

Location: Miami Beach

Property Types: Single Family Homes and Condo/Coop/Villa/Twnhse Combined - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

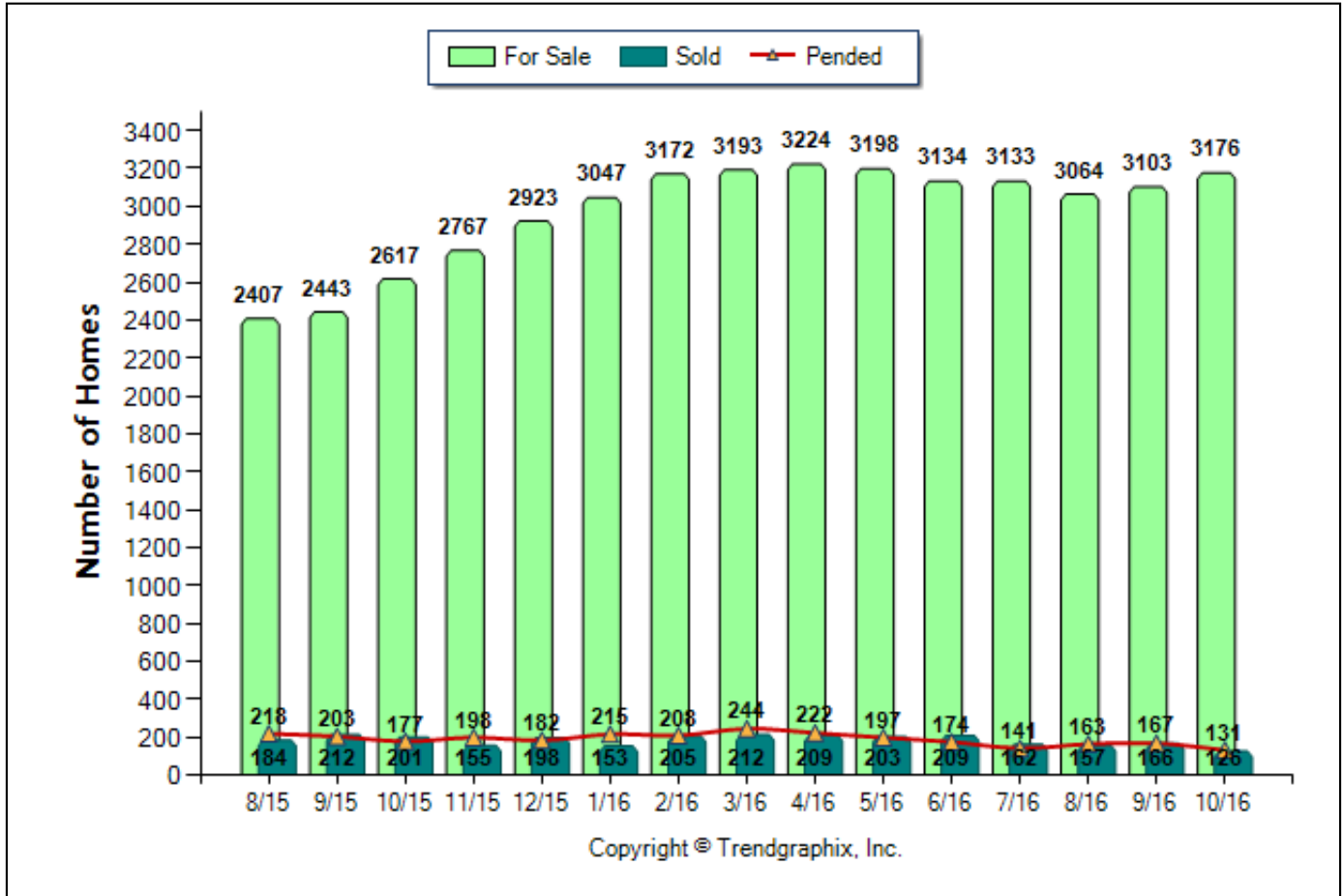
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Aug. 2015 - Oct. 2016)

Prepared for you by: Hiro Sumida



October 2016 is a Buyer's market**

Home For Sale in October 2016 is 3176 units. It is up **2.4%** compared to the last month and up **21.4%** compared to the last year.
Home Closed in October 2016 is 126 units. It is down **24.1%** compared to the last month and down **37.3%** compared to the last year.
Home Placed under Contract in October 2016 is 131 units. It is down **21.6%** compared to the last month and down **26%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

All reports are published November 2016, based on data available at the end of October 2016, except for the today stats. All reports presented are based on data supplied by the Mid-Florida MLS, Realtor Association of Miami, Greater Fort Lauderdale Realtors, Southeast Florida Multiple Listing Service (MLS), Realtor Association of The Palm Beaches, Jupiter, Tequesta, Hobe Sound Association of Realtors, St. Lucie Association of Realtors, Realtor Boards of Southwest Florida, Greater Fort Myers and The Beach AOR, Bonita Springs & Estero AOR, Suncoast MLS of PRO Biz, Inc., SpaceCoast MLS/Brevard MLS or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed. All reports presented are based on data supplied by the Mid-Florida MLS, Realtor Association of Miami, Greater Fort Lauderdale Realtors, Southeast Florida Multiple Listing Service (MLS), Realtor Association of The Palm Beaches, Jupiter, Tequesta, Hobe Sound Association of Realtors, St. Lucie Association of Realtors, Realtor Boards of Southwest Florida, Greater Fort Myers and The Beach AOR, Bonita Springs & Estero AOR, Suncoast MLS of PRO Biz, Inc., SpaceCoast MLS/Brevard MLS or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

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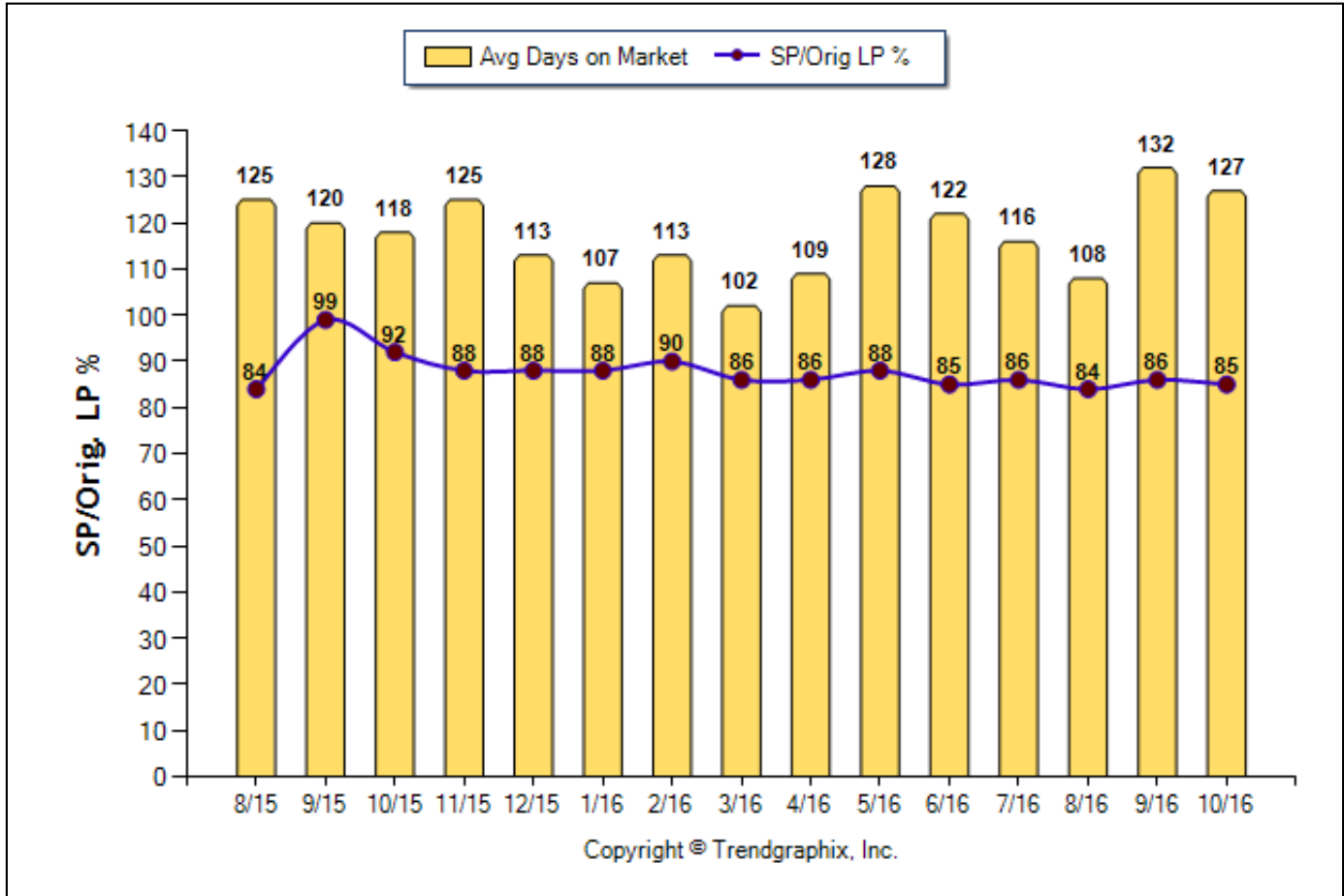
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Avg Days On Market & SP/Orig LP % (Aug. 2015 - Oct. 2016)

Prepared for you by: Hiro Sumida



October 2016 Average Days on Market trend Remains Steady**

Average Days on Market in October 2016 is 127. It is down **3.8%** compared to the last month and up **7.6%** compared to the last year.

October 2016 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in October 2016 is 85%. It is down **1.2%** compared to the last month and down **7.6%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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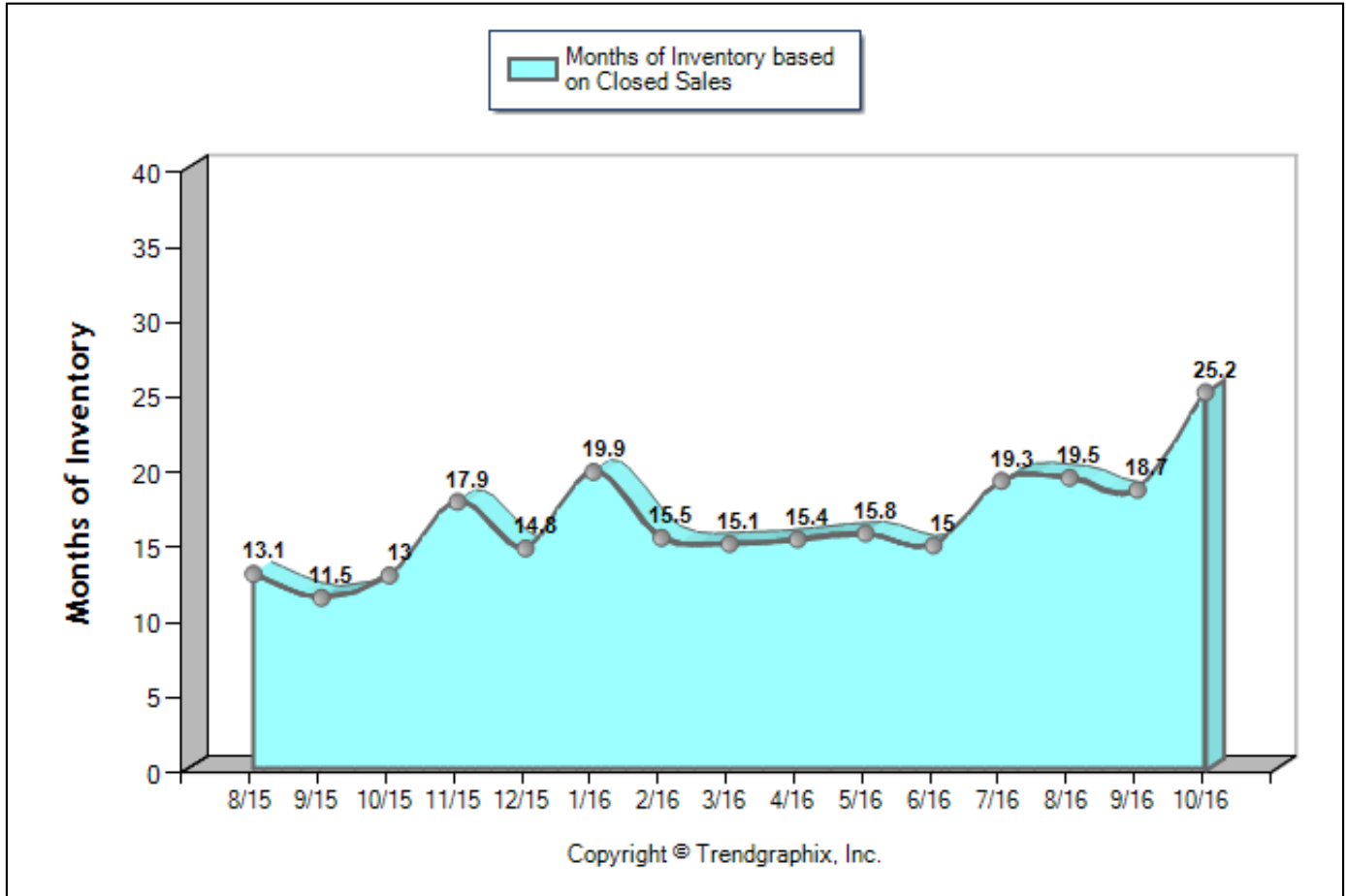
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Months of Inventory Based on Closed Sales (Aug. 2015 - Oct. 2016)

Prepared for you by: Hiro Sumida



October 2016 is a Buyer's market**

Months of Inventory based on Closed Sales in October 2016 is 25.2. It is up **34.8%** compared to the last month and up **93.7%** compared to the last year.

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