

Location: Miami Beach

Property Types: Single Family Homes and Condo/Coop/Villa/Twnhse Combined - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

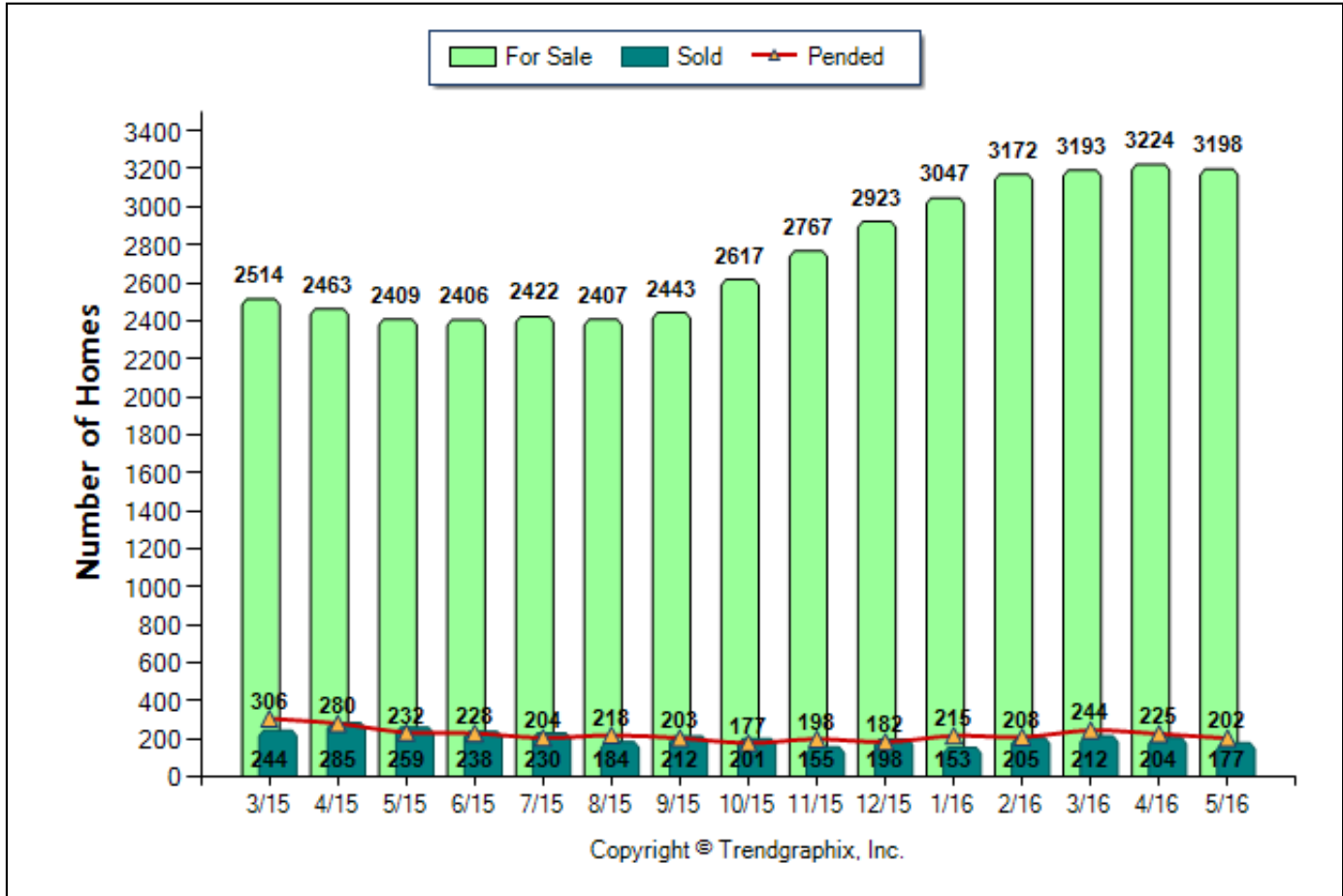
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Mar. 2015 - May. 2016)

Prepared for you by: Hiro Sumida PA



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	May. 16	Apr. 16	% Change	May. 16	May. 15	% Change	Mar. 16 to May. 16	Mar. 15 to May. 15	% Change
For Sale	3198	3224	-0.8% ▼	3198	2409	32.8% ▲	9615	7386	30.2% ▲
Sold	177	204	-13.2% ▼	177	259	-31.7% ▼	593	788	-24.7% ▼
Pended	202	225	-10.2% ▼	202	232	-12.9% ▼	671	818	-18% ▼

TODAY STATS		
6/1/2016 - 6/11/2016	5/1/2016 - 5/11/2016	% Change
3126	3218	-2.9% ▼
49	65	-24.6% ▼
62	77	-19.5% ▼

May 2016 is a Buyer's market**

Home For Sale in May 2016 is 3198 units. It is down **0.8%** compared to the last month and up **32.8%** compared to the last year.

Home Closed in May 2016 is 177 units. It is down **13.2%** compared to the last month and down **31.7%** compared to the last year.

Home Placed under Contract in May 2016 is 202 units. It is down **10.2%** compared to the last month and down **12.9%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

All reports are published June 2016, based on data available at the end of May 2016, except for the today stats. All reports presented are based on data supplied by the Mid-Florida MLS, Realtor Association of Miami, Greater Fort Lauderdale Realtors, Southeast Florida Multiple Listing Service (MLS), Realtor Association of The Palm Beaches, Jupiter, Tequesta, Hobe Sound Association of Realtors, St. Lucie Association of Realtors, Realtor Boards of Southwest Florida, Greater Fort Myers and The Beach AOR, Bonita Springs & Estero AOR, Suncoast MLS of PRO Biz, Inc., SpaceCoast MLS/Brevard MLS or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed. All reports presented are based on data supplied by the Mid-Florida MLS, Realtor Association of Miami, Greater Fort Lauderdale Realtors, Southeast Florida Multiple Listing Service (MLS), Realtor Association of The Palm Beaches, Jupiter, Tequesta, Hobe Sound Association of Realtors, St. Lucie Association of Realtors, Realtor Boards of Southwest Florida, Greater Fort Myers and The Beach AOR, Bonita Springs & Estero AOR, Suncoast MLS of PRO Biz, Inc., SpaceCoast MLS/Brevard MLS or their MLSs. Neither the Associations nor their MLSs guarantee or are in anyway responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

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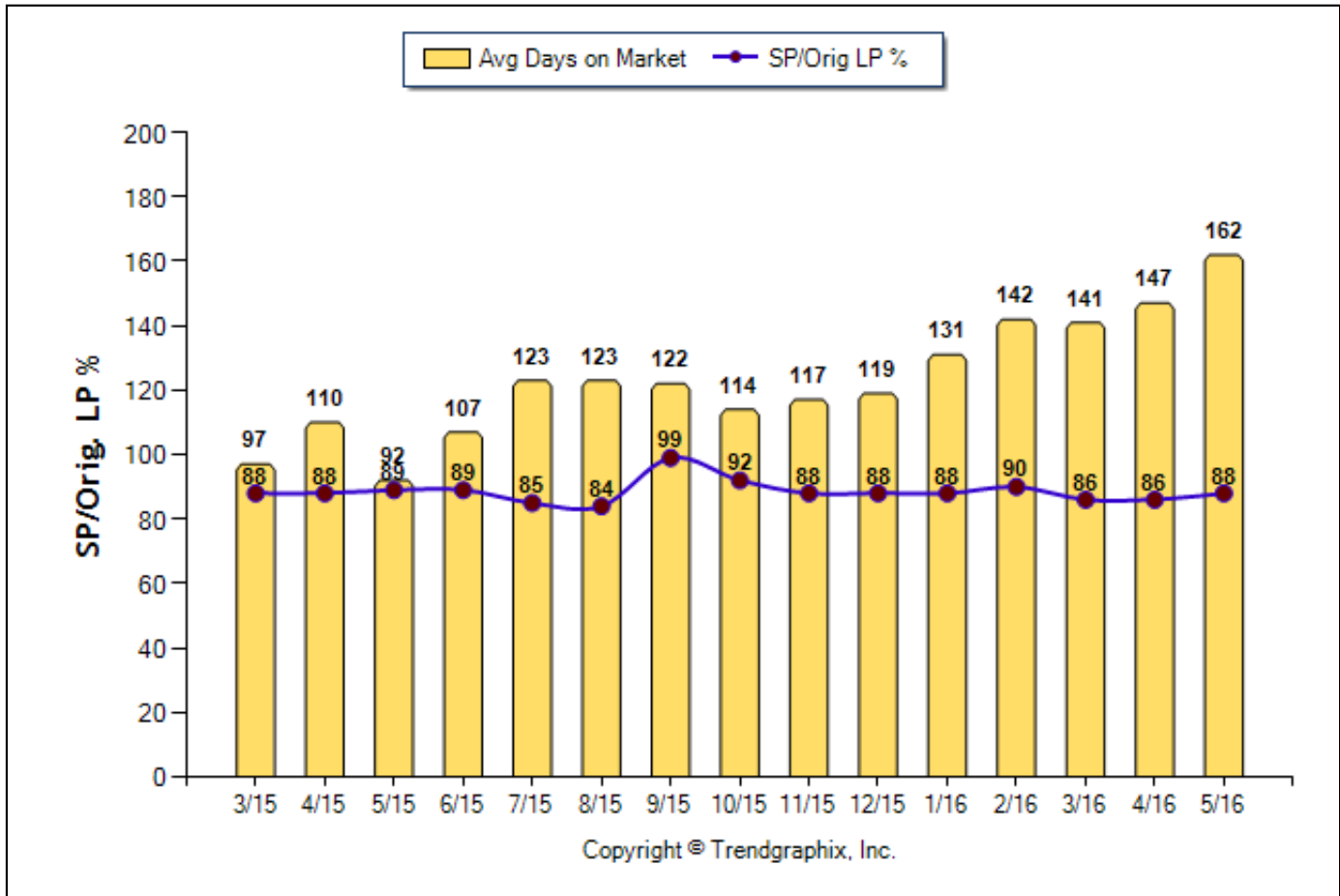
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Avg Days On Market & SP/Orig LP % (Mar. 2015 - May. 2016)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	May. 16	Apr. 16	% Change	May. 16	May. 15	% Change	Mar. 16 to May. 16	Mar. 15 to May. 15	% Change
Days on Market	162	147	10.2% ▲	162	92	76.1% ▲	149	100	49% ▲
Sold/Orig LP Diff. %	88	86	2.3% ▲	88	89	-1.1% ▼	87	88	-1.1% ▼

TODAY STATS		
6/1/2016 - 6/11/2016	5/1/2016 - 5/11/2016	% Change
161	153	5.2% ▲
83	84	-1.2% ▼

May 2016 Average Days on Market trend is Rising**

Average Days on Market in May 2016 is 162. It is up **10.2%** compared to the last month and up **76.1%** compared to the last year.

May 2016 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in May 2016 is 88%. It is up **2.3%** compared to the last month and down **1.1%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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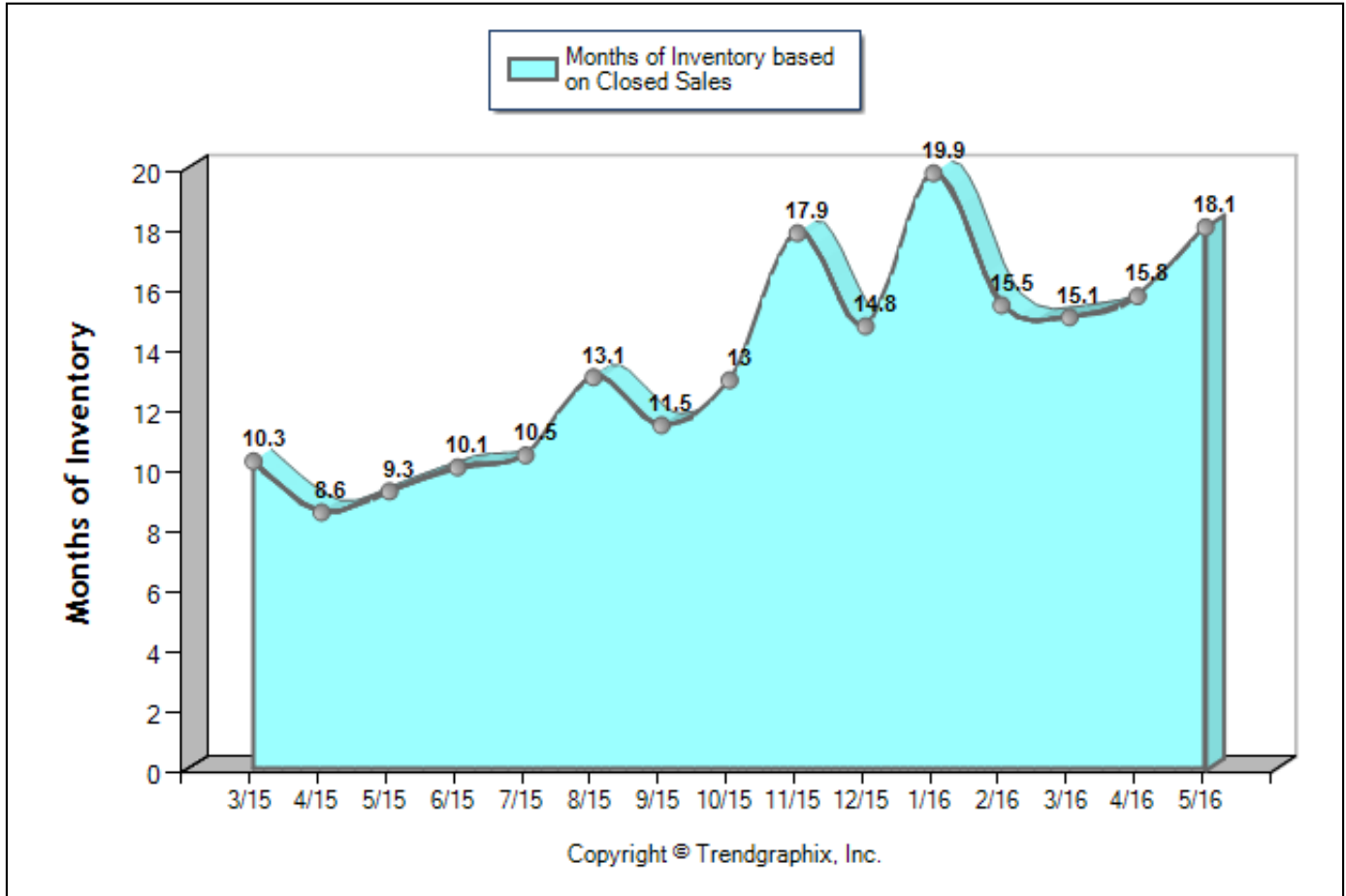
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Months of Inventory Based on Closed Sales (Mar. 2015 - May. 2016)

Prepared for you by: Hiro Sumida PA



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	May. 16	Apr. 16	% Change	May. 16	May. 15	% Change	Mar. 16 to May. 16	Mar. 15 to May. 15	% Change	6/1/2016 - 6/11/2016	5/1/2016 - 5/11/2016	% Change
Months of Inventory (Closed Sales)	18.1	15.8	14.6% ▲	18.1	9.3	94.6% ▲	16.2	9.4	72.5% ▲	63.8	49.5	28.9% ▲

May 2016 is a Buyer's market**

Months of Inventory based on Closed Sales in May 2016 is 18.1. It is up **14.6%** compared to the last month and up **94.6%** compared to the last year.

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