



AREA REPORT

MIAMI

MAY 2019 | ALL PROPERTY TYPES



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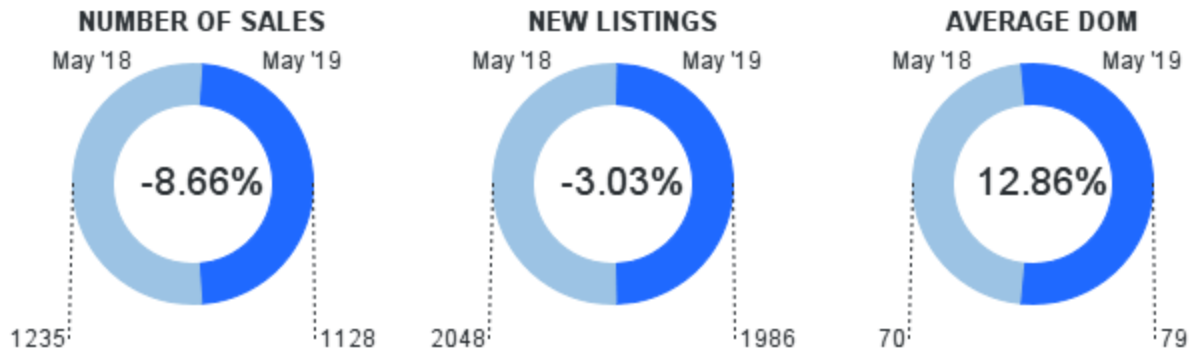



**COLDWELL
BANKER**
RESIDENTIAL REAL ESTATE


MIAMI | May 2019


REAL ESTATE SNAPSHOT - Change since this time last year


All Property Types



7.02% 
MEDIAN SALES PRICE
ALL PROPERTY TYPES

7.65% 
AVERAGE SALES PRICE
ALL PROPERTY TYPES

6.49% 
MEDIAN LIST PRICE
ALL PROPERTY TYPES

7.88% 
AVERAGE LIST PRICE
ALL PROPERTY TYPES

 May '18  May '19

AREA REPORT

MIAMI

FULL MARKET SUMMARY

May 2019 | All Property Types ?

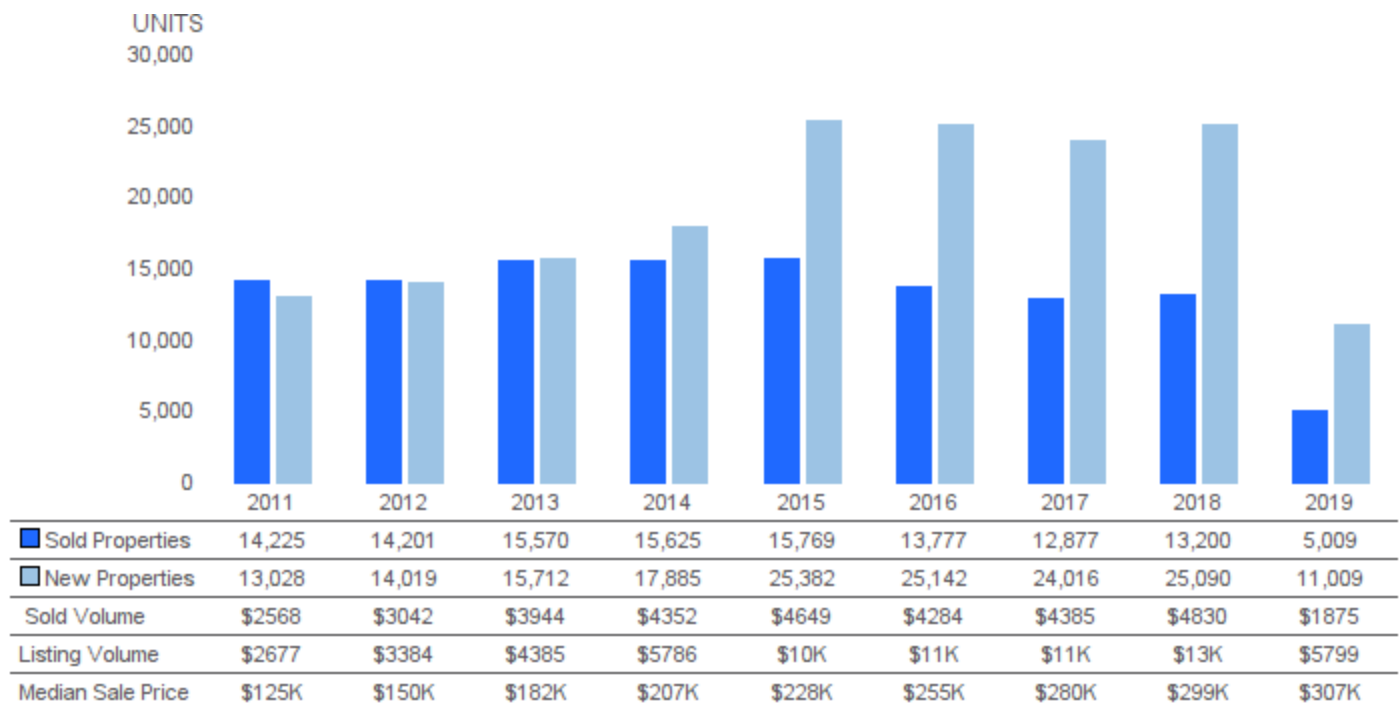
	Month to Date			Year to Date		
	May 2019	May 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	1986	2048	-3.03% ↓	10807	10985	-1.62% ↓
Sold Listings	1128	1235	-8.66% ↓	4993	5460	-8.55% ↓
Median Listing Price	\$330,000	\$309,899	6.49% ↑	\$319,900	\$299,900	6.67% ↑
Median Selling Price	\$320,000	\$299,000	7.02% ↑	\$307,000	\$290,000	5.86% ↑
Median Days on Market	46	37	24.32% ↑	48	39	23.08% ↑
Average Listing Price	\$418,623	\$388,056	7.88% ↑	\$394,006	\$379,102	3.93% ↑
Average Selling Price	\$397,824	\$369,562	7.65% ↑	\$374,180	\$360,240	3.87% ↑
Average Days on Market	79	70	12.86% ↑	79	76	3.95% ↑
List/Sell Price Ratio	97.1%	96.2%	0.98% ↑	96.1%	95.9%	0.2% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 2019 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

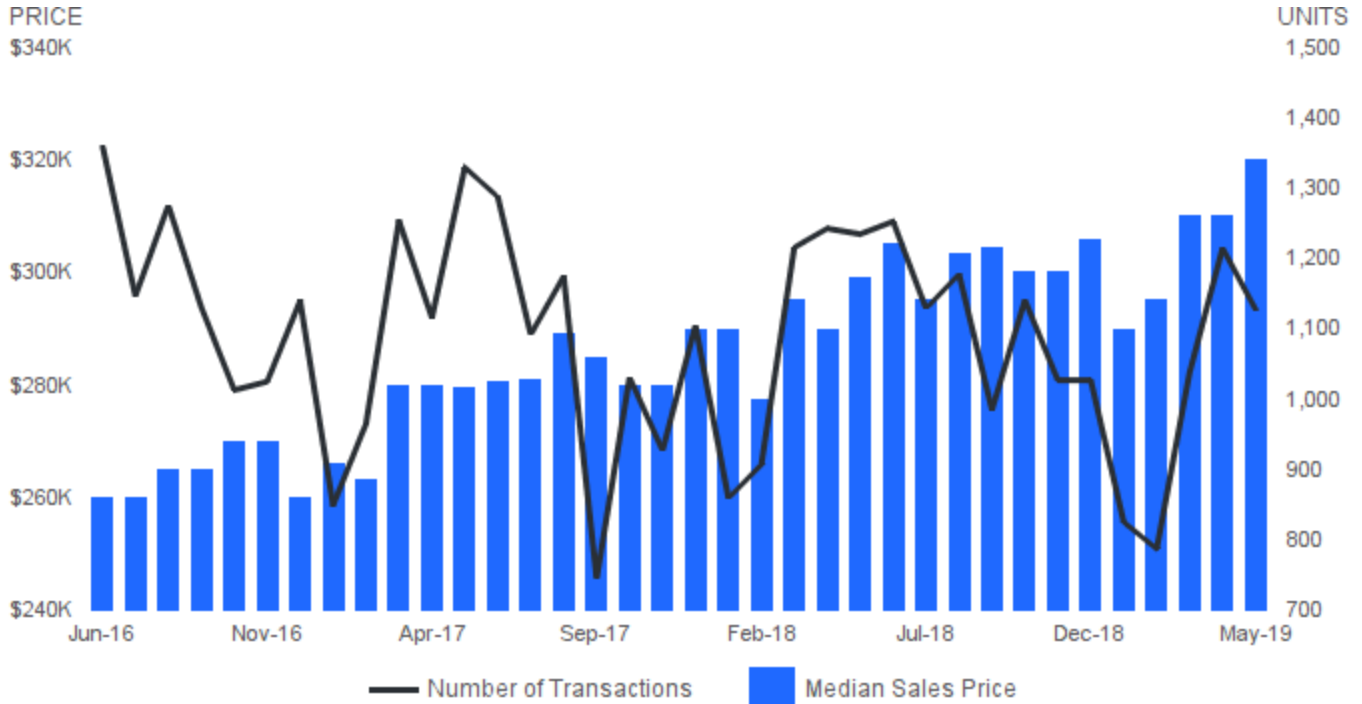


MEDIAN SALES PRICE AND NUMBER OF SALES

May 2019 | All Property Types 

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

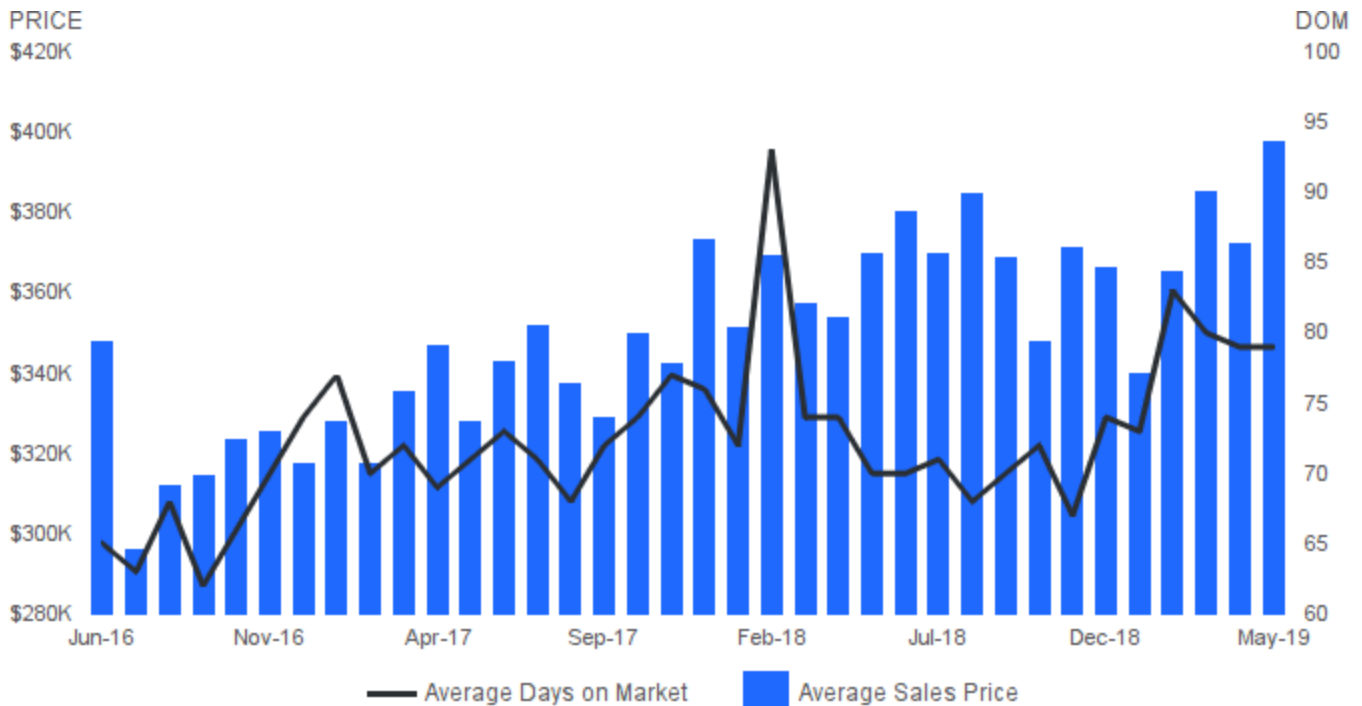


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2019 | All Property Types 

Average Sales Price | Average sales price for all properties sold.

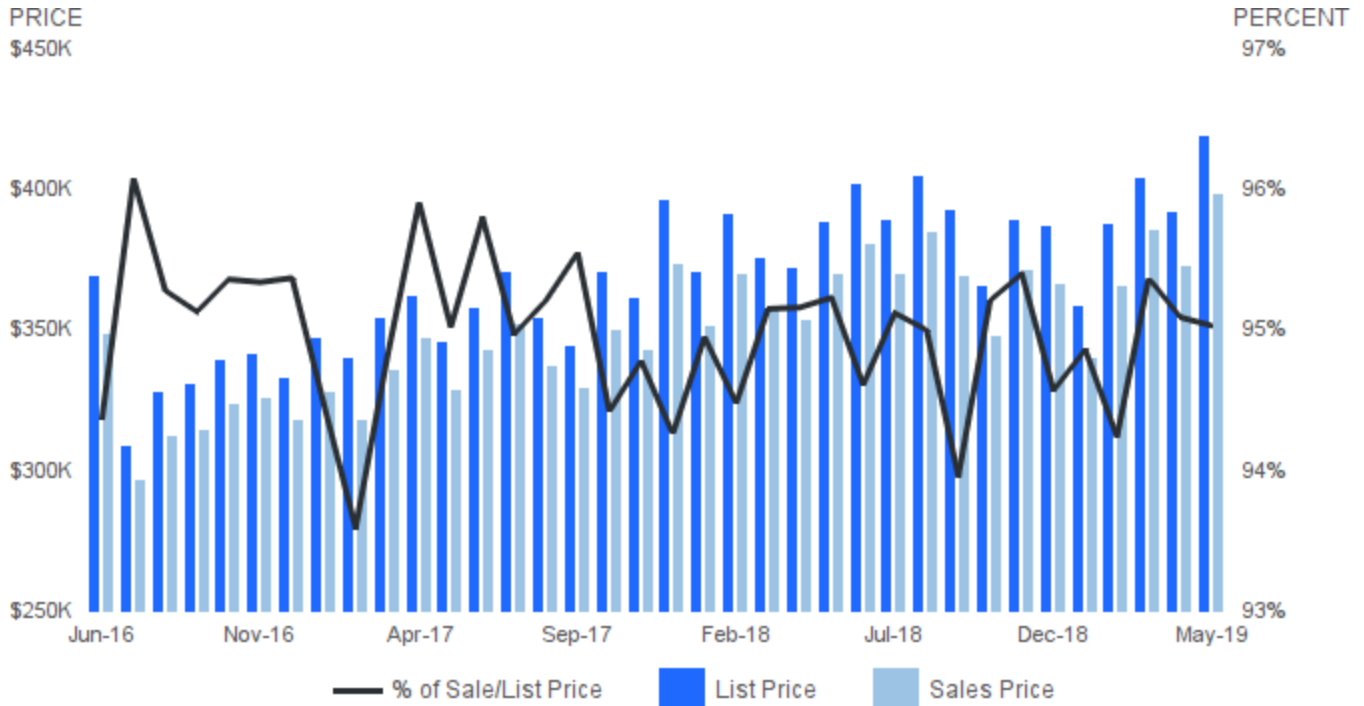
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2019 | All Property Types 

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

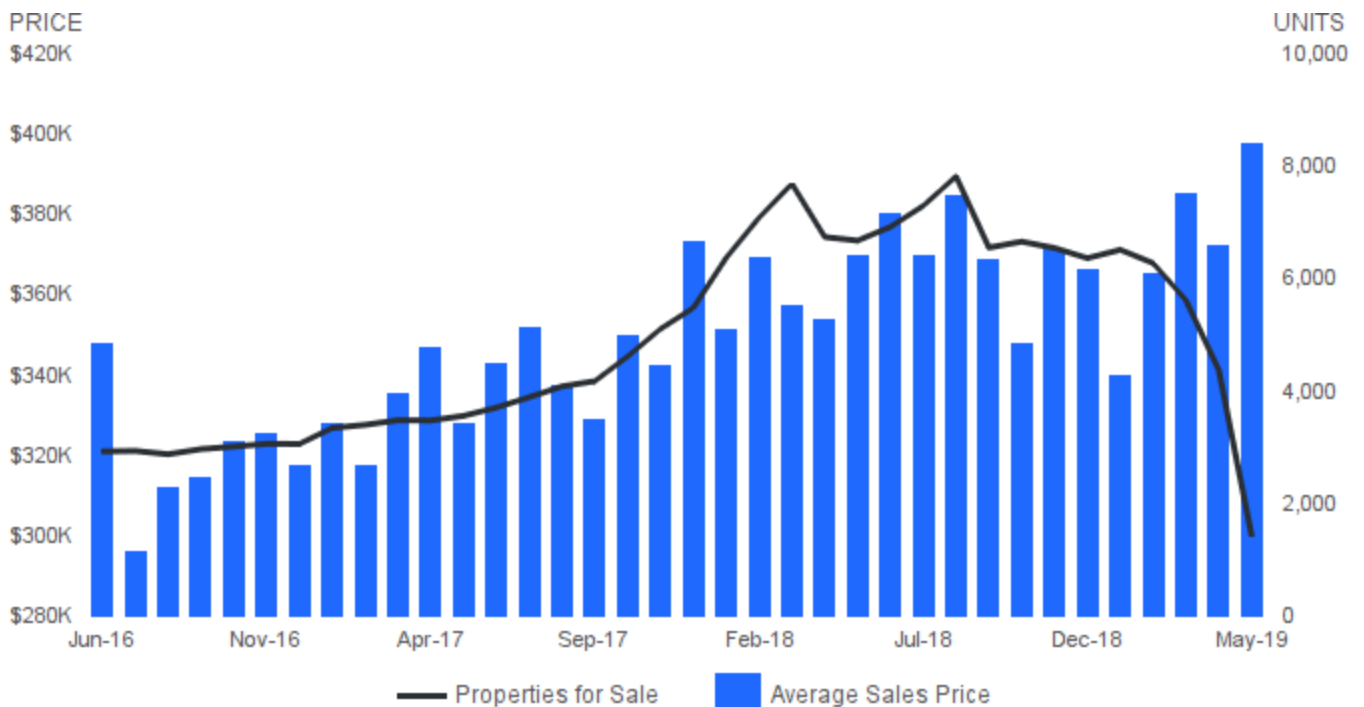


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2019 | All Property Types 

Average Sales Price | Average sales price for all properties sold.

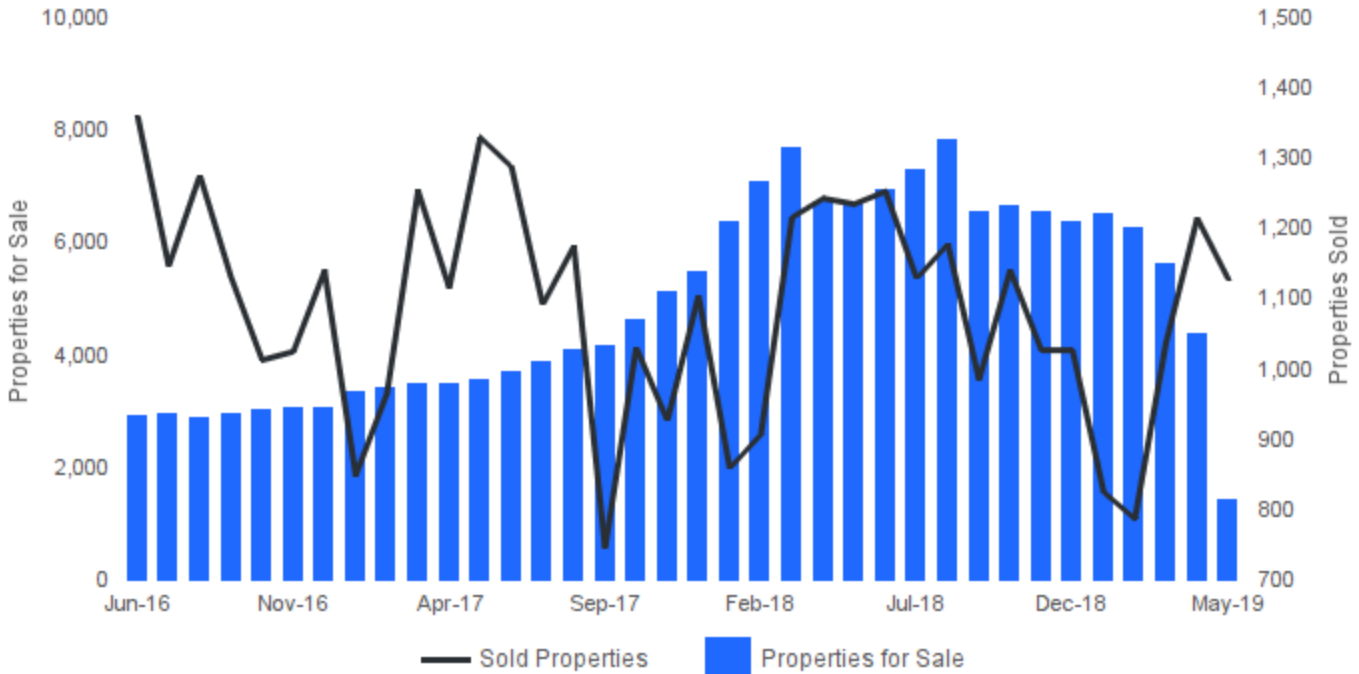
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2019 | All Property Types ?

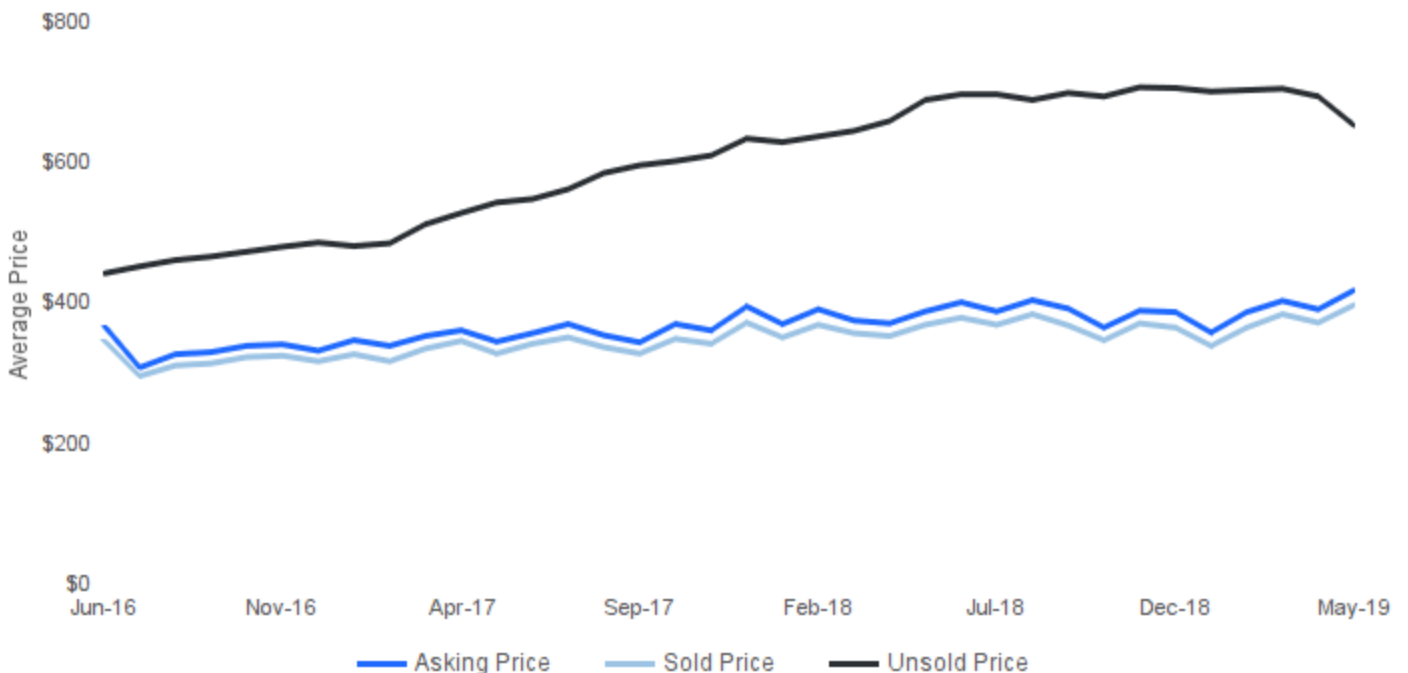
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2019 | All Property Types ?

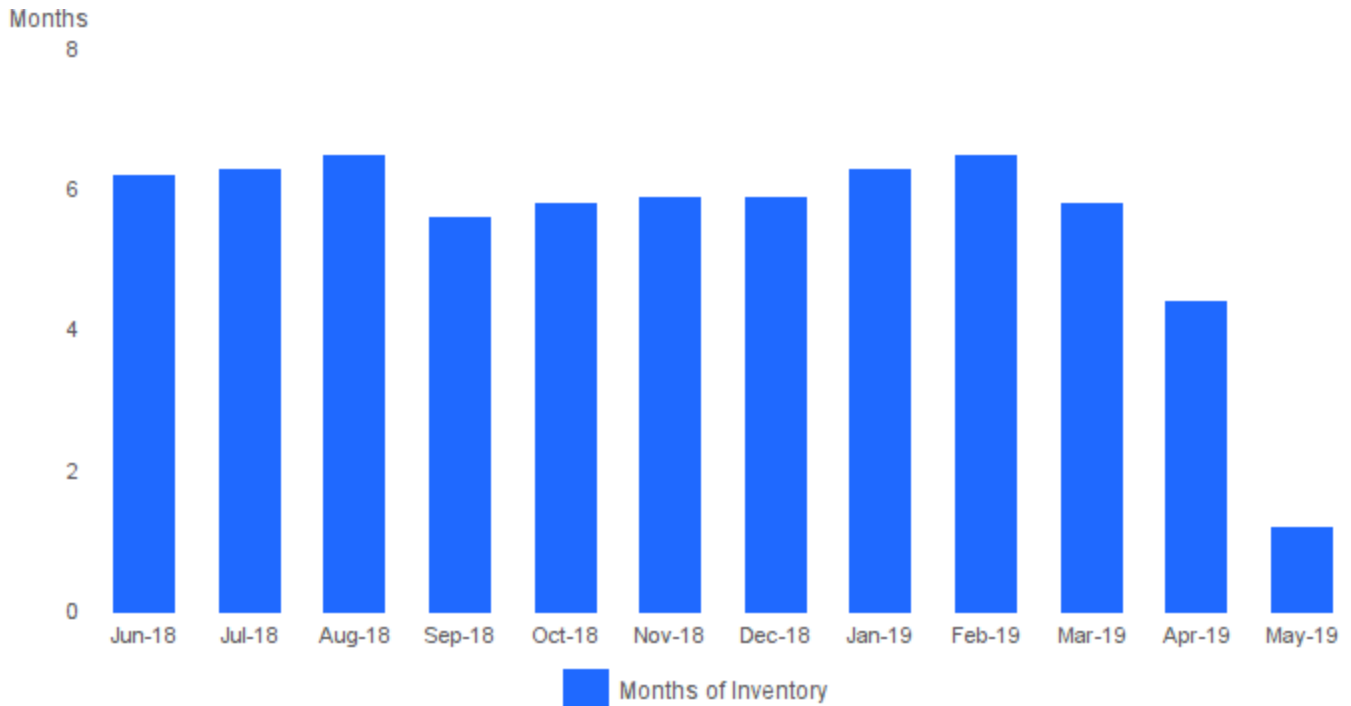
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

May 2019 | All Property Types 

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



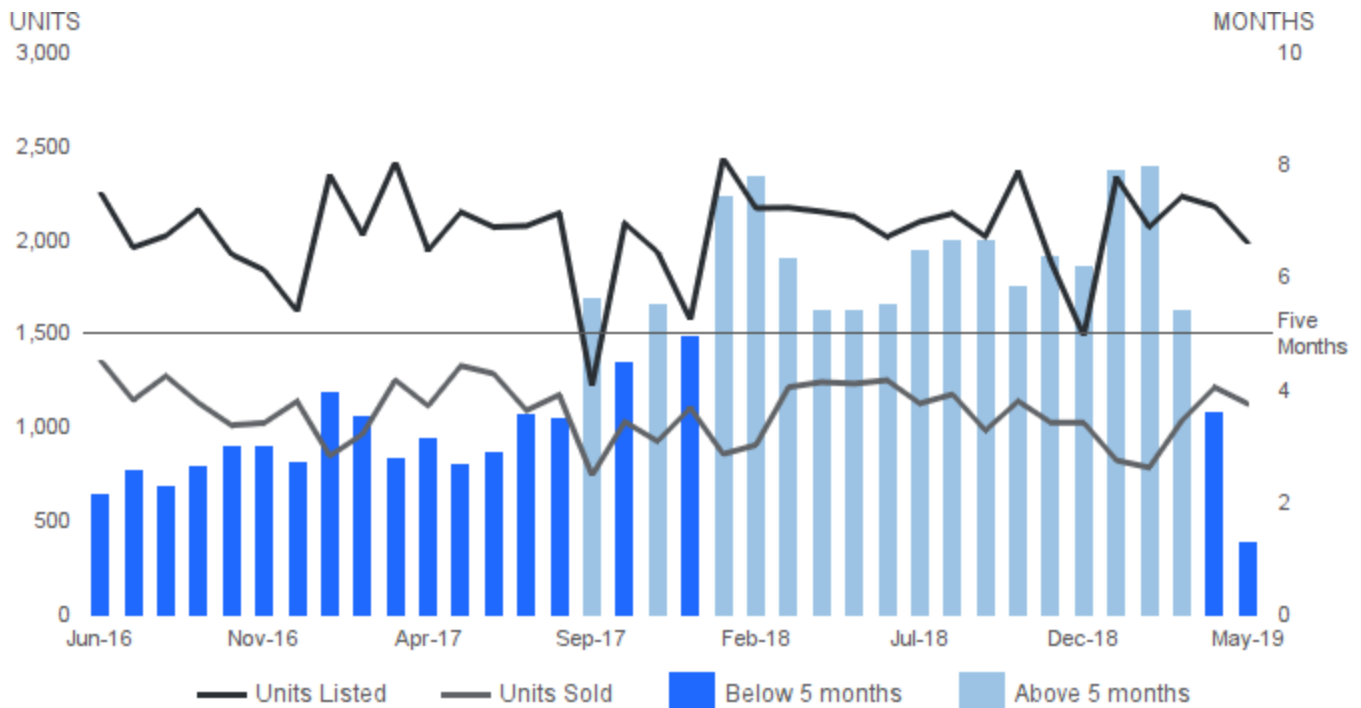
MONTHS SUPPLY OF INVENTORY

May 2019 | All Property Types 

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Residential Real Estate are independent contractor agents and are not employees of the Company.



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