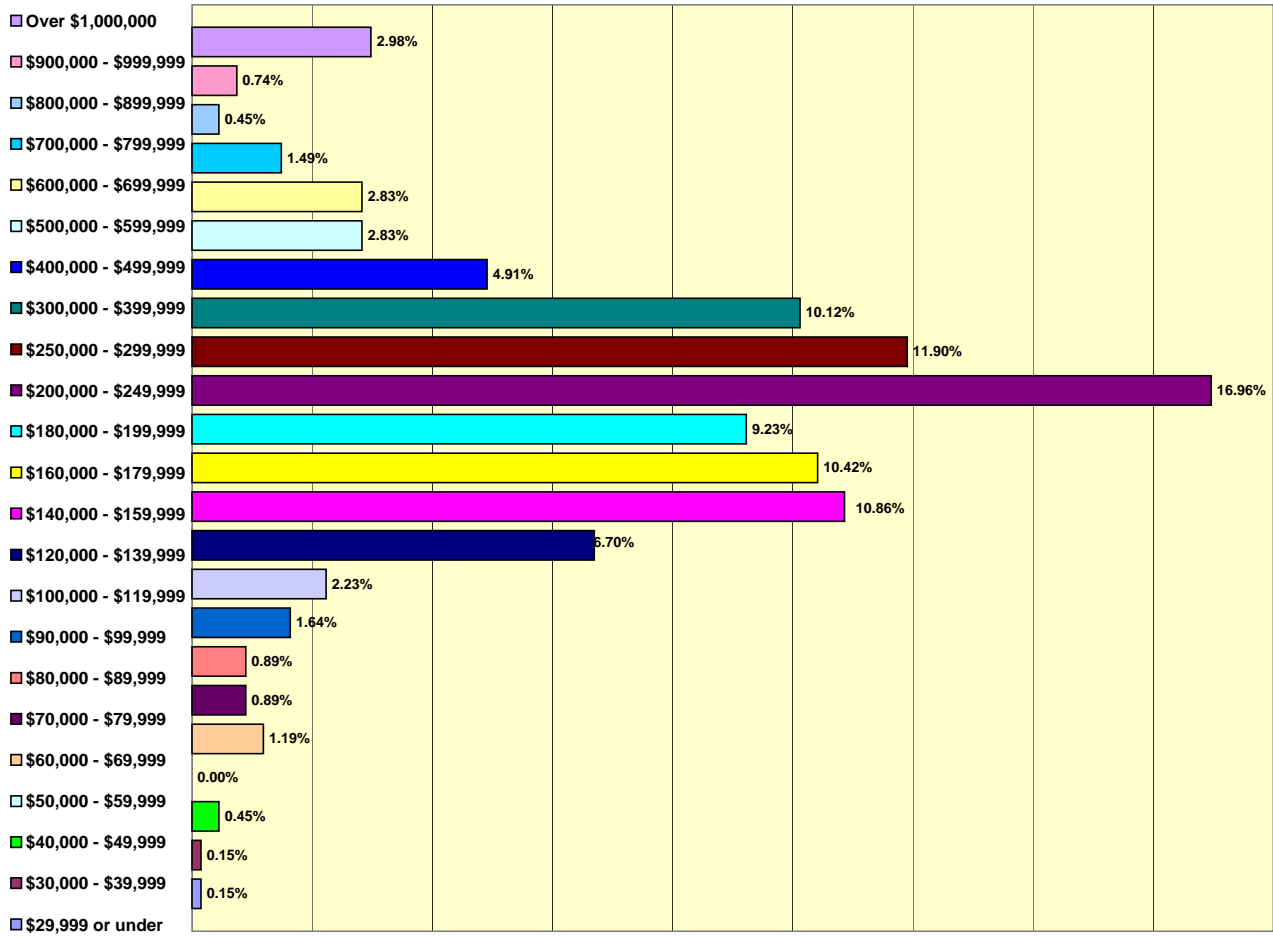
MTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 MTD	14,256	Units	786	1,867	3,177	4,503	5,942	7,403	8,717	9,940	11,150	12,178	13,196	14,256
2006 MTD	9,915	Units	789	1,590	2,669	3,587	4,658	5,617	6,442	7,213	7,919	8,657	9,243	9,915
	-30.5%	% Change	0.4%	-14.8%	-16.0%	-20.3%	-21.6%	-24.1%	-26.1%	-27.4%	-29.0%	-28.9%	-30.0%	-30.5%

Prices by Bedroom		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 Prices		(thousands)													
2 or Less	Median Price	170.0	173.0	170.0	175.0	177.0	176.0	172.5	168.4	164.9	185.0	165.0	157.5		
	Mean Price	198.0	186.3	197.0	191.4	193.1	209.8	196.6	189.5	181.1	230.3	178.8	176.9		
3	Median Price	242.5	245.0	245.0	245.0	238.0	250.0	255.0	245.0	245.0	230.0	239.0	230.0		
	Mean Price	279.8	298.1	288.0	295.3	290.0	288.2	298.0	279.2	272.8	261.0	275.2	271.2		
4 or More	Median Price	352.5	398.0	390.0	400.0	379.0	405.0	380.0	378.0	365.0	347.0	340.0	420.0		
	Mean Price	476.9	538.0	581.7	542.2	515.2	570.8	487.1	493.9	554.1	449.0	449.8	556.2		

Single Family Unit Sales			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	10	0.10%	1	1	2	0	1	0	0	2	1	1	0	1
\$30,000 - \$39,999	13	0.13%	0	1	0	0	4	1	0	1	1	2	2	1
\$40,000 - \$49,999	24	0.24%	2	3	2	4	2	2	1	1	1	1	2	3
\$50,000 - \$59,999	33	0.33%	2	2	5	0	1	3	3	6	3	5	3	0
\$60,000 - \$69,999	69	0.70%	8	5	7	5	11	4	5	6	4	5	1	8
\$70,000 - \$79,999	99	1.00%	9	14	8	11	9	8	5	4	3	14	8	6
\$80,000 - \$89,999	105	1.06%	8	12	17	9	13	5	14	5	7	7	2	6
\$90,000 - \$99,999	131	1.32%	16	10	14	17	9	19	5	12	7	4	7	11
\$100,000 - \$119,999	263	2.65%	24	27	25	19	22	23	21	20	26	23	18	15
\$120,000 - \$139,999	515	5.19%	42	37	61	51	55	40	40	30	45	28	41	45
\$140,000 - \$159,999	878	8.86%	72	73	92	84	86	65	65	69	72	72	55	73
\$160,000 - \$179,999	1,049	10.58%	80	77	129	96	114	100	85	71	76	77	74	70
\$180,000 - \$199,999	937	9.45%	80	76	104	94	120	91	78	62	63	52	55	62
\$200,000 - \$249,999	1,753	17.68%	132	153	173	166	186	149	143	156	115	162	104	114
\$250,000 - \$299,999	1,242	12.53%	105	78	148	119	126	121	101	111	102	76	75	80
\$300,000 - \$399,999	1,173	11.83%	84	106	131	102	144	131	116	95	68	71	57	68
\$400,000 - \$499,999	585	5.90%	49	39	43	54	55	76	53	45	33	77	28	33
\$500,000 - \$599,999	304	3.07%	21	27	30	24	29	37	29	22	24	21	21	19
\$600,000 - \$699,999	224	2.26%	24	16	22	19	29	17	12	22	16	18	10	19
\$700,000 - \$799,999	139	1.40%	6	12	19	12	18	15	9	7	17	7	7	10
\$800,000 - \$899,999	89	0.90%	8	8	11	6	5	10	17	7	6	4	4	3
\$900,000 - \$999,999	65	0.66%	2	6	5	9	7	8	10	5	4	0	4	5
Over \$1,000,000	215	2.17%	14	18	31	17	25	34	13	12	12	11	8	20
2006 Total	9,915		789	801	1,079	918	1,071	959	825	771	706	738	586	672



2006 December Single Family Sales - Price Class Analysis

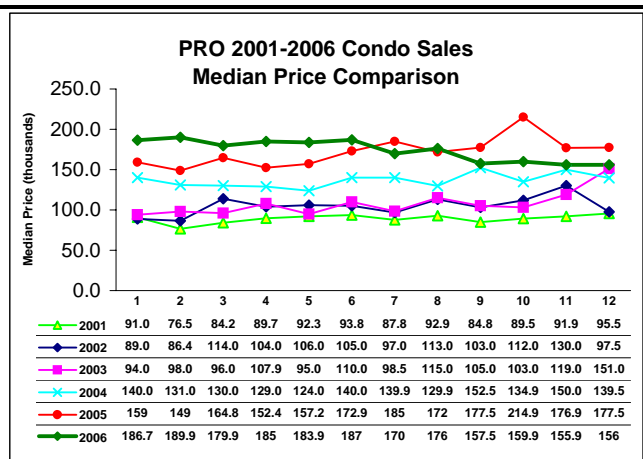
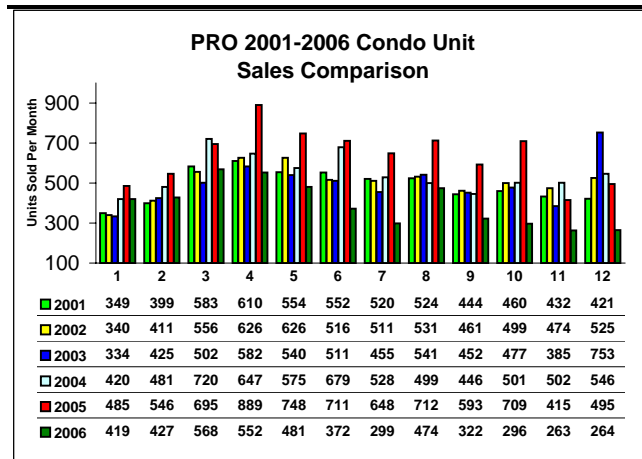


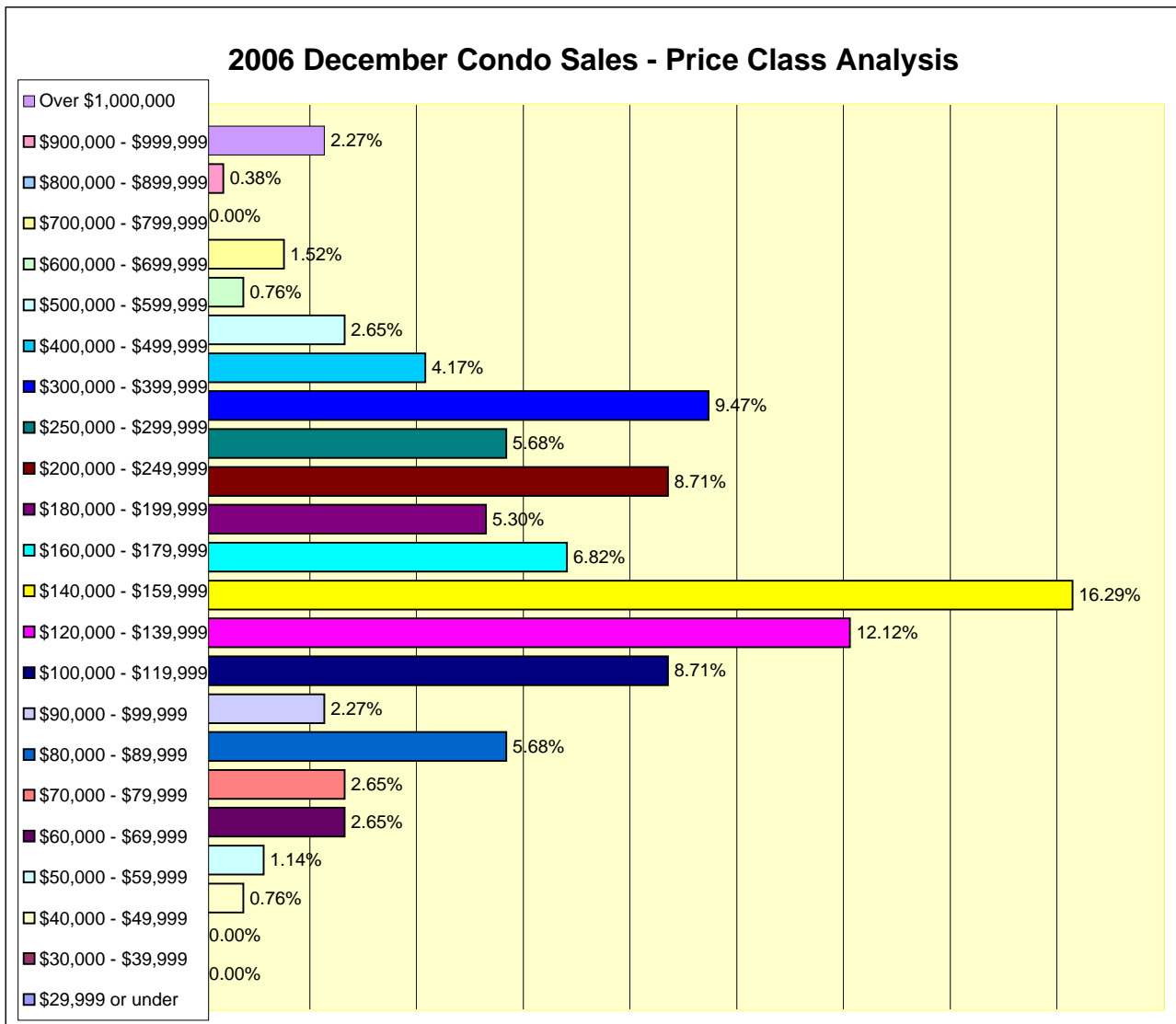
2006 Condo/Co-op Unit Sales

MTD Comparisons	YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 Units	7,646	485	546	695	889	748	711	648	712	593	709	415	495
	% of YTD	6.3%	7.1%	9.1%	11.6%	9.8%	9.3%	8.5%	9.3%	7.8%	9.3%	5.4%	6.5%
2006 Units	4,737	419	427	568	552	481	372	299	474	322	296	263	264
	-38.0% % Change	-13.6%	-21.8%	-18.3%	-37.9%	-35.7%	-47.7%	-53.9%	-33.4%	-45.7%	-58.3%	-36.6%	-46.7%
2005 Median Price	(thousands)	\$159.0	\$149.0	\$164.8	\$152.4	\$157.2	\$172.9	\$185.0	\$172.0	\$177.5	\$214.9	\$176.9	\$177.5
2006 Median Price		\$186.7	\$189.9	\$179.9	\$185.0	\$183.9	\$187.0	\$170.0	\$176.0	\$157.5	\$159.9	\$155.9	\$156.0
	% Change	17.4%	27.4%	9.2%	21.4%	17.0%	8.2%	-8.1%	2.3%	-11.3%	-25.6%	-11.9%	-12.1%
2005 Mean Price	(thousands)	\$228.5	\$219.1	\$224.2	\$224.5	\$237.3	\$246.5	\$294.2	\$259.7	\$266.5	\$281.4	\$254.7	\$273.4
2006 Mean Price		\$263.5	\$273.9	\$243.2	\$252.0	\$275.9	\$260.4	\$233.1	\$279.6	\$260.5	\$277.5	\$233.0	\$245.0
	% Change	15.3%	25.0%	8.5%	12.2%	16.3%	5.6%	-20.8%	7.7%	-2.3%	-1.4%	-8.5%	-10.4%

YTD Comparisons	MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2005 MTD	7,646	Units	485	1,031	1,726	2,615	3,363	4,074	4,722	5,434	6,027	6,736	7,151	7,646
2006 MTD	4,737	Units	419	846	1,414	1,966	2,447	2,819	3,118	3,592	3,914	4,210	4,473	4,737
% Change 2006 MTD	-38.0%		-13.6%	-17.9%	-18.1%	-24.8%	-27.2%	-30.8%	-34.0%	-33.9%	-35.1%	-37.5%	-37.4%	-38.0%

Condo Unit Sales				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD													
\$29,999 or under	2	0.04%		0	0	0	0	0	0	0	1	1	0	0	0
\$30,000 - \$39,999	1	0.02%		0	0	0	0	0	0	0	1	0	0	0	0
\$40,000 - \$49,999	6	0.13%		0	1	0	0	1	0	1	1	0	0	0	2
\$50,000 - \$59,999	23	0.49%		3	1	1	2	1	2	1	0	1	3	5	3
\$60,000 - \$69,999	64	1.35%		3	16	10	7	5	1	1	1	7	4	2	7
\$70,000 - \$79,999	100	2.11%		4	10	11	8	9	8	7	7	9	10	10	7
\$80,000 - \$89,999	183	3.86%		19	13	22	19	18	9	12	12	12	19	13	15
\$90,000 - \$99,999	180	3.80%		12	13	26	26	16	18	11	17	14	11	10	6
\$100,000 - \$119,999	394	8.32%		31	33	40	41	35	17	29	57	27	37	24	23
\$120,000 - \$139,999	520	10.98%		42	39	60	51	42	48	31	56	47	33	39	32
\$140,000 - \$159,999	557	11.76%		50	43	52	59	60	42	47	47	47	33	34	43
\$160,000 - \$179,999	422	8.91%		39	34	63	54	43	35	20	43	29	22	22	18
\$180,000 - \$199,999	309	6.52%		29	23	52	39	44	23	20	27	16	6	16	14
\$200,000 - \$249,999	501	10.58%		50	59	70	63	45	40	37	48	25	23	18	23
\$250,000 - \$299,999	366	7.73%		34	31	41	48	38	31	25	39	18	24	22	15
\$300,000 - \$399,999	398	8.40%		39	36	53	55	47	34	19	33	20	18	19	25
\$400,000 - \$499,999	213	4.50%		12	21	26	41	22	31	14	17	6	9	3	11
\$500,000 - \$599,999	135	2.85%		18	15	12	9	19	9	11	12	12	4	7	7
\$600,000 - \$699,999	93	1.96%		9	15	8	8	8	5	3	14	3	14	4	2
\$700,000 - \$799,999	72	1.52%		8	7	6	5	4	4	3	14	5	6	6	4
\$800,000 - \$899,999	45	0.95%		5	4	2	5	5	4	1	4	8	4	3	0
\$900,000 - \$999,999	44	0.93%		4	2	4	2	2	7	1	9	4	7	1	1
Over \$1,000,000	109	2.30%		8	11	9	10	17	4	5	14	11	9	5	6
2006 Total	4,737			419	427	568	552	481	372	299	474	322	296	263	264





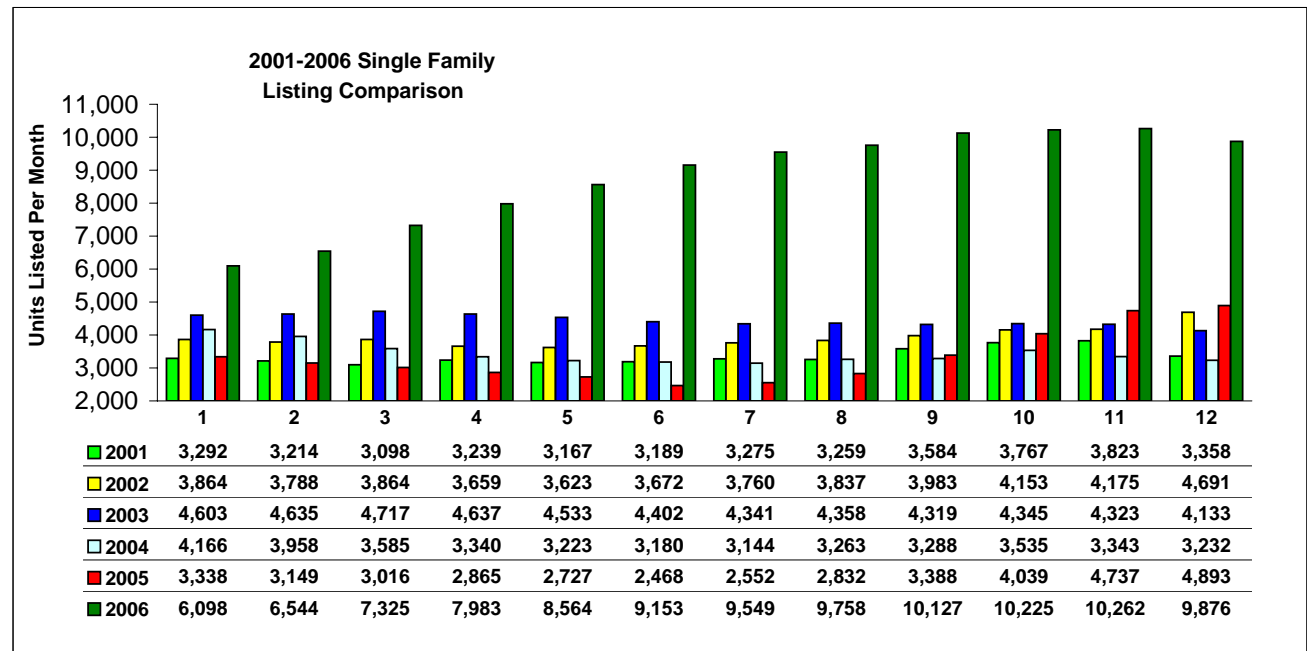
2006 Single Family

Single Family MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (05)	40,004	Listings % of YTD	3,338	3,149	3,016	2,865	2,727	2,468	2,552	2,832	3,388	4,039	4,737	4,893
			8.3%	7.9%	7.5%	7.2%	6.8%	6.2%	6.4%	7.1%	8.5%	10.1%	11.8%	12.2%
Current Year (06)	105,464	Listings % Change	6,098	6,544	7,325	7,983	8,564	9,153	9,549	9,758	10,127	10,225	10,262	9,876
			82.7%	107.8%	142.9%	178.6%	214.0%	270.9%	274.2%	244.6%	198.9%	153.2%	116.6%	101.8%

Single Family YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year YTD	40,004		3,338	6,487	9,503	12,368	15,095	17,563	20,115	22,947	26,335	30,374	35,111	40,004
Current Year YTD	105,464		6,098	12,642	19,967	27,950	36,514	45,667	55,216	64,974	75,101	85,326	95,588	105,464
% Change MTD	163.6%		82.7%	94.9%	110.1%	126.0%	141.9%	160.0%	174.5%	183.1%	185.2%	180.9%	172.2%	163.6%

Single Family Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	75	0.07%	7	6	6	3	6	9	7	9	7	6	5	4
\$30,000 - \$39,999	52	0.05%	3	3	3	2	3	4	5	3	5	9	7	5
\$40,000 - \$49,999	121	0.11%	8	9	6	9	9	12	12	11	14	10	9	12
\$50,000 - \$59,999	167	0.16%	15	12	13	14	20	16	15	14	13	11	12	12
\$60,000 - \$69,999	299	0.28%	17	22	29	23	27	33	32	24	23	23	22	24
\$70,000 - \$79,999	396	0.38%	23	23	31	31	38	37	34	35	37	29	37	41
\$80,000 - \$89,999	645	0.61%	41	56	48	52	61	57	52	51	46	54	61	66
\$90,000 - \$99,999	743	0.70%	44	47	53	47	59	60	62	73	71	74	76	77
\$100,000 - \$119,999	1,625	1.54%	103	92	126	129	140	125	120	136	148	170	172	164
\$120,000 - \$139,999	3,462	3.28%	214	227	204	217	217	271	274	306	362	374	382	414
\$140,000 - \$159,999	4,852	4.60%	252	252	274	277	343	365	429	467	514	563	575	541
\$160,000 - \$179,999	6,526	6.19%	358	365	406	439	444	511	577	629	708	693	713	683
\$180,000 - \$199,999	7,651	7.25%	423	432	449	510	577	623	696	720	772	824	834	791
\$200,000 - \$249,999	16,598	15.74%	863	966	1,102	1,267	1,386	1,512	1,532	1,567	1,592	1,620	1,627	1,564
\$250,000 - \$299,999	13,879	13.16%	777	823	939	1,044	1,132	1,179	1,273	1,307	1,361	1,368	1,377	1,299
\$300,000 - \$399,999	15,281	14.49%	881	965	1,119	1,256	1,292	1,373	1,434	1,437	1,425	1,420	1,356	1,323
\$400,000 - \$499,999	8,143	7.72%	477	518	598	630	714	759	747	755	796	710	726	713
\$500,000 - \$599,999	5,493	5.21%	316	350	394	417	451	495	540	520	505	500	514	491
\$600,000 - \$699,999	3,985	3.78%	222	245	283	324	330	355	354	337	378	389	390	378
\$700,000 - \$799,999	3,730	3.54%	226	255	279	295	322	337	325	327	344	350	346	324
\$800,000 - \$899,999	2,544	2.41%	169	171	195	212	209	231	231	229	228	226	235	208
\$900,000 - \$999,999	2,001	1.90%	117	132	163	164	171	183	196	187	173	181	179	155
Over \$1,000,000	7,196	6.82%	542	573	605	621	613	606	602	614	605	621	607	587
2006 Total	105,464		6,098	6,544	7,325	7,983	8,564	9,153	9,549	9,758	10,127	10,225	10,262	9,876



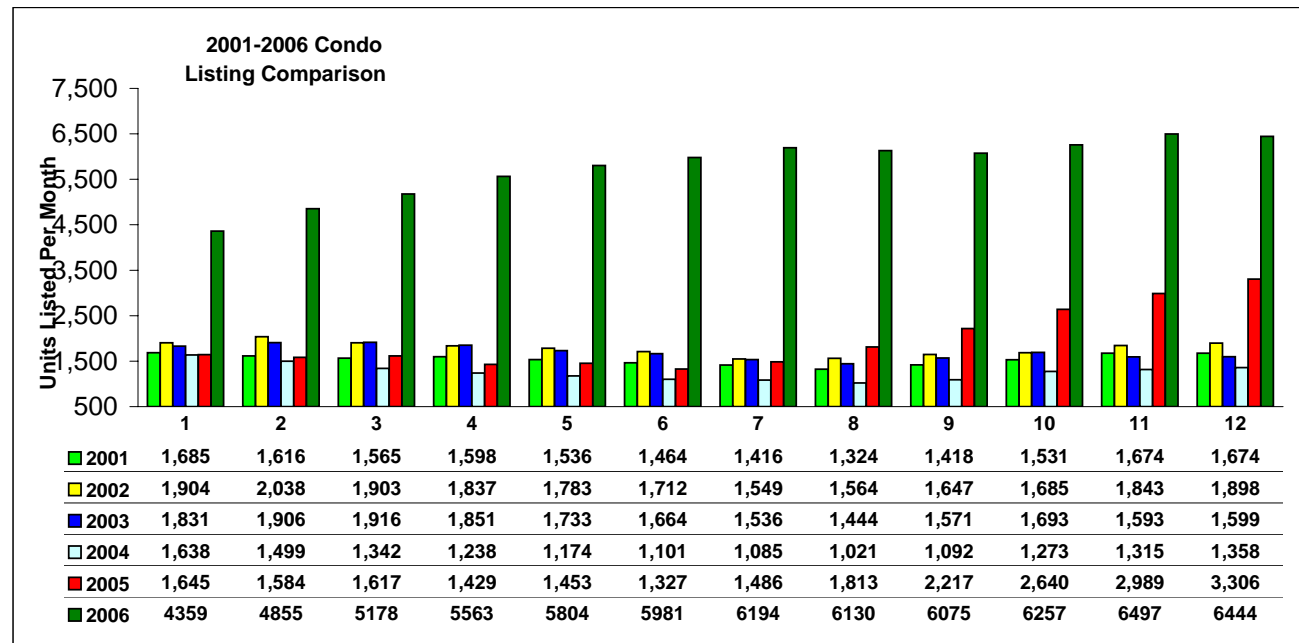
2006 Condo Listings

Condo MTD	YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (05)	23,506 Listings % of YTD	1,645 7.0%	1,584 6.7%	1,617 6.9%	1,429 6.1%	1,453 6.2%	1,327 5.6%	1,486 6.3%	1,813 7.7%	2,217 9.4%	2,640 11.2%	2,989 12.7%	3,306 14.1%
Current Year (06)	69,337 Listings % Change	4,359 165.0%	4,855 206.5%	5,178 220.2%	5,563 289.3%	5,804 299.4%	5,981 350.7%	6,194 316.8%	6,130 238.1%	6,075 174.0%	6,257 137.0%	6,497 117.4%	6,444 94.9%

Condo YTD	MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year YTD	23,506	1,645	3,229	4,846	6,275	7,728	9,055	10,541	12,354	14,571	17,211	20,200	23,506
Current Year YTD	69,337	4,359	9,214	14,392	19,955	25,759	31,740	37,934	44,064	50,139	56,396	62,893	69,337
% Change YTD	195.0%	165.0%	185.4%	197.0%	218.0%	233.3%	250.5%	259.9%	256.7%	244.1%	227.7%	211.4%	195.0%

Condo Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	0	0.00%	0	0	0	0	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	11	0.02%	0	0	0	1	1	1	2	1	1	1	1	2
\$40,000 - \$49,999	43	0.06%	1	1	0	2	4	3	3	1	5	7	8	8
\$50,000 - \$59,999	205	0.30%	7	8	13	10	13	18	18	19	20	24	28	27
\$60,000 - \$69,999	287	0.41%	7	11	10	14	18	22	27	29	30	32	38	49
\$70,000 - \$79,999	633	0.91%	35	30	32	42	41	47	45	56	62	76	83	84
\$80,000 - \$89,999	1,149	1.66%	42	46	65	72	88	104	101	105	114	129	146	137
\$90,000 - \$99,999	1,225	1.77%	65	59	71	75	82	89	116	122	131	130	133	152
\$100,000 - \$119,999	2,271	3.28%	113	137	139	160	168	182	189	197	220	223	264	279
\$120,000 - \$139,999	3,914	5.64%	188	192	223	252	284	338	359	365	386	406	458	463
\$140,000 - \$159,999	4,938	7.12%	235	276	322	366	381	454	459	469	466	501	512	497
\$160,000 - \$179,999	4,201	6.06%	229	272	312	357	376	382	386	381	359	374	387	386
\$180,000 - \$199,999	3,600	5.19%	233	235	261	260	270	293	327	333	347	345	353	343
\$200,000 - \$249,999	6,494	9.37%	418	471	505	522	550	542	582	559	567	578	604	596
\$250,000 - \$299,999	5,832	8.41%	365	384	428	454	467	476	543	548	531	534	556	546
\$300,000 - \$399,999	9,759	14.07%	618	711	785	832	832	843	851	841	839	861	883	863
\$400,000 - \$499,999	6,117	8.82%	450	515	533	524	537	517	531	514	496	494	506	500
\$500,000 - \$599,999	3,746	5.40%	284	288	313	308	314	323	335	314	298	317	321	331
\$600,000 - \$699,999	3,099	4.47%	224	248	255	269	292	288	270	265	250	253	246	239
\$700,000 - \$799,999	2,449	3.53%	215	202	188	197	202	214	223	221	198	200	199	190
\$800,000 - \$899,999	2,099	3.03%	153	167	177	207	201	202	185	174	172	164	156	141
\$900,000 - \$999,999	1,557	2.25%	118	131	95	113	133	142	146	142	130	131	140	136
Over \$1,000,000	5,708	8.23%	359	471	451	526	550	501	496	474	453	477	475	475
2006 Total	69,337		4,359	4,855	5,178	5,563	5,804	5,981	6,194	6,130	6,075	6,257	6,497	6,444



2006 Combined Listings

Residential MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (05)	63,510 Listings	% of YTD	4,983	4,733	4,633	4,294	4,180	3,795	4,038	4,645	5,605	6,679	7,726	8,199
			12.5%	11.8%	11.6%	10.7%	10.4%	9.5%	10.1%	11.6%	14.0%	16.7%	19.3%	20.5%
Current Year (06)	174,801 Listings		10,457	11,399	12,503	13,546	14,368	15,134	15,743	15,888	16,202	16,482	16,759	16,320
% Change	175.2% Change		109.9%	140.8%	169.9%	215.5%	243.7%	298.8%	289.9%	242.0%	189.1%	146.8%	116.9%	99.0%

Residential YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year YTD	63,510		4,983	9,716	14,349	18,643	22,823	26,618	30,656	35,301	40,906	47,585	55,311	63,510
Current Year YTD	174,801		10,457	21,856	34,359	47,905	62,273	77,407	93,150	109,038	125,240	141,722	158,481	174,801
% Change YTD	175.2%		109.9%	124.9%	139.5%	157.0%	172.9%	190.8%	203.9%	208.9%	206.2%	197.8%	186.5%	175.2%

Residential Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	75	0.04%	7	6	6	3	6	9	7	9	7	6	5	4
\$30,000 - \$39,999	63	0.04%	3	3	3	3	4	5	7	4	6	10	8	7
\$40,000 - \$49,999	164	0.09%	9	10	6	11	13	15	15	12	19	17	17	20
\$50,000 - \$59,999	372	0.21%	22	20	26	24	33	34	33	33	33	35	40	39
\$60,000 - \$69,999	586	0.34%	24	33	39	37	45	55	59	53	53	55	60	73
\$70,000 - \$79,999	1,029	0.59%	58	53	63	73	79	84	79	91	99	105	120	125
\$80,000 - \$89,999	1,794	1.03%	83	102	113	124	149	161	153	156	160	183	207	203
\$90,000 - \$99,999	1,968	1.13%	109	106	124	122	141	149	178	195	202	204	209	229
\$100,000 - \$119,999	3,896	2.23%	216	229	265	289	308	307	309	333	368	393	436	443
\$120,000 - \$139,999	7,376	4.22%	402	419	427	469	501	609	633	671	748	780	840	877
\$140,000 - \$159,999	9,790	5.60%	487	528	596	643	724	819	888	936	980	1,064	1,087	1,038
\$160,000 - \$179,999	10,727	6.14%	587	637	718	796	820	893	963	1,010	1,067	1,067	1,100	1,069
\$180,000 - \$199,999	11,251	6.44%	656	667	710	770	847	916	1,023	1,053	1,119	1,169	1,187	1,134
\$200,000 - \$249,999	23,092	13.21%	1,281	1,437	1,607	1,789	1,936	2,054	2,114	2,126	2,159	2,198	2,231	2,160
\$250,000 - \$299,999	19,711	11.28%	1,142	1,207	1,367	1,498	1,599	1,655	1,816	1,855	1,892	1,902	1,933	1,845
\$300,000 - \$399,999	25,040	14.32%	1,499	1,676	1,904	2,088	2,124	2,216	2,285	2,278	2,264	2,281	2,239	2,186
\$400,000 - \$499,999	14,260	8.16%	927	1,033	1,131	1,154	1,251	1,276	1,278	1,269	1,292	1,204	1,232	1,213
\$500,000 - \$599,999	9,239	5.29%	600	638	707	725	765	818	875	834	803	817	835	822
\$600,000 - \$699,999	7,084	4.05%	446	493	538	593	622	643	624	602	628	642	636	617
\$700,000 - \$799,999	6,179	3.53%	441	457	467	492	524	551	548	548	542	550	545	514
\$800,000 - \$899,999	4,643	2.66%	322	338	372	419	410	433	416	403	400	390	391	349
\$900,000 - \$999,999	3,558	2.04%	235	263	258	277	304	325	342	329	303	312	319	291
Over \$1,000,000	12,904	7.38%	901	1,044	1,056	1,147	1,163	1,107	1,098	1,088	1,058	1,098	1,082	1,062
2006 Total	174,801		10,457	11,399	12,503	13,546	14,368	15,134	15,743	15,888	16,202	16,482	16,759	16,320

