

MARKET ACTION REPORT

July 2017

City: Miami Beach



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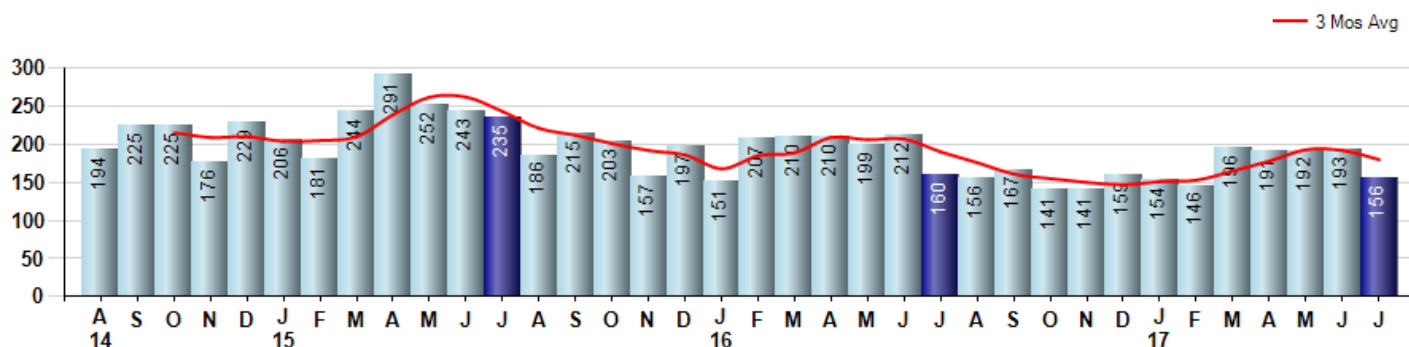
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$579,450	0%		0%				
Average List Price of all Current Listings	\$1,729,509	0%		-4%				
July Median Sales Price	\$335,000	-21%	-13%	-13%	-10%	\$375,000	-3%	1%
July Average Sales Price	\$794,678	-17%	-9%	-18%	-4%	\$912,136	7%	11%
Total Properties Currently for Sale (Inventory)	3,276	-1%		3%				
July Number of Properties Sold	156	-19%		-3%			-9%	
July Average Days on Market (Solds)	133	-6%	-7%	9%	8%	145	23%	18%
Asking Price per Square Foot (based on New Listings)	\$669	2%	0%	-4%	-8%	\$688	-7%	-5%
July Sold Price per Square Foot	\$470	-22%	-14%	-14%	-15%	\$551	-1%	0%
July Month's Supply of Inventory	21.0	22%	13%	6%	13%	19.6	17%	5%
July Sale Price vs List Price Ratio	89.2%	1.1%	1%	0%	-0.8%	88.5%	-1.8%	-1.7%

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

Property Sales

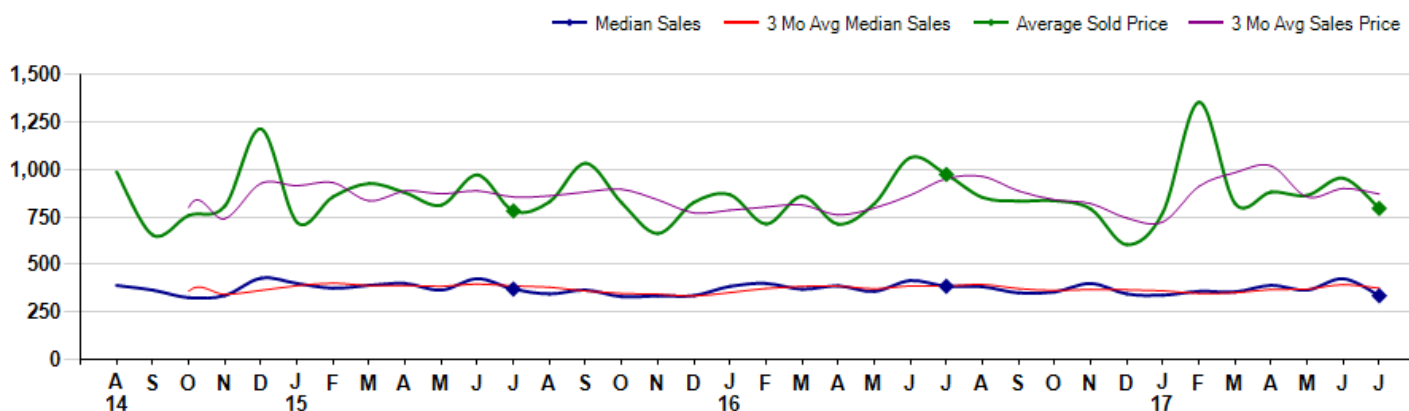
July Property sales were 156, down -2.5% from 160 in July of 2016 and -19.2% lower than the 193 sales last month. July 2017 sales were at their lowest level compared to July of 2016 and 2015. July YTD sales of 1,228 are running -9.0% behind last year's year-to-date sales of 1,349.



Prices

The Median Sales Price in July was \$335,000, down -13.0% from \$385,000 in July of 2016 and down -21.2% from \$425,000 last month. The Average Sales Price in July was \$794,678, down -18.4% from \$973,372 in July of 2016 and down -16.7% from \$954,040 last month. July 2017 ASP was at a mid range compared to July 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 8/1/2014 through 7/31/2017. 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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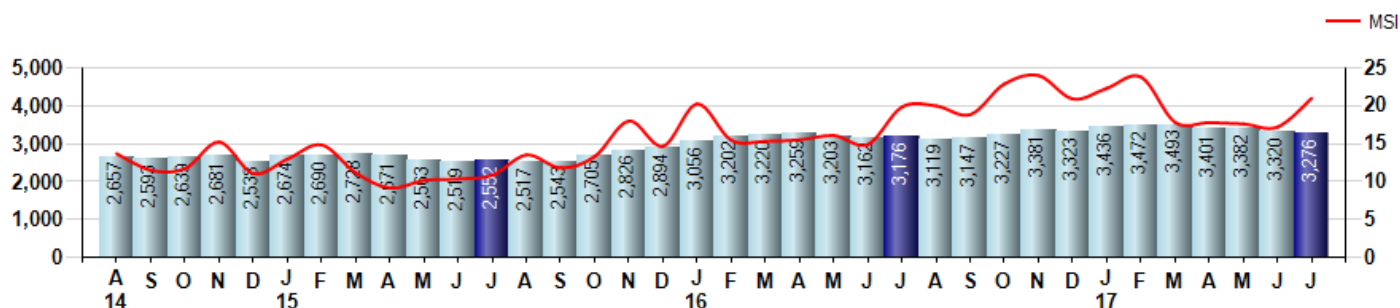
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 3,276, down -1.3% from 3,320 last month and up 3.1% from 3,176 in July of last year. July 2017 Inventory was at highest level compared to July of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2017 MSI of 21.0 months was at its highest level compared with July of 2016 and 2015.

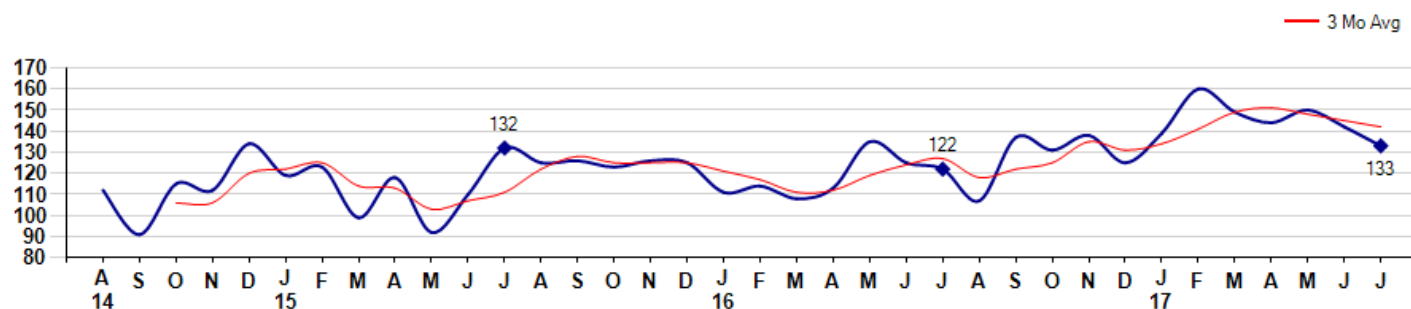
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 July was 133, down -6.3% from 142 days last month and up 9.0% from 122 days in July of last year. The July 2017 DOM was at its highest level compared with July of 2016 and 2015.

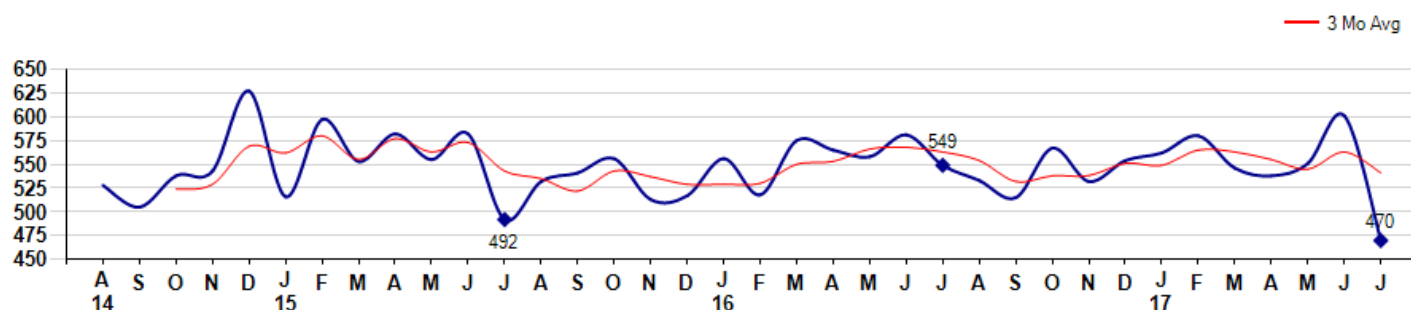
Average Days on Market(Listing to Contract) for properties sold during the month



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 July 2017 Selling Price per Square Foot of \$470 was down -21.8% from \$601 last month and down -14.4% from \$549 in July of last year.

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



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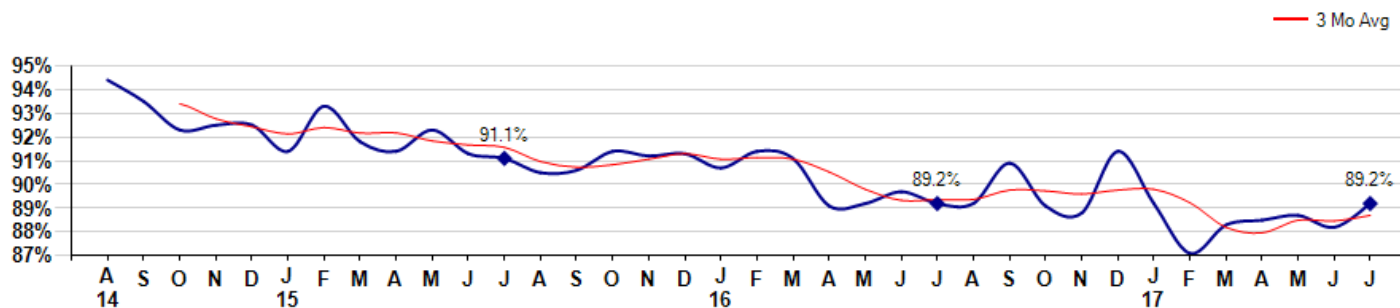


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Selling Price vs Listing Price

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 July 2017 Selling Price vs List Price of 89.2% was up from 88.2% last month and equal to 89.2% in July of last year.

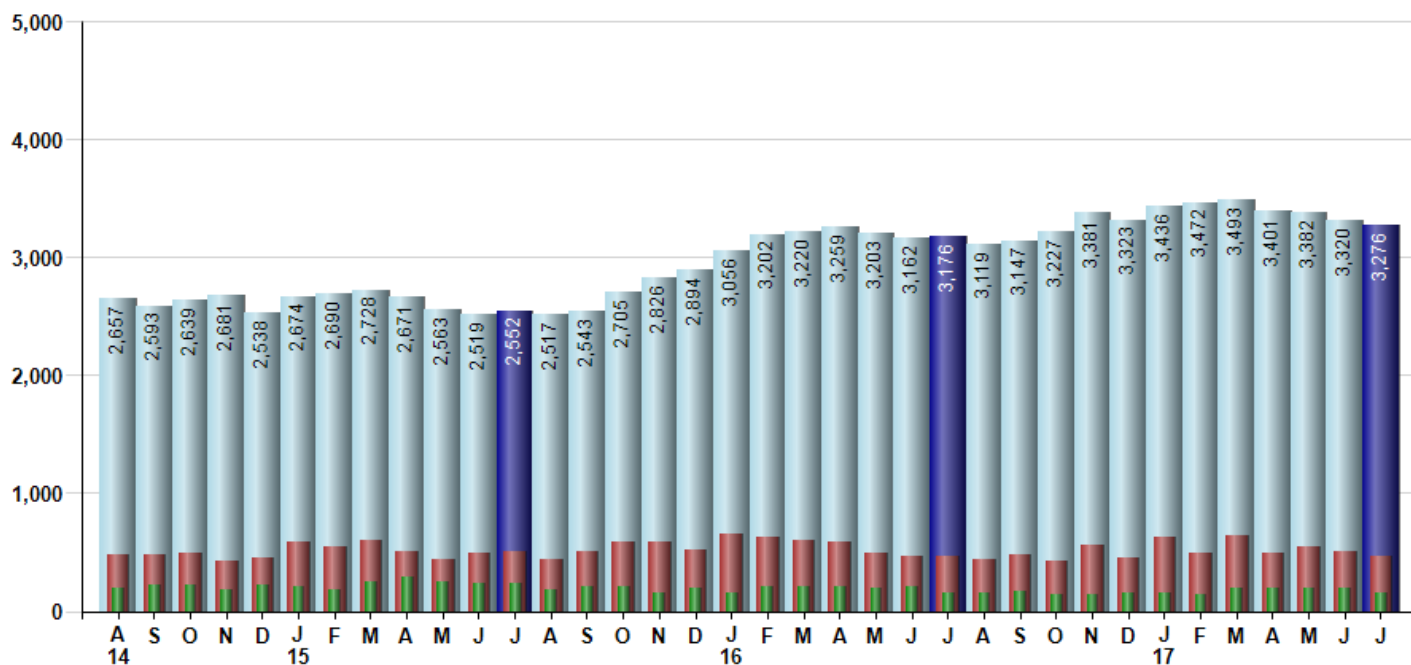
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 July 2017 was 466, down -7.4% from 503 last month and up 0.4% from 464 in July of last year.

Inventory NewListings Sold



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