

**Location:** Miami Beach

**Property Types:** All Res. Proptypes - All Properties - All Properties

**Price Range:** \$0 - No Limit

**SQFT Range:** 0 - No Limit

**Bedrooms:** 0 - No Limit

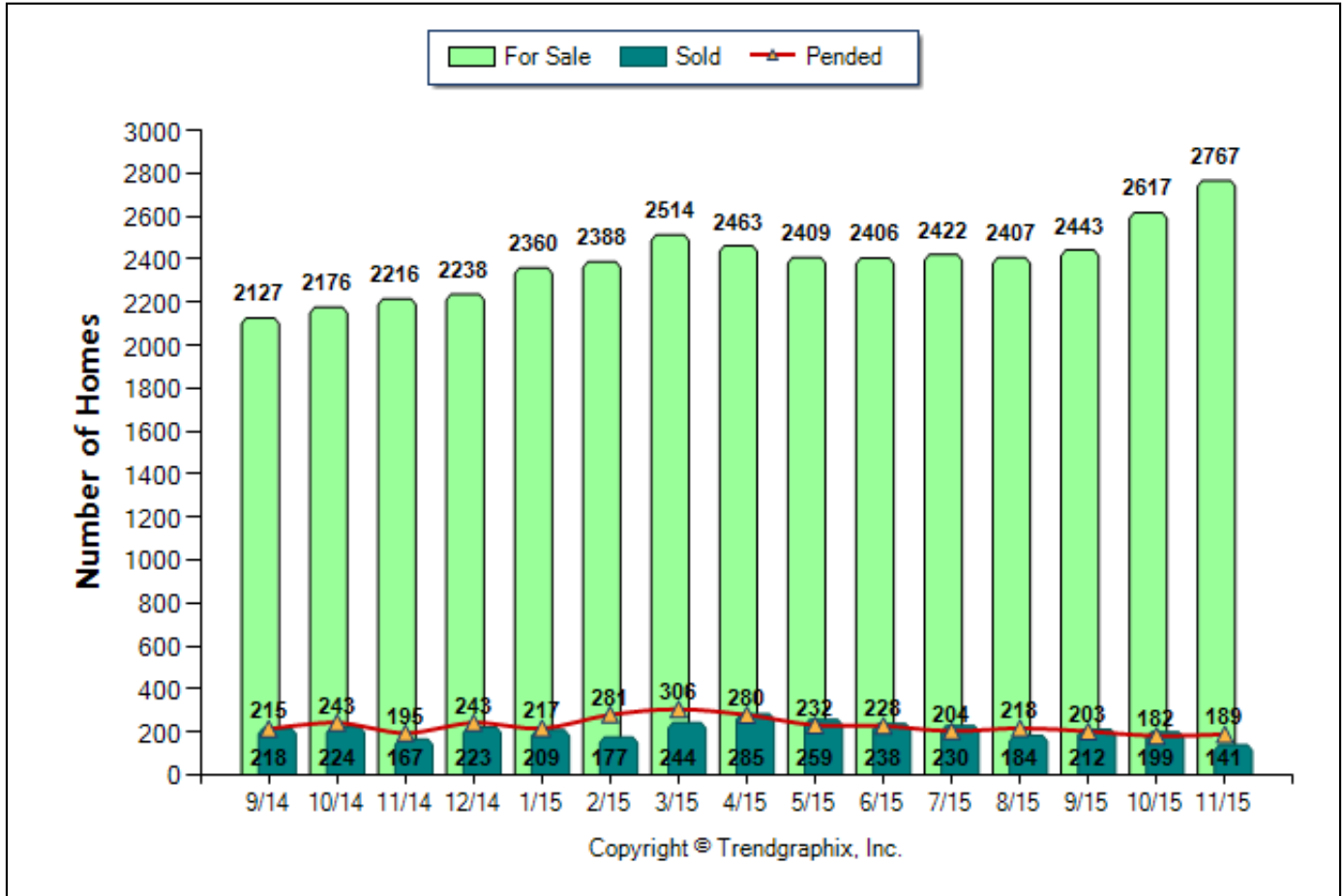
**Full Baths:** 0 - No Limit

**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit

## Number of Homes For Sale vs. Sold vs. Pended (Sep. 2014 - Nov. 2015)

Prepared for you by: Hiro Sumida



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Nov. 15	Oct. 15	% Change	Nov. 15	Nov. 14	% Change	Sep. 15 to Nov. 15	Sep. 14 to Nov. 14	% Change
For Sale	2767	2617	5.7% ▲	2767	2216	24.9% ▲	7827	6519	20.1% ▲
Sold	141	199	-29.1% ▼	141	167	-15.6% ▼	552	609	-9.4% ▼
Pended	189	182	3.8% ▲	189	195	-3.1% ▼	574	653	-12.1% ▼

### November 2015 is a Buyer's market\*\*

**Home For Sale in November 2015 is 2767 units.** It is up **5.7%** compared to the last month and up **24.9%** compared to the last year.  
**Home Closed in November 2015 is 141 units.** It is down **29.1%** compared to the last month and down **15.6%** compared to the last year.  
**Home Placed under Contract in November 2015 is 189 units.** It is up **3.8%** compared to the last month and down **3.1%** 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 December 2015, based on data available at the end of November 2015. 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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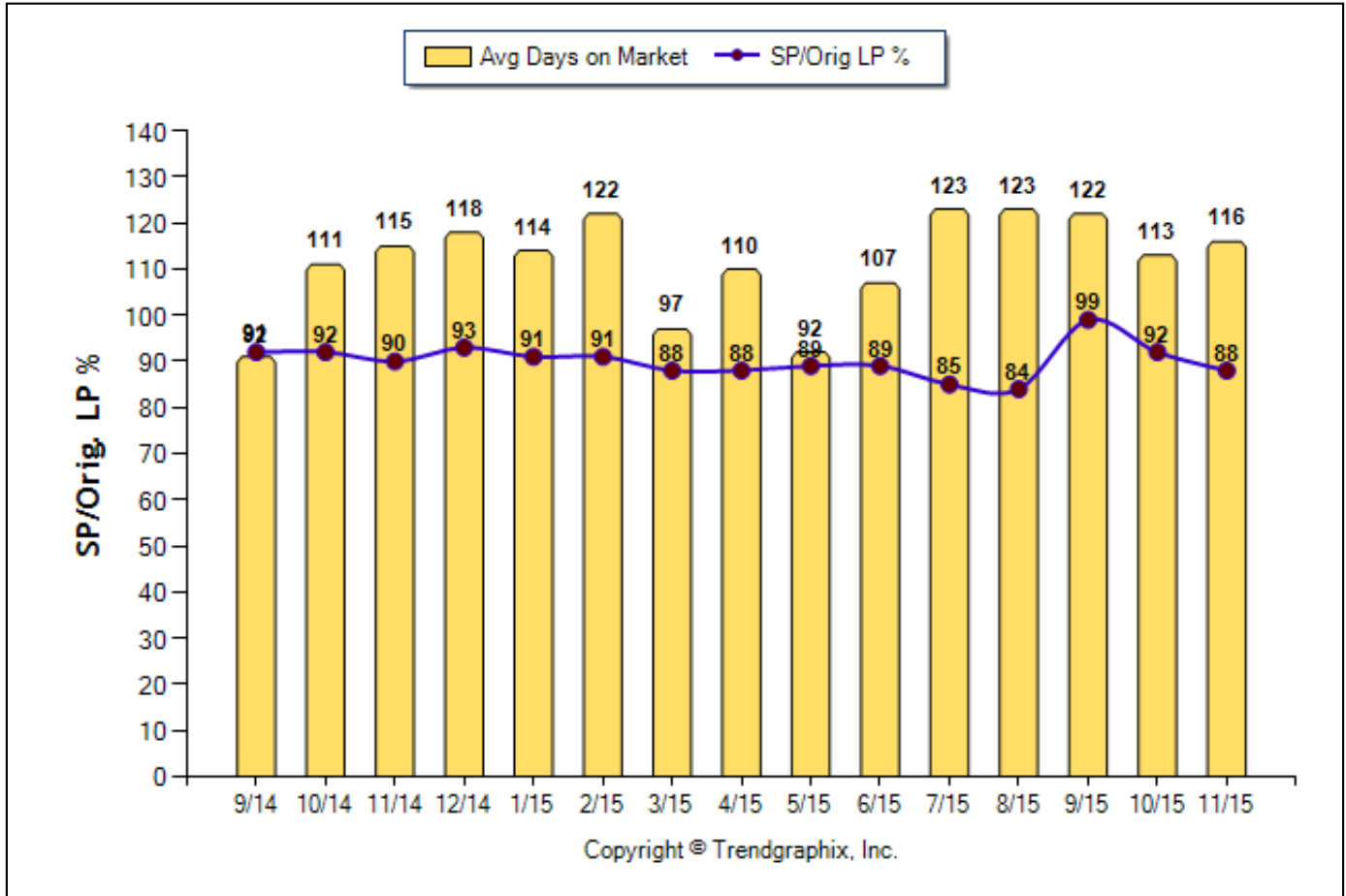
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**Avg Days On Market & SP/Orig LP % (Sep. 2014 - Nov. 2015)**

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Nov. 15	Oct. 15	% Change	Nov. 15	Nov. 14	% Change	Sep. 15 to Nov. 15	Sep. 14 to Nov. 14	% Change
Days on Market	116	113	2.7% ▲	116	115	0.9% ▲	117	105	11.4% ▲
Sold/Orig LP Diff. %	88	92	-4.3% ▼	88	90	-2.2% ▼	94	91	3.3% ▲

## **November 2015 Average Days on Market trend Remains Steady\*\***

Average Days on Market in November 2015 is 116. It is up **2.7%** compared to the last month and up **0.9%** compared to the last year.

## **November 2015 Sold/Original List Price Ratio Remains Steady\*\***

Sold/Original List Price % in November 2015 is 88%. It is down **4.3%** compared to the last month and down **2.2%** compared to the last year.

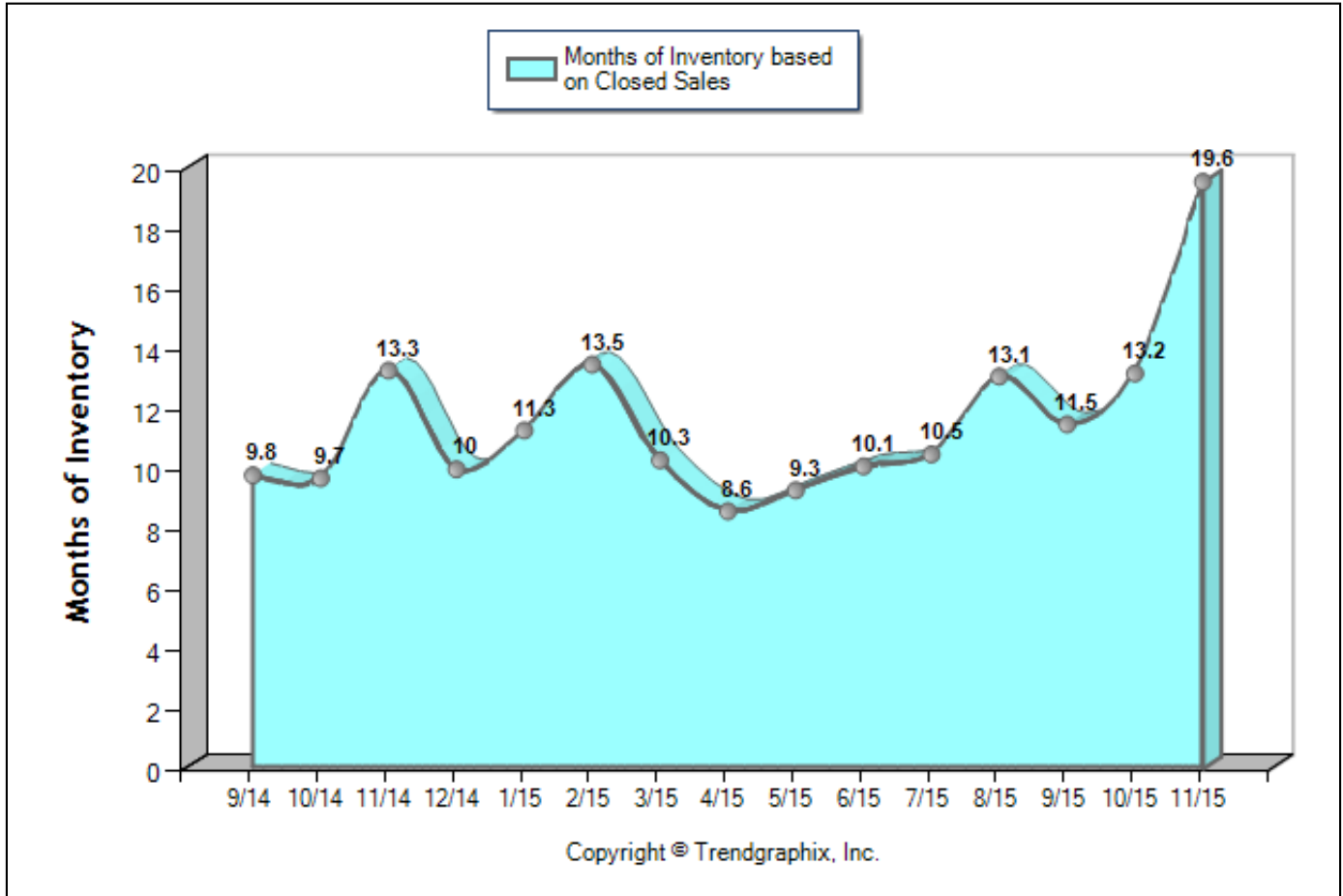
\*\*Based on 6 month trend - Rising/Falling/Remains Steady.

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## Months of Inventory Based on Closed Sales (Sep. 2014 - Nov. 2015)

Prepared for you by: Hiro Sumida



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Nov. 15	Oct. 15	% Change	Nov. 15	Nov. 14	% Change	Sep. 15 to Nov. 15	Sep. 14 to Nov. 14	% Change
Months of Inventory (Closed Sales)	19.6	13.2	48.7% ▲	19.6	13.3	47.5% ▲	14.2	10.7	32.7% ▲

### **November 2015 is a Buyer's market\*\***

**Months of Inventory based on Closed Sales in November 2015 is 19.6.** It is up **48.7%** compared to the last month and up **47.5%** 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.

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