

South Florida Residential Real Estate Inventory 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		10/5/2009			10/12/2009			10/19/2009			10/26/2009			11/2/2009			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%	70,342	100%	-1.9%	70,239	100%	-0.1%	70,067	100%	-0.4%	70,085	100%	-0.2%	69,342	100%	-1.1%	-38,185	-35.5%
Miami-Dade County Total	40,994	38%	26,701	38%	-2.0%	26,615	38%	-0.3%	26,446	38%	-1.0%	26,427	38%	-0.7%	26,067	38%	-1.4%	-14,927	-36.4%
Broward County Total	36,926	34%	22,075	31%	-2.2%	21,976	31%	-0.4%	21,898	31%	-0.8%	21,913	31%	-0.3%	21,743	31%	-0.8%	-15,183	-41.1%
Palm Beach County Total	29,607	28%	21,566	31%	-1.5%	21,648	31%	0.4%	21,723	31%	0.7%	21,745	31%	0.4%	21,532	31%	-1.0%	-8,075	-27.3%
Pending Sales Of Condos, Townhouses, Single-Family Houses																			
South Florida Total	9,302	100%	17,694	100%	0.5%	18,044	100%	2.0%	18,216	100%	3.0%	18,231	100%	1.0%	18,117	100%	-0.6%	8,815	94.8%
Miami-Dade County Total	4,245	46%	7,922	45%	0.4%	8,049	45%	1.6%	8,229	45%	3.9%	8,284	45%	2.9%	8,250	46%	-0.4%	4,005	94.3%
Broward County Total	3,295	35%	7,173	41%	0.9%	7,319	41%	2.0%	7,326	40%	2.1%	7,294	40%	-0.3%	7,240	40%	-0.7%	3,945	119.7%
Palm Beach County Total	1,762	19%	2,599	15%	-0.5%	2,676	15%	3.0%	2,661	15%	2.4%	2,653	15%	-0.9%	2,627	15%	-1.0%	865	49.1%
Active Listings Of Single-Family Houses																			
South Florida Total	46,599	100%	27,274	100%	-1.9%	27,166	100%	-0.4%	27,033	100%	-0.9%	27,074	100%	-0.3%	26,806	100%	-1.0%	-19,793	-42.5%
Miami-Dade County	16,554	36%	9,260	34%	-2.2%	9,225	34%	-0.4%	9,090	34%	-1.8%	9,088	34%	-1.5%	8,969	33%	-1.3%	-7,585	-45.8%
Broward County	15,831	34%	8,273	30%	-2.5%	8,143	30%	-1.6%	8,109	30%	-2.0%	8,126	30%	-0.2%	8,060	30%	-0.8%	-7,771	-49.1%
Palm Beach County	14,214	31%	9,741	36%	-1.1%	9,798	36%	0.6%	9,834	36%	1.0%	9,860	36%	0.6%	9,777	36%	-0.8%	-4,437	-31.2%
Pending Sales Of Single-Family Houses																			
South Florida Total	4,868	100%	8,519	100%	-0.9%	8,686	100%	2.0%	8,812	100%	3.4%	8,750	100%	0.7%	8,666	100%	-1.0%	3,798	78.0%
Miami-Dade County	2,074	43%	3,756	44%	-0.5%	3,805	44%	1.3%	3,912	44%	4.2%	3,927	45%	3.2%	3,897	45%	-0.8%	1,823	87.9%
Broward County	1,804	37%	3,420	40%	0.1%	3,504	40%	2.5%	3,510	40%	2.6%	3,452	39%	-1.5%	3,410	39%	-1.2%	1,606	89.0%
Palm Beach County	990	20%	1,343	16%	-4.1%	1,377	16%	2.5%	1,390	16%	3.5%	1,371	16%	-0.4%	1,359	16%	-0.9%	369	37.3%
Active Listings Of Condos and Townhouses																			
South Florida Total	60,928	100%	43,068	100%	-1.9%	43,073	100%	0.0%	43,034	100%	-0.1%	43,011	100%	-0.1%	42,536	100%	-1.1%	-18,392	-30.2%
Miami-Dade County	24,440	40%	17,441	40%	-2.0%	17,390	40%	-0.3%	17,356	40%	-0.5%	17,339	40%	-0.3%	17,098	40%	-1.4%	-7,342	-30.0%
Broward County	21,095	35%	13,802	32%	-2.0%	13,833	32%	0.2%	13,789	32%	-0.1%	13,787	32%	-0.3%	13,683	32%	-0.8%	-7,412	-35.1%
Palm Beach County	15,393	25%	11,825	27%	-1.7%	11,850	28%	0.2%	11,889	28%	0.5%	11,885	28%	0.3%	11,755	28%	-1.1%	-3,638	-23.6%
Pending Sales Of Condos and Townhouses																			
South Florida Total	4,434	100%	9,175	100%	1.7%	9,358	100%	2.0%	9,404	100%	2.5%	9,481	100%	1.3%	9,451	100%	-0.3%	5,017	113.1%
Miami-Dade County	2,171	49%	4,166	45%	1.2%	4,244	45%	1.9%	4,317	46%	3.6%	4,357	46%	2.7%	4,353	46%	-0.1%	2,182	100.5%
Broward County	1,491	34%	3,753	41%	1.7%	3,815	41%	1.7%	3,816	40%	1.7%	3,842	40%	0.7%	3,830	41%	-0.3%	2,339	156.9%
Palm Beach County	772	17%	1,256	14%	3.7%	1,299	14%	3.4%	1,271	14%	1.2%	1,282	14%	-1.3%	1,268	13%	-1.1%	496	64.2%

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