

MARKET ACTION REPORT

March 2017

City: Miami Beach



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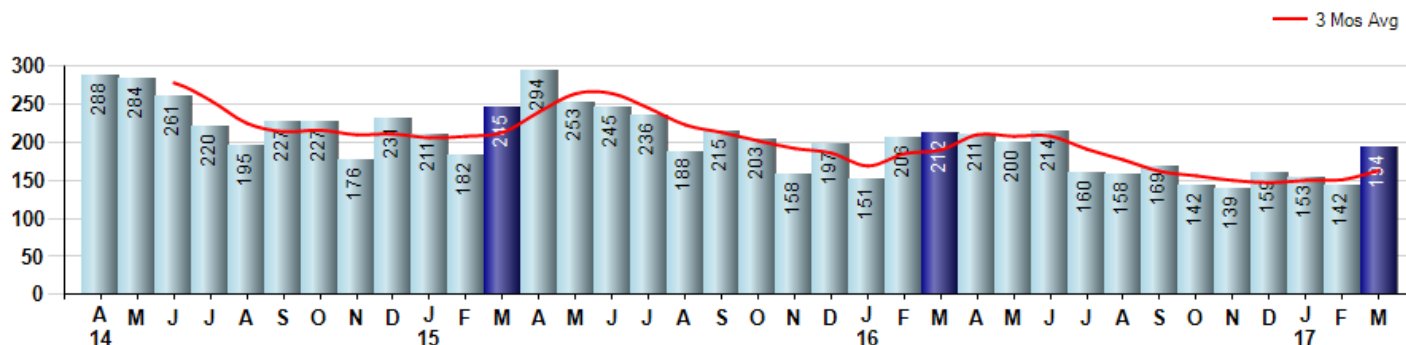
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,000	0%		2%				
Average List Price of all Current Listings	\$1,848,668	0%		-4%				
March Median Sales Price	\$370,000	3%	7%	0%	0%	\$355,000	-8%	-4%
March Average Sales Price	\$839,871	-38%	-5%	-3%	1%	\$969,378	18%	16%
Total Properties Currently for Sale (Inventory)	3,513	0%		7%				
March Number of Properties Sold	194	37%		-9%			-14%	
March Average Days on Market (Solds)	149	-7%	4%	39%	21%	149	36%	21%
Asking Price per Square Foot (based on New Listings)	\$722	-3%	0%	-1%	-1%	\$726	-5%	0%
March Sold Price per Square Foot	\$549	-6%	-2%	-5%	-1%	\$563	2%	2%
March Month's Supply of Inventory	18.1	-27%	-17%	17%	-4%	21.9	26%	16%
March Sale Price vs List Price Ratio	88.3%	1.3%	-1%	-3%	-1.8%	88.2%	-3.1%	-1.9%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

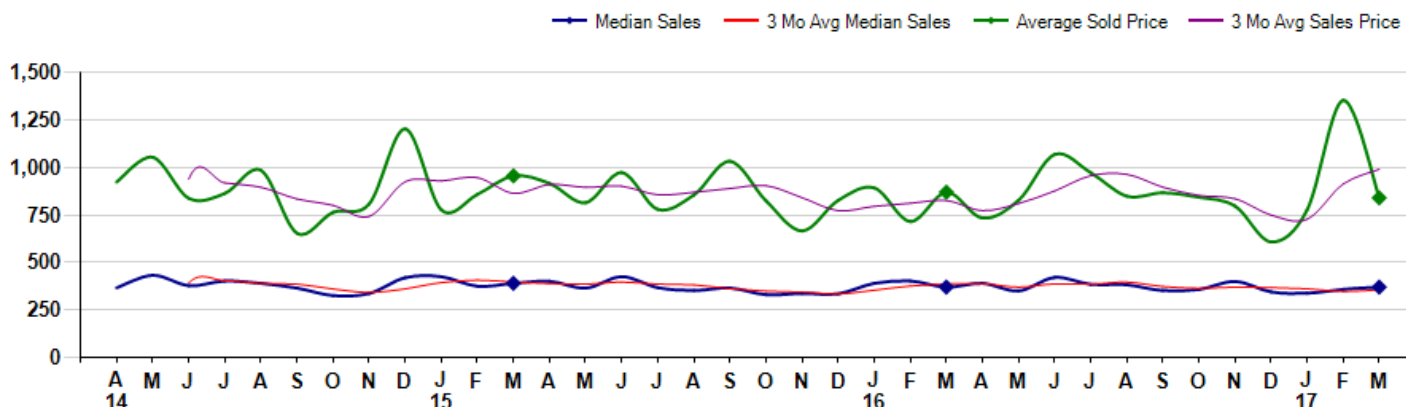
March Property sales were 194, down -8.5% from 212 in March of 2016 and 36.6% higher than the 142 sales last month. March 2017 sales were at their lowest level compared to March of 2016 and 2015. March YTD sales of 489 are running -14.1% behind last year's year-to-date sales of 569.



Prices

The Median Sales Price in March was \$370,000, equal to \$370,000 in March of 2016 and up 3.1% from \$358,750 last month. The Average Sales Price in March was \$839,871, down -3.4% from \$869,756 in March of 2016 and down -38.0% from \$1,353,776 last month. March 2017 ASP was at the lowest level compared to March of 2016 and 2015.

Median means Middle (the same # of properties sold above and below Median) (000's)



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Based on information from Miami Association of REALTORS for the period 4/1/2014 through 3/31/2017. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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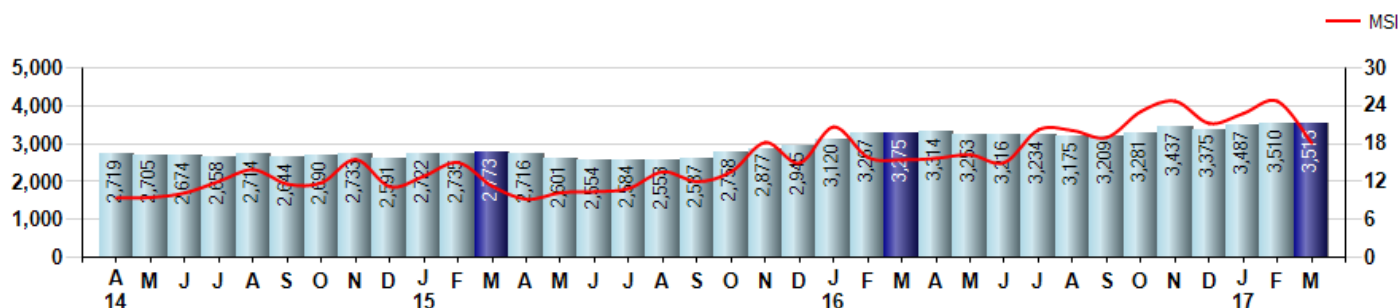
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Inventory & MSI

The Total Inventory of Properties available for sale as of March was 3,513, up 0.1% from 3,510 last month and up 7.3% from 3,275 in March of last year. March 2017 Inventory was at highest level compared to March of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2017 MSI of 18.1 months was at its highest level compared with March of 2016 and 2015.

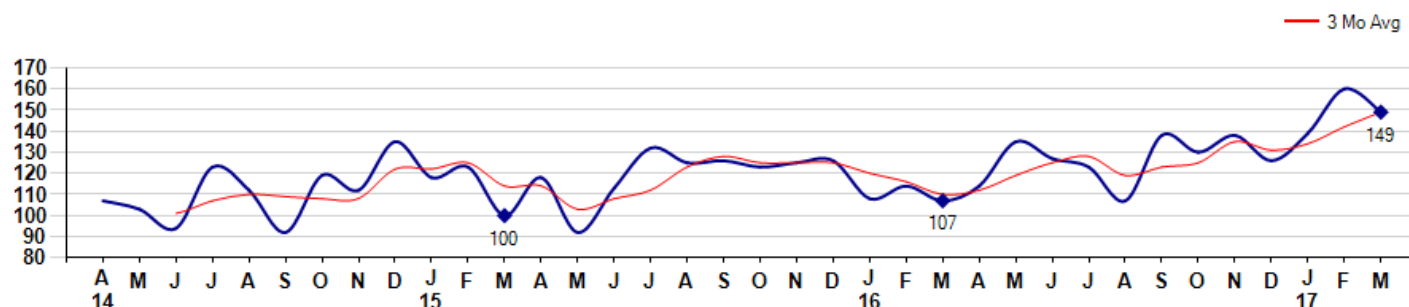
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for March was 149, down -6.9% from 160 days last month and up 39.3% from 107 days in March of last year. The March 2017 DOM was at its highest level compared with March of 2016 and 2015.

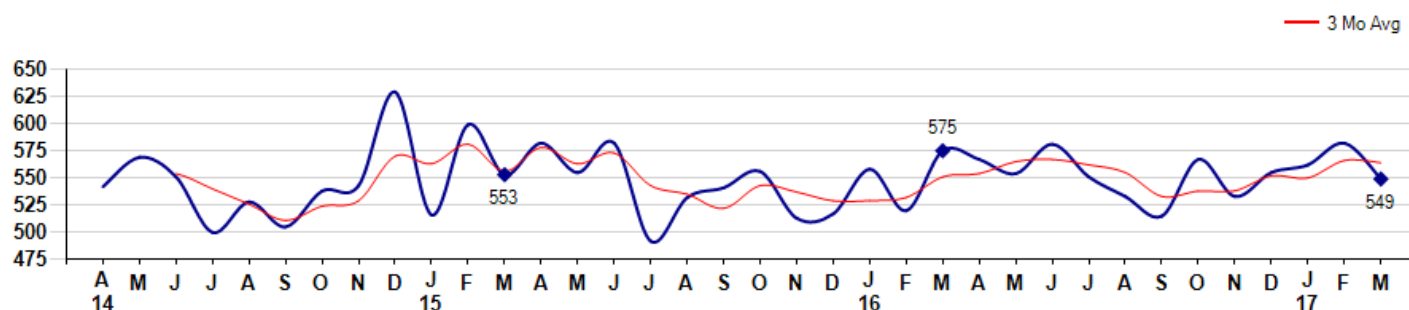
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The March 2017 Selling Price per Square Foot of \$549 was down -5.7% from \$582 last month and down -4.5% from \$575 in March of last year.

Average Selling Price per Square Foot for properties that sold during the month



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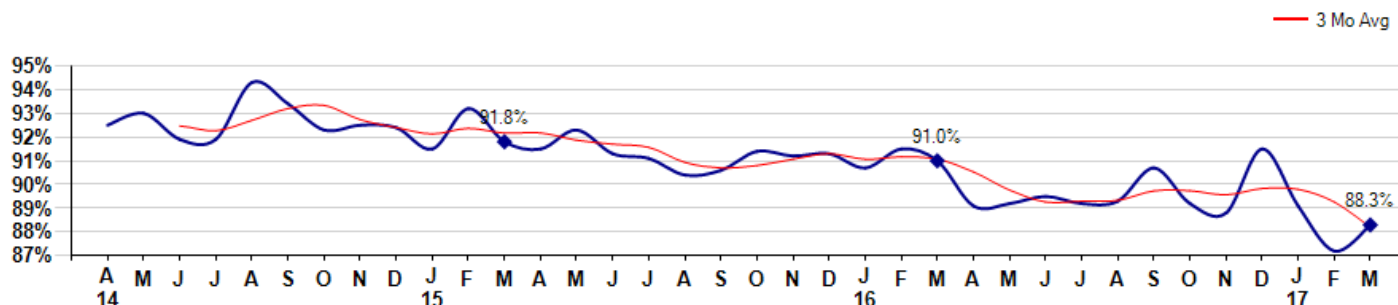


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2017 Selling Price vs List Price of 88.3% was up from 87.2% last month and down from 91.0% in March of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in March 2017 was 633, up 25.8% from 503 last month and up 4.8% from 604 in March of last year.

Inventory NewListings Sold

