

This Week

The median list price in MIAMI, FL 33130 this week is \$415,000.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

Real-Time Market Profile

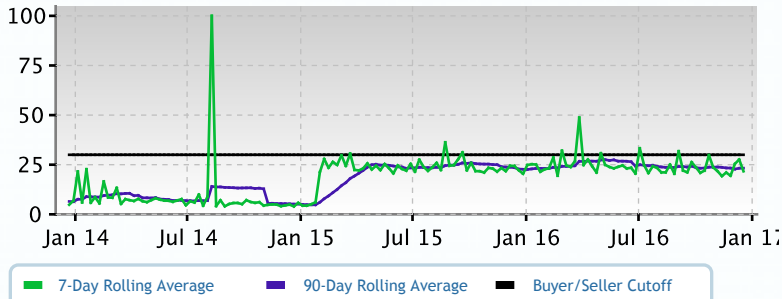
Real-Time Market Profile		Trend
Median List Price	\$ 415,000	↔
Asking Price Per Square Foot	\$ 394	↔
Average Days on Market (DOM)	241	↑↑
Percent of Properties with Price Decrease	21 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1030	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 23.3	↔

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

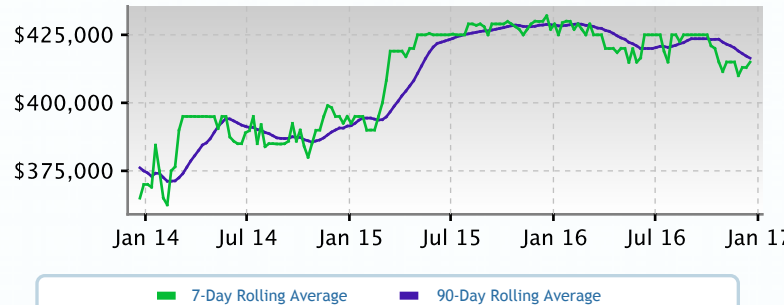
- We continue to see prices in this zip code bounce around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Market Action Index



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.

Price Trends



Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 649,000	1369	2.0	2.0	1	159	8	3	207	Most expensive 25% of properties
Upper/Second	\$ 460,000	1106	2.0	2.0	8	160	4	3	279	Upper-middle 25% of properties
Lower/Third	\$ 364,950	1024	2.0	2.0	8	160	3	2	253	Lower-middle 25% of properties
Bottom/Fourth	\$ 278,000	740	1.0	1.0	8	160	8	7	227	Least expensive 25% of properties