

**SOUTH BEACH CONDO SALES 2008 - SoFi (South of Fifth)**

Address	Condo Name	#Beds	#FB	Sq Ft	Liv Area	List Price	LPS/SqFt	SFS	SPS/SqFt	CD	DM
100 JEFFERSON AV # 10020	The Courts	2	2	1420	699000	492.253	605000	426.056	17.7	2008	229
100 JEFFERSON Ave # 10007	Courts at South Beach	3	2	1900	599000	499.167	559000	465.833	19.4	2008	140
100 MERIDIAN AV # 216	THE COURTS	2	2	1218	517500	424.877	480000	394.089	16.4	2008	32
100 MERIDIAN AV # 226	The Courts At South Beach	2	2	1300	675000	519.231	575000	442.308	17.4	2008	47
100 MERIDIAN AV # 244	THE COURTS	2	2	1155	595000	515.152	544000	474.459	16.8	2008	149
100 OCEAN LANE DR # 506	KEY BISCAYNE 100	1	1	870	309000	355.172	297500	341.954	10.7	2008	498
100 S PINE DR # 2703	continuum	2	2	1791	1550000	865.438	1750000	767.727	32.8	2008	32
100 S PINE DR # 1606/7	Continuum On South Beach	4	4	4378	7499000	1712.883	6025000	1376.199	62.2	2008	67
100 S PINE DR # 1608	continuum	2	2	1757	1995000	1135.458	1875000	1067.16	16.1	2008	230
100 S PINE DR # 1704	Continuum on South Beach	2	2	2292	2950000	1287.085	2775000	1210.733	13.7	2008	308
100 S PINE DR # 1707	CONTINUUM ON SOUTH BEACH	2	2	1870	1800000	962.567	1675000	895.722	11.2	2008	97
100 S PINE DR # 1908	continuum	2	2	1757	1995000	1135.458	1825000	1038.702	16.7	2008	227
100 S PINE DR # 2408	CONTINUUM	2	2	1595	1595000	1000	1430000	896.552	11.3	2008	95
100 S PINE DR # 2704	CONTINUUM	3	3	2985	3800000	1273.032	3650000	1222.781	16.8	2008	92
100 S PINE DR # 3003	Continuum South Tower	3	4	3335	5000000	1559.22	4750000	1424.288	18.2	2008	125
100 S PINE DR # 3106	CONTINUUM CONDO	2	2	2048	2350000	1147.461	2300000	1123.047	17.2	2008	77
100 S PINE DR # 3107	CONTINUUM ON SOUTH BEACH	3	4	2954	3450000	1167.908	3100000	1049.425	14.2	2008	471
100 S PINE DR # 3307	Continuum on South Beach	3	3	2954	4750000	1607.989	3800000	1340.555	15.8	2008	326
100 S PINE DR # 3505	Continuum I	2	2	1870	1925000	1029.412	1960000	962.567	11.3	2008	106
100 S PINE DR # 3602	CONTINUUM SOUTH TOWER	2	2	1791	2000000	1116.695	1790000	999.442	11.6	2008	174
100 S PINE DR # 3606	CONTINUUM	2	2	2048	2975000	1452.637	2500000	1220.703	11.7	2008	280
100 S PINE DR # 603	CONTINUUM ON SOUTH BEACH	1	1	1365	980000	717.949	875000	641.026	11.5	2008	155
100 S PINE DR # 801	CONTINUUM SOUTH TOWER	2	2	1591	1370000	861.094	1325000	832.81	11.2	2008	171
100 S PINE DR # TH-7	Continuum South Tower	3	3	2365	3400000	1437.632	3100000	1310.782	12.7	2008	123
100 S PINE DR # TH-9	CONTINUUM ON SOUTH BEACH	3	4	2365	2850000	1224.102	2350000	993.658	14.4	2008	147
1000 S PINE DR # 1005	Murano	2	2	1497	1399000	994.314	1520000	882.729	11.1	2008	111
1000 S PINE DR # 1407	Murano at Portofino	2	2	1300	1350000	971.223	1145000	827.338	11.5	2008	258
1000 S PINE DR # 1502	Murano at Portofino	3	3	2618	2360000	912.911	2500000	783.04	11.5	2008	43
1000 S PINE DR # 3202	MURANO AT PORTOFINO CONDO	2	3	1355	2550000	974.026	2050000	745.04	11.5	2008	61
1000 S PINE DR # 3401	MURANO AT PORTOFINO	2	3	2368	4700000	1386.731	3400000	1010.401	11.5	2008	81
1000 S PINE DR # 403	MURANO AT PORTOFINO	2	2	2008	1950000	942.15	1450000	722.112	11.5	2008	145
100 S PINE DR # 416	Bentley Beach Condo	1	1	638	679000	1057.994	575000	901.254	11.5	2008	141
101 OCEAN DR # 714	Bentley Beach	0	1	416	355000	853.365	260000	375.625	11.5	2008	514
101 OCEAN DR # 802	BENTLEY BEACH	1	1	520	499000	959.615	450000	685.385	11.5	2008	727
101 OCEAN DR # 806	BENTLEY BEACH CONDO	1	1	620	379000	612.742	459000	741.774	11.5	2008	111
101 OCEAN DR # 814	Bentley Beach	0	1	416	270000	649.039	230000	552.885	11.5	2008	362
110 WASHINGTON AV # 1321	THE COSMOPOLITAN	2	2	1196	650000	543.478	525000	438.963	11.5	2008	100
110 WASHINGTON AV # 1324	the cosmopolitan residenc	2	2	1196	569000	475.753	540000	451.505	11.5	2008	143
110 WASHINGTON AV # 1411	COSMOPOLITAN	1	1	686	380000	553.936	340000	495.627	11.5	2008	119
110 WASHINGTON AV # 1501	THE COSMOPOLITAN	2	2	1196	545000	455.686	535000	447.324	11.5	2008	97
110 WASHINGTON AV # 1504	THE COSMOPOLITAN	2	2	1010	339000	336.533	355500	351.98	11.5	2008	24
110 WASHINGTON AV # 1518	cosmopolitan residences	1	1	686	349999	510.203	332000	483.965	11.5	2008	84
110 WASHINGTON AV # 1521	Cosmopolitan Residences	2	2	1196	595000	497.492	595000	497.492	11.5	2008	51
110 WASHINGTON AV # 1608	The Cosmopolitan	2	2	1247	558000	447.474	500000	400.962	11.5	2008	116
110 WASHINGTON AV # 1615	COSMOPOLITAN RESIDENCES	2	2	1196	660000	551.84	550000	459.866	11.5	2008	7
110 WASHINGTON AV # 1704	THE COSMOPOLITAN	2	2	1010	350000	346.533	350000	346.533	11.5	2008	7
110 WASHINGTON AV # 2301	THE COSMOPOLITAN RESIDENC	2	2	1196	465000	388.796	445000	372.074	11.5	2008	20
110 WASHINGTON AV # 2313	THE COSMOPOLITAN RESI	1	1	686	380000	553.936	340000	495.627	11.5	2008	411
110 WASHINGTON AV # 2503	cosmopolitan	2	2	1010	369000	365.346	350000	346.533	11.5	2008	64
110 WASHINGTON AV # 2504	The Cosmopolitan Residenc	1	1	826	415000	502.421	405000	490.315	11.5	2008	101
110 WASHINGTON AV # 2602	COSMOPOLITAN	1	1	826	329000	398.305	332500	405.569	11.5	2008	77
110 Washington Avenue # 1605	The Cosmopolitan	2	2	1010	509000	503.96	465000	457.921	11.5	2008	77
110 Washington Avenue # 1721	The Cosmopolitan	2	2	1196	599000	508.594	575000	484.114	11.5	2008	65
125 JEFFERSON AV # 122	THE COURTS	4	4	2439	899000	368.594	850000	348.503	11.5	2008	73
140 JEFFERSON AV # 14007	The Courts at South Beach	2	2	1100	599000	544.545	620000	472.727	11.5	2008	33
140 JEFFERSON AV # 14014	THE COURTS AT SOUTH BEACH	3	3	1930	699000	362.176	595000	360.104	11.5	2008	154
140 JEFFERSON AV # 14018	The Courts at South Beach	2	2	1380	575000	416.667	550000	398.551	11.5	2008	259
140 MERIDIAN AV # 316	The Courts	3	2	1218	599000	491.719	530000	435.14	11.5	2008	196
150 OCEAN LANE DR # 317	ISLAND BREAKERS	2	2	1335	499000	373.783	450000	337.079	11.5	2008	0
177 OCEAN LANE DR # 1100	COMMODORE CLUB SOUTH	2	2	1260	699000	554.762	615000	535.174	11.5	2008	16
200 OCEAN DR # 4B	200 OCEAN DRIVE CONDO	1	1	760	545900	703.816	510000	671.053	11.5	2008	31
200 OCEAN DR # 7F	200 OCEAN DRIVE	1	1	355	1159000	651.825	1050000	674.07	11.5	2008	61
200 OCEAN DR # 8E	200 Ocean Drive Condo	2	2	1242	1125000	907.255	1125000	907.255	11.5	2008	112
221 COLLINS AV # 5	The Royal Condominium at	1	1	503	295000	584.158	225000	445.545	11.5	2008	145
221 JEFFERSON AV # 13	Ilona	2	2	1133	649000	572.816	625000	551.633	11.5	2008	136
221 JEFFERSON AV # 15	ILONA CONDO	2	2	1267	449000	355.991	440000	373.277	11.5	2008	54
221 MERIDIAN AV # 509	MURANO PLAZA	1	1	621	16000	257.649	16000	257.649	11.5	2008	90
225 COLLINS AV # 4K	Ocean Place Condo	1	1	732	375000	512.295	344000	469.945	11.5	2008	213
225 COLLINS AV # 5L	Ocean Place	2	2	942	458000	486.2	445000	472.399	11.5	2008	134
225 COLLINS AV # 6I	OCEAN PLACE	2	2	1091	669000	613.199	645000	591.201	11.5	2008	168
227 MICHIGAN AV # 201	AMBASSADOR Condo	2	2	1070	459000	428.972	410000	383.178	11.5	2008	63
227 MICHIGAN AV # 301	THE AMBASSADORS	2	2	970	495000	510.309	435000	448.454	11.5	2008	379
227 MICHIGAN AV # 303	THE AMBASSADOR CONDO	2	2	1030	419950	407.718	350000	339.806	11.5	2008	139
227 MICHIGAN AV # 306	THE AMBASSADORS CONDO	1	1	660	329000	498.485	275000	416.667	11.5	2008	220
245 MICHIGAN AV # LG-2	Absolut Condo	2	2	1445	899000	607.613	580000	401.384	11.5	2008	32
245 MICHIGAN AV # LG-9	ABSOLUT LOFTS	2	2	1444	590000	408.587	550000	384.349	11.5	2008	782
245 MICHIGAN AV # PH-1	Absolut Lofts	2	2	1488	599000	402.487	540000	362.903	11.5	2008	161
245 MICHIGAN AV # PH-3	ABSOLUT LOFTS	2	2	1121	495000	441.57	470000	419.269	11.5	2008	30
252 JEFFERSON AV # 6	Jefferson Condo	1	1	533	225000	422.139	220000	379.925	11.5	2008	158
260 OCEAN DR # 20	SHOLOM HOUSE	1	1	696	1600000	229.885	150000	215.517	11.5	2008	42
300 S PINE DR # 1102	PORTOFINO	2	2	2040	1395000	683.823	1250000	612.745	11.5	2008	0
300 S PINE DR # 1205	Portofino Tower Condo	3	2	2340	1799000	768.803	1600000	683.761	11.5	2008	69
300 S PINE DR # 1502	PORTOFINO TOWERS	2	2	2040	1595000	781.863	1450000	710.784	11.5	2008	917
300 S PINE DR # 1906	PORTOFINO	3	2	2040	1295000	634.804	1136000	556.863	11.5	2008	0
300 S PINE DR # 2501	PORTOFINO TOWERS	3	2	2340	2100000	897.436	1850000	792.735	11.5	2008	204
300 S PINE DR # 2602	Portofino Towers	2	2	2040	1595000	781.863	1500000	735.294	11.5	2008	53
300 S PINE DR # 2606	PORTOFINO	2	2	2040	1500000	735.294	1350000	661.765	11.5	2	