



## Miami-Dade County Housing Market, December 2010

**Home Sales and Prices:** Single family and condominium home sales in Miami-Dade continued to surge in December according to data released in January. There were 715 single family home sales reported by the Florida Association of Realtors (FAR). While this is a 13.1% decrease from November, it was still 17.2% higher than the number of sales one year ago. Sales of Condos topped 1,000, also a decrease from November's count, off by 16.5%, but once again up very strongly (28%) compared to December 2009. The large volume of sales reflects an increase in supply and continues to drive prices down. According to FAR, the median sales price of a single family home was \$173,600, down 15% from December of last year. The median price drop for condos was even more dramatic, hitting \$99,100 in December, off more than 33% from one year ago.

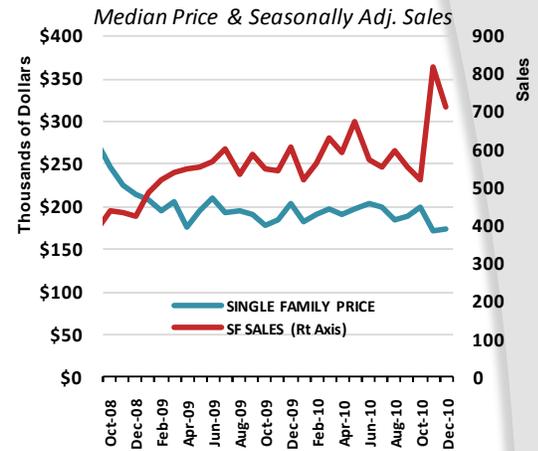
The tri-county Case-Shiller Housing Price Index which lags behind the housing sales data by one month shows a similar trend in the price levels on the resale of existing homes. The seasonally adjusted November value of this index dropped by over one half of one percent from October and by 3.6% from November of 2009. This leaves the index at the lowest level in 8 years. The index shows that the lowest third of homes by value continue to drop the most, off 7.1% year-over-year compared to a one year drop of 4.8% for the mid tier and a drop of 2.9% for the top tier. A similar housing price index for Miami-Dade from the Federal Housing Finance Agency reveals the same downward trend through the 3<sup>rd</sup> quarter of 2010. Data for the 4<sup>th</sup> quarter is due out this month and will be reflected in the next HMR.

For the third year in a row the affordability of single family homes in Miami-Dade County has improved. The housing affordability index (HAI) compares the monthly principal and interest payment to the median family income. If the index equals 100 then the principal and interest payment on a typical Miami-Dade single family home equals 25% of the typical family's income. A higher index means greater affordability. Miami-Dade County's average index for 2010 was 118.7. This is up from 2009 when the average HAI for the County was 106.3. For the US as a whole, the average HAI in 2010 was 175.4 compared to 169.4 in 2009.

**Foreclosure Activity:** According to the Miami-Dade Clerk of Courts, the number of Lis Pendens filed in December (the first step in the foreclosure process) increased slightly (+3.6%) from November without adjusting for seasonality. However, the 1,146 recorded filings are nearly 80% below the level of filings from one year ago. RealtyTrac reported that the number of REO foreclosures (the final step in the process) dropped to 621, over 60% less than November, and almost 54% less than one year ago.

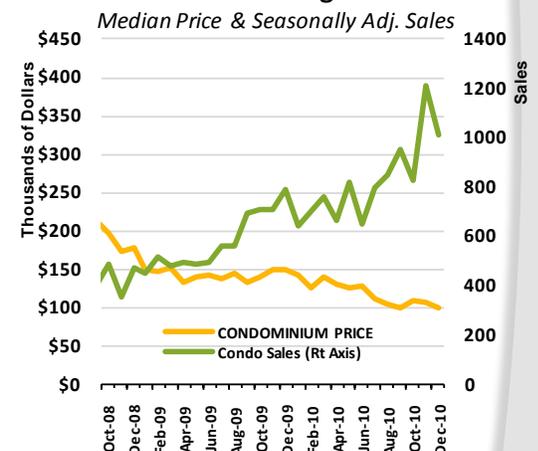
**Building Permits:** With 139 building permits issued in December after seasonal adjustment, Miami-Dade saw the highest number of permits (1,065) issued in the 4<sup>th</sup> quarter since the first quarter of 2008. The December number was up over 200% over last year, and the total value permitted was up nearly 249% over a year ago. This compares very favorably with what happened nationwide. Nationally the number of permits issued in December was down almost 5% from December of 2009, and the total value was up slightly by 0.4% year-over-year.

### SF Homes Sold Through Realtors:



Data Source: Florida Realtors

### Condos Sold Through Realtors:

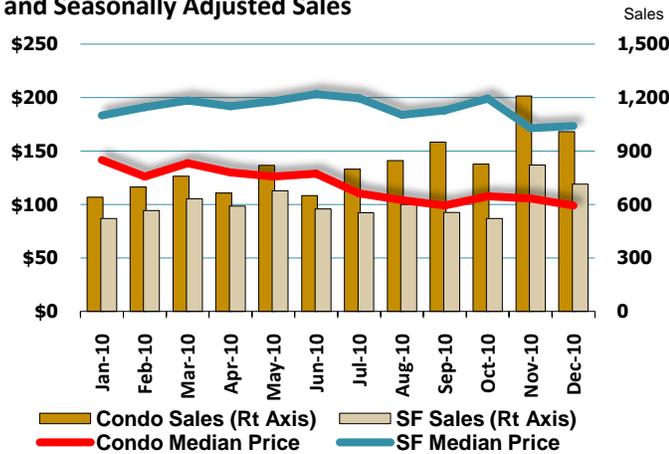


Data Source: Florida Realtors

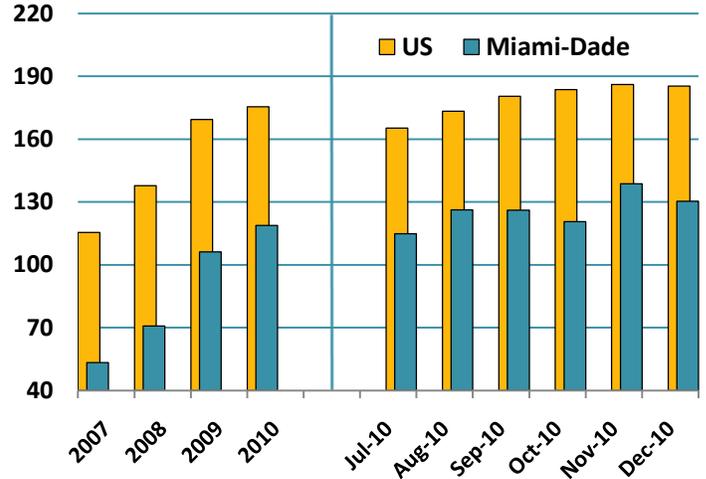
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## Existing Home Sales: Median Price (\$ in '000s) and Seasonally Adjusted Sales



## Housing Affordability Index\*



## Miami-Dade Existing Home Sales

	Dec-10	% Chg from Nov-10	% Chg from Dec-09
Single Family Sales	715	-13.1%	17.2%
Med. Sales Price	\$173,600	1.2%	-15.0%
Condo Sales	1,010	-16.5%	28.0%
Med. Sales Price	\$99,100	-6.2%	-33.1%

## Housing Affordability\* (based on Single Family Home Sales)

	Dec-10 (p)	% Chg from Nov-10 (r)	% Chg from Dec-09
<b>Miami-Dade County</b>			
Affordability Index	130.3	-6.0%	27.1%
<b>US</b>			
Affordability Index	185.3	-0.4%	4.9%

\* The index is a ratio of monthly median income over the P & I payment on a 30 yr fixed rate mortgage. A higher index means more affordable.

## Housing Price Indices & Comparisons (2000=100)

Case-Shiller*	Nov-10	% Chg from Oct-10	% Chg from Nov-09
<b>Miami MSA</b>			
Low Tier	124.6	-2.3%	-7.1%
Middle Tier	138.3	-1.3%	-4.8%
High Tier	144.5	-0.1%	-2.9%
<b>Aggregate Index</b>	<b>142.2</b>	<b>-0.6%</b>	<b>-3.6%</b>
<b>US 20 City Composite Index</b>	142.7	-0.5%	-1.6%
<b>Federal Housing Finance Agency**</b>	<b>2010:3Q</b>	<b>% Chg from 2010:2Q</b>	<b>% Chg from 2009:3Q</b>
Miami HPI	170.1	0.7%	-2.3%
Broward HPI	161.0	1.0%	-1.5%
Florida HPI	153.9	0.7%	-6.5%

\* Existing homes paired sales, seasonally adjusted.

\*\* All transactions quarterly index, not seasonally adjusted.

## Miami-Dade Foreclosures & Filings

	Dec-10	% Chg from Nov-10	% Chg from Dec-09
REO Foreclosures*	621	-60.4%	-53.8%
Lis Pendens*	1,146	3.6%	-79.2%

\* Not seasonally adjusted.

## 30 Year Fixed Mortgage Rates

	Dec-10	Nov-10	Chg from Dec-09
Miami-Dade	5.20	4.76	-0.70
US	4.90	4.60	0.92

## Building Permits and Values

	Dec-10	% Chg from Nov-10	% Chg from Dec-09
<b>Miami-Dade County</b>			
Permits	139	-66.0%	201.1%
Value (Mil of \$)	37.8	13.4%	248.6%
<b>US</b>			
Permits (000s)	58.0	23.2%	-4.9%
Value (Mil of \$)	7,812.8	13.8%	0.4%

**Note: All numbers are seasonally adjusted unless otherwise indicated.**

For additional information visit our website at:

<http://www.miamidade.gov/oodit/economic>

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