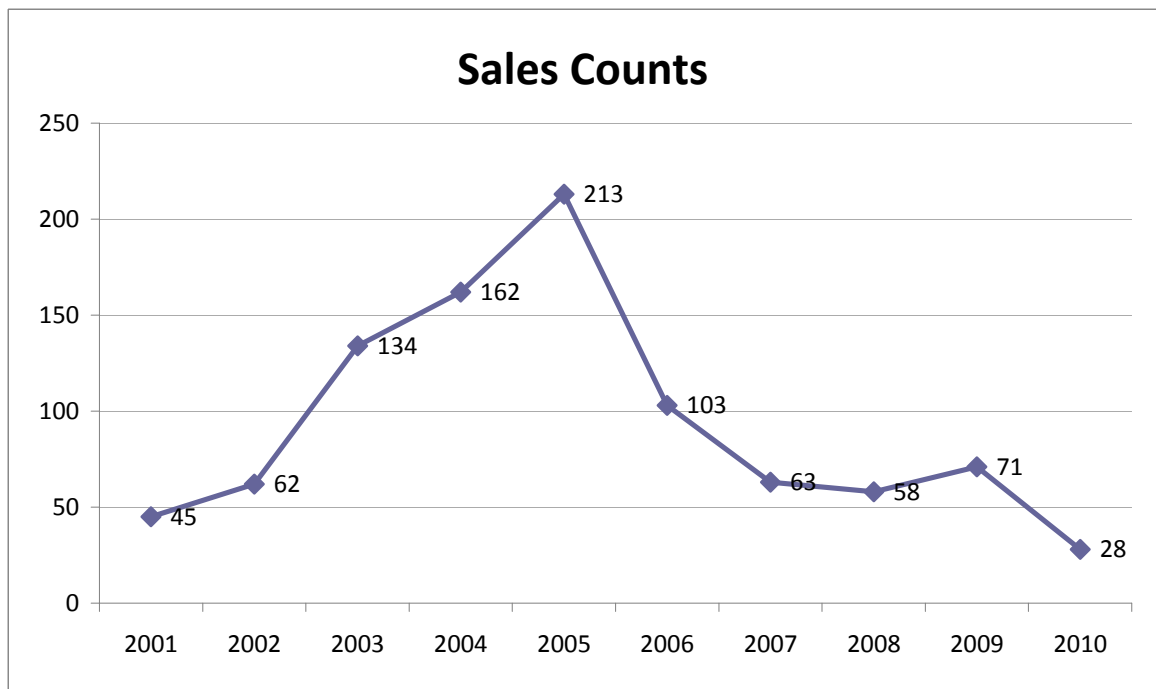


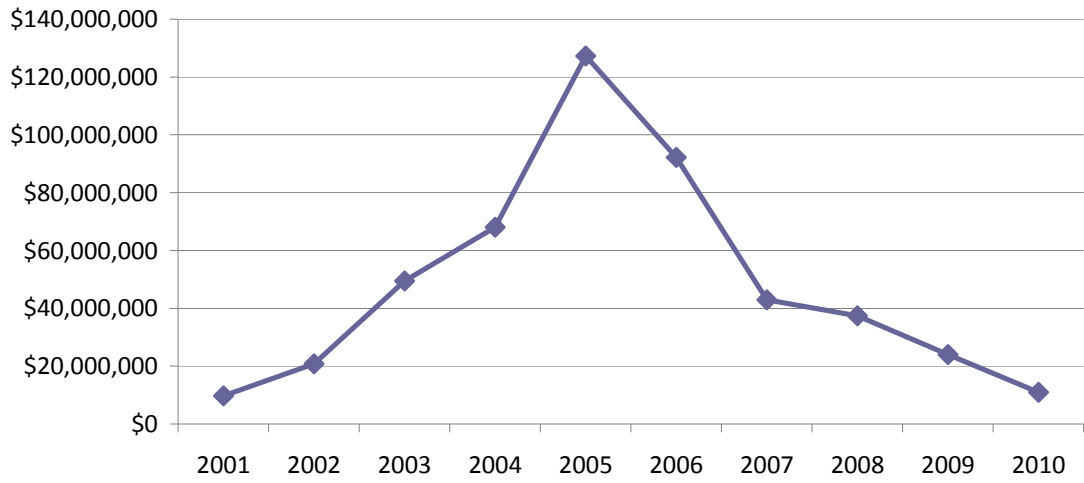


Gulf Harbour Trends

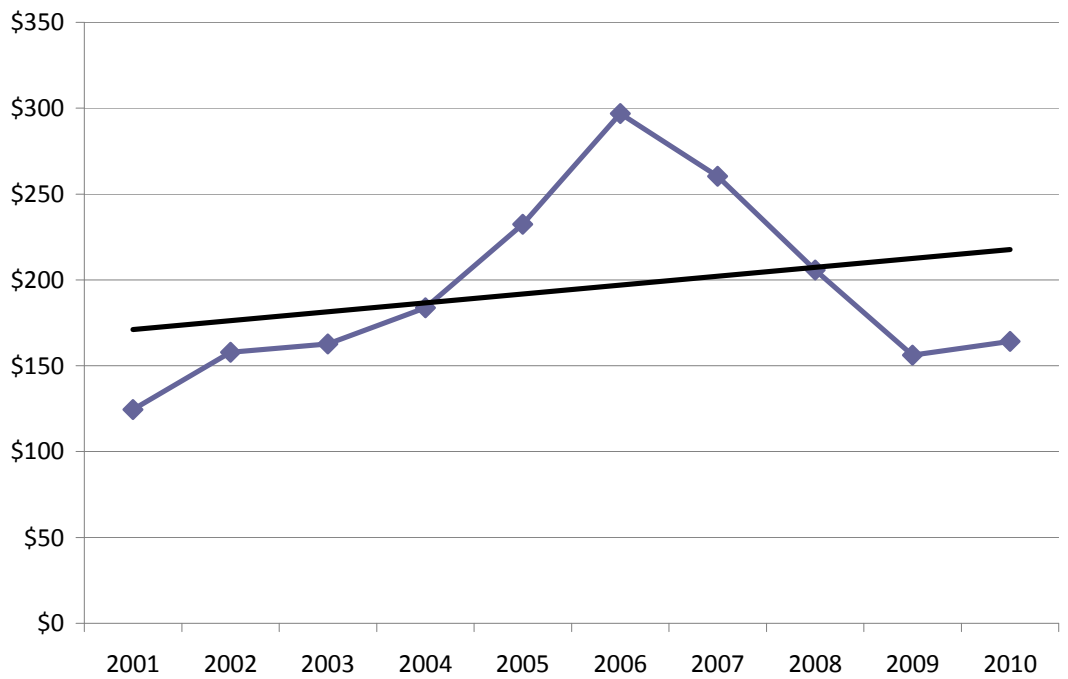
2010 is YTD



Money in motion



\$'s per SQFT



	2001	2002	2003	2004	2005
Money in motion	\$9,687,573	\$20,815,250	\$49,506,141	\$68,073,495	\$127,218,914
Sales Counts	45	62	134	162	213
Average Price	\$215,279	\$335,730	\$369,449	\$420,207	\$597,272
Median Price	\$165,000	\$217,250	\$280,000	\$315,000	\$510,000
Average SQFT	1,662	1,879	2,020	2,098	2,346
Average \$ SQFT	\$125	\$158	\$163	\$184	\$232

	2006	2007	2008	2009	2010
Money in motion	\$92,157,749	\$42,932,000	\$37,402,100	\$24,065,900	\$10,958,239
Sales Counts	103	63	58	71	28
Average Price	\$894,735	\$681,460	\$644,864	\$338,956	\$391,366
Median Price	\$745,000	\$561,500	\$387,500	\$260,000	\$313,250
Average SQFT	2,757	2,436	2,603	2,028	2,176
Average \$ SQFT	\$297	\$260	\$206	\$156	\$164

	Money in motion	Sales Counts	Average Price	Median Price	Average SQFT
2001	\$9,687,573	45	\$215,279	\$165,000	1,662
2002	\$20,815,250	62	\$335,730	\$217,250	1,879
2003	\$49,506,141	134	\$369,449	\$280,000	2,020
2004	\$68,073,495	162	\$420,207	\$315,000	2,098
2005	\$127,218,914	213	\$597,272	\$510,000	2,346
2006	\$92,157,749	103	\$894,735	\$745,000	2,757
2007	\$42,932,000	63	\$681,460	\$561,500	2,436
2008	\$37,402,100	58	\$644,864	\$387,500	2,603
2009	\$24,065,900	71	\$338,956	\$260,000	2,028
2010	\$10,958,239	28	\$391,366	\$313,250	2,176

	Average \$ SQFT	High	Low
2001	\$125	\$900,000	\$92,260
2002	\$158	\$1,350,000	\$105,000
2003	\$163	\$2,400,000	\$128,000
2004	\$184	\$1,480,000	\$137,500
2005	\$232	\$4,500,000	\$166,500
2006	\$297	\$2,550,000	\$170,000
2007	\$260	\$2,700,000	\$195,000
2008	\$206	\$5,230,000	\$140,000
2009	\$156	\$1,050,000	\$110,300
2010	\$164	\$1,301,239	\$125,000

Notes Gulf Harbor

Please Note: sales Counts and Money in Motion calcs are YTD for 2010

Please Note: These sales are exported From the MLS. They do not included FSBO's.

The sales and pricing trends reflect the countywide trends

Pricing appears to have turned upward per the trends of the average price and a Price per SQFT.

The peaks in pricing (2005 & 2006) appears to mirror the introduction of Interest Only and then Option Arm Mortgage Products

The interaction of the Median and Average Conform to the rest of the Lee County RESI Market.