

South Florida Business Journal -- Broward Edition - April 25, 2005
<http://southflorida.bizjournals.com/southflorida/stories/2005/04/25/daily10.html>

SOUTH FLORIDA THE BUSINESS JOURNAL

LATEST NEWS

April 25, 2005

FAR: S. Fla. home prices rose by a third in March

The madness in South Florida median home sales continued in March. The year-over-year price tag for a single-family existing home rose by about a third across the area, with Miami boasting the biggest year-over-year price hike.

In that city, the March median increased 40 percent, to \$322,300 from \$230,700. At the same time, Realtor sales in Miami dropped 27 percent, to 777 homes from 1,078 homes.

The numbers in the other two South Florida metropolitan statistical areas followed similar year-over-year trends for March, but did not swing as far as the Miami changes.

In Fort Lauderdale, for example, the median price increased 31 percent, to \$332,400 from \$254,400. Sales dropped 10 percent, to 1,175 homes from 1,303 homes.

Meanwhile, in West Palm Beach-Boca Raton, the 37 percent price increase bumped the figures to \$371,500 from \$272,100, while the 7 percent sales decline pulled the number of homes sold to 1,394 from 1,496.

The [Florida Association of Realtors](#), which supplied the numbers, said out-of-state buyers and those moving within Florida's borders are pushing up demand for existing single-family homes.

Statewide, sales increased 6 percent, to 24,045 homes from 22,748 homes. Prices increased 28 percent, to \$212,300 from \$165,700.

The numbers, which are all for single-family existing homes, also saw an impact from low mortgage rates, FAR said. The group put the average interest rate for a 30-year, fixed-rate mortgage at 5.93 percent last month. That's up from 5.45 percent a year ago, but still considered low.

Will the home buying madness continue, even if rates see their forecasted increase?

"It's always difficult to predict exactly what will happen next, but we're confident prices will remain high as the number of available homes continues to tighten," said Ann DeFries, president of the [Realtor Association of Greater Fort Lauderdale](#).

DeFries' group said the median price of a condo-townhouse in Broward climbed 31 percent, year over year, to \$172,000, up from \$131,000 in March 2004.

© 2005 American City Business Journals Inc.

All contents of this site © American City Business Journals Inc. All rights reserved.