

## 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		3/2/2009			3/9/2009			3/16/2009			3/23/2009			3/30/2009			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	Total	% Change
<b>Active Listings Of Condos, Townhouses, Single-Family Houses</b>																			
South Florida Total	107,527	100%	96,841	100%	-1.3%	96,582	100%	-0.3%	95,958	100%	-0.6%	95,409	100%	-0.6%	94,526	100%	-0.9%	-13,001	-12.1%
Miami-Dade County Total	40,994	38%	36,191	37%	-1.4%	36,025	37%	-0.5%	35,843	37%	-0.5%	35,581	37%	-0.7%	35,268	37%	-0.9%	-5,726	-14.0%
Broward County Total	36,926	34%	32,500	34%	-1.5%	32,381	34%	-0.4%	32,084	33%	-0.9%	31,921	33%	-0.5%	31,549	33%	-1.2%	-5,377	-14.6%
Palm Beach County Total	29,607	28%	28,150	29%	-1.0%	28,176	29%	0.1%	28,031	29%	-0.5%	27,907	29%	-0.4%	27,709	29%	-0.7%	-1,898	-6.4%
<b>Pending Sales Of Condos, Townhouses, Single-Family Houses</b>																			
South Florida Total	9,302	100%	11,556	100%	1.4%	11,760	100%	1.8%	12,257	100%	4.2%	12,576	100%	2.6%	12,985	100%	3.3%	3,683	39.6%
Miami-Dade County Total	4,245	46%	5,146	45%	1.3%	5,239	45%	1.8%	5,466	45%	4.3%	5,559	44%	1.7%	5,691	44%	2.4%	1,446	34.1%
Broward County Total	3,295	35%	4,194	36%	1.3%	4,273	36%	1.9%	4,465	36%	4.5%	4,633	37%	3.8%	4,849	37%	4.7%	1,554	47.2%
Palm Beach County Total	1,762	19%	2,216	19%	1.7%	2,248	19%	1.4%	2,326	19%	3.5%	2,384	19%	2.5%	2,445	19%	2.6%	683	38.8%
<b>Active Listings Of Single-Family Houses</b>																			
South Florida Total	46,599	100%	40,839	100%	-1.5%	40,514	100%	-0.8%	39,994	100%	-1.3%	39,733	100%	-0.7%	39,233	100%	-1.3%	-7,366	-15.8%
Miami-Dade County	16,554	36%	14,044	34%	-1.6%	13,881	34%	-1.2%	13,724	34%	-1.1%	13,590	34%	-1.0%	13,458	34%	-1.0%	-3,096	-18.7%
Broward County	15,831	34%	13,468	33%	-1.9%	13,351	33%	-0.9%	13,125	33%	-1.7%	13,034	33%	-0.7%	12,810	33%	-1.7%	-3,021	-19.1%
Palm Beach County	14,214	31%	13,327	33%	-1.2%	13,282	33%	-0.3%	13,145	33%	-1.0%	13,109	33%	-0.3%	12,965	33%	-1.1%	-1,249	-8.8%
<b>Pending Sales Of Single-Family Houses</b>																			
South Florida Total	4,868	100%	5,972	100%	1.5%	6,075	100%	1.7%	6,356	100%	4.6%	6,536	100%	2.8%	6,713	100%	2.7%	1,845	37.9%
Miami-Dade County	2,074	43%	2,603	44%	1.8%	2,682	44%	3.0%	2,810	44%	4.8%	2,878	44%	2.4%	2,943	44%	2.3%	869	41.9%
Broward County	1,804	37%	2,195	37%	1.3%	2,222	37%	1.2%	2,341	37%	5.4%	2,433	37%	3.9%	2,534	38%	4.2%	730	40.5%
Palm Beach County	990	20%	1,174	20%	1.2%	1,171	19%	-0.3%	1,205	19%	2.9%	1,225	19%	1.7%	1,236	18%	0.9%	246	24.8%
<b>Active Listings Of Condos and Townhouses</b>																			
South Florida Total	60,928	100%	56,002	100%	-1.2%	56,068	100%	0.1%	55,964	100%	-0.2%	55,676	100%	-0.5%	55,293	100%	-0.7%	-5,635	-9.2%
Miami-Dade County	24,440	40%	22,147	40%	-1.3%	22,144	39%	0.0%	22,119	40%	-0.1%	21,991	39%	-0.6%	21,810	39%	-0.8%	-2,630	-10.8%
Broward County	21,095	35%	19,032	34%	-1.3%	19,030	34%	0.0%	18,959	34%	-0.4%	18,887	34%	-0.4%	18,739	34%	-0.8%	-2,356	-11.2%
Palm Beach County	15,393	25%	14,823	26%	-0.8%	14,894	27%	0.5%	14,886	27%	-0.1%	14,798	27%	-0.6%	14,744	27%	-0.4%	-649	-4.2%
<b>Pending Sales Of Condos and Townhouses</b>																			
South Florida Total	4,434	100%	5,584	100%	1.3%	5,685	100%	1.8%	5,901	100%	3.8%	6,040	100%	2.4%	6,272	100%	3.8%	1,838	41.5%
Miami-Dade County	2,171	49%	2,543	46%	0.8%	2,557	45%	0.6%	2,656	45%	3.9%	2,681	44%	0.9%	2,748	44%	2.5%	577	26.6%
Broward County	1,491	34%	1,999	36%	1.4%	2,051	36%	2.6%	2,124	36%	3.6%	2,200	36%	3.6%	2,315	37%	5.2%	824	55.3%
Palm Beach County	772	17%	1,042	19%	2.4%	1,077	19%	3.4%	1,121	19%	4.1%	1,159	19%	3.4%	1,209	19%	4.3%	437	56.6%

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