

**Search Criteria**

**Search Name:** newsletter cp residential  
**Date:** 29-Nov-2009 09:40:49 PM

<u>Search Criteria Field</u>	<u>Operator</u>	<u>Criteria</u>
Status	Equals	A , B , CS , PS
Area	Equals	3480 , 3500
Closing Date	Minimum	5/1/2009
City Name	Equals	FORTLAUD
Compass Point	Not Equals	E , N , NW , S , SE , W , NE

**Search Statistics: 154 Listings**

**71 Active-Available Listings**

	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>LP</u>	<u>LP/Sq Ft</u>	<u>SP</u>	<u>SP/Sq Ft</u>	<u>SP/LP</u>	<u>DOM</u>
High	6	4	3,300	\$1,795,000	\$653.85				
Low	1	1	0	\$84,900	\$44.69				
Average	2	1	1,470	\$397,625	\$234.79				
Median	3	2	1,267	\$299,000	\$232.32				

**11 Backup Contract-Call LA Listings**

	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>LP</u>	<u>LP/Sq Ft</u>	<u>SP</u>	<u>SP/Sq Ft</u>	<u>SP/LP</u>	<u>DOM</u>
High	4	3	2,700	\$459,900	\$227.86				554
Low	2	1	0	\$69,000	\$86.27				12
Average	2	1	1,084	\$260,163	\$169.57				138
Median	3	2	1,032	\$225,000	\$170.33				32

**51 Closed Sale Listings**

	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>LP</u>	<u>LP/Sq Ft</u>	<u>SP</u>	<u>SP/Sq Ft</u>	<u>SP/LP</u>	<u>DOM</u>
High	5	4	3,013	\$649,900	\$396.13	\$612,500	\$343.31	121%	503
Low	1	1	0	\$39,000	\$32.66	\$34,000	\$29.29	40%	3
Average	2	1	1,253	\$223,488	\$171.55	\$201,726	\$154.25	90%	102
Median	3	2	1,099	\$185,000	\$171.68	\$173,000	\$157.28	93%	60

**21 Pending Sale Listings**

	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>LP</u>	<u>LP/Sq Ft</u>	<u>SP</u>	<u>SP/Sq Ft</u>	<u>SP/LP</u>	<u>DOM</u>
High	4	3	3,110	\$549,000	\$423.61				748
Low	2	1	682	\$90,000	\$96.06				3
Average	2	1	1,420	\$279,114	\$201.47				154
Median	3	2	1,296	\$239,900	\$172.55				99

**154 Total Listings**

	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>LP</u>	<u>LP/Sq Ft</u>	<u>SP</u>	<u>SP/Sq Ft</u>	<u>SP/LP</u>	<u>DOM</u>
High	6	4	3,300	\$1,795,000	\$653.85	\$612,500	\$343.31	121%	748
Low	1	1	0	\$39,000	\$32.66	\$34,000	\$29.29	40%	3
Average	2	1	1,359	\$313,977	\$203.69	\$201,726	\$154.25	90%	120
Median	3	2	1,194	\$246,000	\$188.36	\$173,000	\$157.28	93%	60

Listing Report: Ted S. 954-415-5548 res

<u>#</u>	<u>Status</u>	<u>Style</u>	<u>List Price</u>	<u>St No.</u>	<u>CP</u>	<u>St Name</u>	<u>Bed</u>	<u>Bath</u>	<u>SqFt Living Area</u>	<u>Lot Size</u>	<u>Water</u>	<u>Sold Price</u>	<u>ML#</u>
1	A	R31	649,900	1600	SW	10th Av	5	4	2771				R3054341

#	Status	Style	List Price	St No.	CP	St Name	Bed	Bath	SqFt Living Area	Lot Size	Water	Sold Price	ML#
2	A	R30	↓ 155,000	2113	SW	10TH AV	3	1	1126				F980669
3	A	R31	↓ 699,000	2123	SW	10TH AV	5	2	2955				F880619
4	A	R30	↓ 149,900	617	SW	12th Ct	2	1	1200				R3051402
5	A	R31	525,000	2117	SW	12TH TE	3	2	2085				F1027990
6	A	R31	↑ 725,000	2200	SW	13TH AV	6	4	3000	50X112X50X112			F1004349
7	A	R30	150,000	501	SW	13TH ST	2	2	970	50x135			H866642
8	A	R30	↓ 399,000	1720	SW	13TH ST	3	2	1340	105x60			F816822
9	A	R30	↓ 288,000	827	SW	14TH CT	2	1	1329	11175			F1019829
10	A	R30	↓ 208,400	509	Sw	14th St	3	1	1380				F1029043
11	A	R30	↓ 209,000	306	SW	15TH ST	2	2	728				F1030110
12	A	R30	132,000	504	SW	15TH ST	4	3	2954				H867607
13	A	R30	↓ 169,000	700	SW	16TH CT	2	1	825				F1015191
14	A	R34	↓ 640,000	2002	SW	16TH CT	2	2	1691	125X42X128X56	56		F989885
15	A	R34	↓ 1,445,000	2050	SW	16TH CT	1	1			254		F998376
16	A	R30	299,000	319	SW	16TH ST	4	1	0				F991195
17	A	R35	↓ 549,000	1604	SW	17TH AV	4	3	2332	IRRG	58		F1011882
18	A	R30	127,500	2336	SW	17TH AV	2	2	1076				D1352415
19	A	R30	↓ 189,000	2348	SW	17TH AV	3	2	1008	5315			D1301636
20	A	R30	↓ 325,000	611	SW	17TH ST	3	2	1377				F1008759
21	A	R31	849,000	804	SW	17TH ST	5	4	3300	60X135			F984942
22	A	R31	849,000	816	SW	17TH ST	5	4	0	60X135			F988587
23	A	R31	229,000	845	SW	17TH ST	2	1	825				F1032020
24	A	R35	↓ 375,000	1005	SW	17TH ST	3	2	1729		50		F998399
25	A	R34	499,000	1111	SW	17TH ST	3	2	2012	50W/FX 140	50		F1012523
26	A	R30	↓ 270,000	1306	SW	17TH ST	3	1	1105				F1033424
27	A	R35	↓ 370,000	1413	SW	17TH ST	3	2	1480	7475			F1025072
28	A	R34	↓ 269,000	1451	SW	18TH AV	3	2	1445	60x100	20		F1007216
29	A	R34	689,000	1549	SW	18TH AV	3	2			120		F1036004
30	A	R30	310,000	2205	SW	18TH AV	2	2	1216				F947496
31	A	R30	↓ 475,000	1300	SW	18TH CT	3	2	1708				F1025564
32	A	R30	↓ 139,900	601	SW	18TH ST	2	1	934	6750			M1347639
33	A	R30	↓ 675,000	901	SW	18TH ST	4	4	1935	126x150x126x150			F962643
34	A	R30	315,000	1200	SW	18TH ST	2	1	0	7,770			F953981
35	A	R35	248,000	1483	SW	18TH TE	2	2	1225	6000X			D1370129
36	A	R34	↓ 284,900	1490	SW	18TH TE	3	2	1258				M1346431

#	Status	Style	List Price	St No.	CP	St Name	Bed	Bath	SqFt Living Area	Lot Size	Water	Sold Price	ML#
37	A	R34	↓ 260,000	1525	SW	18TH TE	2	1	936		60		F1008756
38	A	R30	↓ 84,900	225	SW	19TH ST	3	2	1090	12136			D1367456
39	A	R30	130,000	305	SW	19TH ST	2	2	1015	50X135			F1011720
40	A	R30	↓ 299,000	1014	SW	19TH ST	4	2	1995				F879345
41	A	R31	↓ 299,000	1017	SW	19TH ST	3	2		75X125			F1029121
42	A	R30	↓ 227,000	1110	SW	19TH ST	2	1	858	60x125			F986848
43	A	R31	↑ 425,000	1219	SW	19TH ST	3	2	2556	100X125			F889124
44	A	R31	649,900	1408	SW	19th St	4	3	2873	60X125			R3054334
45	A	R30	↓ 159,900	1453	SW	20TH AV	3	1	1256	6755			F1033142
46	A	R30	↓ 199,000	328	SW	20TH ST	2	2	1244	5590X			F982113
47	A	R31	↓ 529,000	1413	SW	21ST CT	4	4	2885				F1006890
48	A	R30	↓ 110,000	221	SW	21ST ST	3	2	1170				F1030427
49	A	R31	↓ 255,000	1009	SW	21ST ST	3	2	1756				F953657
50	A	R30	209,000	1501	SW	21ST ST	3	1	1972				F1024896
51	A	R30	274,900	1500	SW	22ND ST	3	2	1277				F1008455
52	A	R30	↓ 215,900	1809	SW	22ND ST	3	2	850				F1021187
53	A	R30	↓ 395,000	1312	SW	23RD CT	3	3					F1036421
54	A	R30	195,000	1516	SW	24TH ST	2	2	846	5622			F1036324
55	A	R30	↓ 229,500	1546	SW	24TH ST	3	2	1281	5591X			D1183476
56	A	R31	↓ 375,000	1615	SW	25TH ST	3	2	1920	100x130			F1024669
57	A	R30	239,000	2100	SW	3RD TE	2	1	682				F989287
58	A	R30	↑ 210,000	1437	SW	4TH AV	3	2	1430				F1023195
59	A	R30	239,000	1411	SW	6TH AV	2	1	926				F1010264
60	A	R35	699,000	1633	SW	9TH AV	3	3			49		F1030808
61	A	R30	299,000	1811	SW	9TH AV	2	2	1100	62.5 x 90			F1016442
62	A	R34	↓ 310,000	1109		AVOCADO ISLE	2	2	1192	65X106	65		F957578
63	A	R35	↓ 499,000	1200		AVOCADO ISLE	2	1		60WFX100	60		F964739
64	A	R35	499,000	1220		AVOCADO ISLE	2	2	1450	75x100	75		F1016349
65	A	R34	389,000	1312		CITRUS ISLE	2	1	1058	106 X 60 WATER	60		F1011623
66	A	R35	1,795,000	1328		CITRUS ISLE	4	4	3092	320'w/f point lot	320		F1014527
67	A	R34	↓ 850,000	1333		CITRUS ISLE	3	2	1300	10470	110		F963210
68	A	R35	432,000	1116		GUAVA ISLE	2	1			65		F1038006
69	A	R34	↑ 759,900	1113		MANDARIN ISLE	3	2	1680	6661X	65		F781365
70	A	R34	379,000	1001		MANGO ISLE	2	2	1106		60		F1030380
71	A	R30	230,000	1812		MIAMI RD	3	1	990				M1352506

#	Status	Style	List Price	St No.	CP	St Name	Bed	Bath	SqFt Living Area	Lot Size	Water	Sold Price	ML#
72	B	R30	159,000	1725	SW	14TH ST	2	1	1032				F1025825
73	B	R30	175,000	328	SW	16TH CT	3	1	768				F1022532
74	B	R35	400,000	1701	SW	17TH ST	4	2	1799	80X110	80		F1006015
75	B	R34	↓350,000	1207	SW	17TH STREET	3	2	0	60X145	60		F852444
76	B	R34	↓349,000	1455	SW	18TH AV	3	3	1825		48		F1030797
77	B	R30	↓225,000	516	SW	19TH ST	3	1	1074	58X135			F987685
78	B	R31	120,000	901	SW	19TH ST	2	2	787				F1004775
79	B	R30	115,000	1440	SW	20TH ST	3	2	1333				F1007199
80	B	R30	439,900	1425	SW	21ST CT	3	2	0				D1350186
81	B	R30	69,000	1029	SW	22ND ST	2	1	616				F1035456
82	B	R31	↑459,900	1301		LAUREL OAK CT	3	3	2700				F941578
83	CS	R30	155,000	1530	SW	10TH AV	3	2	1110	5375		155,000	F1000121
84	CS	R31	↓172,600	1506	SW	12TH CT	2	1	1236	66' x 105'		153,000	F984229
85	CS	R30	109,300	420	SW	12TH ST	3	2	1088			109,103	F1007188
86	CS	R30	↓39,000	508	SW	12TH ST	2	2	1194			47,000	F1014663
87	CS	R30	40,900	1501	SW	12TH ST	3	2	1161			34,000	D1335088
88	CS	R30	317,000	1724	SW	13TH CT	3	2	1477	6125		299,000	F1005343
89	CS	R30	230,000	313	SW	13TH ST	2	1	0	50x136		200,000	F997194
90	CS	R31	250,000	509	SW	13TH ST	2	1	858	50X136		225,000	F1026684
91	CS	R30	↓239,900	517	SW	13TH ST	2	1	1020			200,000	F1029041
92	CS	R30	↓149,900	1709	SW	14TH CT	2	1	720	6161X		125,000	F985989
93	CS	R30	124,000	412	SW	14TH ST	2	1	660			119,500	F1023977
94	CS	R30	↓199,000	1712	SW	14TH ST	3	1	1500	60X105		165,000	F951157
95	CS	R30	↓139,000	1724	SW	14TH ST	2	1	720	60 X 105	0	138,000	F969802
96	CS	R30	169,900	1437	SW	16TH TE	2	2	988	7475		162,000	F1023971
97	CS	R35	579,000	1609	SW	17TH AV	3	2	2283	72+/-w/fx130	72	501,000	F980067
98	CS	R30	244,000	516	SW	17TH ST	3	1	1310	58.33 x 135		225,000	D1335803
99	CS	R30	95,000	1104	SW	17TH ST	2	1		5453		90,250	F1019642
100	CS	R30	↓185,000	2397	SW	18TH AV	3	2	1993			180,250	F954325
101	CS	R30	↓280,000	709	SW	18TH CT	3	2	1239	60X135		265,000	F1018406
102	CS	R30	179,900	1000	SW	18TH CT	3	1	1014			145,000	H863379
103	CS	R35	↓309,000	1479	SW	18TH TE	2	1	0	6000	60	250,000	F942216
104	CS	R30	124,900	1305	SW	19TH AV	3	1	912			124,900	H865592
105	CS	R30	200,000	1437	SW	19TH AV	3	2	1183			190,000	F1023306
106	CS	R30	224,900	1443	Sw	19th Av	2	2	1194			209,000	R3008240

#	Status	Style	List Price	St No.	CP	St Name	Bed	Bath	SqFt Living Area	Lot Size	Water	Sold Price	ML#
107	CS	R30	↓ 299,000	1529	SW	19TH AV	3	2	1613			259,000	F973469
108	CS	R30	66,500	317	Sw	19th St	3	2	1004			66,000	R3037119
109	CS	R30	149,900	510	SW	19TH ST	3	1	946			149,900	F998851
110	CS	R31	↓ 344,900	619	SW	19TH ST	3	2	2000	8,775		314,000	H859036
111	CS	R30	225,000	1106	SW	19TH ST	4	2	1500	60X125		180,000	F1013818
112	CS	R30	↓ 180,000	906	SW	20TH ST	2	1	1177			173,000	F961470
113	CS	R30	104,900	921	SW	20TH ST	2	1	900			110,000	F1023352
114	CS	R30	↓ 147,000	936	SW	20TH ST	3	2	936	6543		170,000	F982962
115	CS	R30	↓ 209,000	1209	SW	20TH ST	3	2	985	6543		200,000	D1354237
116	CS	R31	189,000	1212	SW	20TH ST	2	2	932			190,500	F1024947
117	CS	R30	↓ 289,000	1207	SW	21ST CT	4	3	1807			262,000	F994544
118	CS	R30	179,900	909	SW	21ST ST	2	1	1000			170,000	F1002388
119	CS	R30	130,000	1720	Sw	21st St	1	1	521			52,000	R3026041
120	CS	R30	89,000	235	SW	22ND ST	2	1	682	50x135		89,000	F1022234
121	CS	R31	489,500	1325	SW	23RD CT	4	4	2856	100X70		450,000	F993154
122	CS	R31	435,600	1326	SW	23RD ST	3	2	3013			436,000	F1012513
123	CS	R30	99,900	1690	SW	23RD ST	3	1	994			106,000	F1021657
124	CS	R30	↓ 139,900	1711	SW	23RD ST	2	1	740			125,000	F941931
125	CS	R30	↓ 429,000	1915	SW	9TH AV	4	3	2904			405,000	F975820
126	CS	R35	330,000	908		AVOCADO ISLE	2	2	1564	6149	61	220,000	D1348630
127	CS	R30	↓ 66,900	1518		DAVIE BL	2	1	869			55,125	D1342372
128	CS	R30	↓ 69,900	1522		DAVIE BL	4	2	1019			46,000	F978347
129	CS	R34	↓ 330,000	1201		MANDARIN ISLE	2	2	1080		65	300,000	F1018919
130	CS	R35	↑ 649,900	909		MANGO ISLE	5	4	2856	60x100	60	612,500	F1012041
131	CS	R34	↓ 399,000	1332		MANGO ISLE	3	1	1452	60X106	60	375,000	F925748
132	CS	R30	148,000	1839		PARK LN	3	2	1305			70,000	F996846
133	CS	R34	↓ 450,000	1216		TANGELO ISLE	2	2	1136	65X106	65	390,000	F898501
134	PS	R30	↓ 179,900	1609	SW	13TH CT	3	2	1200				H861117
135	PS	R31	175,000	508	SW	13th St	3	2	1378	5511 X	0		R2981894
136	PS	R30	↓ 90,000	1717	SW	13TH ST	2	1	720				D1298052
137	PS	R30	199,000	1705	SW	14TH ST	2	1	900	6125			F1005077
138	PS	R31	125,000	1729	SW	14TH ST	2	1	720				D1318819
139	PS	R30	239,900	510	SW	17TH ST	4	2	951				D1366252
140	PS	R31	299,000	1316	SW	17TH ST	2	1	936				F1009384
141	PS	R30	↓ 225,000	1226	SW	18TH AV	3	2	1304	10385			F998510

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142	PS	R30	290,000	712	SW	18TH CT	3	2	1907				F1006180
143	PS	R31	198,000	1007	SW	18TH ST	2	1	1006				F1019838
144	PS	R30	↓ 155,000	720	SW	19TH ST	3	2	1077				D1283305
145	PS	R30	↓ 349,900	1231	SW	21ST ST	3	2	3110	7630			F1010304
146	PS	R30	↓ 90,000	308	SW	22ND ST	2	1	682				M1310882
147	PS	R30	99,900	1025	SW	22ND ST	2	1	1040				F1018112
148	PS	R31	424,900	1560	SW	23RD ST	3	3	2465	6149			F1037157
149	PS	R34	↓ 389,000	1319		AVOCADO ISLE	3	2	1734				F972167
150	PS	R34	↓ 549,000	1329		CITRUS ISLE	3	2	1296	110Xodd sides	110		F985355
151	PS	R33	↓ 364,206	1323		GINGER ST	4	3	2642				M1175590
152	PS	R35	499,800	1012		GUAVA ISLE	3	2	1404	106X75	75		F1016803
153	PS	R34	↓ 369,900	1116		MANDARIN ISLE	2	2	1527		75		F992777
154	PS	R35	↓ 549,000	1116		ORANGE ISLE	3	3	1829	75w/fx130	75		F959747