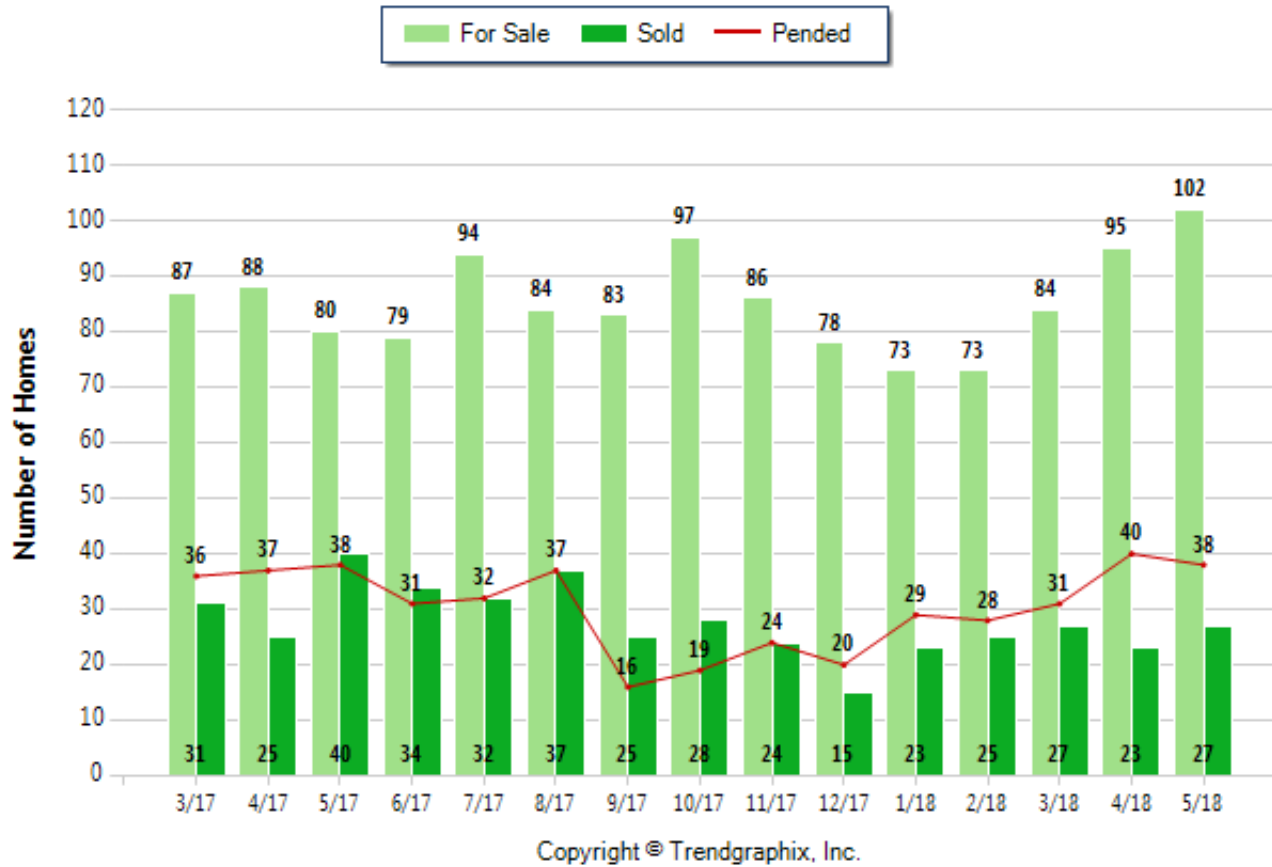




Location: ZIP 33326  
 Property Types: Single Family Homes - All Properties - All Properties  
 Price Range: \$0 - No Limit      SQFT Range: 0 - No Limit      Bedrooms: 0 - No Limit  
 Full Baths: 0 - No Limit      Half Baths: 0 - No Limit      Year Built: 0 - No Limit

**Number of Homes For Sale vs. Sold vs. Pended (Mar. 2017 - May. 2018)**



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	May. 18	Apr. 18	% Change	May. 18	May. 17	% Change	Mar. 18 to May. 18	Mar. 17 to May. 17	% Change	6/1/2018 - 6/10/2018	5/1/2018 - 5/10/2018	% Change
For Sale	102	95	7.4% ▲	102	80	27.5% ▲	102	80	27.5% ▲	100	102	-2% ▼
Sold	27	23	17.4% ▲	27	40	-32.5% ▼	77	96	-19.8% ▼	7	8	-12.5% ▼
Pended	38	40	-5% ▼	38	38	0%	109	111	-1.8% ▼	8	10	-20% ▼

**May 2018 is a Neutral market\*\***

Home For Sale in May 2018 is 102 units. It is up 7.4% compared to last month and up 27.5% compared to last year.

Home Closed in May 2018 is 27 units. It is up 17.4% compared to last month and down 32.5% compared to last year.

Home Placed under Contract in May 2018 is 38 units. It is down 5% compared to last month and the same as compared to last year.

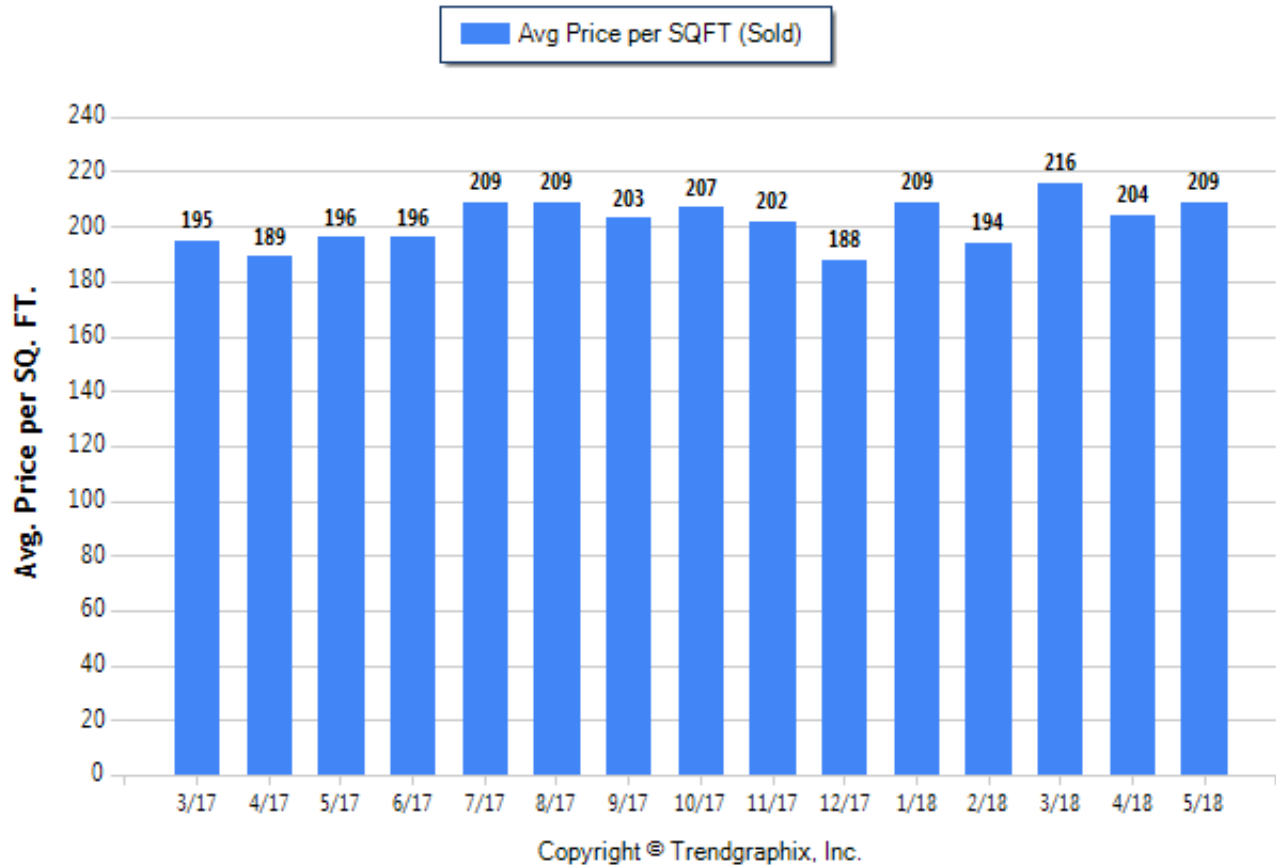
\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

# Facts and Trends<sup>TM</sup> - Published June 2018\*



**Location:** ZIP 33326  
**Property Types:** Single Family Homes - All Properties - All Properties  
**Price Range:** \$0 - No Limit      **SQFT Range:** 0 - No Limit      **Bedrooms:** 0 - No Limit  
**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

## Average Price per SQFT (Sold) (Mar. 2017 - May. 2018)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	May. 18	Apr. 18	% Change	May. 18	May. 17	% Change	Mar. 18 to May. 18	Mar. 17 to May. 17	% Change	6/1/2018 - 6/10/2018	5/1/2018 - 5/10/2018	% Change
Avg. Sq. Ft. Price (Sold)	209	204	2.5% ▲	209	196	6.6% ▲	209.96	193.85	8.3% ▲	225	208	8.2% ▲

### **May 2018 Average Sold Price per Square Footage is Neutral\*\***

Average Sold Price per Square Footage in May 2018 is \$209. It is up 2.5% compared to last month and up 6.6% compared to last year.

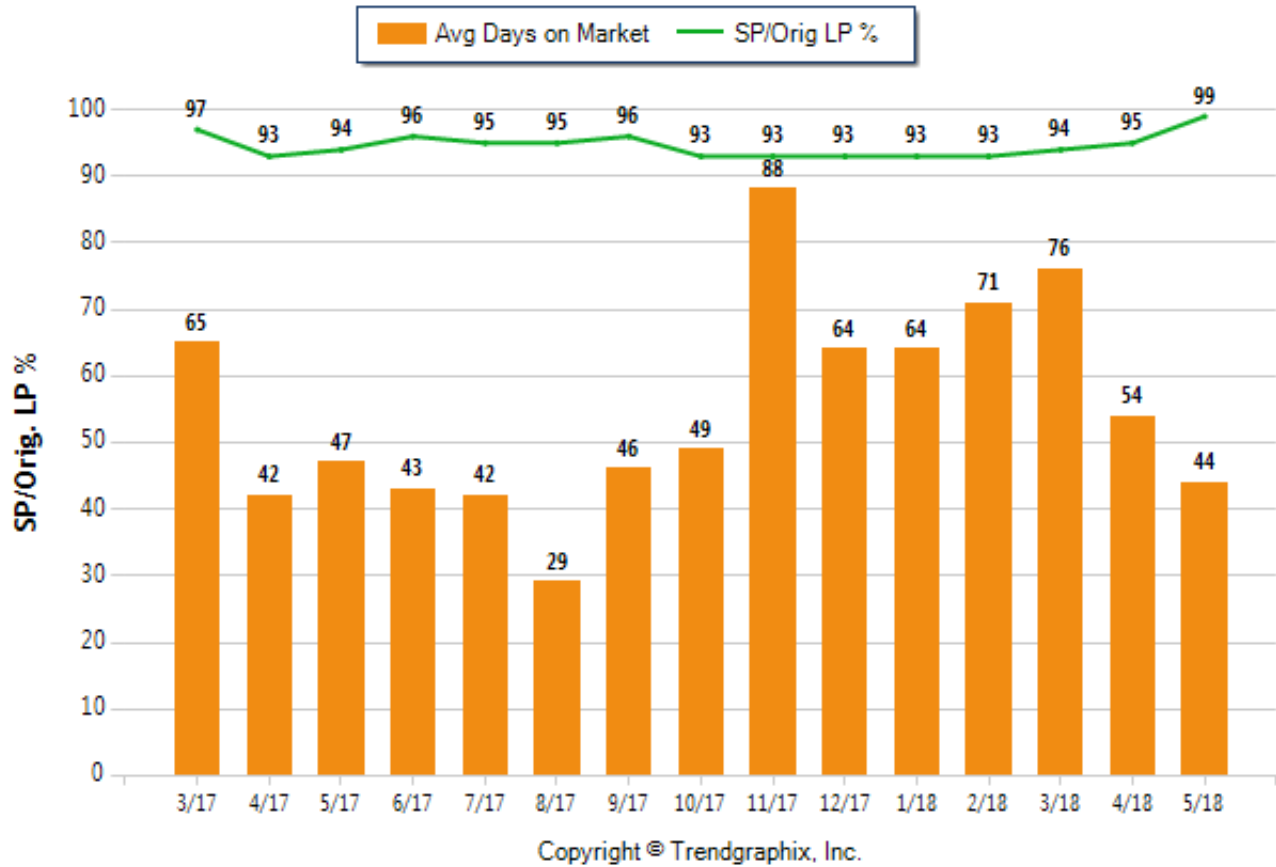
\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.

# Facts and Trends<sup>TM</sup> - Published June 2018\*



**Location:** ZIP 33326  
**Property Types:** Single Family Homes - All Properties - All Properties  
**Price Range:** \$0 - No Limit      **SQFT Range:** 0 - No Limit      **Bedrooms:** 0 - No Limit  
**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

## Avg Days on Market & SP/Orig LP % (Mar. 2017 - May. 2018)



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	May. 18	Apr. 18	% Change	May. 18	May. 17	% Change	Mar. 18 to May. 18	Mar. 17 to May. 17	% Change	6/1/2018 - 6/10/2018	5/1/2018 - 5/10/2018	% Change
Avg Days on Market	44	54	-18.5% ▼	44	47	-6.4% ▼	58	52	11.5% ▲	22	20	10% ▲
Sold/Orig LP Diff. %	99	95	4.2% ▲	99	94	5.3% ▲	96	95	1.1% ▲	96	96	0%

### May 2018 Average Days on Market trend is Falling\*\*

Average Days on Market in May 2018 is 44. It is down **18.5%** compared to last month and down **6.4%** compared to last year.

### May 2018 Sold/Original List Price Ratio is Rising\*\*

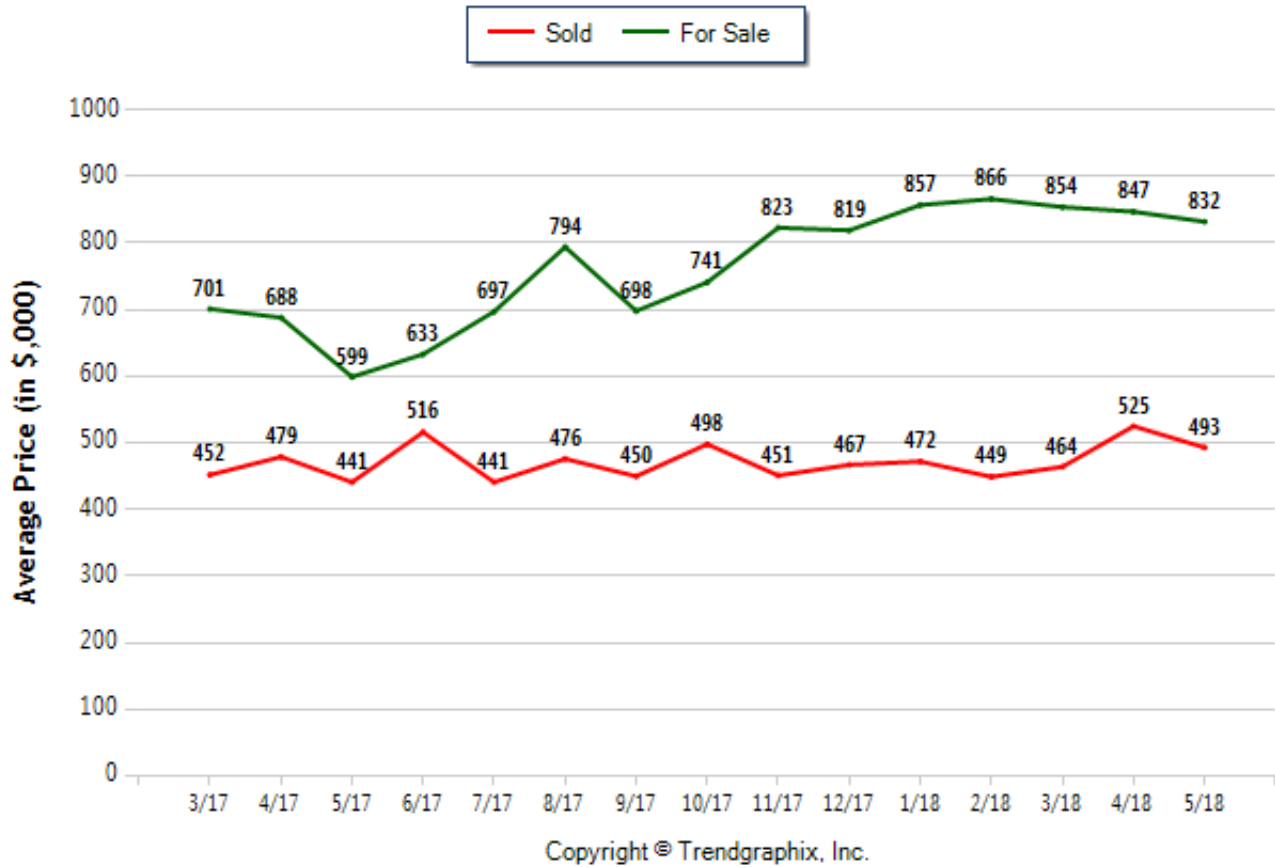
Sold/Original List Price % in May 2018 is 99%. It is up **4.2%** compared to last month and up **5.3%** compared to last year.

\*\*Based on 6 month trend - Rising/Falling/Remains Steady.



**Location:** ZIP 33326  
**Property Types:** Single Family Homes - All Properties - All Properties  
**Price Range:** \$0 - No Limit      **SQFT Range:** 0 - No Limit      **Bedrooms:** 0 - No Limit  
**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

**Average Price of For Sale and Sold (Mar. 2017 - May. 2018)**



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	May. 18	Apr. 18	% Change	May. 18	May. 17	% Change	Mar. 18 to May. 18	Mar. 17 to May. 17	% Change	6/1/2018 - 6/10/2018	5/1/2018 - 5/10/2018	% Change
Avg. Active Price	832	847	-1.8% ▼	832	599	38.9% ▲	844	665	26.9% ▲	820	817	0.4% ▲
Avg. Sold Price	493	525	-6.1% ▼	493	441	11.8% ▲	492	454	8.4% ▲	633	501	26.3% ▲

**May 2018 Average For Sale Price is Depreciating\*\***

Average For Sale Price (in thousand) in May 2018 is \$832. It is down **1.8%** compared to last month and up **38.9%** compared to last year.

**May 2018 Average Sold Price is Neutral\*\***

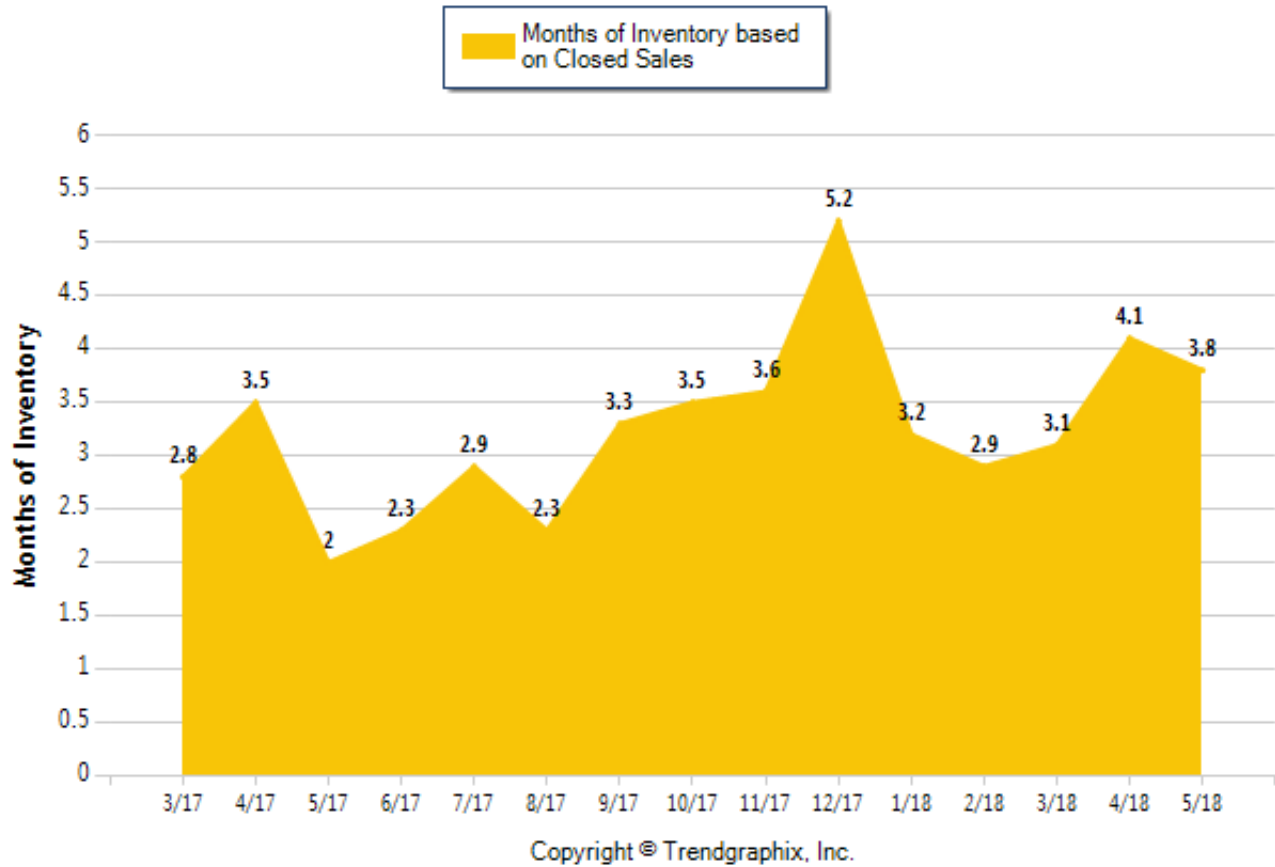
Average Sold Price (in thousand) in May 2018 is \$493. It is down **6.1%** compared to last month and up **11.8%** compared to last year.

\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.



**Location:** ZIP 33326  
**Property Types:** Single Family Homes - All Properties - All Properties  
**Price Range:** \$0 - No Limit      **SQFT Range:** 0 - No Limit      **Bedrooms:** 0 - No Limit  
**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

**Months of Inventory Based on Closed Sales (Mar. 2017 - May. 2018)**



	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	May. 18	Apr. 18	% Change	May. 18	May. 17	% Change	Mar. 18 to May. 18	Mar. 17 to May. 17	% Change	6/1/2018 - 6/10/2018	5/1/2018 - 5/10/2018	% Change
Months of Inventory (Closed Sales)	3.8	4.1	-7.3% ▼	3.8	2	90% ▲	3.7	2.8	32.4% ▲	14.3	12.8	11.8% ▲

**May 2018 is a Neutral market\*\***

Months of Inventory based on Closed Sales in May 2018 is 3.8. It is down 7.3% compared to last month and up 90% compared to last year.

\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

# Facts and Trends<sup>TM</sup> - Published June 2018\*

**Location:** ZIP 33326

**Property Types:** Single Family Homes - All Properties - All Properties

**Price Range:** \$0 - No Limit

**SQFT Range:** 0 - No Limit

**Bedrooms:** 0 - No Limit

**Full Baths:** 0 - No Limit

**Half Baths:** 0 - No Limit

**Year Built:** 0 - No Limit



Date	3/17	4/17	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18
<b>For Sale</b>	87	88	80	79	94	84	83	97	86	78	73	73	84	95	102
<b>New Listing</b>	49	49	50	53	50	42	25	35	27	27	39	31	42	60	53
<b>Sold</b>	31	25	40	34	32	37	25	28	24	15	23	25	27	23	27
<b>Pended</b>	36	37	38	31	32	37	16	19	24	20	29	28	31	40	38
<b>Months of Inventory (Closed Sales)</b>	2.8	3.5	2	2.3	2.9	2.3	3.3	3.5	3.6	5.2	3.2	2.9	3.1	4.1	3.8
<b>Months of Inventory (Pended Sales)</b>	2.4	2.4	2.1	2.5	2.9	2.3	5.2	5.1	3.6	3.9	2.5	2.6	2.7	2.4	2.7
<b>Absorption Rate (Closed Sales) %</b>	35.6	28.4	50	43	34	44	30.1	28.9	27.9	19.2	31.5	34.2	32.1	24.2	26.5
<b>Absorption Rate (Pended Sales) %</b>	41.4	42	47.5	39.2	34	44	19.3	19.6	27.9	25.6	39.7	38.4	36.9	42.1	37.3
<b>Avg. Active Price</b>	701	688	599	633	697	794	698	741	823	819	857	866	854	847	832
<b>Avg. Sold Price</b>	452	479	441	516	441	476	450	498	451	467	472	449	464	525	493
<b>Avg. Sq. Ft. Price (Sold)</b>	195	189	196	196	209	209	203	207	202	188	209	194	216	204	209
<b>Sold/List Diff. %</b>	97	97	96	97	97	96	97	96	97	96	96	97	96	96	97
<b>Sold/Orig LP Diff. %</b>	97	93	94	96	95	95	96	93	93	93	93	93	94	95	99
<b>Avg Days on Market</b>	65	42	47	43	42	29	46	49	88	64	64	71	76	54	44
<b>Median Sold Price</b>	405	473	410	465	441	414	425	475	412	480	425	400	423	496	465

All reports are published June 2018, based on data available at the end of May 2018, except for the today stats. This representation is based in whole or in part on data supplied by the Realtor Association of Miami, the Greater Fort Lauderdale Realtors, or the Southeast Florida Multiple Listing Service (MLS). Neither the Associations nor their MLS guarantees, or are in any way responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of EWM Realty International. Report reflects activity by all Brokers participating in the MLS.