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**RAMB**  
REALTOR® Association of  
Greater Miami and the Beaches

# SUMMARY REPORT

Run date: 11/1/2009

Property Type	2008				2009						
	October Units	YTD Units	October Avg. Price	Avg. DOM	October Units	Percent Change	YTD Units	Percent Change	October Avg. Price	Percent Change	Avg. DOM

## DADE COUNTY

### New Listings

SINGLE-FAMILY	2,495	25,216	458,363		1,858	-25.5%	20,397	-19.1%	489,564	6.8%		
CONDO/COOP/VI	3,400	31,729	352,895		2,735	-19.6%	29,273	-7.7%	331,804	-6.0%		
RESIDENTIAL INC	171	1,768	295,486		132	-22.8%	1,439	-18.6%	299,295	1.3%		
RESIDENTIAL LA	113	926	968,292		87	-23.0%	825	-10.9%	522,970	46.0%		
COMM/BUS/AGR/	88	7641	228,037		77	-12.5%	928	21.5%	894,642	27.1%		
IMPROVED COMM	557	4,433	587,070		383	-31.2%	4,410	-0.5%	612,465	4.3%		
BUSINESS OPPOR	108	972	283,628		74	-31.5%	933	-4.0%	260,006	-8.3%		
<b>Total</b>	<b>6,932</b>	<b>65,808</b>	<b>428,318</b>		<b>5,346</b>	<b>-22.9%</b>	<b>58,205</b>	<b>-11.6%</b>	<b>416,162</b>	<b>-2.8%</b>		

### Pending Sales

SINGLE-FAMILY	733	5,793	354,340		1,397	90.6%	11,395	96.7%	283,300	-20.0%		
CONDO/COOP/VIL	745	6,440	281,410		1,688	126.6%	12,649	96.4%	209,926	-25.4%		
RESIDENTIAL INC	30	214	169,357		72	140.0%	547	155.6%	135,715	-19.9%		
RESIDENTIAL LAN	2	76	1,097,000		20	900.0%	97	27.6%	176,080	-83.9%		
COMM/BUS/AGR/I	4	53	560,750		9	125.0%	37	-30.2%	1,233,861	120.0%		
IMPROVED COMM/	43	553	597,836		66	53.5%	550	-0.5%	387,794	-35.1%		
BUSINESS OPPOR	8	79	115,063		6	-25.0%	58	-26.6%	359,167	212.1%		
<b>Total</b>	<b>1,565</b>	<b>3,208</b>	<b>323,020</b>		<b>3,085</b>	<b>97.1%</b>	<b>25,333</b>	<b>91.8%</b>	<b>268,449</b>	<b>-16.9%</b>		

### Sold Listings

SINGLE-FAMILY	683	5,161	389,162	110	782	14.5%	8,242	59.7%	286,692	-26.3%	103	-6.7%
CONDO/COOP/VI	689	5,904	363,385	126	876	27.1%	8,798	49.0%	237,168	-34.7%	124	-1.9%
RESIDENTIAL INC	26	191	198,755	80	43	65.4%	395	106.8%	117,551	-40.9%	64	-19.4%
RESIDENTIAL LA	6	86	4,637,542	125	9	50.0%	67	-22.1%	527,667	-88.6%	175	40.7%
COMM/BUS/AGR/	2	50	370,000	134	4	100.0%	28	-44.0%	174,500	-52.8%	94	-29.9%
IMPROVED COMM	52	561	662,164	130	66	26.9%	502	-10.5%	341,620	-48.4%	114	-12.8%
BUSINESS OPPOR	10	85	117,020	177	4	-60.0%	53	-37.6%	311,250	166.0%	106	-40.2%
<b>Total</b>	<b>1,468</b>	<b>2,038</b>	<b>398,846</b>	<b>118</b>	<b>1,784</b>	<b>21.5%</b>	<b>18,085</b>	<b>50.2%</b>	<b>261,349</b>	<b>-34.5%</b>	<b>113</b>	<b>-4.6%</b>

### Available Inventory

SINGLE-FAMILY	11,405	33,106	855,355	6
CONDO/COOP/VILLA/ TWNH	20,379	48,818	410,937	5
RESIDENTIAL INCOME	1,097	2,578	345,572	0
RESIDENTIAL LAND/ BOATD	995	1,780	940,006	0
COMM/BUS/AGR/INDUST LA	945	1,687	1,543,715	0
IMPROVED COMM/INDUST	4,214	8,187	715,777	1
BUSINESS OPPORTUNITY	746	1,612	365,229	0
<b>Total</b>	<b>39,781</b>	<b>56,519</b>	<b>608,123</b>	



Real Property information used to create these statistical reports is maintained and compiled by First American MLS Solutions, entered by Realtor® members participating in a shared data base by agreement. This report was compiled early November , additional sales for the month of October may not yet have been recorded. This information is provided as a benefit of MLS participation at RAMB and is believed accurate but not warranted.