

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

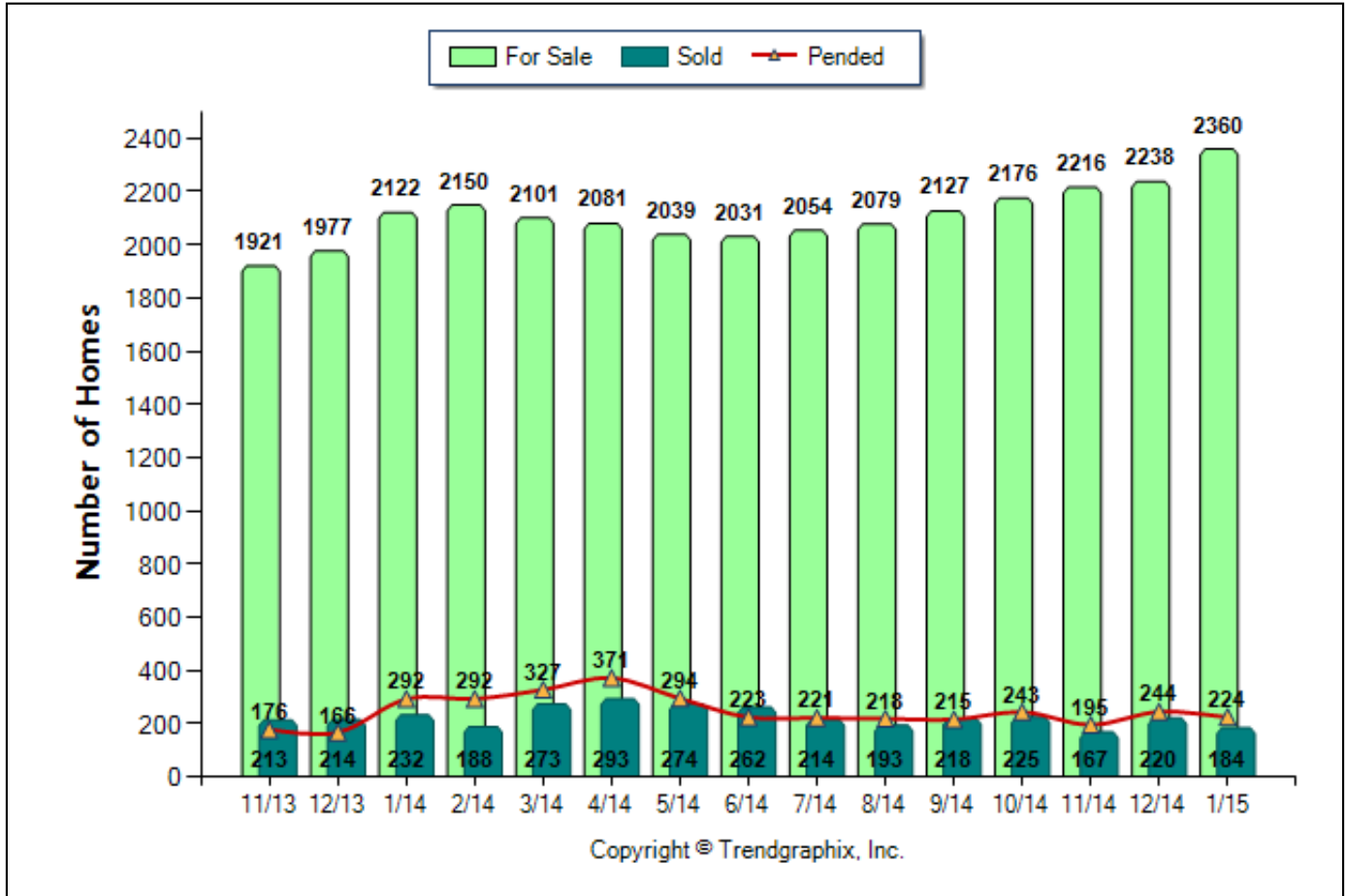
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Nov. 2013 - Jan. 2015)

Prepared for you by: Jennifer Powers



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Jan. 15	Dec. 14	% Change	Jan. 15	Jan. 14	% Change	Nov. 14 to Jan. 15	Nov. 13 to Jan. 14	% Change
For Sale	2360	2238	5.5% ▲	2360	2122	11.2% ▲	2271	2007	13.2% ▲
Sold	184	220	-16.4% ▼	184	232	-20.7% ▼	190	220	-13.6% ▼
Pended	224	244	-8.2% ▼	224	292	-23.3% ▼	221	211	4.7% ▲

January 2015 is a Buyer's market**

Home For Sale in January 2015 is 2360 units. It is up **5.5%** compared to the last month and up **11.2%** compared to the last year.
Home Closed in January 2015 is 184 units. It is down **16.4%** compared to the last month and down **20.7%** compared to the last year.
Home Placed under Contract in January 2015 is 224 units. It is down **8.2%** compared to the last month and down **23.3%** 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 2015, based on data available at the end of January 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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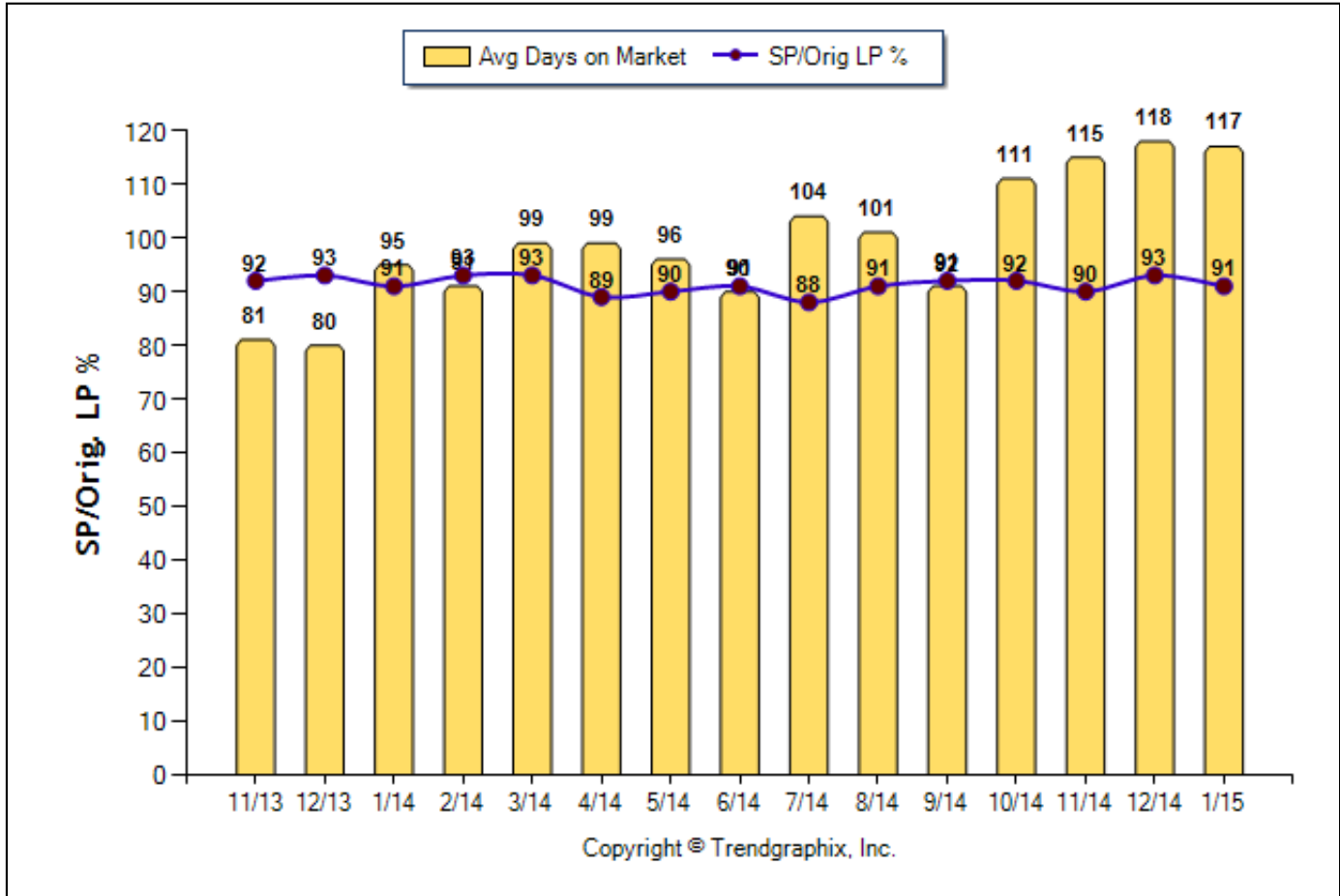
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Avg Days On Market & SP/Orig LP % (Nov. 2013 - Jan. 2015)

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	Jan. 15	Dec. 14	% Change	Jan. 15	Jan. 14	% Change	Nov. 14 to Jan. 15	Nov. 13 to Jan. 14	% Change
Days on Market	117	118	-0.8% ▼	117	95	23.2% ▲	117	86	36% ▲
Sold/Orig LP Diff. %	91	93	-2.2% ▼	91	91	0%	91	92	-1.1% ▼

January 2015 Average Days on Market trend Remains Steady**

Average Days on Market in January 2015 is 117. It is down **0.8%** compared to the last month and up **23.2%** compared to the last year.

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

Sold/Original List Price % in January 2015 is 91%. It is down **2.2%** compared to the last month and the same as compared to the last year.

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

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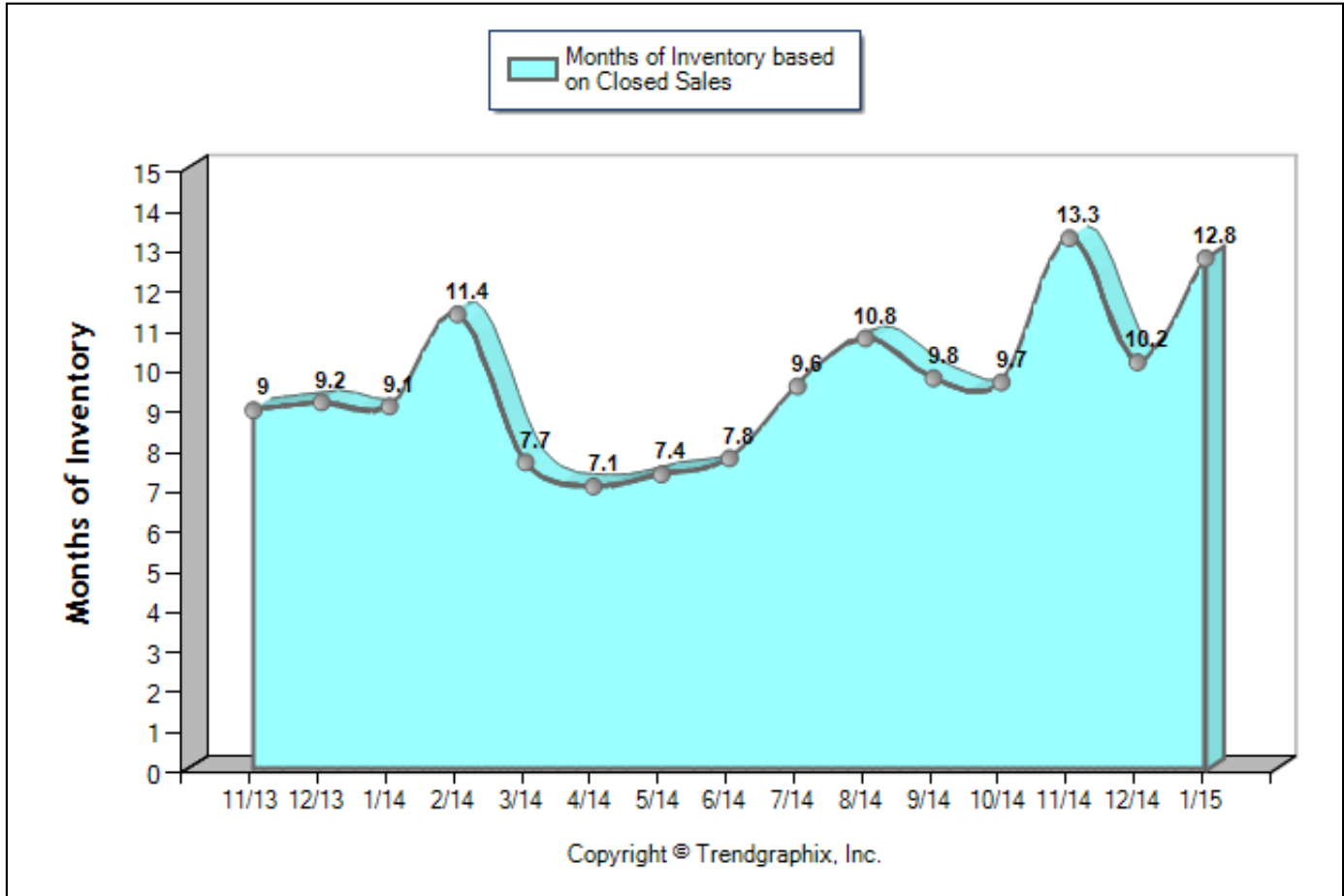
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Months of Inventory Based on Closed Sales (Nov. 2013 - Jan. 2015)

Prepared for you by: Jennifer Powers



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Jan. 15	Dec. 14	% Change	Jan. 15	Jan. 14	% Change	Nov. 14 to Jan. 15	Nov. 13 to Jan. 14	% Change
Months of Inventory (Closed Sales)	12.8	10.2	25.6% ▲	12.8	9.1	40.5% ▲	12	9.1	31.8% ▲

January 2015 is a Buyer's market**

Months of Inventory based on Closed Sales in January 2015 is 12.8. It is up **25.6%** compared to the last month and up **40.5%** 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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