

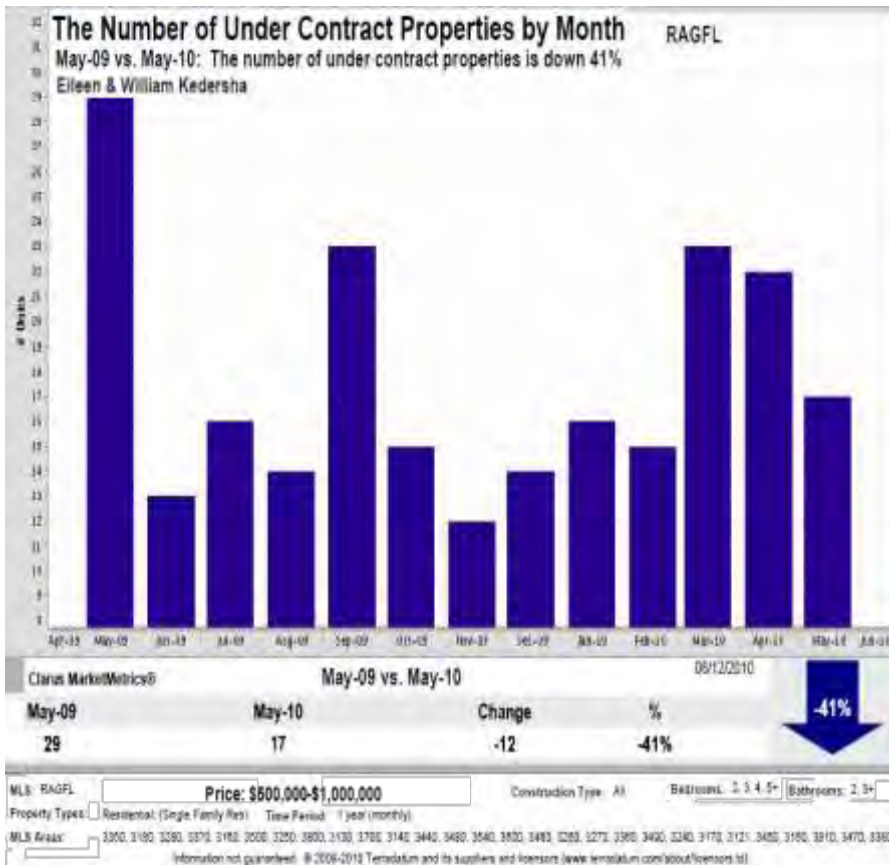


## FORT LAUDERDALE AREA MAY SINGLE FAMILY MARKET DATA: \$500K-\$1.0M

May 2010

As we discussed in last month's newsletter, technology and information availability regarding real estate has improved significantly. May sales data in the condo beach area suggests a weakness in sales. May 2010 Median price reflects a reduction of 13% from May, 2009 which was \$885,000; May 2010's median price was \$767,000. SF homes' May 2010 Median price was \$715,000 up a modest 2%. Keeping abreast of market trends is beneficial to both buyers and sellers in establishing fair market values. In a depreciating market a seller should consider the monthly depreciating percentage and factor that into the asking price. The old adage: don't chase a depreciating market is good advice. Not utilizing sales data can result in large, unnecessary losses. Knowing where to look for sales data, how to interpret the data, choosing the correct criteria to establish an accurate valuation will save thousands. It is our belief that both buyers and sellers should carefully select a professional real estate agent that has the knowledge, tools and technology to take advantage and leverage the information available to the benefit of their client. Many of us have heard that "**Knowledge is Power**", however this is only partially true; more specifically we believe that the "**USE of Knowledge is Power**". Please visit our website, which is filled with valuable information, [www.ekluxuryhomes.com](http://www.ekluxuryhomes.com).

We offer a complimentary evaluation of the property you would like to sell or purchase. If you would like to take advantage of this offer, please either give us a call at 954-561-4100 or go to: [www.ekluxuryhomes.com/home\\_worth.php](http://www.ekluxuryhomes.com/home_worth.php). We will provide you with accurate and exact data necessary to help you establish the correct valuation. The Kedersha Group has consistently adapted our business model to incorporate internet strategies to give our clients the latest and most effective marketing tools available. Our website contains the area's most effective MLS search tools available, try it yourself. **We are here to help you, please contact us, 954-561-4100 or [Luxury@ekluxuryhomes.com](mailto:Luxury@ekluxuryhomes.com).**



The charts & Data in this letter reflect **SF Home sales** in the Fort Lauderdale area **between \$500k to \$1m**. For detailed sales data customized for your home please contact us.

This chart shows pending sales which is a more accurate forecast of the direction of the housing market. The chart reflects a significant **decrease in pending sales year-over-year for May, -41%**. Combined with other trends that we are watching, this decrease implies a weakness in the coming months. If you would like to view more details and graphs please visit our web site. More Charts follow:

If you would like to see the current active listings of all the SF Homes and Condos in the Fort Lauderdale area [Click Here](#) or go to:

<http://tinyurl.com/2d4947t>

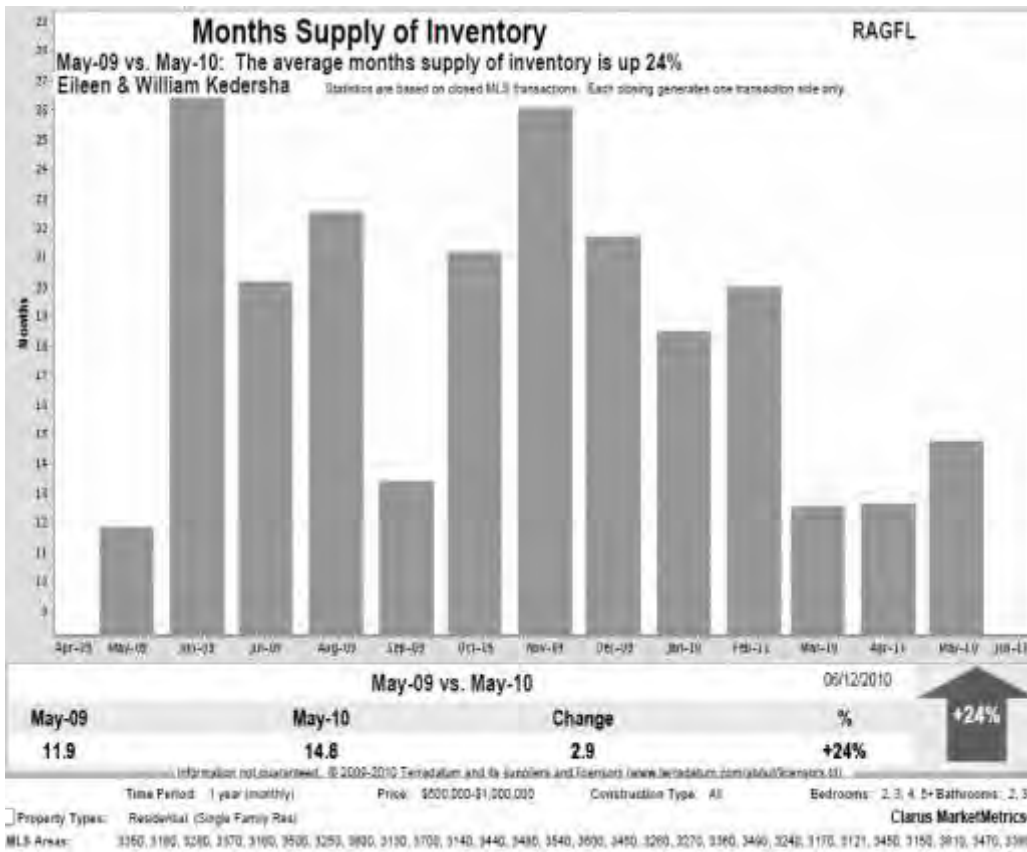
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# FORT LAUDERDALE AREA MAY SINGLE FAMILY MARKET DATA: \$500K-\$1.0M



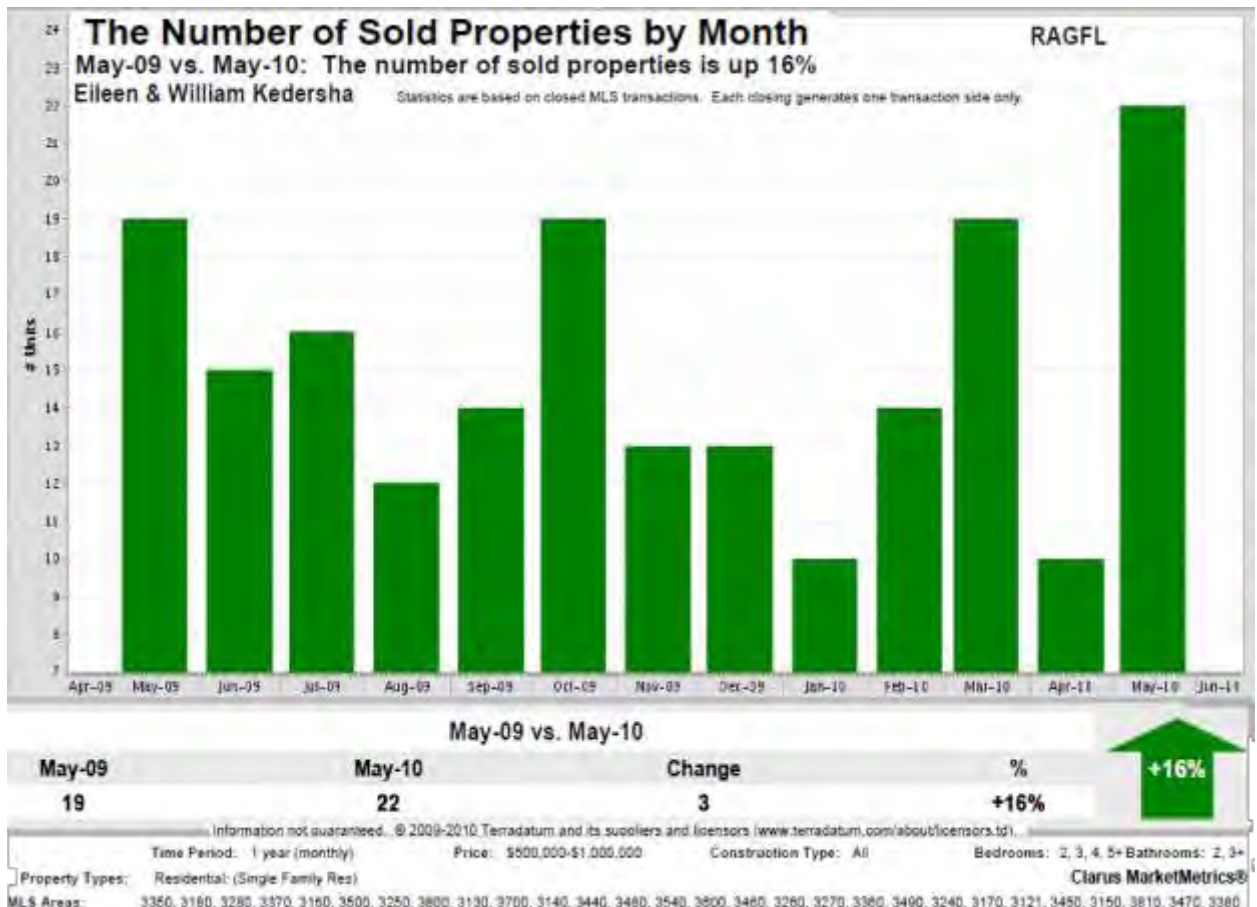
Time Period	Median Price	# Units	Average DOM
May-10	715,000	22	242
Apr-10	683,500	10	187
Mar-10	652,000	19	136
Feb-10	655,000	14	202
Jan-10	700,000	10	181
Dec-09	620,000	13	146
Nov-09	594,700	13	198
Oct-09	755,000	19	179
Sep-09	651,000	14	204
Aug-09	610,000	12	193
Jul-09	745,250	16	218
Jun-09	725,000	15	158
May-09	700,000	19	96

This chart shows the month supply of inventory which reflects a **24% increase in inventory year over year for May**, which indicates a negative trend in the future market. However Median Price and Units Sold have increased. Before we can experience a sustained recovery our inventory must be reduced and sales increase for 4 consecutive months.

This chart reflects the number of **Sold** properties month by month. **Year-over-year for May we have a 16% increase in the number of properties sold**, 19 Sales in May 2010 versus 22 Sales in April 2010 or 3 more unit sales.

If you would like to see the current active inventory of all the beach condos in the Fort Lauderdale area, go to:

<http://tinyurl.com/24zfzdu>



**Fort Lauderdale Condo Directory**

[Click Here](#)

View all active Fort Lauderdale Single Family Home Listings [Either Click Here](#) or Go To: <http://tinyurl.com/2d4947t>