

Zip Code: 33137

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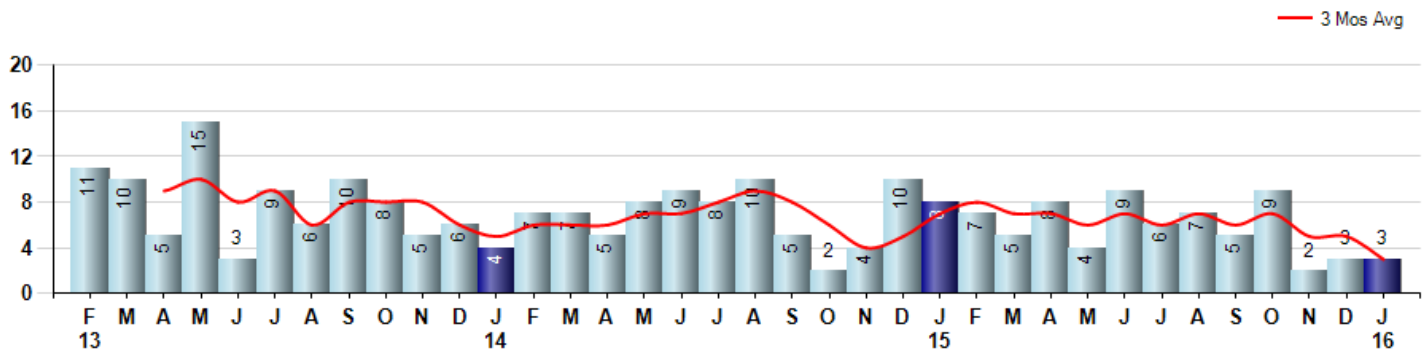
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,300,000	↔		↑				
Average List Price of all Current Listings	\$2,787,550	↔		↑				
January Median Sales Price	\$610,000	↓	↓	↑	↓	\$610,000	↑	↓
January Average Sales Price	\$996,667	↓	↑	↑	↔	\$996,667	↑	↔
Total Properties Currently for Sale (Inventory)	59	↑		↑				
January Number of Properties Sold	3	↔		↓		3	↔	
January Average Days on Market (Solds)	27	↑	↓	↓	↓	27	↓	↓
Asking Price per Square Foot (based on New Listings)	\$657	↑	↑	↑	↑	\$657	↑	↑
January Sold Price per Square Foot	\$384	↓	↑	↑	↑	\$384	↑	↑
January Month's Supply of Inventory	19.7	↑	↓	↑	↑	19.7	↑	↑
January Sale Price vs List Price Ratio	102.2%	↑	↑	↑	↑	102.2%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

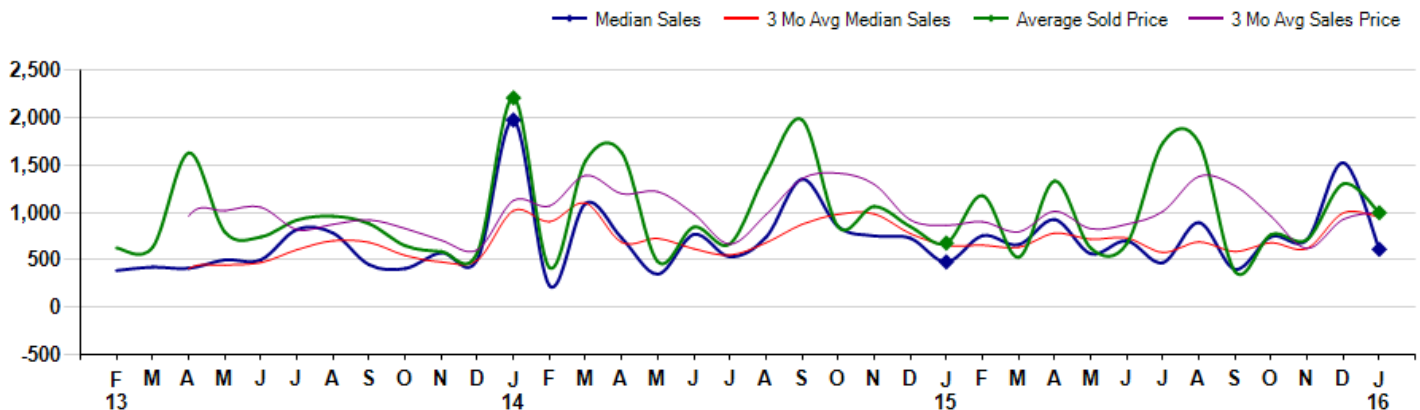
January Property sales were 3, down -62.5% from 8 in January of 2015 and equal to 0.0% 3 sales last month. January 2016 sales were at their lowest level compared to January of 2015 and 2014. January YTD sales of 3 are running -62.5% behind last year's year-to-date sales of 8.



Prices

The Median Sales Price in January was \$610,000, up 27.7% from \$477,500 in January of 2015 and down -60.0% from \$1,525,000 last month. The Average Sales Price in January was \$996,667, up 47.4% from \$676,125 in January of 2015 and down -23.4% from \$1,300,667 last month. January 2016 ASP was at a mid range compared to January of 2015 and 2014.

Median means Middle (the same # of properties sold above and below Median) (000's)



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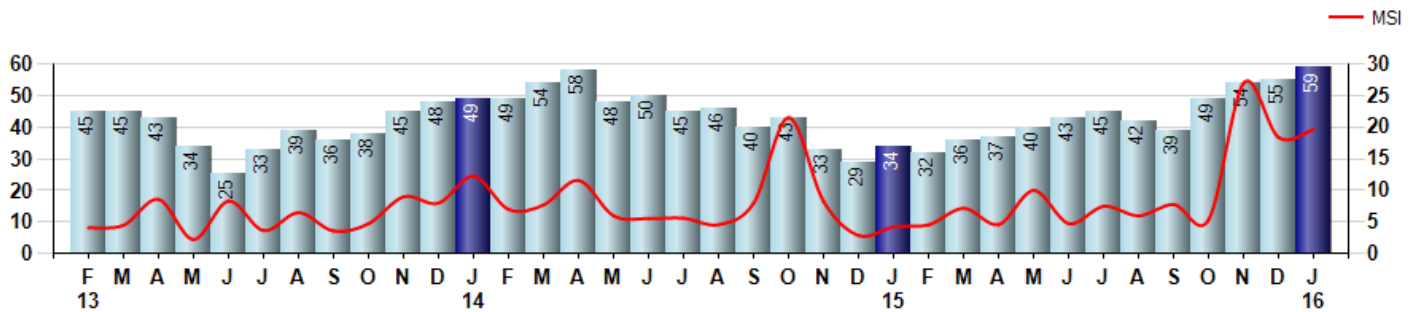
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Inventory & MSI

The Total Inventory of Properties available for sale as of January was 59, up 7.3% from 55 last month and up 73.5% from 34 in January of last year. January 2016 Inventory was at highest level compared to January of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2016 MSI of 19.7 months was at its highest level compared with January of 2015 and 2014.

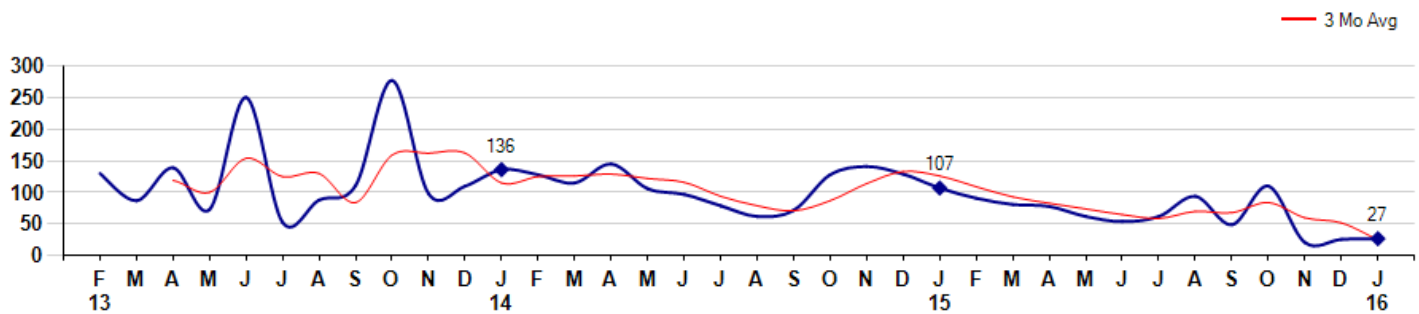
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for January was 27, up 3.8% from 26 days last month and down -74.8% from 107 days in January of last year. The January 2016 DOM was at its lowest level compared with January of 2015 and 2014.

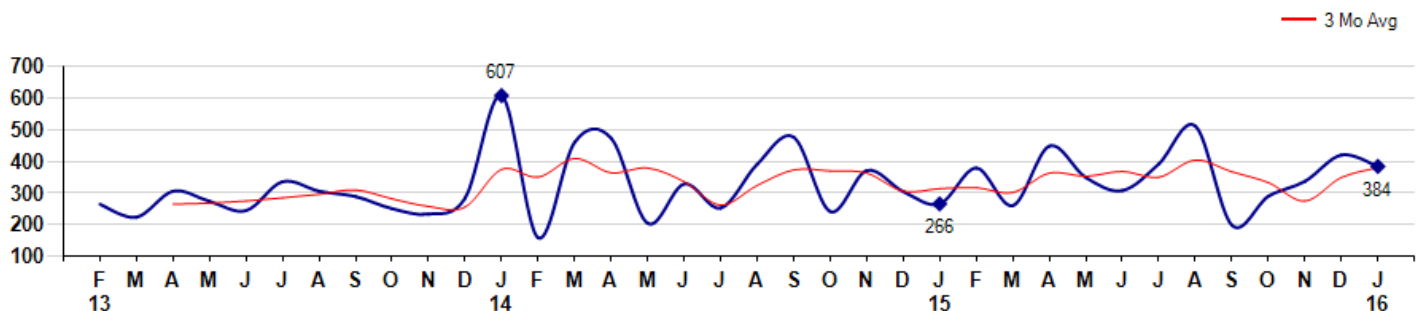
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The January 2016 Selling Price per Square Foot of \$384 was down -8.6% from \$420 last month and up 44.4% from \$266 in January of last year.

Average Selling Price per Square Foot for properties that sold during the month



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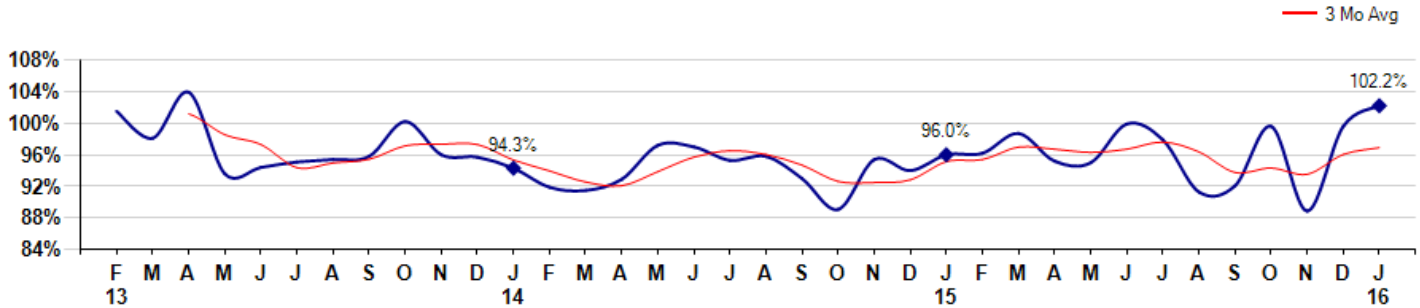


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2016 Selling Price vs List Price of 102.2% was up from 99.6% last month and up from 96.0% in January of last year.

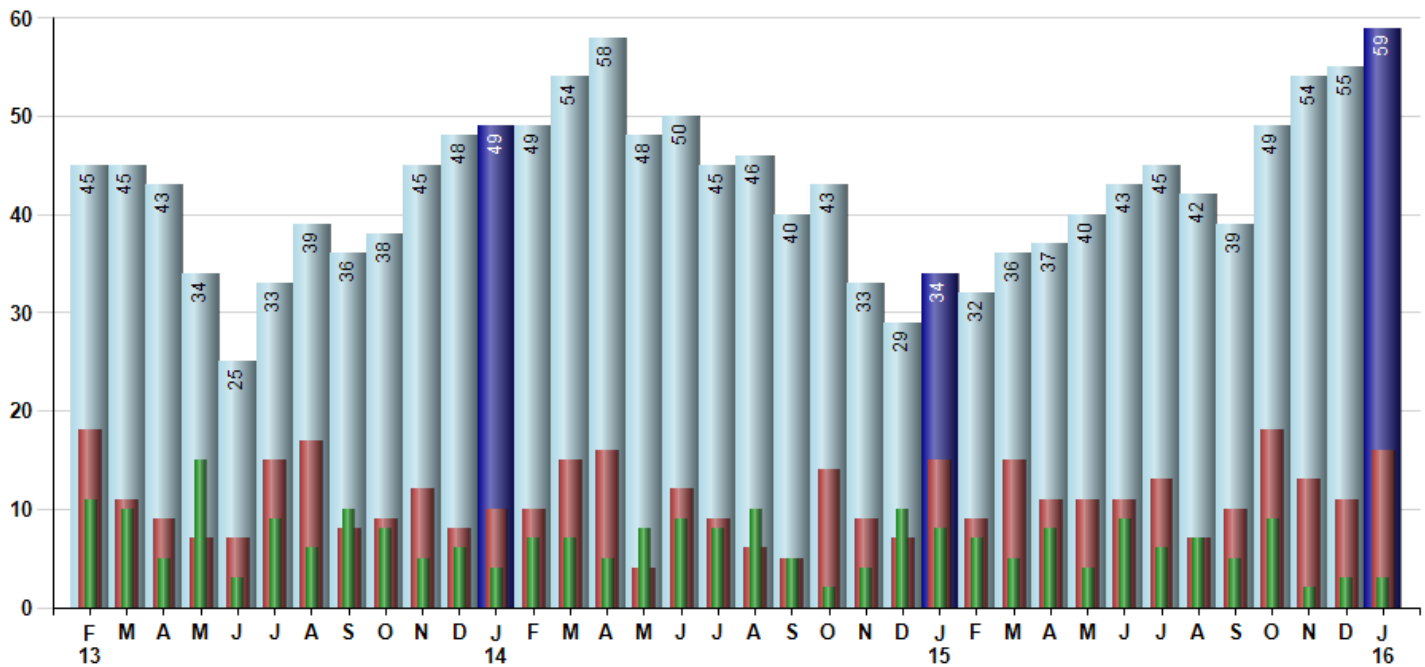
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in January 2016 was 16, up 45.5% from 11 last month and up 6.7% from 15 in January of last year.

Inventory (light blue), New Listings (red), Sold (green)



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Based on information from REALTOR Association of Greater Ft. Lauderdale, Miami Association of REALTORS for the period 2/1/2013 through 1/31/2016. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

January 2016

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RESIDENTIAL REAL ESTATE

Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Homes Sold	11	10	5	15	3	9	6	10	8	5	6	4	7	7	5	8	9	8	10	5	2	4	10	8	7	5	8	4	9	6	7	5	9	2	3	3
3 Mo. Roll Avg			9	10	8	9	6	8	8	8	6	5	6	6	6	7	7	8	9	8	6	4	5	7	8	7	7	6	7	6	7	6	7	5	5	3

(000's)	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Median Sale Price	388	423	410	499	500	820	783	448	408	575	505	1,975	225	1,095	730	349	767	532	738	1,350	850	752	728	478	755	660	925	565	700	470	893	400	745	714	1,525	610
3 Mo. Roll Avg			407	444	470	606	701	683	546	477	496	1,018	902	1,098	683	725	615	549	679	873	979	984	777	652	653	631	780	717	730	578	688	588	679	620	995	950

	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Inventory	45	45	43	34	25	33	39	36	38	45	48	49	49	54	58	48	50	45	46	40	43	33	29	34	32	36	37	40	43	45	42	39	49	54	55	59
MSI	4	5	9	2	8	4	7	4	5	9	8	12	7	8	12	6	6	6	5	8	22	8	3	4	5	7	5	10	5	8	6	8	5	27	18	20

	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Days On Market	130	87	139	73	250	53	88	111	277	98	110	136	128	115	145	106	97	79	62	72	128	141	129	107	91	81	78	62	54	62	94	49	110	21	26	27
3 Mo. Roll Avg			119	100	154	125	130	84	159	162	162	115	125	126	129	122	116	94	79	71	87	114	133	126	109	93	83	74	65	59	70	68	84	60	52	25

	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Price per Sq Ft	265	224	306	274	245	336	306	289	251	234	284	607	159	460	473	205	329	253	391	476	242	371	305	266	379	261	448	349	308	392	511	199	290	337	420	384
3 Mo. Roll Avg			265	268	275	285	296	310	282	258	256	375	350	409	364	379	336	262	324	373	370	363	306	314	317	302	363	353	368	350	404	367	333	275	349	380

	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Sale to List Price	1.015	0.981	1.039	0.936	0.944	0.951	0.954	0.958	1.002	0.960	0.957	0.943	0.919	0.915	0.929	0.972	0.970	0.953	0.958	0.930	0.891	0.954	0.940	0.960	0.962	0.987	0.952	0.950	0.999	0.979	0.913	0.921	0.996	0.889	0.996	1.022
3 Mo. Roll Avg			1.012	0.985	0.973	0.944	0.950	0.954	0.971	0.973	0.973	0.953	0.940	0.926	0.921	0.939	0.957	0.965	0.960	0.947	0.926	0.925	0.928	0.951	0.954	0.970	0.967	0.963	0.967	0.976	0.964	0.938	0.943	0.935	0.960	0.969

	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
New Listings	18	11	9	7	7	15	17	8	9	12	8	10	10	15	16	4	12	9	6	5	14	9	7	15	9	15	11	11	11	13	7	10	18	13	11	16
Inventory	45	45	43	34	25	33	39	36	38	45	48	49	49	54	58	48	50	45	46	40	43	33	29	34	32	36	37	40	43	45	42	39	49	54	55	59
Sales	11	10	5	15	3	9	6	10	8	5	6	4	7	7	5	8	9	8	10	5	2	4	10	8	7	5	8	4	9	6	7	5	9	2	3	3

(000's)	F 13	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16
Avg Sale Price	625	633	1,628	792	742	920	960	881	648	588	578	2,209	417	1,545	1,630	480	845	669	1,415	1,977	850	1,062	851	676	1,177	527	1,331	625	670	1,733	1,734	376	767	714	1,301	997
3 Mo. Roll Avg			962	1,018	1,054	818	874	920	830	706	605	1,125	1,068	1,390	1,197	1,219	985	665	976	1,354	1,414	1,296	921	863	901	793	1,012	827	875	1,009	1,379	1,281	959	619	927	1,004

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