Sales plunge, but prices hold on

**2006 Median House Prices**

<table>
<thead>
<tr>
<th>City</th>
<th>Price</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>BROWARD</td>
<td>$300,850</td>
<td>+19%</td>
</tr>
<tr>
<td>HIALEAH</td>
<td>$360,000</td>
<td>+1%</td>
</tr>
<tr>
<td>Nov.</td>
<td>$180,000</td>
<td></td>
</tr>
<tr>
<td>Dec.</td>
<td>$153,000</td>
<td></td>
</tr>
</tbody>
</table>

**2006 Median Condo Prices**

<table>
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</table>

**City by City**

- **Key: Color**
  - Dark gray: Closest to downtown Miami
  - Medium gray: Broward counties in the second half of 2006, compared to the same period in 2005
  - Light gray: South Florida

**Housing Run-Up**

Known for single-family homes, parts of Miami-Dade and Broward counties are the riskiest part of the market in 2007. However, sales plunged dramatically, and prices are thought to be the lowest part of the market in 2007.

- **Prices**:
  - Up more than 20%
  - Up 10% to 20%
  - Up 5% to 10%
  - Less than 1% change
  - Down 10% to 20%
  - Down 5% to 10%
  - Down more than 10%
  - Down 20% or more

**Condo Run-Up**

- **Prices**:
  - Up more than 20%
  - Up 10% to 20%
  - Up 5% to 10%
  - Less than 1% change
  - Down 10% to 20%
  - Down 5% to 10%
  - Down more than 10%
  - Down 20% or more

**City Borders**

- **Key: Color**
  - Dark gray: Closest to downtown Miami
  - Medium gray: Broward counties in the second half of 2006, compared to the same period in 2005
  - Light gray: South Florida

**Note:** All data is from a city database maintained by the Florida Association of Realtors. That's because the FBI data lacks a second sale in 2006 but that option, and it is based on a sample rather than all sales.