

MARKET ACTION REPORT

May 2018

County: Miami-Dade



Hiro Sumida PA
Global Luxury Specialist
(305) 672-6300 EXT.1813
HiroSumida.com
Hiro@HiroSumida.com



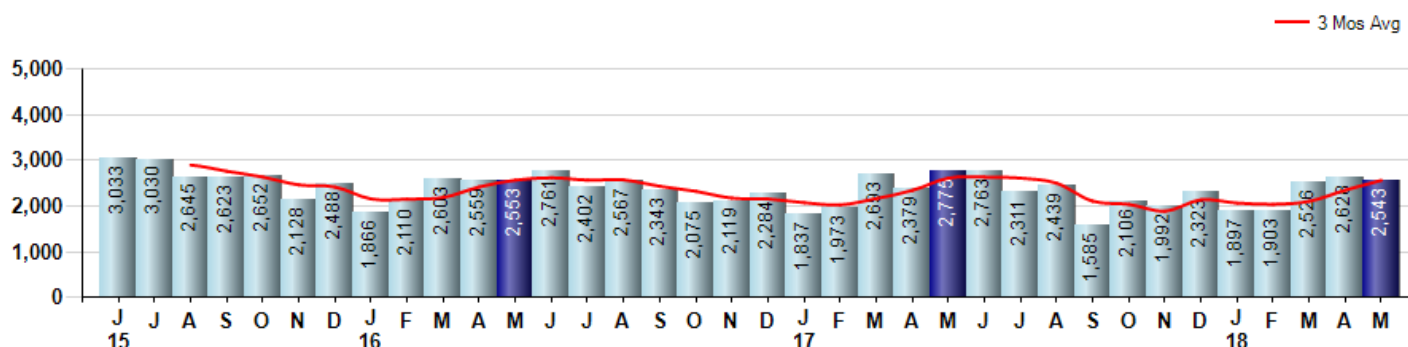
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$467,000	↑		↑				
Average List Price of all Current Listings	\$1,050,678	↑		↑				
May Median Sales Price	\$295,000	↑	↑	↑	↑	\$290,000	↑	↑
May Average Sales Price	\$509,215	↑	↑	↑	↑	\$473,769	↑	↑
Total Properties Currently for Sale (Inventory)	21,648	↓		↓				
May Number of Properties Sold	2,543	↓		↓		11,497	↓	
May Average Days on Market (Solds)	92	↓	↓	↑	↑	94	↑	↑
Asking Price per Square Foot (based on New Listings)	\$334	↑	↑	↑	↑	\$326	↑	↑
May Sold Price per Square Foot	\$253	↑	↑	↑	↑	\$243	↑	↑
May Month's Supply of Inventory	8.5	→	↓	↑	↓	10.0	→	↓
May Sale Price vs List Price Ratio	93.1%	↓	→	↓	↓	93.1%	↓	↓

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

Property Sales

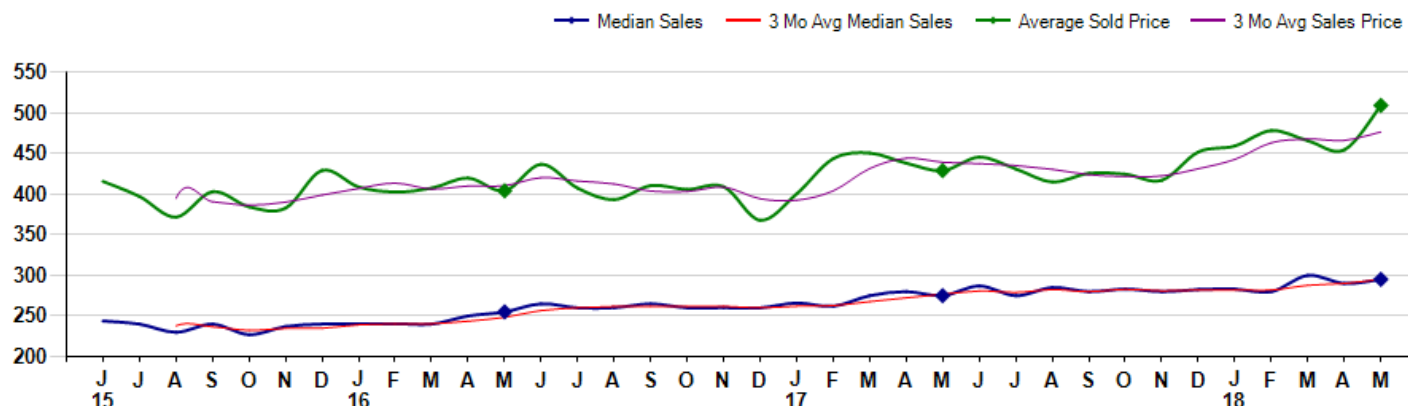
May Property sales were 2,543, down -8.4% from 2,775 in May of 2017 and -3.2% lower than the 2,628 sales last month. May 2018 sales were at their lowest level compared to May of 2017 and 2016. May YTD sales of 11,497 are running -1.4% behind last year's year-to-date sales of 11,657.



Prices

The Median Sales Price in May was \$295,000, up 7.3% from \$275,000 in May of 2017 and up 1.7% from \$290,000 last month. The Average Sales Price in May was \$509,215, up 18.7% from \$428,936 in May of 2017 and up 12.0% from \$454,470 last month. May 2018 ASP was at highest level compared to May 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 6/1/2015 through 5/31/2018. 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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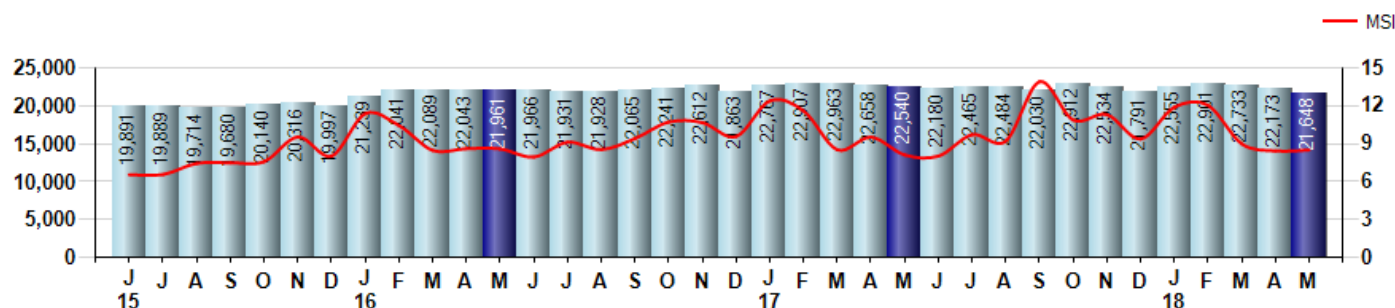
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 21,648, down -2.4% from 22,173 last month and down -4.0% from 22,540 in May of last year. May 2018 Inventory was at the lowest level compared to May of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2018 MSI of 8.5 months was at a mid range compared with May of 2017 and 2016.

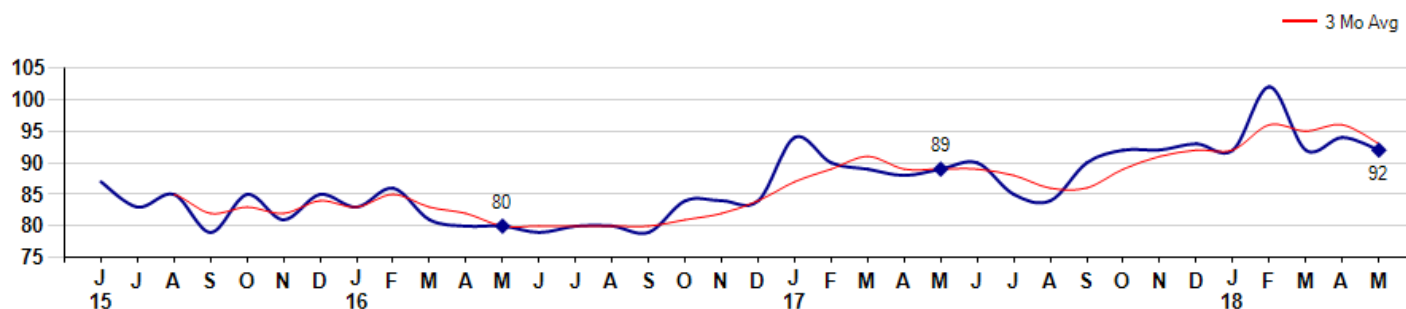
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 May was 92, down -2.1% from 94 days last month and up 3.4% from 89 days in May of last year. The May 2018 DOM was at its highest level compared with May of 2017 and 2016.

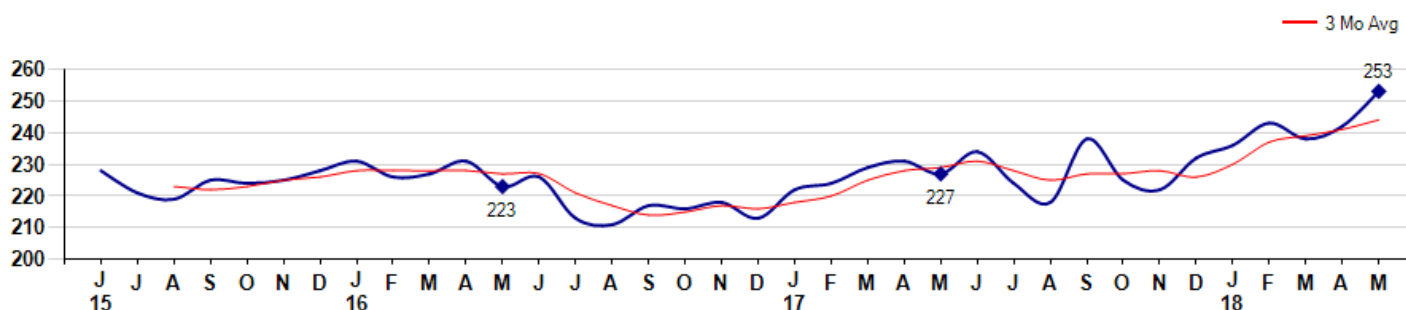
Average Days on Market(Listing to Contract) for properties sold during the month



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 May 2018 Selling Price per Square Foot of \$253 was up 4.5% from \$242 last month and up 11.5% from \$227 in May of last year.

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



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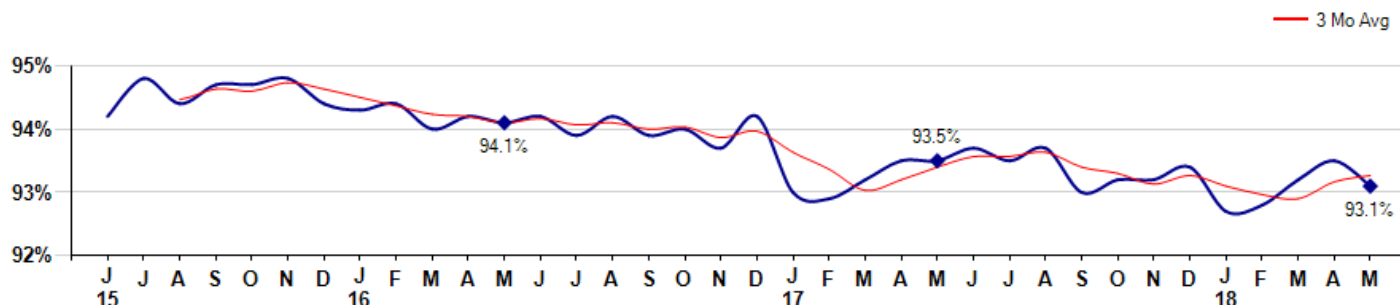


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Selling Price vs Listing Price

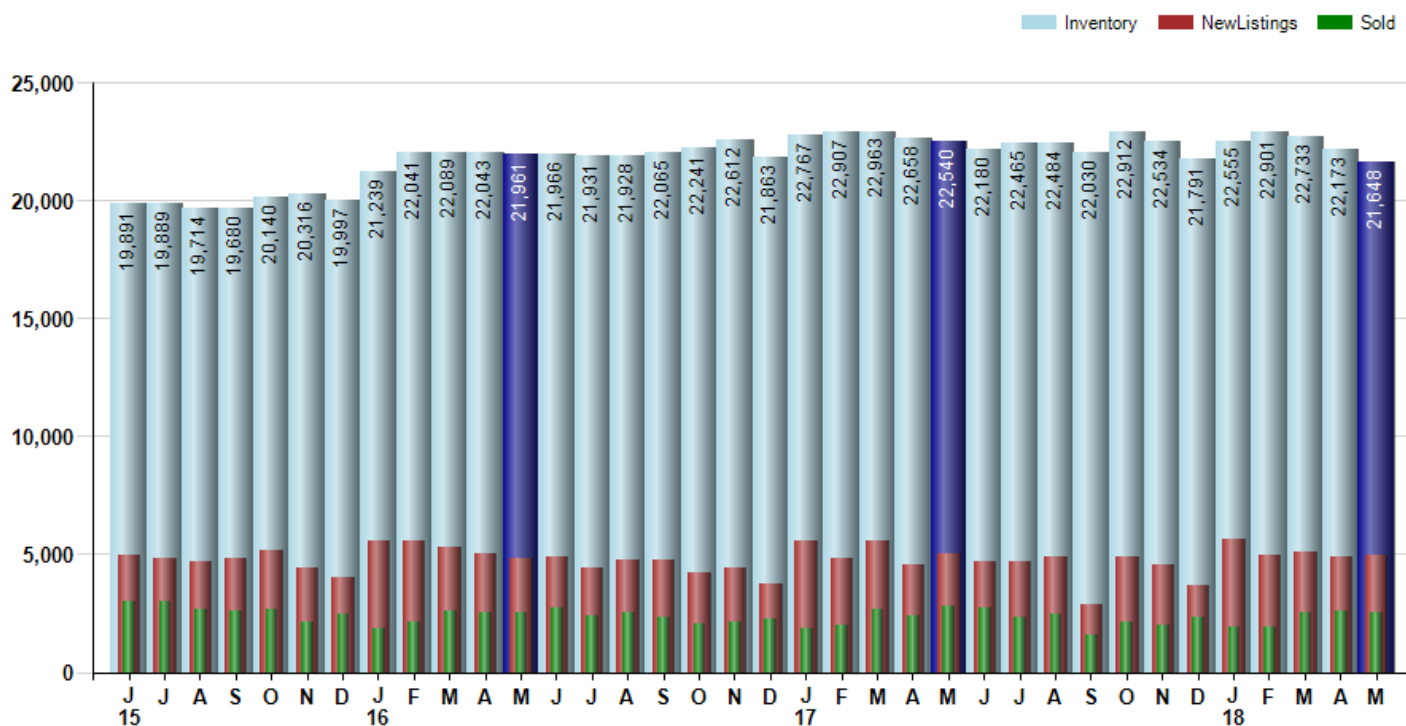
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The May 2018 Selling Price vs List Price of 93.1% was down from 93.5% last month and down from 93.5% in May 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 May 2018 was 4944, up 1.6% from 4,867 last month and down -1.2% from 5,005 in May of last year.



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