Community Market Analysis

The Beach Residences

1300 Benjamin Franklin Drive

current market update

December 2009

**Roger's Listing/Sale

for sale properties:

unit number	furnishings	floor plan	liv area (A/C)	list price	price/sq ft	parking	changes since last report
707	furnished	Estate 07	3057	$1,500,000	$491	2	
402	unfurnished	Estate 02	3964	$1,575,000	$397	2	
409	furnished	Estate 09	3352	$1,599,000	$477	2	
308	furnished	Villa 08	2259	$1,600,000	$708	2	
908	unfurnished	Estate 08	3330	$1,850,000	$556	2	
305	turnkey	Villa 05	2033	$1,875,000	$922	1	
706	unfurnished	Estate 06	3017	$1,999,000	$663	2	
1005	unfurnished	Estate 05	3302	$2,200,000	$666	2	
1205	unfurnished	PH 05	3315	$2,450,000	$739	2	
805	unfurnished	Estate 05	3302	$2,495,000	$756	2	
1108	turnkey	Estate 08	3330	$2,599,000	$780	2	
401	unfurnished	Estate 01	4194	$2,995,000	$714	2	
704	furnished	Estate 04	3,550	$2,995,000	$844	2	
803	unfurnished	Estate 03	3861	$2,995,000	$776	2	
802	unfurnished	Estate 02	3964	$2,999,000	$757	2	
1104	unfurnished	Estate 04	3550	$3,195,000	$900	1	
809	furnished	Estate 09	3352	$3,495,000	$1,043	1	
801	unfurnished	Estate 01	4194	$3,995,000	$953	2	
1001	partially	Estate 01	4194	$4,390,000	$1,047	2	
1101	unfurnished	Estate 01	4194	$4,895,000	$1,167	2	
AVERAGE PRICE/PRICE PER SQ. FT.				**$2,684,800**	**$768**		

sale pending:

unit number	furnishings	floor plan	liv area (A/C)	list price	price/sq ft	parking
909	unfurnished	Estate 09	3352	$2,285,000	$682	2
1207	furnished	PH 07	4530	$3,500,000	$773	2

sold properties in the last 365 days

unit number	furnishings	sq ft	close date	list price	sale price	price/sq ft	days on market
602	partially	3964	6/16/2009	$2,375,000	$2,175,000	$549	42
1004	unfurnished	3550	9/18/2009	$3,180,000	$2,731,737	$770	429
701	furnished	4194	9/1/2009	$3,499,000	$2,750,000	$656	373
1102	unfurnished	3964	1/2/2009	$3,495,000	$3,050,000	$769	200
AVERAGE PRICE/DAYS ON MARKET				**$3,137,250**	**$2,676,684**	**$686**	**261**

The property information herein is derived from various sources that may include, but not limited to county records and the Multiple Listing Service. Although the information is believed to be accurate, it's not warranted and you should not rely upon it without personal verification.

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