

MARKET ACTION REPORT

July 2018

County: Miami-Dade



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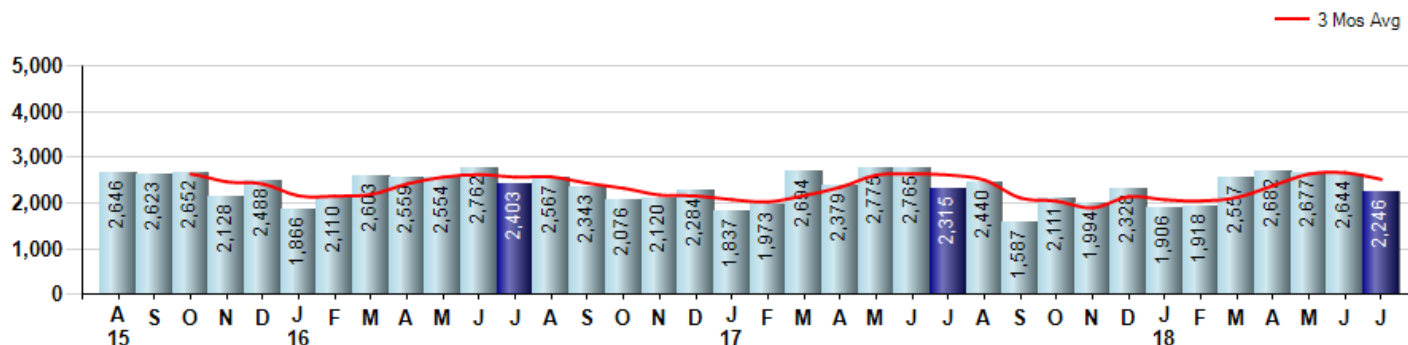
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$460,000	2%		7%				
Average List Price of all Current Listings	\$1,044,925	0%		7%				
July Median Sales Price	\$300,000	-3%	0%	9%	8%	\$295,000	7%	6%
July Average Sales Price	\$466,055	-11%	-4%	8%	7%	\$479,331	10%	11%
Total Properties Currently for Sale (Inventory)	21,408	-2%		-5%				
July Number of Properties Sold	2,246	-15%		-3%			-1%	
July Average Days on Market (Solds)	93	3%	1%	9%	3%	93	5%	3%
Asking Price per Square Foot (based on New Listings)	\$307	-4%	-4%	2%	-4%	\$322	3%	1%
July Sold Price per Square Foot	\$238	-4%	-4%	6%	4%	\$244	7%	7%
July Month's Supply of Inventory	9.5	16%	10%	-2%	-7%	9.6	-1%	-6%
July Sale Price vs List Price Ratio	93.0%	-0.2%	0%	-1%	-0.3%	93.1%	-0.3%	-0.2%

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

Property Sales

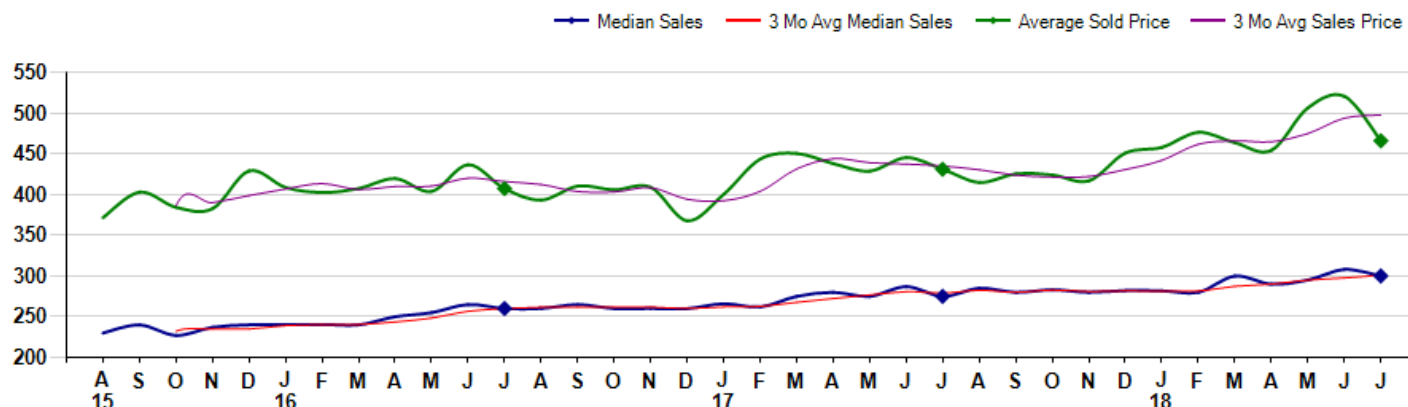
July Property sales were 2,246, down -3.0% from 2,315 in July of 2017 and -15.1% lower than the 2,644 sales last month. July 2018 sales were at their lowest level compared to July of 2017 and 2016. July YTD sales of 16,630 are running -0.6% behind last year's year-to-date sales of 16,738.



Prices

The Median Sales Price in July was \$300,000, up 9.1% from \$275,000 in July of 2017 and down -2.6% from \$308,000 last month. The Average Sales Price in July was \$466,055, up 8.1% from \$431,134 in July of 2017 and down -10.5% from \$520,819 last month. July 2018 ASP was at highest level compared to July of 2017 and 2016.

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 8/1/2015 through 7/31/2018. 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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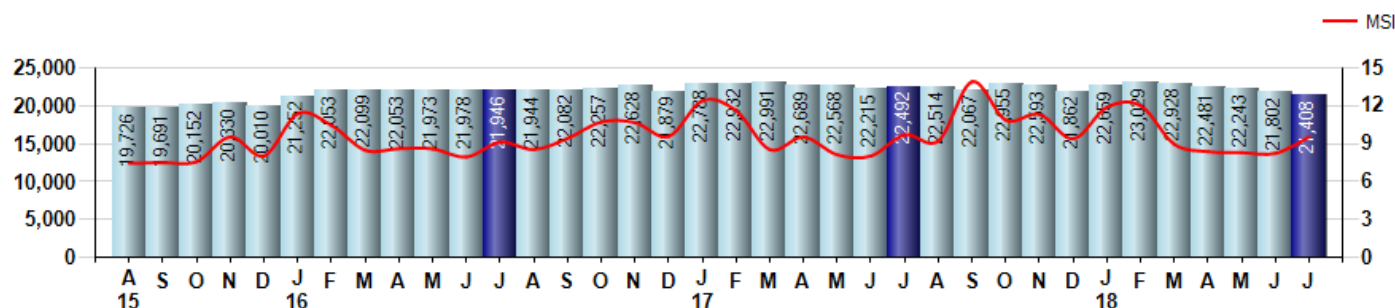
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 21,408, down -1.8% from 21,802 last month and down -4.8% from 22,492 in July of last year. July 2018 Inventory was at the lowest level compared to July of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2018 MSI of 9.5 months was at a mid range compared with July of 2017 and 2016.

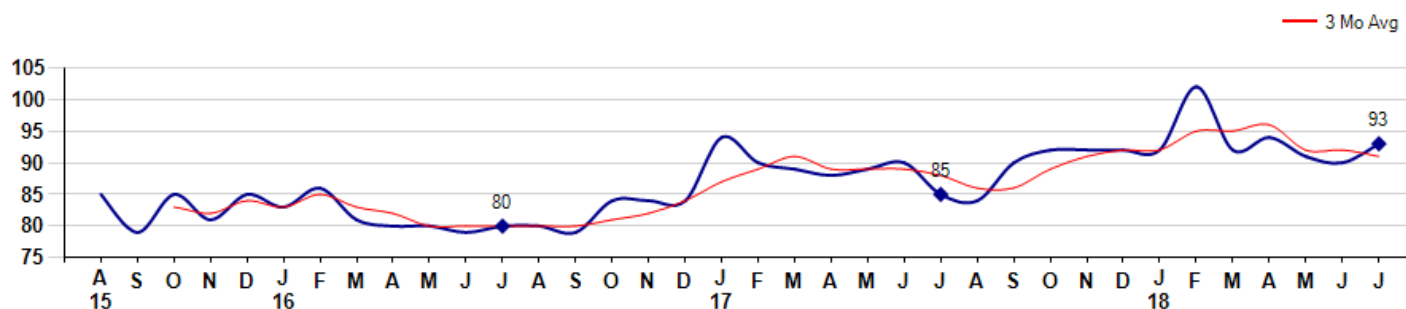
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 93, up 3.3% from 90 days last month and up 9.4% from 85 days in July of last year. The July 2018 DOM was at its highest level compared with July of 2017 and 2016.

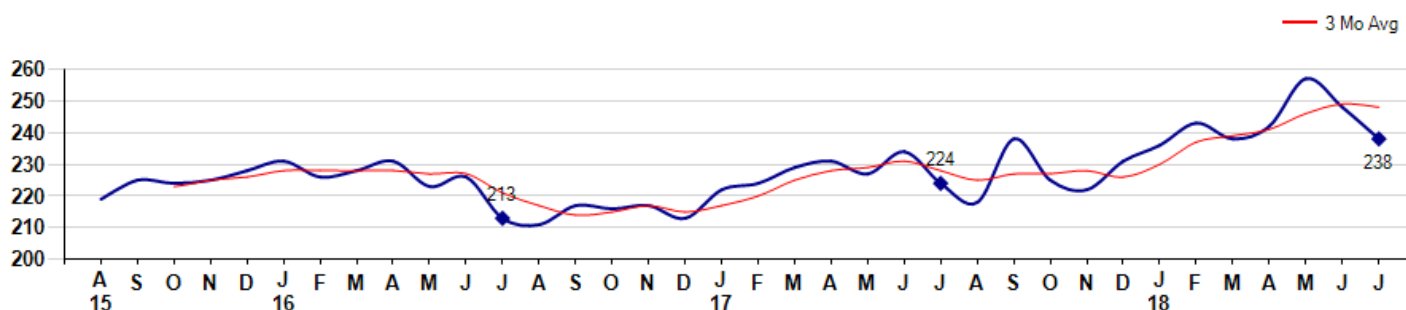
Average Days on Market(Listing to Contract) for properties sold during the month



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 2018 Selling Price per Square Foot of \$238 was down -4.0% from \$248 last month and up 6.3% from \$224 in July of last year.

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



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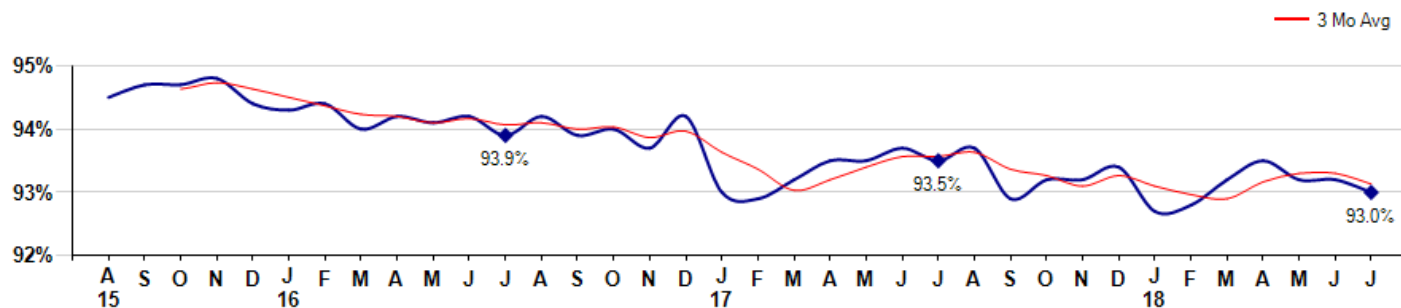


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Selling Price vs Listing Price

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 2018 Selling Price vs List Price of 93.0% was down from 93.2% last month and down from 93.5% in July of last year.

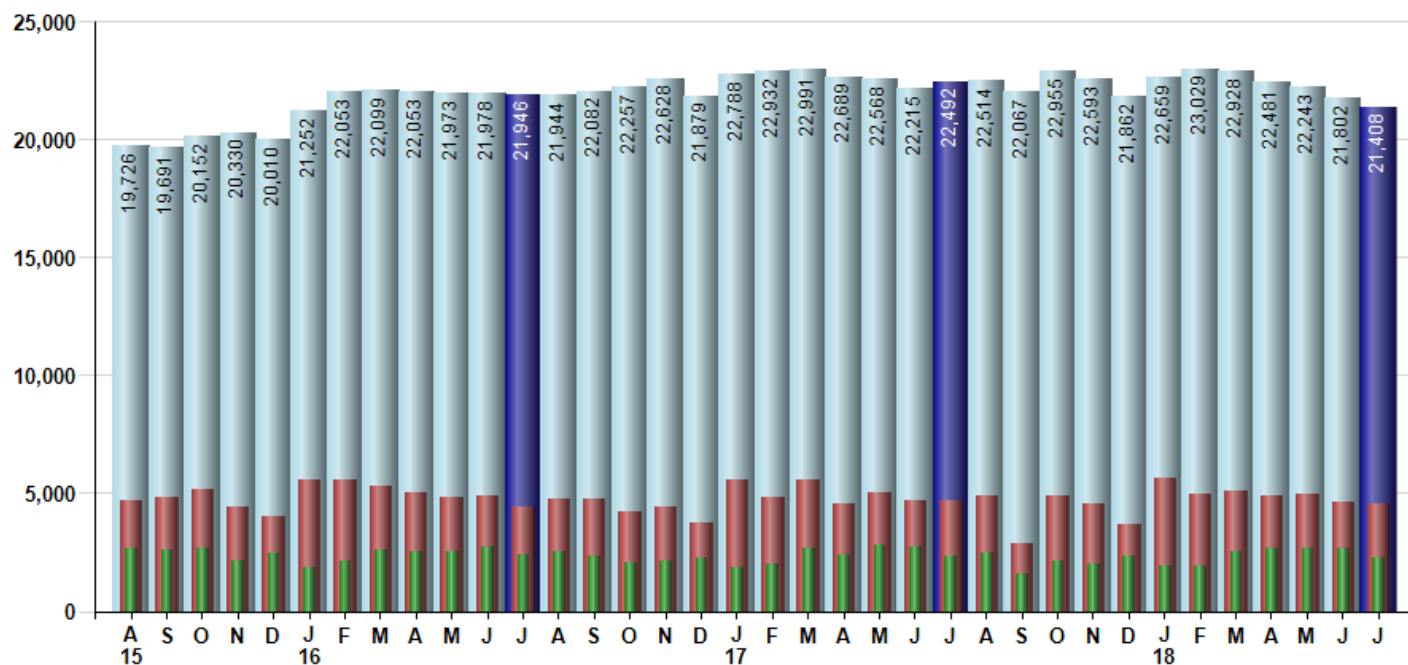
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2018 was 4564, down -1.6% from 4,639 last month and down -2.8% from 4,695 in July of last year.

Inventory NewListings Sold



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