

State of South Florida Residential Real Estate Market

This list began on Monday, Nov. 24, 2008, with 107,527 condos, townhouses, and single-family houses for sale in the tri-county South Florida region of Miami-Dade, Broward, and Palm Beach counties. There were an additional 9,302 condos, townhouses, and single-family houses that are under contract and scheduled to close. Here is a updated list of active sales and pending sales through the previous Monday compared to the original data.

For more information, please contact Peter Zalewski, Licensed Real Estate Broker of Condo Vultures® Realty LLC, at 305-865-5629 or by email at Peter@CondoVultures.com.

Running Total Through	11/24/08		3/30/2009			4/6/2009			4/13/2009			4/20/2009			4/27/2009			Current V. 11/24/2008	
	Total	% of Market	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% of Market	Week-Over-Week Change	Total	% Change
Active Listings Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	107,527	100%	94,526	100%	-0.9%	92,792	100%	-1.8%	91,820	100%	-1.0%	90,382	100%	-1.6%	89,674	100%	-0.8%	-17,853	-16.6%
Miami-Dade County Total	40,994	38%	35,268	37%	-0.9%	34,577	37%	-2.0%	34,230	37%	-1.0%	33,676	37%	-1.6%	33,426	37%	-0.7%	-7,568	-18.5%
Broward County Total	36,926	34%	31,549	33%	-1.2%	30,841	33%	-2.2%	30,420	33%	-1.4%	29,898	33%	-1.7%	29,610	33%	-1.0%	-7,316	-19.8%
Palm Beach County Total	29,607	28%	27,709	29%	-0.7%	27,374	30%	-1.2%	27,170	30%	-0.7%	26,808	30%	-1.3%	26,635	30%	-0.6%	-2,972	-10.0%
Pending Sales Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	9,302	100%	12,985	100%	3.3%	13,298	100%	2.4%	13,585	100%	2.2%	14,183	100%	4.4%	14,378	100%	1.4%	5,076	54.6%
Miami-Dade County Total	4,245	46%	5,691	44%	2.4%	5,887	44%	3.4%	6,014	44%	2.2%	6,274	44%	4.3%	6,372	44%	1.6%	2,127	50.1%
Broward County Total	3,295	35%	4,849	37%	4.7%	4,941	37%	1.9%	5,093	37%	3.1%	5,388	38%	5.8%	5,472	38%	1.6%	2,177	66.1%
Palm Beach County Total	1,762	19%	2,445	19%	2.6%	2,470	19%	1.0%	2,478	18%	0.3%	2,521	18%	1.7%	2,533	18%	0.5%	771	43.8%
Active Listings Of Single-Family Houses																			
South Florida Total	46,599	100%	39,233	100%	-1.3%	38,323	100%	-2.3%	37,779	100%	-1.4%	37,054	100%	-1.9%	36,658	100%	-1.1%	-9,941	-21.3%
Miami-Dade County	16,554	36%	13,458	34%	-1.0%	13,047	34%	-3.1%	12,863	34%	-1.4%	12,564	34%	-2.3%	12,421	34%	-1.1%	-4,133	-25.0%
Broward County	15,831	34%	12,810	33%	-1.7%	12,480	33%	-2.6%	12,223	32%	-2.1%	11,995	32%	-1.9%	11,853	32%	-1.2%	-3,978	-25.1%
Palm Beach County	14,214	31%	12,965	33%	-1.1%	12,796	33%	-1.3%	12,693	34%	-0.8%	12,495	34%	-1.6%	12,381	34%	-0.9%	-1,833	-12.9%
Pending Sales Of Single-Family Houses																			
South Florida Total	4,868	100%	6,713	100%	2.7%	6,879	100%	2.5%	6,987	100%	1.6%	7,325	100%	4.8%	7,446	100%	1.7%	2,578	53.0%
Miami-Dade County	2,074	43%	2,943	44%	2.3%	3,031	44%	3.0%	3,088	44%	1.9%	3,231	44%	4.6%	3,290	44%	1.8%	1,216	58.6%
Broward County	1,804	37%	2,534	38%	4.2%	2,572	37%	1.5%	2,623	38%	2.0%	2,766	38%	5.5%	2,806	38%	1.4%	1,002	55.5%
Palm Beach County	990	20%	1,236	18%	0.9%	1,276	19%	3.2%	1,276	18%	0.0%	1,328	18%	4.1%	1,349	18%	1.6%	359	36.3%
Active Listings Of Condos and Townhouses																			
South Florida Total	60,928	100%	55,293	100%	-0.7%	54,469	100%	-1.5%	54,041	100%	-0.8%	53,328	100%	-1.3%	53,016	100%	-0.6%	-7,912	-13.0%
Miami-Dade County	24,440	40%	21,810	39%	-0.8%	21,530	40%	-1.3%	21,367	40%	-0.8%	21,112	40%	-1.2%	21,005	40%	-0.5%	-3,435	-14.1%
Broward County	21,095	35%	18,739	34%	-0.8%	18,361	34%	-2.0%	18,197	34%	-0.9%	17,903	34%	-1.6%	17,757	33%	-0.8%	-3,338	-15.8%
Palm Beach County	15,393	25%	14,744	27%	-0.4%	14,578	27%	-1.1%	14,477	27%	-0.7%	14,313	27%	-1.1%	14,254	27%	-0.4%	-1,139	-7.4%
Pending Sales Of Condos and Townhouses																			
South Florida Total	4,434	100%	6,272	100%	3.8%	6,419	100%	2.3%	6,598	100%	2.8%	6,858	100%	3.9%	6,932	100%	1.1%	2,498	56.3%
Miami-Dade County	2,171	49%	2,748	44%	2.5%	2,856	44%	3.9%	2,926	44%	2.5%	3,043	44%	4.0%	3,082	44%	1.3%	911	42.0%
Broward County	1,491	34%	2,315	37%	5.2%	2,369	37%	2.3%	2,470	37%	4.3%	2,622	38%	6.2%	2,666	38%	1.7%	1,175	78.8%
Palm Beach County	772	17%	1,209	19%	4.3%	1,194	19%	-1.2%	1,202	18%	0.7%	1,193	17%	-0.7%	1,184	17%	-0.8%	412	53.4%

Source: Condo Vultures® Realty LLC compiled this data using the Multiple Listing Service.