

Miami Real Estate Valuation

By:

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For:

Columbia Business School
Applied Regression Analysis
Professor David Juran
Final Project

Our future





Is the price right???

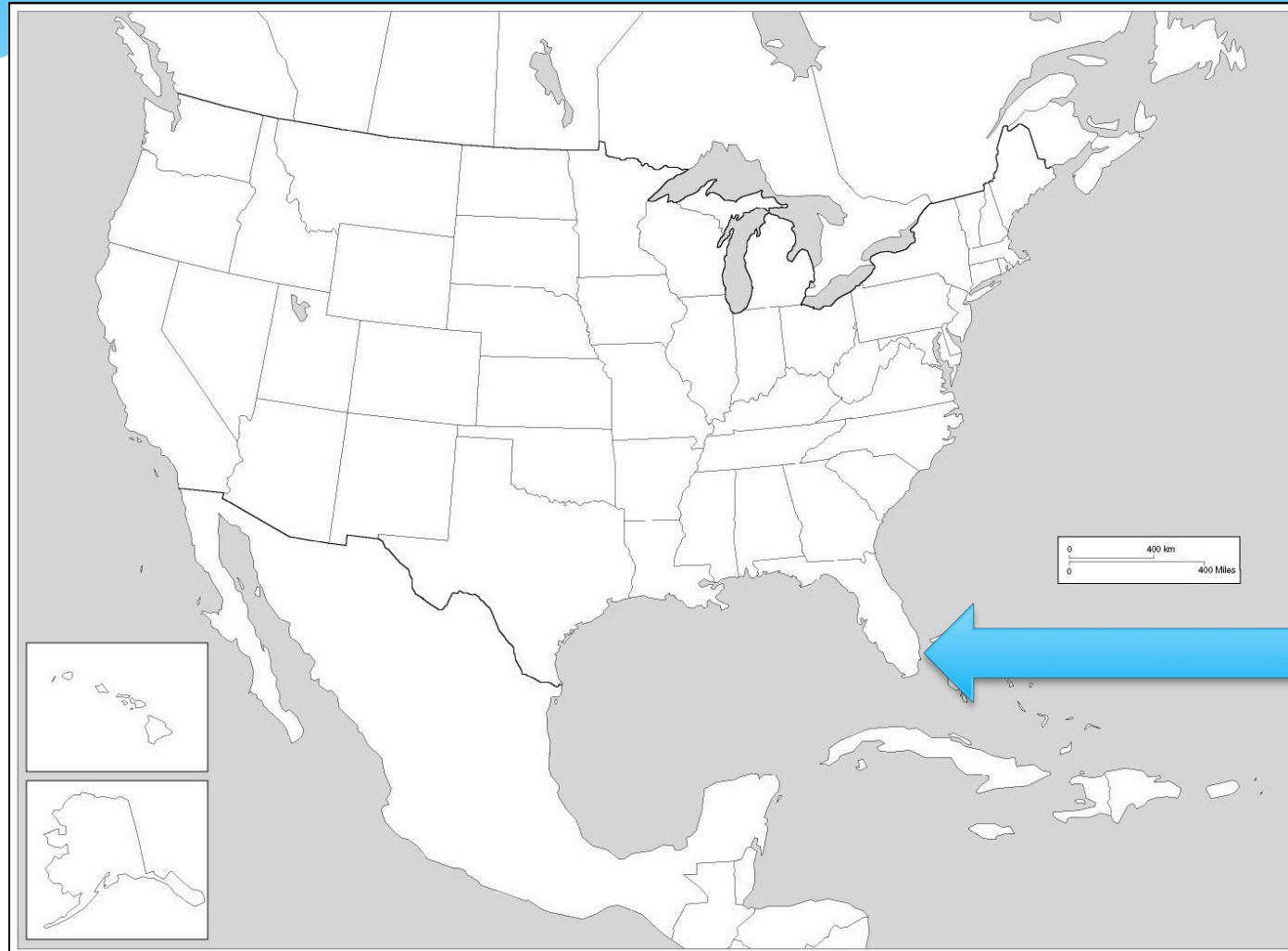
Objective

- * Find the drivers of value in the Miami real estate market using applied regression analysis
- * Focus specifically on bay front condo apartments in Miami neighborhoods: Downtown, Midtown, Brickle, and Brickle Key
- * Create a prediction model to identify and purchase an undervalued apartment

Process

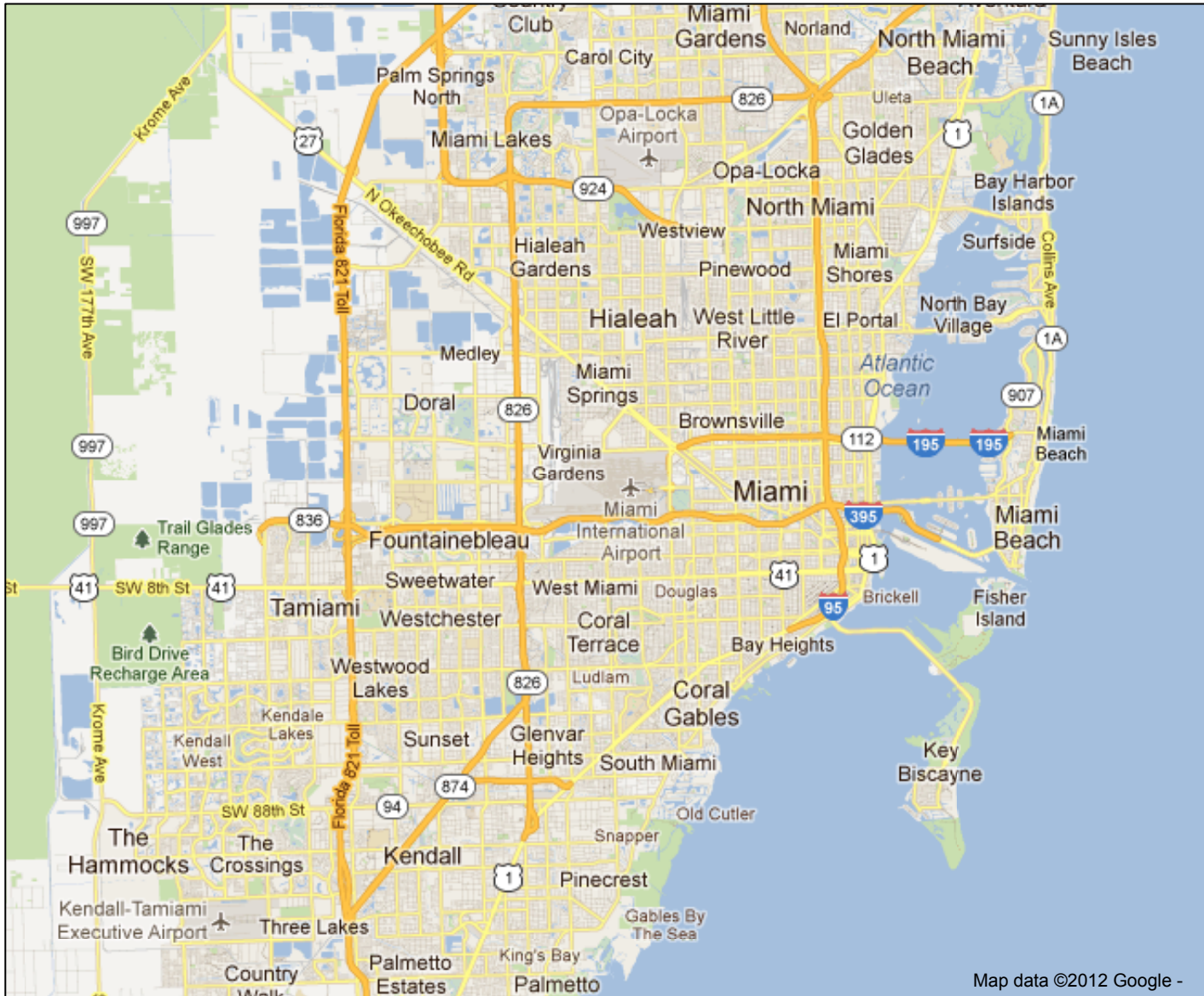
- * Collected data on hundreds of apartments for sale on the bay in Miami: Downtown, Midtown, Brickle, and Brickle Key
- * Selected floor, square footage, price, views, number of bedrooms and bathrooms, and maintenance as independent variables
- * Chose price per square foot as the dependent variable
- * Ran scatter plots, histograms, and regressions analyzing the data in various ways

USA – Florida - Miami

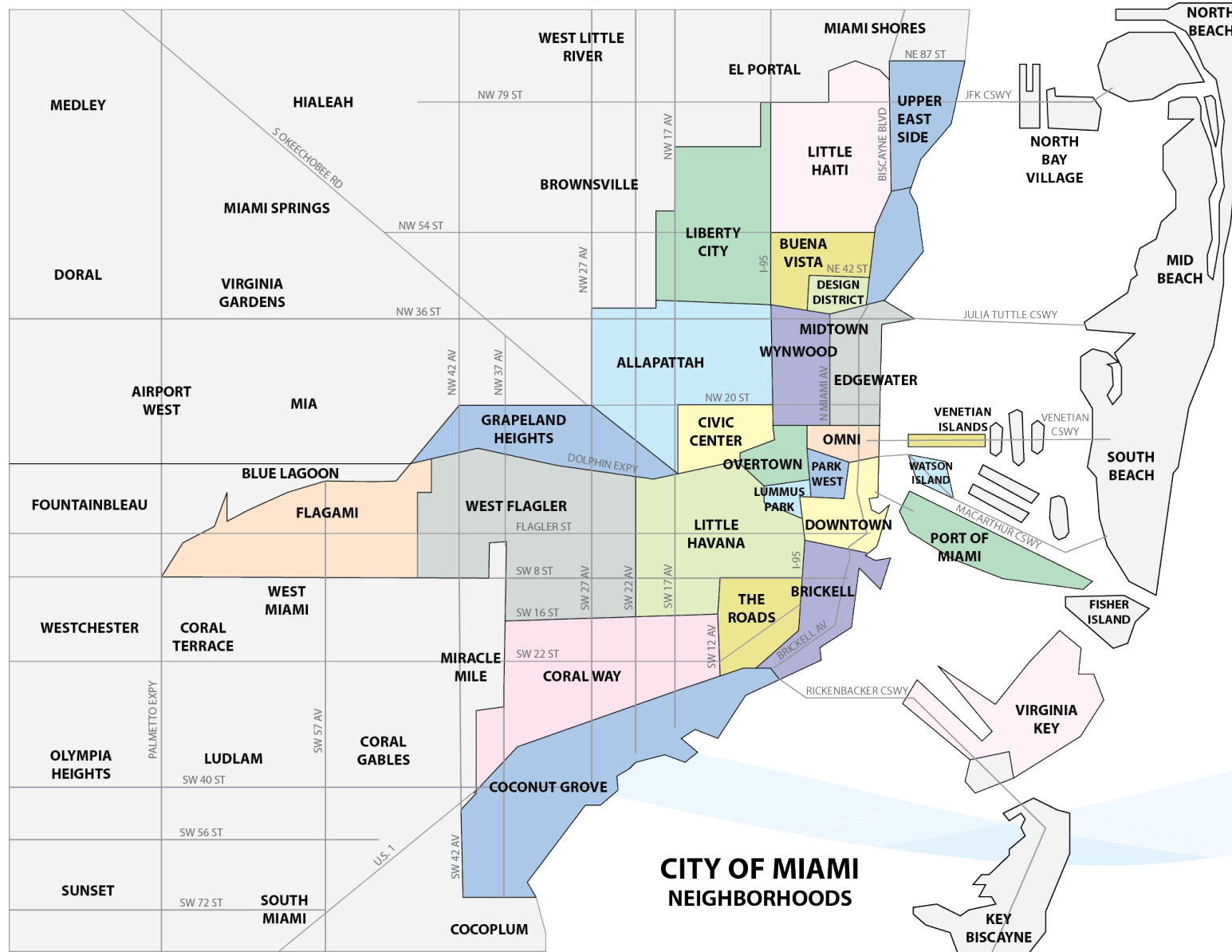


Miami

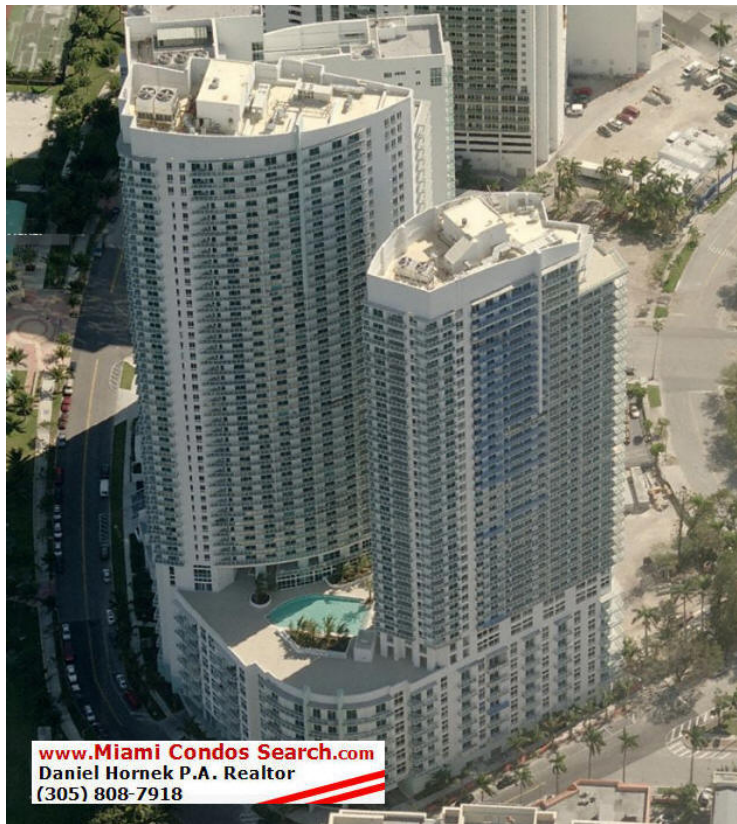
Miami (metro area)



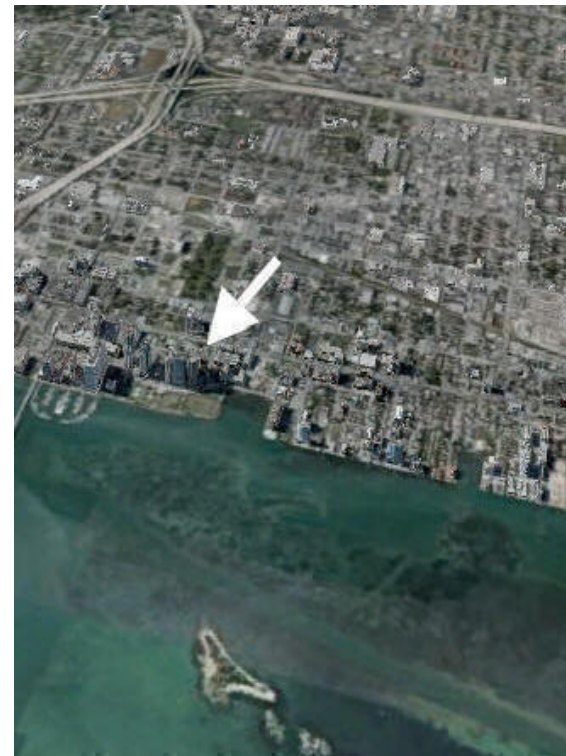
Miami (neighborhoods)



Quantum at the Bay



1800 Club



Paramount



900 Biscayne



Marquis



Museum Park



Opera Tower



Marina Blue



Everglades on the Bay



50 Biscayne



One Miami



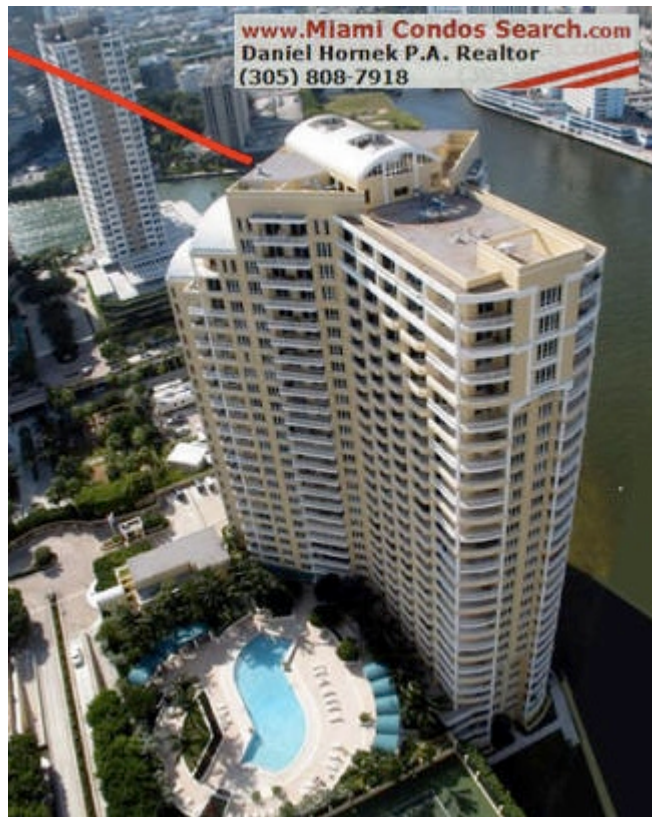
Jade at Brickle Bay



Jade at Brickle Bay



Tequesta One



Tequesta Two



Tequesta Three

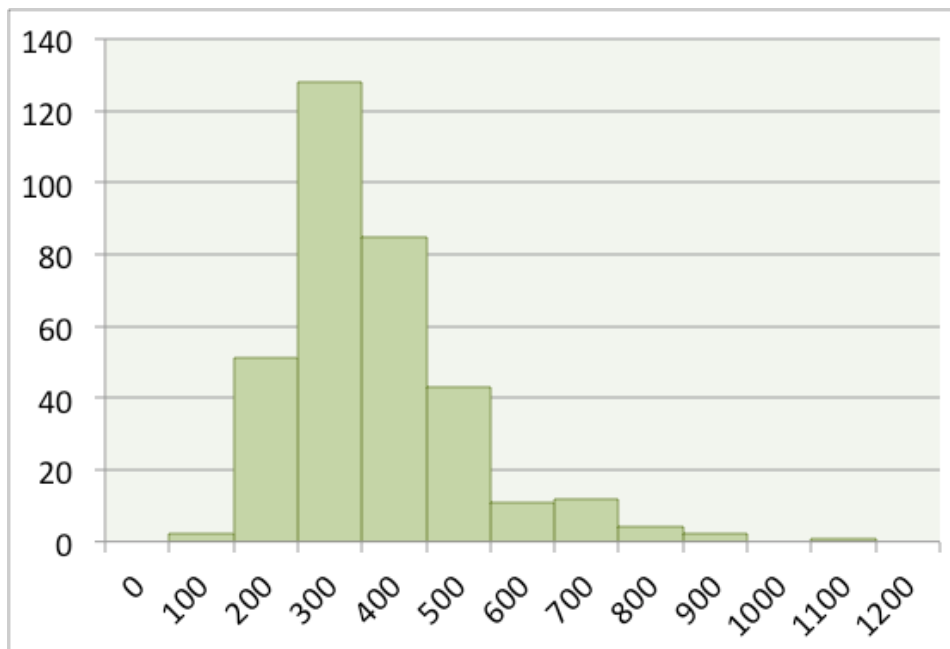


Blue on the Bay



Miami condo prices...

Distribution of price / square foot



Sample size : 339

of Buildings : 14

of Areas : 4 (Downtown, Midtown, Brickell and Brickell Key)

Average	\$	419.94
Stdev	\$	135.70
Min	\$	144.20
Max	\$	1,131.54

Variables to be observed

Observed variables

Observed variables

Dependent

- Price / Square foot

Independent

- Building specific
 - Area (Downtown, Midtown, Brickle and Brickle Key)
 - Grade (Premium, High, Med-high and Medium)
- Apartment specific
 - Floor
 - View (Bay front, some bay front and no bay view)
 - # of bedrooms
 - # of bathrooms

	Mean	Stdev	Max	Min	Correlation
Floor	27.22	13.28	66.00	2.00	0.20
Bayfront View	0.50	0.50	1.00	0.00	0.41
Some Bay View	0.35	0.48	1.00	0.00	-0.13
No bay view	0.22	0.41	1.00	0.00	-0.29
#Bedrooms	1.88	0.88	5.00	0.00	0.44
#Bathrooms	2.12	0.84	5.50	1.00	0.56
Midtown	0.27	0.44	1.00	0.00	-0.41
Downtown	0.53	0.50	1.00	0.00	0.07
Brickle Key	0.03	0.18	1.00	0.00	0.08
Brickle	0.17	0.37	1.00	0.00	0.35
Premium	0.13	0.34	1.00	0.00	0.35
High	0.28	0.45	1.00	0.00	0.36
Med-High	0.43	0.49	1.00	0.00	-0.35
Medium	0.16	0.37	1.00	0.00	-0.30

- Among independent variables, view, # of bathrooms, # of bedrooms and Midtown location seem to have higher correlation with the price per square foot.

Best Subsets

Observed variables

Best Subsets from Minitab

Dependent

- Building specific
 - Area (Downtown, Midtown, Brickle and Brickle Key)
 - Grade (Premium, High, Med-high and Medium)
- Apartment specific
 - Floor
 - View (Bay front, some bay front and no bay view)
 - # of bedrooms
 - # of bathrooms

Independent

[illegible]

Vars	R-Sq	R-Sq(adj)	Mallows Cp	S	B a y f r o n t F l o o r	S a o y m f e r B B e a d t y r V V o i o e e m w s	B e a D c M o k P e d - H H i i g g h	B r i M e d - H H i i g g h
1	31.9	31.7	167.1	112.35				
1	19.6	19.3	257.7	122.07				
2	41.8	41.4	95.9	103.99				
2	37.6	37.2	126.8	107.67				
3	48.2	47.7	50.7	98.246				
3	47.8	47.3	53.9	98.656				
4	50.6	50.0	34.9	96.079				
4	50.2	49.6	38.1	96.498	X			
5	52.5	51.8	23.0	94.359	X			
5	52.4	51.7	23.7	94.457	X			
6	54.0	53.1	14.2	93.029	X X			
6	53.8	52.9	15.7	93.239	X			
7	55.1	54.1	8.1	92.051	X X			
7	54.3	53.4	13.6	92.820	X X			
8	55.3	54.3	8.1	91.918	X X			
8	55.2	54.1	8.9	92.035	X X			
9	55.6	54.3	8.5	91.836	X X			
9	55.4	54.1	10.0	92.040	X X X			
10	55.6	54.3	10.1	91.915	X X X			
10	55.6	54.2	10.4	91.962	X X			
11	55.6	54.1	12.0	92.042	X X X			

Linear Regression

Regression Statistics

<i>R</i>	0.74389
<i>R Square</i>	0.55337
<i>Adjusted R Square</i>	0.54254
<i>S</i>	91.91751
<i>Total number of observations</i>	339

Price/Sq-ft = 273.7581 + 1.8482 * Floor + 37.3536 * Bayfront View + 51.0877 * #Bathrooms - 112.9885 * Midtown - 54.4034 * Downtown + 83.0949 * Premium + 66.5670 * High - 43.4968 * Brickle Key

ANOVA

	<i>d.f.</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>p-level</i>
<i>Regression</i>	8.	3,454,429.19763	431,803.6497	51.10811	0.E+0
<i>Residual</i>	330.	2,788,113.564	8,448.82898		
<i>Total</i>	338.	6,242,542.76163			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>LCL</i>	<i>UCL</i>	<i>t Stat</i>	<i>p-level</i>	<i>H0 (5%) rejected?</i>
Intercept	273.75806	21.10664	232.23752	315.2786	12.97023	0.E+0	Yes
Floor	1.84822	0.41422	1.03338	2.66306	4.46194	0.00001	Yes
Bayfront View	37.35362	11.64023	14.4552	60.25204	3.20901	0.00146	Yes
#Bathrooms	51.08771	7.13662	37.0487	65.12672	7.15853	5.32463E-12	Yes
Midtown	-112.98851	21.07501	-154.44682	-71.53019	-5.36125	0.	Yes
Downtown	-54.40336	17.39159	-88.61573	-20.19099	-3.12814	0.00192	Yes
Premium	83.09489	18.96083	45.79554	120.39424	4.38245	0.00002	Yes
High	66.56696	15.38222	36.30737	96.82654	4.32752	0.00002	Yes
Brickle Key	-43.49685	31.03604	-104.55029	17.5566	-1.40149	0.16201	No

T (5%) 1.96718

LCL - Lower value of a reliable interval (LCL)

UCL - Upper value of a reliable interval (UCL)

Linear Regression

Regression Statistics

<i>R</i>	0.7421
<i>R Square</i>	0.55071
<i>Adjusted R Square</i>	0.54121
<i>S</i>	92.05129
<i>Total number of observations</i>	339

Price/Sq-ft = 267.2797 + 1.8530 * Floor + 36.0482 * Bayfront View + 51.1152 * #Bathrooms - 106.3066 * Midtown - 47.4998 * Downtown + 86.9656 * Premium + 65.0297 * High

ANOVA

	<i>d.f.</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>p-level</i>
<i>Regression</i>	7.	3,437,834.11909	491,119.15987	57.95983	0.E+0
<i>Residual</i>	331.	2,804,708.64253	8,473.44001		
<i>Total</i>	338.	6,242,542.76163			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>LCL</i>	<i>UCL</i>	<i>t Stat</i>	<i>p-level</i>	<i>H0 (5%) rejected?</i>
Intercept	267.27973	20.62423	226.70863	307.85082	12.9595	0.E+0	Yes
Floor	1.85296	0.41481	1.03697	2.66895	4.46705	0.00001	Yes
Bayfront View	36.04816	11.61979	13.19021	58.90612	3.10231	0.00209	Yes
#Bathrooms	51.11523	7.14698	37.05599	65.17446	7.152	5.52003E-12	Yes
Midtown	-106.30658	20.55852	-146.74841	-65.86475	-5.17093	0.	Yes
Downtown	-47.49977	16.7037	-80.35856	-14.64097	-2.84367	0.00474	Yes
Premium	86.9656	18.78591	50.01077	123.92043	4.6293	0.00001	Yes
High	65.02972	15.3654	34.80357	95.25587	4.23222	0.00003	Yes

T (5%) 1.96716

LCL - Lower value of a reliable interval (LCL)

UCL - Upper value of a reliable interval (UCL)

Show me da' Money

Residuals

Observation	Predicted	Residual	Standard Residual	Building	Unit #	# Bedroom	Savings
58	576.20058	-220.1354	-2.4166	Marquis	5707	2	364,764
60	477.15174	-210.06005	-2.30599	Marquis	2308	2	345,969
54	570.6417	-207.86088	-2.28185	Marquis	5405	2	342,347
277	537.20421	-178.70167	-1.96175	900 Biscayne	3408	2	281,634
42	513.58374	-170.35986	-1.87017	Marquis	3706	1	285,353
48	555.05032	-169.41982	-1.85985	Marquis	1802	3	346,633
52	544.70024	-162.55509	-1.78449	Marquis	4002	2	253,098
279	524.23348	-159.38576	-1.7497	900 Biscayne	2708	2	251,192
138	556.25917	-156.25917	-1.71538	One Miami	3809	4	500,029
90	421.68648	-150.09253	-1.64768	Museum Park	4007	2	168,554
46	565.08281	-148.34534	-1.6285	Marquis	5102	2	233,941
208	535.44171	-146.55282	-1.60882	Tequesta Three	3505	2	211,036
57	440.47636	-146.08108	-1.60365	Marquis	1704	1	247,607
225	430.04432	-139.53432	-1.53178	Quantum	4315	3	311,720
191	443.80471	-139.22455	-1.52838	Tequesta One	509	2	182,384
161	557.2934	-127.21733	-1.39656	Two Tequesta	3302	2	217,414
17	409.66175	-126.42739	-1.38789	1800 Club	3201	3	276,750
26	422.63248	-125.69323	-1.37983	1800 Club	3901	3	275,142
195	477.15801	-123.2573	-1.35309	Tequesta One	2300	2	173,793
82	417.35334	-123.23569	-1.35285	Museum Park	3202	2	222,071
79	416.96949	-121.94641	-1.3387	Museum Park	1803	2	237,674
44	509.87782	-121.81812	-1.33729	Marquis	3505	1	204,045
81	455.88168	-117.73139	-1.29243	Museum Park	3904	2	203,675
55	487.64229	-113.47325	-1.24568	Marquis	2301	3	238,975
184	698.13639	-113.09978	-1.24158	Jade at Brickle Bay	4211	4	386,236
192	447.51063	-112.39613	-1.23386	Tequesta One	709	2	147,239
37	255.54838	-111.34548	-1.22233	1800 Club	407	1	153,657

Sweet deals (sanity check)

- * [Marquis 3706](#)
- * [Biscayne Bay 3408](#)

So what's prettier than Juran's
histograms?



Conclusion

- * Regression Models = Price Savvy
- * Possible Arbitrage (inefficient market)
- * Improving the model:
 - * Parking spots
 - * Maintenance fees
 - * Amenities
 - * More zoning

Miami Condos Real Estate

Objective: Build a model that predicts pricing for apartments and then find arbitrage opportunities.

Restrictions: We are ONLY considering condos (i.e. high-rises) in the bayfront of the following areas: Brickle, Downtown, Midtown, Brickle Key

Candidate Buildings: Below is the list of the buildings we can look into. We need to go on their website and look at the sales offerings to fill in the data in the next spreadsheet

Building Name	Area	Quality
Quantum at the Bay	Midtown	Med-high
1800 Club	Midtown	Med
Paramount	Midtown	Premium
900 Biscayne	Downtown	High
Marquis	Downtown	Premium
Museum Park	Downtown	Med-High
Opera Tower	Midtown	Med
Marina Blue	Downtown	Med-High
Everglades on the Bay	Downtown	Med-High
50 Biscayne	Downtown	Med
One Miami	Downtown	Med-High
Jade at Brickle Bay	Brickle	Premium
Icon Brickle	Brickle	High
Tequesta One	Brickle Key	High
Tequesta Two	Brickle Key	High
Tequesta Three	Brickle Key	High
Blue on the Bay	Midtown	Med

How to get information on the bay views: This is tricky, but if you look into the building offerings you can see what the views are like in some of the pictures. Some websites offer floorplans so you can tell from them if the apartments have a view or not. A good thing is that apartments go by line, meaning that each unit number has the same location throughout the floor. For example, if unit 1001 has a bay view, so will unit 2501, 3001, etc. So the key is determining if the line has a view, after that you can infer if an apartment has a view from the last two numbers of the unit number (e.g. Xx01, xx02, xx03).

Regression Data Sheet

Obs. #	Identifiers												Dependant Variable	Independent Variables				
	Building	Quality	Area	Unit Number	Floor	Bayfront View	#Bathrooms	Midtown	Downtown	Premium	High	Brickie Key	Price/Square Foot	Square Footage	Price (\$US)	Some Bay View	Med-High	#Bedrooms
1	1800 Club	Medium	Midtown	3302	33	0	1	1	0	0	0	0	\$ 295.37	843	\$ 249,000	0	0	1
2	1800 Club	Medium	Midtown	4002	40	0	1	1	0	0	0	0	\$ 404.35	643	\$ 259,999	0	0	1
3	1800 Club	Medium	Midtown	3606	36	0	1	1	0	0	0	0	\$ 316.30	822	\$ 260,000	0	0	1
4	1800 Club	Medium	Midtown	3411	34	0	1.5	1	0	0	0	0	\$ 270.78	1095	\$ 296,500	1	0	1
5	1800 Club	Medium	Midtown	3604	36	0	1	1	0	0	0	0	\$ 355.87	843	\$ 300,000	0	0	1
6	1800 Club	Medium	Midtown	1211	12	0	1.5	1	0	0	0	0	\$ 291.78	1095	\$ 319,500	1	0	1
7	1800 Club	Medium	Midtown	3910	39	0	2	1	0	0	0	0	\$ 255.24	1144	\$ 292,000	0	0	2
8	1800 Club	Medium	Midtown	3303	33	1	2	1	0	0	0	0	\$ 330.86	1147	\$ 379,500	0	0	2
9	1800 Club	Medium	Midtown	2312	23	0	2	1	0	0	0	0	\$ 289.67	1374	\$ 398,000	1	0	2
10	1800 Club	Medium	Midtown	4203	42	1	2	1	0	0	0	0	\$ 366.78	1147	\$ 420,700	0	0	2
11	1800 Club	Medium	Midtown	1903	19	1	2	1	0	0	0	0	\$ 367.74	1153	\$ 424,000	0	0	2
12	1800 Club	Medium	Midtown	301	3	1	3	1	0	0	0	0	\$ 285.52	2189	\$ 625,000	0	0	3
13	1800 Club	Medium	Midtown	3001	30	1	3	1	0	0	0	0	\$ 333.49	2189	\$ 730,000	0	0	3
14	1800 Club	Medium	Midtown	4001	40	1	3	1	0	0	0	0	\$ 365.42	2189	\$ 799,900	0	0	3
15	1800 Club	Medium	Midtown	3715	37	0	4.5	1	0	0	0	0	\$ 436.89	4120	\$ 1,800,000	1	0	4
16	1800 Club	Medium	Midtown	3107	31	1	2	1	0	0	0	0	\$ 355.97	1,222	\$ 435,000	0	0	2
17	1800 Club	Medium	Midtown	3201	32	1	3	1	0	0	0	0	\$ 283.23	2,189	\$ 620,000	0	0	3
18	1800 Club	Medium	Midtown	3101	31	1	3	1	0	0	0	0	\$ 303.79	2,189	\$ 665,000	0	0	3
19	1800 Club	Medium	Midtown	3908	39	0	1	1	0	0	0	0	\$ 213.22	839	\$ 178,888	0	0	1
20	1800 Club	Medium	Midtown	3615	36	0	2	1	0	0	0	0	\$ 220.17	1,810	\$ 398,500	1	0	2
21	1800 Club	Medium	Midtown	2710	27	0	2	1	0	0	0	0	\$ 243.88	1,144	\$ 279,000	0	0	2
22	1800 Club	Medium	Midtown	1201	12	1	3	1	0	0	0	0	\$ 283.10	2,189	\$ 619,700	0	0	3
23	1800 Club	Medium	Midtown	2801	28	1	3	1	0	0	0	0	\$ 306.03	2,189	\$ 669,900	0	0	3
24	1800 Club	Medium	Midtown	2607	26	1	2	1	0	0	0	0	\$ 359.25	1,222	\$ 439,000	0	0	2
25	1800 Club	Medium	Midtown	607	6	1	2	1	0	0	0	0	\$ 326.51	1,222	\$ 399,000	0	0	2
26	1800 Club	Medium	Midtown	3901	39	1	3	1	0	0	0	0	\$ 296.94	2,189	\$ 650,000	0	0	3
27	1800 Club	Medium	Midtown	302	3	0	1	1	0	0	0	0	\$ 299.88	867	\$ 260,000	0	0	1
28	1800 Club	Medium	Midtown	2703	27	1	2	1	0	0	0	0	\$ 457.04	873	\$ 399,000	0	0	2
29	1800 Club	Medium	Midtown	4006	40	0	1	1	0	0	0	0	\$ 276.63	629	\$ 174,000	0	0	1
30	1800 Club	Medium	Midtown	3407	34	1	2	1	0	0	0	0	\$ 355.97	1,222	\$ 435,000	0	0	2
31	1800 Club	Medium	Midtown	2408	24	0	1	1	0	0	0	0	\$ 196.66	839	\$ 165,000	0	0	1
32	1800 Club	Medium	Midtown	2611	26	0	1.5	1	0	0	0	0	\$ 252.05	1,095	\$ 276,000	1	0	1
33	1800 Club	Medium	Midtown	3109	31	1	2	1	0	0	0	0	\$ 363.95	1,154	\$ 420,000	0	0	2
34	1800 Club	Medium	Midtown	3609	36	1	2	1	0	0	0	0	\$ 344.62	1,152	\$ 397,000	0	0	2
35	1800 Club	Medium	Midtown	514	5	0	2	1	0	0	0	0	\$ 221.81	1,339	\$ 297,000	1	0	2
36	1800 Club	Medium	Midtown	1911	19	0	1	1	0	0	0	0	\$ 241.10	1,095	\$ 264,000	1	0	1
37	1800 Club	Medium	Midtown	407	4	1	1	1	0	0	0	0	\$ 144.20	1,380	\$ 199,000	0	0	1
38	1800 Club	Medium	Midtown	3504	35	0	1	1	0	0	0	0	\$ 248.45	644	\$ 160,000	0	0	1
39	1800 Club	Medium	Midtown	306	3	0	1	1	0	0	0	0	\$ 275.86	870	\$ 240,000	0	0	1
40	1800 Club	Medium	Midtown	2512	25	0	2	1	0	0	0	0	\$ 273.65	1,184	\$ 324,000	1	0	2
41	1800 Club	Medium	Midtown	1409	14	1	2	1	0	0	0	0	\$ 337.09	1,154	\$ 389,000	0	0	2
42	Marquis	Premium	Downtown	3706	37	1	2	0	1	1	0	0	\$ 343.22	1675	\$ 574,900	0	0	1
43	Marquis	Premium	Downtown	1904	19	1	2	0	1	1	0	0	\$ 374.63	1695	\$ 635,000	0	0	1
44	Marquis	Premium	Downtown	3505	35	1	2	0	1	1	0	0	\$ 388.06	1675	\$ 650,000	0	0	1
45	Marquis	Premium	Downtown	3003	30	1	2	0	1	1	0	0	\$ 440.68	1475	\$ 650,000	0	0	2
46	Marquis	Premium	Downtown	5102	51	1	2.5	0	1	1	0	0	\$ 416.74	1577	\$ 657,195	0	0	2
47	Marquis	Premium	Downtown	4507	45	1	3	0	1	1	0	0	\$ 480.49	2081	\$ 999,900	0	0	2
48	Marquis	Premium	Downtown	1802	18	1	3.5	0	1	1	0	0	\$ 385.63	2046	\$ 789,000	0	0	3
49	Marquis	Premium	Downtown	4501	45	1	2.5	0	1	1	0	0	\$ 617.71	2106	\$ 1,300,900	0	0	3
50	Marquis	Premium	Downtown	2202	22	1	3.5	0	1	1	0	0	\$ 750.10	2393	\$ 1,795,000	0	0	2
51	Marquis	Premium	Downtown	6307	63	1	2.5	0	1	1	0	0	\$ 825.32	3017	\$ 2,490,000	0	0	2
52	Marquis	Premium	Downtown	4002	40	1	2.5	0	1	1	0	0	\$ 382.15	1557	\$ 595,000	0	0	2
53	Marquis	Premium	Downtown	2101	21	1	3.5	0	1	1	0	0	\$ 640.58	2888	\$ 1,850,000	0	0	3
54	Marquis	Premium	Downtown	5405	54	1	2.5	0	1	1	0	0	\$ 362.78	1647	\$ 597,500	0	0	2
55	Marquis	Premium	Downtown	2301	23	1	2	0	1	1	0	0	\$ 374.17	2106	\$ 788,000	0	0	3
56	Marquis	Premium	Downtown	2201	22	1	3.5	0	1	1	0	0	\$ 632.72	2995	\$ 1,895,000	0	0	3
57	Marquis	Premium	Downtown	1704	17	0	2	0	1	1	0	0	\$ 294.40	1695	\$ 499,000	0	0	1
58	Marquis	Premium	Downtown	5707	57	1	2.5	0	1	1	0	0	\$ 356.07	1657	\$ 590,000	0	0	2

Regression Data Sheet

Obs. #	# Identifiers													Dependant Variable	Independent Variables						
		Building	Quality	Area	Unit Number	Floor	Bayfront View	#Bathrooms	Midtown	Downtown	Premium	High	Brickie Key	Price/Square Foot	Square Footage	Price (\$US)	Some Bay View	Med-High	#Bedrooms		
59	Marquis	Premium	Downtown	PH1	66	1	4.5	0	1	1	0	0	\$	769.00	3381	\$	2,600,000	0	0	4	
60	Marquis	Premium	Downtown		2308	23	0	2.5	0	1	1	0	0	\$	267.09	1647	\$	439,900	0	0	2
61	Museum Park	Med-High	Downtown		2105	21	0	1.5	0	1	0	0	0	\$	360.30	791	\$	285,000	1	1	1
62	Museum Park	Med-High	Downtown		2505	25	0	1.5	0	1	0	0	0	\$	474.08	791	\$	375,000	1	1	1
63	Museum Park	Med-High	Downtown		2006	20	0	2.5	0	1	0	0	0	\$	305.89	1239	\$	379,000	0	1	2
64	Museum Park	Med-High	Downtown		3107	31	0	2	0	1	0	0	0	\$	374.00	1123	\$	420,000	0	1	2
65	Museum Park	Med-High	Downtown		1606	16	0	2.5	0	1	0	0	0	\$	347.05	1239	\$	430,000	0	1	2
66	Museum Park	Med-High	Downtown		3707	37	0	2.5	0	1	0	0	0	\$	403.47	1239	\$	499,900	0	1	2
67	Museum Park	Med-High	Downtown		3002	30	1	2	0	1	0	0	0	\$	387.90	1802	\$	699,000	0	1	2
68	Museum Park	Med-High	Downtown		2002	20	1	2.5	0	1	0	0	0	\$	641.35	1949	\$	1,250,000	0	1	2
69	Museum Park	Med-High	Downtown	4207	42	0	3.5	0	1	0	0	0	\$	499.42	2581	\$	1,289,000	0	1	2	
70	Museum Park	Med-High	Downtown	1004	10	1	2.5	0	1	0	0	0	\$	421.99	2365	\$	998,000	0	1	3	
71	Museum Park	Med-High	Downtown	4202	42	1	4.5	0	1	0	0	0	\$	572.23	3932	\$	2,250,000	0	1	3	
72	Museum Park	Med-High	Downtown	4403	44	1	5.5	0	1	0	0	0	\$	922.32	4879	\$	4,500,000	0	1	5	
73	Museum Park	Med-High	Downtown	1605	16	0	1.5	0	1	0	0	0	\$	327.06	850	\$	278,000	1	1	1	
74	Museum Park	Med-High	Downtown	3304	33	1	2.5	0	1	0	0	0	\$	354.14	1906	\$	675,000	0	1	2	
75	Museum Park	Med-High	Downtown	1007	10	0	2	0	1	0	0	0	\$	282.49	1239	\$	350,000	0	1	2	
76	Museum Park	Med-High	Downtown	2901	29	1	2.5	0	1	0	0	0	\$	402.88	1735	\$	699,000	0	1	2	
77	Museum Park	Med-High	Downtown	3505	35	0	1.5	0	1	0	0	0	\$	390.64	791	\$	309,000	1	1	1	
78	Museum Park	Med-High	Downtown	3802	38	1	2.5	0	1	0	0	0	\$	360.71	1802	\$	650,000	0	1	2	
79	Museum Park	Med-High	Downtown	1803	18	1	2.5	0	1	0	0	0	\$	295.02	1949	\$	575,000	0	1	2	
80	Museum Park	Med-High	Downtown	1505	15	0	1	0	1	0	0	0	\$	211.13	791	\$	167,000	1	1	1	
81	Museum Park	Med-High	Downtown	3904	39	1	2.5	0	1	0	0	0	\$	338.15	1730	\$	585,000	0	1	2	
82	Museum Park	Med-High	Downtown	3202	32	1	2	0	1	0	0	0	\$	294.12	1802	\$	530,000	0	1	2	
83	Museum Park	Med-High	Downtown	2202	22	1	2.5	0	1	0	0	0	\$	332.91	1802	\$	599,900	0	1	2	
84	Museum Park	Med-High	Downtown	2005	20	0	1	0	1	0	0	0	\$	265.36	791	\$	209,900	1	1	1	
85	Museum Park	Med-High	Downtown	1806	18	0	2.5	0	1	0	0	0	\$	325.02	1123	\$	365,000	0	1	2	
86	Museum Park	Med-High	Downtown	2807	28	0	2.5	0	1	0	0	0	\$	330.91	1239	\$	410,000	0	1	2	
87	Museum Park	Med-High	Downtown	3104	31	1	2.5	0	1	0	0	0	\$	342.93	1910	\$	655,000	0	1	2	
88	Museum Park	Med-High	Downtown	1001	10	1	3	0	1	0	0	0	\$	320.00	2500	\$	800,000	0	1	3	
89	Museum Park	Med-High	Downtown	2305	23	0	1.5	0	1	0	0	0	\$	233.75	791	\$	184,900	1	1	1	
90	Museum Park	Med-High	Downtown	4007	40	0	2.5	0	1	0	0	0	\$	271.59	1123	\$	305,000	0	1	2	
91	Museum Park	Med-High	Downtown	2608	26	0	1	0	1	0	0	0	\$	290.70	860	\$	250,000	1	1	1	
92	Museum Park	Med-High	Downtown	3501	35	1	2.5	0	1	0	0	0	\$	366.74	1906	\$	699,000	0	1	2	
93	Everglades on the Bay	Med-High	Downtown	447	4	0	1.5	0	1	0	0	0	\$	230.57	978	\$	225,500	0	1	1	
94	Everglades on the Bay	Med-High	Downtown	3207	32	0	1	0	1	0	0	0	\$	381.21	708	\$	269,900	1	1	1	
95	Everglades on the Bay	Med-High	Downtown	1107	11	0	1	0	1	0	0	0	\$	372.82	802	\$	299,000	1	1	1	
96	Everglades on the Bay	Med-High	Downtown	3307	33	0	1	0	1	0	0	0	\$	423.59	708	\$	299,900	1	1	1	
97	Everglades on the Bay	Med-High	Downtown	3707	37	0	1	0	1	0	0	0	\$	454.79	708	\$	321,990	1	1	1	
98	Everglades on the Bay	Med-High	Downtown	907	9	0	1	0	1	0	0	0	\$	411.35	802	\$	329,900	1	1	1	
99	Everglades on the Bay	Med-High	Downtown	1605	16	0	1	0	1	0	0	0	\$	448.75	802	\$	359,900	1	1	1	
100	Everglades on the Bay	Med-High	Downtown	1608	16	0	2	0	1	0	0	0	\$	344.55	1100	\$	379,000	1	1	1	
101	Everglades on the Bay	Med-High	Downtown	1609	16	0	2	0	1	0	0	0	\$	367.67	1058	\$	389,000	1	1	2	
102	Everglades on the Bay	Med-High	Downtown	1801	18	0	2	0	1	0	0	0	\$	436.17	940	\$	410,000	1	1	2	
103	Everglades on the Bay	Med-High	Downtown	2303	23	1	2	0	1	0	0	0	\$	384.94	1195	\$	460,000	0	1	2	
104	Everglades on the Bay	Med-High	Downtown	1909	19	0	2	0	1	0	0	0	\$	448.96	1058	\$	475,000	1	1	2	
105	Everglades on the Bay	Med-High	Downtown	3008	30	0	2	0	1	0	0	0	\$	444.72	1203	\$	535,000	1	1	2	
106	Everglades on the Bay	Med-High	Downtown	2808	28	0	2	0	1	0	0	0	\$	444.72	1203	\$	535,000	1	1	2	
107	Everglades on the Bay	Med-High	Downtown	3703	37	1	2	0	1	0	0	0	\$	411.16	1515	\$	622,900	0	1	2	
108	Everglades on the Bay	Med-High	Downtown	1707-N	17	0	1	0	1	0	0	0	\$	305.33	881	\$	269,000	1	1	1	
109	Everglades on the Bay	Med-High	Downtown	215-S	2	0	1	0	1	0	0	0	\$	312.77	556	\$	173,900	0	1	0	
110	Everglades on the Bay	Med-High	Downtown	2002-S	20	0	2	0	1	0	0	0	\$	280.89	1146	\$	321,900	1	1	1	
111	Everglades on the Bay	Med-High	Downtown	3705-N	37	1	1	0	1	0	0	0	\$	364.27	708	\$	257,900	1	1	0	
112	Everglades on the Bay	Med-High	Downtown	2210	22	0	2	0	1	0	0	0	\$	287.36	1044	\$	300,000	0	1	1	
113	Everglades on the Bay	Med-High	Downtown	1709-N	17	0	2	0	1	0	0	0	\$	281.17	1195	\$	336,000	1	1	2	
114	Everglades on the Bay	Med-High	Downtown	1706-N	17	0	1	0	1	0	0	0	\$	272.30	881	\$	239,900	1	1	1	
115	Everglades on the Bay	Med-High	Downtown	4507	45	0	2	0	1	0	0	0	\$	351.66	1419	\$	499,000	1	1	2	
116	Everglades on the Bay	Med-High	Downtown	1704-N	17	0	1	0	1	0	0	0	\$	250.85	881	\$	221,000	1	1	1	

Regression Data Sheet

Obs. #	Identifiers												Dependant Variable	Independent Variables					
		Building	Quality	Area	Unit Number	Floor	Bayfront View	#Bathrooms	Midtown	Downtown	Premium	High	Brickie Key	Price/Square Foot	Square Footage	Price (\$US)	Some Bay View	Med-High	#Bedrooms
117	Everglades on the Bay	Med-High	Downtown	2003-S	20	1	2	0	1	0	0	0	\$ 328.87	1195	\$ 393,000	0	1	2	
118	One Miami	Med-High	Downtown	2706	27	0	1	0	1	0	0	0	431.95	507	\$ 219,000	1	1	0	
119	One Miami	Med-High	Downtown	910	9	0	1	0	1	0	0	0	301.42	846	\$ 255,000	1	1	1	
120	One Miami	Med-High	Downtown	1516	15	0	1	0	1	0	0	0	306.15	846	\$ 259,000	1	1	1	
121	One Miami	Med-High	Downtown	2804	28	0	1	0	1	0	0	0	325.06	846	\$ 275,000	1	1	1	
122	One Miami	Med-High	Downtown	1610	16	0	1	0	1	0	0	0	353.43	846	\$ 299,000	1	1	1	
123	One Miami	Med-High	Downtown	3916	39	1	1	0	1	0	0	0	354.49	846	\$ 299,900	0	1	1	
124	One Miami	Med-High	Downtown	3524	35	0	1	0	1	0	0	0	443.26	846	\$ 375,000	1	1	1	
125	One Miami	Med-High	Downtown	1415	14	0	2	0	1	0	0	0	296.94	1145	\$ 340,000	1	1	2	
126	One Miami	Med-High	Downtown	2321	23	1	2	0	1	0	0	0	292.58	1227	\$ 359,000	0	1	2	
127	One Miami	Med-High	Downtown	3401	34	0	2	0	1	0	0	0	318.78	1145	\$ 365,000	1	1	2	
128	One Miami	Med-High	Downtown	2514	25	0	2	0	1	0	0	0	334.84	1105	\$ 370,000	1	1	2	
129	One Miami	Med-High	Downtown	1108	11	0	2	0	1	0	0	0	359.28	1169	\$ 420,000	1	1	2	
130	One Miami	Med-High	Downtown	3501	35	1	2	0	1	0	0	0	359.28	1169	\$ 420,000	0	1	2	
131	One Miami	Med-High	Downtown	3507	35	0	2	0	1	0	0	0	369.27	1178	\$ 435,000	1	1	2	
132	One Miami	Med-High	Downtown	3614	36	0	2	0	1	0	0	0	497.74	1105	\$ 550,000	1	1	2	
133	One Miami	Med-High	Downtown	3926	39	1	2	0	1	0	0	0	380.65	1416	\$ 539,000	0	1	3	
134	One Miami	Med-High	Downtown	1512	15	1	2	0	1	0	0	0	380.65	1416	\$ 539,000	0	1	3	
135	One Miami	Med-High	Downtown	1712	17	1	2	0	1	0	0	0	415.25	1416	\$ 588,000	0	1	3	
136	One Miami	Med-High	Downtown	2512	25	1	2	0	1	0	0	0	441.38	1416	\$ 625,000	0	1	3	
137	One Miami	Med-High	Downtown	723	7	0	2	0	1	0	0	0	348.77	1792	\$ 625,000	1	1	3	
138	One Miami	Med-High	Downtown	3809	38	1	4.5	0	1	0	0	0	400.00	3200	\$ 1,280,000	0	1	4	
139	Paramount	Premium	Midtown	705	7	1	1.5	1	0	1	0	0	411.04	1214	\$ 499,000	1	0	1	
140	Paramount	Premium	Midtown	2705	27	1	1.5	1	0	1	0	0	411.04	1214	\$ 499,000	1	0	1	
141	Paramount	Premium	Midtown	2404	24	1	2	1	0	1	0	0	365.19	1465	\$ 535,000	1	0	2	
142	Paramount	Premium	Midtown	2605	26	1	2	1	0	1	0	0	474.07	1234	\$ 585,000	1	0	1	
143	Opera Tower	Medium	Midtown	1213	12	0	1	1	0	0	0	0	318.00	500	\$ 159,000	1	0	0	
144	Opera Tower	Medium	Midtown	1203	12	1	1	1	0	0	0	0	421.45	401	\$ 169,000	0	0	0	
145	Opera Tower	Medium	Midtown	2008	20	1	1	1	0	0	0	0	409.09	550	\$ 225,000	0	0	0	
146	Opera Tower	Medium	Midtown	2006	20	0	1	1	0	0	0	0	438.49	821	\$ 360,000	1	0	1	
147	Opera Tower	Medium	Midtown	5509	55	1	1	1	0	0	0	0	533.41	928	\$ 495,000	0	0	1	
148	Opera Tower	Medium	Midtown	3514	35	0	2	1	0	0	0	0	305.34	1048	\$ 320,000	1	0	2	
149	Opera Tower	Medium	Midtown	2802	28	1	2	1	0	0	0	0	310.11	1048	\$ 325,000	0	0	2	
150	Opera Tower	Medium	Midtown	3114	31	0	2	1	0	0	0	0	353.05	1048	\$ 370,000	1	0	2	
151	Opera Tower	Medium	Midtown	2602	26	1	2	1	0	0	0	0	362.60	1048	\$ 380,000	0	0	2	
152	Opera Tower	Medium	Midtown	3001	30	1	2	1	0	0	0	0	380.73	1048	\$ 399,000	0	0	2	
153	Opera Tower	Medium	Midtown	3101	31	1	2	1	0	0	0	0	380.73	1048	\$ 399,000	0	0	2	
154	Opera Tower	Medium	Midtown	PH5602	56	1	2	1	0	0	0	0	458.02	1048	\$ 480,000	0	0	2	
155	Opera Tower	Medium	Midtown	1801	18	1	2	1	0	0	0	0	572.52	1048	\$ 600,000	0	0	2	
156	Two Tequesta	High	Brickie Key	1907	19	0	1	0	0	0	1	1	417.86	907	\$ 379,000	0	0	1	
157	Two Tequesta	High	Brickie Key	1603	16	0	1	0	0	0	1	1	418.24	954	\$ 399,000	0	0	1	
158	Two Tequesta	High	Brickie Key	1103	11	0	1	0	0	0	1	1	444.44	954	\$ 424,000	0	0	1	
159	Two Tequesta	High	Brickie Key	1406	14	1	2.5	0	0	0	1	1	432.62	1306	\$ 565,000	0	0	2	
160	Two Tequesta	High	Brickie Key	3206	32	1	2	0	0	0	1	1	492.79	1317	\$ 649,000	0	0	2	
161	Two Tequesta	High	Brickie Key	3302	33	1	2.5	0	0	0	1	1	430.08	1709	\$ 735,000	0	0	2	
162	Two Tequesta	High	Brickie Key	1808	18	1	2.5	0	0	0	1	1	477.71	1884	\$ 900,000	0	0	2	
163	Two Tequesta	High	Brickie Key	1204	12	1	3.5	0	0	0	1	1	515.48	2520	\$ 1,299,000	0	0	3	
164	Two Tequesta	High	Brickie Key	1804	18	1	3.5	0	0	0	1	1	545.63	2520	\$ 1,375,000	0	0	3	
165	Two Tequesta	High	Brickie Key	1504	15	1	3.5	0	0	0	1	1	555.16	2520	\$ 1,399,000	0	0	3	
166	Two Tequesta	High	Brickie Key	1104	11	1	3.5	0	0	0	1	1	555.56	2520	\$ 1,400,000	0	0	3	
167	Jade at Brickie Bay	Premium	Brickie	906	9	0	1	0	0	1	0	0	363.13	895	\$ 325,000	0	0	1	
168	Jade at Brickie Bay	Premium	Brickie	411	4	0	2	0	0	1	0	0	382.83	1293	\$ 495,000	1	0	1	
169	Jade at Brickie Bay	Premium	Brickie	1707	17	1	1.5	0	0	1	0	0	546.26	1135	\$ 620,000	0	0	1	
170	Jade at Brickie Bay	Premium	Brickie	22	2	1	1.5	0	0	1	0	0	549.37	1183	\$ 649,900	0	0	1	
171	Jade at Brickie Bay	Premium	Brickie	2002	20	1	2	0	0	1	0	0	448.01	1529	\$ 685,000	0	0	2	
172	Jade at Brickie Bay	Premium	Brickie	1205	12	1	1.5	0	0	1	0	0	643.17	1135	\$ 730,000	0	0	1	
173	Jade at Brickie Bay	Premium	Brickie	2802	28	1	2	0	0	1	0	0	587.17	1529	\$ 897,777	0	0	2	
174	Jade at Brickie Bay	Premium	Brickie	23	2	1	2	0	0	1	0	0	722.31	1246	\$ 900,000	0	0	1	

Regression Data Sheet

Obs. #	Identifiers												Dependant Variable	Independent Variables					
		Building	Quality	Area	Unit Number	Floor	Bayfront View	#Bathrooms	Midtown	Downtown	Premium	High	Brickie Key	Price/Square Foot	Square Footage	Price (\$US)	Some Bay View	Med-High	#Bedrooms
175	Jade at Brickie Bay	Premium	Brickie		901	9	1	2	0	0	1	0	0 \$	505.32	1878 \$	949,000	0	0	2
176	Jade at Brickie Bay	Premium	Brickie		1711	17	1	2	0	0	1	0	0 \$	572.42	1878 \$	1,075,000	0	0	2
177	Jade at Brickie Bay	Premium	Brickie		2509	25	1	3	0	0	1	0	0 \$	687.86	1730 \$	1,190,000	0	0	2
178	Jade at Brickie Bay	Premium	Brickie		4307	43	1	3	0	0	1	0	0 \$	645.49	2130 \$	1,374,900	0	0	3
179	Jade at Brickie Bay	Premium	Brickie		2607	26	1	3	0	0	1	0	0 \$	656.81	2130 \$	1,399,000	0	0	3
180	Jade at Brickie Bay	Premium	Brickie		4107	41	1	3	0	0	1	0	0 \$	704.23	2130 \$	1,500,000	0	0	3
181	Jade at Brickie Bay	Premium	Brickie		2005	20	1	3	0	0	1	0	0 \$	704.23	2130 \$	1,500,000	0	0	3
182	Jade at Brickie Bay	Premium	Brickie		3705	37	1	3	0	0	1	0	0 \$	704.23	2130 \$	1,500,000	0	0	3
183	Jade at Brickie Bay	Premium	Brickie		2101	21	1	3	0	0	1	0	0 \$	838.66	1878 \$	1,575,000	0	0	3
184	Jade at Brickie Bay	Premium	Brickie		4211	42	1	4.5	0	0	1	0	0 \$	585.04	3415 \$	1,997,900	0	0	4
185	Jade at Brickie Bay	Premium	Brickie		3001	30	1	4.5	0	0	1	0	0 \$	702.49	3415 \$	2,399,000	0	0	4
186	Jade at Brickie Bay	Premium	Brickie		3611	36	1	4.5	0	0	1	0	0 \$	731.77	3415 \$	2,499,000	0	0	4
187	Jade at Brickie Bay	Premium	Brickie		3211	32	1	4.5	0	0	1	0	0 \$	816.98	3415 \$	2,790,000	0	0	4
188	Tequesta One	High	Brickie		902	9	0	1	0	0	0	1	0 \$	384.49	780 \$	299,900	0	0	1
189	Tequesta One	High	Brickie		2201	22	0	1	0	0	0	1	0 \$	423.08	780 \$	330,000	0	0	1
190	Tequesta One	High	Brickie		1902	19	0	1	0	0	0	1	0 \$	435.90	780 \$	340,000	1	0	1
191	Tequesta One	High	Brickie		509	5	0	2	0	0	0	1	0 \$	304.58	1310 \$	399,000	0	0	2
192	Tequesta One	High	Brickie		709	7	0	2	0	0	0	1	0 \$	335.11	1310 \$	439,000	0	0	2
193	Tequesta One	High	Brickie		609	6	0	2	0	0	0	1	0 \$	335.11	1310 \$	439,000	1	0	2
194	Tequesta One	High	Brickie		210	2	0	2	0	0	0	1	0 \$	370.23	1310 \$	485,000	1	0	2
195	Tequesta One	High	Brickie		2300	23	0	2	0	0	0	1	0 \$	353.90	1410 \$	499,000	1	0	2
196	Tequesta One	High	Brickie		810	8	0	2	0	0	0	1	0 \$	380.92	1310 \$	499,000	1	0	2
197	Tequesta One	High	Brickie		2709	27	0	2	0	0	0	1	0 \$	435.11	1310 \$	570,000	1	0	2
198	Tequesta One	High	Brickie		1660	16	0	2	0	0	0	1	0 \$	394.58	1660 \$	655,000	1	0	2
199	Tequesta One	High	Brickie		211	2	1	2	0	0	0	1	0 \$	377.09	1790 \$	675,000	0	0	2
200	Tequesta One	High	Brickie		1208	12	1	2	0	0	0	1	0 \$	448.17	1640 \$	735,000	0	0	3
201	Tequesta One	High	Brickie		907	9	0	2	0	0	0	1	0 \$	445.45	1650 \$	735,000	1	0	3
202	Tequesta One	High	Brickie		1507	15	0	2.5	0	0	0	1	0 \$	454.55	1650 \$	750,000	1	0	3
203	Tequesta One	High	Brickie		2204	22	0	3	0	0	0	1	0 \$	458.05	2050 \$	939,000	0	0	3
204	Tequesta One	High	Brickie		412	4	1	4	0	0	0	1	0 \$	712.03	3160 \$	2,250,000	0	0	4
205	Tequesta Three	High	Brickie		3003	20	0	1	0	0	0	1	0 \$	427.78	1087 \$	465,000	0	0	1
206	Tequesta Three	High	Brickie		2203	22	0	1	0	0	0	1	0 \$	501.38	1087 \$	545,000	1	0	1
207	Tequesta Three	High	Brickie		1102	11	0	2	0	0	0	1	0 \$	381.94	1440 \$	550,000	0	0	1
208	Tequesta Three	High	Brickie		3505	35	1	2	0	0	0	1	0 \$	388.89	1440 \$	560,000	0	0	2
209	Tequesta Three	High	Brickie		3302	33	1	2	0	0	0	1	0 \$	427.08	1440 \$	615,000	0	0	1
210	Tequesta Three	High	Brickie		1805	18	0	2	0	0	0	1	0 \$	404.37	1694 \$	685,000	1	0	2
211	Tequesta Three	High	Brickie		306	3	1	2	0	0	0	1	0 \$	453.77	1763 \$	800,000	0	0	2
212	Tequesta Three	High	Brickie		2604	26	1	2	0	0	0	1	0 \$	494.53	1919 \$	949,000	0	0	2
213	Tequesta Three	High	Brickie		3804	38	1	2	0	0	0	1	0 \$	510.68	1919 \$	980,000	0	0	2
214	Tequesta Three	High	Brickie		901	9	1	2	0	0	0	1	0 \$	488.74	2353 \$	1,150,000	0	0	3
215	Tequesta Three	High	Brickie		1501	15	0	2	0	0	0	1	0 \$	499.36	2353 \$	1,175,000	1	0	3
216	Tequesta Three	High	Brickie		801	8	1	2	0	0	0	1	0 \$	507.86	2353 \$	1,195,000	0	0	3
217	Tequesta Three	High	Brickie		2506	25	1	3	0	0	0	1	0 \$	522.90	2293 \$	1,199,000	0	0	3
218	Tequesta Three	High	Brickie		706	7	1	3	0	0	0	1	0 \$	534.23	2293 \$	1,225,000	0	0	3
219	Tequesta Three	High	Brickie		1801	18	1	2	0	0	0	1	0 \$	530.81	2353 \$	1,249,000	0	0	3
220	Tequesta Three	High	Brickie		2106	21	1	3	0	0	0	1	0 \$	556.04	2293 \$	1,275,000	0	0	3
221	Tequesta Three	High	Brickie		506	5	1	3	0	0	0	1	0 \$	597.47	2293 \$	1,370,000	0	0	3
222	Tequesta Three	High	Brickie		4201	42	1	2	0	0	0	1	0 \$	594.56	2353 \$	1,399,000	0	0	3
223	Tequesta Three	High	Brickie		4506	45	1	4	0	0	0	1	0 \$	916.27	2723 \$	2,495,000	0	0	4
224	Quantum	Med-high	Midtown		5004	50	0	2.5	1	0	0	0	0 \$	436.47	1936 \$	845,000	1	1	3
225	Quantum	Med-high	Midtown		4315	43	1	3	1	0	0	0	0 \$	290.51	2234 \$	649,000	0	1	3
226	Quantum	Med-high	Midtown		5106	51	0	2.5	1	0	0	0	0 \$	318.09	1902 \$	605,000	0	1	3
227	Quantum	Med-high	Midtown		3901	39	1	2.5	1	0	0	0	0 \$	380.99	1378 \$	525,000	0	1	2
228	Quantum	Med-high	Midtown		4301	43	1	2.5	1	0	0	0	0 \$	363.30	1376 \$	499,900	0	1	2
229	Quantum	Med-high	Midtown		2712	27	0	3	1	0	0	0	0 \$	334.00	1494 \$	499,000	0	1	3
230	Quantum	Med-high	Midtown		2612	26	0	3	1	0	0	0	0 \$	307.41	1620 \$	498,000	0	1	3
231	Quantum	Med-high	Midtown		1415	14	1	2.5	1	0	0	0	0 \$	361.51	1325 \$	479,000	0	1	2
232	Quantum	Med-high	Midtown		4401	44	1	2.5	1	0	0	0	0 \$	341.07	1378 \$	470,000	0	1	2

Regression Data Sheet

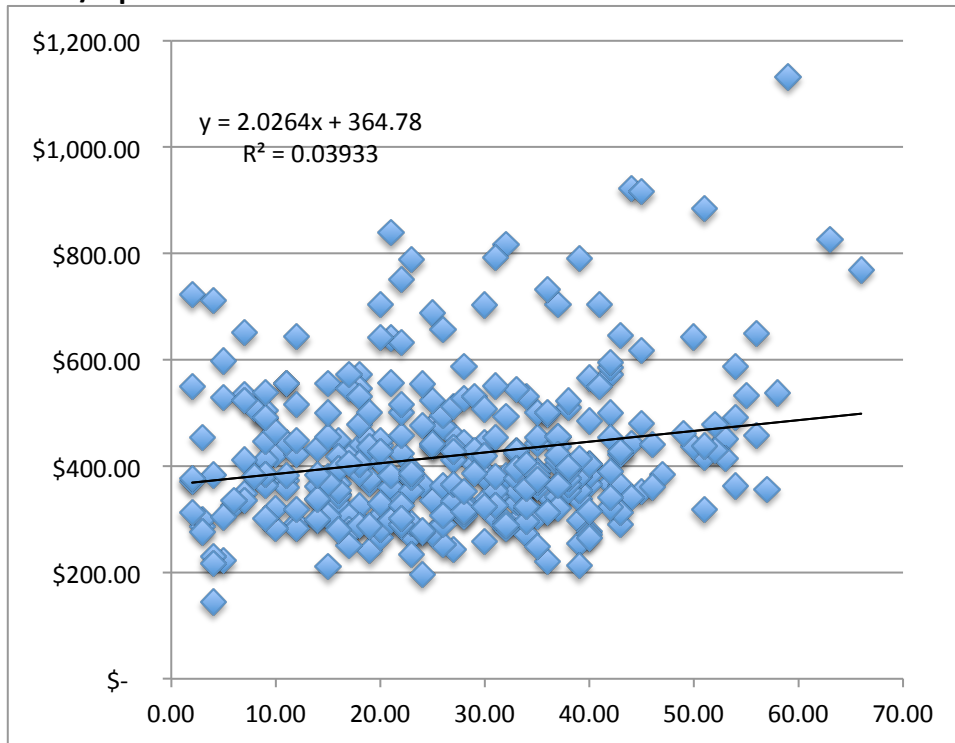
Obs. #	Identifiers												Dependant Variable	Independent Variables				
	Building	Quality	Area	Unit Number	Floor	Bayfront View	#Bathrooms	Midtown	Downtown	Premium	High	Brickie Key	Price/Square Foot	Square Footage	Price (\$US)	Some Bay View	Med-High	#Bedrooms
233	Quantum	Med-high	Midtown	3815	38	1	2.5	1	0	0	0	0	\$ 353.96	1325	\$ 469,000	0	1	2
234	Quantum	Med-high	Midtown	3702	37	0	2.5	1	0	0	0	0	\$ 321.43	1400	\$ 450,000	0	1	2
235	Quantum	Med-high	Midtown	2802	28	0	2.5	1	0	0	0	0	\$ 314.14	1400	\$ 439,800	0	1	2
236	Quantum	Med-high	Midtown	4302	43	0	2.5	1	0	0	0	0	\$ 313.57	1400	\$ 439,000	0	1	2
237	Quantum	Med-high	Midtown	1402	14	0	2.5	1	0	0	0	0	\$ 300.00	1400	\$ 420,000	0	1	2
238	Quantum	Med-high	Midtown	4204	42	0	2	1	0	0	0	0	\$ 322.76	1239	\$ 399,900	1	1	2
239	Quantum	Med-high	Midtown	1514	15	0	2.5	1	0	0	0	0	\$ 368.08	1084	\$ 399,000	0	1	2
240	Quantum	Med-high	Midtown	3611	36	0	2	1	0	0	0	0	\$ 313.56	1180	\$ 370,000	0	1	2
241	Quantum	Med-high	Midtown	3411	34	0	2	1	0	0	0	0	\$ 296.44	1180	\$ 349,800	0	1	2
242	Quantum	Med-high	Midtown	2414	24	0	2.5	1	0	0	0	0	\$ 275.00	1200	\$ 330,000	0	1	2
243	Quantum	Med-high	Midtown	3310	33	0	1	1	0	0	0	0	\$ 376.57	794	\$ 299,000	1	1	1
244	Quantum	Med-high	Midtown	3819	38	0	1	1	0	0	0	0	\$ 365.46	799	\$ 292,000	0	1	1
245	Quantum	Med-high	Midtown	3119	31	0	1.5	1	0	0	0	0	\$ 326.01	865	\$ 282,000	0	1	1
246	Quantum	Med-high	Midtown	3419	34	0	1.5	1	0	0	0	0	\$ 324.16	799	\$ 259,000	0	1	1
247	Quantum	Med-high	Midtown	2109	21	0	1	1	0	0	0	0	\$ 298.33	838	\$ 250,000	0	1	1
248	Quantum	Med-high	Midtown	1819	18	0	1.5	1	0	0	0	0	\$ 287.86	865	\$ 249,000	0	1	1
249	Quantum	Med-high	Midtown	1619	16	0	1.5	1	0	0	0	0	\$ 279.77	865	\$ 242,000	0	1	1
250	Quantum	Med-high	Midtown	3219	32	0	1.5	1	0	0	0	0	\$ 287.86	799	\$ 230,000	0	1	1
251	Quantum	Med-high	Midtown	1919	19	0	1.5	1	0	0	0	0	\$ 287.73	799	\$ 229,900	0	1	1
252	Quantum	Med-high	Midtown	4010	40	0	1	1	0	0	0	0	\$ 264.71	850	\$ 225,000	1	1	1
253	Quantum	Med-high	Midtown	1403	14	0	1	1	0	0	0	0	\$ 337.94	651	\$ 220,000	1	1	1
254	Quantum	Med-high	Midtown	3010	30	0	1	1	0	0	0	0	\$ 258.19	794	\$ 205,000	1	1	1
255	Quantum	Med-high	Midtown	2203	22	0	1	1	0	0	0	0	\$ 290.32	651	\$ 189,000	1	1	1
256	Quantum	Med-high	Midtown	2405	24	0	1	1	0	0	0	0	\$ 277.78	594	\$ 165,000	1	1	0
257	900 Biscayne	High	Downtown	3810	38	0	2	0	1	0	1	0	\$ 377.19	1140	\$ 430,000.00	1	0	1
258	900 Biscayne	High	Downtown	3310	33	0	2	0	1	0	1	0	\$ 394.74	1140	\$ 450,000.00	1	0	1
259	900 Biscayne	High	Downtown	2510	25	0	2	0	1	0	1	0	\$ 436.47	1031	\$ 450,000.00	1	0	1
260	900 Biscayne	High	Downtown	4005	40	1	1	0	1	0	1	0	\$ 484.39	929	\$ 450,000.00	0	0	1
261	900 Biscayne	High	Downtown	3410	34	0	2	0	1	0	1	0	\$ 403.51	1140	\$ 460,000.00	1	0	1
262	900 Biscayne	High	Downtown	3510	35	0	2	0	1	0	1	0	\$ 453.93	1031	\$ 468,000.00	1	0	1
263	900 Biscayne	High	Downtown	3507	35	1	2	0	1	0	1	0	\$ 500.00	938	\$ 469,000.00	0	0	1
264	900 Biscayne	High	Downtown	3710	37	0	2	0	1	0	1	0	\$ 454.90	1031	\$ 469,000.00	0	0	1
265	900 Biscayne	High	Downtown	1907	19	1	2	0	1	0	1	0	\$ 501.07	938	\$ 470,000.00	0	0	1
266	900 Biscayne	High	Downtown	5307	53	1	2	0	1	0	1	0	\$ 451.06	1042	\$ 470,000.00	0	0	1
267	900 Biscayne	High	Downtown	3107	31	1	2	0	1	0	1	0	\$ 453.68	1047	\$ 475,000.00	0	0	1
268	900 Biscayne	High	Downtown	3110	10	0	2	0	1	0	1	0	\$ 465.57	1031	\$ 480,000.00	0	0	1
269	900 Biscayne	High	Downtown	2707	27	1	2	0	1	0	1	0	\$ 511.73	938	\$ 480,000.00	0	0	1
270	900 Biscayne	High	Downtown	4003	40	0	2	0	1	0	1	0	\$ 402.16	1206	\$ 485,000.00	0	0	1
271	900 Biscayne	High	Downtown	3807	38	1	2	0	1	0	1	0	\$ 522.39	938	\$ 490,000.00	0	0	1
272	900 Biscayne	High	Downtown	2807	28	1	2	0	1	0	1	0	\$ 526.87	1042	\$ 549,000.00	0	0	1
273	900 Biscayne	High	Downtown	2912	29	0	2.5	0	1	0	1	0	\$ 428.46	1237	\$ 530,000.00	1	0	2
274	900 Biscayne	High	Downtown	3812	38	0	2.5	0	1	0	1	0	\$ 391.14	1355	\$ 530,000.00	1	0	2
275	900 Biscayne	High	Downtown	1712	17	0	2.5	0	1	0	1	0	\$ 405.17	1355	\$ 549,000.00	1	0	2
276	900 Biscayne	High	Downtown	5410	54	0	2	0	1	0	1	0	\$ 491.23	1140	\$ 560,000.00	1	0	2
277	900 Biscayne	High	Downtown	3408	34	1	3	0	1	0	1	0	\$ 358.50	1576	\$ 565,000.00	1	0	2
278	900 Biscayne	High	Downtown	3712	37	0	2	0	1	0	1	0	\$ 420.66	1355	\$ 570,000.00	1	0	2
279	900 Biscayne	High	Downtown	2708	27	1	3	0	1	0	1	0	\$ 364.85	1576	\$ 575,000.00	1	0	2
280	900 Biscayne	High	Downtown	2712	27	0	2.5	0	1	0	1	0	\$ 428.04	1355	\$ 580,000.00	1	0	2
281	900 Biscayne	High	Downtown	2412	24	0	2.5	0	1	0	1	0	\$ 476.15	1237	\$ 589,000.00	1	0	2
282	900 Biscayne	High	Downtown	2512	25	0	2.5	0	1	0	1	0	\$ 441.33	1355	\$ 598,000.00	1	0	2
283	900 Biscayne	High	Downtown	4412	44	0	2.5	0	1	0	1	0	\$ 442.80	1355	\$ 600,000.00	1	0	2
284	900 Biscayne	High	Downtown	3612	36	0	2	0	1	0	1	0	\$ 500.40	1237	\$ 619,000.00	1	0	2
285	900 Biscayne	High	Downtown	4012	40	0	2.5	0	1	0	1	0	\$ 565.89	1237	\$ 700,000.00	1	0	2
286	900 Biscayne	High	Downtown	5209	52	0	3	0	1	0	1	0	\$ 478.39	1712	\$ 819,000.00	1	0	2
287	900 Biscayne	High	Downtown	2909	29	0	3	0	1	0	1	0	\$ 531.35	1579	\$ 839,000.00	1	0	2
288	900 Biscayne	High	Downtown	5809	58	0	3	0	1	0	1	0	\$ 537.68	1579	\$ 849,000.00	1	0	2
289	900 Biscayne	High	Downtown	909	9	0	2.5	0	1	0	1	0	\$ 491.61	1729	\$ 850,000.00	1	0	2
290	900 Biscayne	High	Downtown	2201	22	1	3.5	0	1	0	1	0	\$ 515.03	1796	\$ 925,000.00	1	0	2

Regression Data Sheet

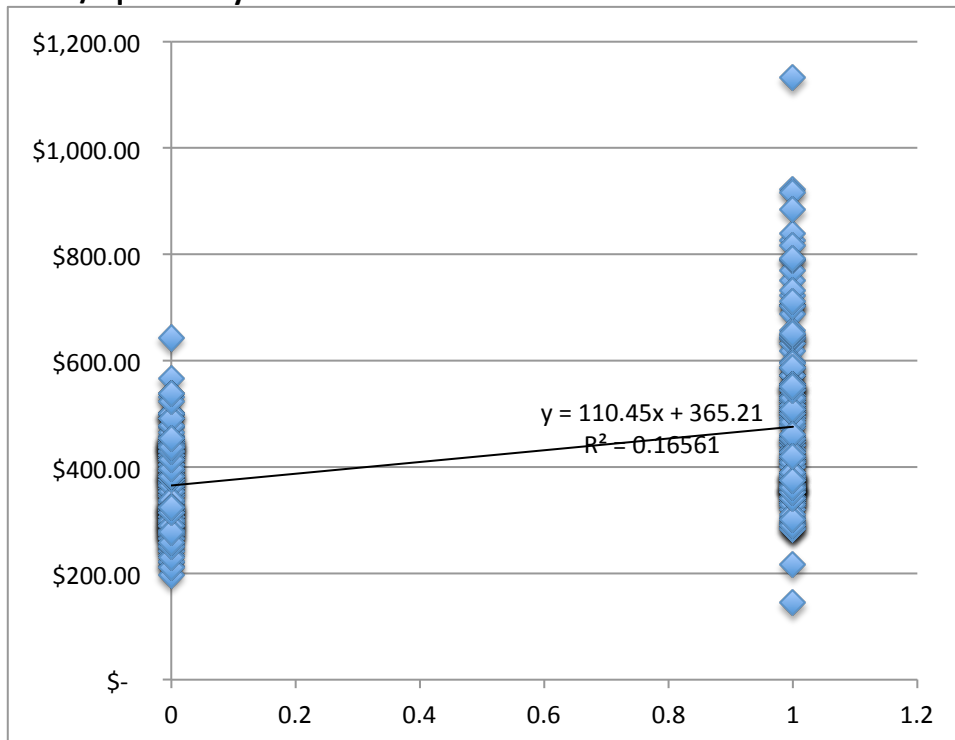
Obs. #	Identifiers												Dependant Variable	Independent Variables				
	Building	Quality	Area	Unit Number	Floor	Bayfront View	#Bathrooms	Midtown	Downtown	Premium	High	Brickie Key	Price/Square Foot	Square Footage	Price (\$US)	Some Bay View	Med-High	#Bedrooms
291	900 Biscayne	High	Downtown	4101	41	1	2	0	1	0	1	0	549.00	1694	\$ 930,000.00	1	0	2
292	900 Biscayne	High	Downtown	5401	54	1	3	0	1	0	1	0	587.37	1694	\$ 995,000.00	1	0	2
293	900 Biscayne	High	Downtown	3401	34	1	3.5	0	1	0	1	0	530.70	1694	\$ 899,000.00	1	0	3
294	900 Biscayne	High	Downtown	2401	24	1	4	0	1	0	1	0	554.35	1794	\$ 994,500.00	1	0	3
295	900 Biscayne	High	Downtown	501	5	1	3	0	1	0	1	0	529.77	1982	\$ 1,050,000.00	1	0	3
296	900 Biscayne	High	Downtown	5601	56	1	3.5	0	1	0	1	0	649.35	1694	\$ 1,100,000.00	1	0	3
297	900 Biscayne	High	Downtown	1101	11	1	3	0	1	0	1	0	554.99	1982	\$ 1,100,000.00	1	0	3
298	900 Biscayne	High	Downtown	5009	50	0	3	0	1	0	1	0	642.52	1712	\$ 1,100,000.00	1	0	3
299	900 Biscayne	High	Downtown	707	7	1	3	0	1	0	1	0	650.45	1768	\$ 1,150,000.00	0	0	3
300	900 Biscayne	High	Downtown	3006	30	1	4	0	1	0	1	0	507.49	2335	\$ 1,185,000.00	0	0	3
301	900 Biscayne	High	Downtown	2306	23	1	4	0	1	0	1	0	787.88	2145	\$ 1,690,000.00	0	0	3
302	900 Biscayne	High	Downtown	3906	39	1	4	0	1	0	1	0	790.21	2145	\$ 1,695,000.00	0	0	3
303	900 Biscayne	High	Downtown	3106	31	1	4	0	1	0	1	0	792.54	2145	\$ 1,700,000.00	0	0	3
304	900 Biscayne	High	Downtown	5106	51	1	4	0	1	0	1	0	883.45	2145	\$ 1,895,000.00	0	0	3
305	900 Biscayne	High	Downtown	5907	59	1	4	0	1	0	1	0	1,131.54	3535	\$ 4,000,000.00	0	0	3
306	50 Biscayne	Med-High	Downtown	2209	22	0	1	0	1	0	0	0	326.10	567	\$ 184,900.00	0	1	0
307	50 Biscayne	Med-High	Downtown	404	4	1	1	0	1	0	0	0	216.49	873	\$ 189,000.00	0	1	1
308	50 Biscayne	Med-High	Downtown	2909	29	0	1	0	1	0	0	0	386.24	567	\$ 219,000.00	0	1	0
309	50 Biscayne	Med-High	Downtown	4007	40	0	1	0	1	0	0	0	314.29	700	\$ 220,000.00	0	1	1
310	50 Biscayne	Med-High	Downtown	3909	39	0	1	0	1	0	0	0	414.46	567	\$ 235,000.00	0	1	0
311	50 Biscayne	Med-High	Downtown	705	7	0	1	0	1	0	0	0	523.39	449	\$ 235,000.00	0	1	0
312	50 Biscayne	Med-High	Downtown	4309	43	0	1	0	1	0	0	0	421.52	567	\$ 239,000.00	0	1	0
313	50 Biscayne	Med-High	Downtown	4603	46	0	1	0	1	0	0	0	440.92	567	\$ 250,001.00	0	1	0
314	50 Biscayne	Med-High	Downtown	911	9	0	1	0	1	0	0	0	538.92	501	\$ 270,000.00	0	1	0
315	50 Biscayne	Med-High	Downtown	3005	30	0	1	0	1	0	0	0	324.26	845	\$ 274,000.00	0	1	1
316	50 Biscayne	Med-High	Downtown	2307	23	0	1	0	1	0	0	0	392.86	700	\$ 275,000.00	0	1	1
317	50 Biscayne	Med-High	Downtown	4705	47	0	1	0	1	0	0	0	384.62	845	\$ 325,000.00	0	1	1
318	50 Biscayne	Med-High	Downtown	2206	22	1	2	0	1	0	0	0	301.82	1322	\$ 399,000.00	0	1	2
319	50 Biscayne	Med-High	Downtown	4206	42	1	2	0	1	0	0	0	340.39	1322	\$ 450,000.00	0	1	2
320	50 Biscayne	Med-High	Downtown	2111	21	0	2	0	1	0	0	0	382.17	1256	\$ 480,000.00	0	1	2
321	50 Biscayne	Med-High	Downtown	3501	35	0	2	0	1	0	0	0	382.17	1256	\$ 480,000.00	1	1	2
322	50 Biscayne	Med-High	Downtown	3706	37	1	2	0	1	0	0	0	363.09	1322	\$ 480,000.00	0	1	2
323	50 Biscayne	Med-High	Downtown	3801	38	0	2	0	1	0	0	0	397.29	1256	\$ 499,000.00	1	1	2
324	50 Biscayne	Med-High	Downtown	2306	23	1	2	0	1	0	0	0	378.14	1322	\$ 499,900.00	0	1	2
325	50 Biscayne	Med-High	Downtown	2304	23	1	2	0	1	0	0	0	385.78	1322	\$ 510,000.00	0	1	2
326	50 Biscayne	Med-High	Downtown	5311	53	0	2	0	1	0	0	0	414.01	1256	\$ 520,000.00	0	1	2
327	50 Biscayne	Med-High	Downtown	1408	14	1	2	0	1	0	0	0	383.20	1357	\$ 520,000.00	0	1	2
328	50 Biscayne	Med-High	Downtown	4208	42	1	2	0	1	0	0	0	390.49	1357	\$ 529,901.00	0	1	2
329	50 Biscayne	Med-High	Downtown	5201	52	0	2	0	1	0	0	0	429.94	1256	\$ 540,000.00	1	1	2
330	50 Biscayne	Med-High	Downtown	5111	51	0	2	0	1	0	0	0	437.90	1256	\$ 550,000.00	0	1	2
331	50 Biscayne	Med-High	Downtown	4201	42	0	2	0	1	0	0	0	453.82	1256	\$ 570,000.00	1	1	2
332	50 Biscayne	Med-High	Downtown	4304	43	1	2	0	1	0	0	0	426.68	1357	\$ 579,000.00	0	1	2
333	50 Biscayne	Med-High	Downtown	4906	49	1	2	0	1	0	0	0	461.42	1322	\$ 610,000.00	0	1	2
334	50 Biscayne	Med-High	Downtown	2802	28	1	2	0	1	0	0	0	351.59	1789	\$ 629,000.00	1	1	3
335	50 Biscayne	Med-High	Downtown	4610	46	1	2	0	1	0	0	0	360.54	1789	\$ 645,000.00	1	1	3
336	50 Biscayne	Med-High	Downtown	3510	35	1	2	0	1	0	0	0	373.95	1789	\$ 669,000.00	1	1	3
337	50 Biscayne	Med-High	Downtown	3002	30	1	2	0	1	0	0	0	419.23	1789	\$ 750,000.00	1	1	3
338	50 Biscayne	Med-High	Downtown	3302	33	1	2	0	1	0	0	0	544.44	1789	\$ 974,000.00	1	1	3
339	50 Biscayne	Med-High	Downtown	3102	31	1	2	0	1	0	0	0	550.59	1789	\$ 985,000.00	1	1	3

Scatter Plots of Price Against the Independent Variables

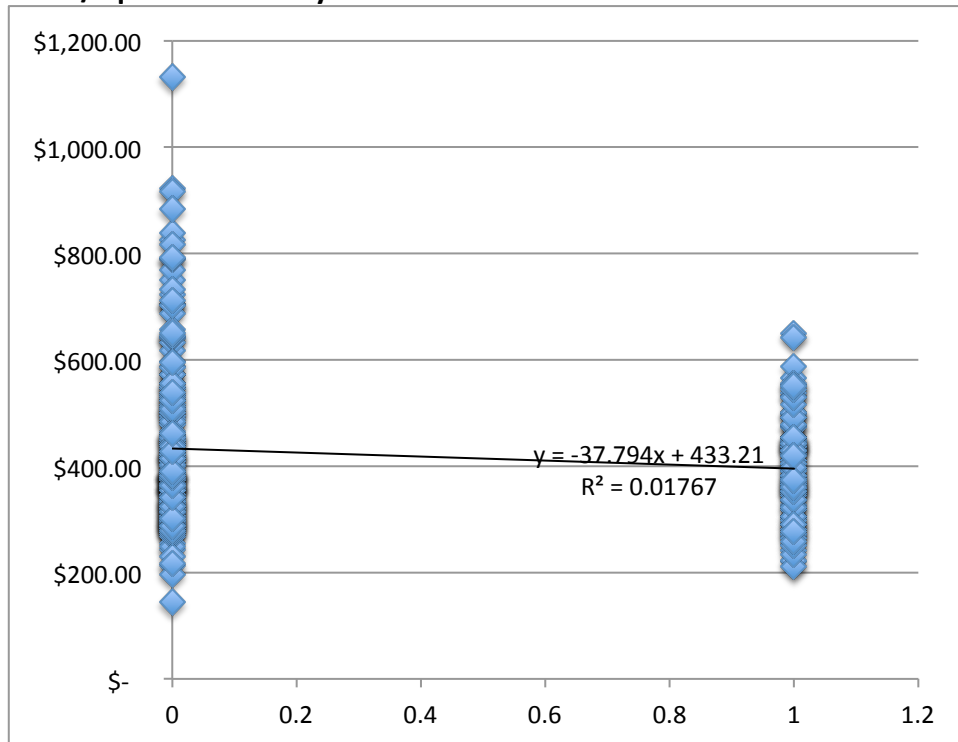
Price/Sq-ft vs Floor



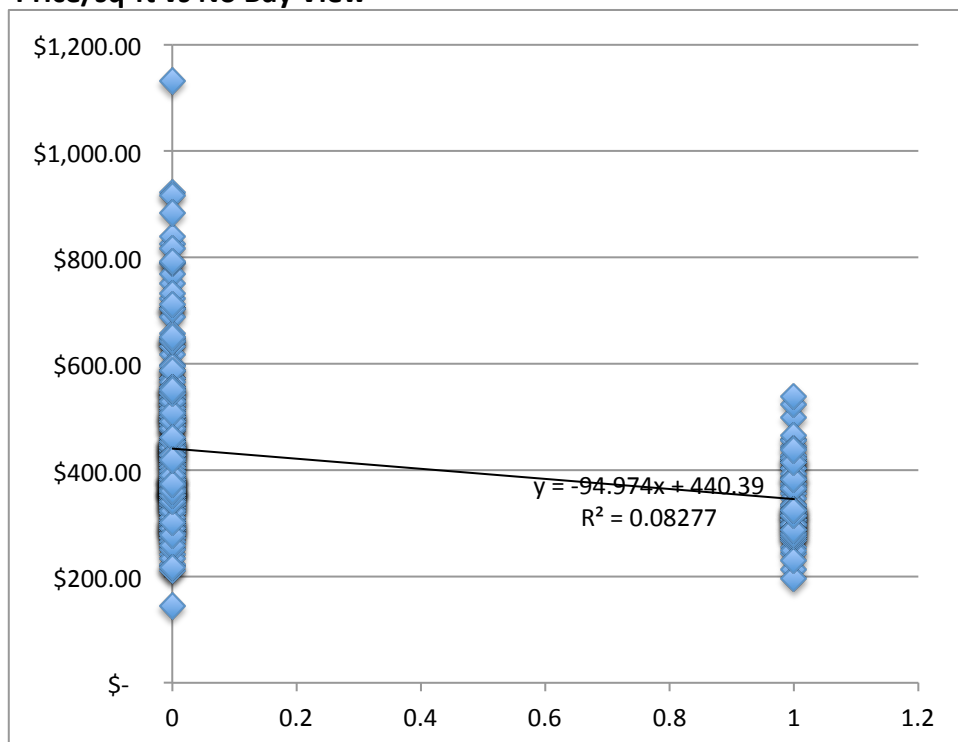
Price/sq-ft vs Bayfront View



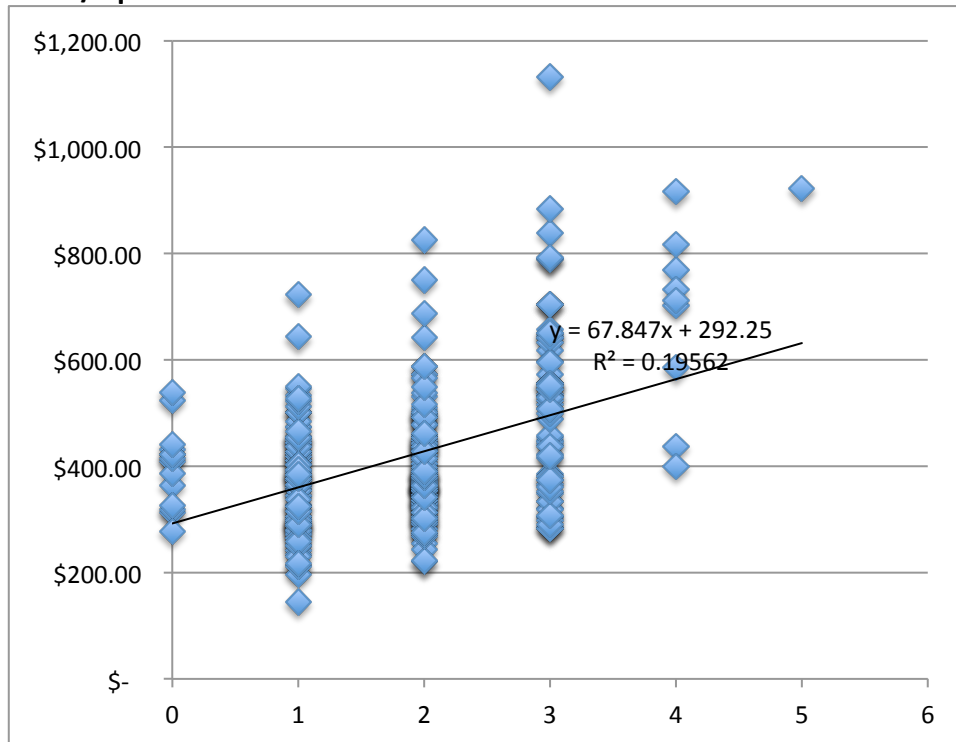
Price/sq-ft vs Some Bay View



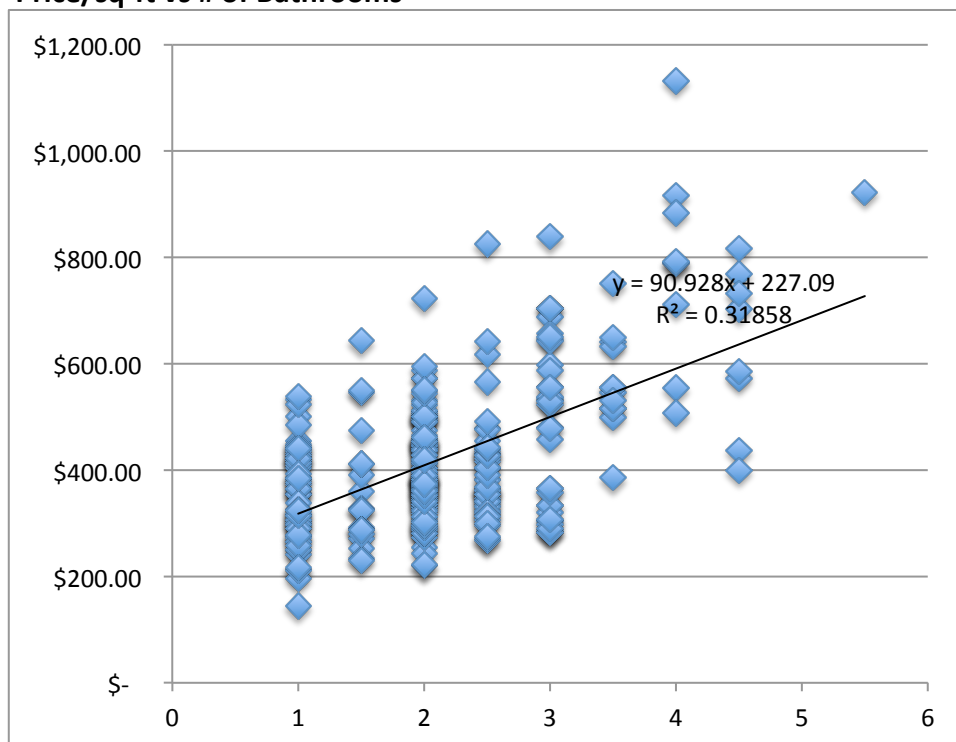
Price/sq-ft vs No Bay View



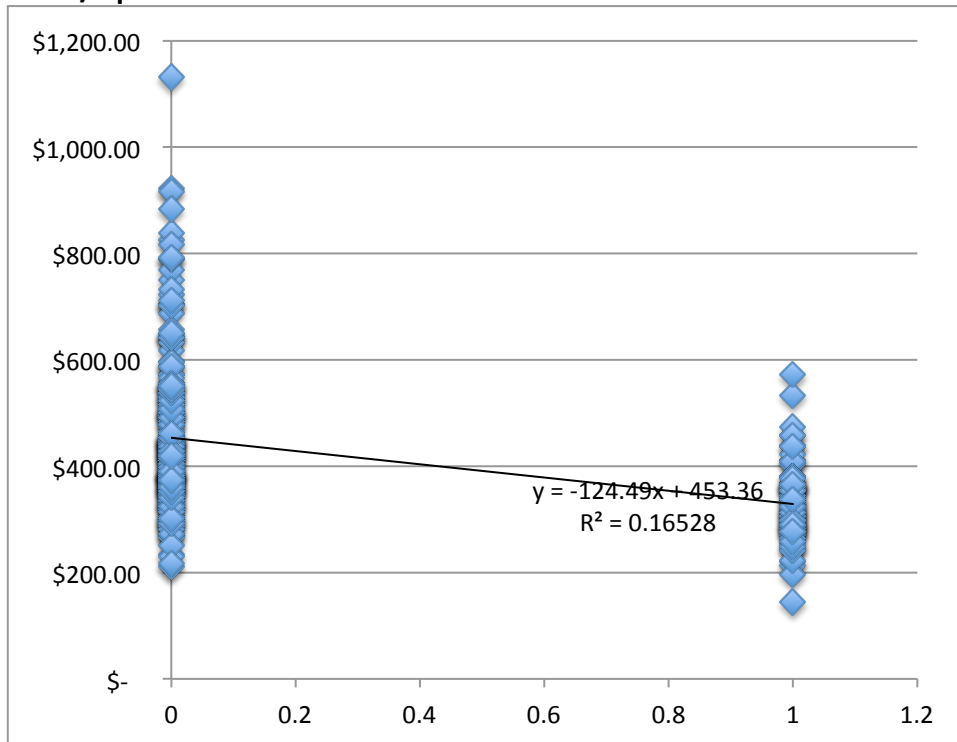
Price/sq-ft vs # of Bed Rooms



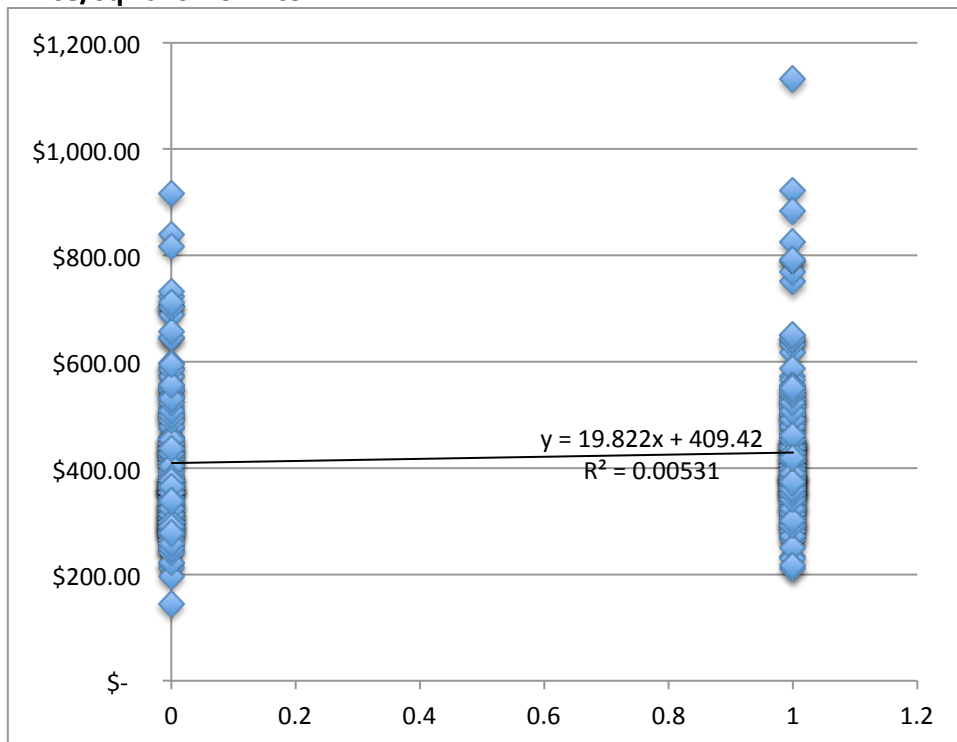
Price/sq-ft vs # of Bathrooms



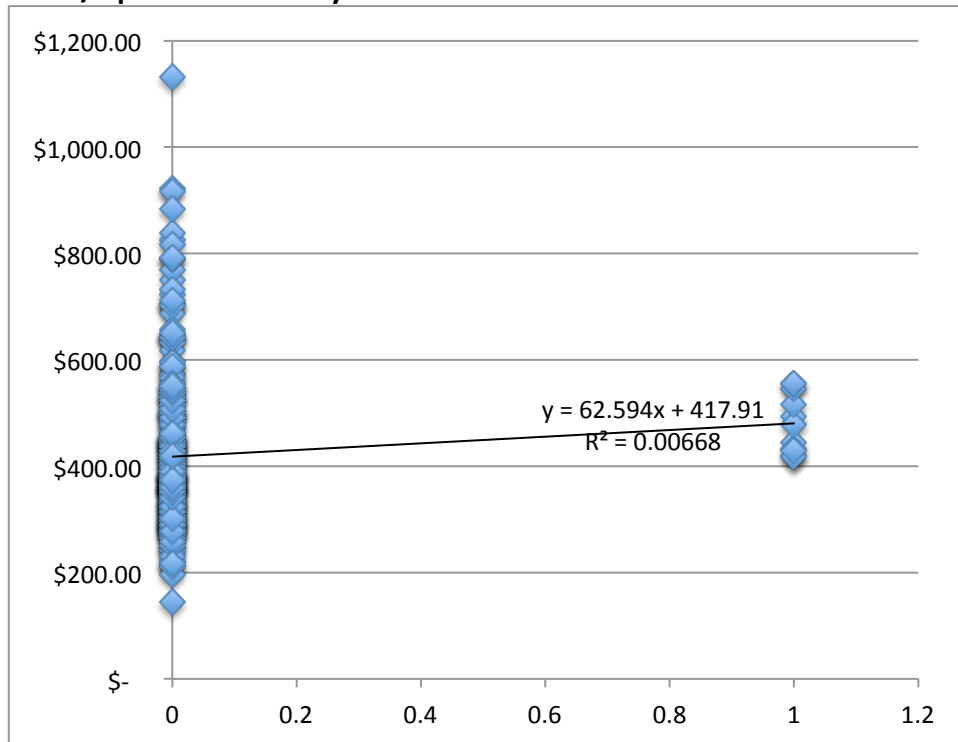
Price/sq-ft vs Midtown



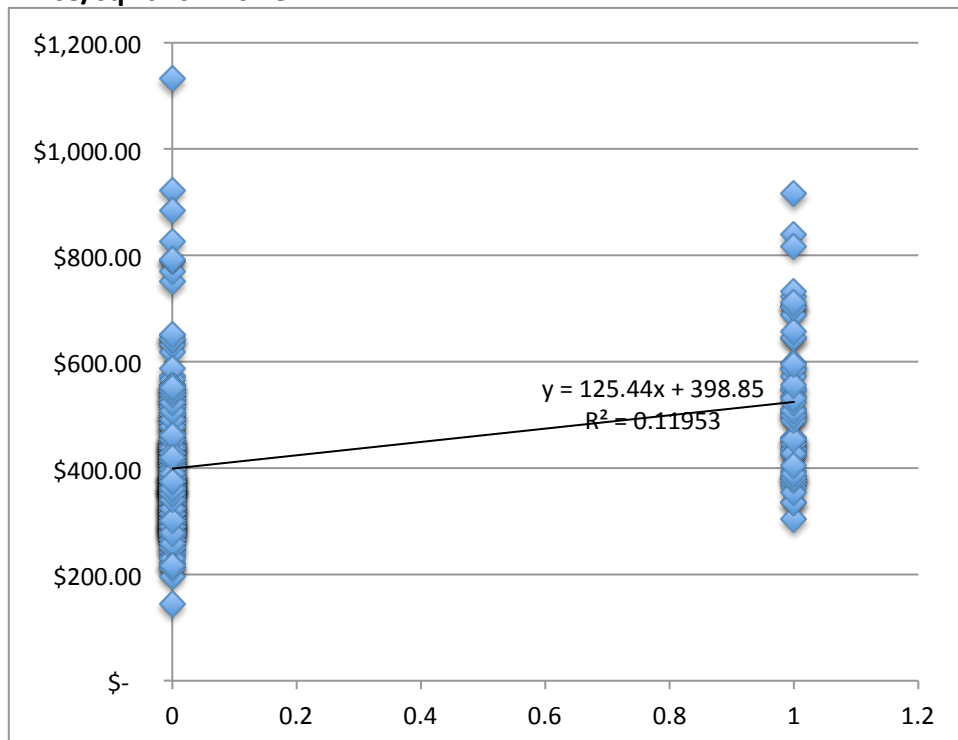
Price/sq-ft vs Downtown



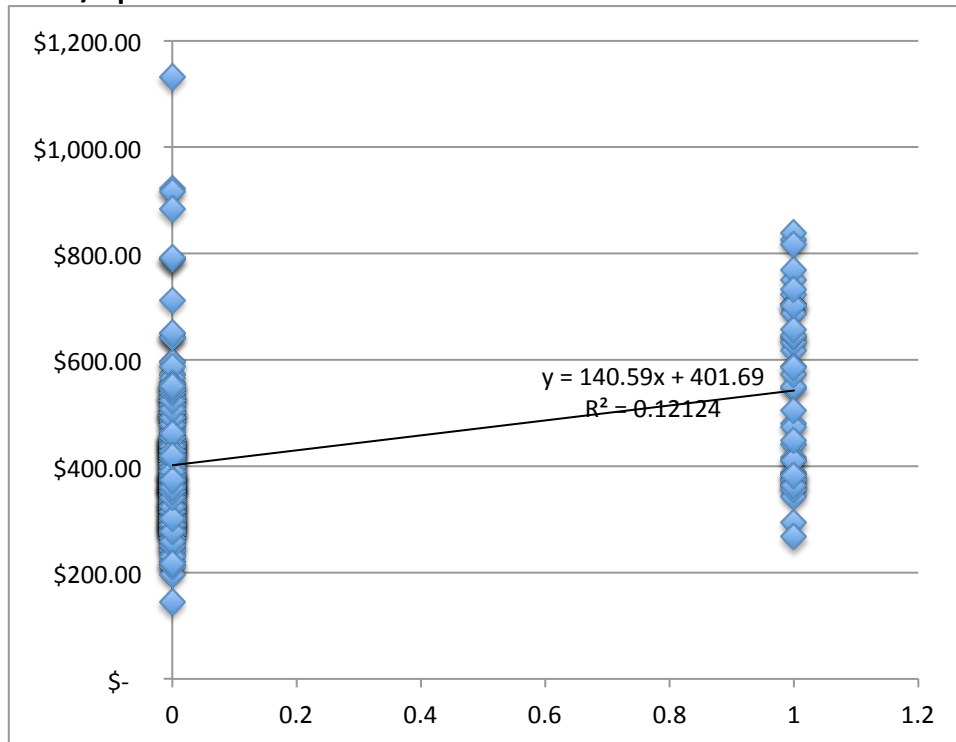
Price/sq-ft vs Brickle Key



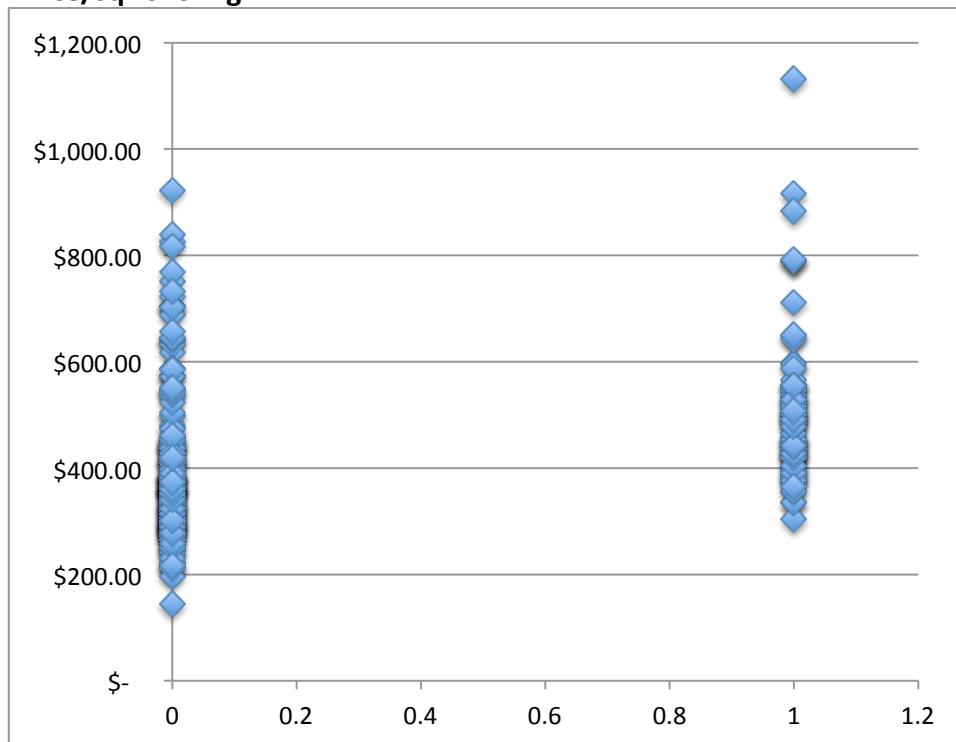
Price/sq-ft vs Brickle



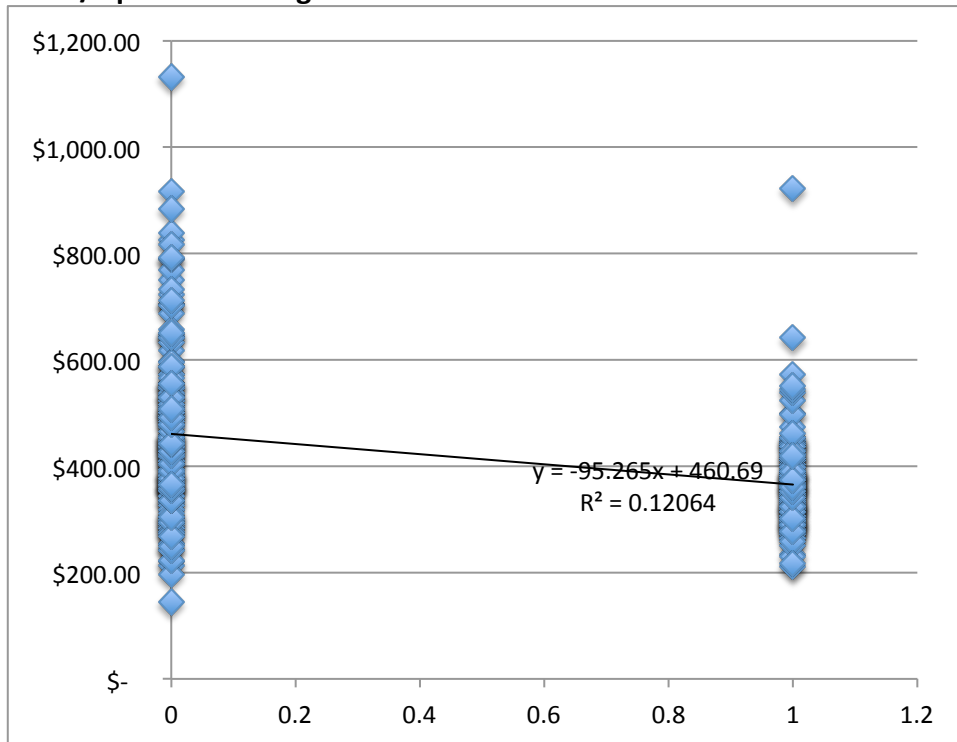
Price/sq-ft vs Premium



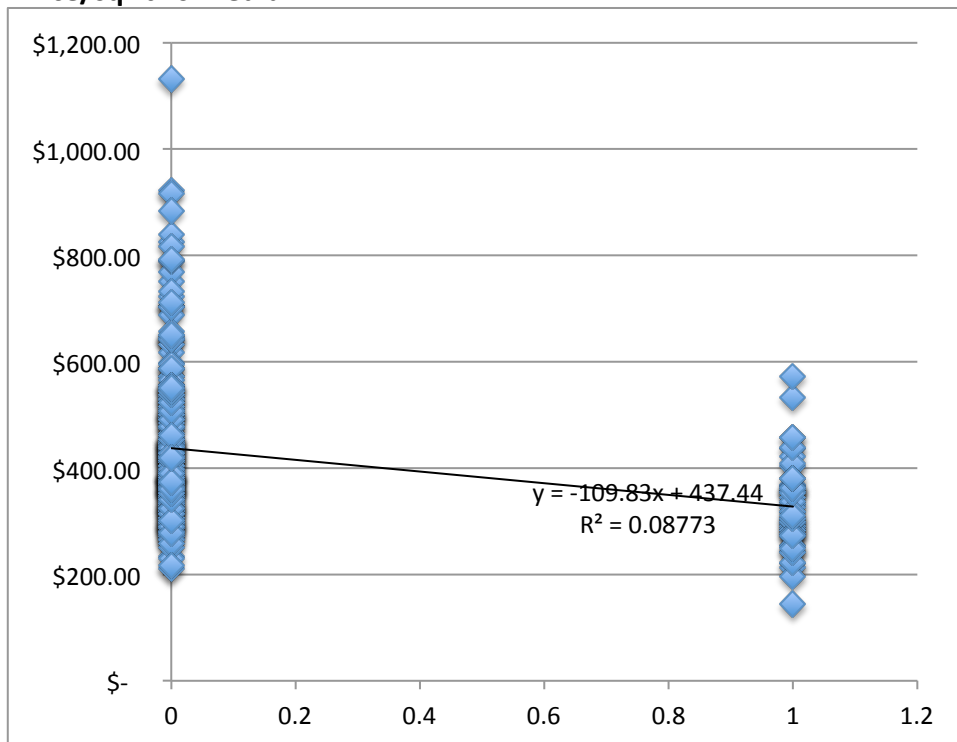
Price/sq-ft vs High



Price/sq-ft vs Med-High



Price/sq-ft vs Medium

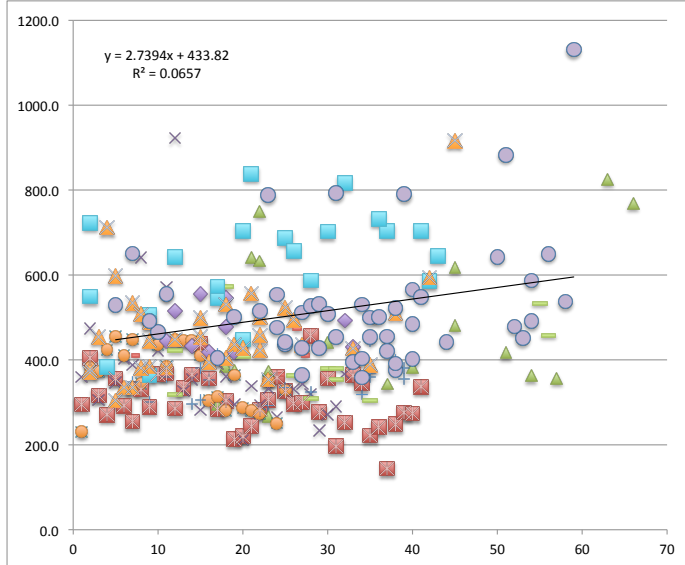


Correlations Matrix

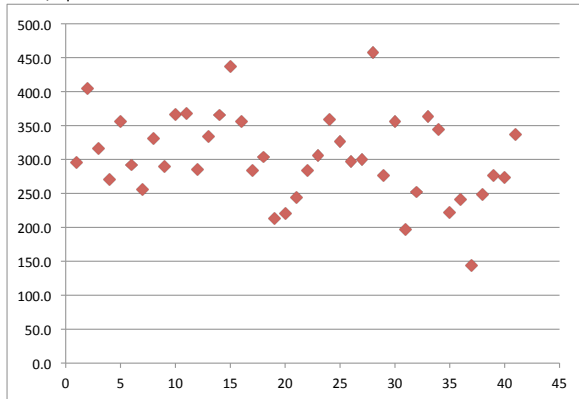
	Mean	Stdev	Max	Min	Correlation
Floor	27.22	13.28	66.00	2.00	0.20
Bayfront View	0.50	0.50	1.00	0.00	0.41
Some Bay View	0.35	0.48	1.00	0.00	-0.13
No bay view	0.22	0.41	1.00	0.00	-0.29
#Bedrooms	1.88	0.88	5.00	0.00	0.44
#Bathrooms	2.12	0.84	5.50	1.00	0.56
Midtown	0.27	0.44	1.00	0.00	-0.41
Downtown	0.53	0.50	1.00	0.00	0.07
Brickell Key	0.03	0.18	1.00	0.00	0.08
Brickell	0.17	0.37	1.00	0.00	0.35
Premium	0.13	0.34	1.00	0.00	0.35
High	0.28	0.45	1.00	0.00	0.36
Med-High	0.43	0.49	1.00	0.00	-0.35
Medium	0.16	0.37	1.00	0.00	-0.30

Scatter Plots of Price Against the Independent Variables

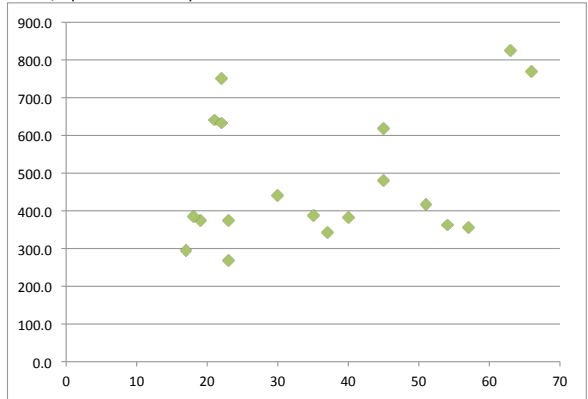
Price/Sq-ft vs Room



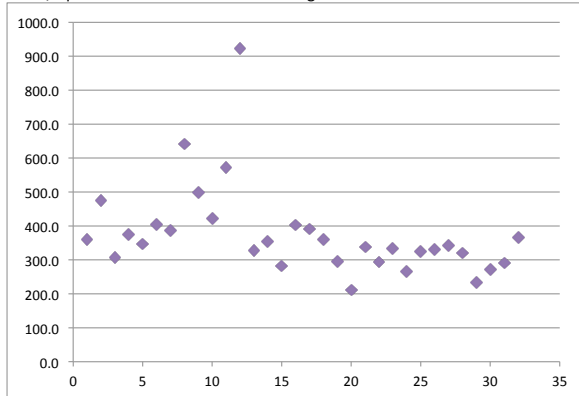
Price/sq-ft vs Floor1800 Club Medium Midtown



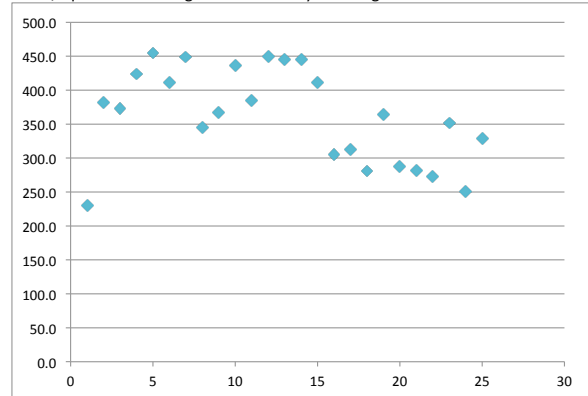
Price/sq-ft vs FloorMarquis Premium Downtown



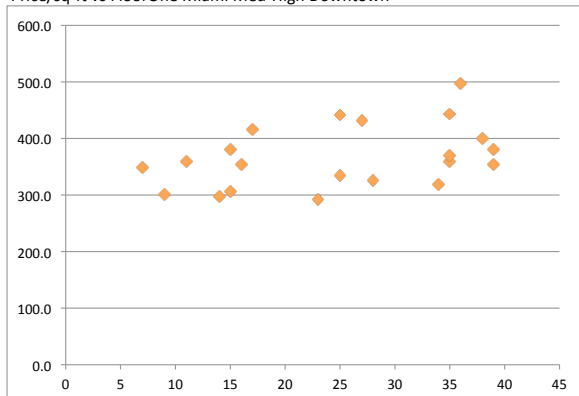
Price/sq-ft vs FloorMuseum Park Med-High Downtown



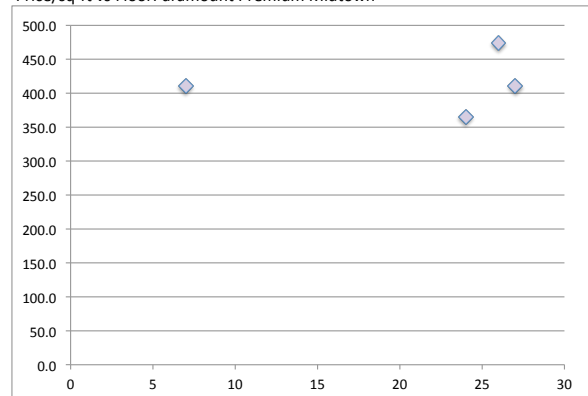
Price/sq-ft vs FloorEverglades on the Bay Med-High Downtown



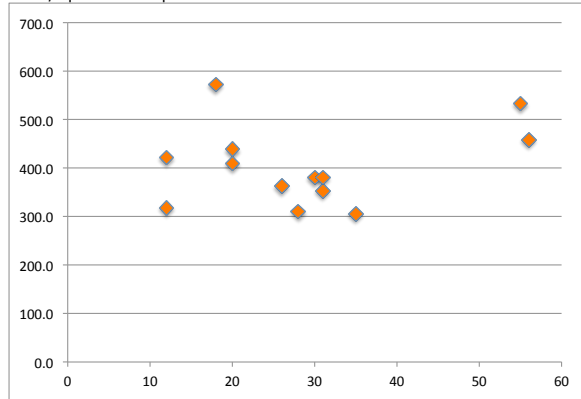
Price/sq-ft vs FloorOne Miami Med-High Downtown



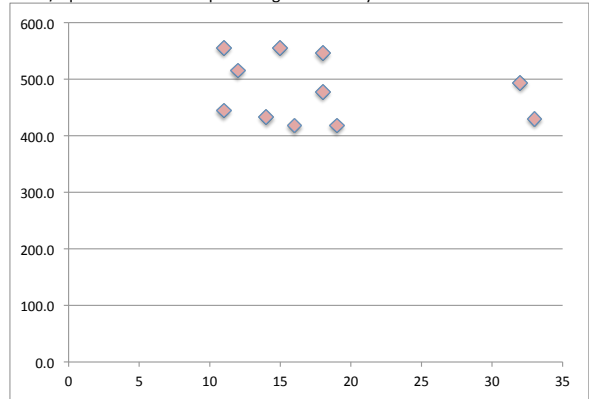
Price/sq-ft vs FloorParamount Premium Midtown



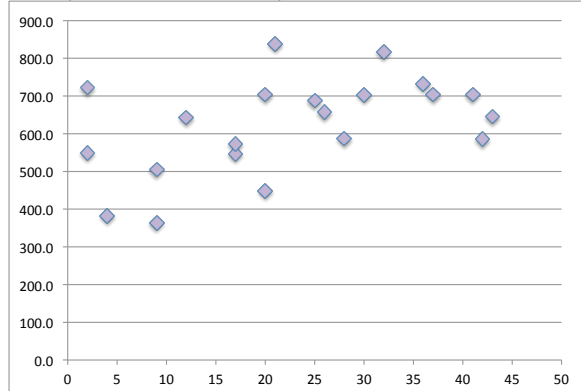
Price/sq-ft vs FloorOpera Tower Medium Midtown



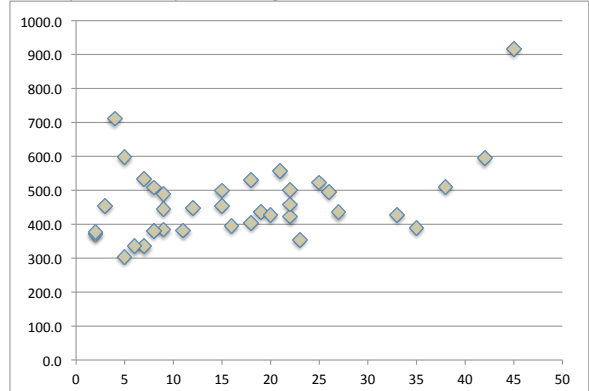
Price/sq-ft vs FloorTwo Tequesta High Brickle Key



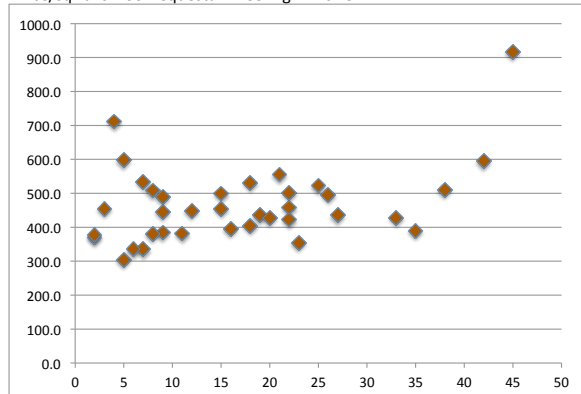
Price/sq-ft vs FloorJade at Brickle Bay Premium Brickle



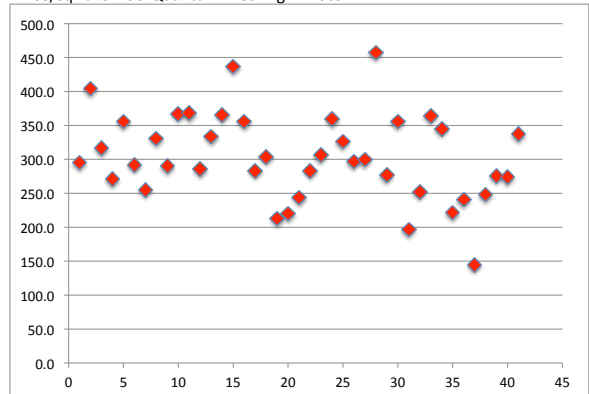
Price/sq-ft vs FloorTequesta One High Brickle



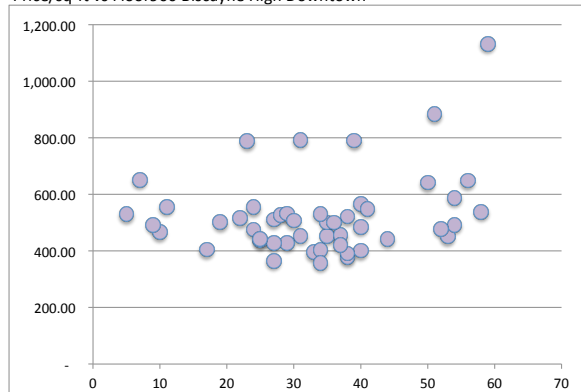
Price/sq-ft vs FloorTequesta Three High Brickle



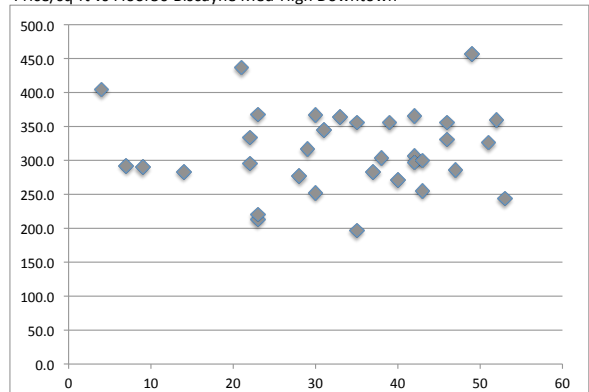
Price/sq-ft vs FloorQuantum Med-high Midtown



Price/sq-ft vs Floor900 Biscayne High Downtown



Price/sq-ft vs Floor50 Biscayne Med-High Downtown



Linear Regression

Regression Statistics

<i>R</i>	0.7421
<i>R Square</i>	0.55071
<i>Adjusted R Square</i>	0.54121
<i>S</i>	92.05129
<i>Total number of observations</i>	339

$$\text{Price/Sq-ft} = 267.2797 + 1.8530 * \text{Floor} + 36.0482 * \text{Bayfront View} + 51.1152 * \text{\#Bathrooms} - 106.3066 * \text{Midtown} - 47.4998 * \text{Downtown} + 86.9656 * \text{Premium} + 65.0297 * \text{High}$$

ANOVA

	<i>d.f.</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>p-level</i>
<i>Regression</i>	7.	3,437,834.11909	491,119.15987	57.95983	0.E+0
<i>Residual</i>	331.	2,804,708.64253	8,473.44001		
<i>Total</i>	338.	6,242,542.76163			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>LCL</i>	<i>UCL</i>	<i>t Stat</i>	<i>p-level</i>	<i>H0 (5%) rejected?</i>
Intercept	267.27973	20.62423	226.70863	307.85082	12.9595	0.E+0	Yes
Floor	1.85296	0.41481	1.03697	2.66895	4.46705	0.00001	Yes
Bayfront View	36.04816	11.61979	13.19021	58.90612	3.10231	0.00209	Yes
\#Bathrooms	51.11523	7.14698	37.05599	65.17446	7.152	5.52003E-12	Yes
Midtown	-106.30658	20.55852	-146.74841	-65.86475	-5.17093	0.	Yes
Downtown	-47.49977	16.7037	-80.35856	-14.64097	-2.84367	0.00474	Yes
Premium	86.9656	18.78591	50.01077	123.92043	4.6293	0.00001	Yes
High	65.02972	15.3654	34.80357	95.25587	4.23222	0.00003	Yes
<i>T (5%)</i>	1.96716						

LCL - Lower value of a reliable interval (LCL)

UCL - Upper value of a reliable interval (UCL)

Residuals

<i>Observation</i>	<i>Predicted Y</i>	<i>Residual</i>	<i>Standard Residuals</i>	<i>Building</i>	<i>Unit #</i>	<i># Bedrooms</i>	<i>Savings</i>
58	576.20058	-220.1354	-2.4166	Marquis	5707	2	364,764
60	477.15174	-210.06005	-2.30599	Marquis	2308	2	345,969
54	570.6417	-207.86088	-2.28185	Marquis	5405	2	342,347
277	537.20421	-178.70167	-1.96175	900 Biscayne	3408	2	281,634
42	513.58374	-170.35986	-1.87017	Marquis	3706	1	285,353
48	555.05032	-169.41982	-1.85985	Marquis	1802	3	346,633
52	544.70024	-162.55509	-1.78449	Marquis	4002	2	253,098
279	524.23348	-159.38576	-1.7497	900 Biscayne	2708	2	251,192
138	556.25917	-156.25917	-1.71538	One Miami	3809	4	500,029
90	421.68648	-150.09253	-1.64768	Museum Park	4007	2	168,554

860,253

46	565.08281	-148.34534	-1.6285 Marquis	5102	2	233,941
208	535.44171	-146.55282	-1.60882 Tequesta Three	3505	2	211,036
57	440.47636	-146.08108	-1.60365 Marquis	1704	1	247,607
225	430.04432	-139.53432	-1.53178 Quantum	4315	3	311,720
191	443.80471	-139.22455	-1.52838 Tequesta One	509	2	182,384
161	557.2934	-127.21733	-1.39656 Two Tequesta	3302	2	217,414
17	409.66175	-126.42739	-1.38789 1800 Club	3201	3	276,750
26	422.63248	-125.69323	-1.37983 1800 Club	3901	3	275,142
195	477.15801	-123.2573	-1.35309 Tequesta One	2300	2	173,793
82	417.35334	-123.23569	-1.35285 Museum Park	3202	2	222,071
79	416.96949	-121.94641	-1.3387 Museum Park	1803	2	237,674
44	509.87782	-121.81812	-1.33729 Marquis	3505	1	204,045
81	455.88168	-117.73139	-1.29243 Museum Park	3904	2	203,675
55	487.64229	-113.47325	-1.24568 Marquis	2301	3	238,975
184	698.13639	-113.09978	-1.24158 Jade at Brickle Bay	4211	4	386,236
192	447.51063	-112.39613	-1.23386 Tequesta One	709	2	147,239
37	255.54838	-111.34548	-1.22233 1800 Club	407	1	153,657
193	445.65767	-110.54316	-1.21352 Tequesta One	609	2	144,812
20	329.9102	-109.74445	-1.20475 1800 Club	3615	2	198,637
126	400.67669	-108.09315	-1.18662 One Miami	2321	2	132,630
88	427.70342	-107.70342	-1.18234 Museum Park	1001	3	269,259
43	480.23044	-105.59917	-1.15924 Marquis	1904	1	178,991
89	339.07091	-105.31617	-1.15614 Museum Park	2305	1	83,305
209	531.73579	-104.65245	-1.14885 Tequesta Three	3302	1	150,700
18	407.80879	-104.0171	-1.14188 1800 Club	3101	3	227,693
47	579.52266	-99.03251	-1.08716 Marquis	4507	2	206,087
87	441.05799	-98.12605	-1.07721 Museum Park	3104	2	187,421
307	314.3552	-97.86035	-1.07429 50 Biscayne	404	1	85,432
199	474.29399	-97.19902	-1.06703 Tequesta One	211	2	173,986
318	398.82373	-97.00829	-1.06494 50 Biscayne	2206	2	128,245
23	402.2499	-96.21975	-1.05628 1800 Club	2801	3	210,625
319	435.88295	-95.48961	-1.04826 50 Biscayne	4206	2	126,237
78	454.02872	-93.3184	-1.02443 Museum Park	3802	2	168,160
274	483.01027	-91.86636	-1.00849 900 Biscayne	3812	2	124,479
83	424.38134	-91.47346	-1.00418 Museum Park	2202	2	164,835
74	444.76391	-90.61911	-0.9948 Museum Park	3304	2	172,720
22	372.60252	-89.50522	-0.98257 1800 Club	1201	3	195,927
159	522.08714	-89.46845	-0.98216 Two Tequesta	1406	2	116,846
80	298.6896	-87.56445	-0.96126 Museum Park	1505	1	69,263
335	443.29479	-82.75818	-0.9085 50 Biscayne	4610	3	148,054
92	448.46983	-81.73321	-0.89725 Museum Park	3501	2	155,784
171	529.58317	-81.57794	-0.89554 Jade at Brickle Bay	2002	2	124,733

168	463.88763	-81.057	-0.88983 Jade at Brickle Bay	411	1	104,807
257	457.45266	-80.25968	-0.88107 900 Biscayne	3810	1	91,496
7	335.46908	-80.22433	-0.88068 1800 Club	3910	2	91,777
63	384.62725	-78.7354	-0.86434 Museum Park	2006	2	97,553
110	359.06964	-78.17959	-0.85824 Everglades on the Bay 2002-S		1	89,594
112	362.77556	-75.41924	-0.82794 Everglades on the Bay	2210	1	78,738
300	580.90759	-73.41294	-0.80591 900 Biscayne	3006	3	171,419
93	303.86465	-73.29205	-0.80458 Everglades on the Bay	447	1	71,680
207	454.92247	-72.97803	-0.80114 Tequesta Three	1102	1	105,088
13	405.95583	-72.47022	-0.79556 1800 Club	3001	3	158,637
113	353.51075	-72.33921	-0.79412 Everglades on the Bay 1709-N		2	86,445
19	284.35386	-71.13812	-0.78094 1800 Club	3908	1	59,685
12	355.92587	-70.40737	-0.77292 1800 Club	301	3	154,122
266	521.29524	-70.23958	-0.77107 900 Biscayne	5307	1	73,190
198	464.18728	-69.60897	-0.76415 Tequesta One	1660	2	115,551
21	313.23355	-69.35243	-0.76134 1800 Club	2710	2	79,339
86	399.45094	-68.53892	-0.75241 Museum Park	2807	2	84,920
196	449.36359	-68.44756	-0.7514 Tequesta One	810	2	89,666
203	526.42028	-68.37149	-0.75057 Tequesta One	2204	3	140,162
194	438.24582	-68.01682	-0.74667 Tequesta One	210	2	89,102
117	395.1178	-66.24751	-0.72725 Everglades on the Bay 2003-S		2	79,166
127	385.01109	-66.2338	-0.7271 One Miami	3401	2	75,838
141	430.68843	-65.50072	-0.71905 Paramount	2404	2	95,959
232	406.33967	-65.26967	-0.71652 Quantum	4401	2	89,942
226	383.26223	-65.17223	-0.71545 Quantum	5106	3	123,958
130	422.91222	-63.63078	-0.69852 One Miami	3501	2	74,384
322	426.61814	-63.53191	-0.69744 50 Biscayne	3706	2	83,989
210	467.8932	-63.52484	-0.69736 Tequesta Three	1805	2	107,611
45	500.61302	-59.93505	-0.65795 Marquis	3003	2	88,404
31	256.55944	-59.89674	-0.65753 1800 Club	2408	1	50,253
14	424.48544	-59.06744	-0.64843 1800 Club	4001	3	129,299
270	461.15858	-59.0027	-0.64772 900 Biscayne	4003	1	71,157
167	422.0372	-58.90871	-0.64669 Jade at Brickle Bay	906	1	52,723
334	409.94149	-58.34842	-0.64054 50 Biscayne	2802	3	104,385
242	333.23228	-58.23228	-0.63926 Quantum	2414	2	69,879
75	340.54003	-58.05415	-0.63731 Museum Park	1007	2	71,929
286	534.50934	-56.12149	-0.61609 900 Biscayne	5209	2	96,080
85	380.92133	-55.89907	-0.61365 Museum Park	1806	2	62,775
230	362.49582	-55.08582	-0.60472 Quantum	2612	3	89,239
236	368.43854	-54.86854	-0.60233 Quantum	4302	2	76,816
163	569.49644	-54.02025	-0.59302 Two Tequesta	1204	3	136,131
115	405.39367	-53.73757	-0.58992 Everglades on the Bay	4507	2	76,254

258	448.18785	-53.45101	-0.58677 900 Biscayne	3310	1	60,934
162	529.49898	-51.79197	-0.56856 Two Tequesta	1808	2	97,576
116	302.39553	-51.54422	-0.56584 Everglades on the Bay 1704-N		1	45,410
283	494.12804	-51.32361	-0.56342 900 Biscayne	4412	2	69,543
125	347.95187	-51.00864	-0.55996 One Miami	1415	2	58,405
35	272.4684	-50.66108	-0.55615 1800 Club	514	2	67,835
133	430.32407	-49.67435	-0.54531 One Miami	3926	3	70,339
197	484.56985	-49.45535	-0.54291 Tequesta One	2709	2	64,787
336	422.91222	-48.96029	-0.53748 50 Biscayne	3510	3	87,590
261	450.04082	-46.53204	-0.51082 900 Biscayne	3410	1	53,047
328	435.88295	-45.38848	-0.49826 50 Biscayne	4208	2	61,592
217	568.02732	-45.13155	-0.49544 Tequesta Three	2506	3	103,487
200	492.8236	-44.65287	-0.49019 Tequesta One	1208	3	73,231
84	307.95441	-42.59411	-0.46759 Museum Park	2005	1	33,692
233	395.2219	-41.2619	-0.45296 Quantum	3815	2	54,672
228	404.48671	-41.18671	-0.45214 Quantum	4301	2	56,673
149	351.13468	-41.02017	-0.45031 Opera Tower	2802	2	42,989
275	444.09809	-38.93204	-0.42739 900 Biscayne	1712	2	52,753
273	466.33362	-37.87768	-0.41581 900 Biscayne	2912	2	46,855
160	529.88282	-37.09619	-0.40723 Two Tequesta	3206	2	48,856
234	357.32078	-35.89078	-0.394 Quantum	3702	2	50,247
40	309.52763	-35.87898	-0.39387 1800 Club	2512	2	42,481
164	580.61421	-34.97929	-0.38399 Two Tequesta	1804	3	88,148
278	455.5997	-34.93549	-0.38351 900 Biscayne	3712	2	47,338
280	462.6277	-34.58342	-0.37965 900 Biscayne	2712	2	46,861
76	437.35207	-34.47022	-0.37841 Museum Park	2901	2	59,806
32	285.82297	-33.76818	-0.3707 1800 Club	2611	1	36,976
128	368.33444	-33.49282	-0.36768 One Miami	2514	2	37,010
202	487.89193	-33.34648	-0.36607 Tequesta One	1507	3	55,022
293	562.76182	-32.06525	-0.35201 900 Biscayne	3401	3	54,319
309	345.01363	-30.72792	-0.33732 50 Biscayne	4007	1	21,510
229	364.34878	-30.34878	-0.33316 Quantum	2712	3	45,341
213	541.00059	-30.31794	-0.33282 Tequesta Three	3804	2	58,180
65	377.21541	-30.16133	-0.3311 Museum Park	1606	2	37,370
114	302.39553	-30.09133	-0.33034 Everglades on the Bay 1706-N		1	26,510
4	300.64666	-29.87041	-0.32791 1800 Club	3411	1	32,708
241	326.20428	-29.76428	-0.32675 Quantum	3411	2	35,122
8	360.39948	-29.53636	-0.32424 1800 Club	3303	2	33,878
38	276.94201	-28.49481	-0.31281 1800 Club	3504	1	18,351
91	319.07218	-28.3745	-0.31149 Museum Park	2608	1	24,402
267	480.5301	-26.85292	-0.29479 900 Biscayne	3107	1	28,115
235	340.64412	-26.50412	-0.29096 Quantum	2802	2	37,106

67	413.64741	-25.74508	-0.28262 Museum Park	3002	2	46,393
290	540.52629	-25.49288	-0.27986 900 Biscayne	2201	2	45,785
123	379.20884	-24.71711	-0.27134 One Miami	3916	1	20,911
212	518.76506	-24.23666	-0.26606 Tequesta Three	2604	2	46,510
148	328.05724	-22.71373	-0.24935 Opera Tower	3514	2	23,804
15	459.55123	-22.65803	-0.24873 1800 Club	3715	4	93,351
324	400.67669	-22.5375	-0.24741 50 Biscayne	2306	2	29,795
211	476.14695	-22.37497	-0.24563 Tequesta Three	306	2	39,447
252	286.20682	-21.49682	-0.23599 Quantum	4010	1	18,272
34	365.95836	-21.34031	-0.23427 1800 Club	3609	2	24,584
165	575.05533	-19.8966	-0.21842 Two Tequesta	1504	3	50,139
238	341.02797	-18.26797	-0.20054 Quantum	4204	2	22,634
131	386.86406	-17.59411	-0.19314 One Miami	3507	2	20,726
282	458.92178	-17.59337	-0.19314 900 Biscayne	2512	2	23,839
240	329.9102	-16.3502	-0.17949 Quantum	3611	2	19,293
9	305.8217	-16.15649	-0.17736 1800 Club	2312	2	22,199
227	397.07486	-16.08486	-0.17658 Quantum	3901	2	22,165
103	400.67669	-15.73945	-0.17278 Everglades on the Bay	2303	2	18,809
188	400.10132	-15.61415	-0.17141 Tequesta One	902	1	12,179
107	426.61814	-15.46303	-0.16975 Everglades on the Bay	3703	2	23,426
294	569.78982	-15.442	-0.16952 900 Biscayne	2401	3	27,703
325	400.67669	-14.89756	-0.16354 50 Biscayne	2304	2	19,695
237	314.70267	-14.70267	-0.1614 Quantum	1402	2	20,584
66	416.12759	-12.65705	-0.13895 Museum Park	3707	2	15,682
166	567.64348	-12.08793	-0.1327 Two Tequesta	1104	3	30,462
111	375.50292	-11.23738	-0.12336 Everglades on the Bay	3705-N	0	7,956
332	437.73591	-11.05942	-0.12141 50 Biscayne	4304	2	15,008
10	377.07613	-10.29322	-0.113 1800 Club	4203	2	11,806
29	286.20682	-9.57725	-0.10514 1800 Club	4006	1	6,024
254	267.67721	-9.48721	-0.10415 Quantum	3010	1	7,533
250	296.94074	-9.08074	-0.09969 Quantum	3219	1	7,256
288	545.62711	-7.94503	-0.08722 900 Biscayne	5809	2	12,545
100	351.65779	-7.11234	-0.07808 Everglades on the Bay	1608	1	7,824
30	362.25244	-6.27863	-0.06893 1800 Club	3407	2	7,672
326	420.21736	-6.20462	-0.06811 50 Biscayne	5311	2	7,793
36	247.29463	-6.19874	-0.06805 1800 Club	1911	1	6,788
201	451.21655	-5.76201	-0.06325 Tequesta One	907	3	9,507
64	379.45221	-5.45399	-0.05987 Museum Park	3107	2	6,125
134	385.853	-5.20328	-0.05712 One Miami	1512	3	7,368
321	386.86406	-4.69845	-0.05158 50 Biscayne	3501	2	5,901
220	560.61548	-4.57536	-0.05023 Tequesta Three	2106	3	10,491
175	509.2006	-3.87578	-0.04255 Jade at Brickle Bay	901	2	7,279

315	326.48402	-2.22367	-0.02441 50 Biscayne	3005	1	1,879
189	424.18982	-1.1129	-0.01222 Tequesta One	2201	1	868
327	384.00004	-0.8018	-0.0088 50 Biscayne	1408	2	1,088
156	418.63094	-0.76986	-0.00845 Two Tequesta	1907	1	698
16	356.69356	-0.71975	-0.0079 1800 Club	3107	2	880
264	455.5997	-0.70154	-0.0077 900 Biscayne	3710	1	723
218	534.67402	-0.43939	-0.00482 Tequesta Three	706	3	1,008
140	410.6897	0.34819	0.00382 Paramount	2705	1	(423)
73	326.10018	0.95864	0.01052 Museum Park	1605	1	(815)
214	487.26472	1.47306	0.01617 Tequesta Three	901	3	(3,466)
262	451.89378	2.03445	0.02233 900 Biscayne	3510	1	(2,098)
121	322.7781	2.281	0.02504 One Miami	2804	1	(1,930)
108	302.39553	2.93932	0.03227 Everglades on the Bay 1707-N		1	(2,590)
259	433.36417	3.10528	0.03409 900 Biscayne	2510	1	(3,202)
276	487.10004	4.12803	0.04532 900 Biscayne	5410	2	(4,706)
323	392.42294	4.87005	0.05346 50 Biscayne	3801	2	(6,117)
157	413.07205	5.16694	0.05672 Two Tequesta	1603	1	(4,929)
337	413.64741	5.5812	0.06127 50 Biscayne	3002	3	(9,985)
33	356.69356	7.25791	0.07968 1800 Club	3109	2	(8,376)
205	420.4839	7.29899	0.08013 Tequesta Three	3003	1	(7,934)
120	298.6896	7.45697	0.08186 One Miami	1516	1	(6,309)
71	563.67102	8.55686	0.09394 Museum Park	4202	3	(33,646)
231	350.75083	10.75917	0.11811 Quantum	1415	2	(14,256)
329	418.3644	11.57191	0.12703 50 Biscayne	5201	2	(14,534)
24	347.42875	11.81838	0.12974 1800 Club	2607	2	(14,442)
41	325.19322	11.89517	0.13058 1800 Club	1409	2	(13,727)
263	487.94194	12.05806	0.13237 900 Biscayne	3507	1	(11,310)
249	267.29336	12.47664	0.13697 Quantum	1619	1	(10,792)
333	448.85368	12.56841	0.13797 50 Biscayne	4906	2	(16,615)
292	574.26343	13.10375	0.14385 900 Biscayne	5401	2	(22,198)
137	334.98114	13.79118	0.1514 One Miami	723	3	(24,714)
119	287.57184	13.8466	0.152 One Miami	910	1	(11,714)
306	311.66033	14.44196	0.15854 50 Biscayne	2209	0	(8,189)
251	272.85225	14.87775	0.16332 Quantum	1919	1	(11,887)
151	347.42875	15.16667	0.1665 Opera Tower	2602	2	(15,895)
101	351.65779	16.01706	0.17583 Everglades on the Bay	1609	2	(16,946)
25	310.36953	16.14438	0.17723 1800 Club	607	2	(19,728)
248	270.99929	16.86071	0.18509 Quantum	1819	1	(14,585)
129	342.39299	16.88845	0.1854 One Miami	1108	2	(19,743)
190	418.63094	17.2665	0.18955 Tequesta One	1902	1	(13,468)
281	457.06882	19.08316	0.20949 900 Biscayne	2412	2	(23,606)
70	402.1458	19.84151	0.21782 Museum Park	1004	3	(46,925)

256	256.55944	21.22056	0.23295 Quantum	2405	0	(12,605)
320	360.9226	21.24301	0.2332 50 Biscayne	2111	2	(26,681)
330	416.51144	21.38665	0.23478 50 Biscayne	5111	2	(26,862)
1	273.23609	22.13758	0.24302 1800 Club	3302	1	(18,662)
178	623.31651	22.17645	0.24345 Jade at Brickle Bay	4307	3	(47,236)
216	485.41176	22.45055	0.24646 Tequesta Three	801	3	(52,826)
69	476.50763	22.9112	0.25151 Museum Park	4207	2	(59,134)
246	300.64666	23.51334	0.25812 Quantum	3419	1	(18,787)
153	356.69356	24.03163	0.26381 Opera Tower	3101	2	(25,185)
61	335.36499	24.93843	0.27377 Museum Park	2105	1	(19,726)
135	389.55892	25.69532	0.28208 One Miami	1712	3	(36,385)
152	354.8406	25.88459	0.28416 Opera Tower	3001	2	(27,127)
185	675.90085	26.58817	0.29188 Jade at Brickle Bay	3001	4	(90,799)
317	357.98436	26.63102	0.29235 50 Biscayne	4705	1	(22,503)
219	503.94137	26.87036	0.29498 Tequesta Three	1801	3	(63,226)
271	493.50083	28.88723	0.31712 900 Biscayne	3807	1	(27,096)
77	361.30644	29.33831	0.32207 Museum Park	3505	1	(23,207)
245	295.08778	30.92222	0.33946 Quantum	3119	1	(26,748)
6	259.88152	31.8993	0.35018 1800 Club	1211	1	(34,930)
150	320.64539	32.40804	0.35577 Opera Tower	3114	2	(33,964)
11	334.45802	33.27832	0.36532 1800 Club	1903	2	(38,370)
136	404.38261	37.00157	0.4062 One Miami	2512	3	(52,394)
215	462.33432	37.0282	0.40649 Tequesta Three	1501	3	(87,127)
139	373.63048	37.40741	0.41065 Paramount	705	1	(45,413)
255	252.85352	37.46648	0.4113 Quantum	2203	1	(24,391)
3	278.79497	37.50673	0.41174 1800 Club	3606	1	(30,831)
109	274.60111	38.16867	0.41901 Everglades on the Bay	215-S	0	(21,222)
260	446.09152	38.3003	0.42045 900 Biscayne	4005	1	(35,581)
269	473.11825	38.60883	0.42384 900 Biscayne	2707	1	(36,215)
287	491.89124	39.45772	0.43316 900 Biscayne	2909	2	(62,304)
142	434.39435	39.67372	0.43553 Paramount	2605	1	(48,957)
158	403.80725	40.6372	0.44611 Two Tequesta	1103	1	(38,768)
173	544.40686	42.75926	0.4694 Jade at Brickle Bay	2802	2	(65,379)
265	458.29456	42.77154	0.46954 900 Biscayne	1907	1	(40,120)
186	687.01862	44.75298	0.49129 Jade at Brickle Bay	3611	4	(152,831)
296	603.52697	45.82368	0.50304 900 Biscayne	5601	3	(77,625)
222	548.41244	46.1477	0.5066 Tequesta Three	4201	3	(108,586)
295	483.46833	46.29958	0.50827 900 Biscayne	501	3	(91,766)
284	453.74674	46.65747	0.5122 900 Biscayne	3612	2	(57,715)
247	251.00056	47.32944	0.51957 Quantum	2109	1	(39,662)
169	498.46667	47.78883	0.52462 Jade at Brickle Bay	1707	1	(54,240)
176	524.02429	48.39318	0.53125 Jade at Brickle Bay	1711	2	(90,882)

291	499.05971	49.93675	0.54819 900 Biscayne	4101	2	(84,593)
94	330.18994	51.02474	0.56014 Everglades on the Bay	3207	1	(36,126)
239	316.55563	51.52437	0.56562 Quantum	1514	2	(55,852)
272	474.97121	51.90019	0.56975 900 Biscayne	2807	1	(54,080)
122	300.54257	52.88533	0.58056 One Miami	1610	1	(44,741)
331	399.83478	53.98687	0.59266 50 Biscayne	4201	2	(67,808)
154	403.01759	54.99768	0.60375 Opera Tower	PH5602	2	(57,638)
224	381.40927	55.06073	0.60444 Quantum	5004	3	(106,598)
39	217.64725	58.21482	0.63907 1800 Club	306	1	(50,647)
268	405.56975	59.99766	0.65864 900 Biscayne	3110	1	(61,858)
297	494.5861	60.40885	0.66316 900 Biscayne	1101	3	(119,730)
308	324.63106	61.61232	0.67637 50 Biscayne	2909	0	(34,934)
289	429.2744	62.33925	0.68435 900 Biscayne	909	2	(107,785)
49	553.96505	63.74625	0.69979 Marquis	4501	3	(134,250)
179	591.81616	64.99135	0.71346 Jade at Brickle Bay	2607	3	(138,432)
221	530.9681	66.50246	0.73005 Tequesta Three	506	3	(152,490)
105	377.59925	67.12228	0.73685 Everglades on the Bay	3008	2	(80,748)
56	562.46217	70.25903	0.77129 Marquis	2201	3	(210,426)
106	373.89333	70.8282	0.77754 Everglades on the Bay	2808	2	(85,206)
312	350.57252	70.94424	0.77881 50 Biscayne	4309	0	(40,225)
310	343.16067	71.30141	0.78273 50 Biscayne	3909	0	(40,428)
59	695.10769	73.89557	0.81121 Marquis	PH1	4	(249,841)
5	278.79497	77.07691	0.84613 1800 Club	3604	1	(64,976)
206	424.18982	77.19012	0.84738 Tequesta Three	2203	1	(83,906)
170	470.67225	78.69376	0.86388 Jade at Brickle Bay	22	1	(93,095)
285	486.7162	79.16901	0.8691 900 Biscayne	4012	2	(97,932)
316	313.51329	79.34385	0.87102 50 Biscayne	2307	1	(55,541)
53	560.60921	79.97251	0.87792 Marquis	2101	3	(230,961)
102	355.36372	80.8065	0.88708 Everglades on the Bay	1801	2	(75,958)
95	291.27776	81.5402	0.89513 Everglades on the Bay	1107	1	(65,395)
27	217.64725	82.23741	0.90278 1800 Club	302	1	(71,300)
244	282.5009	82.9591	0.91071 Quantum	3819	1	(66,284)
143	234.3239	83.6761	0.91858 Opera Tower	1213	0	(41,838)
180	619.61058	84.61477	0.92888 Jade at Brickle Bay	4107	3	(180,229)
313	356.1314	84.78747	0.93078 50 Biscayne	4603	0	(48,074)
96	332.04291	91.54466	1.00496 Everglades on the Bay	3307	1	(64,814)
104	357.21668	91.74363	1.00714 Everglades on the Bay	1909	2	(97,065)
182	612.19874	92.02661	1.01025 Jade at Brickle Bay	3705	3	(196,017)
177	589.9632	97.89807	1.0747 Jade at Brickle Bay	2509	2	(169,364)
253	238.02983	99.91017	1.09679 Quantum	1403	1	(65,042)
243	273.23609	103.33391	1.13438 Quantum	3310	1	(82,047)
124	335.74883	107.51358	1.18026 One Miami	3524	1	(90,956)

28	349.28171	107.76296	1.183 1800 Club	2703	2	(94,077)
132	388.71702	109.02054	1.1968 One Miami	3614	2	(120,468)
118	320.92514	111.02752	1.21884 One Miami	2706	0	(56,291)
298	530.80342	111.71994	1.22644 900 Biscayne	5009	3	(191,265)
97	339.45475	115.33338	1.2661 Everglades on the Bay	3707	1	(81,656)
2	286.20682	118.14622	1.29698 1800 Club	4002	1	(75,968)
181	580.6984	123.52695	1.35605 Jade at Brickle Bay	2005	3	(263,112)
98	287.57184	123.7748	1.35877 Everglades on the Bay	907	1	(99,267)
145	285.19576	123.89515	1.36009 Opera Tower	2008	0	(68,142)
338	419.2063	125.23194	1.37477 50 Biscayne	3302	3	(224,040)
62	342.77683	131.30661	1.44145 Museum Park	2505	1	(103,864)
204	580.23037	131.79495	1.44682 Tequesta One	412	4	(416,472)
339	415.50038	135.08654	1.48295 50 Biscayne	3102	3	(241,670)
187	679.60677	137.37712	1.5081 Jade at Brickle Bay	3211	4	(469,143)
99	300.54257	148.21055	1.62702 Everglades on the Bay	1605	1	(118,865)
144	270.37207	151.07432	1.65846 Opera Tower	1203	0	(60,581)
172	489.20187	153.96994	1.69025 Jade at Brickle Bay	1205	1	(174,756)
299	487.17426	163.27823	1.79243 900 Biscayne	707	3	(288,676)
147	350.0494	183.35577	2.01284 Opera Tower	5509	1	(170,154)
50	562.46217	187.6423	2.0599 Marquis	2202	2	(449,028)
146	249.14759	189.34205	2.07856 Opera Tower	2006	1	(155,450)
302	597.58424	192.62555	2.1146 900 Biscayne	3906	3	(413,182)
303	582.76055	209.78024	2.30292 900 Biscayne	3106	3	(449,979)
301	567.93686	219.94193	2.41447 900 Biscayne	2306	3	(471,775)
68	420.67542	220.67912	2.42257 Museum Park	2002	2	(430,104)
174	496.22987	226.08153	2.48187 Jade at Brickle Bay	23	1	(281,698)
51	587.31835	238.00482	2.61276 Marquis	6307	2	(718,061)
311	283.86592	239.51939	2.62939 50 Biscayne	705	0	(107,544)
155	332.60506	239.91402	2.63372 Opera Tower	1801	2	(251,430)
314	287.57184	251.35032	2.75927 50 Biscayne	911	0	(125,927)
183	582.55136	256.10679	2.81148 Jade at Brickle Bay	2101	3	(480,969)
223	656.20177	260.06705	2.85496 Tequesta Three	4506	4	(708,163)
304	619.81978	263.63011	2.89407 900 Biscayne	5106	3	(565,487)
72	618.49217	303.82798	3.33536 Museum Park	4403	5	(1,482,377)
305	634.64347	496.89826	5.45484 900 Biscayne	5907	3	(1,756,535)

Linear Regression

Regression Statistics

<i>R</i>	0.74389
<i>R Square</i>	0.55337
<i>Adjusted R Square</i>	0.54254
<i>S</i>	91.91751
<i>Total number of observations</i>	339

Price/Sq-ft = 273.7581 + 1.8482 * Floor + 37.3536 * Bayfront View + 51.0877 * #Bathrooms - 112.9885 * Midtown - 54.4034 * Downtown + 83.0949 * Premium + 66.5670 * High - 43.4968 * Brickle Key

ANOVA

	<i>d.f.</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>p-level</i>
<i>Regression</i>	8.	3,454,429.19763	431,803.6497	51.10811	0.E+0
<i>Residual</i>	330.	2,788,113.564	8,448.82898		
<i>Total</i>	338.	6,242,542.76163			

	<i>Coefficients</i>	<i>Standard Error</i>	<i>LCL</i>	<i>UCL</i>	<i>t Stat</i>	<i>p-level</i>	<i>H0 (5%) rejected?</i>
Intercept	273.75806	21.10664	232.23752	315.2786	12.97023	0.E+0	Yes
Floor	1.84822	0.41422	1.03338	2.66306	4.46194	0.00001	Yes
Bayfront View	37.35362	11.64023	14.4552	60.25204	3.20901	0.00146	Yes
#Bathrooms	51.08771	7.13662	37.0487	65.12672	7.15853	5.32463E-12	Yes
Midtown	-112.98851	21.07501	-154.44682	-71.53019	-5.36125	0.	Yes
Downtown	-54.40336	17.39159	-88.61573	-20.19099	-3.12814	0.00192	Yes
Premium	83.09489	18.96083	45.79554	120.39424	4.38245	0.00002	Yes
High	66.56696	15.38222	36.30737	96.82654	4.32752	0.00002	Yes
Brickle Key	-43.49685	31.03604	-104.55029	17.5566	-1.40149	0.16201	No

T (5%) 1.96718

LCL - Lower value of a reliable interval (LCL)

UCL - Upper value of a reliable interval (UCL)

Residuals

<i>Observation</i>	<i>Predicted Y</i>	<i>Residual</i>	<i>Standard Residuals</i>
58	572.87083	-216.80565	-2.38712
60	472.67785	-205.58616	-2.26359
54	567.32618	-204.54537	-2.25213
277	539.37777	-180.87524	-1.99151

42	510.36265	-167.13876	-1.84026
48	551.8781	-166.2476	-1.83045
279	526.44026	-161.59254	-1.7792
52	541.45115	-159.306	-1.75402
138	556.83525	-156.83525	-1.72682
208	544.54164	-155.65275	-1.7138
90	421.00264	-149.40869	-1.64505
191	451.74152	-147.16137	-1.62031
46	561.78153	-145.04406	-1.59699
57	436.04469	-141.64941	-1.55962
225	430.85962	-140.34962	-1.54531
195	485.00942	-131.10871	-1.44356
17	410.52924	-127.29488	-1.40157
26	423.46675	-126.52751	-1.39312
82	418.02667	-123.90902	-1.36429
79	417.69549	-122.67241	-1.35067
192	455.43795	-120.32345	-1.32481
44	506.66621	-118.60651	-1.30591
193	453.58974	-118.47523	-1.30446
81	456.50804	-118.35775	-1.30317
184	701.72637	-116.68976	-1.2848
209	540.84521	-113.76188	-1.25256
37	256.60375	-112.40085	-1.23758
55	484.48761	-110.31857	-1.21465
20	329.48077	-109.31502	-1.2036
126	401.39272	-108.80918	-1.19803
88	428.45362	-108.45362	-1.19412
199	483.55049	-106.45552	-1.17212
18	408.68102	-104.88934	-1.15487
89	338.49524	-104.7405	-1.15323
43	477.09475	-102.46348	-1.12816
87	441.72231	-98.79037	-1.08772
307	315.1889	-98.69405	-1.08666
318	399.54451	-97.72907	-1.07604
23	403.13637	-97.10622	-1.06918
319	436.50884	-96.11549	-1.05827
47	576.23609	-95.74594	-1.0542

78	454.65983	-93.9495	-1.03442
161	522.89222	-92.81615	-1.02194
274	483.87316	-92.72925	-1.02099
83	425.08836	-92.18048	-1.01494
74	445.41874	-91.27394	-1.00496
22	373.56491	-90.4676	-0.99608
80	298.16566	-87.0405	-0.95835
171	533.34633	-85.34109	-0.93964
168	466.42124	-83.59061	-0.92037
335	443.9017	-83.36509	-0.91788
92	449.11518	-82.37856	-0.90702
257	458.32931	-81.13632	-0.89334
207	462.83082	-80.88638	-0.89059
7	335.02542	-79.78066	-0.87842
63	384.0383	-78.14646	-0.86042
110	358.49445	-77.6044	-0.85446
198	472.0719	-77.49359	-0.85324
196	457.28617	-76.37014	-0.84087
203	534.24891	-76.20013	-0.83899
194	446.19687	-75.96786	-0.83644
300	583.07262	-75.57797	-0.83214
112	362.19088	-74.83456	-0.82396
13	406.8328	-73.34719	-0.80758
93	303.37913	-72.80653	-0.80163
266	523.40618	-72.35052	-0.79661
113	352.9498	-71.77825	-0.79031
12	356.93096	-71.41246	-0.78628
210	475.76834	-71.39998	-0.78614
19	283.93771	-70.72198	-0.77868
21	312.84682	-68.9657	-0.75934
86	398.82404	-67.91201	-0.74774
117	395.84807	-66.97778	-0.73745
232	407.16398	-66.09398	-0.72772
127	384.36948	-65.59219	-0.7222
226	382.74787	-64.65787	-0.71191
130	423.57132	-64.28988	-0.70786
322	427.26775	-64.18152	-0.70666

141	427.75069	-62.56297	-0.68884
167	424.57461	-61.44612	-0.67655
14	425.31497	-59.89697	-0.65949
270	462.02574	-59.86985	-0.65919
31	256.21446	-59.55177	-0.65569
334	410.6338	-59.04074	-0.65006
242	332.84603	-57.84603	-0.63691
75	340.01228	-57.52641	-0.63339
197	492.40229	-57.28778	-0.63076
286	535.29205	-56.9042	-0.62654
45	497.42513	-56.74716	-0.62481
85	380.34187	-55.31961	-0.60909
159	487.7761	-55.15742	-0.60731
230	362.08632	-54.67632	-0.60201
236	367.96214	-54.39214	-0.59888
258	449.08822	-54.35138	-0.59843
217	577.14719	-54.25142	-0.59733
200	502.03266	-53.86193	-0.59304
115	404.69986	-53.04377	-0.58403
283	494.96246	-52.15803	-0.57428
116	301.86209	-51.01078	-0.56165
125	347.40515	-50.46192	-0.55561
35	272.18606	-50.37874	-0.55469
133	430.96419	-50.31447	-0.55398
336	423.57132	-49.61939	-0.54633
261	450.93644	-47.42767	-0.5222
328	436.50884	-46.01436	-0.50664
233	396.07468	-42.11468	-0.4637
84	307.40674	-42.04644	-0.46295
228	405.31576	-42.01576	-0.46261
149	352.04866	-41.93416	-0.46171
202	495.76754	-41.22209	-0.45387
275	445.06061	-39.89456	-0.43926
213	550.08629	-39.40364	-0.43385
273	467.23921	-38.78327	-0.42702
278	456.48109	-35.81688	-0.39436
40	309.15039	-35.50174	-0.39089

280	463.54278	-35.4985	-0.39085
234	356.87284	-35.44284	-0.39024
76	438.02588	-35.14403	-0.38695
293	564.92163	-34.22505	-0.37683
32	285.45475	-33.39995	-0.36775
212	527.90769	-33.37929	-0.36752
128	367.73553	-32.8939	-0.36218
211	485.39871	-31.62673	-0.34822
8	361.28974	-30.42662	-0.33501
309	344.37107	-30.08536	-0.33125
229	363.93453	-29.93453	-0.32959
65	376.64544	-29.59136	-0.32581
114	301.86209	-29.55789	-0.32544
4	300.24048	-29.46423	-0.32441
241	325.78434	-29.34434	-0.32309
267	482.74541	-29.06824	-0.32005
38	276.54484	-28.09764	-0.30937
91	318.49604	-27.79836	-0.30607
290	542.74303	-27.70962	-0.30509
67	414.33024	-26.42791	-0.29098
235	340.23889	-26.09889	-0.28736
123	379.87648	-25.38475	-0.2795
188	408.04668	-23.5595	-0.2594
324	401.39272	-23.25354	-0.25603
148	327.63255	-22.28904	-0.24541
34	366.83439	-22.21634	-0.24461
15	459.04826	-22.15506	-0.24394
252	285.78593	-21.07593	-0.23205
163	535.16738	-19.69119	-0.21681
282	459.84635	-18.51793	-0.20389
238	340.57007	-17.81007	-0.1961
294	571.98332	-17.63549	-0.19417
162	495.16897	-17.46196	-0.19226
131	386.2177	-16.94775	-0.1866
227	397.9229	-16.9329	-0.18644
103	401.39272	-16.45548	-0.18118
107	427.26775	-16.11264	-0.17741

240	329.48077	-15.92077	-0.17529
9	305.45395	-15.78874	-0.17384
325	401.39272	-15.6136	-0.17191
237	314.36386	-14.36386	-0.15815
220	569.75432	-13.7142	-0.151
201	459.13439	-13.67984	-0.15062
66	415.45799	-11.98745	-0.13199
111	376.18004	-11.91451	-0.13118
332	438.35705	-11.68056	-0.12861
10	377.92369	-11.14078	-0.12266
218	543.87929	-9.64466	-0.10619
29	285.78593	-9.15636	-0.10082
254	267.30376	-9.11376	-0.10035
189	432.07349	-8.99657	-0.09906
288	546.38135	-8.69927	-0.09578
250	296.54405	-8.68405	-0.09561
214	496.48801	-7.75023	-0.08533
175	513.01594	-7.69113	-0.08468
30	363.13796	-7.16415	-0.07888
100	351.10158	-6.55613	-0.07219
134	386.60699	-5.95727	-0.06559
36	246.97338	-5.87749	-0.06471
326	419.4856	-5.47286	-0.06026
64	378.82483	-4.82661	-0.05314
321	386.2177	-4.05209	-0.04462
160	495.50015	-2.71351	-0.02988
315	325.8889	-1.62855	-0.01793
16	357.59331	-1.6195	-0.01783
264	456.48109	-1.58293	-0.01743
327	384.75877	-1.56054	-0.01718
164	546.25668	-0.62176	-0.00685
205	428.37706	-0.59417	-0.00654
262	452.78466	1.14357	0.01259
73	325.55773	1.5011	0.01653
259	434.30249	2.16696	0.02386
121	322.19247	2.86663	0.03156
140	407.75148	3.28641	0.03618

276	487.90077	3.3273	0.03663
108	301.86209	3.47276	0.03824
337	414.33024	4.89838	0.05393
323	391.76235	5.53065	0.06089
33	357.59331	6.35816	0.07001
120	298.16566	7.98092	0.08787
71	564.22811	7.99976	0.08808
190	426.52884	9.36859	0.10315
231	351.71748	9.79252	0.10782
263	490.13828	9.86172	0.10858
24	348.35223	10.89491	0.11996
41	326.17363	10.91476	0.12018
292	576.34211	11.02507	0.12139
333	449.44635	11.97573	0.13186
329	417.63738	12.29893	0.13542
249	266.97258	12.79742	0.1409
216	494.63979	13.22251	0.14559
151	348.35223	14.24319	0.15682
137	334.46763	14.30469	0.1575
119	287.07636	14.34208	0.15791
165	540.71203	14.4467	0.15906
306	311.10317	14.99912	0.16515
25	311.3879	15.12602	0.16654
251	272.51723	15.21277	0.1675
101	351.10158	16.57328	0.18248
248	270.66902	17.19098	0.18928
129	341.8605	17.42094	0.19181
219	513.12196	17.68977	0.19477
281	457.99813	18.15385	0.19988
178	626.94302	18.54994	0.20424
70	402.90976	19.07755	0.21005
256	256.21446	21.56554	0.23745
320	360.34267	21.82294	0.24028
330	415.78916	22.10893	0.24343
166	533.31916	22.23639	0.24483
1	272.84841	22.52526	0.24801
185	679.54777	22.94125	0.25259

153	357.59331	23.13188	0.25469
69	475.78678	23.63205	0.2602
246	300.24048	23.91952	0.26336
135	390.30342	24.95081	0.27472
152	355.74509	24.9801	0.27504
61	334.79881	25.5046	0.28082
271	495.68293	26.70513	0.29403
317	357.30859	27.3068	0.30066
215	470.22369	29.13883	0.32083
77	360.67384	29.97091	0.32999
245	294.69583	31.31417	0.34478
6	259.57972	32.20111	0.35455
11	335.41471	32.32163	0.35587
150	320.23969	32.81375	0.36129
156	383.032	34.82908	0.38348
260	448.29165	36.10017	0.39748
136	405.08916	36.29503	0.39962
269	475.35255	36.37453	0.4005
222	557.47916	37.08098	0.40828
255	252.51803	37.80197	0.41621
3	278.39306	37.90864	0.41739
287	492.78307	38.56589	0.42463
109	274.13884	38.63094	0.42534
173	548.13206	39.03406	0.42978
139	370.78715	40.25074	0.44318
265	460.56681	40.49928	0.44591
157	377.48735	40.75165	0.44869
186	690.63707	41.13453	0.45291
142	431.44712	42.62095	0.46927
296	605.58239	43.76825	0.48191
295	485.77949	43.98842	0.48433
169	502.25782	43.99769	0.48443
176	527.80168	44.61579	0.49124
284	454.63287	45.77133	0.50396
247	250.66981	47.66019	0.52476
291	501.22758	47.76888	0.52595
272	477.20076	49.67064	0.54689

94	329.58534	51.62935	0.56846
239	316.21208	51.86792	0.57109
122	300.01387	53.41402	0.58811
154	403.79872	54.21654	0.59695
331	399.15521	54.66644	0.6019
224	380.89966	55.57034	0.61185
221	540.18286	57.28771	0.63076
297	496.86879	58.12616	0.63999
39	217.40191	58.46016	0.64367
268	406.57924	58.98817	0.64948
179	595.52334	61.28418	0.67476
289	430.27488	61.33877	0.67536
308	324.04069	62.2027	0.68488
49	550.69223	67.01907	0.73791
105	376.97662	67.74491	0.7459
206	432.07349	69.30645	0.76309
106	373.28018	71.44135	0.7866
312	349.91572	71.60103	0.78836
310	342.52285	71.93923	0.79208
56	559.27096	73.45024	0.80872
170	474.53457	74.83145	0.82392
158	368.24627	76.19818	0.83897
59	691.6802	77.32305	0.85136
5	278.39306	77.47883	0.85307
285	487.5696	78.31561	0.86229
316	312.95139	79.90575	0.87979
180	623.24658	80.97877	0.89161
102	354.79802	81.3722	0.89594
95	290.77279	82.04517	0.90335
27	217.40191	82.48275	0.90817
53	557.42275	83.15897	0.91561
244	282.08949	83.37051	0.91794
143	234.03586	83.96414	0.92448
313	355.46037	85.4585	0.94093
182	615.85372	88.37163	0.97301
96	331.43355	92.15402	1.01465
104	356.64623	92.31407	1.01641

177	593.67512	94.18615	1.03703
253	237.73229	100.20771	1.10333
243	272.84841	103.72159	1.14202
28	350.20044	106.84423	1.1764
124	335.12999	108.13242	1.19058
132	388.06591	109.67164	1.20753
298	531.59562	110.92775	1.22136
118	320.34425	111.60841	1.22885
97	338.82642	115.96172	1.27678
2	285.78593	118.56711	1.30547
181	584.43404	119.79132	1.31895
204	589.42235	122.60297	1.34991
145	286.17522	122.91569	1.35335
98	287.07636	124.27028	1.36827
338	419.87489	124.56335	1.37149
62	342.19168	131.89176	1.45218
187	683.2442	133.73969	1.47253
339	416.17845	134.40847	1.47989
99	300.01387	148.73925	1.63768
144	271.38948	150.0569	1.65219
172	493.01674	150.15507	1.65327
299	489.47593	160.97656	1.77242
147	350.8628	182.54237	2.00986
146	248.82159	189.66805	2.08832
302	599.70657	190.50322	2.09752
50	559.27096	190.83351	2.10115
303	584.92084	207.61996	2.28598
301	570.1351	217.74369	2.39745
68	421.39193	219.96261	2.42188
174	500.07843	222.23297	2.44687
155	333.56649	238.95259	2.63096
311	283.37992	240.00538	2.64256
51	583.96013	241.36304	2.6575
223	665.19923	251.06959	2.76438
314	287.07636	251.8458	2.77292
183	586.28225	252.37589	2.77876
304	621.88517	261.56472	2.87993

72	619.01226	303.30789	3.33954
305	636.6709	494.87083	5.44873
