

REALTOR® Association of Miami-Dade County

Market Analysis as of 7/31/2010

	NUMBER OF LISTINGS (Excludes Rentals)	DOLLAR VOLUME	AVERAGE PRICE	AVG MKT TIME (SOLD ONLY)	%
ALL RESIDENTIAL LISTINGS	63,347	29,431,399,183	464,606		
NEW LISTINGS SINCE LAST MONTH	12,635	3,837,591,626	303,727		19.9% OF ALL CURRENT LISTINGS
ACTIVE SINGLE-FAMILY BY BDRM	20,051	11,217,586,748	559,453		
1 BEDROOM OR LESS	68	19,158,997	281,750		0.3% OF CURRENT SINGLE-FAMILY BY BDR
2 BEDROOMS	2,562	464,026,339	181,119		12.8% OF CURRENT SINGLE-FAMILY BY BDR
3 BEDROOMS	8,800	2,451,289,654	278,556		43.9% OF CURRENT SINGLE-FAMILY BY BDR
4 BEDROOMS	5,451	2,800,783,604	513,811		27.2% OF CURRENT SINGLE-FAMILY BY BDR
5 BEDROOMS OR MORE	3,124	5,397,661,668	1,727,805		15.6% OF CURRENT SINGLE-FAMILY BY BDR
ACTIVE BY STYLE AND AREA	63,347	29,431,399,183	464,606		
SINGLE-FAMILY	20,051	11,217,586,748	559,453		31.7% OF CURRENT BY STYLE AND AREA
Atlantis	1	57,900	57,900		0.0% OF SINGLE-FAMILY HOMES
Aventura	37	49,588,544	1,340,231		0.2% OF SINGLE-FAMILY HOMES
Bal Harbour	10	37,265,000	3,726,500		0.0% OF SINGLE-FAMILY HOMES
Bay Harbor Islands	16	25,402,000	1,587,625		0.1% OF SINGLE-FAMILY HOMES
Belle Glade	7	654,400	93,486		0.0% OF SINGLE-FAMILY HOMES
Biscayne Park	31	8,621,599	278,116		0.2% OF SINGLE-FAMILY HOMES
Biscayne Gardens	7	1,739,000	248,429		0.0% OF SINGLE-FAMILY HOMES
Boca Raton	278	111,252,277	400,188		1.4% OF SINGLE-FAMILY HOMES
Boynton Beach	130	37,095,206	285,348		0.6% OF SINGLE-FAMILY HOMES
Un-Incorp Broward Co.	4	518,800	129,700		0.0% OF SINGLE-FAMILY HOMES
Coconut Creek	164	42,566,669	259,553		0.8% OF SINGLE-FAMILY HOMES
Coconut Grove	131	183,664,386	1,402,018		0.7% OF SINGLE-FAMILY HOMES
Cooper City	144	52,643,539	365,580		0.7% OF SINGLE-FAMILY HOMES
Coral Gables	444	888,995,136	2,002,241		2.2% OF SINGLE-FAMILY HOMES
Coral Springs	542	188,400,927	347,603		2.7% OF SINGLE-FAMILY HOMES
Cutler Bay	145	33,709,078	232,476		0.7% OF SINGLE-FAMILY HOMES
Unincorp Dade Co.	69	22,592,296	327,425		0.3% OF SINGLE-FAMILY HOMES
Dania	172	38,358,231	223,013		0.9% OF SINGLE-FAMILY HOMES
Davie	462	274,950,069	595,130		2.3% OF SINGLE-FAMILY HOMES
Deerfield Beach	216	59,924,918	277,430		1.1% OF SINGLE-FAMILY HOMES
Delray Beach	88	29,591,552	336,268		0.4% OF SINGLE-FAMILY HOMES
Doral	154	88,994,469	577,886		0.8% OF SINGLE-FAMILY HOMES
Eastern Shores	12	20,429,994	1,702,500		0.1% OF SINGLE-FAMILY HOMES
El Portal	17	4,389,599	258,212		0.1% OF SINGLE-FAMILY HOMES
Fellsmere	1	205,000	205,000		0.0% OF SINGLE-FAMILY HOMES
Fisher Island	1	16,900,000	6,900,000		0.0% OF SINGLE-FAMILY HOMES
Florida City	40	3,607,498	90,187		0.2% OF SINGLE-FAMILY HOMES
Fort Lauderdale	1,389	1,300,928,620	936,594		6.9% OF SINGLE-FAMILY HOMES
Fort Pierce	31	4,620,849	149,060		0.2% OF SINGLE-FAMILY HOMES
Golden Beach	60	277,633,998	4,627,233		0.3% OF SINGLE-FAMILY HOMES
Goulds	4	284,900	71,225		0.0% OF SINGLE-FAMILY HOMES
Green Acres	11	1,754,990	159,545		0.1% OF SINGLE-FAMILY HOMES



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Hallandale	91	60,549,973	665,384		0.5% OF SINGLE-FAMILY HOMES
Hialeah	255	57,390,925	225,062		1.3% OF SINGLE-FAMILY HOMES
Hialeah Gardens	17	5,388,301	316,959		0.1% OF SINGLE-FAMILY HOMES
Hillsboro Beach	5	26,017,999	5,203,600		0.0% OF SINGLE-FAMILY HOMES
Hobe Sound	3	758,900	252,967		0.0% OF SINGLE-FAMILY HOMES
Hollywood	977	304,423,504	311,590		4.9% OF SINGLE-FAMILY HOMES
Homestead	867	168,969,496	194,890		4.3% OF SINGLE-FAMILY HOMES
Hutchinson Island	3	2,647,700	882,567		0.0% OF SINGLE-FAMILY HOMES
Indian Creek	2	31,800,000	5,900,000		0.0% OF SINGLE-FAMILY HOMES
Islands/Caribbean	3	14,375,000	4,791,667		0.0% OF SINGLE-FAMILY HOMES
Jensen Beach	2	619,900	309,950		0.0% OF SINGLE-FAMILY HOMES
Jupiter	20	13,654,878	682,744		0.1% OF SINGLE-FAMILY HOMES
Kendall	33	11,515,765	348,963		0.2% OF SINGLE-FAMILY HOMES
Key Biscayne	109	339,885,782	3,118,218		0.5% OF SINGLE-FAMILY HOMES
Lake Park	4	516,900	129,225		0.0% OF SINGLE-FAMILY HOMES
Lakeworth	127	28,051,135	220,875		0.6% OF SINGLE-FAMILY HOMES
Lantana	13	2,323,898	178,761		0.1% OF SINGLE-FAMILY HOMES
Lauderdale By The Sea	44	39,389,500	895,216		0.2% OF SINGLE-FAMILY HOMES
Lauderhill	128	21,524,131	168,157		0.6% OF SINGLE-FAMILY HOMES
Lauderdale Lakes	97	12,850,699	132,481		0.5% OF SINGLE-FAMILY HOMES
Lighthouse Point	147	178,367,198	1,213,382		0.7% OF SINGLE-FAMILY HOMES
Loxahatchee	55	14,309,822	260,179		0.3% OF SINGLE-FAMILY HOMES
Margate	241	37,816,753	156,916		1.2% OF SINGLE-FAMILY HOMES
Medley	1	189,900	189,900		0.0% OF SINGLE-FAMILY HOMES
Miami	4,426	1,588,505,180	358,903		22.1% OF SINGLE-FAMILY HOMES
Miami Beach	363	1,025,832,576	2,825,985		1.8% OF SINGLE-FAMILY HOMES
Miami Gardens	228	34,673,587	152,077		1.1% OF SINGLE-FAMILY HOMES
Miami Lake	84	47,421,099	564,537		0.4% OF SINGLE-FAMILY HOMES
Miami Shores	116	65,610,259	565,606		0.6% OF SINGLE-FAMILY HOMES
Miami Springs	55	19,580,599	356,011		0.3% OF SINGLE-FAMILY HOMES
Miramar	581	150,801,497	259,555		2.9% OF SINGLE-FAMILY HOMES
Naranja	4	783,900	195,975		0.0% OF SINGLE-FAMILY HOMES
North Bay Village	17	17,485,400	1,028,553		0.1% OF SINGLE-FAMILY HOMES
North Lauderdale	157	18,769,734	119,552		0.8% OF SINGLE-FAMILY HOMES
North Miami	223	87,967,521	394,473		1.1% OF SINGLE-FAMILY HOMES
North Miami Beach	215	94,190,243	438,094		1.1% OF SINGLE-FAMILY HOMES
North Palm Beach	3	2,577,000	859,000		0.0% OF SINGLE-FAMILY HOMES
Oakland Park	202	37,680,176	186,536		1.0% OF SINGLE-FAMILY HOMES
Opa-Locka	87	9,602,850	110,378		0.4% OF SINGLE-FAMILY HOMES
Out Of Area	178	114,470,830	643,095		0.9% OF SINGLE-FAMILY HOMES
Not In Usa	51	84,699,066	1,660,766		0.3% OF SINGLE-FAMILY HOMES
Other City - In FL	306	139,098,687	454,571		1.5% OF SINGLE-FAMILY HOMES
Keys/Islands/Caribbean	111	167,669,066	1,510,532		0.6% OF SINGLE-FAMILY HOMES
Other City Not In FL	436	160,637,730	368,435		2.2% OF SINGLE-FAMILY HOMES
Pahokee	2	260,000	130,000		0.0% OF SINGLE-FAMILY HOMES



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Palm Beach	19	8,535,877	449,257		0.1% OF SINGLE-FAMILY HOMES
Un - Incorp Pb Co.	1	170,000	170,000		0.0% OF SINGLE-FAMILY HOMES
Palmetto Bay	172	106,080,754	616,749		0.9% OF SINGLE-FAMILY HOMES
Palm Springs	3	583,400	194,467		0.0% OF SINGLE-FAMILY HOMES
Parkland	257	191,258,390	744,196		1.3% OF SINGLE-FAMILY HOMES
Palm Beach Gardens	19	8,833,200	464,905		0.1% OF SINGLE-FAMILY HOMES
Pembroke Park	8	1,039,999	130,000		0.0% OF SINGLE-FAMILY HOMES
Pembroke Pines	588	163,843,335	278,645		2.9% OF SINGLE-FAMILY HOMES
Perrine	5	669,900	133,980		0.0% OF SINGLE-FAMILY HOMES
Pinecrest	183	282,451,940	1,543,453		0.9% OF SINGLE-FAMILY HOMES
Plantation	420	207,140,658	493,192		2.1% OF SINGLE-FAMILY HOMES
Pompano Beach	540	189,664,995	351,231		2.7% OF SINGLE-FAMILY HOMES
Port St. Lucie	115	14,959,387	130,082		0.6% OF SINGLE-FAMILY HOMES
Riviera Beach	24	3,906,690	162,779		0.1% OF SINGLE-FAMILY HOMES
Royal Palm Beach	50	11,523,312	230,466		0.2% OF SINGLE-FAMILY HOMES
Sea Ranch Lakes	11	17,917,500	1,628,864		0.1% OF SINGLE-FAMILY HOMES
Sebastian	3	303,900	101,300		0.0% OF SINGLE-FAMILY HOMES
South Miami	48	26,569,348	553,528		0.2% OF SINGLE-FAMILY HOMES
South Bay	1	83,000	83,000		0.0% OF SINGLE-FAMILY HOMES
Saint Lucie West	2	405,000	202,500		0.0% OF SINGLE-FAMILY HOMES
Stuart	18	39,962,000	2,220,111		0.1% OF SINGLE-FAMILY HOMES
Sunny Isles Beach	29	38,860,831	1,340,029		0.1% OF SINGLE-FAMILY HOMES
Sunrise	335	60,375,820	180,226		1.7% OF SINGLE-FAMILY HOMES
Surfside	57	46,165,569	809,922		0.3% OF SINGLE-FAMILY HOMES
Sweetwater	5	956,899	191,380		0.0% OF SINGLE-FAMILY HOMES
Southwest Ranches	118	171,058,848	1,449,651		0.6% OF SINGLE-FAMILY HOMES
Tamarac	337	54,043,984	160,368		1.7% OF SINGLE-FAMILY HOMES
Tequesta	2	874,000	437,000		0.0% OF SINGLE-FAMILY HOMES
Vero Beach	23	32,084,100	1,394,961		0.1% OF SINGLE-FAMILY HOMES
Virginia Gardens	6	1,296,000	216,000		0.0% OF SINGLE-FAMILY HOMES
Wellington	63	26,732,787	424,330		0.3% OF SINGLE-FAMILY HOMES
Weston	399	316,462,303	793,139		2.0% OF SINGLE-FAMILY HOMES
Wilton Manors	72	26,250,023	364,584		0.4% OF SINGLE-FAMILY HOMES
West Miami	11	2,686,400	244,218		0.1% OF SINGLE-FAMILY HOMES
West Palm Beach	147	28,064,710	190,916		0.7% OF SINGLE-FAMILY HOMES
CONDO/COOP/VILLA/TWNHSE	31,523	9,713,198,822	308,131		49.8% OF CURRENT BY STYLE AND AREA
CO-OP	1,677	491,869,404	293,303		2.6% % OF ACTIVE LISTINGS
MULTI-FAMILY	2,256	1,469,281,698	651,277		3.6% % OF ACTIVE LISTINGS
LOTS AND ACREAGE	1,306	2,151,879,167	1,647,687		2.1% % OF ACTIVE LISTINGS
COMMERCIAL/INDUSTRIAL	5,566	3,867,344,716	694,816		8.8% % OF ACTIVE LISTINGS
BUSINESS OPP	968	520,238,628	537,437		1.5% % OF ACTIVE LISTINGS
SOLD LISTINGS YTD	33,884	7,509,309,411	221,618	106	



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SALE COMPLETED SINCE LAST RPT	4,464	988,713,929	221,486	100	13.2% OF SOLD LISTINGS YTD
CO-OP SALES	22,921	5,250,463,796	229,068	102	67.6% OF SOLD LISTINGS YTD
NON CO-OP SALES	10,963	2,258,845,615	206,043	114	32.4% OF SOLD LISTINGS YTD
 SOLD LISTINGS THIS QUARTER	 16,160	 3,672,659,069	 227,269	 106	
 SINGLE-FAMILY FINANCING YTD	 13,930	 3,971,211,905	 285,083	 96	
Assumption	1	175,000	175,000	14	0.0% OF RESIDENTIAL FINANCING YTD
Cash	5,159	1,355,623,472	262,769	88	37.0% OF RESIDENTIAL FINANCING YTD
Conventional	4,175	1,666,770,843	399,227	107	30.0% OF RESIDENTIAL FINANCING YTD
Exchange	2	723,000	361,500	5	0.0% OF RESIDENTIAL FINANCING YTD
FHA	3,944	781,257,160	198,088	93	28.3% OF RESIDENTIAL FINANCING YTD
Leased	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
Other Terms See Remarks	257	61,428,666	239,022	109	1.8% OF RESIDENTIAL FINANCING YTD
Purchase Money Mortgage	25	5,888,775	235,551	128	0.2% OF RESIDENTIAL FINANCING YTD
Seller Financing	70	30,610,750	437,296	141	0.5% OF RESIDENTIAL FINANCING YTD
VA	292	68,374,339	234,159	96	2.1% OF RESIDENTIAL FINANCING YTD



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