

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		5/4/2009			5/11/2009			5/18/2009			5/25/2009			6/1/2009			6/8/2009			Current V. 11/24/2008	Change
	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	% of Market	Week-Over-Week Change	11/24/2008	Change
Active Listings Of Condos, Townhouses, Single-Family Houses																						
South Florida Total	107,527	100%	87,793	100%	-2.1%	86,812	100%	-1.1%	85,705	100%	-1.3%	84,962	100%	-0.9%	83,491	100%	-1.7%	82,792	100%	-0.8%	-24,735	-23.0%
Miami-Dade County Total	40,994	38%	32,906	37%	-1.6%	32,601	38%	-0.9%	32,348	38%	-0.8%	32,133	38%	-0.7%	31,700	38%	-1.3%	31,391	38%	-1.0%	-9,603	-23.4%
Broward County Total	36,926	34%	28,851	33%	-2.6%	28,468	33%	-1.3%	28,039	33%	-1.5%	27,669	33%	-1.3%	27,192	33%	-1.7%	26,855	32%	-1.2%	-10,071	-27.3%
Palm Beach County Total	29,607	28%	26,036	30%	-2.2%	25,743	30%	-1.1%	25,318	30%	-1.7%	25,160	30%	-0.6%	24,599	29%	-2.2%	24,546	30%	-0.2%	-5,061	-17.1%
Pending Sales Of Condos, Townhouses, Single-Family Houses																						
South Florida Total	9,302	100%	14,397	100%	0.1%	14,679	100%	2.0%	15,191	100%	3.5%	15,399	100%	1.4%	15,246	100%	-1.0%	15,291	100%	0.3%	5,989	64.4%
Miami-Dade County Total	4,245	46%	6,406	44%	0.5%	6,504	44%	1.5%	6,680	44%	2.7%	6,789	44%	1.6%	6,776	44%	-0.2%	6,798	44%	0.3%	2,553	60.1%
Broward County Total	3,295	35%	5,462	38%	-0.2%	5,581	38%	2.2%	5,820	38%	4.3%	5,934	39%	2.0%	5,844	38%	-1.5%	5,915	39%	1.2%	2,620	79.5%
Palm Beach County Total	1,762	19%	2,529	18%	-0.2%	2,594	18%	2.6%	2,691	18%	3.7%	2,676	17%	-0.6%	2,626	17%	-1.9%	2,578	17%	-1.8%	816	46.3%
Active Listings Of Single-Family Houses																						
South Florida Total	46,599	100%	35,787	100%	-2.4%	35,231	100%	-1.6%	34,578	100%	-1.9%	34,115	100%	-1.3%	33,420	100%	-2.0%	33,046	100%	-1.1%	-13,553	-29.1%
Miami-Dade County	16,554	36%	12,183	34%	-1.9%	12,027	34%	-1.3%	11,868	34%	-1.3%	11,715	34%	-1.3%	11,495	34%	-1.9%	11,354	34%	-1.2%	-5,200	-31.4%
Broward County	15,831	34%	11,531	32%	-2.7%	11,312	32%	-1.9%	11,093	32%	-1.9%	10,885	32%	-1.9%	10,692	32%	-1.8%	10,505	32%	-1.7%	-5,326	-33.6%
Palm Beach County	14,214	31%	12,073	34%	-2.5%	11,892	34%	-1.5%	11,617	34%	-2.3%	11,515	34%	-0.9%	11,233	34%	-2.4%	11,187	34%	-0.4%	-3,027	-21.3%
Pending Sales Of Single-Family Houses																						
South Florida Total	4,868	100%	7,477	100%	0.4%	7,628	100%	2.0%	7,897	100%	3.5%	8,000	100%	1.3%	7,865	100%	-1.7%	7,876	100%	0.1%	3,008	61.8%
Miami-Dade County	2,074	43%	3,312	44%	0.7%	3,350	44%	1.1%	3,437	44%	2.6%	3,487	44%	1.5%	3,460	44%	-0.8%	3,438	44%	-0.6%	1,364	65.8%
Broward County	1,804	37%	2,816	38%	0.4%	2,888	38%	2.6%	3,026	38%	4.8%	3,079	38%	1.8%	2,989	38%	-2.9%	3,032	38%	1.4%	1,228	68.1%
Palm Beach County	990	20%	1,349	18%	0.0%	1,390	18%	3.0%	1,434	18%	3.2%	1,434	18%	0.0%	1,416	18%	-1.3%	1,406	18%	-0.7%	416	42.0%
Active Listings Of Condos and Townhouses																						
South Florida Total	60,928	100%	52,006	100%	-1.9%	51,581	100%	-0.8%	51,127	100%	-0.9%	50,847	100%	-0.5%	50,071	100%	-1.5%	49,746	100%	-0.6%	-11,182	-18.4%
Miami-Dade County	24,440	40%	20,723	40%	-1.3%	20,574	40%	-0.7%	20,480	40%	-0.5%	20,418	40%	-0.3%	20,205	40%	-1.0%	20,037	40%	-0.8%	-4,403	-18.0%
Broward County	21,095	35%	17,320	33%	-2.5%	17,156	33%	-0.9%	16,946	33%	-1.2%	16,784	33%	-1.0%	16,500	33%	-1.7%	16,350	33%	-0.9%	-4,745	-22.5%
Palm Beach County	15,393	25%	13,963	27%	-2.0%	13,851	27%	-0.8%	13,701	27%	-1.1%	13,645	27%	-0.4%	13,366	27%	-2.0%	13,359	27%	-0.1%	-2,034	-13.2%
Pending Sales Of Condos and Townhouses																						
South Florida Total	4,434	100%	6,920	100%	-0.2%	7,051	100%	1.9%	7,294	100%	3.4%	7,399	100%	1.4%	7,381	100%	-0.2%	7,415	100%	0.5%	2,981	67.2%
Miami-Dade County	2,171	49%	3,094	45%	0.4%	3,154	45%	1.9%	3,243	44%	2.8%	3,302	45%	1.8%	3,316	45%	0.4%	3,360	45%	1.3%	1,189	54.8%
Broward County	1,491	34%	2,646	38%	-0.8%	2,693	38%	1.8%	2,794	38%	3.8%	2,855	39%	2.2%	2,855	39%	0.0%	2,883	39%	1.0%	1,392	93.4%
Palm Beach County	772	17%	1,180	17%	-0.3%	1,204	17%	2.0%	1,257	17%	4.4%	1,242	17%	-1.2%	1,210	16%	-2.6%	1,172	16%	-3.1%	400	51.8%

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