

# REALTOR® Association of Miami-Dade County

## Market Analysis as of 2/28/2010

	NUMBER OF LISTINGS (Excludes Rentals)	DOLLAR VOLUME	AVERAGE PRICE	AVG MKT TIME (SOLD ONLY)	%
ALL RESIDENTIAL LISTINGS	62,097	33,157,167,836	533,958		
NEW LISTINGS SINCE LAST MONTH	11,730	3,948,121,650	336,583		18.9% OF ALL CURRENT LISTINGS
ACTIVE SINGLE-FAMILY BY BDRM	19,189	14,096,998,701	734,640		
1 BEDROOM OR LESS	64	19,606,328	306,349		0.3% OF CURRENT SINGLE-FAMILY BY BDRM
2 BEDROOMS	2,408	470,824,801	195,525		12.5% OF CURRENT SINGLE-FAMILY BY BDRM
3 BEDROOMS	8,166	2,435,973,757	298,307		42.6% OF CURRENT SINGLE-FAMILY BY BDRM
4 BEDROOMS	5,289	3,008,190,301	568,764		27.6% OF CURRENT SINGLE-FAMILY BY BDRM
5 BEDROOMS OR MORE	3,212	5,922,038,267	1,843,723		16.7% OF CURRENT SINGLE-FAMILY BY BDRM
ACTIVE BY STYLE AND AREA	62,097	33,157,167,836	533,958		
SINGLE-FAMILY	19,189	14,096,998,701	734,640		30.9% OF CURRENT BY STYLE AND AREA
Aventura	37	64,916,787	1,754,508		0.2% OF SINGLE-FAMILY HOMES
Bal Harbour	9	48,874,000	5,430,444		0.0% OF SINGLE-FAMILY HOMES
Bay Harbor Islands	22	30,219,998	1,373,636		0.1% OF SINGLE-FAMILY HOMES
Belle Glade	1	22,900	22,900		0.0% OF SINGLE-FAMILY HOMES
Biscayne Park	32	9,473,075	296,034		0.2% OF SINGLE-FAMILY HOMES
Biscayne Gardens	10	2,206,899	220,690		0.1% OF SINGLE-FAMILY HOMES
Boca Raton	271	118,982,802	439,051		1.4% OF SINGLE-FAMILY HOMES
Boynton Beach	109	33,867,911	310,715		0.6% OF SINGLE-FAMILY HOMES
Un-Incorp Broward Co.	5	671,900	134,380		0.0% OF SINGLE-FAMILY HOMES
Canal Point	1	75,000	75,000		0.0% OF SINGLE-FAMILY HOMES
Coconut Creek	152	44,963,064	295,810		0.8% OF SINGLE-FAMILY HOMES
Coconut Grove	132	193,542,776	1,466,233		0.7% OF SINGLE-FAMILY HOMES
Cooper City	108	40,191,700	372,145		0.6% OF SINGLE-FAMILY HOMES
Coral Gables	476	1,042,118,277	2,189,324		2.5% OF SINGLE-FAMILY HOMES
Coral Springs	485	176,434,531	363,783		2.5% OF SINGLE-FAMILY HOMES
Cutler Bay	104	27,111,279	260,685		0.5% OF SINGLE-FAMILY HOMES
Unincorp Dade Co.	70	33,603,332	480,048		0.4% OF SINGLE-FAMILY HOMES
Dania	159	39,026,632	245,451		0.8% OF SINGLE-FAMILY HOMES
Davie	476	294,110,167	617,879		2.5% OF SINGLE-FAMILY HOMES
Deerfield Beach	228	69,116,798	303,144		1.2% OF SINGLE-FAMILY HOMES
Delray Beach	79	48,545,432	614,499		0.4% OF SINGLE-FAMILY HOMES
Doral	147	91,475,651	622,283		0.8% OF SINGLE-FAMILY HOMES
Eastern Shores	13	18,880,000	1,452,308		0.1% OF SINGLE-FAMILY HOMES
El Portal	24	6,539,298	272,471		0.1% OF SINGLE-FAMILY HOMES
Fisher Island	1	16,900,000	6,900,000		0.0% OF SINGLE-FAMILY HOMES
Florida City	34	3,600,799	105,906		0.2% OF SINGLE-FAMILY HOMES
Fort Lauderdale	1,452	1,404,969,173	967,610		7.6% OF SINGLE-FAMILY HOMES
Fort Pierce	25	3,136,590	125,464		0.1% OF SINGLE-FAMILY HOMES
Golden Beach	59	269,290,797	4,564,251		0.3% OF SINGLE-FAMILY HOMES
Goulds	3	481,700	160,567		0.0% OF SINGLE-FAMILY HOMES
Green Acres	10	2,204,289	220,429		0.1% OF SINGLE-FAMILY HOMES
Hallandale	84	53,382,015	635,500		0.4% OF SINGLE-FAMILY HOMES



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Hialeah	257	60,712,374	236,235		1.3% OF SINGLE-FAMILY HOMES
Hialeah Gardens	19	6,900,400	363,179		0.1% OF SINGLE-FAMILY HOMES
Highland Beach	1	75,000	75,000		0.0% OF SINGLE-FAMILY HOMES
Hillsboro Beach	4	31,298,000	7,824,500		0.0% OF SINGLE-FAMILY HOMES
Hobe Sound	4	3,480,000	870,000		0.0% OF SINGLE-FAMILY HOMES
Hollywood	949	321,801,495	339,095		4.9% OF SINGLE-FAMILY HOMES
Homestead	783	157,613,528	201,294		4.1% OF SINGLE-FAMILY HOMES
Hutchinson Island	3	2,748,000	916,000		0.0% OF SINGLE-FAMILY HOMES
Hypoluxo	1	230,000	230,000		0.0% OF SINGLE-FAMILY HOMES
Indian Creek	2	27,800,000	3,900,000		0.0% OF SINGLE-FAMILY HOMES
Islands/Caribbean	3	14,374,000	4,791,333		0.0% OF SINGLE-FAMILY HOMES
Jensen Beach	1	55,000	55,000		0.0% OF SINGLE-FAMILY HOMES
Juno Beach	1	249,900	249,900		0.0% OF SINGLE-FAMILY HOMES
Jupiter	13	9,789,856	753,066		0.1% OF SINGLE-FAMILY HOMES
Kendall	24	9,650,900	402,121		0.1% OF SINGLE-FAMILY HOMES
Key Biscayne	127	399,365,999	3,144,614		0.7% OF SINGLE-FAMILY HOMES
Lake Park	3	324,400	108,133		0.0% OF SINGLE-FAMILY HOMES
Lakeworth	119	27,850,155	234,035		0.6% OF SINGLE-FAMILY HOMES
Lantana	11	1,449,599	131,782		0.1% OF SINGLE-FAMILY HOMES
Lauderdale By The Sea	44	42,920,699	975,470		0.2% OF SINGLE-FAMILY HOMES
Lauderhill	127	23,635,279	186,105		0.7% OF SINGLE-FAMILY HOMES
Lauderdale Lakes	86	12,504,096	145,396		0.4% OF SINGLE-FAMILY HOMES
Lighthouse Point	158	202,655,334	1,282,629		0.8% OF SINGLE-FAMILY HOMES
Loxahatchee	39	11,053,072	283,412		0.2% OF SINGLE-FAMILY HOMES
Manalapan	1	2,950,000	2,950,000		0.0% OF SINGLE-FAMILY HOMES
Mangonia Park	1	59,900	59,900		0.0% OF SINGLE-FAMILY HOMES
Margate	239	40,135,517	167,931		1.2% OF SINGLE-FAMILY HOMES
Medley	1	189,900	189,900		0.0% OF SINGLE-FAMILY HOMES
Miami	4,235	1,620,092,531	382,548		22.1% OF SINGLE-FAMILY HOMES
Miami Beach	378	1,226,757,844	3,245,391		2.0% OF SINGLE-FAMILY HOMES
Miami Gardens	203	32,794,554	161,550		1.1% OF SINGLE-FAMILY HOMES
Miami Lake	86	52,755,700	613,438		0.4% OF SINGLE-FAMILY HOMES
Miami Shores	110	59,916,384	544,694		0.6% OF SINGLE-FAMILY HOMES
Miami Springs	44	15,534,099	353,048		0.2% OF SINGLE-FAMILY HOMES
Miramar	596	169,985,391	285,210		3.1% OF SINGLE-FAMILY HOMES
Naranja	2	540,000	270,000		0.0% OF SINGLE-FAMILY HOMES
North Bay Village	19	25,429,999	1,338,421		0.1% OF SINGLE-FAMILY HOMES
North Lauderdale	149	18,869,732	126,642		0.8% OF SINGLE-FAMILY HOMES
North Miami	212	80,089,526	377,781		1.1% OF SINGLE-FAMILY HOMES
North Miami Beach	198	89,828,508	453,679		1.0% OF SINGLE-FAMILY HOMES
North Palm Beach	2	1,894,000	947,000		0.0% OF SINGLE-FAMILY HOMES
Oakland Park	170	32,652,659	192,074		0.9% OF SINGLE-FAMILY HOMES
Ocean Ridge	1	850,000	850,000		0.0% OF SINGLE-FAMILY HOMES
Opa-Locka	86	8,724,541	101,448		0.4% OF SINGLE-FAMILY HOMES
Out Of Area	161	98,397,307	611,163		0.8% OF SINGLE-FAMILY HOMES



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Not In Usa	37	76,521,773	2,068,156		0.2% OF SINGLE-FAMILY HOMES
Other City - In FL	312	150,703,472	483,024		1.6% OF SINGLE-FAMILY HOMES
Keys/Islands/Caribbean	95	164,588,219	1,732,508		0.5% OF SINGLE-FAMILY HOMES
Other City Not In FL	300	121,055,629	403,519		1.6% OF SINGLE-FAMILY HOMES
Pahokee	2	264,000	132,000		0.0% OF SINGLE-FAMILY HOMES
Palm Beach	16	9,628,907	601,807		0.1% OF SINGLE-FAMILY HOMES
Un - Incorp Pb Co.	1	849,900	849,900		0.0% OF SINGLE-FAMILY HOMES
Palmetto Bay	141	86,992,040	616,965		0.7% OF SINGLE-FAMILY HOMES
Palm Springs	4	740,000	185,000		0.0% OF SINGLE-FAMILY HOMES
Parkland	272	224,126,268	823,994		1.4% OF SINGLE-FAMILY HOMES
Palm Beach Gardens	19	10,651,690	560,615		0.1% OF SINGLE-FAMILY HOMES
Pembroke Park	14	2,752,300	196,593		0.1% OF SINGLE-FAMILY HOMES
Pembroke Pines	517	145,702,066	281,822		2.7% OF SINGLE-FAMILY HOMES
Perrine	6	961,900	160,317		0.0% OF SINGLE-FAMILY HOMES
Pincrest	165	255,635,846	1,549,308		0.9% OF SINGLE-FAMILY HOMES
Plantation	399	209,802,856	525,822		2.1% OF SINGLE-FAMILY HOMES
Pompano Beach	501	204,558,184	408,300		2.6% OF SINGLE-FAMILY HOMES
Port St. Lucie	156	19,810,339	126,989		0.8% OF SINGLE-FAMILY HOMES
Riviera Beach	24	4,209,499	175,396		0.1% OF SINGLE-FAMILY HOMES
Royal Palm Beach	41	11,090,380	270,497		0.2% OF SINGLE-FAMILY HOMES
Sea Ranch Lakes	9	16,039,000	1,782,111		0.0% OF SINGLE-FAMILY HOMES
Sebastian	3	631,800	210,600		0.0% OF SINGLE-FAMILY HOMES
South Miami	51	32,150,975	630,411		0.3% OF SINGLE-FAMILY HOMES
South Bay	1	83,000	83,000		0.0% OF SINGLE-FAMILY HOMES
Saint Lucie West	3	334,900	111,633		0.0% OF SINGLE-FAMILY HOMES
Stuart	39	116,207,700	2,979,685		0.2% OF SINGLE-FAMILY HOMES
Sunny Isles Beach	27	37,096,452	1,373,943		0.1% OF SINGLE-FAMILY HOMES
Sunrise	321	61,614,902	191,947		1.7% OF SINGLE-FAMILY HOMES
Surfside	50	46,043,900	920,878		0.3% OF SINGLE-FAMILY HOMES
Sweetwater	6	1,574,698	262,450		0.0% OF SINGLE-FAMILY HOMES
Southwest Ranches	139	219,087,207	1,576,167		0.7% OF SINGLE-FAMILY HOMES
Tamarac	292	48,452,803	165,934		1.5% OF SINGLE-FAMILY HOMES
Tequesta	2	929,900	464,950		0.0% OF SINGLE-FAMILY HOMES
Vero Beach	33	38,951,600	1,180,352		0.2% OF SINGLE-FAMILY HOMES
Virginia Gardens	5	1,212,800	242,560		0.0% OF SINGLE-FAMILY HOMES
Wellington	67	28,000,333	417,915		0.3% OF SINGLE-FAMILY HOMES
Weston	356	301,590,932	847,166		1.9% OF SINGLE-FAMILY HOMES
Wilton Manors	85	33,527,381	394,440		0.4% OF SINGLE-FAMILY HOMES
West Miami	13	4,030,916	310,070		0.1% OF SINGLE-FAMILY HOMES
West Palm Beach	118	30,167,738	255,659		0.6% OF SINGLE-FAMILY HOMES
CONDO/COOP/VILLA/TWNHSE	31,216	10,225,540,878	327,574		50.3% OF CURRENT BY STYLE AND AREA
CO-OP	1,754	542,314,685	309,187		2.8% % OF ACTIVE LISTINGS
MULTI-FAMILY	2,191	1,531,347,652	698,926		3.5% % OF ACTIVE LISTINGS
LOTS AND ACREAGE	1,192	2,112,190,932	1,771,972		1.9% % OF ACTIVE LISTINGS



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COMMERCIAL/INDUSTRIAL	5,618	4,146,321,921	738,042		9.0% % OF ACTIVE LISTINGS
BUSINESS OPP	937	502,453,067	536,236		1.5% % OF ACTIVE LISTINGS
SOLD LISTINGS YTD	7,177	1,454,520,484	202,664	107	
SALE COMPLETED SINCE LAST RPT	3,598	723,871,233	201,187	109	50.1% OF SOLD LISTINGS YTD
CO-OP SALES	4,803	1,008,898,735	210,056	103	66.9% OF SOLD LISTINGS YTD
NON CO-OP SALES	2,374	445,621,749	187,709	115	33.1% OF SOLD LISTINGS YTD
SOLD LISTINGS THIS QUARTER	14,282	4,193,045,042	293,589	109	
SINGLE-FAMILY FINANCING YTD	2,942	779,068,321	264,809	98	
Assumption	1	175,000	175,000	14	0.0% OF RESIDENTIAL FINANCING YTD
Cash	1,185	269,628,699	227,535	91	40.3% OF RESIDENTIAL FINANCING YTD
Conventional	820	314,897,649	384,022	107	27.9% OF RESIDENTIAL FINANCING YTD
Exchange	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
FHA	749	142,508,366	190,265	100	25.5% OF RESIDENTIAL FINANCING YTD
Leased	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
Other Terms See Remarks	47	12,495,250	265,856	122	1.6% OF RESIDENTIAL FINANCING YTD
Purchase Money Mortgage	9	1,914,275	212,697	24	0.3% OF RESIDENTIAL FINANCING YTD
Seller Financing	11	1,997,900	181,627	80	0.4% OF RESIDENTIAL FINANCING YTD
VA	48	10,490,000	218,542	108	1.6% OF RESIDENTIAL FINANCING YTD



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