



submarket:
FISHER ISLAND, FLORIDA

Quarterly Survey of Fisher Island Condo Sales

4Q-2013

ELLIMANREPORT

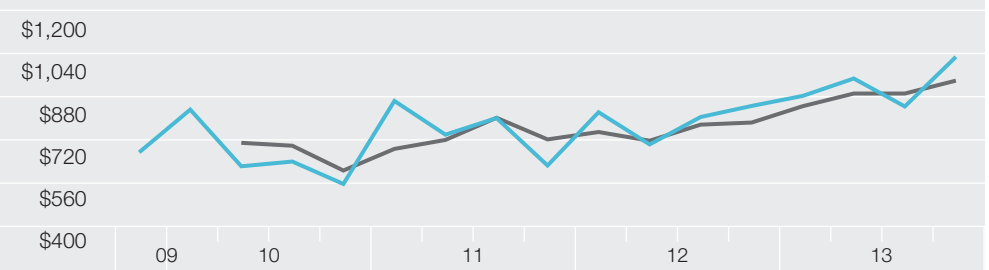
Average Price per Sq Ft

\$1,033

↑ 22.0% year-over-year (actual)

↑ 87.5% 3-year (rolling)

FISHER ISLAND: AVERAGE PRICE PER SQ FT



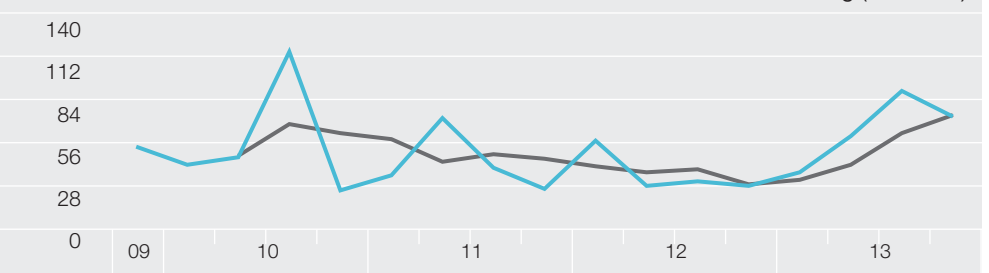
Days on Market (From Last List Date)

73 days

↑ 170.4% year-over-year (actual)

↑ 19.9% 3-year (rolling)

FISHER ISLAND: DAYS ON MARKET



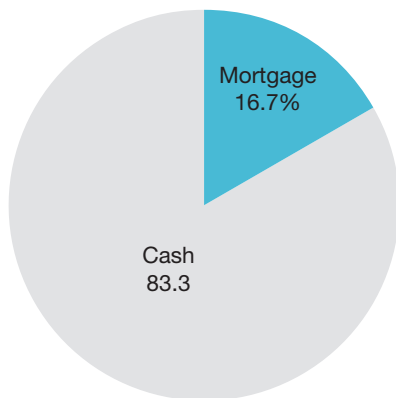
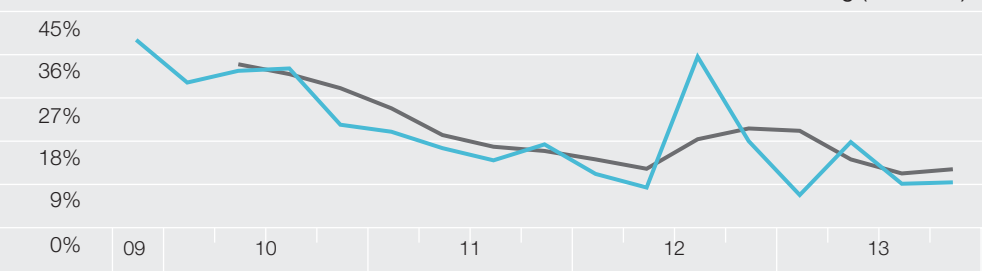
Listing Discount (From Last List Price)

9.1%

↓ -49.2% year-over-year (actual)

↓ -57.5% 3-year (rolling)

FISHER ISLAND: LISTING DISCOUNT



Fisher Island Condos	4Q-2013	%Chg (QRT)	3Q-2013	%Chg (YR)	4Q-2012
Average Sales Price	\$3,340,000	-7.5%	\$3,610,000	3.2%	\$3,236,875
Average Price per Sq Ft	\$1,033	22.2%	\$845	22.0%	\$847
Median Sales Price	\$3,400,000	3.0%	\$3,300,000	-15.5%	\$4,025,000
Number of Sales (Closed)	6	-33.3%	9	-25.0%	8
Days on Market (From Last List Date)	73	-18.9%	90	170.4%	27
Listing Discount (From Last List Price)	9.1%		8.8%		17.9%
Listing Inventory (active)	32	3.2%	31	N/A	N/A
Absorption Rate (mos)	16.0	55.3%	10.3	N/A	N/A
Average Sq Ft	3,233	-24.3%	4,271	-15.4%	3,822
HOA Fees/Sq Ft/Month	\$0.64	4.9%	\$0.61	8.5%	\$0.59
Real Estate Taxes/Sq Ft /Month	\$0.81	1.3%	\$0.80	2.5%	\$0.79



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