

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

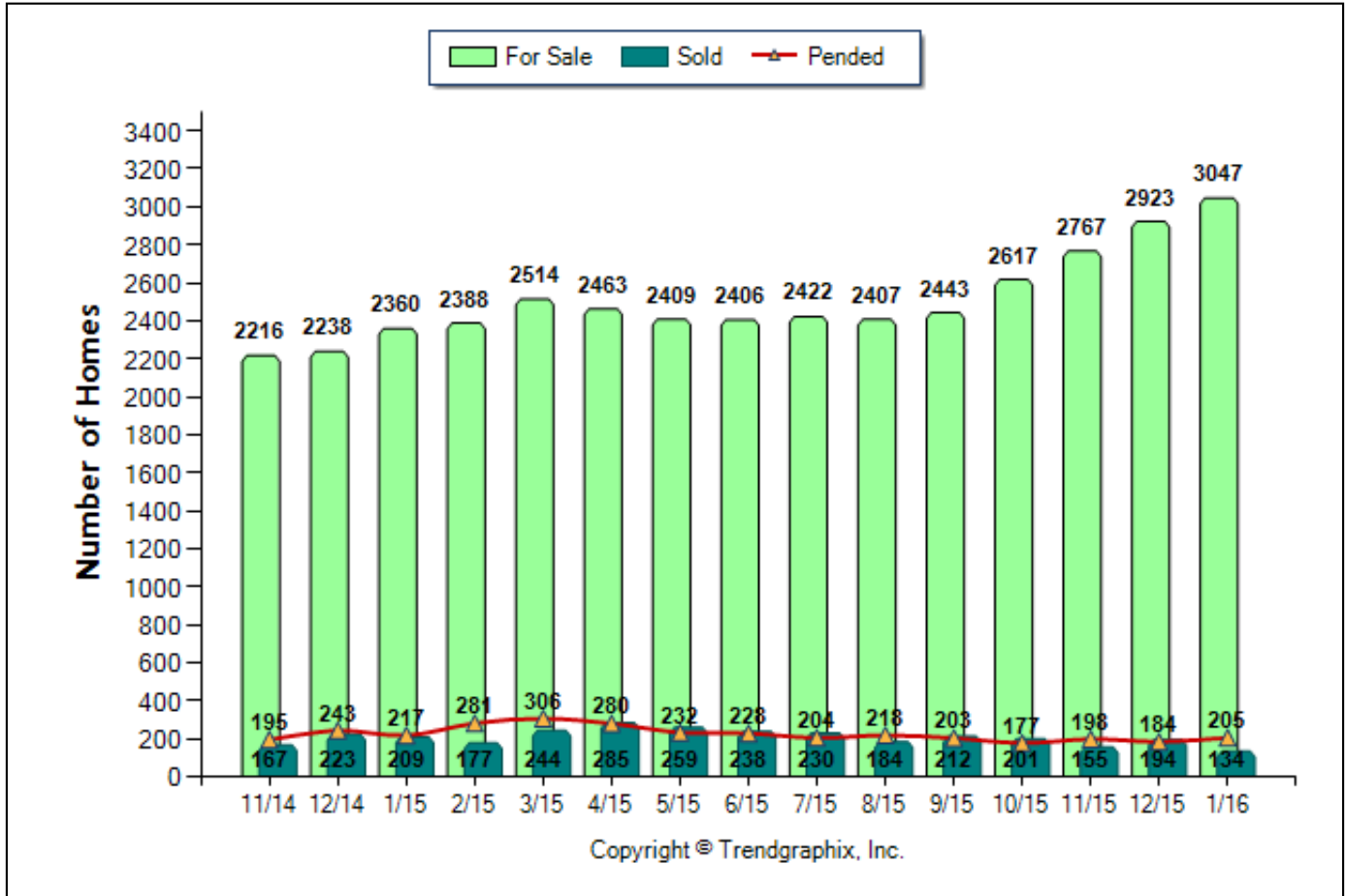
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Nov. 2014 - Jan. 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		
	Jan. 16	Dec. 15	% Change	Jan. 16	Jan. 15	% Change	Nov. 15 to Jan. 16	Nov. 14 to Jan. 15	% Change
For Sale	3047	2923	4.2% ▲	3047	2360	29.1% ▲	8737	6814	28.2% ▲
Sold	134	194	-30.9% ▼	134	209	-35.9% ▼	483	599	-19.4% ▼
Pended	205	184	11.4% ▲	205	217	-5.5% ▼	587	655	-10.4% ▼

January 2016 is a Buyer's market**

Home For Sale in January 2016 is 3047 units. It is up **4.2%** compared to the last month and up **29.1%** compared to the last year.
Home Closed in January 2016 is 134 units. It is down **30.9%** compared to the last month and down **35.9%** compared to the last year.
Home Placed under Contract in January 2016 is 205 units. It is up **11.4%** compared to the last month and down **5.5%** 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.

All reports are published February 2016, based on data available at the end of January 2016. 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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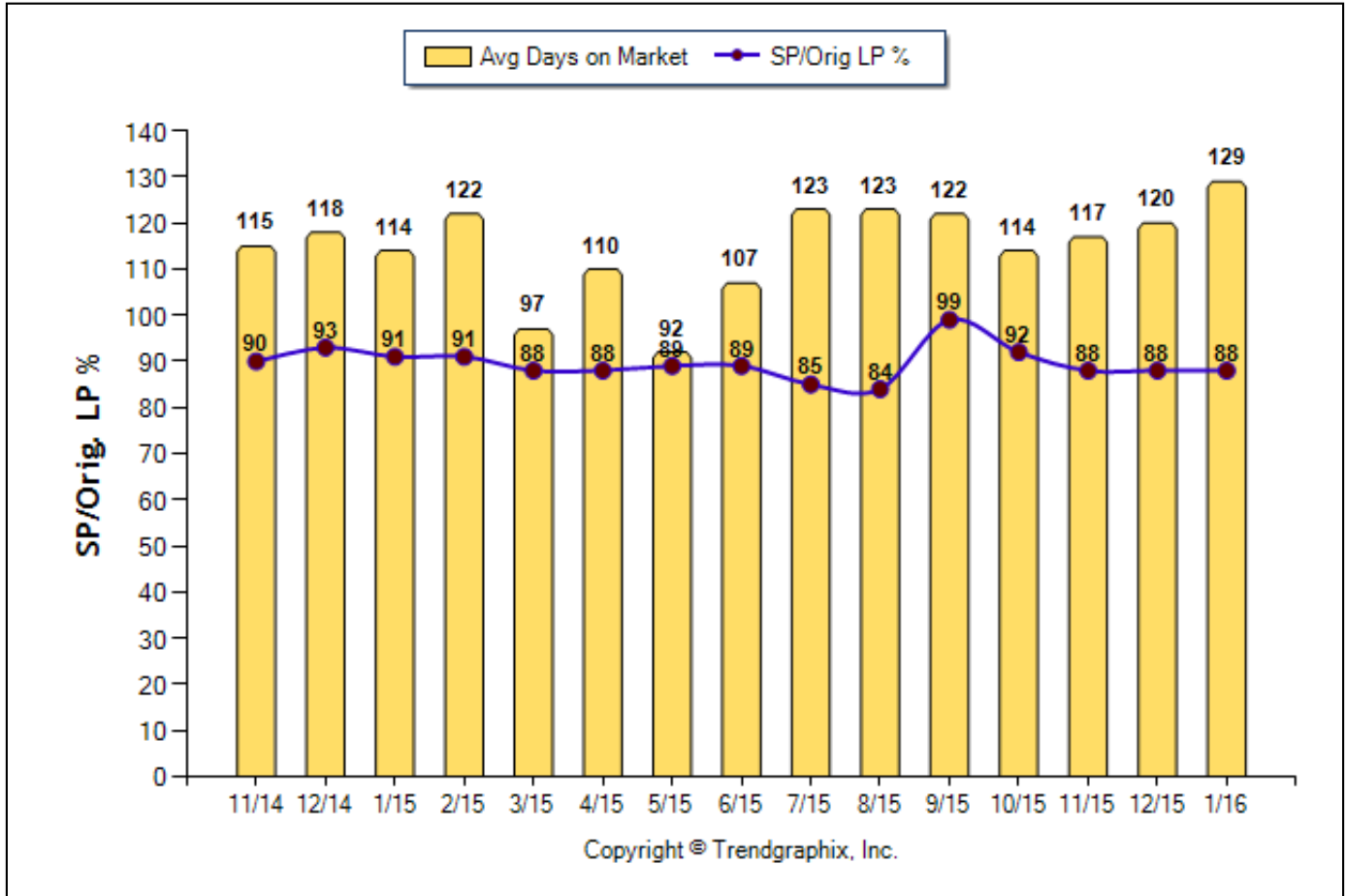
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Avg Days On Market & SP/Orig LP % (Nov. 2014 - Jan. 2016)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Jan. 16	Dec. 15	% Change	Jan. 16	Jan. 15	% Change	Nov. 15 to Jan. 16	Nov. 14 to Jan. 15	% Change
Days on Market	129	120	7.5% ▲	129	114	13.2% ▲	122	116	5.2% ▲
Sold/Orig LP Diff. %	88	88	0%	88	91	-3.3% ▼	88	91	-3.3% ▼

January 2016 Average Days on Market trend is Rising**

Average Days on Market in January 2016 is 129. It is up **7.5%** compared to the last month and up **13.2%** compared to the last year.

January 2016 Sold/Original List Price Ratio is Falling**

Sold/Original List Price % in January 2016 is 88%. It is the same as compared to the last month and down **3.3%** compared to the last year.

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

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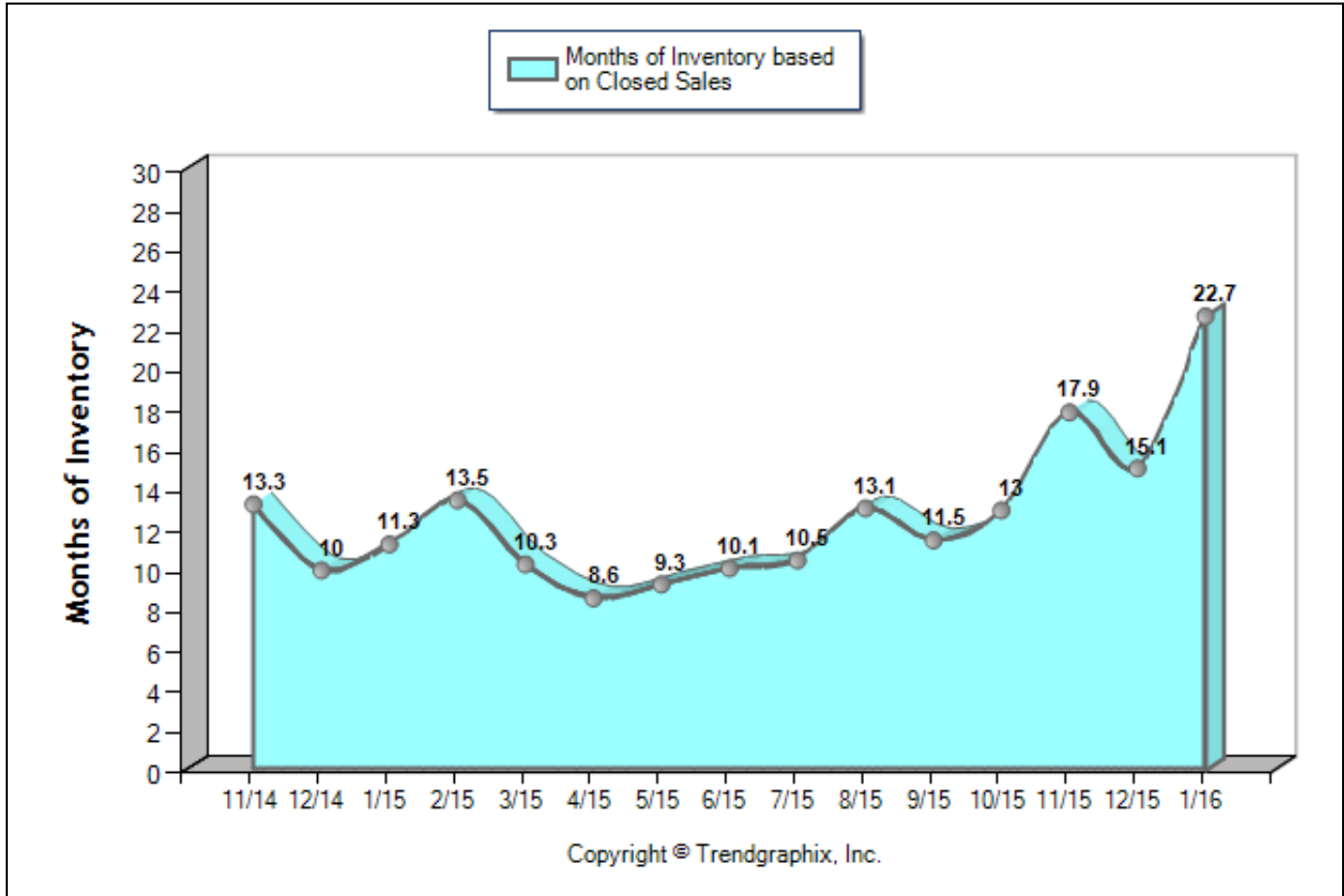
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Months of Inventory Based on Closed Sales (Nov. 2014 - Jan. 2016)

Prepared for you by: Hiro Sumida PA



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	Jan. 16	Dec. 15	% Change	Jan. 16	Jan. 15	% Change	Nov. 15 to Jan. 16	Nov. 14 to Jan. 15	% Change
Months of Inventory (Closed Sales)	22.7	15.1	50.4% ▲	22.7	11.3	101% ▲	18.1	11.4	58.9% ▲

January 2016 is a Buyer's market**

Months of Inventory based on Closed Sales in January 2016 is 22.7. It is up **50.4%** compared to the last month and up **101%** compared to the last year.

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