

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

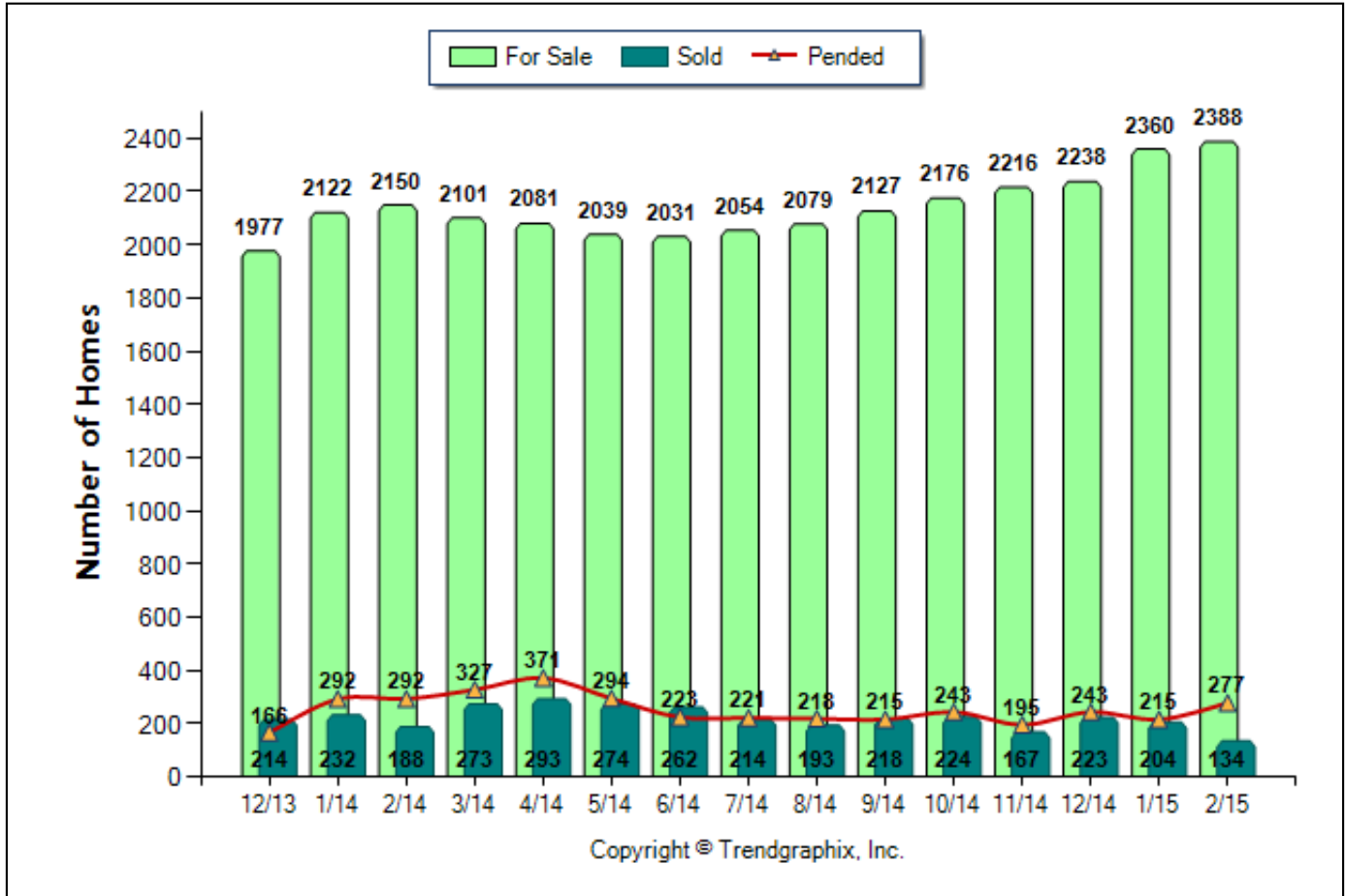
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Dec. 2013 - Feb. 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		
	Feb. 15	Jan. 15	% Change	Feb. 15	Feb. 14	% Change	Dec. 14 to Feb. 15	Dec. 13 to Feb. 14	% Change
For Sale	2388	2360	1.2% ▲	2388	2150	11.1% ▲	2329	2083	11.8% ▲
Sold	134	204	-34.3% ▼	134	188	-28.7% ▼	187	211	-11.4% ▼
Pended	277	215	28.8% ▲	277	292	-5.1% ▼	245	250	-2% ▼

February 2015 is a Buyer's market**

Home For Sale in February 2015 is 2388 units. It is up **1.2%** compared to the last month and up **11.1%** compared to the last year.
Home Closed in February 2015 is 134 units. It is down **34.3%** compared to the last month and down **28.7%** compared to the last year.
Home Placed under Contract in February 2015 is 277 units. It is up **28.8%** compared to the last month and down **5.1%** 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 March 2015, based on data available at the end of February 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. 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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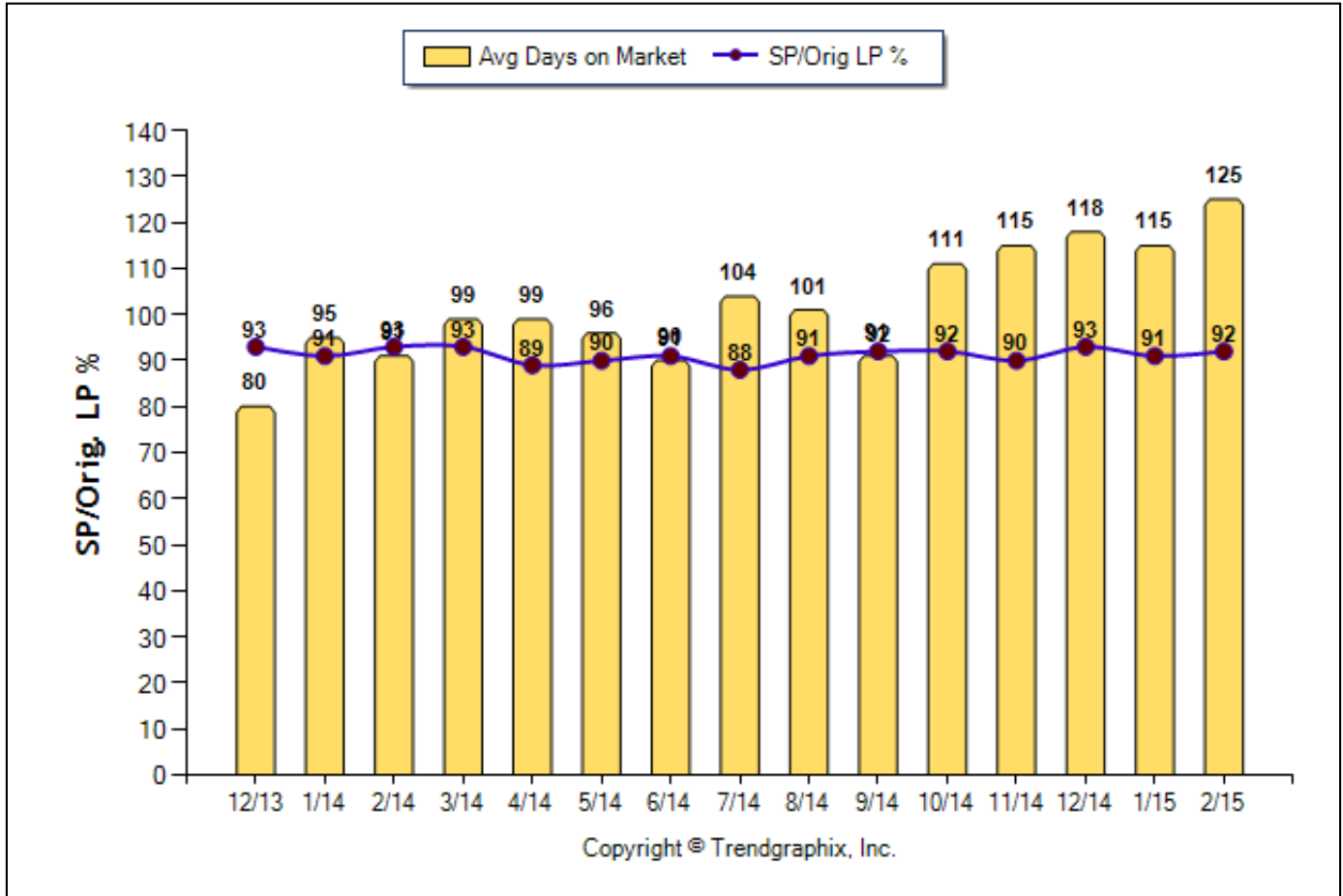
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Avg Days On Market & SP/Orig LP % (Dec. 2013 - Feb. 2015)

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	Feb. 15	Jan. 15	% Change	Feb. 15	Feb. 14	% Change	Dec. 14 to Feb. 15	Dec. 13 to Feb. 14	% Change
Days on Market	125	115	8.7% ▲	125	91	37.4% ▲	119	89	33.7% ▲
Sold/Orig LP Diff. %	92	91	1.1% ▲	92	93	-1.1% ▼	92	92	0%

February 2015 Average Days on Market trend is Rising**

Average Days on Market in February 2015 is 125. It is up **8.7%** compared to the last month and up **37.4%** compared to the last year.

February 2015 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in February 2015 is 92%. It is up **1.1%** compared to the last month and down **1.1%** compared to the last year.

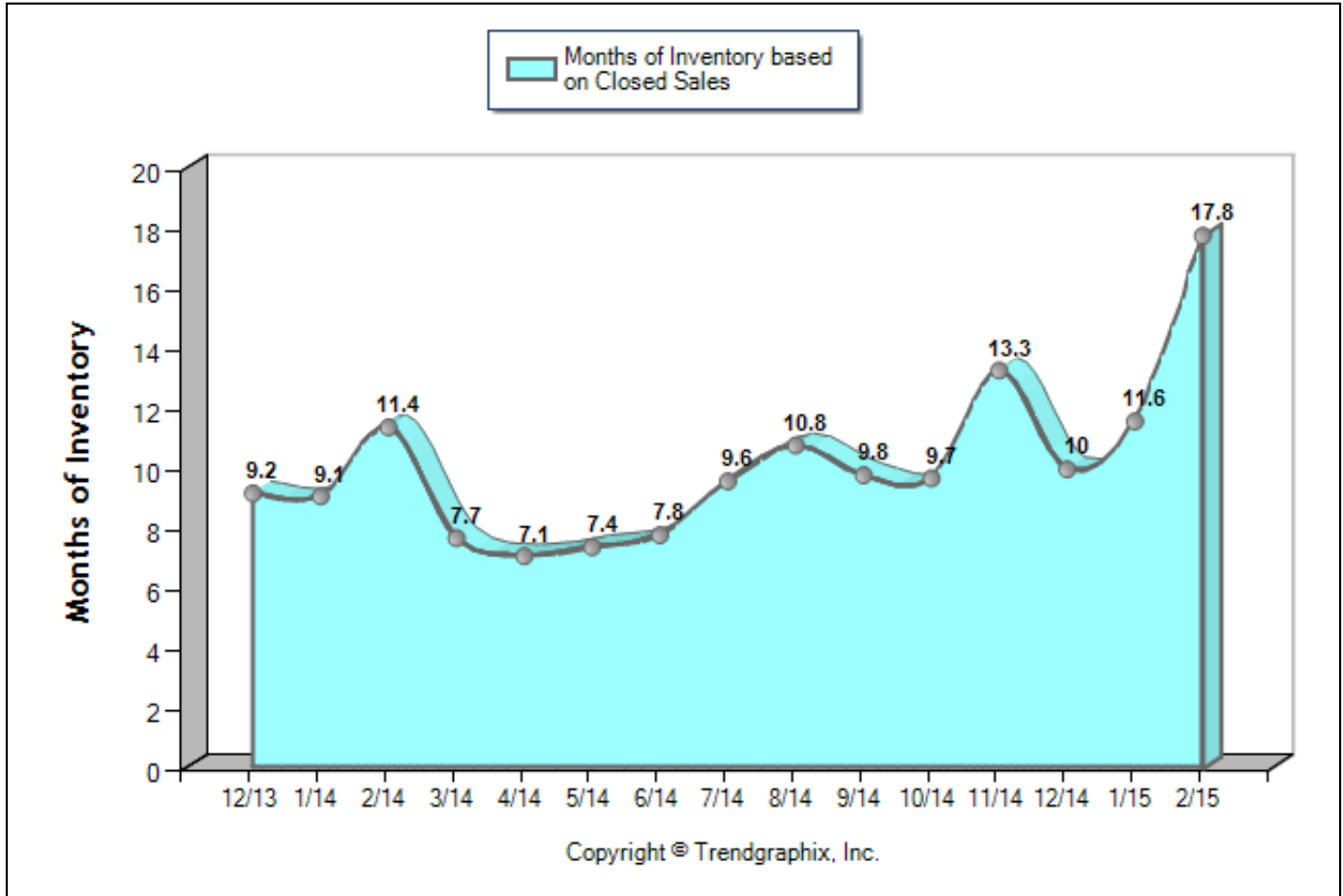
**Based on 6 month trend - Rising/Falling/Remains Steady.

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Months of Inventory Based on Closed Sales (Dec. 2013 - Feb. 2015)

Prepared for you by: Hiro Sumida



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	Feb. 15	Jan. 15	% Change	Feb. 15	Feb. 14	% Change	Dec. 14 to Feb. 15	Dec. 13 to Feb. 14	% Change
Months of Inventory (Closed Sales)	17.8	11.6	53.6% ▲	17.8	11.4	56% ▲	12.5	9.9	26.3% ▲

February 2015 is a Buyer's market**

Months of Inventory based on Closed Sales in February 2015 is 17.8. It is up **53.6%** compared to the last month and up **56%** compared to the last year.

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