

MARKET ACTION REPORT

February 2018

City: Miami Beach



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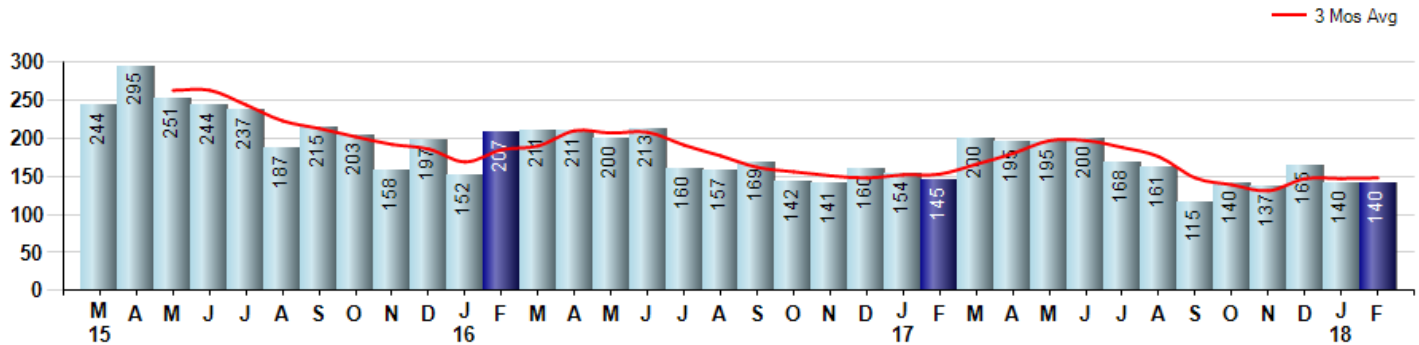
Price Range: ALL | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$588,000	2%		1%				
Average List Price of all Current Listings	\$1,793,988	1%		0%				
February Median Sales Price	\$435,000	24%	25%	21%	19%	\$369,500	7%	1%
February Average Sales Price	\$986,642	7%	10%	-28%	11%	\$955,569	-10%	8%
Total Properties Currently for Sale (Inventory)	3,597	1%		3%				
February Number of Properties Sold	140	0%		-3%			-6%	
February Average Days on Market (Solds)	151	4%	8%	-6%	3%	148	-1%	1%
Asking Price per Square Foot (based on New Listings)	\$631	-6%	-6%	-8%	-3%	\$652	-3%	0%
February Sold Price per Square Foot	\$549	2%	7%	-2%	5%	\$544	-1%	4%
February Month's Supply of Inventory	25.7	1%	7%	6%	20%	25.6	9%	19%
February Sale Price vs List Price Ratio	89.3%	1.6%	1%	3%	1.2%	88.6%	0.5%	0.4%

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

Property Sales

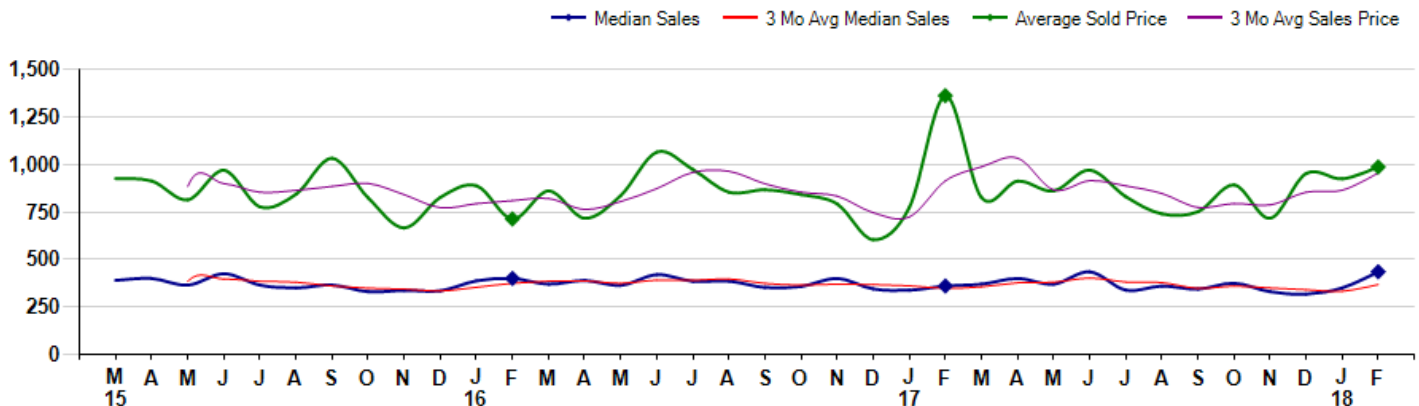
February Property sales were 140, down -3.4% from 145 in February of 2017 and equal to 0.0% 140 sales last month. February 2018 sales were at their lowest level compared to February of 2017 and 2016. February YTD sales of 280 are running -6.4% behind last year's year-to-date sales of 299.



Prices

The Median Sales Price in February was \$435,000, up 20.8% from \$360,000 in February of 2017 and up 24.3% from \$349,950 last month. The Average Sales Price in February was \$986,642, down -27.6% from \$1,362,429 in February of 2017 and up 6.7% from \$924,497 last month. February 2018 ASP was at a mid range compared to February 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 3/1/2015 through 2/28/2018. 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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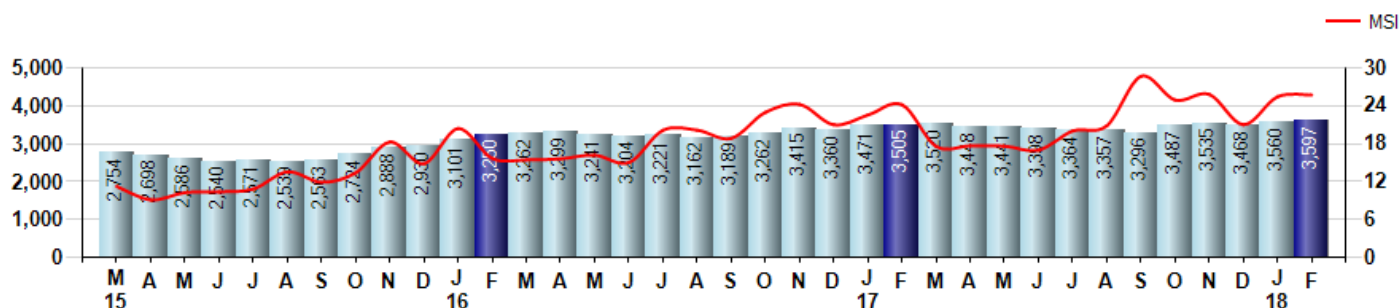
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 3,597, up 1.0% from 3,560 last month and up 2.6% from 3,505 in February of last year. February 2018 Inventory was at highest level compared to February of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2018 MSI of 25.7 months was at its highest level compared with February of 2017 and 2016.

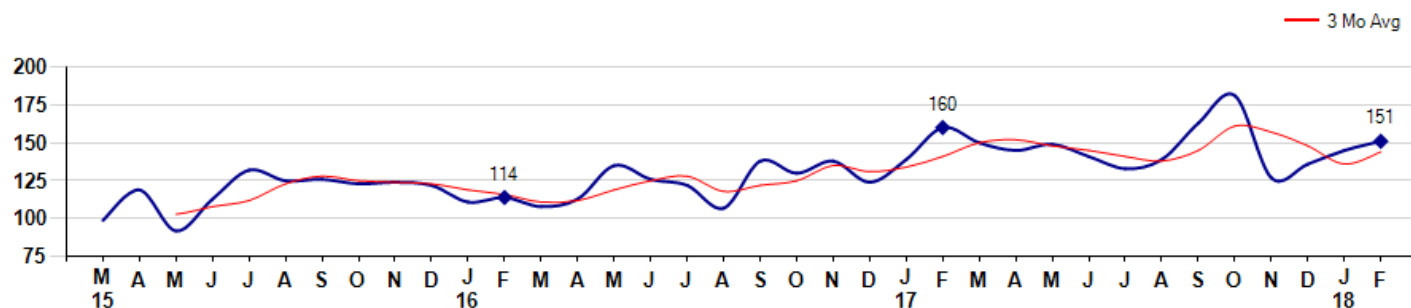
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 February was 151, up 4.1% from 145 days last month and down -5.6% from 160 days in February of last year. The February 2018 DOM was at a mid range compared with February of 2017 and 2016.

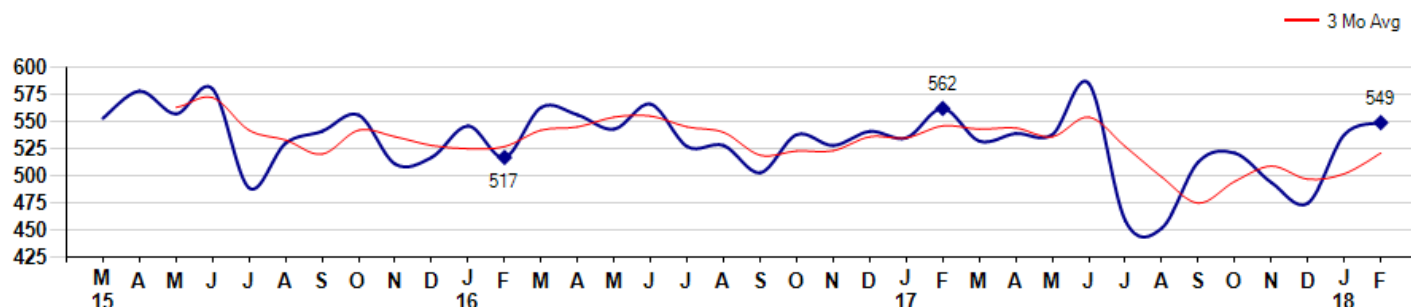
Average Days on Market(Listing to Contract) for properties sold during the month



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 February 2018 Selling Price per Square Foot of \$549 was up 2.0% from \$538 last month and down -2.3% from \$562 in February of last year.

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



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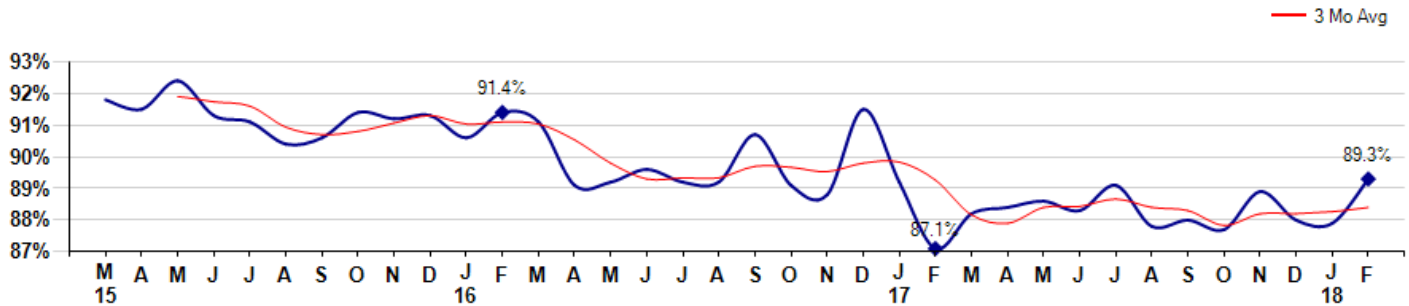


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Selling Price vs Listing Price

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 February 2018 Selling Price vs List Price of 89.3% was up from 87.9% last month and up from 87.1% in February of last year.

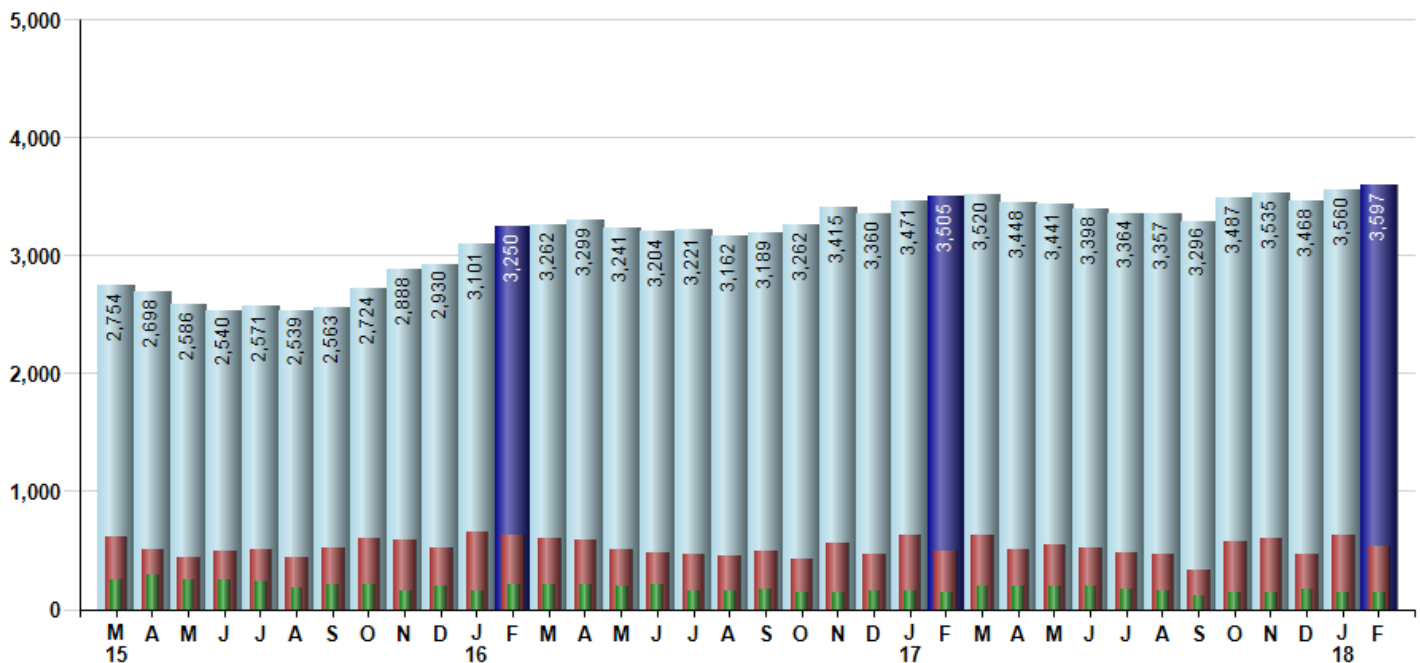
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 February 2018 was 537, down -14.2% from 626 last month and up 7.6% from 499 in February of last year.

Inventory NewListings Sold



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