

Zip Code: 33137

Melanie Dawn Molina Wood
 Realtor, CIPS, LEED Green Associate
 305-801-3133
 www.MelanieInMiami.com
 MelanieInMiami@gmail.com



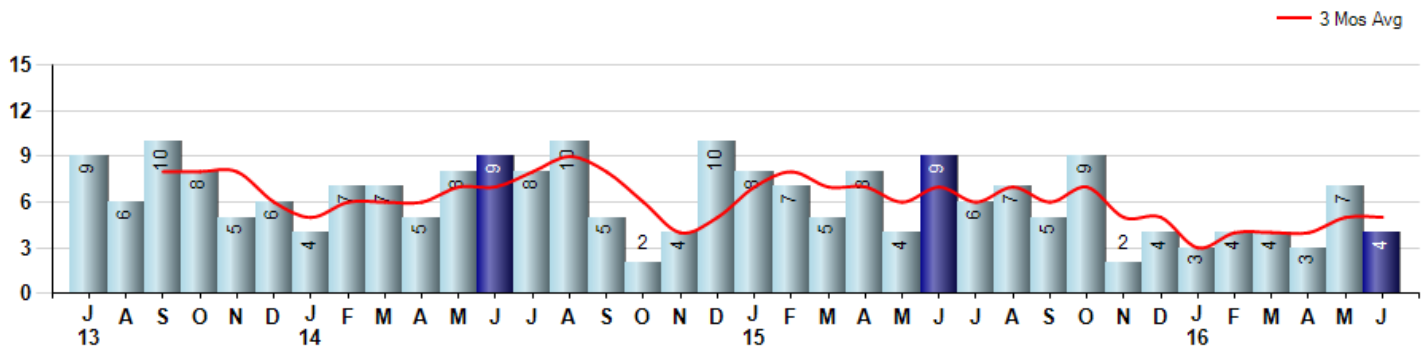
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,099,000	↓		↓				
Average List Price of all Current Listings	\$2,455,756	↓		↓				
June Median Sales Price	\$685,000	↓	↔	↓	↑	\$690,000	↓	↑
June Average Sales Price	\$665,625	↓	↔	↔	↓	\$1,102,700	↑	↑
Total Properties Currently for Sale (Inventory)	73	↑		↑				
June Number of Properties Sold	4	↓		↓		25	↓	
June Average Days on Market (Solds)	66	↓	↓	↑	↓	67	↓	↓
Asking Price per Square Foot (based on New Listings)	\$419	↑	↓	↓	↓	\$541	↑	↑
June Sold Price per Square Foot	\$429	↑	↑	↑	↑	\$385	↑	↑
June Month's Supply of Inventory	18.3	↑	↑	↑	↑	17.1	↑	↑
June Sale Price vs List Price Ratio	95.6%	↓	↑	↓	↓	96.3%	↓	↓

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

Property Sales

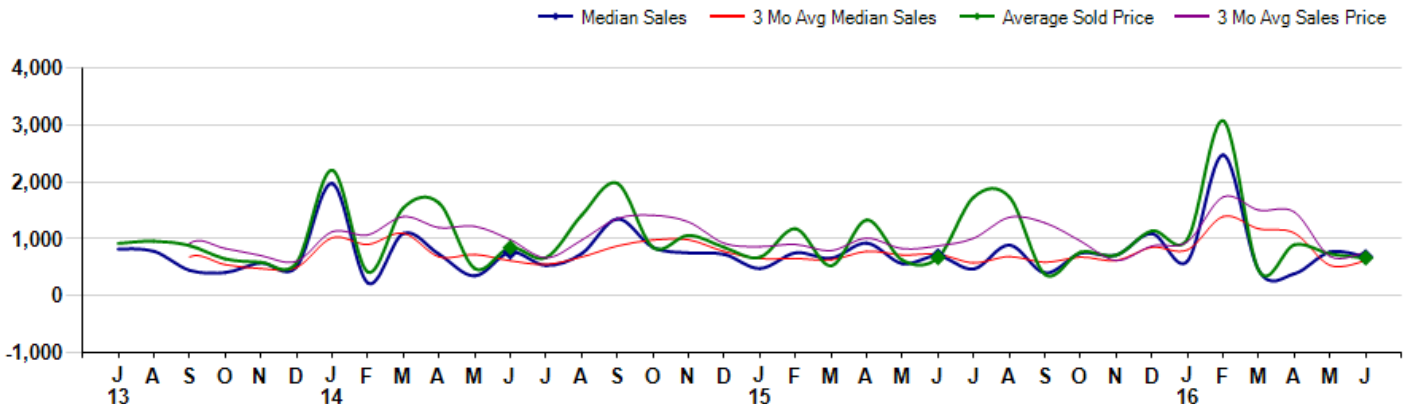
June Property sales were 4, down -55.6% from 9 in June of 2015 and -42.9% lower than the 7 sales last month. June 2016 sales were at their lowest level compared to June of 2015 and 2014. June YTD sales of 25 are running -39.0% behind last year's year-to-date sales of 41.



Prices

The Median Sales Price in June was \$685,000, down -2.1% from \$700,000 in June of 2015 and down -11.0% from \$770,000 last month. The Average Sales Price in June was \$665,625, down -0.7% from \$670,056 in June of 2015 and down -9.7% from \$737,143 last month. June 2016 ASP was at the lowest level compared to June of 2015 and 2014.

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



Zip Code: 33137

Melanie Dawn Molina Wood
 Realtor, CIPS, LEED Green Associate
 305-801-3133
 www.MelanieInMiami.com
 MelanieInMiami@gmail.com



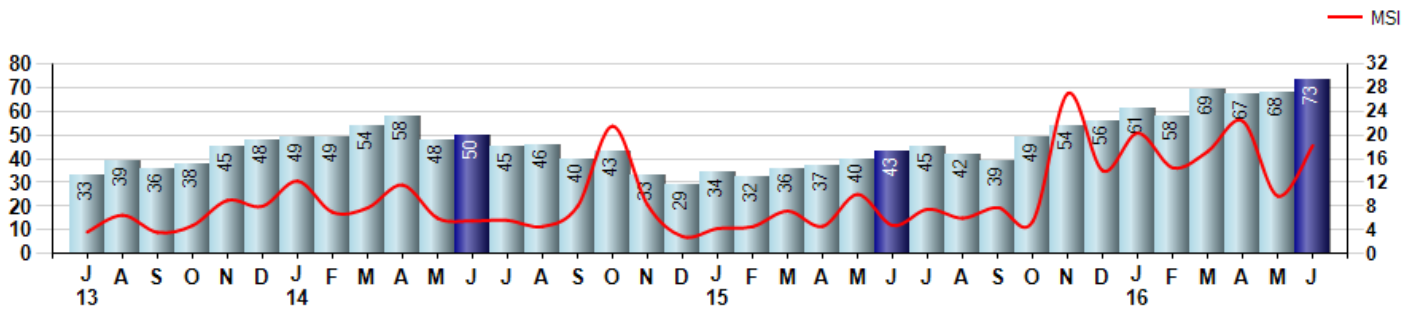
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Inventory & MSI

The Total Inventory of Properties available for sale as of June was 73, up 7.4% from 68 last month and up 69.8% from 43 in June of last year. June 2016 Inventory was at highest level compared to June of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2016 MSI of 18.3 months was at its highest level compared with June of 2015 and 2014.

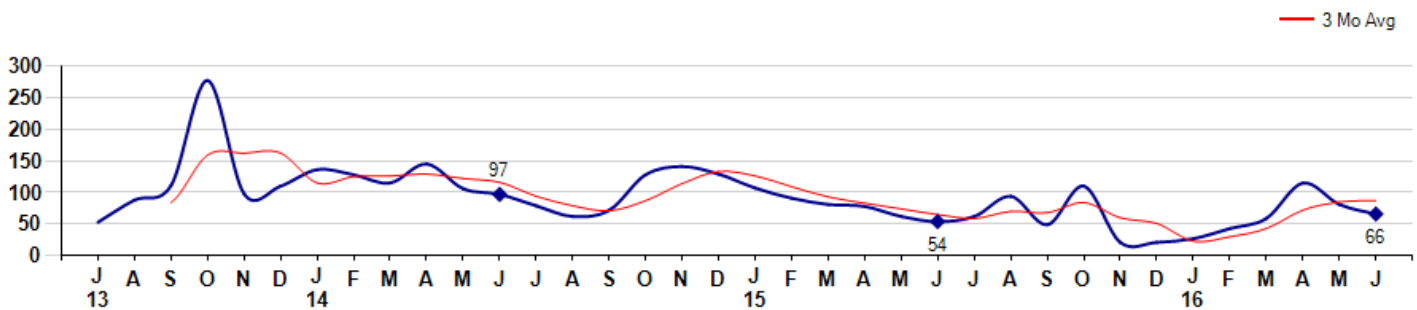
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 June was 66, down -18.5% from 81 days last month and up 22.2% from 54 days in June of last year. The June 2016 DOM was at a mid range compared with June of 2015 and 2014.

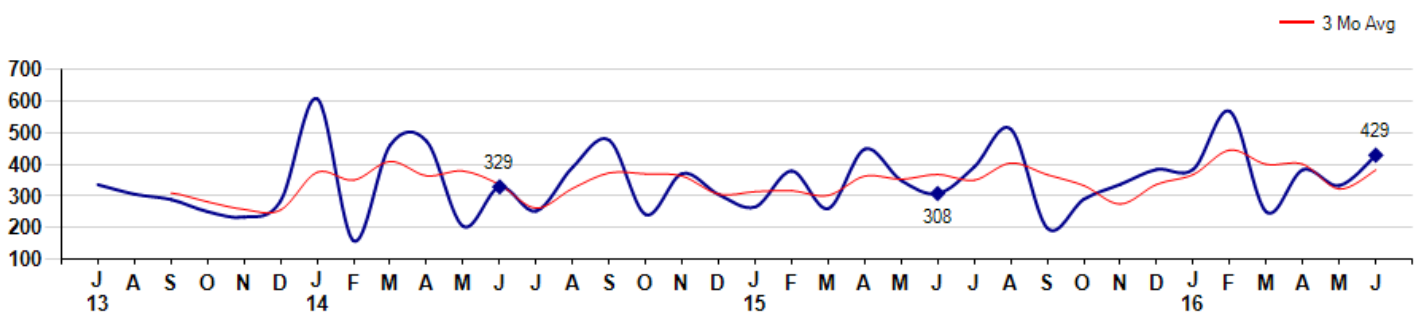
Average Days on Market(Listing to Contract) for properties sold during the month



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 June 2016 Selling Price per Square Foot of \$429 was up 28.8% from \$333 last month and up 39.3% from \$308 in June of last year.

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



Zip Code: 33137

Melanie Dawn Molina Wood
 Realtor, CIPS, LEED Green Associate
 305-801-3133
 www.MelanieInMiami.com
 MelanieInMiami@gmail.com

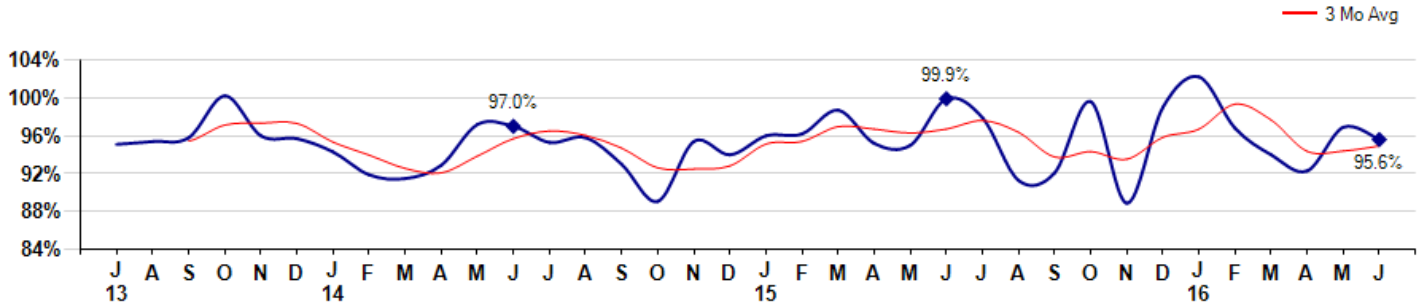


Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

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 June 2016 Selling Price vs List Price of 95.6% was down from 96.9% last month and down from 99.9% in June of last year.

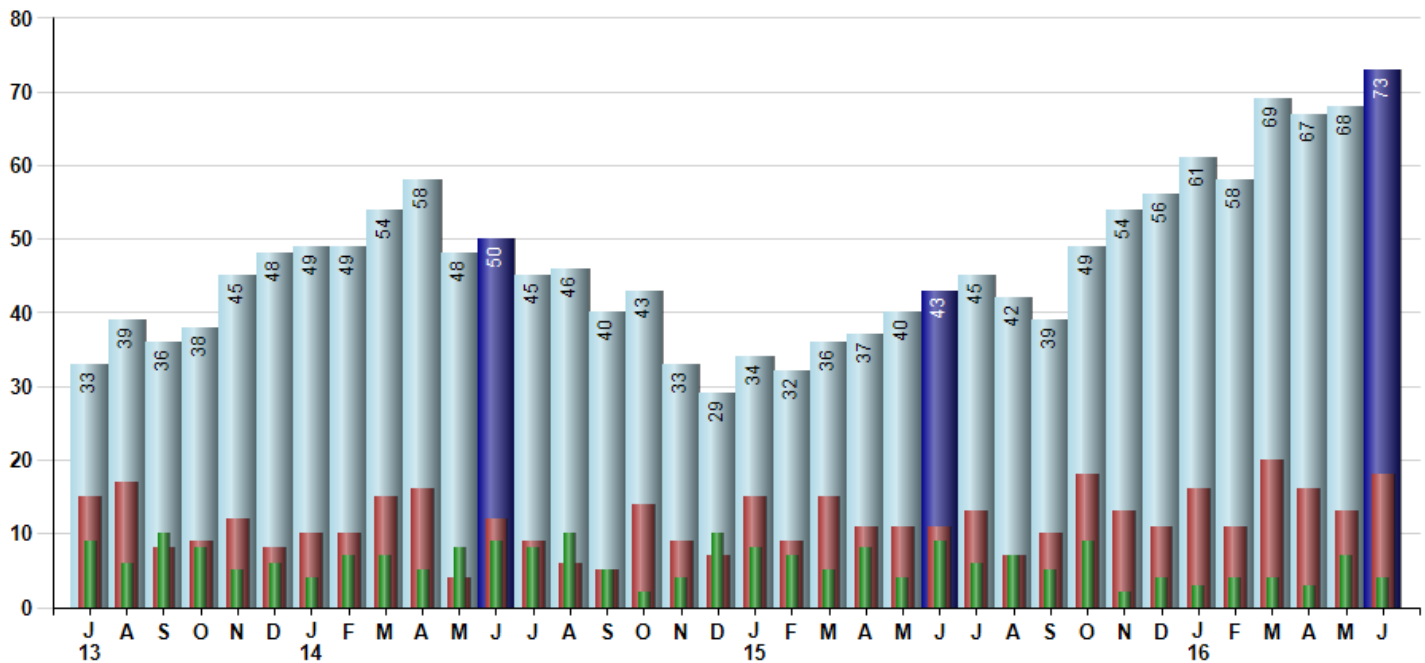
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 June 2016 was 18, up 38.5% from 13 last month and up 63.6% from 11 in June of last year.

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



© 2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Real Estate fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Real Estate is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from REALTOR Association of Greater Ft. Lauderdale, Miami Association of REALTORS for the period 7/1/2013 through 6/30/2016. 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

June 2016

Zip Code: 33137

Melanie Dawn Molina Wood

Realtor, CIPS, LEED Green Associate

305-801-3133

www.MelanieInMiami.com

MelanieInMiami@gmail.com



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

	J 13	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	F	M	A	M	J
Homes Sold	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	4	3	4	4	3	7	4
3 Mo. Roll Avg			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	4	4	4	5	5

(000's)	J 13	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	F	M	A	M	J
MedianSalePrice	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	1,093	610	2,476	443	388	770	685
3 Mo. Roll Avg			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	851	806	1,393	1,176	1,102	533	614

	J 13	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	F	M	A	M	J
Inventory	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	56	61	58	69	67	68	73
MSI	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	14	20	15	17	22	10	18

	J 13	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	F	M	A	M	J
Days On Market	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	21	27	43	59	115	81	66
3 Mo. Roll Avg			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	51	23	30	43	72	85	87

	J 13	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	F	M	A	M	J
Price per Sq Ft	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	384	384	567	250	383	333	429
3 Mo. Roll Avg			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	337	368	445	400	400	322	382

	J 13	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	F	M	A	M	J
Sale to List Price	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	0.990	1.022	0.968	0.940	0.923	0.969	0.956
3 Mo. Roll Avg			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	0.958	0.967	0.993	0.977	0.944	0.944	0.949

	J 13	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	F	M	A	M	J
New Listings	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	11	20	16	13	18
Inventory	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	56	61	58	69	67	68	73
Sales	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	4	3	4	4	3	7	4

(000's)	J 13	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	F	M	A	M	J
Avg Sale Price	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	1,141	997	3,076	441	896	737	666
3 Mo. Roll Avg			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	874	950	1,738	1,505	1,471	691	766

© 2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Real Estate fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Real Estate is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from REALTOR Association of Greater Ft. Lauderdale, Miami Association of REALTORS for the period 7/1/2013 through 6/30/2016. 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.

