

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		12/01/08			12/08/08		
	Total	Percentage of Market	Total	Percentage of Market	Week-Over-Week Change	Total	Percentage of Market	Week-Over-Week Change
Active Listings Of Condos, Townhouses, Single-Family Houses:								
South Florida Total	107,527	100%	106,420	100%	-1.0%	105,873	100%	-0.5%
Miami-Dade County Total	40,994	38%	40,475	38%	-1.3%	40,272	38%	-0.5%
Broward County Total	36,926	34%	36,364	34%	-1.5%	36,278	34%	-0.2%
Palm Beach County Total	29,607	28%	29,581	28%	-0.1%	29,323	28%	-0.9%
Pending Sales Of Condos, Townhouses, Single-Family Houses:								
South Florida Total	9,302	100%	9,393	100%	1.0%	9,445	100%	0.6%
Miami-Dade County Total	4,245	46%	4,290	46%	1.1%	4,329	46%	0.9%
Broward County Total	3,295	35%	3,338	36%	1.3%	3,347	35%	0.3%
Palm Beach County Total	1,762	19%	1,765	19%	0.2%	1,769	19%	0.2%
Active Listings Of Single-Family Houses:								
South Florida Total	46,599	100%	46,015	100%	-1.3%	45,713	100%	-0.7%
Miami-Dade County	16,554	36%	16,305	35%	-1.5%	16,181	35%	-0.8%
Broward County	15,831	34%	15,526	34%	-1.9%	15,470	34%	-0.4%
Palm Beach County	14,214	31%	14,184	31%	-0.2%	14,062	31%	-0.9%
Pending Sales Of Single-Family Houses:								
South Florida Total	4,868	100%	4,897	100%	0.6%	4,923	100%	0.5%
Miami-Dade County	2,074	43%	2,096	43%	1.1%	2,132	43%	1.7%
Broward County	1,804	37%	1,815	37%	0.6%	1,813	37%	-0.1%
Palm Beach County	990	20%	986	20%	-0.4%	978	20%	-0.8%
Active Listings Of Condos and Townhouses:								
South Florida Total	60,928	100%	60,405	100%	-0.9%	60,160	100%	-0.4%
Miami-Dade County	24,440	40%	24,170	40%	-1.1%	24,091	40%	-0.3%
Broward County	21,095	35%	20,838	35%	-1.2%	20,808	35%	-0.1%
Palm Beach County	15,393	25%	15,397	25%	0.0%	15,261	25%	-0.9%
Pending Sales Of Condos and Townhouses:								
South Florida Total	4,434	100%	4,496	100%	1.4%	4,522	100%	0.6%
Miami-Dade County	2,171	49%	2,194	49%	1.1%	2,197	49%	0.1%
Broward County	1,491	34%	1,523	34%	2.1%	1,534	34%	0.7%
Palm Beach County	772	17%	779	17%	0.9%	791	17%	1.5%

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