

**OCEANFRONT CONDOS SALES CLOSED 2009**

*Renée L. Baron, Inc.* Days

<u>Sold Date</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Sold P.S.F.</u>	<u>% List to Sell</u>	<u>Appx. SqFt</u>	<u>Bedrm</u>	<u>Full Baths</u>	<u>Condo Fees</u>	<u>Legal Name of Condo</u>	<u>Unit #</u>	<u>Year Built</u>	<u>Days on Market</u>
1/9/2009	163,500	150,000	180	92%	833	1	1	192	VISTA DEL MAR	JaxBeachCondos.com	2001	12
1/30/2009	649,900	574,000	322	88%	1,780	3	3	695	OCEANIA	601	2002	135
3/6/2009	519,000	389,000	321	75%	1,212	2	2	425	PELICAN POINT	602	1982	282
3/12/2009	369,900	339,900	267	92%	1,274	2	2	400	SEASCAPE	202	1974	93
3/26/2009	420,000	350,000	258	83%	1,356	2	2	458	OCEAN 14	207	1976	139
3/31/2009	595,000	521,000	274	88%	1,900	4	3	475	LA PLAYA	311	1972	66
4/23/2009	419,900	370,000	305	88%	1,212	2	2	485	PELICAN POINT	1203	1982	133
4/29/2009	399,900	325,000	262	81%	1,240	2	2	405	SEASCAPE	910	1974	60
5/28/2009	2,000,000	1,725,000	377	86%	4,580	4	4	1,100	THE LANDMARK	404	2002	83
6/17/2009	499,000	390,000	262	78%	1,489	3	2	350	SEAWIND	404	1983	178
6/29/2009	175,000	170,000	206	97%	825	2	1	350	SANDPIPER	4E	1977	88
7/9/2009	420,000	390,000	351	93%	1,110	2	2	347	SEASCAPE	208	1974	26
7/10/2009	595,900	560,000	339	94%	1,654	3	2	667	THE WATERFORD	1A	1985	42
8/6/2009	374,900	310,000	256	83%	1,212	2	2	485	PELICAN POINT	1002	1982	10
8/13/2009	995,000	860,000	341	86%	2,525	3	3.5	615	ACQUILUS II	601	2007	242
8/17/2009	364,900	355,000	304	97%	1,168	2	2	306	OCEAN21	3F	1973	30
8/19/2009	819,000	708,000	374	86%	1,892	3	2	723	COSTA VERANO	503	2006	193
8/20/2009	789,000	755,000	321	96%	2,350	3	3	900	EASTWINDS	2N	2001	31
8/26/2009	575,000	530,000	349	92%	1,518	3	2	485	PELICAN POINT	1306	1982	43
9/8/2009	1,100,000	946,500	363	86%	2,605	3	3	1,021	COSTA VERANO	1205	2006	211
9/16/2009	200,000	165,000	378	83%	436	2	2	500	OCEAN TERRACE	C	1980	256
9/18/2009	1,390,000	1,225,000	470	88%	2,605	3	3	1,021	COSTA VERANO	1404	2006	291
9/21/2009	359,900	325,000	268	90%	1,212	2	2	485	PELICAN POINT	603	1982	503
9/28/2009	369,900	269,900	223	73%	1,212	2	2	485	PELICAN POINT	1206	1982	28
10/1/2009	749,000	625,000	278	83%	2,250	4	2	662	OCEAN22	PH3	1973	134
10/7/2009	399,000	370,000	305	93%	1,212	2	2	485	PELICAN POINT	1801	1982	147
10/22/2009	599,900	520,000	314	87%	1,654	3	2	667	THE WATERFORD	8A	1985	205
12/17/2009	995,000	925,000	418	93%	2,214	3	3	868	COSTA VERANO	907	2006	28
12/18/2009	299,900	265,000	219	88%	1,212	2	2	485	PELICAN POINT	1404	1982	1



<b>AVERAGE:</b>	<b>\$ 307</b>	<b>88%</b>
HIGH:	470	97%
LOW:	180	73%

Average DOM:	127
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~ ~ ~ Information Extracted From the Northeast Florida Multiple Listing Service ~ ~ ~