

Real-Time Market Profile		Trend
Median List Price	\$ 937,250	↓ ↓
Asking Price per Square Foot	\$ 425	← →
Average Days on Market	217	↓ ↓
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2,388	
Median Lot Size	8,001 - 10,000 Sq.	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index*	<b>Cold! Buyer's</b> 14	↑ ↑

\* see below for details on the Market Action Index

**THIS WEEK**

The median single family home price in MIAMI BEACH 33141 this week is \$937,250.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

**PRICE**

Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

**SUPPLY AND DEMAND**

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 14. With several months of inventory available at the current sales rate, buyers should find ample choice.

**QUARTILES**

Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

**Characteristics per Quartile**

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 7,200,000	6,878	0.25 - 0.50 acre	6.0	6.5	58	43	8	1	164
2	\$ 1,795,000	2,870	0.25 - 0.50 acre	4.0	3.5	58	43	0	1	277
3	\$ 689,450	2,244	6,501 - 8,000 sq ft	3.0	2.0	59	44	3	1	240
4	\$ 344,950	1,709	6,501 - 8,000 sq ft	3.0	2.0	59	44	5	2	190

## About Altos Research Corporation

Altos Research Corp. reports real-time analysis of the residential real estate market in local markets across the country. All information contained herein is based on properties currently listed for sale and available publicly. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Use this report as one input in the real estate decision making process, but do not rely on it for accuracy. Nothing in this report or any other Altos Research publication is a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

Copyright 2005-2009 Altos Research LLC

[www.altosresearch.com](http://www.altosresearch.com)

