

Condo/Coop/TIC/Loft CMA Report

Listings as of 02/08/09 at 1:17pm

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ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
201 Harrison St #618 South Beach		0	1	1	0		01/29/09	422.15	10	375,000	375,000
201 Harrison #405 South Beach		1	1	1	544	917.28	10/02/08	450.93	129	525,000	499,000
400 Beale St #1604 South Beach		1	1	1	832	599.76	01/16/09	575.00	23	499,000	499,000
201 Harrison #611 South Beach		1	1	1	572	907.34	02/05/09	450.93	3	519,000	519,000
338 Spear St #5G South Beach		1	1	1	704	752.84	02/05/09	640.07	3	530,000	530,000
200 Brannan St #119 South Beach		1	1	1	947	567.58	10/30/08	566.00	95	599,000	537,500
201 Harrison St #905 South Beach		1	1	1	544	988.97	11/26/08	450.00	74	538,000	538,000
219 Brannan St #1H South Beach		1	1	1	894	614.09	09/27/08	723.03	134	639,000	549,000
400 Beale St #2302 South Beach		1	1	1	675	814.81	01/17/09	583.83	22	549,999	549,999
355 1st St #2106 South Beach		1	1	1	0		10/10/08	630.00	120	675,000	550,000
50 Lansing St #606 South Beach		1	1	1	847	649.35	12/04/08	523.47	66	550,000	550,000
201 Harrison #1131 South Beach		2	2	1	736	767.66	01/29/09	541.13	10	565,000	565,000
355 1st St #1704 South Beach		1	1	1	0		11/21/08	650.52	79	619,000	569,000
1 Federal St #32 South Beach		1	1	1	751	757.66	10/24/08	532.47	107	619,000	569,000
201 Harrison #721 South Beach		2	2	1	797	726.47	07/28/08	543.13	195	598,000	579,000
400 Beale St #813 South Beach		1	1	1	854	679.16	01/30/09	702.00	9	580,000	580,000
355 1st St #2206 South Beach		1	1	1	0		10/09/08	650.52	122	599,999	599,999
88 Townsend St #102 South Beach		1	1	1	0		12/04/08	476.36	66	659,000	619,000
355 1st St #2306 South Beach		1	1	1	0		02/04/09	650.00	4	625,000	625,000
177 Townsend St #409 South Beach		1	1	1	0		12/10/08	570.00	60	639,000	639,000
88 Guy Pl #202 South Beach		1	2	1	966	667.70	05/15/08	446.17	269	689,000	645,000
403 Main St #107N South Beach		2	2	1	1,217	533.28	01/30/09	490.00	9	649,000	649,000
318 Spear St #6H South Beach		1	1	1	0		02/06/09	647.11	2	649,000	649,000
355 1st St #1505 South Beach		1	1	1	0		10/09/08	630.00	122	675,000	675,000
200 Brannan St #228 South Beach		1	1	1	826	832.93	09/12/08	558.00	143	698,000	688,000
170 King St #338 South Beach		2	2	1	1,094	638.94	12/12/08	630.45	58	699,000	699,000
425 1st St #2307 South Beach		1	1	1	819	853.48	02/03/09	708.00	5	699,000	699,000
50 Lansing St #109 South Beach		1	1.50	1	1,117	643.69	01/29/09	576.22	10	719,000	719,000
170 King St #502 South Beach		2	2	1	1,094	657.22	12/12/08	614.67	58	719,000	719,000
1 Federal St #10 South Beach		1	1	1	967	743.54	12/11/08	572.29	59	749,000	719,000
170 King St #530 South Beach		2	2	1	968	763.43	12/12/08	607.86	58	739,000	739,000
403 Main St #407N South Beach		2	2	1	1,218	623.15	02/05/09	511.00	3	759,000	759,000
170 King St #811 South Beach		2	2	1	0		10/16/08	595.66	115	819,000	769,000
75 Folsom St #904 South Beach		1	1	1	971	791.97	12/03/08	034.00	67	799,000	769,000
400 Beale St #1203 South Beach		2	2	1	1,074	721.60	11/21/08	650.00	79	829,000	775,000
88 King St #412 South Beach		2	2	1	1,141	681.86	01/08/09	709.00	31	798,000	778,000
338 Spear St #5A South Beach		2	2	1	1,184	658.78	02/05/09	725.00	3	780,000	780,000
355 1st St #1004 South Beach		2	2	1	1,034	762.95	01/30/09	710.50	9	788,888	788,888
355 1st St #2006 South Beach		1	1	1	874	902.74	01/15/09	634.31	24	788,999	788,999
50 Lansing St #306 South Beach		2	2	1	0		01/09/09	566.33	30	789,000	789,000
425 1st St #5005 South Beach		1	1	1	0		01/09/09	692.00	30	789,000	789,000
400 Spear St #120 South Beach		2	2	1	1,428	552.52	02/01/09	381.20	7	789,000	789,000
346 1st St #104 South Beach		1	1.50	1	1,160	688.79	01/06/09	400.00	33	799,000	799,000
301 Main St #9E South Beach		2	2	1	0		12/05/08	704.04	46	885,000	799,000
219 Brannan St #2B South Beach		2	2	1	1,062	786.25	02/05/09	748.92	3	835,000	835,000
219 Brannan St #16C South Beach		1	1.50	1	899	933.26	12/17/08	700.00	44	859,000	839,000
425 1st St #1002 South Beach		2	2	1	1,309	649.35	02/04/09	794.29	4	850,000	850,000
501 Beale St #11G South Beach		2	2	1	0		10/10/08	720.00	121	899,000	869,000
400 Beale St #1603 South Beach		2	2	1	1,074	837.06	09/11/08	650.58	150	979,000	899,000
88 King St #117 South Beach		3	3	1	1,526	589.12	06/14/08	832.42	239	1,200,000	899,000
501 Beale St #7-B South Beach		2	2	1	0		01/06/09	738.00	33	915,000	899,000
177 Townsend St #931 South Beach		2	2	1	0		02/04/09	639.24	4	899,000	899,000
333 1st St #N1704 South Beach		2	2	1	0		11/06/08	696.41	94	1,060,000	910,000
200 Brannan St #443 South Beach		2	2	2	1,514	626.16	01/15/09	646.42	24	998,000	948,000

Presented By: Paul Hwang / Skybox Realty

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239 Brannan St #4C South Beach		2	2	1	1,321	719.15	01/19/09	758.63	20	950,000	950,000
346 1st St #301 South Beach		2	2	1	1,505	650.50	02/05/09	450.77	3	979,000	979,000
88 King St #809 South Beach		2	2	1	1,139	876.21	01/25/09	777.10	14	998,000	998,000
239 Brannan St #7C South Beach		2	2	1	1,321	756.25	10/09/08	788.84	122	1,250,000	999,000
200 Brannan St #406 South Beach		2	2	2	1,525	662.30	01/22/09	650.00	17	1,010,000	1,010,000
540 Delancey St #401 South Beach		1	2	1	1,300	844.62	01/21/09	459.81	18	1,098,000	1,098,000
1 Clarence Pl #10 South Beach		2	2	1	1,400	806.43	10/23/08	592.30	108	1,189,000	1,129,000
400 Beale St #614 South Beach		3	2	1	1,430	802.53	01/21/09	709.48	18	1,147,620	1,147,620
425 1st St #2606 South Beach		2	2	1	1,238	937.00	02/03/09	784.07	5	1,160,000	1,160,000
425 1st St #2202 South Beach		2	2	1	1,309	907.56	01/15/09	779.00	24	1,188,000	1,188,000
501 Beale St #21F South Beach		2	2	1	1,128	1,059.40	11/18/08	737.53	82	1,195,000	1,195,000
239 Brannan St #6A South Beach		2	2	1	1,279	934.32	09/04/08	782.36	154	1,325,000	1,195,000
88 King St #301 South Beach		3	2	1	1,500	830.00	12/11/08	799.26	59	1,345,000	1,245,000
650 2nd St #404 South Beach		1	2	1	1,794	696.77	11/20/08	484.22	80	1,250,000	1,250,000
501 Beale St #10H South Beach		2	2	1	1,161	1,115.42	01/09/09	750.00	30	1,295,000	1,295,000
501 Beale St #11H South Beach		2	2	1	1,169	1,112.06	01/04/09	750.00	35	1,300,000	1,300,000
88 King St #1319 South Beach		2	2	1	1,165	1,154.51	02/03/09	735.00	5	1,345,000	1,345,000
300 Beale St #609 South Beach		2	2.50	2	1,899	734.60	02/05/09	720.31	3	1,395,000	1,395,000
355 1st St #S2101 South Beach		2	2	1	1,408	992.90	02/03/09	810.50	5	1,398,000	1,398,000
200 Brannan St #435 South Beach		2	2	1	0		01/22/09	652.00	17	1,490,000	1,490,000
219 Brannan St #9D South Beach		2	2	1	1,347	1,109.87	01/14/09	793.00	25	1,495,000	1,495,000
219 Brannan St #16K South Beach		2	2	1	1,224	1,266.34	06/18/08	744.18	235	1,599,900	1,550,000
425 1st St #5002 South Beach		2	2	1	1,309	1,198.62	12/30/08	779.00	40	1,595,000	1,569,000
501 Beale St #14A South Beach		3	2.50	1	1,469	1,123.21	01/15/09	795.00	24	1,650,000	1,650,000
229 Brannan St #14D South Beach		2	2	1	0		10/16/08	700.00	115	1,800,000	1,650,000
229 Brannan St #9A South Beach		3	3	2	1,654	1,024.79	01/13/09	840.16	26	1,695,000	1,695,000
229 Brannan St #17A South Beach		3	3	2	1,654	1,269.65	01/20/09	840.16	19	2,100,000	2,100,000
650 2nd St #502 South Beach		5	4	3	4,190	656.32	01/22/09	340.00	17	2,750,000	2,750,000
200 Brannan St #337 South Beach		3	3.50	2	3,047	983.75	01/01/09	814.43	37	3,388,000	2,997,500
75 Folsom St #1204 South Beach		2	4	3	3,300	1,878.79	02/02/09	376.18	6	6,200,000	6,200,000

Listing Count	84	Averages		1,253	830.56		56	1,043,743	1,012,911
		High	6,200,000		Low	375,000		Median	794,000

ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
170 King St #805 South Beach		1	1	1	0		10/21/08	566.43	109	665,000	642,500

Listing Count	1	Averages		0	0.00		109	665,000	642,500
		High	642,500		Low	642,500		Median	642,500

PENDING Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
501 Beale St #5F South Beach		2	1	0	852	337.29	11/23/08	710.05	72	287,375	287,375
201 Harrison #210 South Beach		2	2	1	784	713.01	09/25/08	541.13	128	569,000	559,000
400 Beale St #1105 South Beach		1	1	1	828	700.36	09/19/08	607.39	140	639,000	579,900
88 King St #101 South Beach		2	2.50	1	1,447	538.98	01/15/09	815.01	19	799,900	779,900
88 King St #611 South Beach		2	2	1	1,242	664.17	07/17/08	747.44	136	974,900	824,900
501 Beale St #16b South Beach		2	2	1	0		10/28/08	738.00	2	1,195,000	1,195,000

Listing Count	6	Averages		1,031	590.76		83	744,196	704,346
		High	1,195,000		Low	287,375		Median	679,900

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SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
170 King St #209 South Beach		1	1	1	0		01/23/09	83	575,000	554,000	97.36
Listing Count	1	Averages			0	0.00		83	575,000	554,000	97.36
Report Count	92	High			554,000.00	Low		554,000.00	Median	554,000.00	

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