

South Florida Residential Real Estate Inventory By Price Range

This is a breakdown of the condos, townhouses, and single-family houses for resale in the tri-county South Florida region of Miami-Dade, Broward, and Palm Beach counties as of March 1, 2010. There are 67,857 single-family houses, condos, and townhouses for resale and 20,348 properties under contract and scheduled to close. Properties priced at \$250,000 or less account for 56% of the total inventory for resale, and 79% of the properties under contract.

For more information, please contact Peter Zalewski, a principal with the real estate consultancy Condo Vultures® LLC, at 305-865-5629 or by email at Peter@CondoVultures.com.

Running Total Through		3/1/2010													
Product Type		Inventory		Acutal Numbers						Marketshare					
Region / County	Total	% of Market	\$250,000 and less	\$350,000 to \$250,001	\$500,000 to \$350,001	\$750,000 to \$500,001	\$1,000,000 to \$750,001	\$1,000,001 and more	\$250,000 and less	\$350,000 to \$250,001	\$500,000 to \$350,001	\$750,000 to \$500,001	\$1,000,000 to \$750,001	\$1,000,001 and more	
Active Listings Of Condos, Townhouses, Single-Family Houses															
South Florida Total	67,874	100%	38,016	8,344	7,037	5,086	2,898	6,493	56%	12%	10%	7%	4%	10%	
Miami-Dade County Total	24,743	36%	13,185	3,106	2,654	1,964	1,118	2,717	53%	13%	11%	8%	5%	11%	
Broward County Total	21,164	31%	13,655	2,427	1,819	1,287	707	1,268	65%	11%	9%	6%	3%	6%	
Palm Beach County Total	21,967	32%	11,176	2,811	2,564	1,835	1,073	2,508	51%	13%	12%	8%	5%	11%	
Pending Sales Of Condos, Townhouses, Single-Family Houses															
South Florida Total	20,334	100%	16,006	1,899	1,185	628	264	352	79%	9%	6%	3%	1%	2%	
Miami-Dade County Total	9,145	45%	7,116	870	536	290	129	204	78%	10%	6%	3%	1%	2%	
Broward County Total	8,000	39%	6,532	707	411	207	78	65	82%	9%	5%	3%	1%	1%	
Palm Beach County Total	3,189	16%	2,358	322	238	131	57	83	74%	10%	7%	4%	2%	3%	
Active Listings Of Single-Family Houses															
South Florida Total	26,822	100%	10,617	4,243	3,469	2,682	1,575	4,236	40%	16%	13%	10%	6%	16%	
Miami-Dade County	8,402	31%	3,748	1,240	923	722	450	1,320	45%	15%	11%	9%	5%	16%	
Broward County	8,144	30%	3,689	1,357	994	757	438	908	45%	17%	12%	9%	5%	11%	
Palm Beach County	10,276	38%	3,180	1,646	1,552	1,203	687	2,008	31%	16%	15%	12%	7%	20%	
Pending Sales Of Single-Family Houses															
South Florida Total	9,061	100%	6,172	1,320	812	395	147	215	68%	15%	9%	4%	2%	2%	
Miami-Dade County	4,032	44%	2,879	533	311	151	54	104	71%	13%	8%	4%	1%	3%	
Broward County	3,509	39%	2,404	542	316	146	54	47	69%	15%	9%	4%	2%	1%	
Palm Beach County	1,520	17%	889	245	185	98	39	64	58%	16%	12%	6%	3%	4%	
Active Listings Of Condos and Townhouses															
South Florida Total	41,052	100%	27,399	4,101	3,568	2,404	1,323	2,257	67%	10%	9%	6%	3%	5%	
Miami-Dade County	16,341	40%	9,437	1,866	1,731	1,242	668	1,397	58%	11%	11%	8%	4%	9%	
Broward County	13,020	32%	9,966	1,070	825	530	269	360	77%	8%	6%	4%	2%	3%	
Palm Beach County	11,691	28%	7,996	1,165	1,012	632	386	500	68%	10%	9%	5%	3%	4%	
Pending Sales Of Condos and Townhouses															
South Florida Total	11,273	100%	9,834	579	373	233	117	137	87%	5%	3%	2%	1%	1%	
Miami-Dade County	5,113	45%	4,237	337	225	139	75	100	83%	7%	4%	3%	1%	2%	
Broward County	4,491	40%	4,128	165	95	61	24	18	92%	4%	2%	1%	1%	0%	
Palm Beach County	1,669	15%	1,469	77	53	33	18	19	88%	5%	3%	2%	1%	1%	

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