

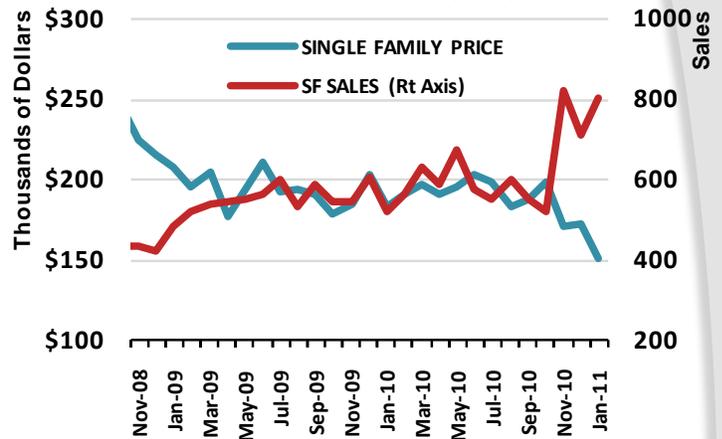


Miami-Dade County Housing Market, January 2011

Home Sales and Prices: Single family and condominium home sales in Miami-Dade grew in January according to data released by Florida Realtors. There were 807 existing single family home sales after seasonal adjustment, a 12.9% increase from December and 55% higher than one year ago. Sales of existing condos reached 1,499, 48% higher than December's count, and up very strongly (134%) compared to January 2010. The large volume of units coming into the market (mainly REOs and short sales) continues to drive prices downward. According to Florida Realtors, the median price of a single family home sold in January dropped to \$150,800, down 13% from December's value of \$173,600, and stood 18% below last year's price. The median price of condos sold in January fell to \$91,200, off nearly 8% from December and 35% from one year ago. It is important to keep in mind that short term variations in median transaction prices are very sensitive to changes in the specific characteristics and location of the units sold during any given period. Housing price indicators like S&P's Case/Shiller index and the Federal Housing Finance Authority's HPI are less sensitive to these influences.

SF Homes Sold Through Realtors:

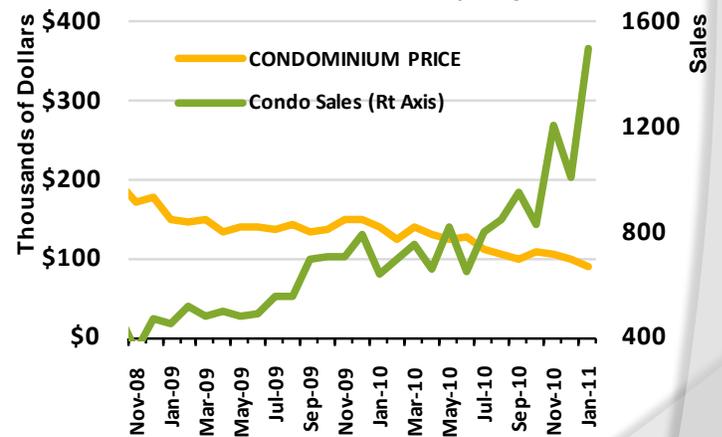
Median Price & Seasonally Adj. Sales



Data Source: Florida Realtors

Condos Sold Through Realtors:

Median Price & Seasonally Adj. Sales



Data Source: Florida Realtors

The tri-county Case-Shiller Housing Price Index

shows a similar but less pronounced trend in the sales price of existing homes. The seasonally adjusted December value fell by 0.4% from November and by 4% from December of 2009. This index also shows that the lowest third of homes ranked according value continue to experience the sharpest declines. The price of the average home in the lowest tier sold for 12% lower than their value one year earlier. The decline in the value of the typical home in the middle tier lost 5% of their value and a drop of 3% for the top tier.



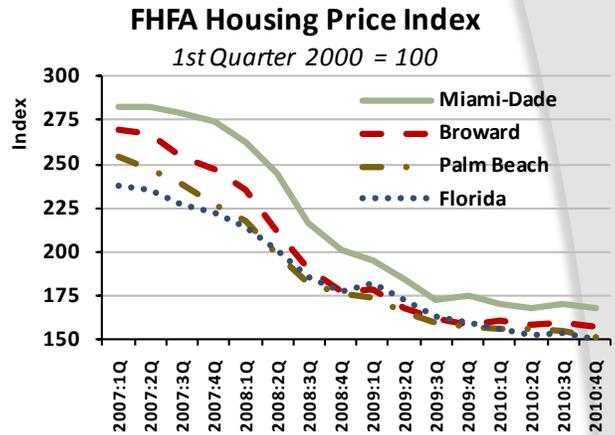
Robert D. Cruz, PhD, Chief Economist

The Federal Housing Finance Agency's (FHFA) home price index for Miami-Dade County indicated a similar negative trend in home values through the 4th quarter of 2010. Year-over-year, the index dropped by 4% compared to decline of less than 1% in Broward, 3% in West Palm and 6% statewide. From the peak in values, which occurred during the 2nd quarter of 2007, the typical existing home in Miami-Dade has lost 41% of its value according FHFA.

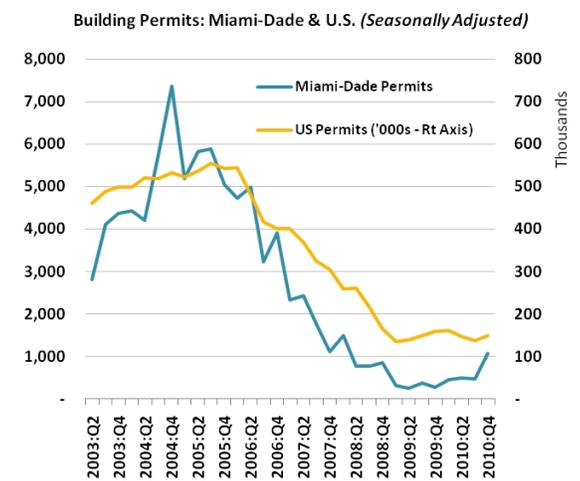
Housing affordability, however, improved in January because of the decline in the median transaction price of single-family homes and a slight drop in mortgage interest rates. The housing affordability index (HAI) compares the monthly principal and interest payment to the area's median family income. An index of 100 means 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 principal and interest payments are less than 25% of income and greater affordability. Miami-Dade County's average index for 2010 was 118.7 and in January it stood at 150. For the US as a whole, the average HAI in 2010 was 175.4 and 191 in January.

Foreclosure Activity: According to the Miami-Dade Clerk of Courts, the number of Lis Pendens filed in January (the first step in the foreclosure process) increased slightly for the 2nd month in a row (+7%) from December. However, the 1,226 recorded filings are over 70% 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 562, 10% fewer than December, and 17% less than one year ago. It is still too early to know if these numbers represent a sustainable trend, or instead represent foreclosure processing issues that remain unresolved.

Building Permits: According to the Census Bureau, 87 housing units were authorized by building permits in January (after seasonal adjustment). The number of authorized units varies considerably from month to month, but the number of units for the 3-month period ending in January was a just over twice the number issued over the same period one year ago. The number of units authorized by permits is far from the numbers witnessed at the peak of the housing boom. We are not likely to see those levels in the near future, but the recent trend in permits is a welcomed indicator.



Data Source: Federal Housing Finance Agency



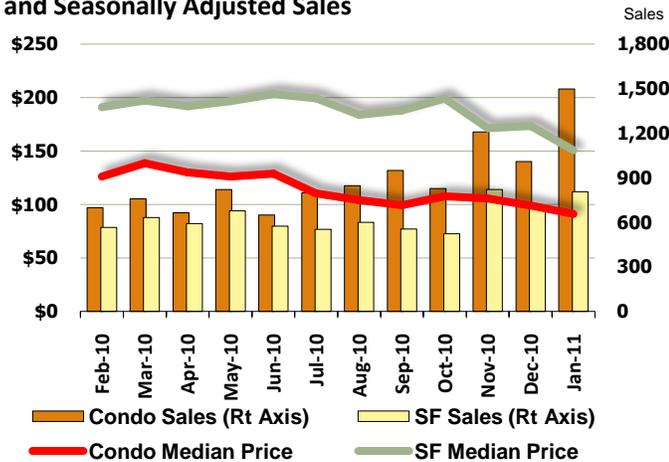
Data Source: US Census Bureau.

Release Date – March 2011

Miami-Dade County Housing Market, January 2011

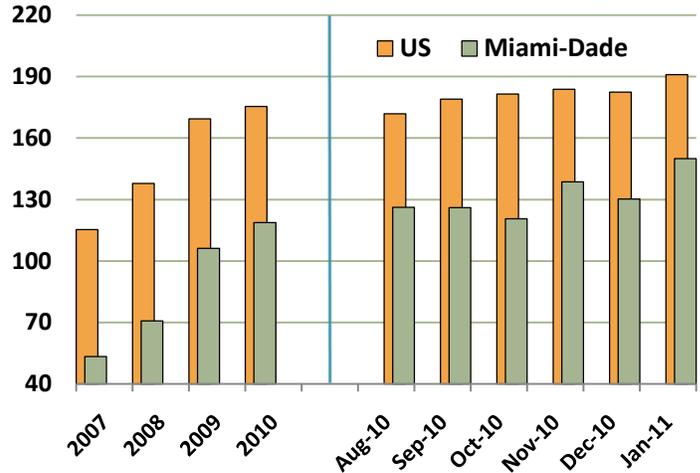


Existing Home Sales: Median Price (\$ in '000s) and Seasonally Adjusted Sales



Data Source: Florida Realtors

Housing Affordability Index*



Data Source: National Association of Realtors; OEDIT.

Miami-Dade Existing Home Sales

	Jan-11	% Chg from Dec-10	% Chg from Jan-10
Single Family Sales	807	12.9%	54.8%
Med. Sales Price	\$150,800	-13.1%	-17.8%
Condo Sales	1,499	48.4%	133.7%
Med. Sales Price	\$91,200	-8.0%	-35.6%

Data Source: Florida Realtors

Housing Affordability* (based on Single Family Home Sales)

	Jan-11 (p)	% Chg from Dec-10 (r)	% Chg from Jan-10
Miami-Dade County			
Affordability Index	150.0	15.1%	30.8%
US			
Affordability Index	191.0	4.7%	6.4%

Data Source: National Association of Realtors; OEDIT.

* 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*	Dec-10	% Chg from Nov-10	% Chg from Dec-09
Miami MSA			
Low Tier	121.0	-2.8%	-11.6%
Middle Tier	137.9	-0.4%	-4.9%
High Tier	144.5	0.0%	-2.6%
Aggregate Index	141.8	-0.4%	-3.8%
US 20 City Composite Index	142.2	-0.4%	-2.4%
Federal Housing Finance Agency**	2010:4Q	% Chg from 2010:3Q	% Chg from 2009:4Q
Miami HPI	167.7	-1.5%	-4.0%
Broward HPI	157.2	-1.8%	-0.8%
Florida HPI	150.5	-2.0%	-5.7%

Data Source: Standard & Poors; Federal Housing Finance Agency

* Existing homes paired sales, seasonally adjusted.

** All transactions quarterly index, not seasonally adjusted.

Miami-Dade Foreclosures & Filings (Not seasonally adjusted)

	Jan-11	% Chg from Dec-10	% Chg from Jan-10
REO Foreclosures*	562	-9.5%	-16.5%
Lis Pendens*	1,226	7.0%	-70.3%

Data Sources: Miami-Dade Clerk of Courts, RealtyTrac.

30-Year Fixed Mortgage Rates

	Jan-11	Dec-10	Chg from Jan-10
Miami-Dade	5.18	5.24	-0.68
US	5.08	4.92	-0.40

Data Source: HSH Associates, Inc.

Building Permits (Units)

	Jan-11	% Chg from Dec-10	% Chg from Jan-10
Miami-Dade County			
Units	87	-37.2%	-40.4%
US			
Units (000s)	44.4	-23.4%	-8.5%

Data Source: US Census Bureau.

Note: All numbers are seasonally adjusted unless otherwise indicated.

For additional information visit our website at:

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

Dr. Robert D. Cruz, Chief Economist (305) 375-1879

Mr. Robert Hesler, Sr. Economic Analyst (305) 375-4811

Released Mar 2011