

Vultures Database™ Report for December 2008

Market Overview of Condos, Townhouses and Houses In Miami-Dade, Broward, and Palm Beach counties through November 30, 2008

The Vultures Database™ is comprised of properties east of Interstate 95 / U.S. 1 in South Florida from Cutler Bay to West Palm Beach. Properties are added to the Vultures Database when the asking price has dropped by 10 percent and/or \$100,000.

Rank	Type of Property	Average Price Change %	Average Price Change \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Houses	-39%	-\$350,874	582	1,490	31.1%
2	Condo	-37%	-\$202,385	604	3,305	68.9%
Total		-38%	-\$248,526	597	4,795	100.0%

© Copyright 2008, Condo Vultures® LLC. For more information, please contact Peter Zalewski, Lic. Real Estate Broker of Condo Vultures® Realty LLC at 305-865-5629 or peter@condovultures.com

Vultures Database™ Report for December 2008

Market Overview of Condos, Townhouses and Houses by City through November 30, 2008

The Vultures Database™ is comprised of properties east of Interstate 95 / U.S. 1 in South Florida from Cutler Bay to West Palm Beach. Properties are added to the Vultures Database when the asking price has dropped by 10 percent and/or \$100,000.

Rank	City	Average Price Change %	Average Price Change \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Royal Palm Beach	-52%	-\$141,000	266	1	0.02%
2	Hypoluxo	-48%	-\$162,960	574	5	0.10%
3	N. Miami	-45%	-\$161,414	499	149	3.11%
4	Oakland Park	-44%	-\$132,508	525	30	0.63%
5	Delray	-42%	-\$131,575	396	20	0.42%
5	Boynton Beach	-42%	-\$136,572	435	20	0.42%
5	Palm Beach	-42%	-\$207,200	588	7	0.15%
8	N. Miami Beach	-41%	-\$127,613	544	200	4.17%
8	Miami Shores	-41%	-\$368,914	626	47	0.98%
8	Miami	-41%	-\$240,990	537	1,280	26.69%
11	Dania	-40%	-\$114,234	612	43	0.90%
12	Boca Raton	-39%	-\$152,439	476	65	1.36%
12	N. Bay Village	-39%	-\$179,879	522	98	2.04%
12	El Portal	-39%	-\$182,062	532	16	0.33%
15	Wilton Manors	-38%	-\$176,842	560	50	1.04%
15	Lantana	-38%	-\$86,000	276	2	0.04%
15	Hollywood	-38%	-\$234,329	655	286	5.96%
15	West Palm Beach	-38%	-\$145,167	435	47	0.98%
15	Bay Harbor Is.	-38%	-\$199,643	674	22	0.46%
20	Hallandale	-37%	-\$168,400	708	318	6.63%
21	Biscayne Park	-36%	-\$174,408	523	13	0.27%
21	Ft. Lauderdale	-36%	-\$316,093	609	485	10.11%
21	Coconut Grove	-36%	-\$340,543	657	62	1.29%
21	Pompano Beach	-36%	-\$151,763	771	67	1.40%
21	Sunny Isles	-36%	-\$199,303	587	247	5.15%
21	Aventura	-36%	-\$213,508	625	189	3.94%
27	Miami Gardens	-34%	-\$61,420	612	5	0.10%
27	S. Miami	-34%	-\$214,613	499	21	0.44%
29	Coral Gables	-33%	-\$362,409	589	153	3.19%
29	Miami Springs	-33%	-\$247,450	455	2	0.04%
29	Miami Beach	-33%	-\$343,341	661	747	15.58%
32	Surfside	-32%	-\$264,064	754	44	0.92%
33	Key Biscayne	-31%	-\$372,367	975	15	0.31%
33	Fisher Island	-31%	-\$841,432	828	11	0.23%
33	Bal Harbour	-31%	-\$363,019	712	20	0.42%
36	Eastern Shores	-29%	-\$125,700	450	4	0.08%
37	Highland	-27%	-\$148,800	638	3	0.06%
38	Pinecrest	-19%	-\$62,000	716	1	0.02%
Total		-38%	-\$248,526	597	4,795	100.00%

© Copyright 2008, Condo Vultures® LLC. For more information, please contact Peter Zalewski, Lic. Real Estate Broker of Condo Vultures® Realty LLC at 305-865-5629 or peter@condovultures.com

Vultures Database™ Report for December 2008

Market Overview of Condos by City through November 30, 2008

The Vultures Database™ is comprised of properties east of Interstate 95 / U.S. 1 in South Florida from Cutler Bay to West Palm Beach. Properties are added to the Vultures Database when the asking price has dropped by 10 percent and/or \$100,000.

For more information, please contact Peter Zalewski, Lic. Real Estate Broker of Condo Vultures® Realty LLC at 305-321-7383 or peter@condovultures.com

Rank	City	Average Price Drop %	Average Price Drop \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	S. Miami	-58%	-\$115,000	384	1	0.03%
2	Royal Palm Beach	-52%	-\$141,000	266	1	0.03%
3	Hypoluxo	-48%	-\$162,960	574	5	0.15%
4	Oakland Park	-47%	-\$93,933	414	9	0.27%
5	N. Miami	-46%	-\$116,366	502	92	2.78%
6	Delray	-45%	-\$108,564	339	11	0.33%
7	N. Miami Beach	-42%	-\$87,360	545	113	3.42%
8	Miami	-40%	-\$228,618	550	783	23.69%
8	Boca Raton	-40%	-\$133,046	437	37	1.12%
10	Palm Beach	-39%	-\$218,417	556	6	0.18%
10	N. Bay Village	-39%	-\$163,455	520	92	2.78%
10	Hollywood	-39%	-\$193,670	659	201	6.08%
13	Wilton Manors	-38%	-\$116,876	535	25	0.76%
14	Bay Harbor Is.	-37%	-\$185,340	659	21	0.64%
14	Boynton Beach	-37%	-\$112,204	424	15	0.45%
14	West Palm Beach	-37%	-\$135,310	454	31	0.94%
17	Pompano Beach	-36%	-\$133,118	814	55	1.66%
17	Sunny Isles	-36%	-\$197,805	595	240	7.26%
17	Ft. Lauderdale	-36%	-\$233,382	568	302	9.14%
17	Hallandale	-36%	-\$143,582	711	279	8.44%
17	Aventura	-36%	-\$213,872	626	188	5.69%
22	Coconut Grove	-35%	-\$258,143	629	30	0.91%
22	Dania	-35%	-\$66,955	549	18	0.54%
24	Miami Gardens	-34%	-\$61,420	612	5	0.15%
24	Surfside	-34%	-\$242,059	744	27	0.82%
26	Miami Beach	-33%	-\$230,338	661	616	18.64%
27	Key Biscayne	-32%	-\$352,875	974	12	0.36%
27	Coral Gables	-32%	-\$185,551	500	43	1.30%
27	Bal Harbour	-32%	-\$355,810	714	19	0.57%
30	Miami Shores	-31%	-\$92,301	485	9	0.27%
30	Fisher Island	-31%	-\$841,432	828	11	0.33%
32	Eastern Shores	-29%	-\$125,700	450	4	0.12%
33	Highland	-27%	-\$148,800	638	3	0.09%
34	Pinecrest	-19%	-\$62,000	716	1	0.03%
Total		-37%	-\$202,385	604	3,305	100.00%

© Copyright 2008, Condo Vultures® LLC. For more information, please contact Peter Zalewski, Lic. Real Estate Broker of Condo Vultures® Realty LLC at 305-865-5629 or peter@condovultures.com

Vultures Database™ Report for December 2008

Market Overview of Single-Family Houses by City through November 30, 2008

The Vultures Database™ is comprised of properties east of Interstate 95 / U.S. 1 in South Florida from Cutler Bay to West Palm Beach. Properties are added to the Vultures Database when the asking price has dropped by 10 percent and/or \$100,000.

Rank	City	Average Price Drop %	Average Price Drop \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Boynton Beach	-58%	-\$209,674	467	5	0.34%
2	Palm Beach	-56%	-\$139,900	785	1	0.07%
3	Aventura	-45%	-\$145,100	414	1	0.07%
4	Miami Shores	-44%	-\$434,428	660	38	2.55%
5	Oakland Park	-43%	-\$149,040	572	21	1.41%
5	N. Miami	-43%	-\$234,123	493	57	3.83%
5	Dania	-43%	-\$148,276	658	25	1.68%
8	Miami	-42%	-\$260,482	515	497	33.36%
8	Hallandale	-42%	-\$345,941	681	39	2.62%
8	N. Bay Village	-42%	-\$431,700	552	6	0.40%
11	N. Miami Beach	-41%	-\$179,895	543	87	5.84%
12	West Palm Beach	-40%	-\$164,266	398	16	1.07%
13	Wilton Manors	-39%	-\$236,809	585	25	1.68%
13	Delray	-39%	-\$159,700	465	9	0.60%
13	El Portal	-39%	-\$182,062	532	16	1.07%
13	Bay Harbor Is.	-38%	-\$500,010	986	1	0.07%
13	Lantana	-38%	-\$86,000	276	2	0.13%
13	Boca Raton	-38%	-\$178,066	527	28	1.88%
19	Hollywood	-37%	-\$330,475	645	85	5.70%
19	Coconut Grove	-37%	-\$417,793	683	32	2.15%
19	Ft. Lauderdale	-37%	-\$452,587	676	183	12.28%
22	Biscayne Park	-36%	-\$174,408	523	13	0.87%
23	Pompano Beach	-35%	-\$237,217	575	12	0.81%
24	Miami Beach	-34%	-\$874,715	660	131	8.79%
24	Coral Gables	-34%	-\$431,545	624	110	7.38%
26	Miami Springs	-33%	-\$247,450	455	2	0.13%
26	S. Miami	-33%	-\$219,593	504	20	1.34%
28	Sunny Isles	-31%	-\$250,676	322	7	0.47%
29	Surfside	-28%	-\$299,015	768	17	1.14%
30	Key Biscayne	-25%	-\$450,333	982	3	0.20%
31	Bal Harbour	-12%	-\$500,001	680	1	0.07%
	Total	-39%	-\$350,874	582	1,490	100.00%

© Copyright 2008, Condo Vultures® LLC. For more information, please contact Peter Zalewski, Lic. Real Estate Broker of Condo Vultures® Realty LLC at 305-865-5629 or peter@condovultures.com