

MARKET ACTION REPORT

October 2017

City: Miami Beach



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



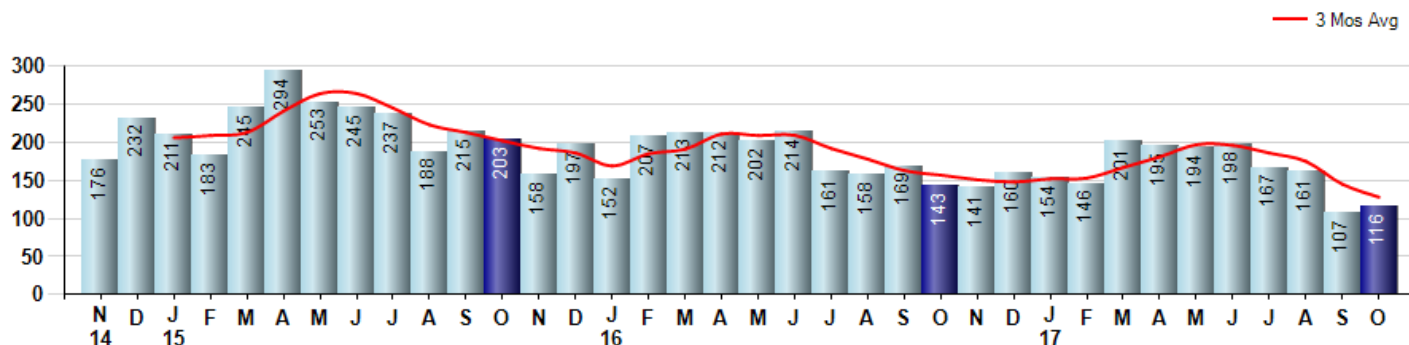
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$575,000	-2%		-2%				
Average List Price of all Current Listings	\$1,712,091	-4%		-2%				
October Median Sales Price	\$397,500	1%	9%	10%	7%	\$375,000	-1%	1%
October Average Sales Price	\$1,091,393	39%	28%	30%	31%	\$913,752	6%	10%
Total Properties Currently for Sale (Inventory)	3,489	6%		6%				
October Number of Properties Sold	116	8%		-19%			-11%	
October Average Days on Market (Solds)	188	13%	24%	44%	53%	149	24%	21%
Asking Price per Square Foot (based on New Listings)	\$644	-10%	-5%	2%	-11%	\$683	-5%	-5%
October Sold Price per Square Foot	\$601	15%	19%	6%	9%	\$544	-2%	-1%
October Month's Supply of Inventory	30.1	-2%	10%	31%	60%	21.9	21%	16%
October Sale Price vs List Price Ratio	87.7%	0.3%	0%	-2%	-2.5%	88.2%	-1.9%	-1.9%

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

Property Sales

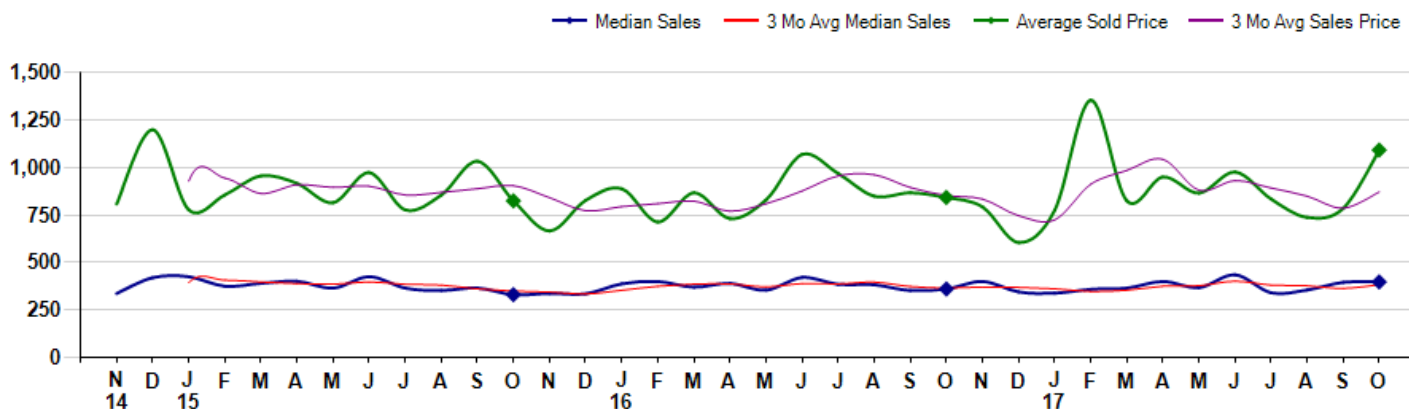
October Property sales were 116, down -18.9% from 143 in October of 2016 and 8.4% higher than the 107 sales last month. October 2017 sales were at their lowest level compared to October of 2016 and 2015. October YTD sales of 1,639 are running -10.5% behind last year's year-to-date sales of 1,831.



Prices

The Median Sales Price in October was \$397,500, up 10.4% from \$360,000 in October of 2016 and up 0.6% from \$395,000 last month. The Average Sales Price in October was \$1,091,393, up 29.7% from \$841,772 in October of 2016 and up 39.0% from \$784,933 last month. October 2017 ASP was at highest level compared to October of 2016 and 2015.

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 11/1/2014 through 10/31/2017. 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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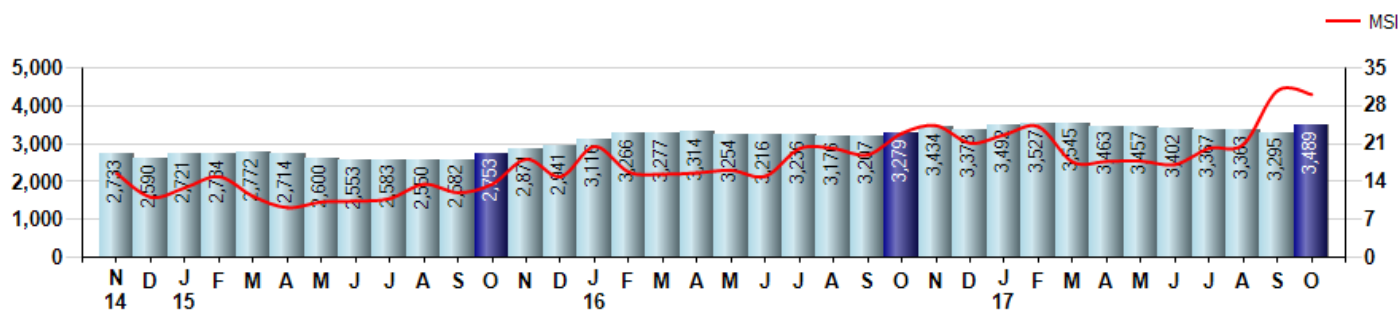
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 3,489, up 5.9% from 3,295 last month and up 6.4% from 3,279 in October of last year. October 2017 Inventory was at highest level compared to October of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2017 MSI of 30.1 months was at its highest level compared with October of 2016 and 2015.

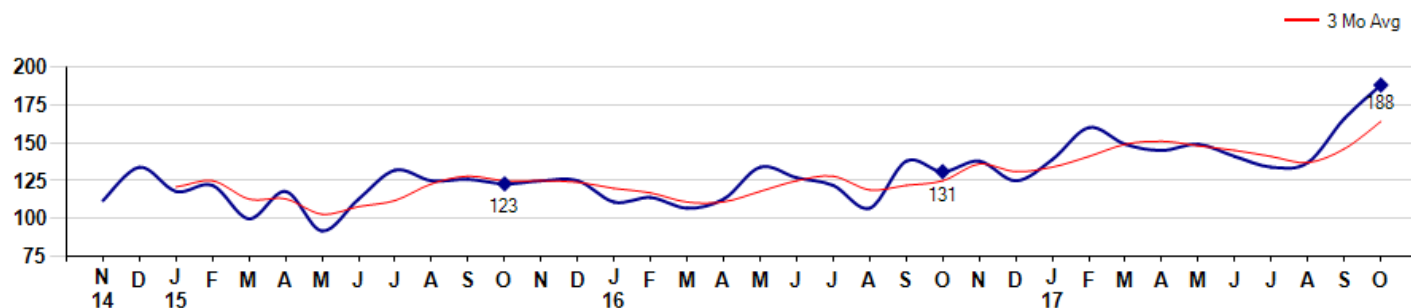
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 October was 188, up 13.3% from 166 days last month and up 43.5% from 131 days in October of last year. The October 2017 DOM was at its highest level compared with October of 2016 and 2015.

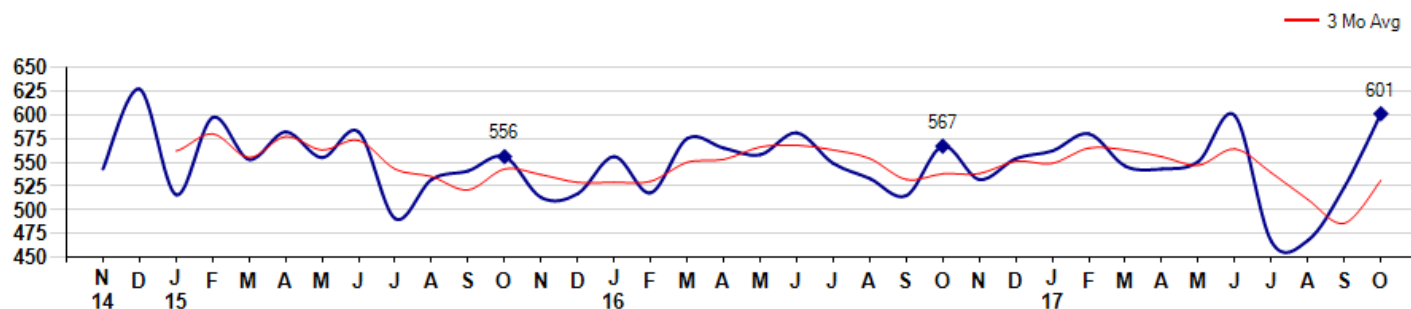
Average Days on Market(Listing to Contract) for properties sold during the month



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 October 2017 Selling Price per Square Foot of \$601 was up 14.7% from \$524 last month and up 6.0% from \$567 in October of last year.

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



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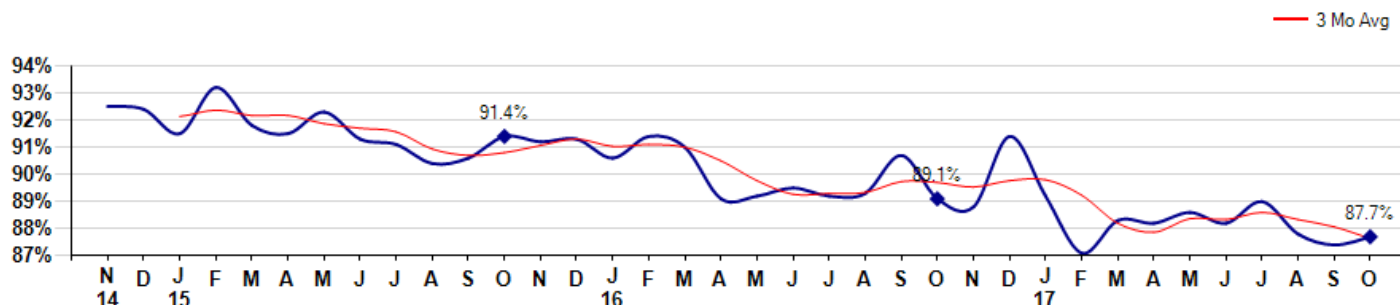


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Selling Price vs Listing Price

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 October 2017 Selling Price vs List Price of 87.7% was up from 87.4% last month and down from 89.1% in October of last year.

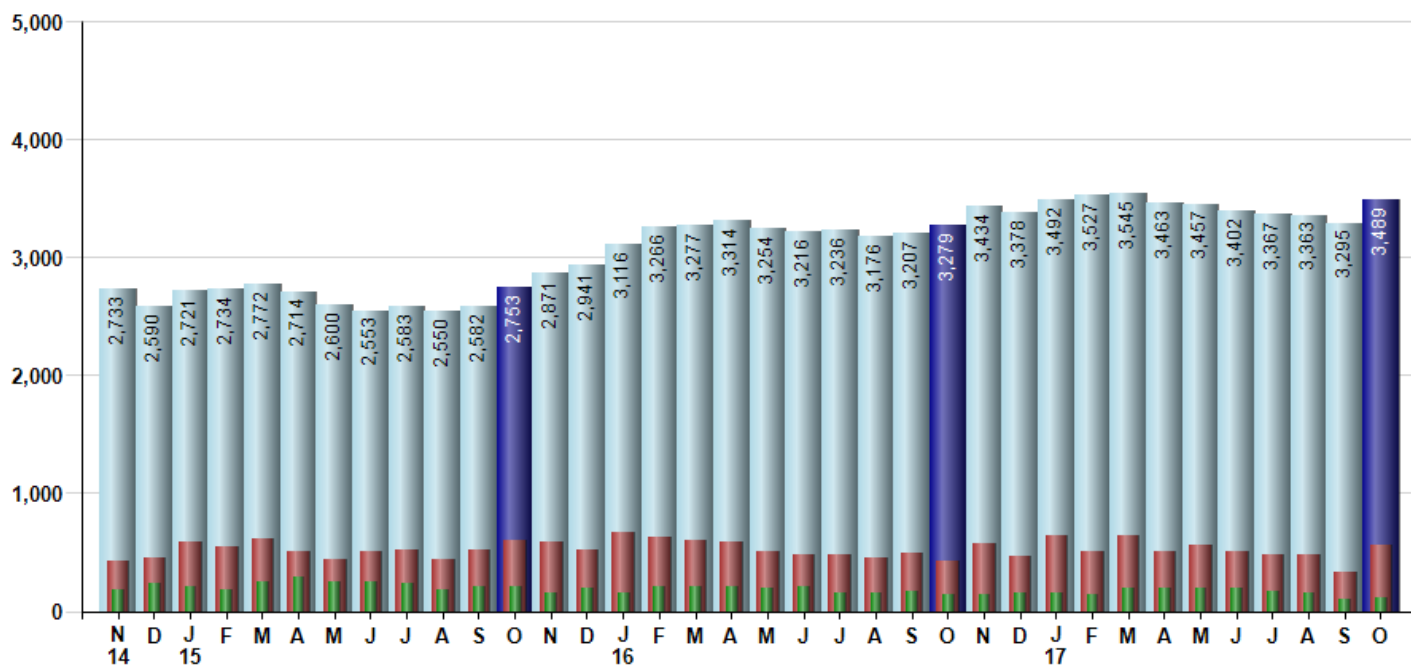
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 October 2017 was 562, up 68.3% from 334 last month and up 31.3% from 428 in October of last year.

Inventory New Listings Sold



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