

MARKET ACTION REPORT

February 2017

City: Miami Beach



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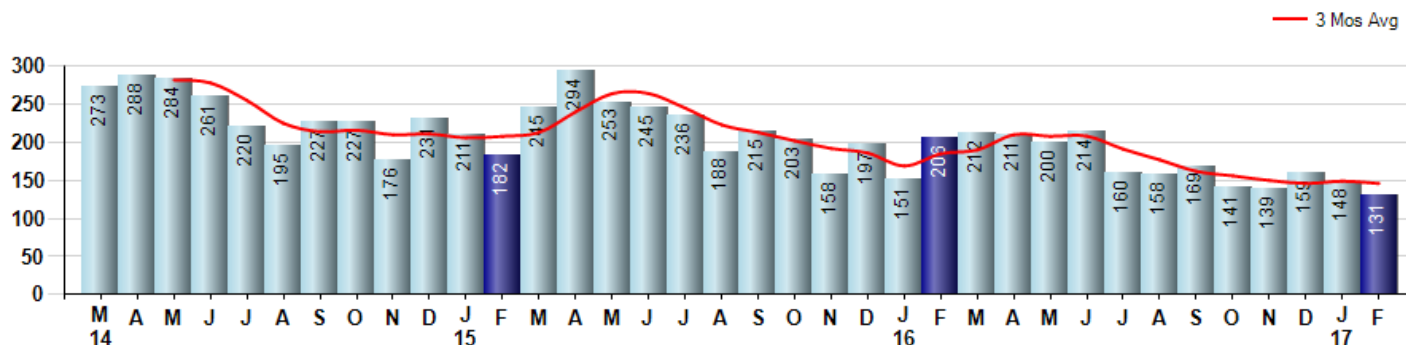
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo, Mobile Home, Lot/Land, Farm

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,000	0%		4%				
Average List Price of all Current Listings	\$1,862,173	0%		-5%				
February Median Sales Price	\$385,000	14%	10%	-4%	4%	\$357,500	-10%	-3%
February Average Sales Price	\$1,447,143	84%	63%	102%	73%	\$1,097,080	39%	31%
Total Properties Currently for Sale (Inventory)	3,473	0%		6%				
February Number of Properties Sold	131	-12%		-36%			-22%	
February Average Days on Market (Solds)	166	18%	17%	46%	35%	153	37%	24%
Asking Price per Square Foot (based on New Listings)	\$748	3%	1%	-2%	3%	\$736	-6%	1%
February Sold Price per Square Foot	\$597	6%	6%	15%	8%	\$578	8%	5%
February Month's Supply of Inventory	26.5	13%	12%	67%	40%	25.0	37%	32%
February Sale Price vs List Price Ratio	87.4%	-1.9%	-2%	-5%	-2.8%	88.3%	-3.1%	-1.8%

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

Property Sales

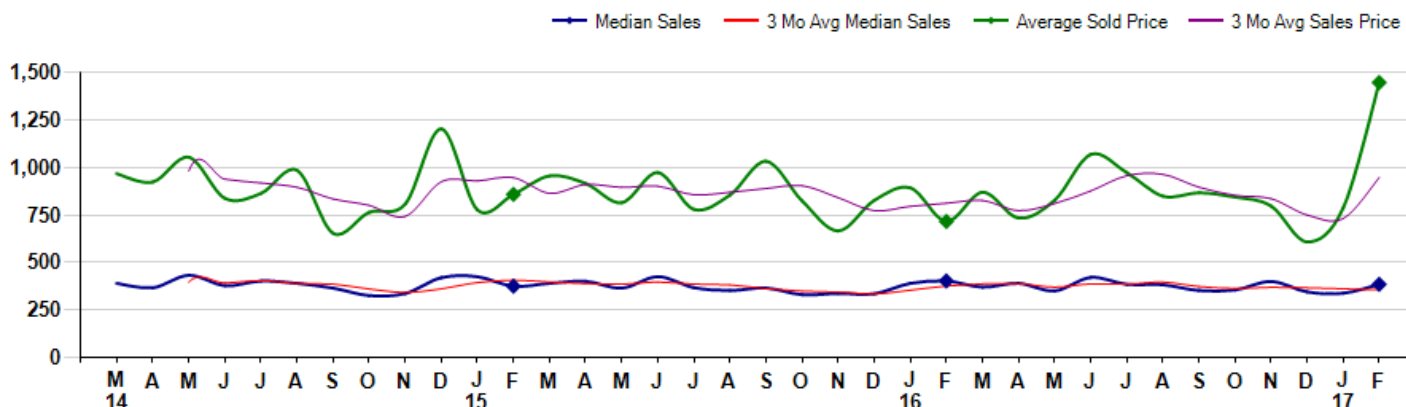
February Property sales were 131, down -36.4% from 206 in February of 2016 and -11.5% lower than the 148 sales last month. February 2017 sales were at their lowest level compared to February of 2016 and 2015. February YTD sales of 279 are running -21.8% behind last year's year-to-date sales of 357.



Prices

The Median Sales Price in February was \$385,000, down -4.3% from \$402,450 in February of 2016 and up 13.9% from \$338,000 last month. The Average Sales Price in February was \$1,447,143, up 102.3% from \$715,473 in February of 2016 and up 83.8% from \$787,226 last month. February 2017 ASP was at highest level compared to February 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 3/1/2014 through 2/28/2017. 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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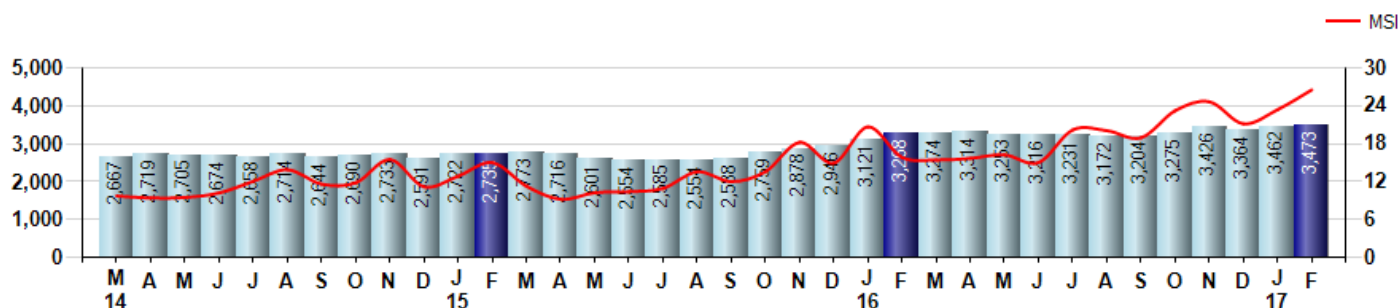
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 3,473, up 0.3% from 3,462 last month and up 6.3% from 3,268 in February of last year. February 2017 Inventory was at highest level compared to February of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2017 MSI of 26.5 months was at its highest level compared with February of 2016 and 2015.

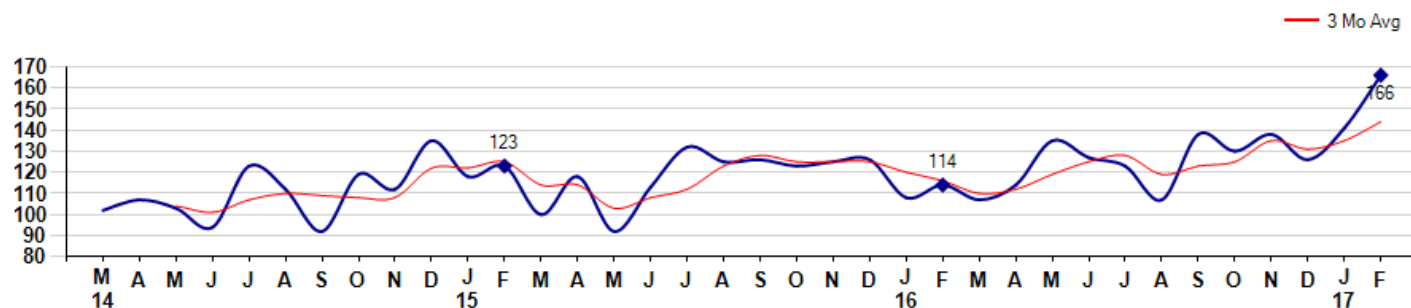
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 February was 166, up 17.7% from 141 days last month and up 45.6% from 114 days in February of last year. The February 2017 DOM was at its highest level compared with February of 2016 and 2015.

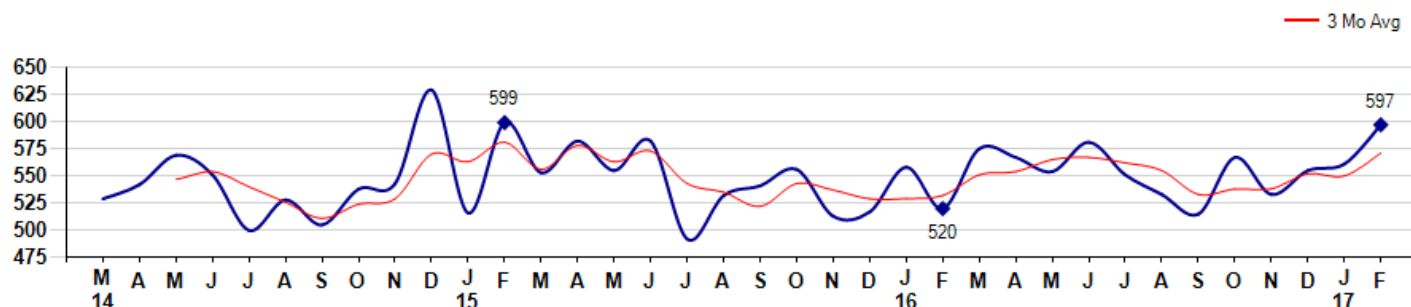
Average Days on Market(Listing to Contract) for properties sold during the month



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 February 2017 Selling Price per Square Foot of \$597 was up 6.4% from \$561 last month and up 14.8% from \$520 in February of last year.

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



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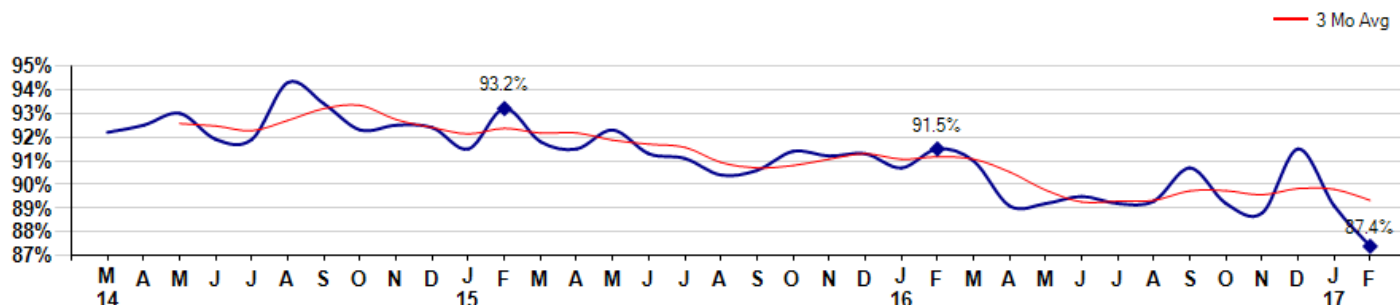


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Selling Price vs Listing Price

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 2017 Selling Price vs List Price of 87.4% was down from 89.1% last month and down from 91.5% in February of last year.

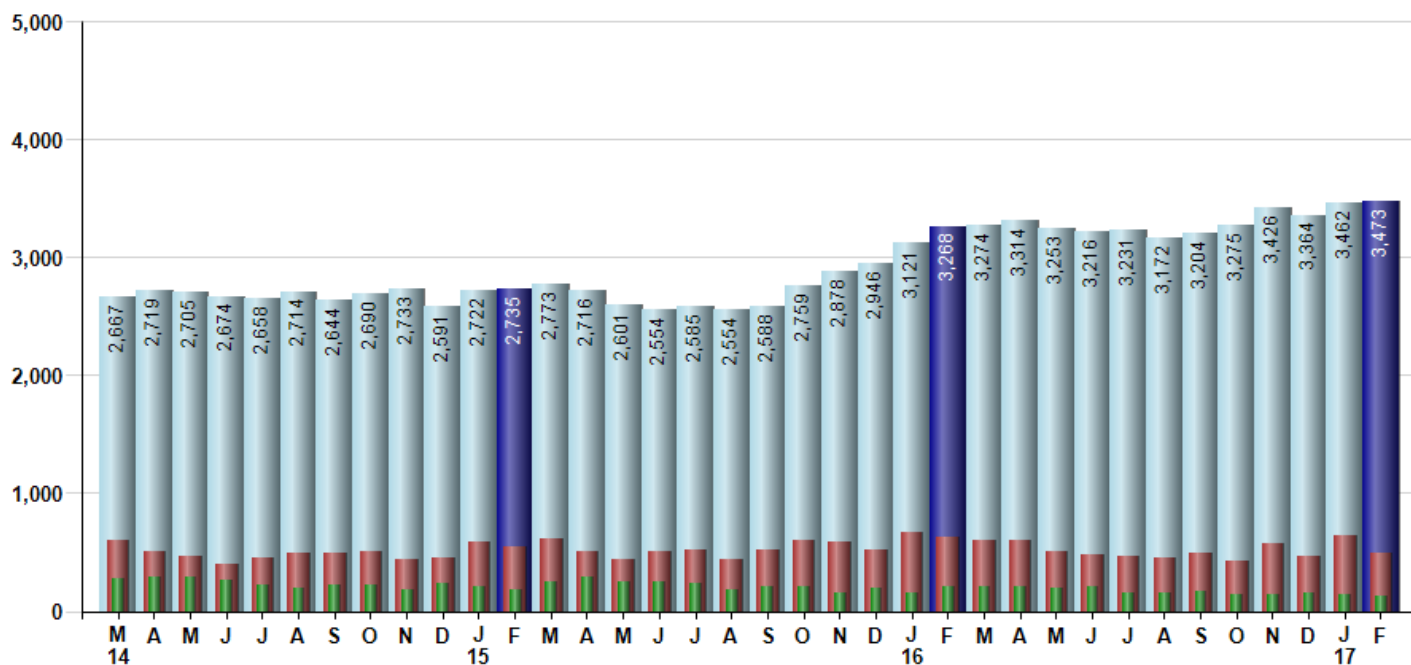
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2017 was 494, down -22.3% from 636 last month and down -21.8% from 632 in February of last year.

Inventory NewListings Sold



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