

## 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		5/25/2009			6/1/2009			6/8/2009			6/15/2009			6/22/2009			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	V. 11/24/08	
<b>Active Listings Of Condos, Townhouses, Single-Family Houses</b>																			
South Florida Total	107,527	100%	84,962	100%	-0.9%	83,491	100%	-1.7%	82,792	100%	-2.6%	82,047	100%	-1.7%	81,159	100%	-1.1%	-26,368	-24.5%
Miami-Dade County Total	40,994	38%	32,133	38%	-0.7%	31,700	38%	-1.3%	31,391	38%	-2.3%	31,056	38%	-2.0%	30,651	38%	-1.3%	-10,343	-25.2%
Broward County Total	36,926	34%	27,669	33%	-1.3%	27,192	33%	-1.7%	26,855	32%	-2.9%	26,603	32%	-2.2%	26,335	32%	-1.0%	-10,591	-28.7%
Palm Beach County Total	29,607	28%	25,160	30%	-0.6%	24,599	29%	-2.2%	24,546	30%	-2.4%	24,388	30%	-0.9%	24,173	30%	-0.9%	-5,434	-18.4%
<b>Pending Sales Of Condos, Townhouses, Single-Family Houses</b>																			
South Florida Total	9,302	100%	15,399	100%	1.4%	15,246	100%	-1.0%	15,291	100%	-0.7%	15,645	100%	2.6%	15,564	100%	-0.5%	6,262	67.3%
Miami-Dade County Total	4,245	46%	6,789	44%	1.6%	6,776	44%	-0.2%	6,798	44%	0.1%	6,947	44%	2.5%	6,924	44%	-0.3%	2,679	63.1%
Broward County Total	3,295	35%	5,934	39%	2.0%	5,844	38%	-1.5%	5,915	39%	-0.3%	6,040	39%	3.4%	6,034	39%	-0.1%	2,739	83.1%
Palm Beach County Total	1,762	19%	2,676	17%	-0.6%	2,626	17%	-1.9%	2,578	17%	-3.7%	2,658	17%	1.2%	2,606	17%	-2.0%	844	47.9%
<b>Active Listings Of Single-Family Houses</b>																			
South Florida Total	46,599	100%	34,115	100%	-1.3%	33,420	100%	-2.0%	33,046	100%	-3.1%	32,571	100%	-2.5%	32,125	100%	-1.4%	-14,474	-31.1%
Miami-Dade County	16,554	36%	11,715	34%	-1.3%	11,495	34%	-1.9%	11,354	34%	-3.1%	11,204	34%	-2.5%	11,058	34%	-1.3%	-5,496	-33.2%
Broward County	15,831	34%	10,885	32%	-1.9%	10,692	32%	-1.8%	10,505	32%	-3.5%	10,340	32%	-3.3%	10,179	32%	-1.6%	-5,652	-35.7%
Palm Beach County	14,214	31%	11,515	34%	-0.9%	11,233	34%	-2.4%	11,187	34%	-2.8%	11,027	34%	-1.8%	10,888	34%	-1.3%	-3,326	-23.4%
<b>Pending Sales Of Single-Family Houses</b>																			
South Florida Total	4,868	100%	8,000	100%	1.3%	7,865	100%	-1.7%	7,876	100%	-1.6%	8,066	100%	2.6%	7,978	100%	-1.1%	3,110	63.9%
Miami-Dade County	2,074	43%	3,487	44%	1.5%	3,460	44%	-0.8%	3,438	44%	-1.4%	3,510	44%	1.4%	3,475	44%	-1.0%	1,401	67.6%
Broward County	1,804	37%	3,079	38%	1.8%	2,989	38%	-2.9%	3,032	38%	-1.5%	3,094	38%	3.5%	3,072	39%	-0.7%	1,268	70.3%
Palm Beach County	990	20%	1,434	18%	0.0%	1,416	18%	-1.3%	1,406	18%	-2.0%	1,462	18%	3.2%	1,431	18%	-2.1%	441	44.5%
<b>Active Listings Of Condos and Townhouses</b>																			
South Florida Total	60,928	100%	50,847	100%	-0.5%	50,071	100%	-1.5%	49,746	100%	-2.2%	49,476	100%	-1.2%	49,034	100%	-0.9%	-11,894	-19.5%
Miami-Dade County	24,440	40%	20,418	40%	-0.3%	20,205	40%	-1.0%	20,037	40%	-1.9%	19,852	40%	-1.7%	19,593	40%	-1.3%	-4,847	-19.8%
Broward County	21,095	35%	16,784	33%	-1.0%	16,500	33%	-1.7%	16,350	33%	-2.6%	16,263	33%	-1.4%	16,156	33%	-0.7%	-4,939	-23.4%
Palm Beach County	15,393	25%	13,645	27%	-0.4%	13,366	27%	-2.0%	13,359	27%	-2.1%	13,361	27%	0.0%	13,285	27%	-0.6%	-2,108	-13.7%
<b>Pending Sales Of Condos and Townhouses</b>																			
South Florida Total	4,434	100%	7,399	100%	1.4%	7,381	100%	-0.2%	7,415	100%	0.2%	7,579	100%	2.7%	7,586	100%	0.1%	3,152	71.1%
Miami-Dade County	2,171	49%	3,302	45%	1.8%	3,316	45%	0.4%	3,360	45%	1.8%	3,437	45%	3.6%	3,449	45%	0.3%	1,278	58.9%
Broward County	1,491	34%	2,855	39%	2.2%	2,855	39%	0.0%	2,883	39%	1.0%	2,946	39%	3.2%	2,962	39%	0.5%	1,471	98.7%
Palm Beach County	772	17%	1,242	17%	-1.2%	1,210	16%	-2.6%	1,172	16%	-5.6%	1,196	16%	-1.2%	1,175	15%	-1.8%	403	52.2%

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