

Condo Vultures® LLC - Analysis of FAR Data

Florida Sales Report - May 2008 Existing Condominiums

Statewide & Metropolitan Statistical Areas	Realtor Sales			Median Sales Price		
	May	May	%	May	May	%
	2008	2007	Chge	2008	2007	Chge
Statewide	4,018	4,458	-10%	\$181,800	\$210,200	-14%
South Florida	1,714	1,867	-8%	\$193,133	\$230,667	-16%
Fort Lauderdale	639	655	-2%	\$138,900	\$202,600	-31%
Miami	420	599	-30%	\$280,700	\$272,000	3%
West Palm Beach-Boca Raton	655	613	7%	\$159,800	\$217,400	-26%
Statewide Year To Date	16,139	20,244	-20%	\$179,700	\$216,100	-17%

Florida Sales Report - April 2008 Existing Condominiums

Statewide & Metropolitan Statistical Areas	Realtor Sales			Median Sales Price		
	April	April	%	April	April	%
	2008	2007	Chge	2008	2007	Chge
Statewide	3,900	4,633	-16%	\$179,200	\$221,300	-19%
South Florida	1,576	2,051	-23%	\$193,800	\$228,067	-15%
Fort Lauderdale	594	683	-13%	\$150,000	\$197,800	-24%
Miami	318	722	-56%	\$275,000	\$268,000	3%
West Palm Beach-Boca Raton	664	646	3%	\$156,400	\$218,400	-28%
Statewide Year To Date	12,472	16,067	-22%	\$178,500	\$216,900	-18%

Florida Sales Report - March 2008 Existing Condominiums

Statewide & Metropolitan Statistical Areas	Realtor Sales			Median Sales Price		
	March	March	%	March	March	%
	2008	2007	Chge	2008	2007	Chge
Statewide	3,207	4,163	-23%	\$176,300	\$220,700	-20%
South Florida	1,536	1,937	-21%	\$183,167	\$234,133	-22%
Fort Lauderdale	611	663	-8%	\$137,000	\$195,500	-30%
Miami	333	624	-47%	\$263,900	\$295,100	-11%
West Palm Beach-Boca Raton	592	650	-9%	\$148,600	\$211,800	-30%
Statewide Year To Date	8,238	11,087	-26%	\$179,400	\$216,600	-17%

Florida Sales Report - February 2008 Existing Condominiums

Statewide & Metropolitan Statistical Areas	Realtor Sales			Median Sales Price		
	February	February	%	February	February	%
	2008	2007	Chge	2008	2007	Chge
Statewide	2,765	3,375	-18%	\$175,600	\$218,900	-20%
South Florida	1,132	1,456	-22%	\$197,433	\$227,967	-13%
Fort Lauderdale	459	562	-18%	\$139,700	\$194,800	-28%
Miami	235	432	-46%	\$293,300	\$279,500	5%
West Palm Beach-Boca Raton	438	462	-5%	\$159,300	\$209,600	-24%
Statewide Year To Date	5,031	6,924	-27%	\$181,600	\$214,400	-15%

Florida Sales Report - January 2008 Existing Condominiums

Statewide & Metropolitan Statistical Areas	Realtor Sales			Median Sales Price		
	January	January	%	January	January	%
	2008	2007	Chge	2008	2007	Chge
Statewide	2,252	3,227	-30%	\$190,200	\$213,900	-11%
South Florida	1,012	1,492	-32%	\$198,233	\$222,900	-11%
Fort Lauderdale	411	556	-26%	\$153,000	\$199,200	-23%
Miami	298	555	-46%	\$284,000	\$256,400	11%
West Palm Beach-Boca Raton	303	381	-20%	\$157,700	\$213,100	-26%
Statewide Year To Date	2,252	3,227	-30%	\$190,200	\$213,900	-11%

Source: Condo Vultures® LLC analysis of monthly condo sales data from the Florida Association of Realtors. Please visit: www.CondoVultures.com