

RMLS Residential Statistics

February 2009	Palm Beach County		St Lucie County		Martin County	
	Single Family Detached	Condo/Coop/ & Townhouses	Single Family Detached	Condo/Coop/ & Townhouses	Single Family Detached	Condo/Coop/ & Townhouses
# of Units Sold Feb 2009	550	498	286	45	82	49
Median Sold Price Feb 09	\$215,000	\$100,000	\$118,000	\$100,000	\$215,000	\$125,000
Median SP-to-LP	57.3%	58.8%	78.7%	47.6%	53.8%	78.1%
Median Sold DOM	137	130	94	104	112	153
Total # of Units PND+CTG	2,108	1,720	1,187	132	298	164
Total # Active Units	12,960	14,699	3,615	1,391	2,457	1,417
Median Active List Price	\$375,000	\$170,000	\$150,000	\$210,000	\$400,000	\$160,000
Median Active DOM	148	150	135	177	135	150
12 mo. Absorption Rate	668.7	579.7	318.8	45.3	121.9	51.6
# of Months Supply	19.4	25.4	11.3	30.7	20.2	27.5

SINGLE FAMILY DETACHED

The number of units sold in Palm Beach County and St Lucie County continue to increase compared to last year! Palm Beach County recorded 20.9% more units sold this February than last year, and St Lucie County reported 41.6% more! Martin County reported 14.6% fewer unit sales. If we look at the absorption rate and the available inventory, notice that St Lucie County has about 11.3 months of inventory on hand, which is about 8 months less than the other two counties. Palm Beach and Martin Counties had approximately 20 months of inventory available at the end of

February. The median sale prices continue to decline compared to last year. This time last year, we showed a median sale price of \$330,000 in Palm Beach County, \$165,000 in St Lucie County, and \$289,000 in Martin County. This year (February 28th), the median sale price is \$215,000 in Palm Beach County, \$118,000 in St Lucie County, and \$215,000 in Martin County.

CONDOS • COOPS • TOWNHOMES

Compared to February of last year, the number of units sold was about the same (flat) in Palm Beach County and Martin County; however, St Lucie County recorded

about 36.4% more units sold. If you look at the absorption rate and the available inventory, you can see that all three counties had over 25 months of supply on hand. The median sale prices for condos/coops/townhouses continue to decline compared to last year.

ON A POSITIVE NOTE

Overall, the number of units sold this year-to-date (YTD) is greater than last-year-to-date (LYTD). Buyer's still have an opportunity to find great properties at low prices. Remember, the sun still shines in Florida, and people want to live here.