



**Location:** Coconut Grove  
**Property Types:** Residential - Single Family Homes - Non Waterfront - Non REO, Non Short Sale  
**Price Range:** \$1,000,000 - \$4,999,999      **SQFT Range:** 0 - No Limit      **Bedrooms:** 0 - No Limit  
**Full Baths:** 0 - No Limit      **Half Baths:** 0 - No Limit      **Year Built:** 0 - No Limit

**Number of Homes For Sale vs. Sold vs. Pended (Dec. 2020 - Feb. 2022)**

Prepared for you by: Ashley Cusack



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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 22	Jan. 22	% Change	Feb. 22	Feb. 21	% Change	Dec. 21 to Feb. 22	Dec. 20 to Feb. 21	% Change
For Sale	1	2	-50% ▼	1	12	-91.7% ▼	1	12	-91.7% ▼
Sold	1	0	N/A	1	5	-80% ▼	7	12	-41.7% ▼
Pended	1	1	0%	1	4	-75% ▼	3	17	-82.4% ▼

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	3/1/22 - 3/9/22	2/1/22 - 2/9/22	% Change	3/1/22 - 3/9/22	3/1/21 - 3/9/21	% Change	1/1/22 - 3/9/22	1/1/21 - 3/9/21	% Change
For Sale	1	3	-66.7% ▼	1	8	-87.5% ▼	1	8	-87.5% ▼
Sold	0	1	-100% ▼	0	1	-100% ▼	1	8	-87.5% ▼
Pended	0	0	N/A	0	2	-100% ▼	2	15	-86.7% ▼

**February 2022 is a Seller's market\*\***

Home For Sale in February 2022 is 1 units. It is down **50%** compared to last month and down **91.7%** compared to last year.

Home Closed in February 2022 is 1 units.

Home Placed under Contract in February 2022 is 1 units. It is the same as compared to last month and down **75%** compared to last year.

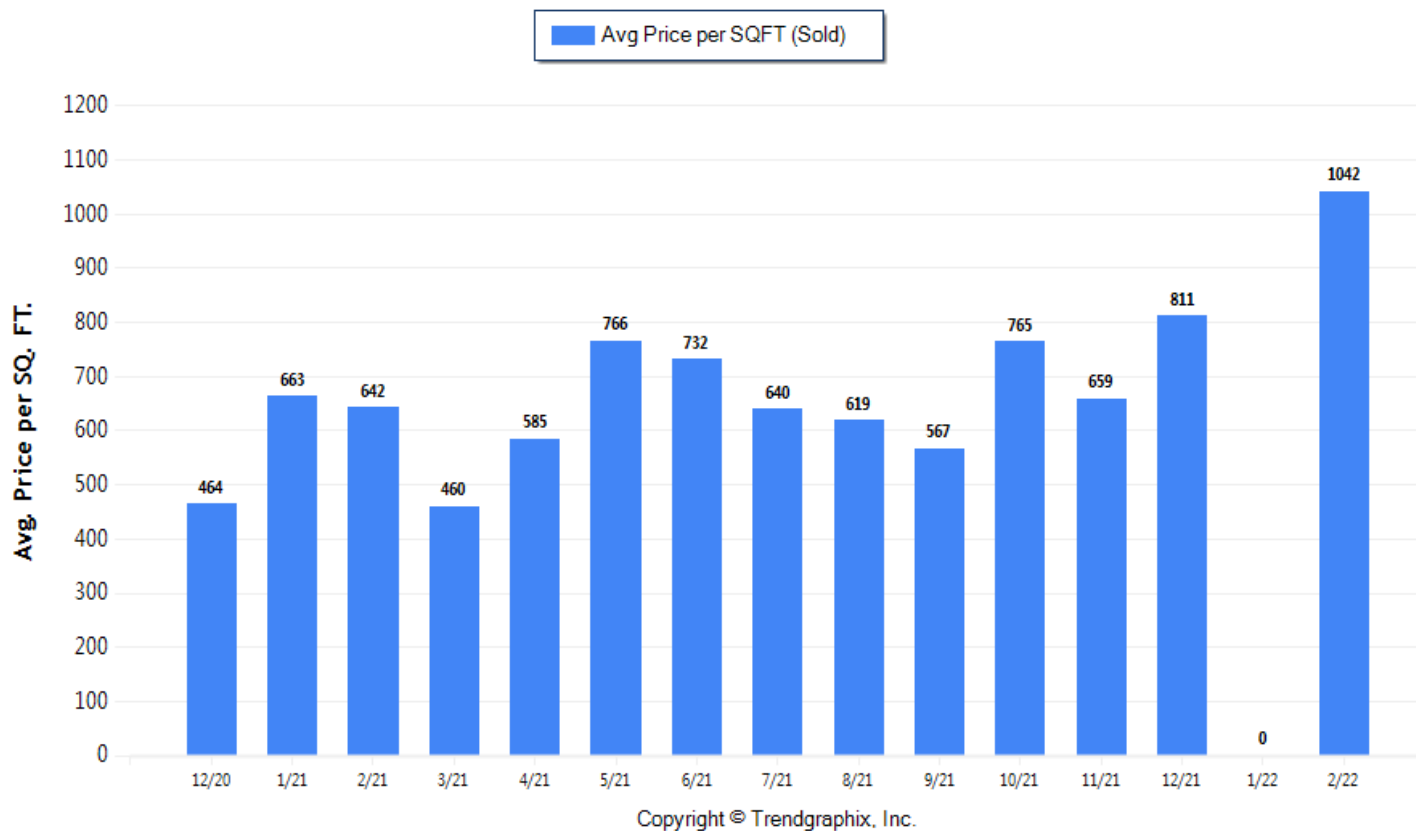
\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.



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**Average Price per SQFT (Sold) (Dec. 2020 - Feb. 2022)**

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 22	Jan. 22	% Change	Feb. 22	Feb. 21	% Change	Dec. 21 to Feb. 22	Dec. 20 to Feb. 21	% Change
Avg. Sq. Ft. Price (Sold)	1042	0	N/A	1042	642	62.3% ▲	844	571.33	47.7% ▲

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	3/1/22 - 3/9/22	2/1/22 - 2/9/22	% Change	3/1/22 - 3/9/22	3/1/21 - 3/9/21	% Change	1/1/22 - 3/9/22	1/1/21 - 3/9/21	% Change
Avg. Sq. Ft. Price (Sold)	0	1042	-100% ▼	0	460	-100% ▼	1042	615	69.4% ▲

**February 2022 Average Sold Price per Square Footage is Appreciating\*\***

Average Sold Price per Square Footage in February 2022 is \$1042.

\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.