

Real-Time Market Profile		Trend
Median List Price	\$ 937,250	↓ ↓
Asking Price per Square Foot	\$ 425	← →
Average Days on Market	217	↓ ↓
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2,388	
Median Lot Size	8,001 - 10,000 Sq.	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index*	Cold! Buyer's 14	↑ ↑

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in MIAMI BEACH 33141 this week is \$937,250.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

PRICE

Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

SUPPLY AND DEMAND

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 14. With several months of inventory available at the current sales rate, buyers should find ample choice.

QUARTILES

Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory.



Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 7,200,000	6,878	0.25 - 0.50 acre	6.0	6.5	58	43	8	1	164
2	\$ 1,795,000	2,870	0.25 - 0.50 acre	4.0	3.5	58	43	0	1	277
3	\$ 689,450	2,244	6,501 - 8,000 sq ft	3.0	2.0	59	44	3	1	240
4	\$ 344,950	1,709	6,501 - 8,000 sq ft	3.0	2.0	59	44	5	2	190

About Altos Research Corporation

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