

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 CondoVultures® Realty LLC, at 305-865-5629 or by email at Peter@CondoVultures.com.

Running Total Through	11/24/08		4/27/2009			5/4/2009			5/11/2009			5/18/2009			5/25/2009			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
Active Listings Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	107,527	100%	89,674	100%	-0.8%	87,793	100%	-2.1%	86,812	100%	-1.1%	85,705	100%	-1.3%	84,962	100%	-0.9%	-22,565	-21.0%
Miami-Dade County Total	40,994	38%	33,426	37%	-0.7%	32,906	37%	-1.6%	32,601	38%	-0.9%	32,348	38%	-0.8%	32,133	38%	-0.7%	-8,861	-21.6%
Broward County Total	36,926	34%	29,610	33%	-1.0%	28,851	33%	-2.6%	28,468	33%	-1.3%	28,039	33%	-1.5%	27,669	33%	-1.3%	-9,257	-25.1%
Palm Beach County Total	29,607	28%	26,635	30%	-0.6%	26,036	30%	-2.2%	25,743	30%	-1.1%	25,318	30%	-1.7%	25,160	30%	-0.6%	-4,447	-15.0%
Pending Sales Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	9,302	100%	14,378	100%	1.4%	14,397	100%	0.1%	14,679	100%	2.0%	15,191	100%	3.5%	15,399	100%	1.4%	6,097	65.5%
Miami-Dade County Total	4,245	46%	6,372	44%	1.6%	6,406	44%	0.5%	6,504	44%	1.5%	6,680	44%	2.7%	6,789	44%	1.6%	2,544	59.9%
Broward County Total	3,295	35%	5,472	38%	1.6%	5,462	38%	-0.2%	5,581	38%	2.2%	5,820	38%	4.3%	5,934	39%	2.0%	2,639	80.1%
Palm Beach County Total	1,762	19%	2,533	18%	0.5%	2,529	18%	-0.2%	2,594	18%	2.6%	2,691	18%	3.7%	2,676	17%	-0.6%	914	51.9%
Active Listings Of Single-Family Houses																			
South Florida Total	46,599	100%	36,658	100%	-1.1%	35,787	100%	-2.4%	35,231	100%	-1.6%	34,578	100%	-1.9%	34,115	100%	-1.3%	-12,484	-26.8%
Miami-Dade County	16,554	36%	12,421	34%	-1.1%	12,183	34%	-1.9%	12,027	34%	-1.3%	11,868	34%	-1.3%	11,715	34%	-1.3%	-4,839	-29.2%
Broward County	15,831	34%	11,853	32%	-1.2%	11,531	32%	-2.7%	11,312	32%	-1.9%	11,093	32%	-1.9%	10,885	32%	-1.9%	-4,946	-31.2%
Palm Beach County	14,214	31%	12,381	34%	-0.9%	12,073	34%	-2.5%	11,892	34%	-1.5%	11,617	34%	-2.3%	11,515	34%	-0.9%	-2,699	-19.0%
Pending Sales Of Single-Family Houses																			
South Florida Total	4,868	100%	7,446	100%	1.7%	7,477	100%	0.4%	7,628	100%	2.0%	7,897	100%	3.5%	8,000	100%	1.3%	3,132	64.3%
Miami-Dade County	2,074	43%	3,290	44%	1.8%	3,312	44%	0.7%	3,350	44%	1.1%	3,437	44%	2.6%	3,487	44%	1.5%	1,413	68.1%
Broward County	1,804	37%	2,806	38%	1.4%	2,816	38%	0.4%	2,888	38%	2.6%	3,026	38%	4.8%	3,079	38%	1.8%	1,275	70.7%
Palm Beach County	990	20%	1,349	18%	1.6%	1,349	18%	0.0%	1,390	18%	3.0%	1,434	18%	3.2%	1,434	18%	0.0%	444	44.8%
Active Listings Of Condos and Townhouses																			
South Florida Total	60,928	100%	53,016	100%	-0.6%	52,006	100%	-1.9%	51,581	100%	-0.8%	51,127	100%	-0.9%	50,847	100%	-0.5%	-10,081	-16.5%
Miami-Dade County	24,440	40%	21,005	40%	-0.5%	20,723	40%	-1.3%	20,574	40%	-0.7%	20,480	40%	-0.5%	20,418	40%	-0.3%	-4,022	-16.5%
Broward County	21,095	35%	17,757	33%	-0.8%	17,320	33%	-2.5%	17,156	33%	-0.9%	16,946	33%	-1.2%	16,784	33%	-1.0%	-4,311	-20.4%
Palm Beach County	15,393	25%	14,254	27%	-0.4%	13,963	27%	-2.0%	13,851	27%	-0.8%	13,701	27%	-1.1%	13,645	27%	-0.4%	-1,748	-11.4%
Pending Sales Of Condos and Townhouses																			
South Florida Total	4,434	100%	6,932	100%	1.1%	6,920	100%	-0.2%	7,051	100%	1.9%	7,294	100%	3.4%	7,399	100%	1.4%	2,965	66.9%
Miami-Dade County	2,171	49%	3,082	44%	1.3%	3,094	45%	0.4%	3,154	45%	1.9%	3,243	44%	2.8%	3,302	45%	1.8%	1,131	52.1%
Broward County	1,491	34%	2,666	38%	1.7%	2,646	38%	-0.8%	2,693	38%	1.8%	2,794	38%	3.8%	2,855	39%	2.2%	1,364	91.5%
Palm Beach County	772	17%	1,184	17%	-0.8%	1,180	17%	-0.3%	1,204	17%	2.0%	1,257	17%	4.4%	1,242	17%	-1.2%	470	60.9%

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