

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		6/1/2009			6/8/2009			6/15/2009			6/22/2009			6/29/2009			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	Current V. 11/24/2008	Change
Active Listings Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	107,527	100%	83,491	100%	-1.7%	82,792	100%	-2.6%	82,047	100%	-1.7%	81,159	100%	-1.1%	80,328	100%	-1.0%	-27,199	-25.3%
Miami-Dade County Total	40,994	38%	31,700	38%	-1.3%	31,391	38%	-2.3%	31,056	38%	-2.0%	30,651	38%	-1.3%	30,306	38%	-1.1%	-10,688	-26.1%
Broward County Total	36,926	34%	27,192	33%	-1.7%	26,855	32%	-2.9%	26,603	32%	-2.2%	26,335	32%	-1.0%	26,029	32%	-1.2%	-10,897	-29.5%
Palm Beach County Total	29,607	28%	24,599	29%	-2.2%	24,546	30%	-2.4%	24,388	30%	-0.9%	24,173	30%	-0.9%	23,993	30%	-0.7%	-5,614	-19.0%
Pending Sales Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	9,302	100%	15,246	100%	-1.0%	15,291	100%	-0.7%	15,645	100%	2.6%	15,564	100%	-0.5%	15,686	100%	0.8%	6,384	68.6%
Miami-Dade County Total	4,245	46%	6,776	44%	-0.2%	6,798	44%	0.1%	6,947	44%	2.5%	6,924	44%	-0.3%	6,991	45%	1.0%	2,746	64.7%
Broward County Total	3,295	35%	5,844	38%	-1.5%	5,915	39%	-0.3%	6,040	39%	3.4%	6,034	39%	-0.1%	6,078	39%	0.7%	2,783	84.5%
Palm Beach County Total	1,762	19%	2,626	17%	-1.9%	2,578	17%	-3.7%	2,658	17%	1.2%	2,606	17%	-2.0%	2,617	17%	0.4%	855	48.5%
Active Listings Of Single-Family Houses																			
South Florida Total	46,599	100%	33,420	100%	-2.0%	33,046	100%	-3.1%	32,571	100%	-2.5%	32,125	100%	-1.4%	31,689	100%	-1.4%	-14,910	-32.0%
Miami-Dade County	16,554	36%	11,495	34%	-1.9%	11,354	34%	-3.1%	11,204	34%	-2.5%	11,058	34%	-1.3%	10,887	34%	-1.5%	-5,667	-34.2%
Broward County	15,831	34%	10,692	32%	-1.8%	10,505	32%	-3.5%	10,340	32%	-3.3%	10,179	32%	-1.6%	10,023	32%	-1.5%	-5,808	-36.7%
Palm Beach County	14,214	31%	11,233	34%	-2.4%	11,187	34%	-2.8%	11,027	34%	-1.8%	10,888	34%	-1.3%	10,779	34%	-1.0%	-3,435	-24.2%
Pending Sales Of Single-Family Houses																			
South Florida Total	4,868	100%	7,865	100%	-1.7%	7,876	100%	-1.6%	8,066	100%	2.6%	7,978	100%	-1.1%	8,044	100%	0.8%	3,176	65.2%
Miami-Dade County	2,074	43%	3,460	44%	-0.8%	3,438	44%	-1.4%	3,510	44%	1.4%	3,475	44%	-1.0%	3,491	43%	0.5%	1,417	68.3%
Broward County	1,804	37%	2,989	38%	-2.9%	3,032	38%	-1.5%	3,094	38%	3.5%	3,072	39%	-0.7%	3,119	39%	1.5%	1,315	72.9%
Palm Beach County	990	20%	1,416	18%	-1.3%	1,406	18%	-2.0%	1,462	18%	3.2%	1,431	18%	-2.1%	1,434	18%	0.2%	444	44.8%
Active Listings Of Condos and Townhouses																			
South Florida Total	60,928	100%	50,071	100%	-1.5%	49,746	100%	-2.2%	49,476	100%	-1.2%	49,034	100%	-0.9%	48,639	100%	-0.8%	-12,289	-20.2%
Miami-Dade County	24,440	40%	20,205	40%	-1.0%	20,037	40%	-1.9%	19,852	40%	-1.7%	19,593	40%	-1.3%	19,419	40%	-0.9%	-5,021	-20.5%
Broward County	21,095	35%	16,500	33%	-1.7%	16,350	33%	-2.6%	16,263	33%	-1.4%	16,156	33%	-0.7%	16,006	33%	-0.9%	-5,089	-24.1%
Palm Beach County	15,393	25%	13,366	27%	-2.0%	13,359	27%	-2.1%	13,361	27%	0.0%	13,285	27%	-0.6%	13,214	27%	-0.5%	-2,179	-14.2%
Pending Sales Of Condos and Townhouses																			
South Florida Total	4,434	100%	7,381	100%	-0.2%	7,415	100%	0.2%	7,579	100%	2.7%	7,586	100%	0.1%	7,642	100%	0.7%	3,208	72.4%
Miami-Dade County	2,171	49%	3,316	45%	0.4%	3,360	45%	1.8%	3,437	45%	3.6%	3,449	45%	0.3%	3,500	46%	1.5%	1,329	61.2%
Broward County	1,491	34%	2,855	39%	0.0%	2,883	39%	1.0%	2,946	39%	3.2%	2,962	39%	0.5%	2,959	39%	-0.1%	1,468	98.5%
Palm Beach County	772	17%	1,210	16%	-2.6%	1,172	16%	-5.6%	1,196	16%	-1.2%	1,175	15%	-1.8%	1,183	15%	0.7%	411	53.2%

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