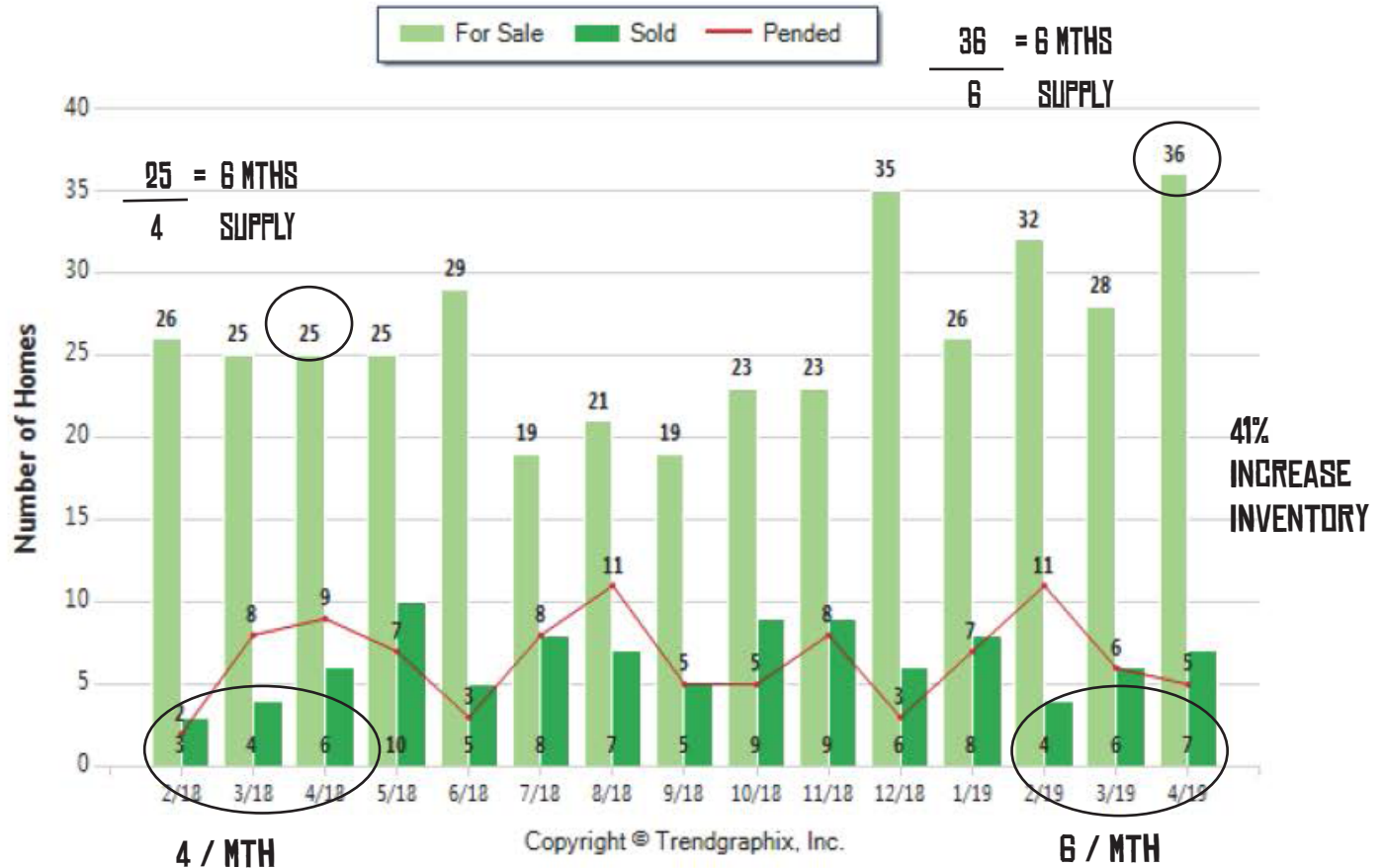




Location: Coral Gables (MC 03)
Property Types: Single Family Homes - All Properties - All Properties
Price Range: \$0 - \$599,999
Full Baths: 0 - No Limit
SQFT Range: 0 - No Limit
Half Baths: 0 - No Limit
Bedrooms: 0 - No Limit
Year Built: 0 - No Limit

8% OF INVENTORY
19% OF SALES

Number of Homes For Sale vs. Sold vs. Pending (Feb. 2018 - Apr. 2019)



	Current vs. Prev. Month			Current vs. Same Month 1 Yr Ago			Current vs. Same Qtr 1 Yr Ago		
	Apr. 19	Mar. 19	% Change	Apr. 19	Apr. 18	% Change	Feb. 19 to Apr. 19	Feb. 18 to Apr. 18	% Change
For Sale	36	28	28.6% ▲	36	25	44% ▲	36	28	44% ▲
Sold	7	6	16.7% ▲	7	6	16.7% ▲	17	13	30.8% ▲
Pending	5	6	-16.7% ▼	5	9	-44.4% ▼	22	19	15.8% ▲

31% INCREASE IN SALES

Date	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19
For Sale	26	25	25	25	29	19	21	19	23	23	35	26	32	28	36
New Listing	9	11	11	10	14	5	10	12	13	14	13	5	12	14	8
Sold	3	4	6	10	5	8	7	5	9	9	6	8	4	6	7
Pending	2	8	9	7	3	8	11	5	5	8	3	7	11	6	5
Months of Inventory (Closed Sales)	8.7	6.3	4.2	2.5	5.8	2.4	3	3.8	2.6	2.6	5.8	3.3	8	4.7	5.1
Months of Inventory (Pending Sales)	13	3.1	2.8	3.6	9.7	2.4	1.9	3.8	4.6	2.9	11.7	3.7	2.9	4.7	7.2
Absorption Rate (Closed Sales)%	11.5	16	24	40	17.2	42.1	33.3	26.3	39.1	39.1	17.1	30.8	12.5	21.4	19.4
Absorption Rate (Pending Sales)%	7.7	32	36	28	10.3	42.1	52.4	26.3	21.7	34.8	8.6	26.9	34.4	21.4	13.9
Avg. Active Price	485	491	517	496	500	527	488	497	508	509	507	494	513	494	497
Avg. Sold Price	421	467	437	477	536	446	472	548	479	477	495	496	434	480	461
Avg. Sq. Ft. Price (Sold)	295	373	299	301	394	340	323	344	298	327	296	321	301	378	308
Sold/List Off. %	95	98	96	96	97	99	96	97	98	95	97	90	94	95	98
Sold/Orig LP Off. %	94	97	92	92	94	97	95	94	91	92	93	85	91	93	97
Avg Days on Market	27	44	121	45	56	87	42	73	114	88	49	93	157	51	60
Median Sold Price	535	455	458	508	526	463	550	540	525	470	525	518	470	485	515

Location: Coral Gables (MC 03)

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

Price Range: \$600,000 - \$799,999

Full Baths: 0 - No Limit

SQFT Range: 0 - No Limit

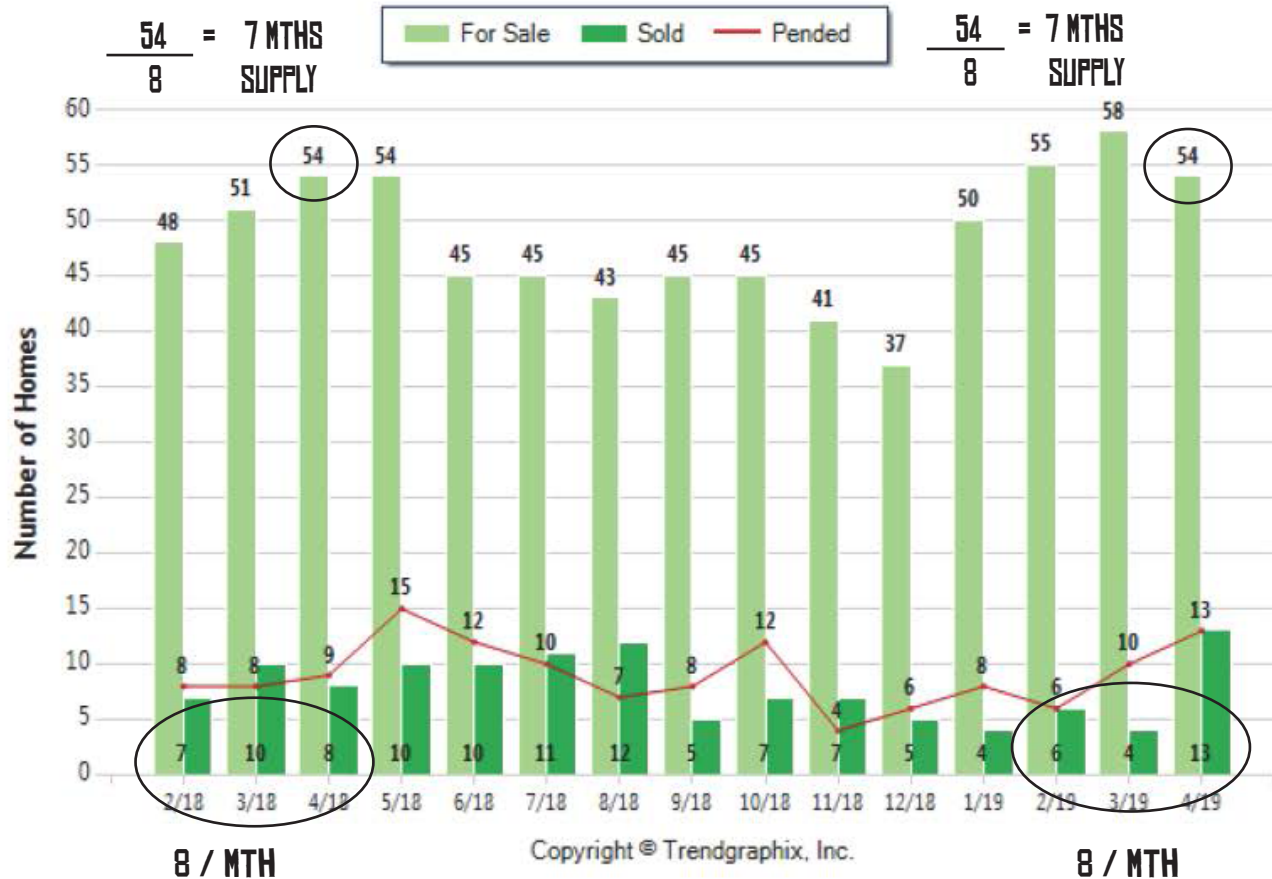
Half Baths: 0 - No Limit

Bedrooms: 0 - No Limit

Year Built: 0 - No Limit

**12% OF INVENTORY
26% OF SALES**

Number of Homes For Sale vs. Sold vs. Pending (Feb. 2018 - Apr. 2019)



	Current vs. Prev Month			Current vs. Same Month 1 Yr Ago			Current vs. Same Qtr 1 Yr Ago		
	Apr. 19	Mar. 19	% Change	Apr. 19	Apr. 18	% Change	Feb. 19 to Apr. 19	Feb. 18 to Apr. 18	% Change
For Sale	54	58	-6.9% ▼	54	54	0%	54	54	0%
Sold	13	4	225% ▲	13	8	62.5% ▲	23	25	-8% ▼
Pending	13	10	30% ▲	13	9	44.4% ▲	29	25	16% ▲

**8%
DECREASE
IN SALES**

Date	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19
For Sale	48	51	54	54	45	45	43	45	45	41	37	50	55	58	54
New Listing	14	19	21	16	11	13	19	14	13	10	8	23	20	14	18
Sold	7	10	8	10	10	11	12	5	7	7	5	4	6	4	13
Pending	8	8	9	15	12	10	7	8	12	4	6	8	6	10	13
Months of Inventory (Closed Sales)	6.9	5.1	6.8	5.4	4.5	4.1	3.6	9	6.4	5.9	7.4	12.5	9.2	14.5	4.2
Months of Inventory (Pending Sales)	6	6.4	6	3.6	3.8	4.5	6.1	5.6	3.8	10.3	6.2	6.3	9.2	5.8	4.2
Absorption Rate (Closed Sales)%	14.6	19.6	14.8	18.5	22.2	24.4	27.9	11.1	15.6	17.1	13.5	8	10.9	6.9	24.1
Absorption Rate (Pending Sales)%	16.7	15.7	16.7	27.8	26.7	22.2	16.3	17.8	26.7	9.8	16.2	16	10.9	17.2	24.1
Avg. Active Price	707	707	708	714	703	697	697	697	705	713	724	714	723	713	706
Avg. Sold Price	694	694	692	675	721	674	706	672	679	734	702	717	658	690	686
Avg. Sq. Ft. Price (Sold)	433	344	360	360	379	402	373	414	404	372	313	378	285	449	365
Sold/List Off. %	97	93	95	95	96	95	96	96	98	97	96	97	96	94	94
Sold/Orig LP Off. %	94	90	93	92	93	92	94	93	97	94	93	93	90	91	92
Avg Days on Market	57	83	120	112	100	93	77	46	47	42	62	100	90	26	85
Median Sold Price	689	714	691	658	730	640	709	665	655	731	705	714	615	675	690

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Location: Coral Gables (MC 03)

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

Price Range: \$800,000 - \$999,999

Full Baths: 0 - No Limit

SQFT Range: 0 - No Limit

Half Baths: 0 - No Limit

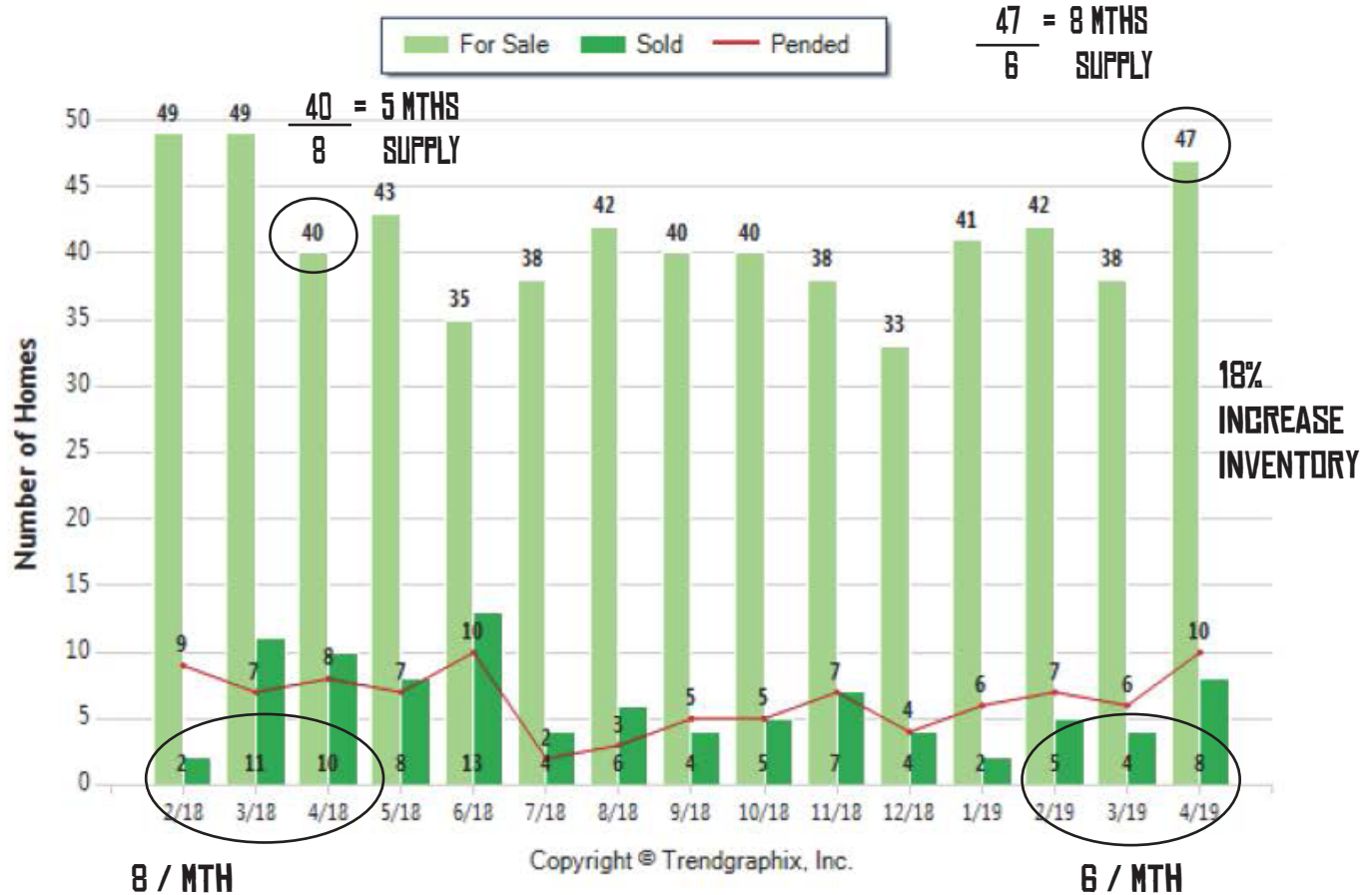
Bedrooms: 0 - No Limit

Year Built: 0 - No Limit

11% OF INVENTORY

19% OF SALES

Number of Homes For Sale vs. Sold vs. Pending (Feb. 2018 - Apr. 2019)



	Current vs. Prev Month			Current vs. Same Month 1 Yr Ago			Current vs. Same Qtr 1 Yr Ago		
	Apr. 19	Mar. 19	% Change	Apr. 19	Apr. 18	% Change	Feb. 19 to Apr. 19	Feb. 18 to Apr. 18	% Change
For Sale	47	38	23.7% ▲	47	40	17.5% ▲	47	40	17.5% ▲
Sold	8	4	100% ▲	8	10	-20% ▼	17	23	-26.1% ▼
Pending	10	6	66.7% ▲	10	8	25% ▲	23	24	-4.2% ▼

**26% REDUCTION
IN SALES**

Date	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19
For Sale	49	49	40	43	35	38	42	40	40	38	33	41	42	38	47
New Listing	12	10	12	17	7	9	15	8	14	10	7	14	14	7	19
Sold	2	11	10	8	13	4	6	4	5	7	4	2	5	4	8
Pending	9	7	8	7	10	2	3	5	5	7	4	6	7	6	10
Months of Inventory (Closed Sales)	24.5	4.5	4	5.4	2.7	9.5	7	10	8	5.4	8.3	20.5	8.4	9.5	5.9
Months of Inventory (Pending Sales)	5.4	7	5	6.1	3.5	19	14	8	8	5.4	8.3	6.8	6	6.3	4.7
Absorption Rate (Closed Sales)%	4.1	22.4	25	18.6	37.1	10.5	14.3	10	12.5	18.4	12.1	4.9	11.9	10.5	17
Absorption Rate (Pending Sales)%	18.4	14.3	20	16.3	28.6	5.3	7.1	12.5	12.5	18.4	12.1	14.6	16.7	15.8	21.3
Avg. Active Price	893	897	898	897	899	891	904	903	896	893	894	892	892	897	910
Avg. Sold Price	825	892	875	906	870	870	858	885	899	907	901	800	908	885	927
Avg. Sq. Ft. Price (Sold)	377	371	368	394	319	352	420	376	394	355	395	373	403	396	376
Sold/List Off. %	97	95	94	93	95	95	95	94	96	93	94	94	98	97	93
Sold/Orig LP Off. %	96	92	89	91	91	90	91	88	93	87	92	94	96	96	90
Avg Days on Market	52	52	118	52	70	126	76	94	40	100	27	31	76	51	48
Median Sold Price	825	875	875	897	874	855	840	875	900	935	900	800	875	898	915

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