

TREND REPORT
as of
July 31, 2006

	July 2005	July 2006	# Change	% Change		YTD 2005	YTD 2006	# Change	% Change
Total Active Listings 1/									
Lee	na	19,581	na	na					
Collier	na	10,476	na	na					
Total	na	30,057	na	na					
New Listings									
Lee	2,544	3,909	1,365	54%		17,593	32,838	15,245	87%
Collier	1,173	1,484	311	27%		9,548	14,516	4,968	52%
Total	3,717	5,393	1,676	45%		27,141	47,354	20,213	74%
Total Sales - SF									
Lee	1,026	694	-332	-32%		7,830	5,884	-1,946	-25%
Collier	459	227	-232	-51%		3,365	1,951	-1,414	-42%
Charlotte	374	236	-138	-37%		2,637	1,925	-712	-27%
Total	1,859	1,157	-702	-38%		13,832	9,760	-4,072	-29%
Median Price SF									
Lee	\$287,500	\$264,600	-\$22,900	-8%		\$258,057	\$278,286	\$20,229	8%
Collier	\$490,400	\$461,800	-\$28,600	-6%		\$482,900	\$490,600	\$7,700	2%
Charlotte	\$236,600	\$228,300	-\$8,300	-4%		\$210,814	\$223,414	\$12,600	6%
Simple Avg	\$338,167	\$318,233	-\$19,933	-6%		\$317,257	\$330,767	\$13,510	4%
Total Sales - Condo									
Lee	356	179	-177	-50%		3,354	1,536	-1,818	-54%
Collier	450	169	-281	-62%		3,221	1,556	-1,665	-52%
Charlotte	56	37	-19	-34%		519	64	-455	-88%
Total	862	385	-477	-55%		7,094	3,156	-3,938	-56%
Median Price - Condo									
Lee	\$256,700	\$346,300	\$89,600	35%		\$252,614	\$318,029	\$65,414	26%
Collier	\$350,500	\$352,400	\$1,900	1%		\$385,914	\$408,657	\$22,743	6%
Charlotte	\$193,300	\$161,300	-\$32,000	-17%		\$199,300	\$338,286	\$138,986	70%
Simple Avg	\$266,833	\$286,667	\$19,833	7%		\$279,276	\$354,990	\$75,714	27%
Total Permits									
Lee	2,083	1,137	-946	-45%		16,830	13,685	-3,145	-19%
Collier	589	336	-253	-43%		3,694	2,960	-734	-20%
Charlotte	316	284	-32	-10%		2,176	2,463	287	13%
Total	2,988	1,757	-1,231	-41%		22,700	19,108	-3,592	-16%
Airport Traffic									
Total RSW	509,659	502,598	-7,061	-1%		4,894,109	4,928,564	34,455	1%
Hotel									
Avg Daily Rate	\$97	\$105	\$7.4	8%		\$122	\$133	\$11.2	9%
Occupancy	77.4%	73.7%		-3.7%		83.5%	81.1%		-2.3%
Rev/Par	\$75	\$77	\$1.8	2.4%		\$101	\$108	\$6.2	6.1%
	Nov 2005	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	June 2006	July 2006
Consumer Confidence									
Overall	98.3	103.8	106.8	102.7	107.5	109.8	104.7	105.4	107
Expectations	88.4	92.6	92.1	84.2	90.3	92.3	85.1	87.5	88.9
Present	113.2	120.7	128.8	130.3	133.3	136.2	134.1	132.2	134.2
Mortgage Rates									
30 yr Fixed	6.33%	6.27%	6.15%	6.25%	6.32%	6.51%	6.60%	6.68%	6.76%
1 yr ARM	5.14%	5.17%	5.17%	5.34%	5.42%	5.62%	5.63%	5.71%	5.79%
CPI	197.6	196.8	198.3	198.7	199.8	201.5	202.5	202.9	203.5
Unemployment									
Charlotte MSA	3.2%	2.7%	3.1%	3.0%	2.8%	2.7%	2.9%	3.3%	3.4%
Collier MSA	2.9%	2.3%	2.4%	2.4%	2.2%	2.0%	2.3%	2.9%	3.3%
Lee MSA	2.5%	2.2%	2.3%	2.3%	2.2%	2.1%	2.3%	2.6%	2.8%
Florida	3.4%	2.9%	3.1%	3.1%	2.9%	2.8%	2.9%	3.3%	3.5%
National	5.0%	4.9%	4.7%	4.8%	4.7%	4.7%	4.6%	4.6%	4.8%

1/ Historical data not available