

MARKET ACTION REPORT

June 2018

City: *Miami Beach*



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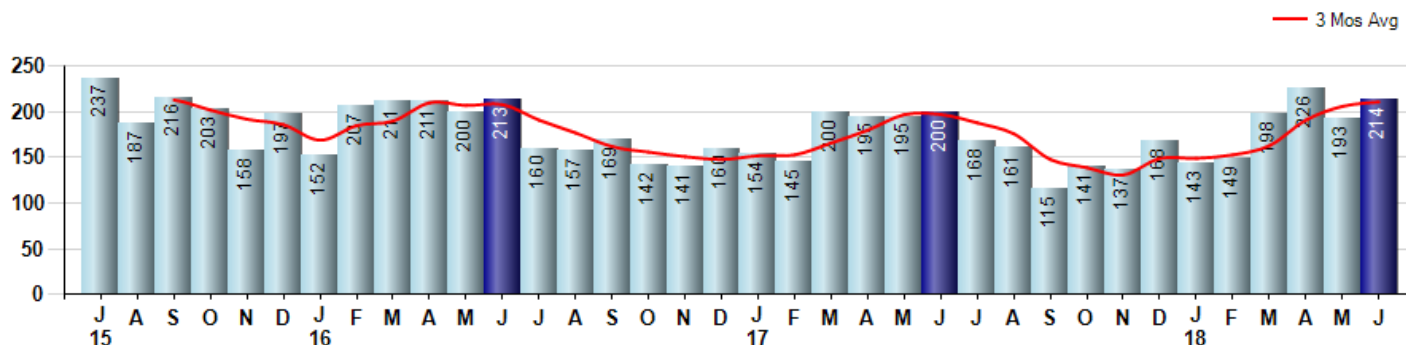
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$565,000	0%		-2%				
Average List Price of all Current Listings	\$1,713,715	1%		-1%				
June Median Sales Price	\$442,500	26%	13%	2%	21%	\$388,000	2%	6%
June Average Sales Price	\$1,290,758	13%	19%	33%	46%	\$1,044,087	11%	18%
Total Properties Currently for Sale (Inventory)	3,237	-3%		-5%				
June Number of Properties Sold	214	11%		7%			3%	
June Average Days on Market (Solds)	136	-3%	-4%	-4%	-7%	143	-3%	-2%
Asking Price per Square Foot (based on New Listings)	\$619	-8%	-1%	1%	-4%	\$628	-3%	-3%
June Sold Price per Square Foot	\$542	-5%	-2%	-7%	4%	\$547	0%	5%
June Month's Supply of Inventory	15.1	-13%	-5%	-11%	-30%	19.2	-1%	-10%
June Sale Price vs List Price Ratio	87.8%	-1.2%	-1%	-1%	-0.5%	88.5%	0.2%	0.3%

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

Property Sales

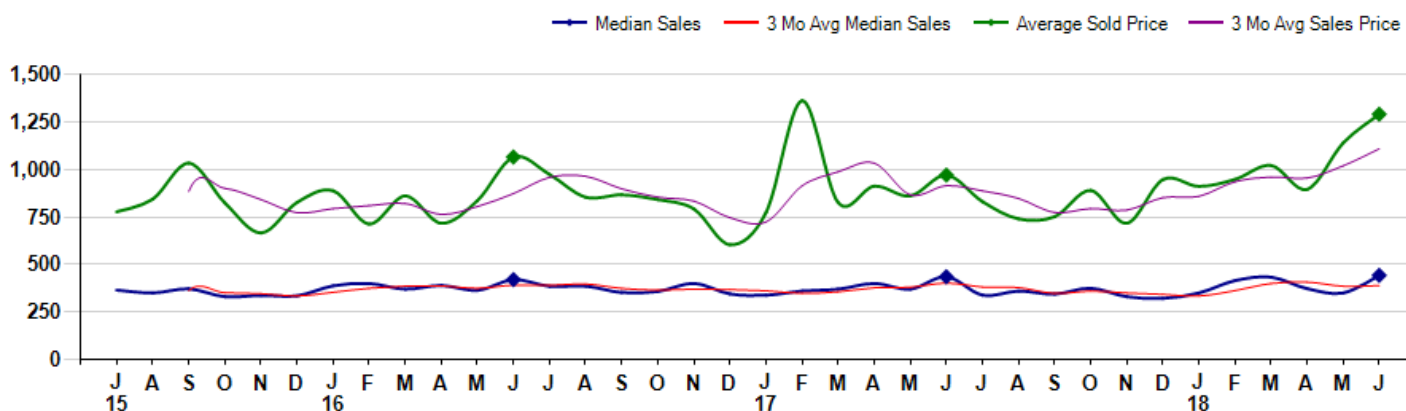
June Property sales were 214, up 7.0% from 200 in June of 2017 and 10.9% higher than the 193 sales last month. June 2018 sales were at their highest level compared to June of 2017 and 2016. June YTD sales of 1,123 are running 3.1% ahead of last year's year-to-date sales of 1,089.



Prices

The Median Sales Price in June was \$442,500, up 1.7% from \$435,000 in June of 2017 and up 26.4% from \$350,000 last month. The Average Sales Price in June was \$1,290,758, up 33.0% from \$970,488 in June of 2017 and up 13.2% from \$1,140,345 last month. June 2018 ASP was at highest level compared to June 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 7/1/2015 through 6/30/2018. 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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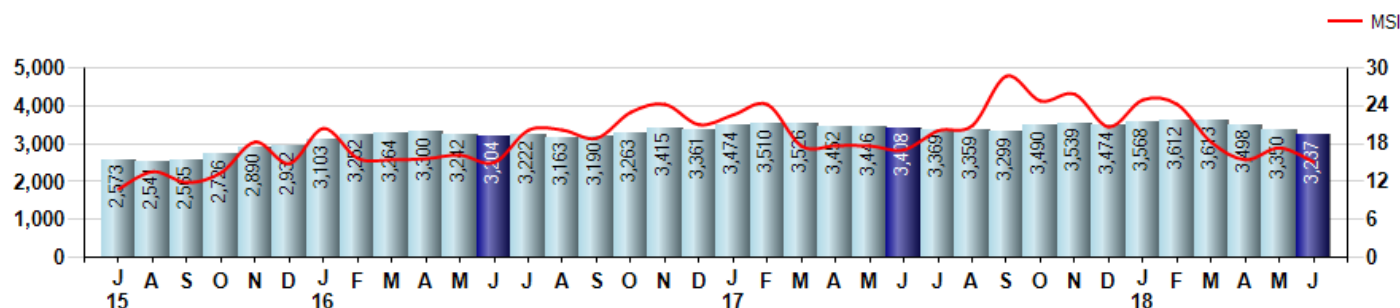
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Inventory & MSI

The Total Inventory of Properties available for sale as of June was 3,237, down -3.4% from 3,350 last month and down -5.0% from 3,408 in June of last year. June 2018 Inventory was at a mid range compared to June of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2018 MSI of 15.1 months was at a mid range compared with June of 2017 and 2016.

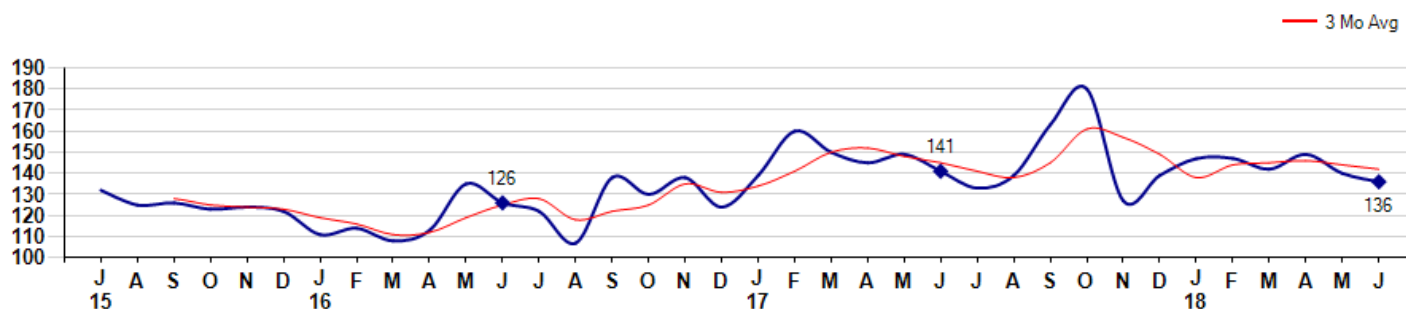
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 June was 136, down -2.9% from 140 days last month and down -3.5% from 141 days in June of last year. The June 2018 DOM was at a mid range compared with June of 2017 and 2016.

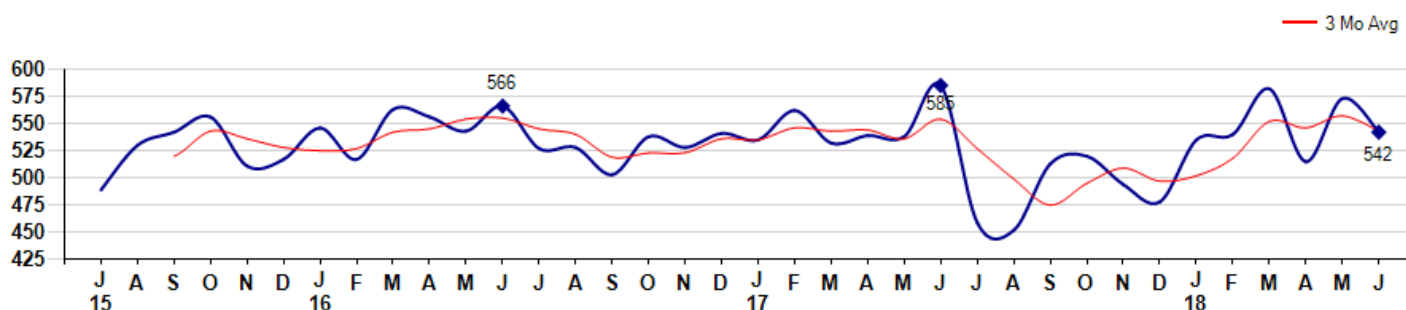
Average Days on Market (Listing to Contract) for properties sold during the month



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 June 2018 Selling Price per Square Foot of \$542 was down -5.4% from \$573 last month and down -7.4% from \$585 in June of last year.

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



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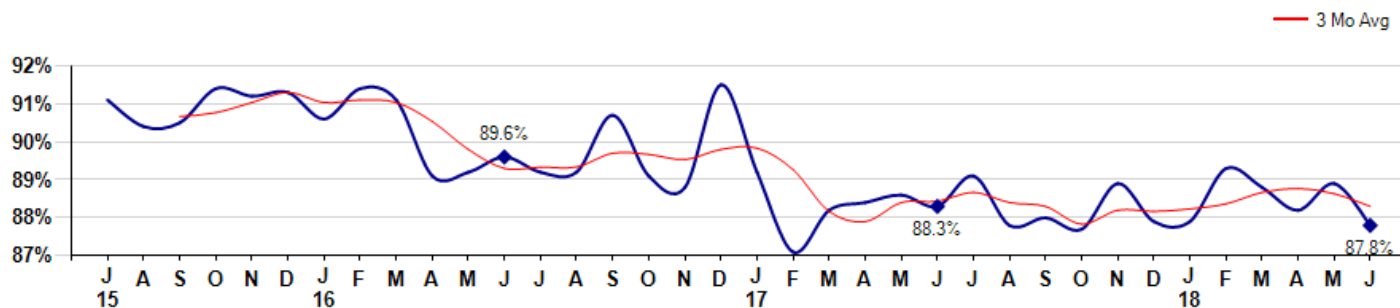


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Selling Price vs Listing Price

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 June 2018 Selling Price vs List Price of 87.8% was down from 88.9% last month and down from 88.3% in June of last year.

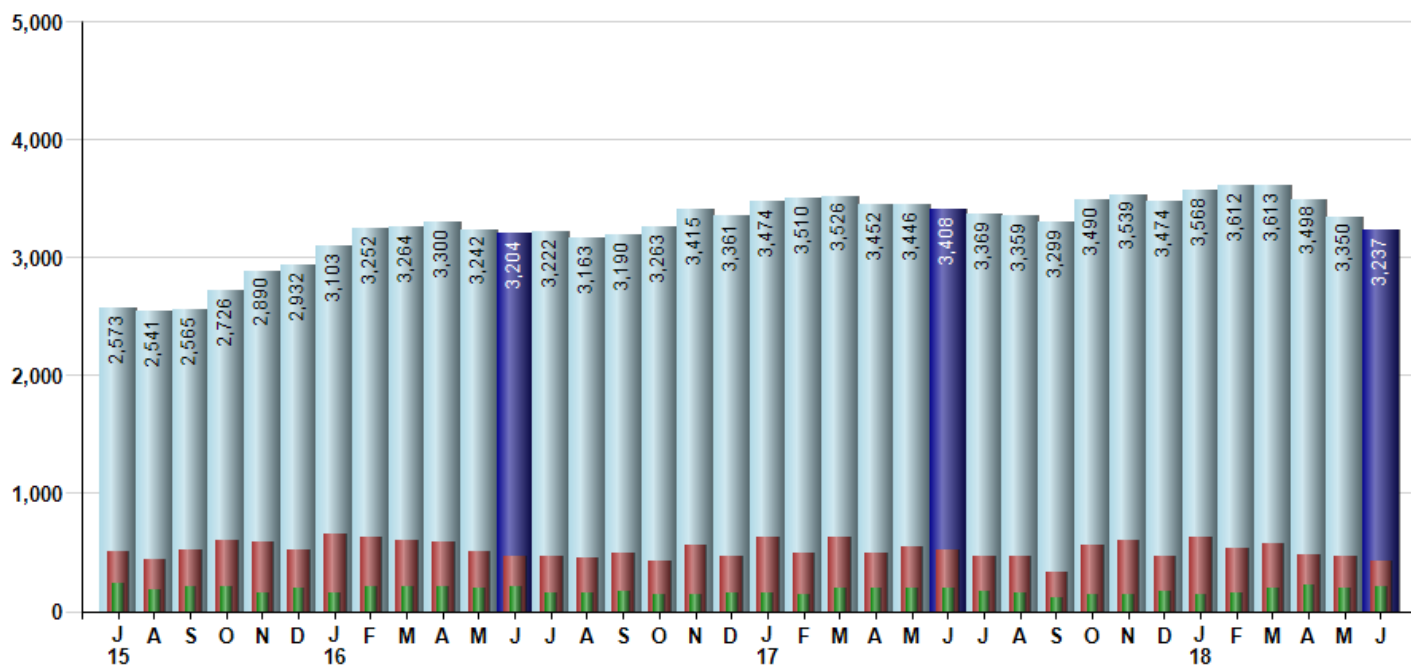
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 June 2018 was 431, down -8.5% from 471 last month and down -16.6% from 517 in June of last year.

Inventory NewListings Sold



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