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LOWER PRICED INVENTORY HEATING UP REAL ESTATE SALES

Miami, FL (May 26, 2009)- "All of the indicators are positive. . . lower inventory, increased sales activity, and a stabilization of pricing" states Mike Pappas CEO/President of The Keyes Company, a large South Florida real estate firm. "As dramatic as this market has been, we are encouraged by the traditional recovery signs - in 2008 the rental market was hot, and in 2009 the first-time homebuyer market is strong. The market is churning at the under \$300,000 price range. Seventy percent of the South Florida sales are under \$300,000."

Broward saw a 32% increase in single family sales over April '08 while median prices had a 35% drop to \$195,000 from \$300,000. Broward condo sales saw a 45% increase in closed units - 526 to 762 and a 47% drop in prices. "We broke the median price of \$100,000 in December for condos in Broward and it has energized buyers. Prices seem to be stable as April's median price of \$78,450 when compared to \$77,825 in March," commented Ray Barkett, VP of Keyes Ft. Lauderdale. The single family inventory in Broward is down to 10,615 homes on the market from 13,417 at the same time last year. The condo inventory is at 10.9 months with 12,029 units on the market down from the 14,063 this past December. "All encouraging signs," states the veteran real estate expert Ray Barkett.

Palm Beach's April median single family home price drop to \$229,000 from \$309,000 last year - a 26% drop. "We are encouraged as the median price has been stable for Palm Beach since January," confirmed Barb Ross, District Sales Manager of the Keyes Palm Beach Gardens office. "The average days on market are consistent at the 140 day level for the past 12 months." The single family inventory continues to drop - down to 11,215. "This is close to a normal market with an 8.8 month supply based on the 1,267 pended contracts in April, an impressive drop from the 25 month supply in November," declares Mrs. Ross. Palm Beach's sold units for condos was up 7.7% while prices dropped 40% to \$96,000 when comparing April '08 to April '09. However the price is comparable to March's median at \$97,450. Condo inventory is down to 15,169 units on the market from a peak of 20,000 in 2007.

"The \$8,000 first-time home buyer program is pushing buyers off the fence." states Joy Linet, Keyes Mortgage VP. "Interest rates now at a 40 year low, and prices near their 2002 levels have put the affordability level at a 30 year high!"

The single family drop in inventory is dramatic - moving from over a 30 month supply to now under one year. Mike Pappas attributes the "loan modification program for eliminating some inventory and the high demand for distressed properties; along with sellers not wanting to sell at today's prices - for having dropped the month supply from over 20 months at the first of the year to now 8 - 10 months depending on the market and type of property". The under \$300,000 price is at a 5.3 and 6.1 month supply in Palm Beach and Broward.

"The South Florida real estate cycles are always tumultuous and dark, but we are seeing the sun peak around the clouds...and historically in the end...it always shines bright," affirmed Mike Pappas.

About The Keyes Company/Real Estate, Mortgage and Title

Since The Keyes Company's (www.keyes.com) founding in 1926 in Miami, Florida, its team of professionals has cultivated a well-respected reputation for meeting the diverse real estate needs of families, investors and businesses owners. The remarkable longevity of this independently-owned family business is a testament to its performance and success within the full range of market conditions. Keyes' network of offices, professional associates and strategic partnerships serve customers regionally, nationally and internationally. The company consistently ranks among the Top 100 real estate companies in the country, as measured by both sales and transaction volume.