

Condo Vultures® South Florida Bank-Owned Report

Number of South Florida Properties Turned Over To Lenders By The Courts

Time Frame (Month/ Quarter)	Miami-Dade					Broward					Palm Beach					South Florida				
	2007	2008	2009	Change '07 to '08	Change '08 to '09	2007	2008	2009	Change '07 to '08	Change '08 to '09	2007	2008	2009	Change '07 to '08	Change '08 to '09	2007	2008	2009	Change '07 to '08	Change '08 to '09
January	182	641	464	252%	-28%	107	579	1,297	441%	124%	189	273	594	44%	118%	478	1,493	2,355	212%	58%
February	163	611	1,075	275%	76%	134	602	962	349%	60%	47	249	395	430%	59%	344	1,462	2,432	325%	66%
March	274	1,143	1,152	317%	1%	177	490	1,082	177%	121%	70	174	290	149%	67%	521	1,807	2,524	247%	40%
April	268	1,105	660	312%	-40%	193	600	717	211%	20%	112	441	205	294%	-54%	573	2,146	1,582	275%	-26%
May	388	724	662	87%	-9%	189	939	959	397%	2%	140	328	224	134%	-32%	717	1,991	1,845	178%	-7%
June	390	1,146	875	194%	-24%	319	1,536	1,473	382%	-4%	168	279	217	66%	-22%	877	2,961	2,565	238%	-13%
July	387	1,135	0	193%	N/A	234	512	0	119%	N/A	121	380	0	214%	N/A	742	2,027	0	173%	N/A
August	472	836	0	77%	N/A	548	832	0	52%	N/A	155	319	0	106%	N/A	1,175	1,987	0	69%	N/A
September	485	1,315	0	171%	N/A	438	1,280	0	192%	N/A	195	491	0	152%	N/A	1,118	3,086	0	176%	N/A
October	632	1,570	0	148%	N/A	495	1,276	0	158%	N/A	221	481	0	118%	N/A	1,348	3,327	0	147%	N/A
November	469	732	0	56%	N/A	367	992	0	170%	N/A	193	173	0	-10%	N/A	1,029	1,897	0	84%	N/A
December	429	1,101	0	157%	N/A	485	434	0	-11%	N/A	251	521	0	108%	N/A	1,165	2,056	0	76%	N/A
Q1	619	2,395	2,691	287%	12%	418	1,671	3,341	300%	100%	306	696	1,279	127%	84%	1,343	4,762	7,311	255%	54%
Q2	1,046	2,975	2,197	184%	-26%	701	3,075	3,149	339%	2%	420	1,048	646	150%	-38%	2,167	7,098	5,992	228%	-16%
Q3	1,344	3,286	0	144%	N/A	1,220	2,624	0	115%	N/A	471	1,190	0	153%	N/A	3,035	7,100	0	134%	N/A
Q4	1,530	3,403	0	122%	N/A	1,347	2,702	0	101%	N/A	665	1,175	0	77%	N/A	3,542	7,280	0	106%	N/A
Annual Total	4,539	12,059	4,888	166%	N/A	3,686	10,072	6,490	173%	N/A	1,862	4,109	1,925	121%	N/A	10,087	26,240	13,303	160%	N/A

Source: Condo Vultures® LLC compiled this data using government records from Miami-Dade, Broward, and Palm Beach counties. For more information, please contact Condo Vultures® at 800-750-0517 or visit the website at www.CondoVultures.com.