



AREA REPORT

MIAMI BEACH

MARCH 2020 | ALL PROPERTY TYPES



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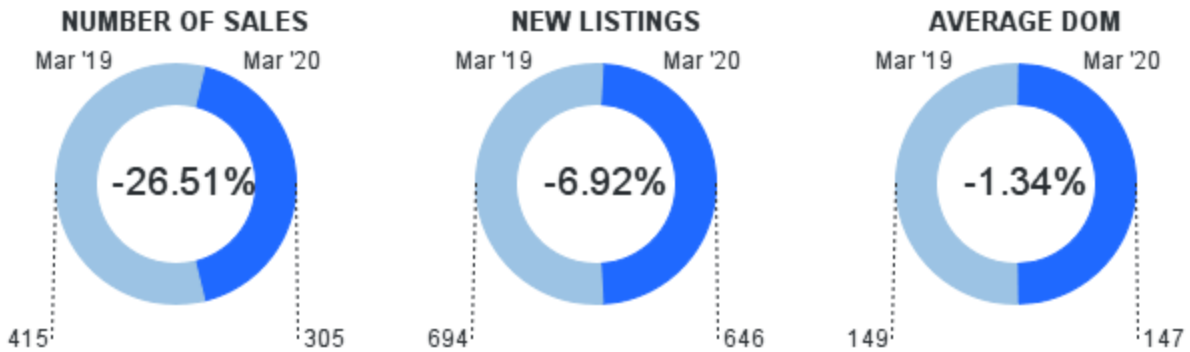


COLDWELL BANKER
REALTY

MIAMI BEACH | March 2020

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-11.00% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

20.16% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-5.95% ↓

MEDIAN LIST PRICE
ALL PROPERTY TYPES

20.23% ↑

AVERAGE LIST PRICE
ALL PROPERTY TYPES

■ Mar '19 ■ Mar '20

AREA REPORT

MIAMI BEACH

FULL MARKET SUMMARY

March 2020 | All Property Types ?

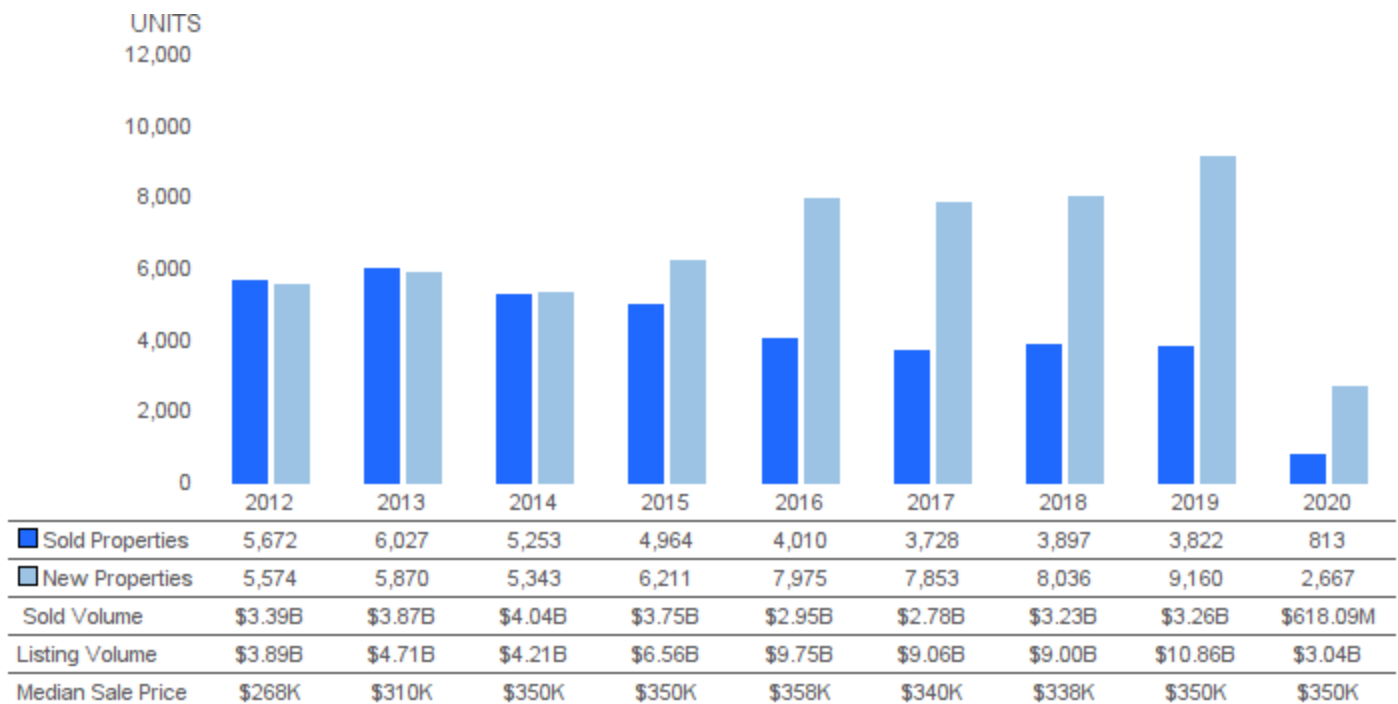
	Month to Date			Year to Date		
	March 2020	March 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	646	694	-6.92% ↓	2638	2339	12.78% ↑
Sold Listings	305	415	-26.51% ↓	803	937	-14.3% ↓
Median Listing Price	\$395,000	\$420,000	-5.95% ↓	\$369,000	\$399,000	-7.52% ↓
Median Selling Price	\$356,000	\$400,000	-11% ↓	\$350,000	\$380,000	-7.89% ↓
Median Days on Market	90	94	-4.26% ↓	105	90	16.67% ↑
Average Listing Price	\$954,076	\$793,543	20.23% ↑	\$815,271	\$1,007,362	-19.07% ↓
Average Selling Price	\$868,944	\$723,180	20.16% ↑	\$746,278	\$924,473	-19.28% ↓
Average Days on Market	147	149	-1.34% ↓	166	139	19.42% ↑
List/Sell Price Ratio	92.8%	93.4%	-0.69% ↓	93.3%	93.5%	-0.15% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 2020 | All Property Types ?

Sold Properties | Number of properties sold during the year

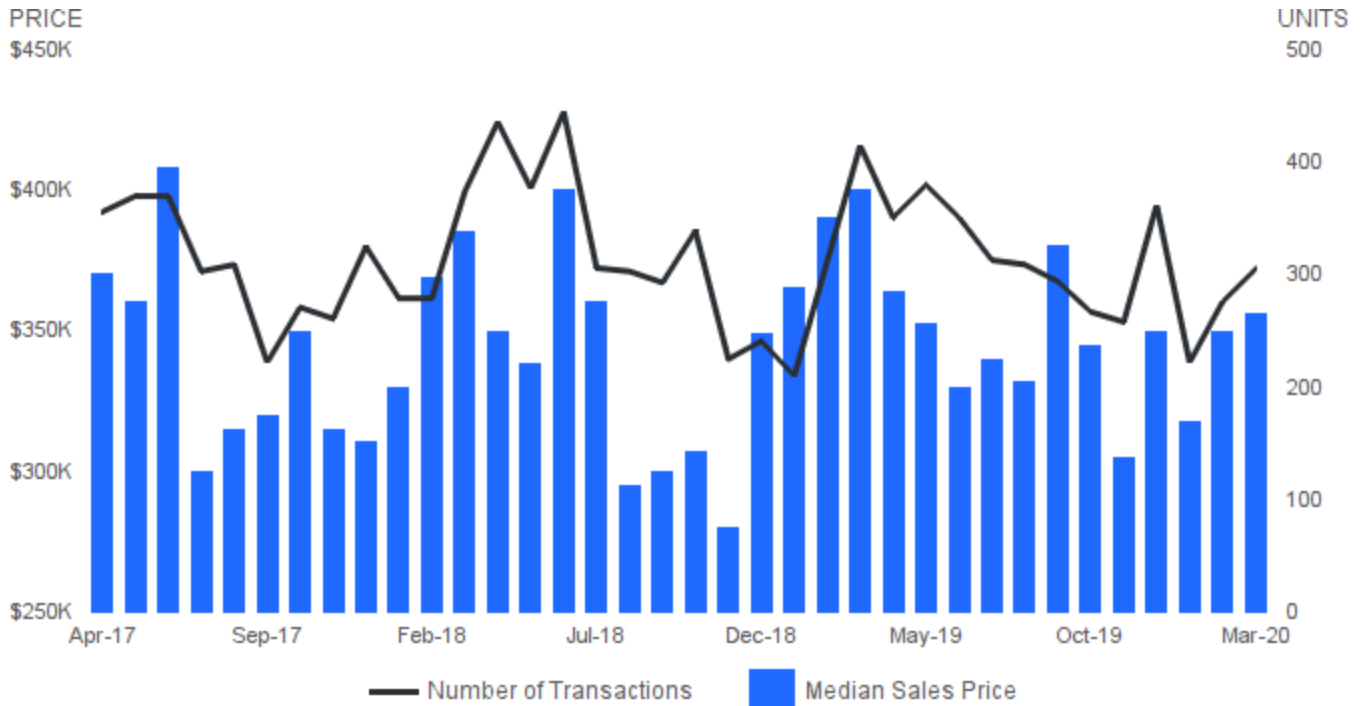
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2020 | All Property Types 

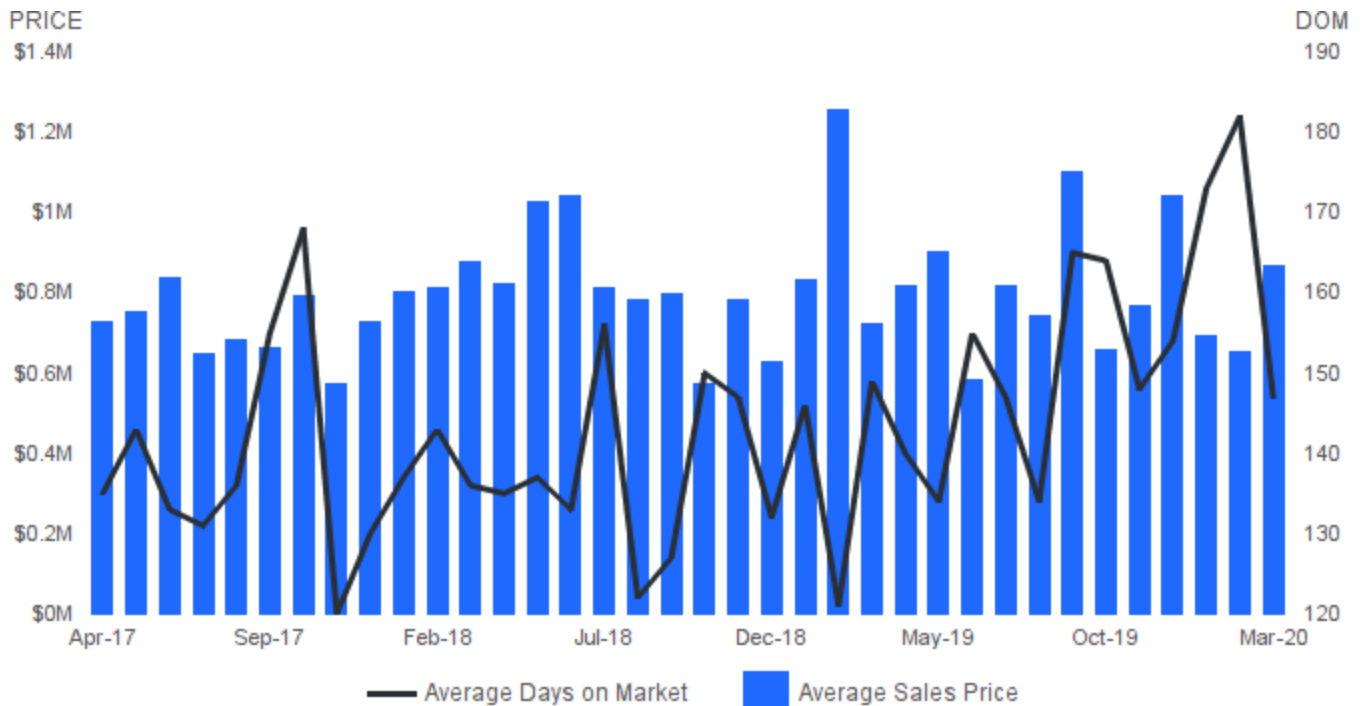
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2020 | All Property Types 

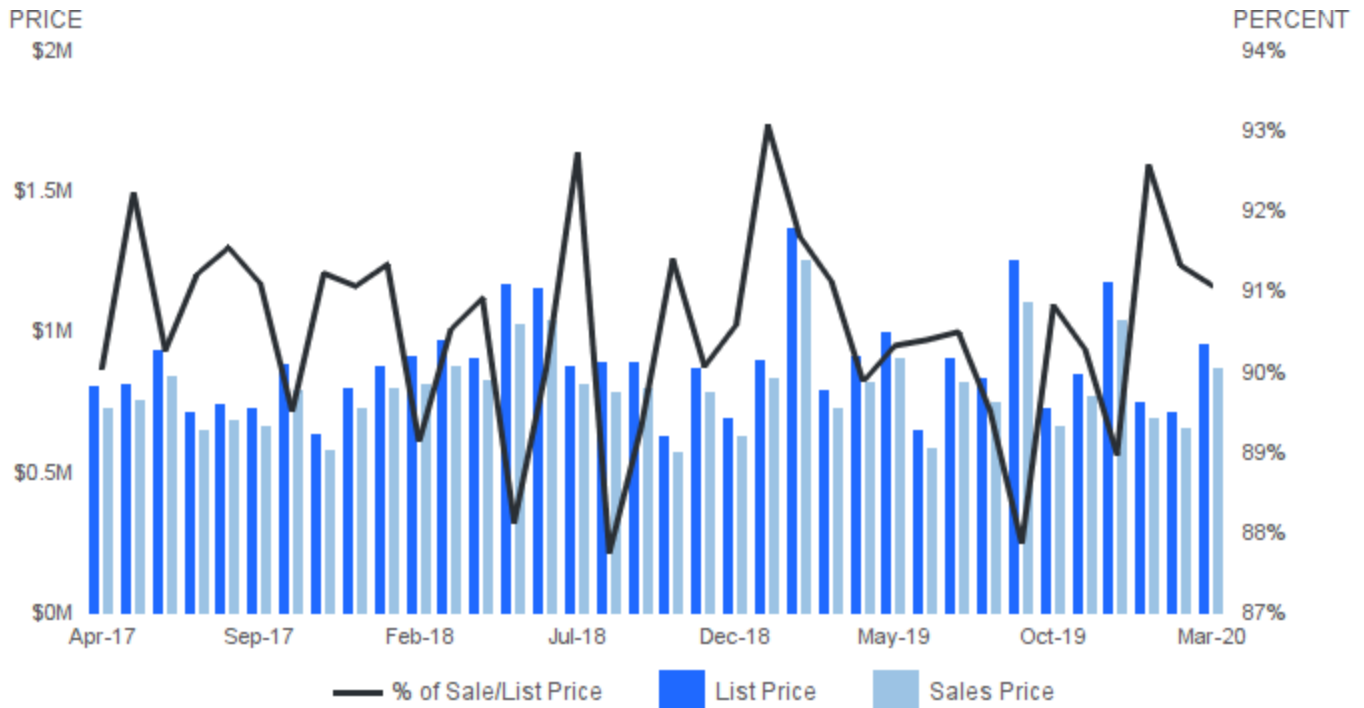
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



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.

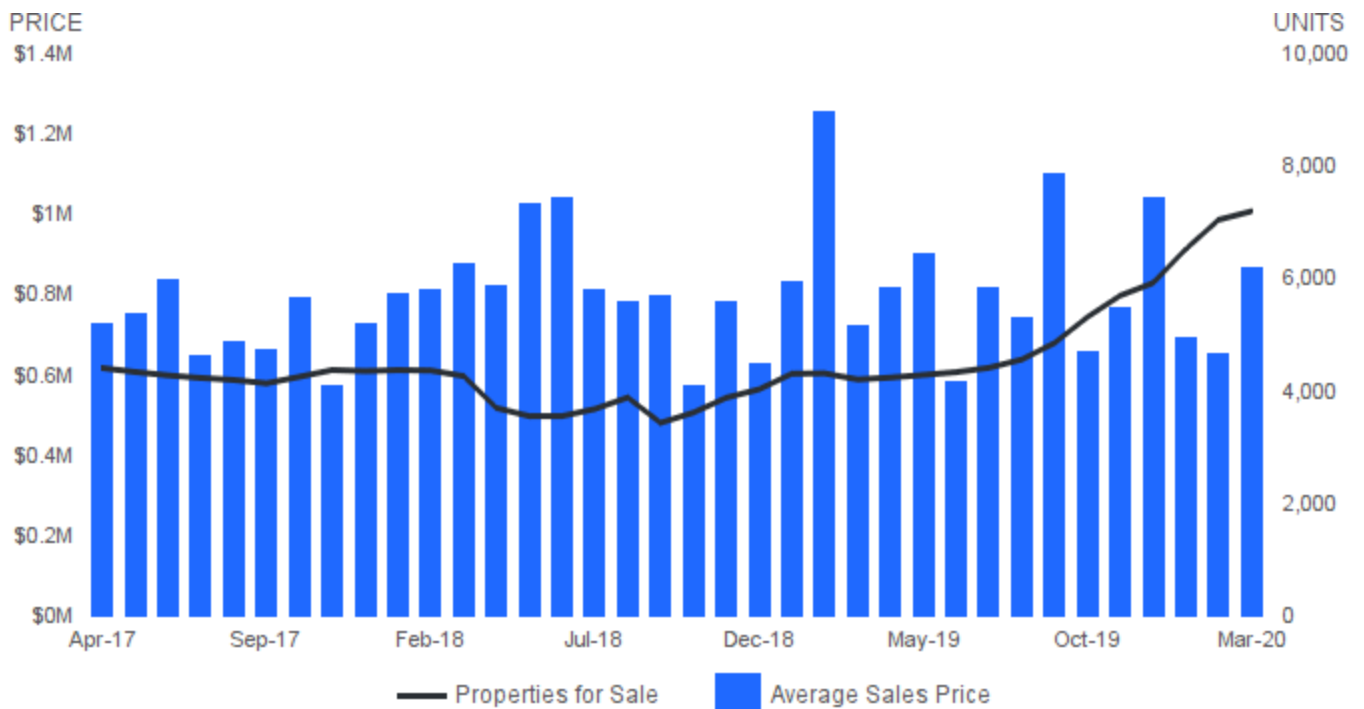


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2020 | All Property Types 

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

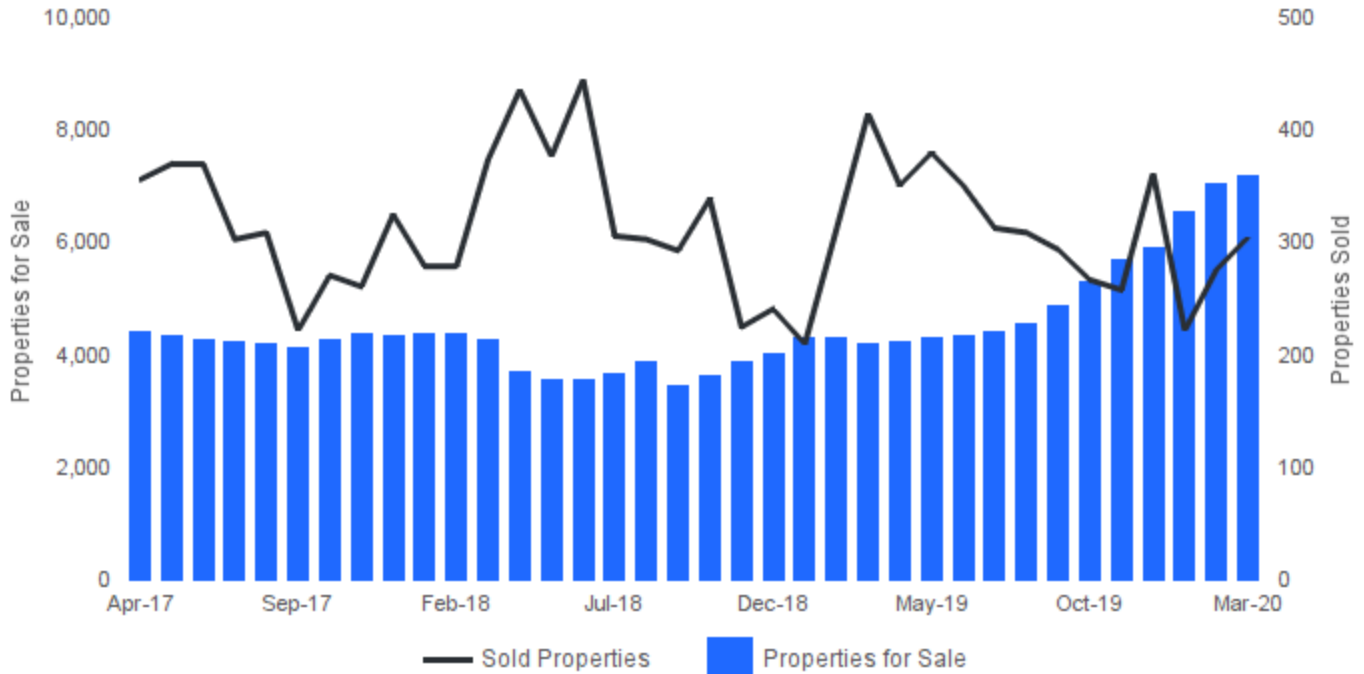
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2020 | All Property Types 

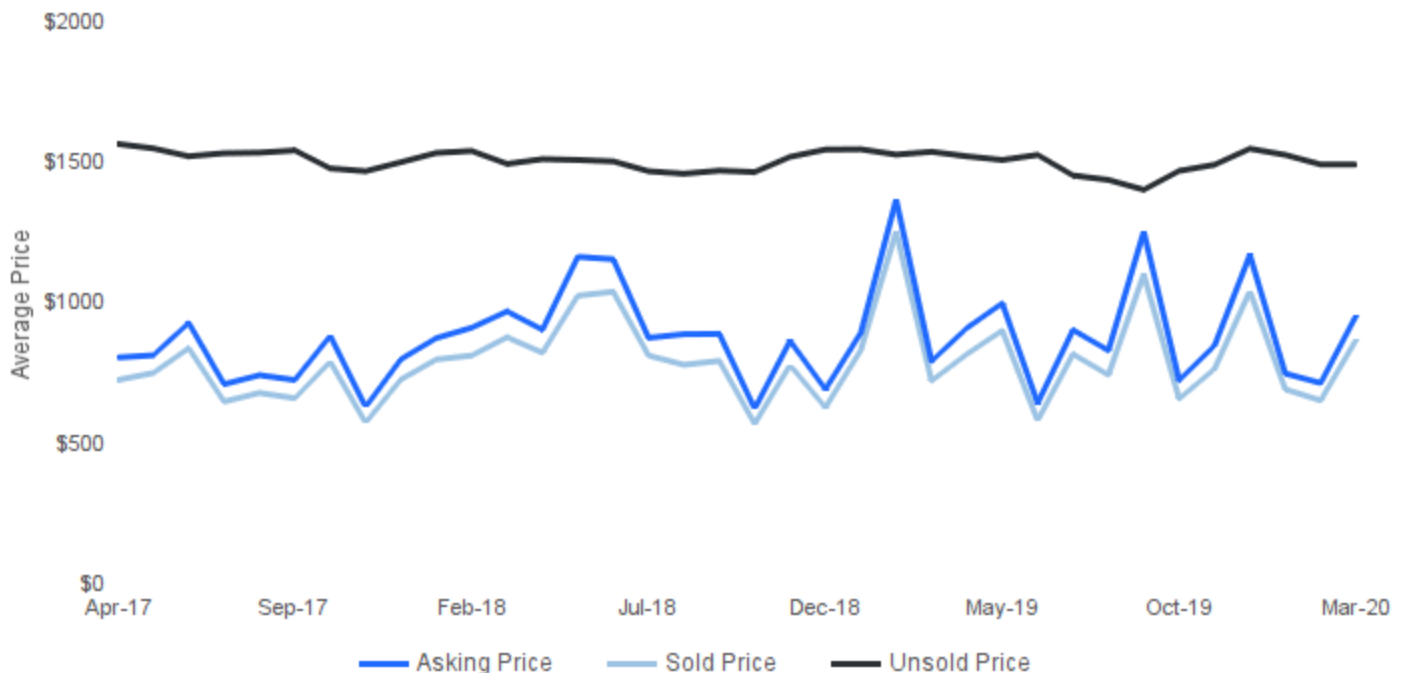
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2020 | All Property Types 

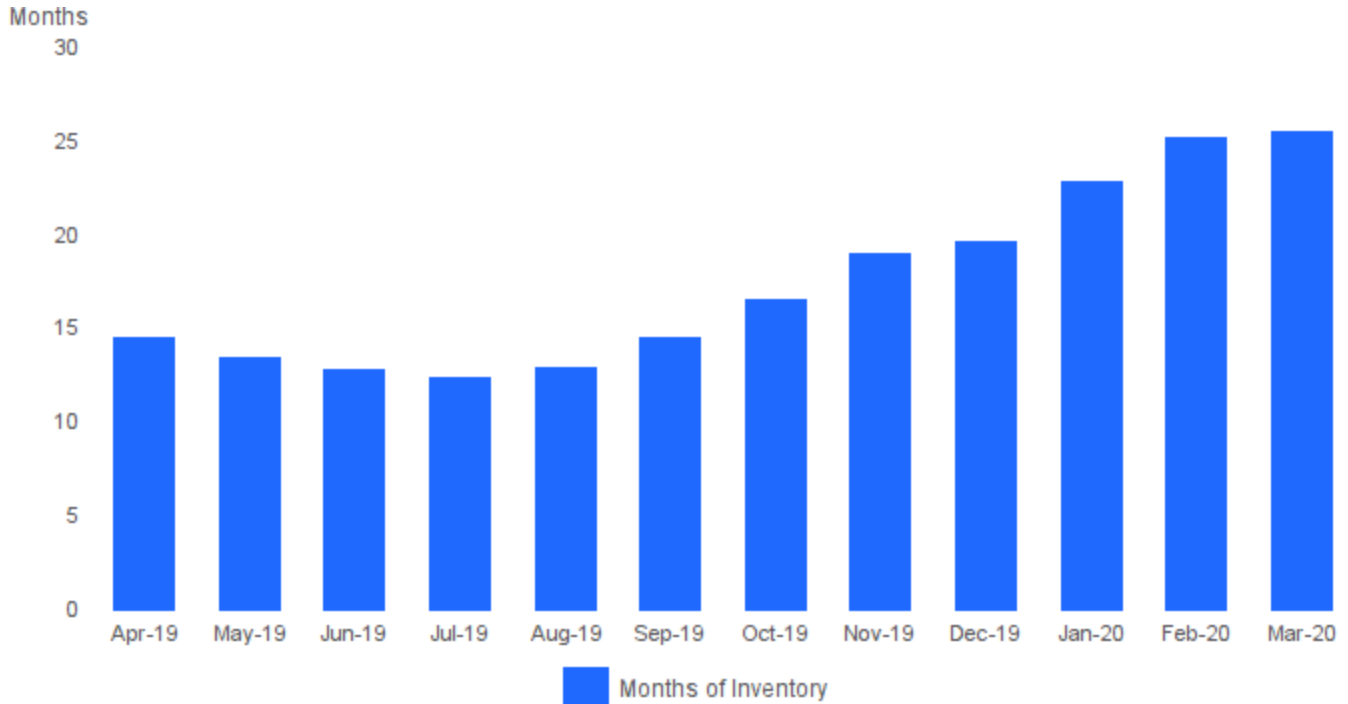
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



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.



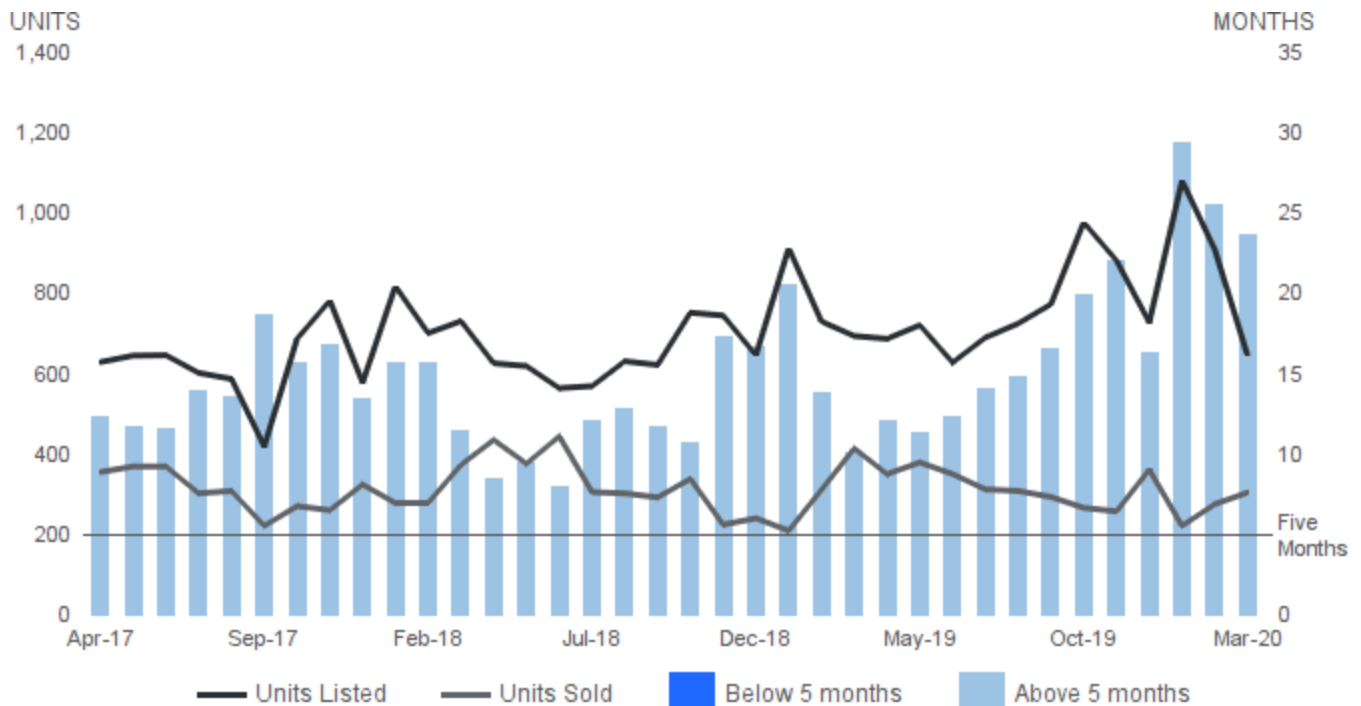
MONTHS SUPPLY OF INVENTORY

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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REALTY

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