



Location: Palmetto Bay

Property Types: Single Family Homes - Non Waterfront - Non REO, Non Short Sale

Price Range: \$900,000 - \$1,249,999

SQFT Range: 0 - No Limit

Bedrooms: 4 - 6

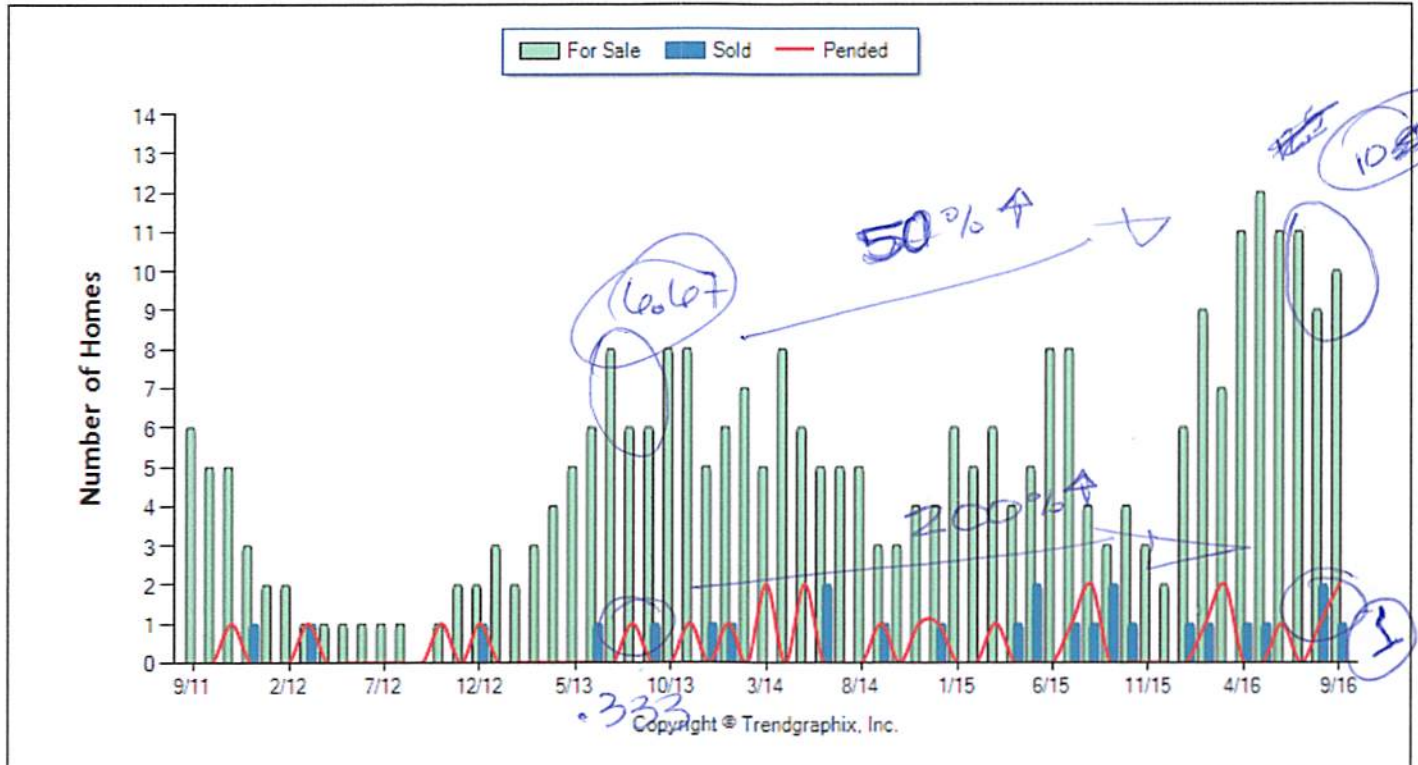
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Last 5 years)

Prepared for you by: Ashley Cusack



Comparing 3rd Qtr. 2013 to 3rd Qtr. 2016

PB \$ 900,000 - 1,250,000

NON-WATER
NON-REO
4-6 br.

Inventory ↑ 50%

Sales up 200% technically but in reality it is the difference of 1 or 2 sales. (SO this is a false positive.)

Facts and TrendsTM - Published October 2016*

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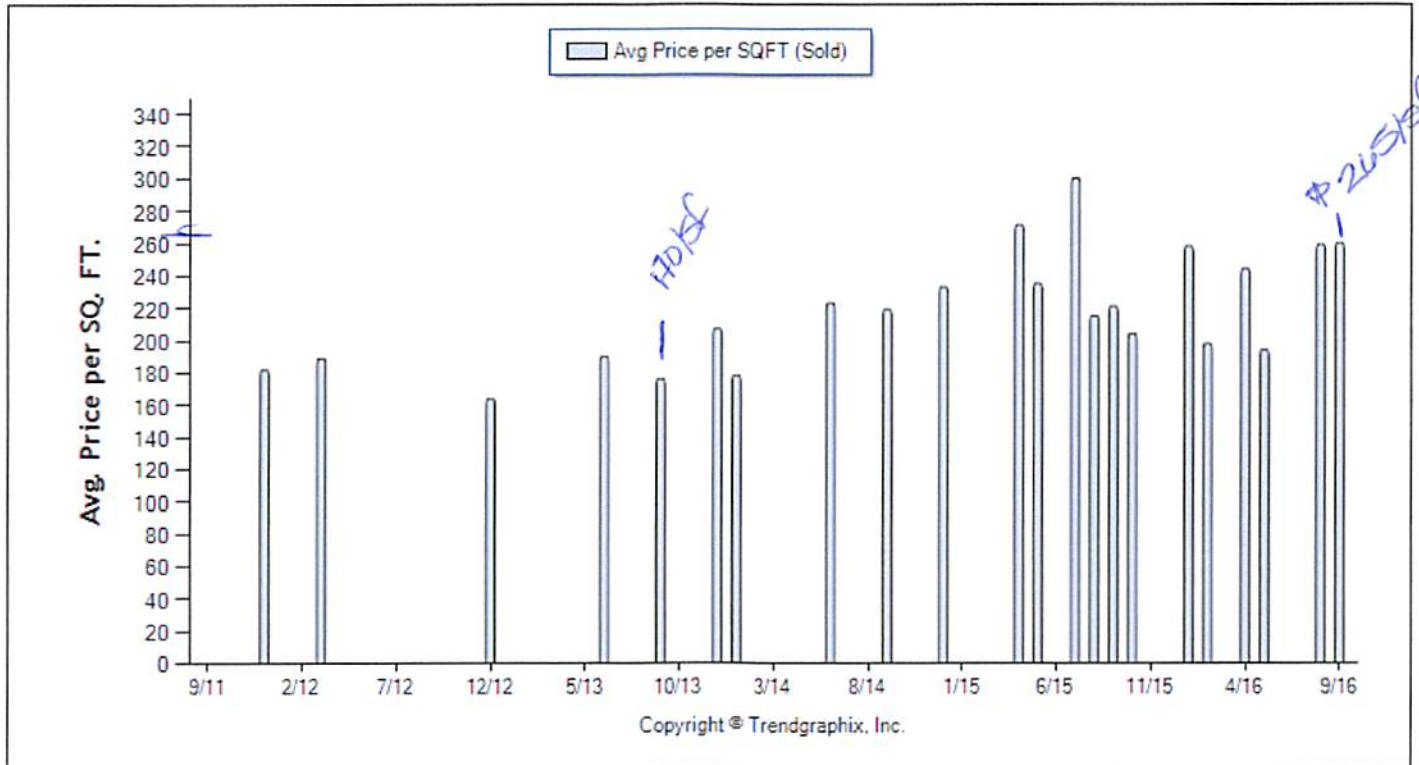
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Average Price per SQFT (Sold) (Last 5 years)

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price/sf was \$170 now \$265.

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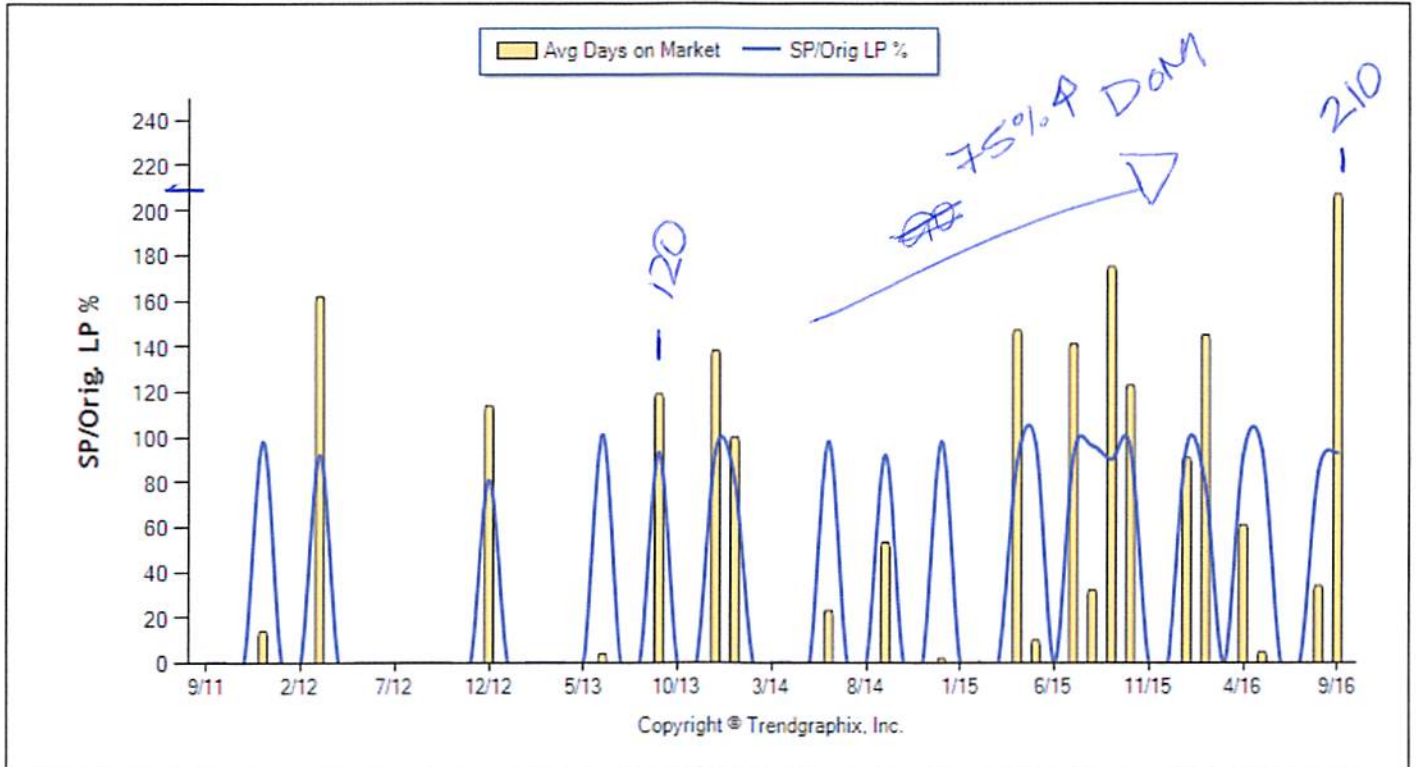
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Avg Days On Market & SP/Orig LP % (Last 5 years)

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75% ↑ in days on market
since 2013.