

## Vultures Database™ Report for April 2008

Market Overview of Condos, Townhouses and Houses In Miami-Dade, Broward, and Palm Beach counties through March 31, 2008

The Vultures Database™ is comprised of properties east of Interstate 95 / U.S. 1 in South Florida from Cutler to West Palm Beach. Properties are added to the Vultures Database when the asking price has dropped by 10 percent and/or \$100,000.

Rank	Type of Property	Average Price Change %	Average Price Change \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Houses	-28%	-\$337,303	552	1,270	29.58%
2	Condo	-27%	-\$174,765	570	3,023	70.42%
Total		-27%	-\$222,489	565	4,293	100.00%

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## Vultures Database™ Report for April 2008

Market Overview of Condos, Townhouses and Houses by City through March 31, 2008

The Vultures Database™ is comprised of properties east of Interstate 95 / U.S. 1 in South Florida from Cutler to West Palm Beach. Properties are added to the Vultures Database when the asking price has dropped by 10 percent and/or \$100,000.

Rank	City	Average Price Change %	Average Price Change \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Oakland Park	-35%	-\$128,843	584	23	0.54%
2	Palm Beach	-34%	-\$284,208	436	12	0.28%
3	N. Bay Village	-31%	-\$168,122	481	66	1.54%
4	Biscayne Park	-30%	-\$166,063	527	8	0.19%
4	El Portal	-30%	-\$147,536	394	12	0.28%
6	N. Miami	-29%	-\$139,567	470	102	2.38%
6	Hallandale	-29%	-\$139,357	626	348	8.11%
8	Miami	-28%	-\$200,641	524	963	22.43%
8	Bay Harbor Islands	-28%	-\$171,517	583	12	0.28%
8	Indian Creek Village	-28%	-\$9,000,000	1264	1	0.02%
8	Hollywood	-28%	-\$205,708	614	251	5.85%
8	Aventura	-28%	-\$167,371	555	194	4.52%
8	N. Miami Beach	-28%	-\$130,425	545	128	2.98%
8	Palm Beach Gardens	-28%	-\$110,000	1151	1	0.02%
15	Ft. Lauderdale	-27%	-\$272,559	592	434	10.11%
15	Wilton Manors	-27%	-\$119,731	564	34	0.79%
17	Coconut Grove	-26%	-\$335,059	548	77	1.79%
17	West Palm Beach	-26%	-\$106,693	323	73	1.70%
17	Dania	-26%	-\$76,158	494	33	0.77%
17	Miami Gardens	-26%	-\$50,600	504	6	0.14%
17	Sunny Isles	-26%	-\$186,306	558	251	5.85%
17	Miami Shores	-26%	-\$245,590	546	50	1.16%
17	Pompano Beach	-26%	-\$115,026	720	89	2.07%
17	S. Miami	-26%	-\$239,112	563	23	0.54%
17	Surfside	-26%	-\$256,996	654	48	1.12%
26	Coral Gables	-25%	-\$313,760	538	153	3.56%
26	Miami Beach	-25%	-\$286,047	589	806	18.77%
28	Key Biscayne	-24%	-\$462,678	686	47	1.09%
28	Eastern Shores	-24%	-\$144,820	659	5	0.12%
30	Bal Harbour	-22%	-\$398,459	604	31	0.72%
31	Fisher Island	-19%	-\$745,333	562	12	0.28%
Total		-27%	-\$222,489	565	4,293	100.00%

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## Vultures Database™ Report for April 2008

### Market Overview of Condos by City through March 31, 2008

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Rank	City	Average Price Change %	Average Price Change \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Palm Beach	-34%	-\$268,460	421	10	0.33%
2	N. Miami	-32%	-\$88,332	460	56	1.85%
3	N. Bay Village	-31%	-\$150,501	459	62	2.05%
4	Hallandale	-29%	-\$130,136	636	308	10.19%
4	Wilton Manors	-29%	-\$75,838	575	16	0.53%
4	N. Miami Beach	-29%	-\$73,687	572	67	2.22%
7	Miami Shores	-28%	-\$97,067	431	6	0.20%
7	Hollywood	-28%	-\$163,158	622	196	6.48%
7	Aventura	-28%	-\$166,914	558	191	6.32%
7	Bay Harbor Islands	-28%	-\$146,109	569	11	0.36%
7	Miami	-28%	-\$172,983	520	614	20.31%
7	Palm Beach Gardens	-28%	-\$110,000	1,151	1	0.03%
13	Ft. Lauderdale	-27%	-\$230,150	582	243	8.04%
13	Surfside	-27%	-\$241,019	670	30	0.99%
13	S. Miami	-27%	-\$56,301	609	2	0.07%
16	West Palm Beach	-26%	-\$98,500	318	47	1.55%
16	Coconut Grove	-26%	-\$230,832	506	25	0.83%
16	Miami Gardens	-26%	-\$50,600	504	6	0.20%
16	Sunny Isles	-26%	-\$184,391	557	246	8.14%
16	Pompano Beach	-26%	-\$115,026	720	89	2.94%
16	Oakland Park	-26%	-\$58,900	629	5	0.17%
22	Eastern Shores	-25%	-\$119,525	644	4	0.13%
22	Coral Gables	-25%	-\$157,840	546	30	0.99%
22	Miami Beach	-25%	-\$189,631	586	667	22.06%
25	Key Biscayne	-24%	-\$268,858	678	36	1.19%
25	Dania	-24%	-\$54,777	588	13	0.43%
27	Bal Harbour	-22%	-\$395,074	610	30	0.99%
28	Fisher Island	-19%	-\$745,333	562	12	0.40%
	Total	-27%	-\$174,765	570	3,023	100.00%

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## Vultures Database™ Report for April 2008

### Market Overview of Single-Family Houses by City through March 31, 2008

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Rank	City	Average Price Change %	Average Price Change \$	Average Days on Market	Number of Vulture Opportunities	Percent of Total Vulture Opportunities
1	Oakland Park	-38%	-\$148,272	572	18	1.42%
1	Palm Beach	-38%	-\$362,950	507	2	0.16%
3	Bay Harbor Islands	-35%	-\$451,000	739	1	0.08%
4	Biscayne Park	-30%	-\$166,063	527	8	0.63%
4	Hallandale	-30%	-\$210,357	550	40	3.15%
4	Miami	-30%	-\$249,300	529	349	27.48%
4	El Portal	-30%	-\$147,536	394	12	0.94%
8	Hollywood	-28%	-\$9,000,000	1,264	55	4.33%
8	Indian Creek Village	-28%	-\$9,000,000	1,264	1	0.08%
10	Dania	-27%	-\$90,055	433	20	1.57%
10	N. Miami	-27%	-\$201,940	483	46	3.62%
10	Ft. Lauderdale	-27%	-\$326,514	604	191	15.04%
10	N. Miami Beach	-27%	-\$192,745	517	61	4.80%
10	Coconut Grove	-27%	-\$385,169	568	52	4.09%
10	West Palm Beach	-27%	-\$121,504	334	26	2.05%
16	Aventura	-26%	-\$196,475	365	3	0.24%
16	Miami Beach	-26%	-\$748,701	603	139	10.94%
16	S. Miami	-26%	-\$256,523	559	21	1.65%
19	Coral Gables	-25%	-\$351,789	536	123	9.69%
19	Miami Shores	-25%	-\$265,843	562	44	3.46%
19	Wilton Manors	-25%	-\$158,747	554	18	1.42%
22	Key Biscayne	-24%	-\$1,097,000	711	11	0.87%
22	Sunny Isles	-24%	-\$280,498	609	5	0.39%
24	Surfside	-23%	-\$283,624	626	18	1.42%
25	N. Bay Village	-21%	-\$441,250	832	4	0.31%
26	Eastern Shores	-17%	-\$246,000	719	1	0.08%
27	Bal Harbour	-12%	-\$500,001	433	1	0.08%
	<b>Total</b>	<b>-28%</b>	<b>-\$337,303</b>	<b>552</b>	<b>1,270</b>	<b>100.00%</b>

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