



STATS FOR SELECTED DISNEY AREA SHORT TERM RENTAL ZONED NEIGHBORHOODS

NEIGHBORHOOD	FOR SALE AT JAN 31 2011	PENDING AT JAN 31 2011	SOLD AUG 2010 TO JAN 31 2011	AVGE DOM (average days on market for solds)	AVERAGE SOLD PRICE	SP/LP % (% of selling price to listing price for solds)	AVGE \$/SQ.FT (for solds)
AVIANA	9	3	4	105	\$147,575	98%	\$69
BAHAMA BAY	19	11	27	99	\$70,111	98%	\$54
BELLA TRAE	42	11	24	93	\$136,374	96%	\$82
BRIDGEWATER CROSSING	6	3	9	128	\$128,953	97%	\$78
CALABAY PARC	20	2	9	77	\$192,878	95%	\$93
CALABAY PARC-TOWER LK	15	2	10	162	\$144,140	88%	\$65
CRESCENT LAKES	26	6	27	83	\$113,537	99%	\$59
CUMBRIAN LAKES	9	5	11	172	\$169,955	89%	\$80
EAGLE POINTE	13	3	10	186	\$140,500	99%	\$76
EMERALD ISLAND	35	23	38	85	\$223,771	97%	\$94
ENCANTADA	7	12	10	57	\$125,024	96%	\$84
FAIRWAYS LAKE ESTATES	7	2	6	97	\$141,400	93%	\$75
GREATER GROVES	11	3	8	155	\$144,875	98%	\$79
HAMPTON LAKES ESTATES	32	2	11	178	\$151,673	97%	\$72
HIGH GROVE	13	4	5	51	\$172,440	96%	\$84
HIGHLANDS RESERVE	38	9	22	103	\$207,977	93%	\$91
INDIAN CREEK	33	6	14	112	\$172,232	93%	\$93
INDIAN POINT	20	12	16	84	\$98,141	94%	\$70
INDIAN RIDGE	24	7	21	75	\$117,595	92%	\$74
ISLAND CLUB WEST	10	5	11	82	\$42,850	98%	\$25
LEGACY PARK	18	37	30	57	\$94,325	98%	\$55
LINDFIELDS	23	6	10	108	\$107,000	96%	\$65
LK DAVENPORT ESTATES	11	6	5	44	\$126,600	92%	\$64
PROVIDENCE	38	7	17	104	\$289,972	94%	\$82
REGAL PALMS	30	28	37	75	\$77,874	96%	\$48
REUNION	111	52	74	134	\$274,689	94%	\$107
SOUTHERN DUNES	52	8	44	84	\$110,765	96%	\$69
SUNRIDGE WOODS	7	10	7	30	\$109,186	98%	\$66
SUNSET LAKES	8	2	3	154	\$170,500	96%	\$99
SUNSET RIDGE	15	5	14	38	\$93,656	100%	\$53
TERRA VERDE	18	9	18	106	\$155,383	97%	\$80
TUSCAN RIDGE	13	3	4	49	\$129,975	97%	\$65
VENETIAN BAY	9	10	18	54	\$72,811	99%	\$52
VILLA SOL	21	18	11	35	\$130,985	97%	\$61
WESTRIDGE	24	7	15	72	\$109,860	95%	\$65
WINDSOR HILLS	56	17	28	72	\$236,305	95%	\$121
WINDSOR/WYNDHAM PALMS	66	10	30	171	\$167,620	94%	\$94
WINDWOOD BAY	9	4	11	98	\$132,843	100%	\$59

NOTE - IN THIS MARKET, A HIGH PERCENTAGE SP/LP (100% OR CLOSE), OFTEN INDICATES A LARGE NUMBER OF BANK OWNED PROPERTIES IN THAT NEIGHBORHOOD, AS THESE PROPERTIES ARE GENERALLY LISTED AT A MUCH LOWER THAN NORMAL PRICE AND OFTEN HAVE MULTIPLE OFFERS, RESULTING IN A SALES PRICE HIGHER THAN LIST