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**Real Estate Trends**  
Monthly Housing Summary

## February 2012 Real Estate Data

Released - 3/14/2012 | Source - **realtor.com** , operated by Move, Inc

### Monthly Housing Summary

On the national level, inventory of for-sale single family homes, condominiums, townhouses and co-ops declined by -22.02% in February 2012 compared to a year ago, and declined in one month in all but two of the 146 markets covered by Realtor.com.

The median age of the inventory fell -9.76% on a year-over-year basis last month and the median national list price was up by 6.82% last month compared to February 2011.

The nation's housing markets as a whole are in better shape today than at any time since the 2009-2010 tax credits. While higher list prices do not always translate into higher sales prices, they may signal a growing optimism on the part of sellers that the market has begun to turn around.

Many markets in areas hardest hit by foreclosures and low prices at the beginning of the housing decline--such as Florida markets and Phoenix--continue to register large year-over-year declines in inventories and large year-over-year increases in median list prices. At the same time, median list prices in other markets once the epicenter of the housing boom--including Las Vegas and many parts of California--continue to lag behind the country as a whole.

For more information on the monthly real estate trend reports released by Realtor.com, please contact [jim@refl.com](mailto:jim@refl.com)

Search Ranking		Area / Region	Median List Prices			Total Listings		
Current Month	Previous Month		\$	YY	MM	#	YY	MM
		United States	\$188,000	6.82%	1.34%	\$1,778,237	-22.02%	0.54%
Feb-12	Jan-12	City	\$	YY	MM	#	YY	MM
1	1	Chicago, IL	\$189,800	-7.41%	2.04%	53,976	-17.54%	1.82%
2	2	Detroit, MI	\$84,900	-3.41%	3.92%	22,019	-27.60%	-1.57%
3	3	Los Angeles-Long Beach, CA	\$325,000	-4.13%	1.42%	27,256	-22.26%	1.48%

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Feb-12	Jan-12	City	\$	YY	MM	#	YY	MM
4	4	Philadelphia, PA-NJ(PA)	\$225,000	-2.17%	1.35%	22,903	2.95%	5.57%
5	7	Tampa-St. Petersburg-Clearwater, FL	\$144,900	3.57%	1.68%	18,706	-37.96%	-0.64%
6	5	Phoenix-Mesa, AZ	\$174,900	20.62%	3.19%	17,453	-48.03%	-1.39%
7	6	Atlanta, GA	\$154,900	-0.06%	3.27%	47,734	-38.48%	-1.99%
8	8	Dallas, TX	\$194,500	8.12%	2.42%	16,603	-27.29%	1.91%
9	9	Orlando, FL	\$154,500	3.00%	-0.32%	10,738	-40.76%	-1.09%
10	10	Las Vegas, NV-AZ(NV)	\$122,900	-3.98%	1.15%	21,357	-18.90%	-1.42%
11	11	Riverside-San Bernardino, CA	\$199,000	5.29%	0.00%	24,120	-29.28%	-1.08%
12	12	West Palm Beach-Boca Raton, FL	\$225,000	18.48%	0.38%	20,640	-23.24%	1.87%
13	13	Boston-Wrcstr-Lwrnce-Lowl-Brcktn, MA-NH(MA)	\$320,000	0.03%	0.63%	20,739	-8.12%	2.42%
14	15	Washington, DC-MD-VA-WV(VA)	\$365,000	8.02%	1.67%	10,741	-17.83%	4.15%
15	14	San Diego, CA	\$345,000	-1.40%	-1.15%	11,470	-25.04%	0.15%
16	17	Orange County, CA	\$425,000	-5.35%	0.00%	12,409	-19.79%	2.89%
17	16	Fort Lauderdale, FL	\$165,000	10.00%	0.30%	12,435	-42.97%	1.03%
18	20	Miami, FL	\$265,000	26.19%	-0.19%	12,101	-45.95%	-0.84%
19	19	San Antonio, TX	\$184,900	12.07%	0.52%	9,467	-19.79%	1.06%
20	21	Raleigh-Durham-Chapel Hill, NC	\$215,000	7.50%	0.00%	9,980	-23.29%	2.43%
21	18	St. Louis, MO-IL(MO)	\$159,000	-0.56%	2.58%	12,819	-16.93%	2.98%
22	22	Denver, CO	\$249,997	7.34%	2.04%	7,484		2.50%
23	23	Baltimore, MD	\$239,500	3.28%	1.96%	13,053	-25.50%	-0.98%

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Feb-12	Jan-12	City	\$	YY	MM	#	YY	MM
24	25	Philadelphia, PA-NJ(NJ)	\$189,900	0.00%	-0.05%	9,904	-5.40%	4.25%
25	24	Houston, TX	\$171,195	1.90%	0.76%	22,211	-22.12%	2.54%
26	27	New Haven-Brdgprt-Stmfrd-Dnbry-Wtrbry,CT	\$350,000	6.06%	1.48%	15,462	-2.05%	5.76%
27	26	Austin-San Marcos, TX	\$229,500	11.95%	2.00%	8,329	-18.75%	5.47%
28	28	Sacramento, CA	\$199,500	-5.00%	0.25%	8,433	-30.14%	-1.65%
29	30	New York, NY	\$389,000	3.73%	2.40%	19,933	-0.18%	2.16%
30	29	Fort Worth-Arlington, TX	\$160,000	8.11%	0.03%	8,242	-26.54%	2.26%
31	31	Fort Myers-Cape Coral, FL	\$229,900	15.59%	0.00%	11,674	-27.00%	2.16%
32	32	Washington, DC-MD-VA-WV(MD)	\$254,900	13.79%	1.96%	9,771	-27.86%	0.88%
33	35	Columbus, OH	\$149,000	6.50%	2.76%	10,931	-24.82%	1.22%
34	33	Oakland, CA	\$320,000	10.35%	3.23%	4,769	-46.65%	-1.61%
35	34	Charlotte-Gastonia-Rock Hill, NC-SC(NC)	\$175,000	0.06%	0.00%	12,090	-20.76%	4.73%
36	36	Hartford, CT	\$249,900	4.17%	0.36%	6,638	-1.63%	1.71%
37	37	Sarasota-Bradenton, FL	\$246,000	14.47%	0.45%	8,384	-27.68%	0.66%
38	38	New Orleans, LA	\$169,900	-2.86%	-0.06%	6,299	-13.68%	-0.03%
39	39	Pittsburgh, PA	\$139,000	7.01%	1.83%	11,750	-12.95%	1.56%
40	40	Newark, NJ	\$299,900	1.66%	1.66%	10,551	-13.19%	0.88%
41	41	Monmouth-Ocean, NJ	\$300,000	0.03%	0.03%	12,622	-15.47%	3.04%
42	44	Cleveland-Lorain-Elyria, OH	\$129,500	-0.31%	0.47%	12,680	-15.26%	-0.41%
43	43	Middlesex-Somerset-Hunterdon, NJ	\$308,999	3.00%	3.00%	8,261	-9.52%	3.25%

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Feb-12	Jan-12	City	\$	YY	MM	#	YY	MM
44	42	Jacksonville, FL	\$184,900	2.78%	0.00%	9,853	-30.14%	1.35%
45	45	San Francisco, CA	\$611,700	1.11%	3.77%	3,533	-29.18%	3.44%
46	46	Oklahoma City, OK	\$149,900	3.38%	0.00%	7,185	-24.06%	-1.94%
47	47	Norfolk-Virginia Bch-Newport News, VA-NC(VA)	\$238,900	6.22%	1.66%	10,866	-23.91%	0.33%
48	48	Melbourne-Titusville-Palm Bay, FL	\$139,500	9.84%	-0.29%	5,249	-26.83%	2.66%
49	49	Minneapolis-St. Paul, MN-WI(MN)	\$189,000	5.06%	2.16%	13,086	-25.36%	-0.55%
50	51	Fort Pierce-Port St. Lucie, FL	\$159,900	6.67%	-0.06%	6,471	-14.80%	3.42%
51	55	Indianapolis, IN	\$133,000	6.40%	0.38%	10,940	-18.56%	1.84%
52	50	Nashville, TN	\$184,900	3.35%	0.22%	9,785	-18.03%	2.45%
53	52	Naples, FL	\$369,000	15.67%	1.10%	7,769	-34.03%	0.36%
54	56	Daytona Beach, FL	\$179,000	15.56%	-0.30%	6,898	-30.20%	-0.62%
55	53	Kansas City, MO-KS(MO)	\$134,950	3.85%	0.33%	7,539	-20.84%	0.08%
56	54	Colorado Springs, CO	\$218,500	9.80%	1.02%	3,417	-26.88%	2.21%
57	57	Greenville-Spartanburg-Anderson, SC	\$161,640	2.37%	-1.44%	9,846	-20.10%	1.38%
58	58	Greensboro-Winston Salem-High Point, NC	\$150,000	4.17%	0.07%	9,824	-20.00%	3.07%
59	59	Ventura, CA	\$399,900	0.23%	0.23%	3,433	-20.89%	1.67%
60	62	San Jose, CA	\$468,888	7.91%	4.20%	3,957	-34.39%	3.47%
61	63	Milwaukee-Waukesha, WI	\$175,000	-2.72%	-1.63%	7,714	-20.69%	1.57%
62	60	Seattle-Bellevue-Everett, WA	\$300,000	0.02%	0.02%	7,042	-36.43%	-1.86%
63	64	Lakeland-Winter Haven, FL	\$129,900	12.96%	0.70%	3,526	-30.63%	-0.40%

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Feb-12	Jan-12	City	\$	YY	MM	#	YY	MM
64	61	Portland-Vancouver, OR-WA(OR)	\$246,170	4.80%	-1.14%	7,113	-38.09%	-2.99%
65	65	Knoxville, TN	\$174,900	-5.41%	-0.06%	8,233	-15.40%	1.06%
66	67	Tucson, AZ	\$170,000	3.03%	-1.62%	6,600	-23.09%	1.90%
67	66	Ann Arbor, MI	\$155,400	7.17%	0.26%	2,884	-24.10%	-0.75%
68	68	Richmond-Petersburg, VA	\$199,950	3.97%	0.03%	5,530	-28.59%	1.62%
69	71	Wilmington-Newark, DE-MD(DE)	\$197,500	-1.25%	-0.70%	3,056	-6.41%	3.08%
70	69	Dayton-Springfield, OH	\$104,900	5.96%	0.96%	6,573	-30.17%	-0.29%
71	72	Grand Rapids-Muskegon-Holland, MI	\$135,000	12.50%	0.07%	5,643	-23.16%	-0.93%
72	74	Myrtle Beach, SC	\$169,900	0.00%	-0.79%	7,650	-11.07%	1.56%
73	70	Tulsa, OK	\$139,900	-0.07%	1.51%	3,929	-16.46%	-1.16%
74	76	Fort Wayne, IN	\$104,900	5.01%	-2.78%	2,617	-13.15%	4.66%
75	73	Portland, ME	\$258,950	3.62%	-0.37%	4,184	-14.38%	-1.44%
76	75	Central-FL-RSA	\$164,900	10.67%	-0.06%	4,766	-22.31%	2.28%
77	78	Charleston-North Charleston, SC	\$230,000	5.26%	0.04%	6,865	-22.02%	3.01%
78	82	Harrisburg-Lebanon-Carlisle, PA	\$174,900	2.94%	0.00%	5,039	-10.42%	1.10%
79	80	Wilmington, NC	\$239,900	6.62%	0.00%	5,564	-18.25%	1.83%
80	77	Fresno, CA	\$155,000	3.40%	-2.52%	2,707	-43.59%	-5.74%
81	79	Columbia, SC	\$149,900	0.00%	-0.07%	4,626	-16.36%	2.83%
82	81	Stockton-Lodi, CA	\$159,950	-3.00%	-1.93%	2,402	-35.00%	-2.12%
83	88	Akron, OH	\$128,000	7.11%	-0.78%	3,835	-19.01%	-1.75%

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84	85	Trenton, NJ	\$239,500	4.13%	-0.17%	2,386	-8.60%	2.40%
85	84	Cincinnati, OH-KY-IN(OH)	\$140,000	3.70%	0.00%	8,668	-19.58%	3.31%
86	91	Washington, DC-MD-VA-WV(DC)	\$384,950	18.45%	4.17%	1,972	-26.60%	1.70%
87	93	Kansas City, MO-KS(KS)	\$181,200	4.12%	0.69%	4,446	-21.83%	1.92%
88	90	Allentown-Bethlehem-Easton, PA	\$179,900	0.00%	-0.06%	4,921	-15.39%	1.51%
89	83	Reno, NV	\$172,000	7.50%	-1.71%	3,003	-25.82%	-2.99%
90	87	Santa Barbara-Santa Maria-Lompoc, CA	\$499,900	11.11%	0.18%	1,566	-21.55%	0.04%
91	94	Peoria-Pekin, IL	\$139,900	3.71%	0.00%	1,996	-10.97%	-1.07%
92	89	Birmingham, AL	\$162,500	4.17%	1.63%	7,191	-28.79%	0.35%
93	86	Little Rock-North Little Rock, AR	\$159,900	6.67%	0.00%	3,684	-20.30%	2.57%
94	92	Memphis, TN-AR-MS(TN)	\$147,900	8.83%	0.87%	4,916	-28.69%	-0.88%
95	95	Albany-Schenectady-Troy, NY	\$229,900	0.00%	-2.13%	5,367	-8.85%	-1.07%
96	96	Wichita, KS	\$129,900	3.68%	0.00%	3,142	-14.61%	1.36%
97	97	Bakersfield, CA	\$137,500	6.59%	1.85%	2,068	-49.73%	-4.74%
98	102	Rochester, NY	\$135,000	0.07%	-2.31%	4,029	-12.54%	1.98%
99	98	Mobile, AL	\$189,000	5.06%	1.67%	7,073	-20.27%	0.60%
100	100	Baton Rouge, LA	\$175,000	-0.57%	0.06%	3,500	-13.80%	-0.20%
101	105	York, PA	\$164,500	-2.61%	-0.24%	2,423	-18.58%	-1.51%
102	99	Buffalo-Niagara Falls, NY	\$140,000	6.06%	0.07%	3,369	-12.90%	-3.08%
103	101	Albuquerque, NM	\$190,000	5.56%	-1.16%	3,325	-31.27%	-0.88%

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104	106	Pensacola, FL	\$179,900	9.03%	2.80%	3,539	-33.47%	-3.79%
105	104	West-AZ-RSA	\$250,000	13.69%	0.02%	2,110	-24.61%	-2.40%
106	114	Madison, WI	\$214,900	2.38%	0.00%	3,441	-10.55%	5.36%
107	108	South-SC-RSA	\$284,000	3.27%	-1.73%	6,017	-15.98%	1.85%
108	107	Boulder-Longmont, CO	\$359,900	4.35%	0.25%	2,011	-11.51%	3.60%
109	103	Salt Lake City-Ogden, UT	\$195,000	5.46%	0.00%	6,743	-30.69%	-2.25%
110	109	Louisville, KY-IN(KY)	\$146,900	1.38%	-0.63%	4,746	-22.02%	-0.17%
111	111	Des Moines, IA	\$165,000	4.43%	0.06%	3,652	-22.85%	-0.96%
112	110	Omaha, NE-IA(NE)	\$150,000	3.52%	0.20%	3,121	-19.91%	-1.74%
113	112	Roanoke, VA	\$174,950	4.76%	2.32%	1,597	-17.21%	0.48%
114	116	Syracuse, NY	\$149,000	-0.60%	2.83%	3,569	-7.58%	-1.75%
115	115	Corpus Christi, TX	\$165,700	9.74%	3.89%	2,154	-27.35%	0.69%
116	119	Tallahassee, FL	\$155,000	2.31%	-1.59%	2,013	-19.72%	3.34%
117	117	Toledo, OH	\$100,000	0.60%	-4.31%	3,305	-17.21%	-0.13%
118	113	El Paso, TX	\$147,632	5.49%	-1.51%	2,981	-9.91%	1.96%
119	122	Jersey City, NJ	\$299,900	-0.03%	0.30%	2,217	-27.40%	1.18%
120	118	Honolulu, HI	\$450,000	7.14%	0.00%	3,126	-13.83%	2.40%
121	120	Chattanooga, TN-GA(TN)	\$175,000	9.44%	0.06%	2,582	-27.18%	1.07%
122	123	Reading, PA	\$179,900	0.00%	-2.73%	3,447	-7.92%	-1.32%
123	121	Asheville, NC	\$250,000	4.21%	0.00%	2,345	-20.00%	-0.83%

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124	124	Fayetteville, NC	\$155,900	0.58%	0.25%	2,390	-12.07%	-0.61%
125	125	Fort Collins-Loveland, CO	\$271,400	8.78%	0.89%	2,120	-13.59%	5.45%
126	127	Lexington, KY	\$160,000	1.98%	-1.17%	3,899	-20.19%	0.27%
127	126	Macon, GA	\$134,625	-0.20%	-0.20%	2,880	-14.34%	1.49%
128	128	Ocala, FL	\$127,500	7.14%	-0.31%	3,210	-28.02%	-0.33%
129	129	Shreveport-Bossier City, LA	\$173,950	10.09%	2.38%	1,450	-5.38%	1.79%
130	131	Punta Gorda, FL	\$185,000	19.35%	3.35%	2,863	-26.85%	-1.60%
131	134	South Bend, IN	\$98,500	-1.01%	3.14%	1,850	-15.48%	-1.26%
132	130	Gainesville, FL	\$157,900	2.37%	-0.69%	1,864	-24.46%	1.96%
133	137	Columbia, MO	\$175,000	9.38%	0.06%	802	-16.62%	0.82%
134	132	Charleston, WV	\$149,900	0.00%	-3.23%	975	-13.07%	-0.49%
135	138	Iowa City, IA	\$190,000	2.70%	-4.95%	832	-28.66%	22.62%
136	133	Boise City, ID	\$150,000	16.28%	-0.81%	2,588	-37.05%	-1.17%
137	136	Springfield, IL	\$128,900	12.18%	3.20%	995	1.62%	-0.23%
138	135	Tyler, TX	\$189,250	0.93%	-0.13%	1,327	-15.99%	1.96%
139	139	Portland-Vancouver, OR-WA(WA)	\$239,900	11.63%	0.00%	2,342	-31.93%	-1.81%
140	140	Santa Fe, NM	\$399,000	2.45%	0.00%	1,484	-19.14%	-2.22%
141	141	Huntsville, AL	\$183,900	4.55%	-0.54%	3,813	-13.29%	-1.98%
142	142	Cedar Rapids, IA	\$149,900	10.22%	0.00%	1,233	-15.03%	1.54%
143	144	Pueblo, CO	\$139,000	2.97%	-0.64%	1,003	-24.82%	-4.32%



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144	143	Salem, OR	\$189,900	-2.62%	0.00%	2,339	-32.99%	-0.72%
145	145	Spokane, WA	\$179,950	1.52%	0.00%	2,474	-16.92%	-2.39%
146	146	Anchorage, AK	\$279,500	1.19%	1.64%	889	-28.27%	-2.45%

## Housing Data Validity

**Listing/content source:** Realtor.com displays more than 4 million for sale and for rent property listings fed directly to the site for free by all MLSs in the country (933+). If a property is listed for sale on an MLS, it's displayed on Realtor.com. Our property collection is the most comprehensive of any real estate marketing web site today.

**Data Accuracy:** More than 80% of all listings on Realtor.com are updated every 15 minutes with information including price changes, sold prices, and property status changes. The remaining properties are updated every one to 24 hours. The information is reliable and dependable since it's updated continuously and directly by the MLSs.

**Consumer search trends:** In 2010, Realtor.com was the most searched real estate web site with the highest levels of visitor engagement. Search behavior and trends taken from Realtor.com can be used to gauge consumer interest in local markets and real estate in general.

**Realtor.com real estate market reports:** Each month, Realtor.com reports on 146 Metro Statistical Areas (MSA) throughout the nation and monitors real estate trends including consumer search behavior, median list prices on for sale properties, active inventory counts, median age of inventory,

## Glossary of Terms

**Active Listings Inventory:** ("Listings" or "For Sale Listings") represents the average daily active listings count (all those listings active on a given day) for the time period in question (month, quarter, year). List price data are asking prices on listings set by sellers, not contract offers or closing sales prices.

**Median age of inventory:** Calculated by first determining all the selected listing categories active at any time during a given time period (month, quarter, year), calculating their days on site by subtracting their listed date from the earlier of their end listing date or the end of the time period, and taking the median of all the resulting individual days on site. This term accounts for properties that were withdrawn from an MLS and subsequently re-listed. Because median age of inventory in these reports is the days a listing is displayed on Realtor.com, it may differ from days on market calculated by the MLS where the listing is posted.

**Metro Statistical Area:** Metropolitan and micropolitan statistical areas (metro and micro areas) are geographic entities defined by the U.S. Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics.

supply and demand indicators, and more. This data comes directly from actual listings posted on the site by 933+ multiple listing services throughout the country. All data provided in these reports are not surveys or projections, but actual market activity in real time and reflect the snapshot in time from which the data was pulled. List price data are asking prices on listings set by sellers, not contract offers or closing sales prices. Median age of inventory is the days a listing is displayed on Realtor.com, which may differ from days on market calculated by the MLS where the listing is posted. Data are corrected as necessary on a quarterly, bi-annually or annual basis.

**Median List Price:** The listing price for half the listings active at any time during the measured time is higher than this value.

**Median List Prices, Total Listings, Average List Prices and Median Age of Inventory:** Includes single-family homes, condos, co-ops and townhomes.

**Searches:** The number of times visitors to the Realtor.com site executed a search for real estate, by entering a zip code or some neighborhood/town/city/state combination and, optionally, additional criteria such as price range, number of beds, etc.

**Search Rank:** Includes ALL property types - single-family homes, condos, co-ops and townhomes, raw land, commercial, multi-family, etc.