

MARKET ACTION REPORT

August 2017

City: Miami Beach



Hiro Sumida PA
 Previews Property Specialist
 (305) 672-6300 EXT.1813
 HiroSumida.com
 Hiro@HiroSumida.com



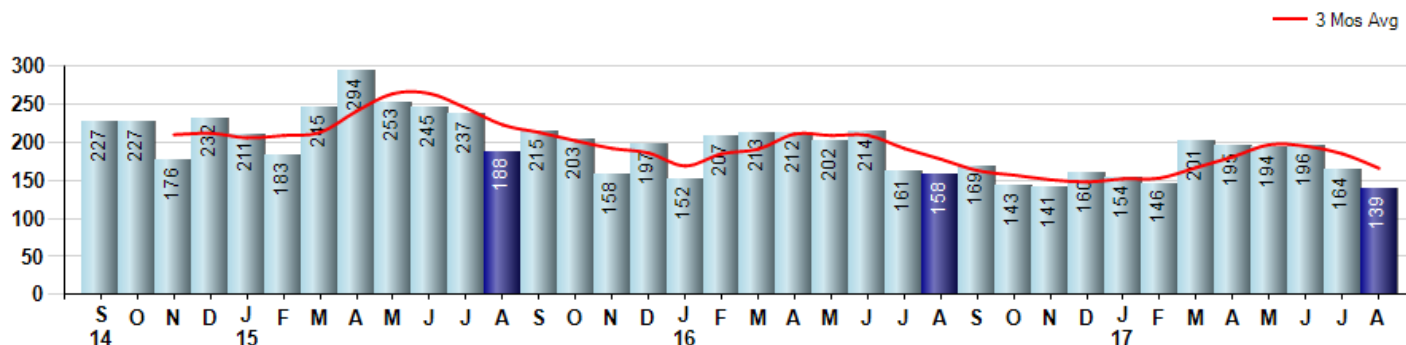
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$585,000	0%		-2%				
Average List Price of all Current Listings	\$1,793,334	1%		-2%				
August Median Sales Price	\$315,000	-11%	-16%	-18%	-15%	\$375,000	-3%	1%
August Average Sales Price	\$731,007	-14%	-16%	-14%	-12%	\$913,004	6%	10%
Total Properties Currently for Sale (Inventory)	3,328	0%		5%				
August Number of Properties Sold	139	-15%		-12%			-9%	
August Average Days on Market (Solds)	136	2%	-4%	27%	11%	145	24%	18%
Asking Price per Square Foot (based on New Listings)	\$703	5%	3%	1%	-3%	\$689	-6%	-5%
August Sold Price per Square Foot	\$457	-3%	-13%	-14%	-17%	\$542	-2%	-2%
August Month's Supply of Inventory	23.9	18%	17%	19%	27%	20.2	17%	7%
August Sale Price vs List Price Ratio	87.9%	-1.3%	-1%	-2%	-2.3%	88.3%	-1.8%	-1.8%

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

Property Sales

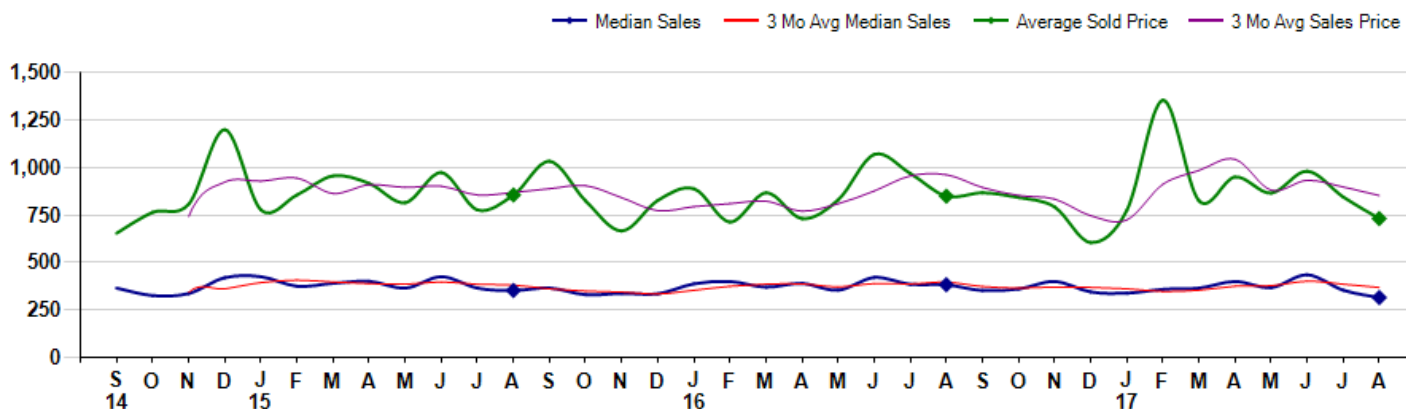
August Property sales were 139, down -12.0% from 158 in August of 2016 and -15.2% lower than the 164 sales last month. August 2017 sales were at their lowest level compared to August of 2016 and 2015. August YTD sales of 1,389 are running -8.6% behind last year's year-to-date sales of 1,519.



Prices

The Median Sales Price in August was \$315,000, down -17.6% from \$382,500 in August of 2016 and down -11.0% from \$354,000 last month. The Average Sales Price in August was \$731,007, down -13.9% from \$848,899 in August of 2016 and down -13.5% from \$844,800 last month. August 2017 ASP was at the lowest level compared to August of 2016 and 2015.

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



© 2017 Coldwell Banker Residential Real Estate. All Rights Reserved. Coldwell Banker Residential Real Estate fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Real Estate is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Miami Association of REALTORS for the period 9/1/2014 through 8/31/2017. 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.



City: Miami Beach



Hiro Sumida PA
 Previews Property Specialist
 (305) 672-6300 EXT.1813
 HiroSumida.com
 Hiro@HiroSumida.com



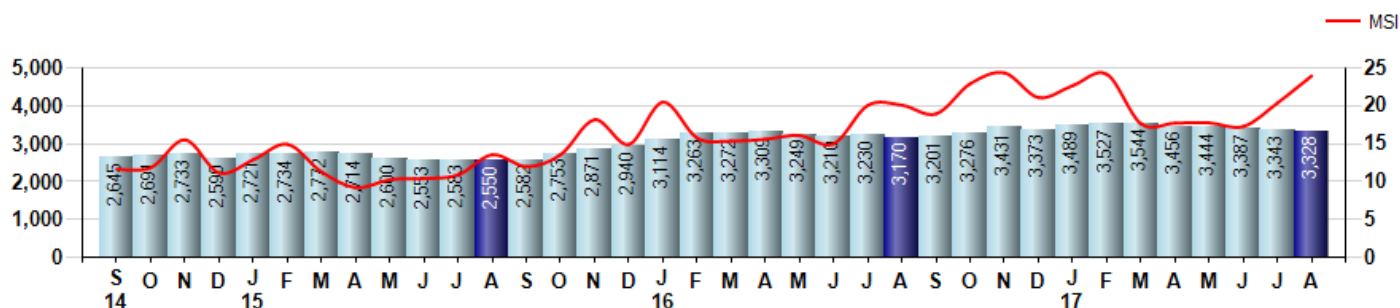
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Inventory & MSI

The Total Inventory of Properties available for sale as of August was 3,328, down -0.4% from 3,343 last month and up 5.0% from 3,170 in August of last year. August 2017 Inventory was at highest level compared to August of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2017 MSI of 23.9 months was at its highest level compared with August of 2016 and 2015.

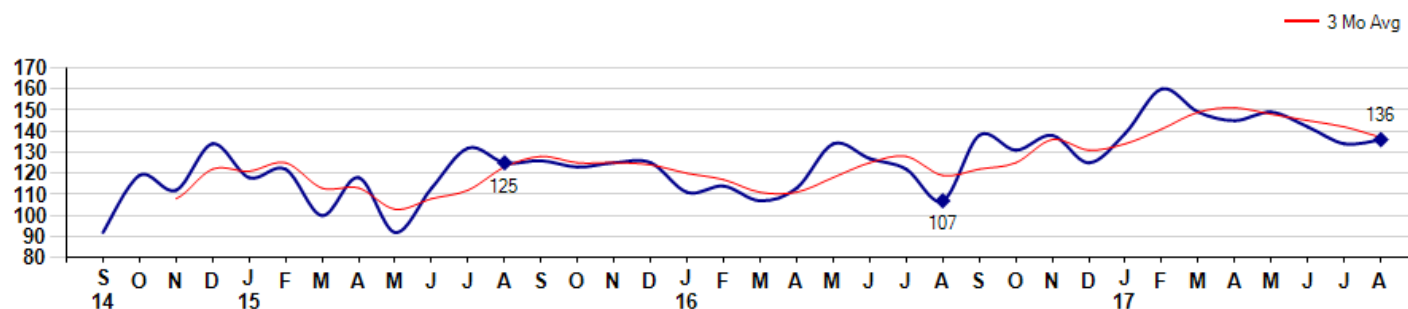
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 136, up 1.5% from 134 days last month and up 27.1% from 107 days in August of last year. The August 2017 DOM was at its highest level compared with August of 2016 and 2015.

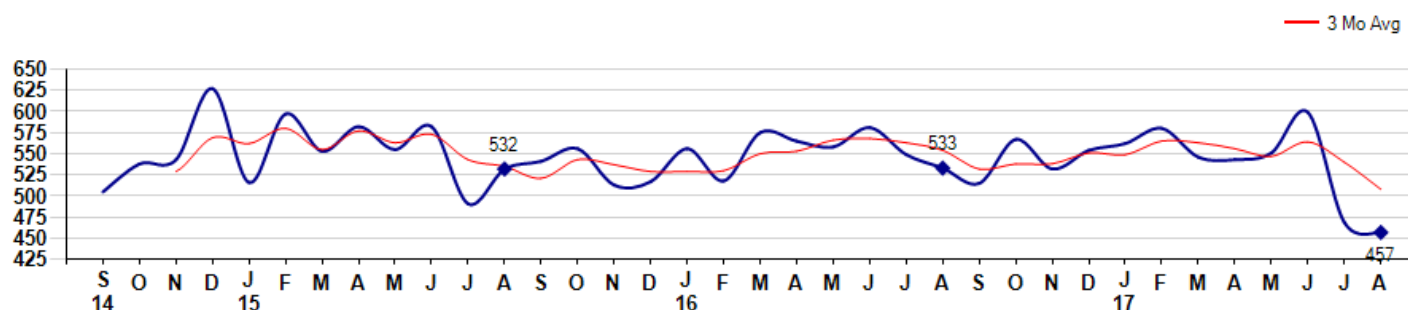
Average Days on Market(Listing to Contract) for properties sold during the month



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 August 2017 Selling Price per Square Foot of \$457 was down -2.6% from \$469 last month and down -14.3% from \$533 in August of last year.

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



City: Miami Beach



Hiro Sumida PA
 Previews Property Specialist
 (305) 672-6300 EXT.1813
 HiroSumida.com
 Hiro@HiroSumida.com

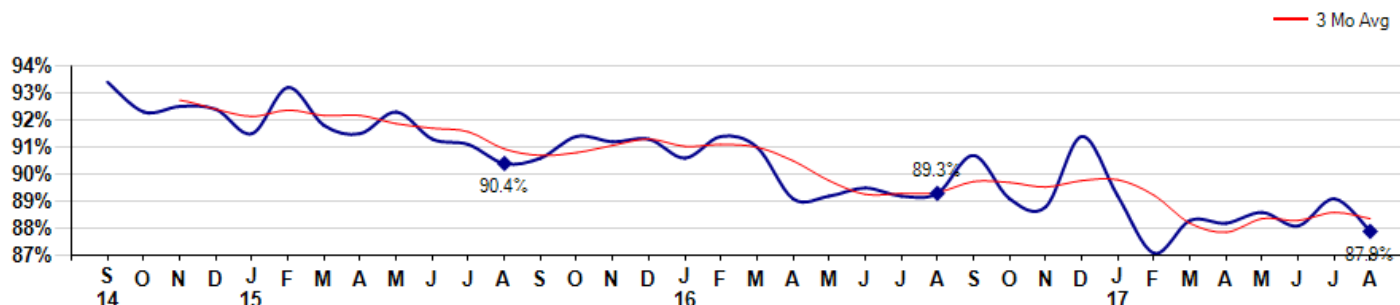


Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

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 August 2017 Selling Price vs List Price of 87.9% was down from 89.1% last month and down from 89.3% in August of last year.

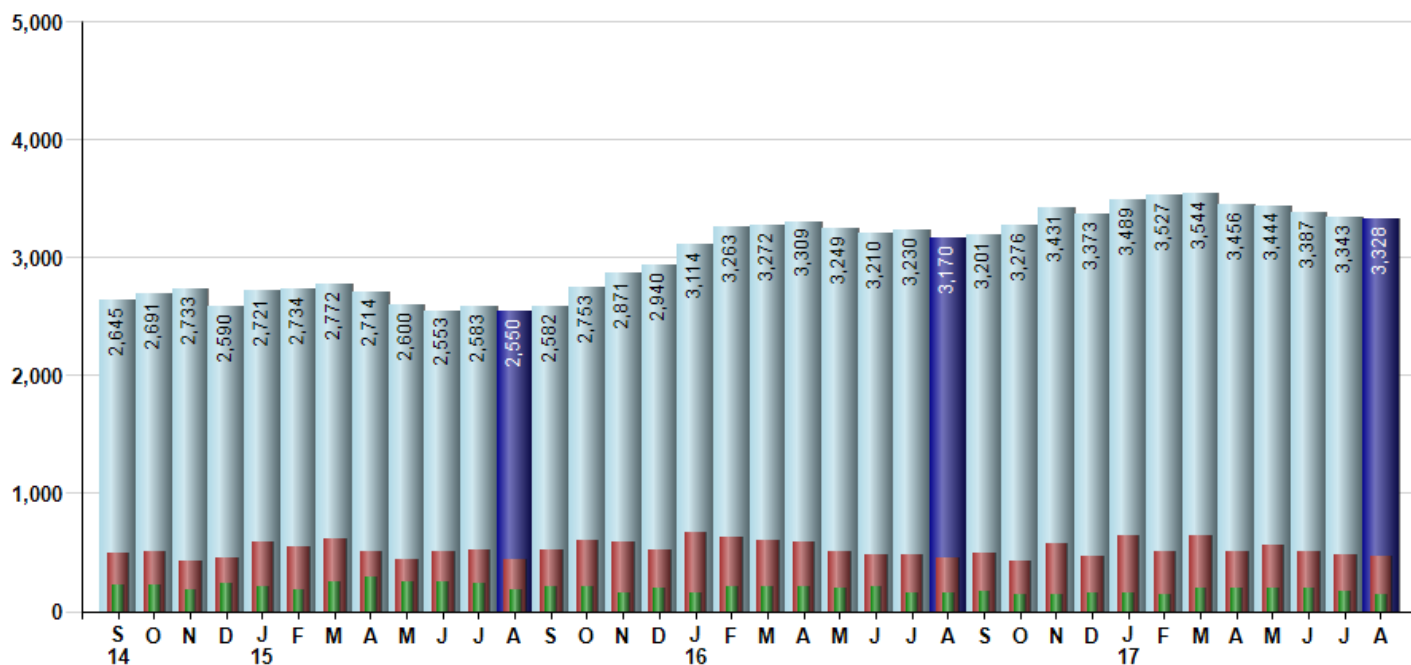
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 August 2017 was 468, down -1.7% from 476 last month and up 4.7% from 447 in August of last year.

Inventory NewListings Sold



© 2017 Coldwell Banker Residential Real Estate. All Rights Reserved. Coldwell Banker Residential Real Estate fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Real Estate is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Miami Association of REALTORS for the period 9/1/2014 through 8/31/2017. 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.

