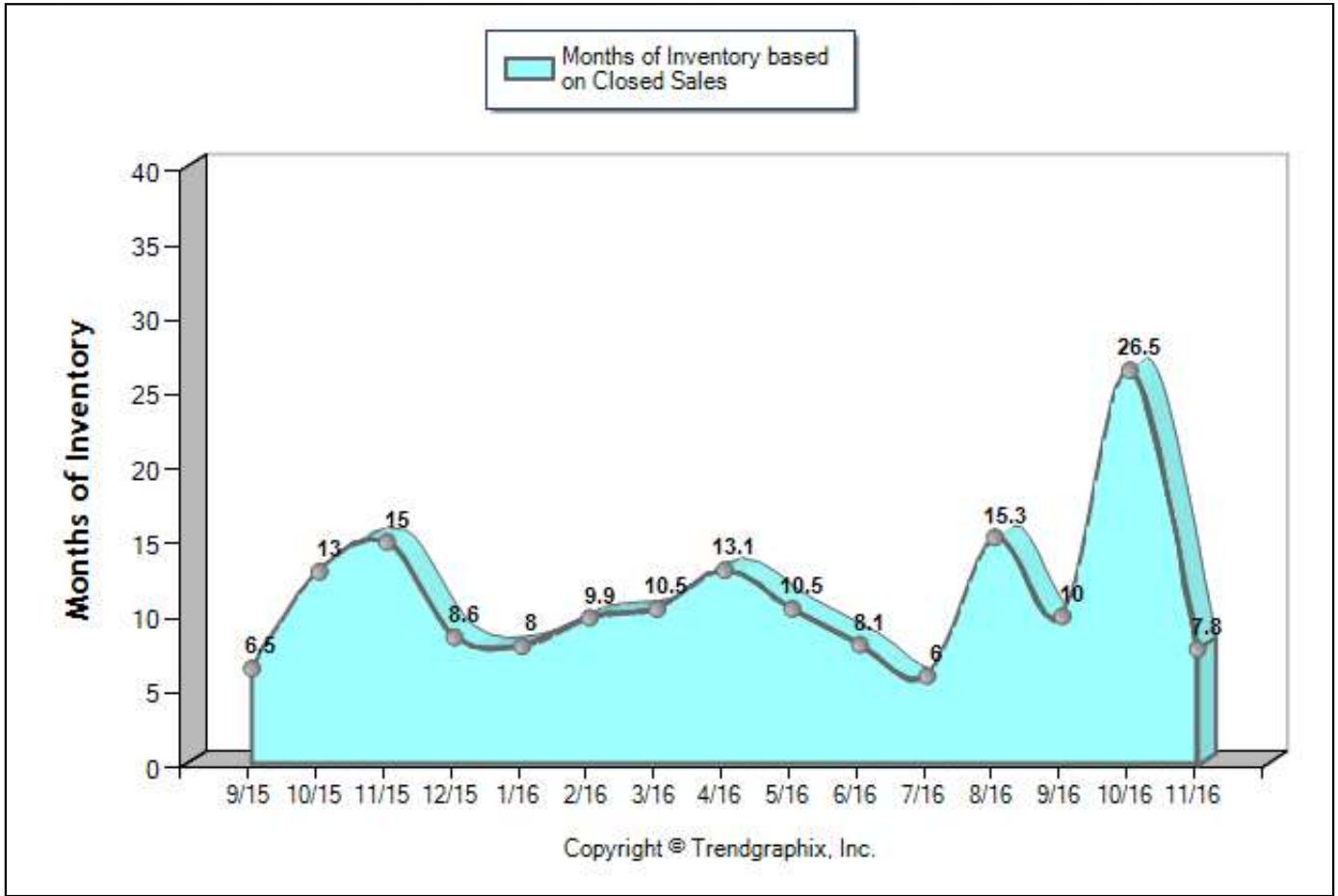




Location: Coral Gables
Property Types: Single Family Homes - Non Waterfront - Non REO, Non Short Sale
Price Range: \$1,000,000 - \$1,999,999 **SQFT Range:** 0 - No Limit **Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Months of Inventory Based on Closed Sales (Sep. 2015 - Nov. 2016)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Nov. 16	Oct. 16	% Change	Nov. 16	Nov. 15	% Change	Sep. 16 to Nov. 16	Sep. 15 to Nov. 15	% Change	1/1/2017 - 1/2/2017	12/1/2016 - 12/2/2016	% Change
Months of Inventory (Closed Sales)	7.8	26.5	-70.6% ▼	7.8	15	-48% ▼	11.3	10.2	10.8% ▲	86	104	-17.3% ▼

November 2016 is a Buyer's market**

Months of Inventory based on Closed Sales in November 2016 is 7.8. It is down **70.6%** compared to the last month and down **48%** compared to the 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.

All reports are published December 2016, based on data available at the end of November 2016, 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.

Facts and TrendsTM - Published December 2016*

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Date	9/15	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16	11/16
For Sale	84	91	90	86	96	99	105	118	115	122	119	107	110	106	101
New Listing	22	23	20	14	32	26	36	39	27	27	18	19	27	21	12
Sold	13	7	6	10	12	10	10	9	11	15	20	7	11	4	13
Pended	13	6	11	11	10	10	14	11	18	12	10	8	9	9	6
Months of Inventory (Closed Sales)	6.5	13	15	8.6	8	9.9	10.5	13.1	10.5	8.1	6	15.3	10	26.5	7.8
Months of Inventory (Pended Sales)	6.5	15.2	8.2	7.8	9.6	9.9	7.5	10.7	6.4	10.2	11.9	13.4	12.2	11.8	16.8
Absorption Rate (Closed Sales) %	15.5	7.7	6.7	11.6	12.5	10.1	9.5	7.6	9.6	12.3	16.8	6.5	10	3.8	12.9
Absorption Rate (Pended Sales) %	15.5	6.6	12.2	12.8	10.4	10.1	13.3	9.3	15.7	9.8	8.4	7.5	8.2	8.5	5.9
Avg. Active Price	1480	1456	1435	1423	1439	1438	1444	1436	1436	1454	1457	1471	1464	1479	1472
Avg. Sold Price	1425	1566	1197	1437	1312	1272	1449	1178	1384	1377	1368	1442	1271	1325	1323
Avg. Sq. Ft. Price (Sold)	412	442	454	405	389	426	387	416	388	375	421	383	429	491	401
Sold/List Diff. %	96	96	94	94	94	92	96	95	94	97	94	93	92	95	92
Sold/Orig LP Diff. %	95	94	94	93	91	83	93	90	92	92	92	85	88	95	90
Days on Market	100	37	50	86	83	164	77	48	87	72	57	121	77	130	75
Median	1393	1600	1215	1375	1240	1210	1458	1200	1370	1255	1305	1400	1185	1230	1349

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