

## 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.

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Running Total Through	11/24/08		1/26/2009		2/23/2009			3/16/2009			3/23/2009			Current V. 11/24/2008	
	Total	% of Market	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	% Change
<b>Active Listings Of Condos, Townhouses, Single-Family Houses</b>															
South Florida Total	107,527	100%	100,131	100%	98,153	100%	-0.4%	95,958	100%	-0.6%	95,409	100%	-0.6%	-12,118	-11.3%
Miami-Dade County Total	40,994	38%	37,511	37%	36,706	37%	-0.5%	35,843	37%	-0.5%	35,581	37%	-0.7%	-5,413	-13.2%
Broward County Total	36,926	34%	33,957	34%	33,010	34%	-0.5%	32,084	33%	-0.9%	31,921	33%	-0.5%	-5,005	-13.6%
Palm Beach County Total	29,607	28%	28,663	29%	28,437	29%	-0.1%	28,031	29%	-0.5%	27,907	29%	-0.4%	-1,700	-5.7%
<b>Pending Sales Of Condos, Townhouses, Single-Family Houses</b>															
South Florida Total	9,302	100%	10,007	100%	11,397	100%	3.5%	12,257	100%	4.2%	12,576	100%	2.6%	3,274	35.2%
Miami-Dade County Total	4,245	46%	4,599	46%	5,080	45%	3.1%	5,466	45%	4.3%	5,559	44%	1.7%	1,314	31.0%
Broward County Total	3,295	35%	3,587	36%	4,139	36%	4.5%	4,465	36%	4.5%	4,633	37%	3.8%	1,338	40.6%
Palm Beach County Total	1,762	19%	1,821	18%	2,178	19%	2.5%	2,326	19%	3.5%	2,384	19%	2.5%	622	35.3%
<b>Active Listings Of Single-Family Houses</b>															
South Florida Total	46,599	100%	42,819	100%	41,479	100%	-0.5%	39,994	100%	-1.3%	39,733	100%	-0.7%	-6,866	-14.7%
Miami-Dade County	16,554	36%	14,888	35%	14,270	34%	-0.6%	13,724	34%	-1.1%	13,590	34%	-1.0%	-2,964	-17.9%
Broward County	15,831	34%	14,322	33%	13,722	33%	-0.7%	13,125	33%	-1.7%	13,034	33%	-0.7%	-2,797	-17.7%
Palm Beach County	14,214	31%	13,609	32%	13,487	33%	-0.2%	13,145	33%	-1.0%	13,109	33%	-0.3%	-1,105	-7.8%
<b>Pending Sales Of Single-Family Houses</b>															
South Florida Total	4,868	100%	5,169	100%	5,883	100%	3.2%	6,356	100%	4.6%	6,536	100%	2.8%	1,668	34.3%
Miami-Dade County	2,074	43%	2,292	44%	2,556	43%	2.8%	2,810	44%	4.8%	2,878	44%	2.4%	804	38.8%
Broward County	1,804	37%	1,860	36%	2,167	37%	4.2%	2,341	37%	5.4%	2,433	37%	3.9%	629	34.9%
Palm Beach County	990	20%	1,017	20%	1,160	20%	2.5%	1,205	19%	2.9%	1,225	19%	1.7%	235	23.7%
<b>Active Listings Of Condos and Townhouses</b>															
South Florida Total	60,928	100%	57,312	100%	56,674	100%	-0.3%	55,964	100%	-0.2%	55,676	100%	-0.5%	-5,252	-8.6%
Miami-Dade County	24,440	40%	22,623	39%	22,436	40%	-0.4%	22,119	40%	-0.1%	21,991	39%	-0.6%	-2,449	-10.0%
Broward County	21,095	35%	19,635	34%	19,288	34%	-0.4%	18,959	34%	-0.4%	18,887	34%	-0.4%	-2,208	-10.5%
Palm Beach County	15,393	25%	15,054	26%	14,950	26%	0.0%	14,886	27%	-0.1%	14,798	27%	-0.6%	-595	-3.9%
<b>Pending Sales Of Condos and Townhouses</b>															
South Florida Total	4,434	100%	4,838	100%	5,514	100%	3.8%	5,901	100%	3.8%	6,040	100%	2.4%	1,606	36.2%
Miami-Dade County	2,171	49%	2,307	48%	2,524	46%	3.5%	2,656	45%	3.9%	2,681	44%	0.9%	510	23.5%
Broward County	1,491	34%	1,727	36%	1,972	36%	4.8%	2,124	36%	3.6%	2,200	36%	3.6%	709	47.6%
Palm Beach County	772	17%	804	17%	1,018	18%	2.6%	1,121	19%	4.1%	1,159	19%	3.4%	387	50.1%

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