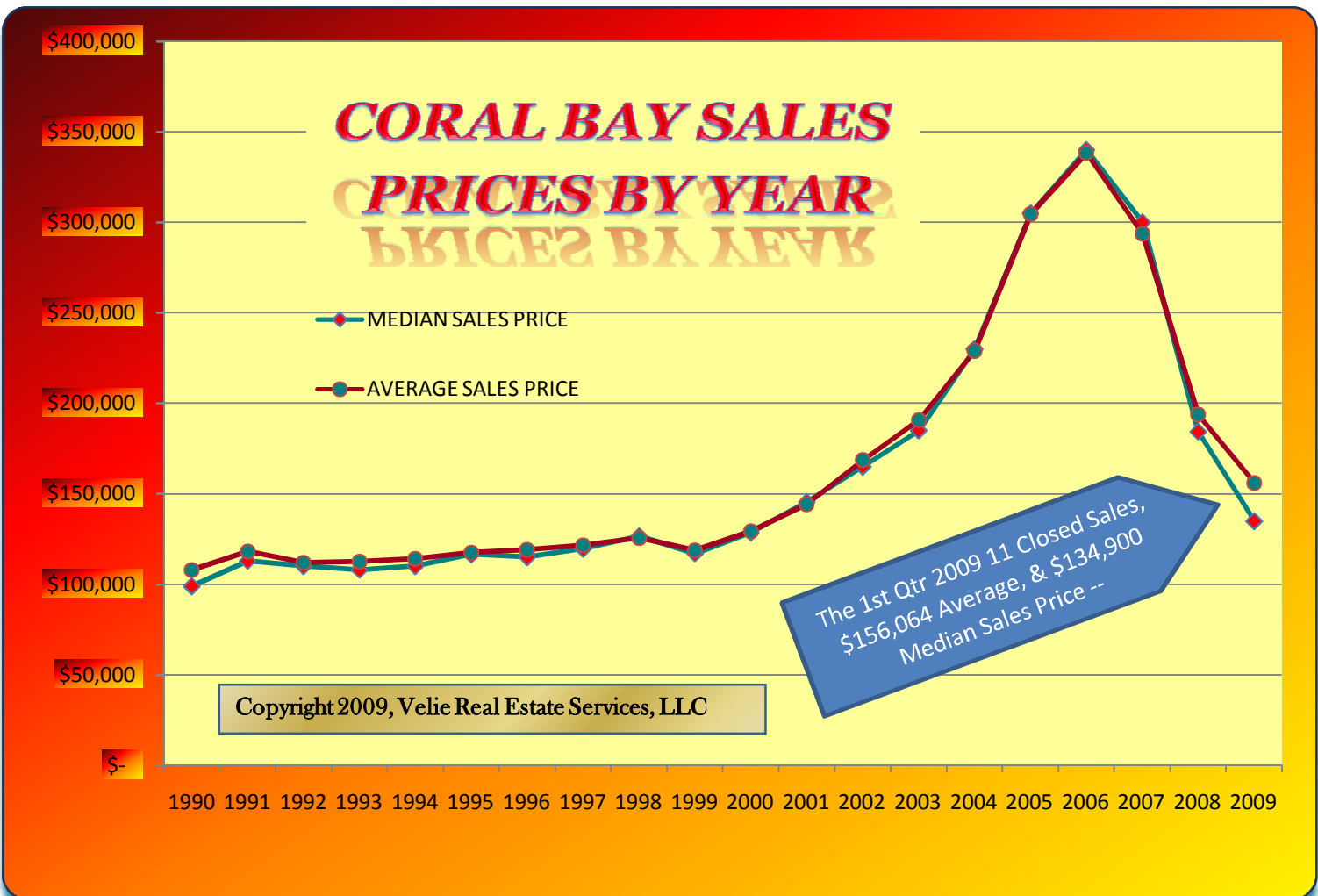


# CORAL BAY AVERAGE MEDIAN SALES PRICES 1990 - PRESENT

YEAR	AVERAGE		MEDIAN		# OF HOME SALES	
	\$	%	\$	%		%
1990	\$ 107,939	-----	\$ 98,900	-----	139	-----
1991	\$ 118,078	9.4%	\$ 112,900	14.2%	120	-13.7%
1992	\$ 111,819	-5.3%	\$ 110,000	-2.6%	127	5.8%
1993	\$ 112,694	0.8%	\$ 108,000	-1.8%	97	-23.6%
1994	\$ 113,994	1.2%	\$ 110,000	1.9%	66	-32.0%
1995	\$ 117,604	3.2%	\$ 116,500	5.9%	111	68.2%
1996	\$ 119,021	1.2%	\$ 115,000	-1.3%	119	7.2%
1997	\$ 121,578	2.1%	\$ 119,650	4.0%	132	10.9%
1998	\$ 125,482	3.2%	\$ 126,500	5.7%	146	10.6%
1999	\$ 118,902	-5.2%	\$ 117,000	-7.5%	138	-5.5%
2000	\$ 129,209	8.7%	\$ 128,700	10.0%	116	-15.9%
2001	\$ 144,296	11.7%	\$ 145,450	13.0%	134	15.5%
2002	\$ 168,570	16.8%	\$ 165,000	13.4%	145	8.2%
2003	\$ 190,863	13.2%	\$ 185,000	12.1%	160	10.3%
2004	\$ 229,007	20.0%	\$ 230,000	24.3%	130	-18.8%
2005	\$ 304,645	33.0%	\$ 305,000	32.6%	111	-14.6%
2006	\$ 338,286	11.0%	\$ 340,000	11.5%	94	-15.3%
2007	\$ 293,505	-13.2%	\$ 300,000	-11.8%	49	-47.9%
2008	\$ 193,697	-34.0%	\$ 184,300	-38.6%	42	-14.3%
2009	YTD \$ 156,064	-19.4%	YTD \$ 134,900	-26.8%	YTD 11	-73.8%



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