

**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

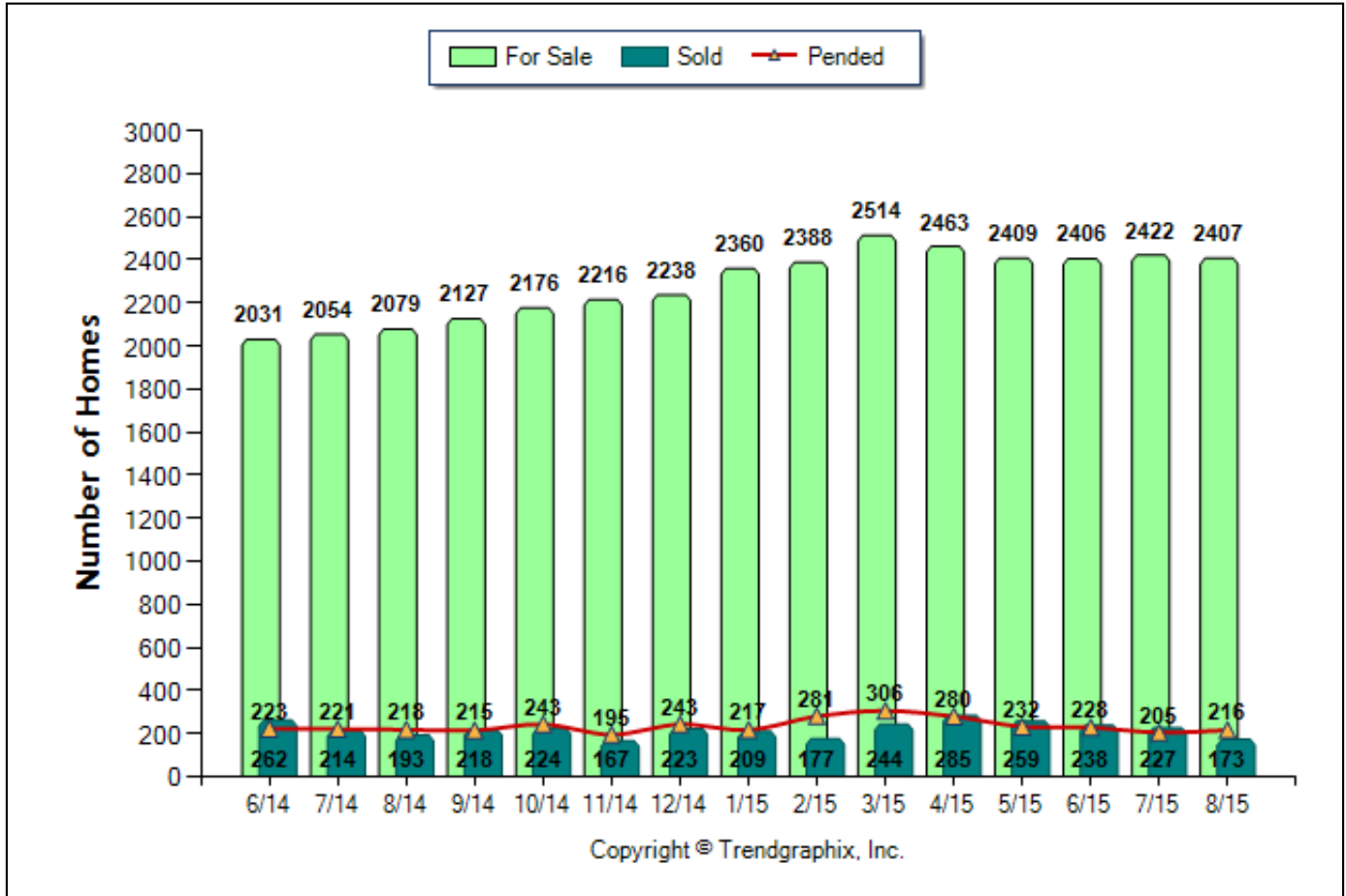
**Full Baths:** 0 - No Limit

**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit

## Number of Homes For Sale vs. Sold vs. Pended (Jun. 2014 - Aug. 2015)

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		
	Aug. 15	Jul. 15	% Change	Aug. 15	Aug. 14	% Change	Jun. 15 to Aug. 15	Jun. 14 to Aug. 14	% Change
For Sale	2407	2422	-0.6% ▼	2407	2079	15.8% ▲	2412	2055	17.4% ▲
Sold	173	227	-23.8% ▼	173	193	-10.4% ▼	213	223	-4.5% ▼
Pended	216	205	5.4% ▲	216	218	-0.9% ▼	216	221	-2.3% ▼

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

**Home For Sale in August 2015 is 2407 units.** It is down **0.6%** compared to the last month and up **15.8%** compared to the last year.  
**Home Closed in August 2015 is 173 units.** It is down **23.8%** compared to the last month and down **10.4%** compared to the last year.  
**Home Placed under Contract in August 2015 is 216 units.** It is up **5.4%** compared to the last month and down **0.9%** compared to the last year.

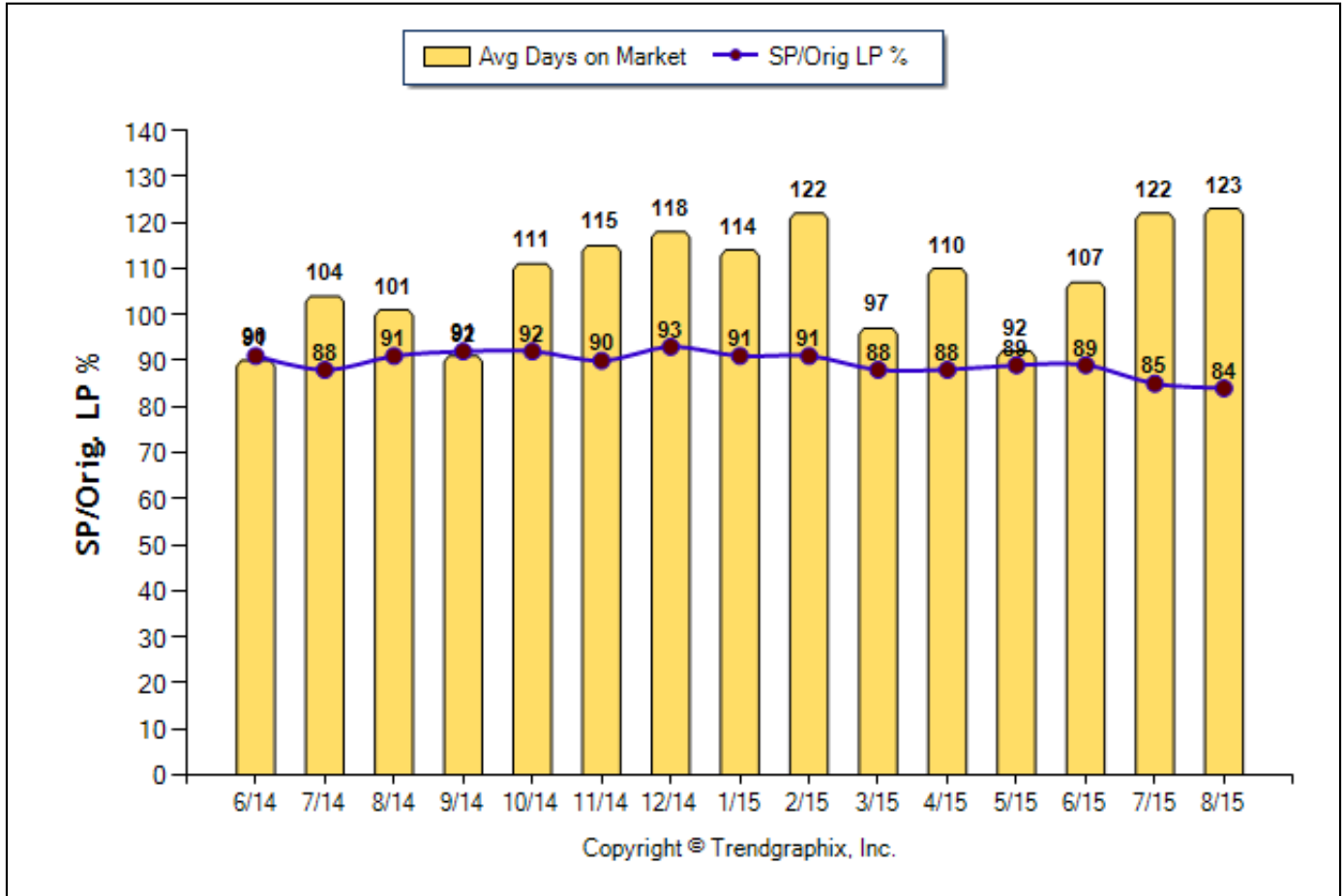
\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

All reports are published September 2015, based on data available at the end of August 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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**Avg Days On Market & SP/Orig LP % (Jun. 2014 - Aug. 2015)**

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Aug. 15	Jul. 15	% Change	Aug. 15	Aug. 14	% Change	Jun. 15 to Aug. 15	Jun. 14 to Aug. 14	% Change
Days on Market	123	122	0.8% ▲	123	101	21.8% ▲	117	98	19.4% ▲
Sold/Orig LP Diff. %	84	85	-1.2% ▼	84	91	-7.7% ▼	86	90	-4.4% ▼

## August 2015 Average Days on Market trend is Rising\*\*

Average Days on Market in August 2015 is 123. It is up **0.8%** compared to the last month and up **21.8%** compared to the last year.

## August 2015 Sold/Original List Price Ratio is Falling\*\*

Sold/Original List Price % in August 2015 is 84%. It is down **1.2%** compared to the last month and down **7.7%** compared to the last year.

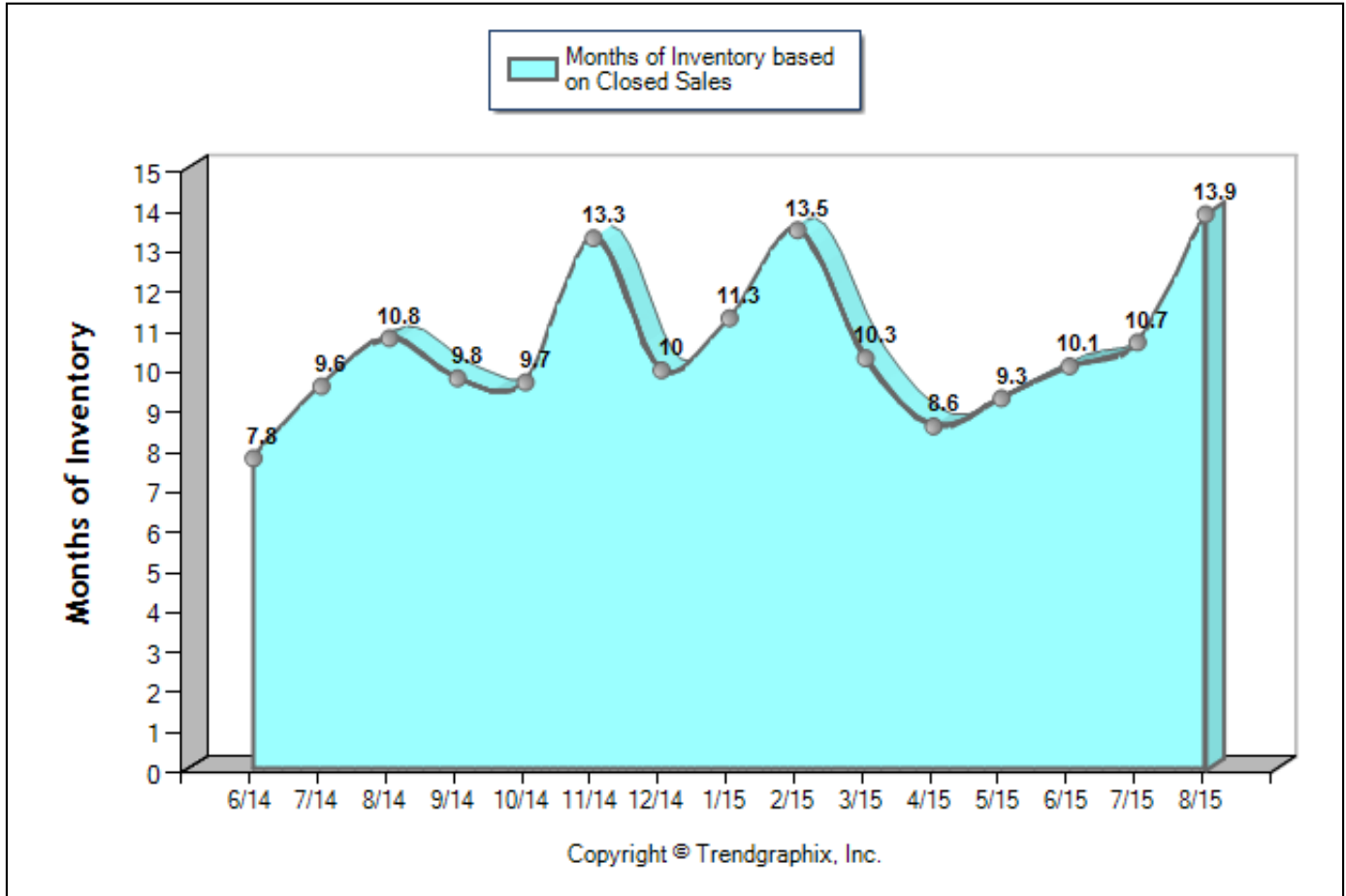
\*\*Based on 6 month trend - Rising/Falling/Remains Steady.

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## Months of Inventory Based on Closed Sales (Jun. 2014 - Aug. 2015)

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		
	Aug. 15	Jul. 15	% Change	Aug. 15	Aug. 14	% Change	Jun. 15 to Aug. 15	Jun. 14 to Aug. 14	% Change
Months of Inventory (Closed Sales)	13.9	10.7	30% ▲	13.9	10.8	28.8% ▲	11.3	9.2	22.8% ▲

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

Months of Inventory based on Closed Sales in August 2015 is 13.9. It is up **30%** compared to the last month and up **28.8%** 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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