Facts and Trends^{TM} - **Published February 2015***

Coldwell BANKER RESIDENTIAL REAL ESTATE

Location: Miami Beach

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

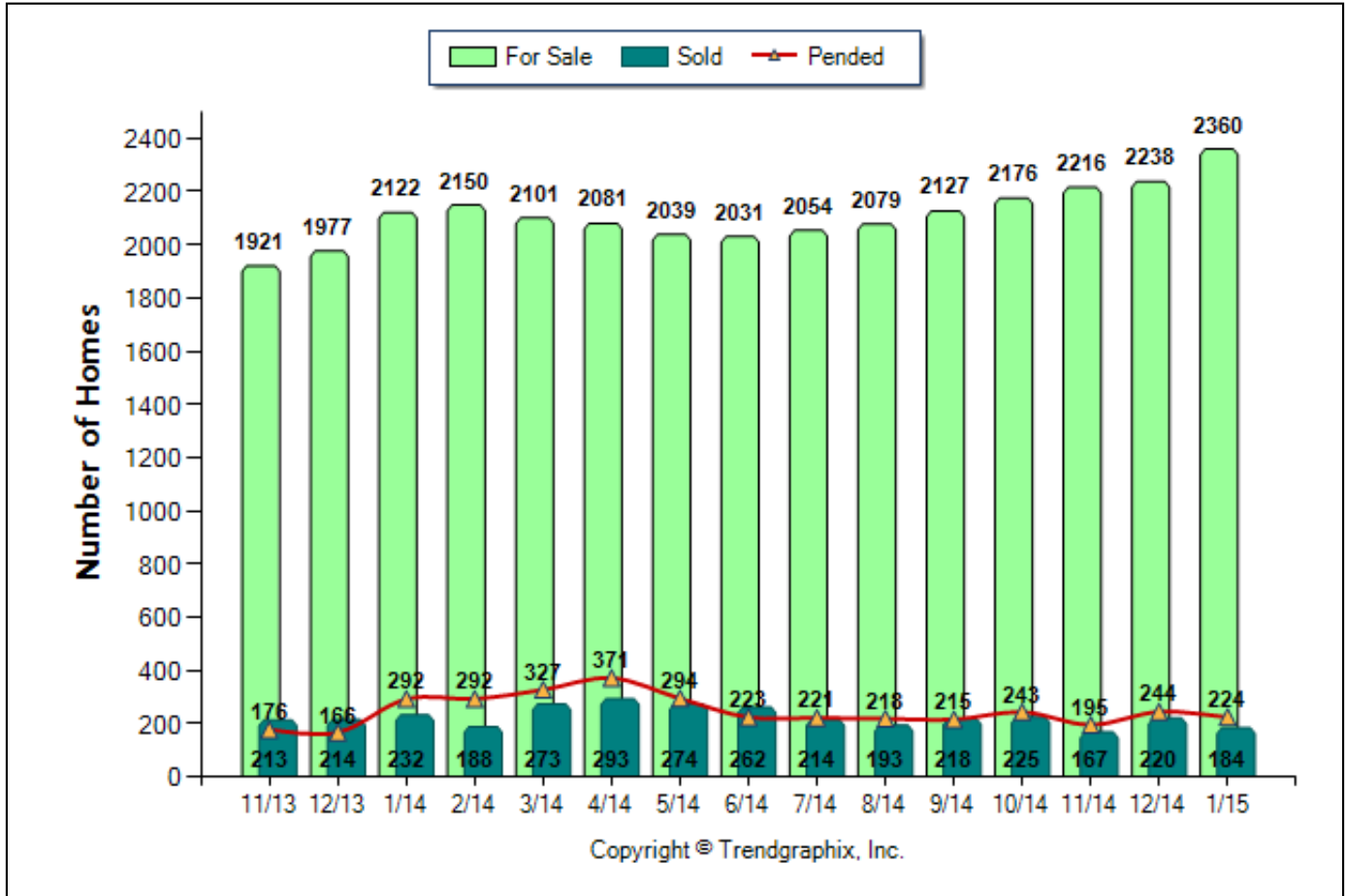|		
Price Range: $0 - No Limit	**SQFT Range:** 0 - No Limit	**Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit	**Half Baths:** 0 - No Limit	**Year Built:** 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Nov. 2013 - Jan. 2015)   **Prepared for you by: Jennifer Powers**

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	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.

Location: Miami Beach
Property Types: All Res. Proptypes - All Properties - All Properties

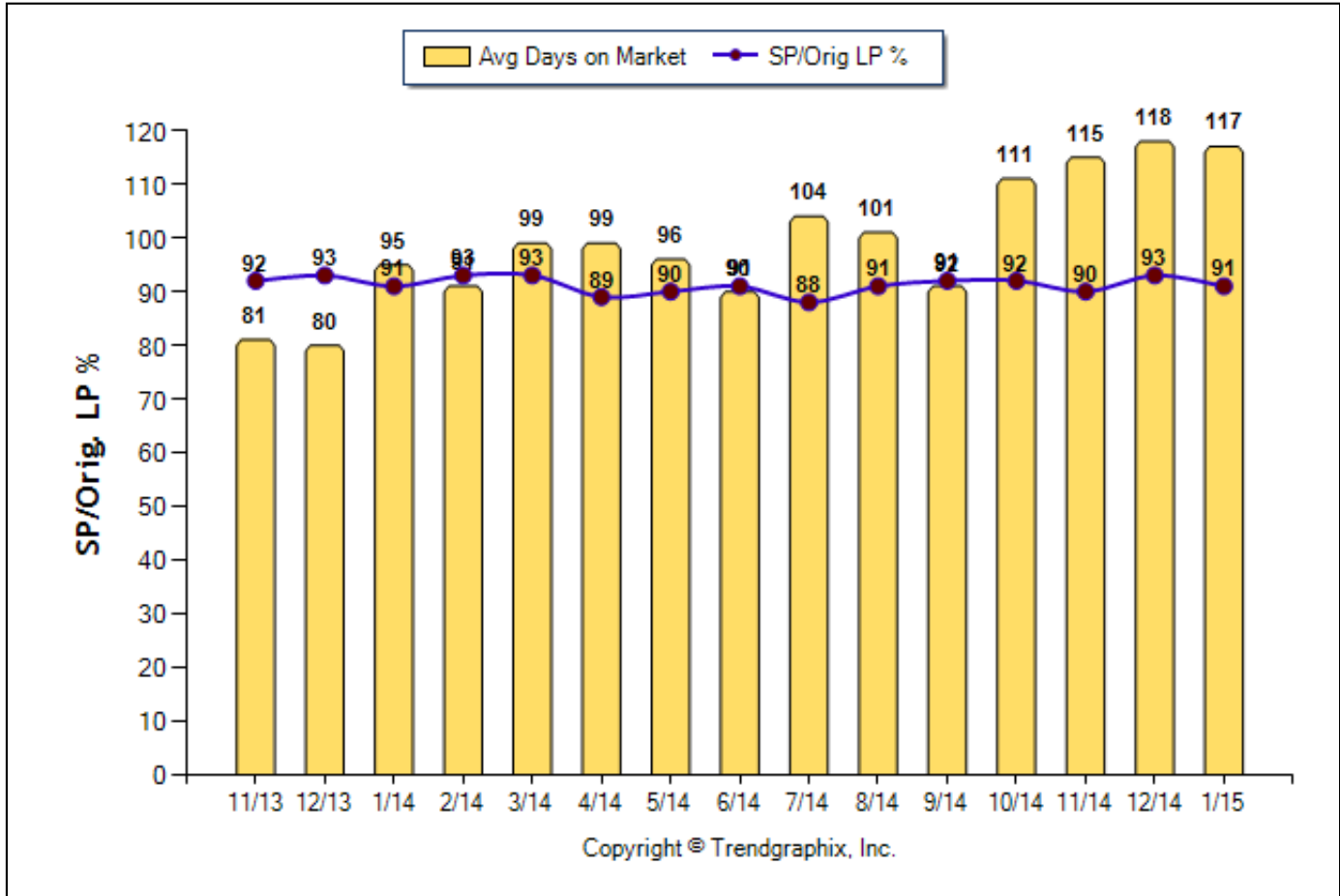|		
Price Range: $0 - No Limit	**SQFT Range:** 0 - No Limit	**Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit	**Half Baths:** 0 - No Limit	**Year Built:** 0 - No Limit

Avg Days On Market & SP/Orig LP % (Nov. 2013 - Jan. 2015)   **Prepared for you by: Jennifer Powers**

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	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**
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.

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
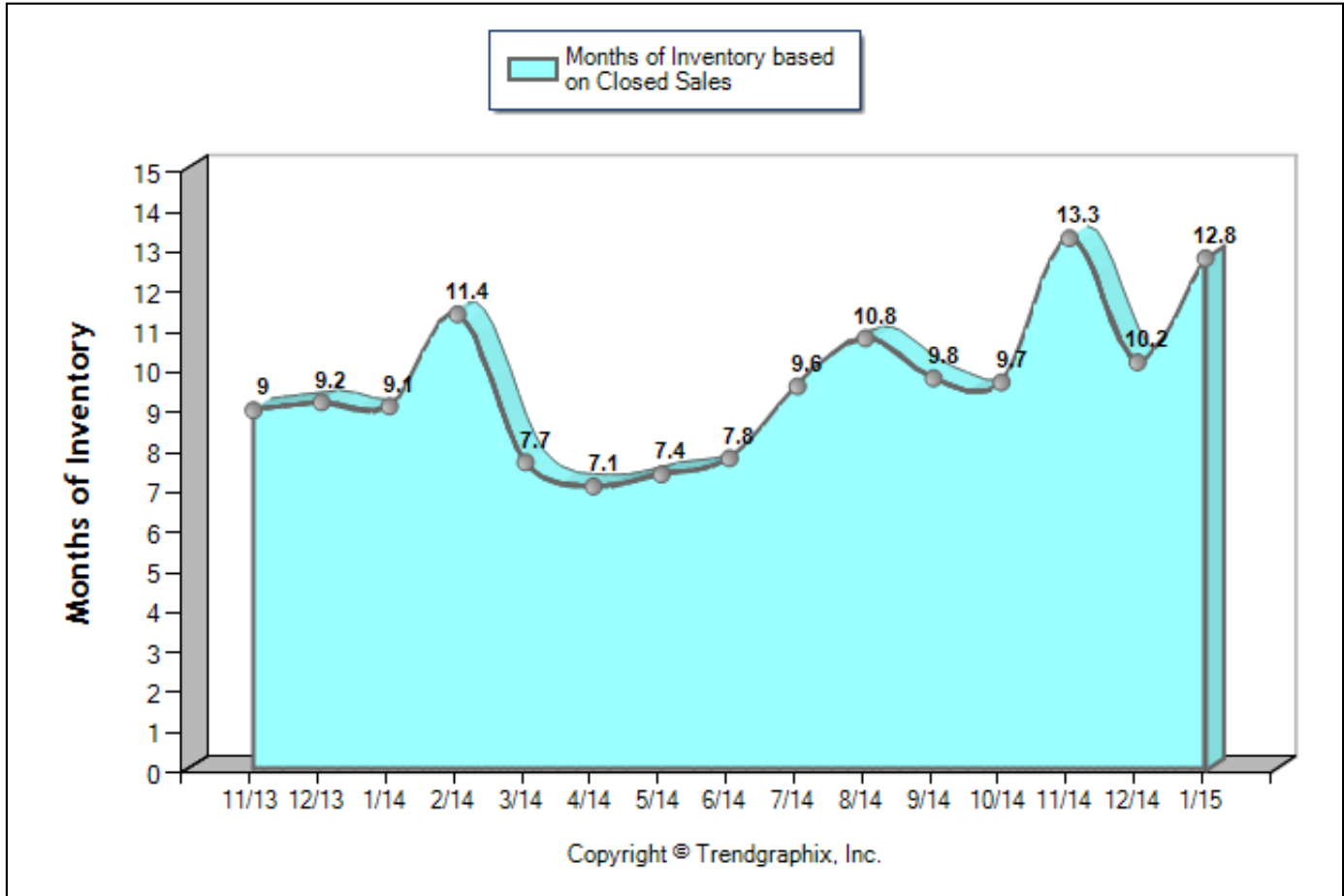
Full Baths: 0 - No Limit   **Half Baths:** 0 - No Limit   **Year Built:** 0 - No Limit

Months of Inventory Based on Closed Sales (Nov. 2013 - Jan. 2015)   **Prepared for you by: Jennifer Powers**

Months of Inventory based on Closed Sales

	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.