

AREA REPORT

MIAMI BEACH

MARCH 2020 | ALL PROPERTY TYPES



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COLDWELL BANKER REALTY

AREA REPORT
MIAMI BEACH

SOLD AND NEW PROPERTIES (UNITS)

March 2020 | 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

March 2020 | 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

March 2020 | 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

March 2020 | 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

March 2020 | 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

March 2020 | 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

March 2020 | All Property Types

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

ABSORPTION RATE

March 2020 | 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

March 2020 | 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.

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