

Vultures Database™ Closed Sales Report for 2008

Sold Condos, Townhouses and Houses In Miami-Dade, Broward, and Palm Beach counties through December 31, 2008, that at one time were in the Vultures Database™.

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Averages

Year	Price Change %	Price Change \$	Days on Market	Total Sales						
2008	-43%	-\$323,784	562	1,717						
2007	-29%	-\$258,818	405	1,272						
Rank (By Quantity)	Total Residences	Price Change %	Price Change \$	Days on Market	City	Sq Ft	Closing Price	Historic High Price	Close PSF	Highest PSF
	1,717	-43%	-\$323,784	562	Total	2,690,823	\$775,304,306	\$1,331,221,426	\$288.13	\$494.73
1	378	-48%	-\$304,981	508	Miami	565,633	\$123,312,109	\$238,594,943	\$218.01	\$421.82
2	278	-37%	-\$421,185	586	Miami Beach	410,914	\$195,851,675	\$312,941,016	\$476.62	\$761.57
3	208	-41%	-\$341,876	602	Ft. Lauderdale	346,141	\$103,061,349	\$174,171,611	\$297.74	\$503.18
4	138	-45%	-\$220,805	624	Hallandale	184,264	\$37,826,092	\$68,297,120	\$205.28	\$370.65
5	109	-39%	-\$310,327	550	Sunny Isles	163,858	\$52,267,651	\$86,093,291	\$318.98	\$525.41
6	105	-43%	-\$289,893	597	Hollywood	153,622	\$40,803,235	\$71,242,043	\$265.54	\$463.63
7	87	-40%	-\$243,596	588	Aventura	135,466	\$31,770,300	\$52,963,126	\$234.53	\$390.97
8	82	-41%	-\$467,435	544	Coral Gables	189,898	\$55,181,650	\$93,511,299	\$290.59	\$492.43
9	42	-46%	-\$226,982	481	N. Miami	61,243	\$11,012,958	\$20,546,201	\$179.82	\$335.49
10	41	-49%	-\$162,771	544	N. Miami Beach	54,641	\$7,083,700	\$13,757,324	\$129.64	\$251.78
11	26	-44%	-\$209,527	523	N. Bay Village	31,467	\$6,967,700	\$12,415,400	\$221.43	\$394.55
11	26	-44%	-\$156,719	352	West Palm Beach	30,486	\$5,098,700	\$9,173,400	\$167.25	\$300.91
13	25	-35%	-\$430,716	649	Coconut Grove	63,348	\$20,133,600	\$30,881,499	\$317.51	\$487.49
14	22	-44%	-\$212,985	661	Pompano Beach	30,265	\$6,081,350	\$10,767,013	\$200.94	\$355.76
15	20	-45%	-\$390,935	620	Miami Shores	49,416	\$9,402,700	\$17,221,400	\$190.28	\$348.50
16	19	-42%	-\$176,808	551	Wilton Manors	24,485	\$4,571,642	\$7,931,000	\$186.71	\$323.91
17	18	-42%	-\$830,318	722	Key Biscayne	34,172	\$20,387,075	\$35,332,800	\$596.60	\$1,033.97
18	15	-35%	-\$657,833	568	Bal Harbour	32,439	\$18,571,500	\$28,439,000	\$572.51	\$876.69
19	13	-49%	-\$195,035	416	Boca Raton	22,748	\$2,587,000	\$5,122,460	\$113.72	\$225.18
20	12	-53%	-\$173,600	476	Oakland Park	14,708	\$1,816,500	\$3,899,700	\$123.50	\$264.14
20	12	-41%	-\$317,450	616	South Miami	25,775	\$5,439,000	\$9,248,400	\$211.02	\$358.81
22	11	-41%	-\$352,989	600	Surfside	18,162	\$5,476,700	\$9,359,580	\$301.55	\$515.34
23	8	-52%	-\$144,470	475	Dania Beach	9,970	\$1,087,040	\$2,242,800	\$109.03	\$224.95
24	7	-39%	-\$387,050	509	Palm Beach	13,097	\$4,283,150	\$6,992,500	\$327.03	\$533.90
25	4	-38%	-\$230,843	385	Bay Harbor Is.	5,939	\$1,529,530	\$2,452,900	\$257.54	\$413.02
25	4	-40%	-\$221,588	481	Biscayne Park	7,695	\$1,316,150	\$2,202,500	\$171.04	\$286.22
27	3	-61%	-\$206,983	565	Boynton Beach	4,528	\$400,250	\$1,021,200	\$88.39	\$225.53
27	3	-58%	-\$273,633	598	El Portal	4,568	\$584,000	\$1,404,900	\$127.85	\$307.55
29	1	-53%	-\$1,595,000	981	Fisher Island	1,875	\$1,400,000	\$2,995,000	\$746.67	\$1,597.33