



DADE MARKET REPORT

PREPARED BY LEVEL 5 LEADERSHIP INC. | KELLER WILLIAMS

3rd Quarter 2021







The Keller Williams Level 5 Leadership group of offices is proud to bring you the 2021 3Q Market Report. Your trusted source for real estate sales and trends in the market. As you will see our focus for this publication includes the overall Metro Miami Market and is searchable by the neighborhoods and cities within its boundaries.

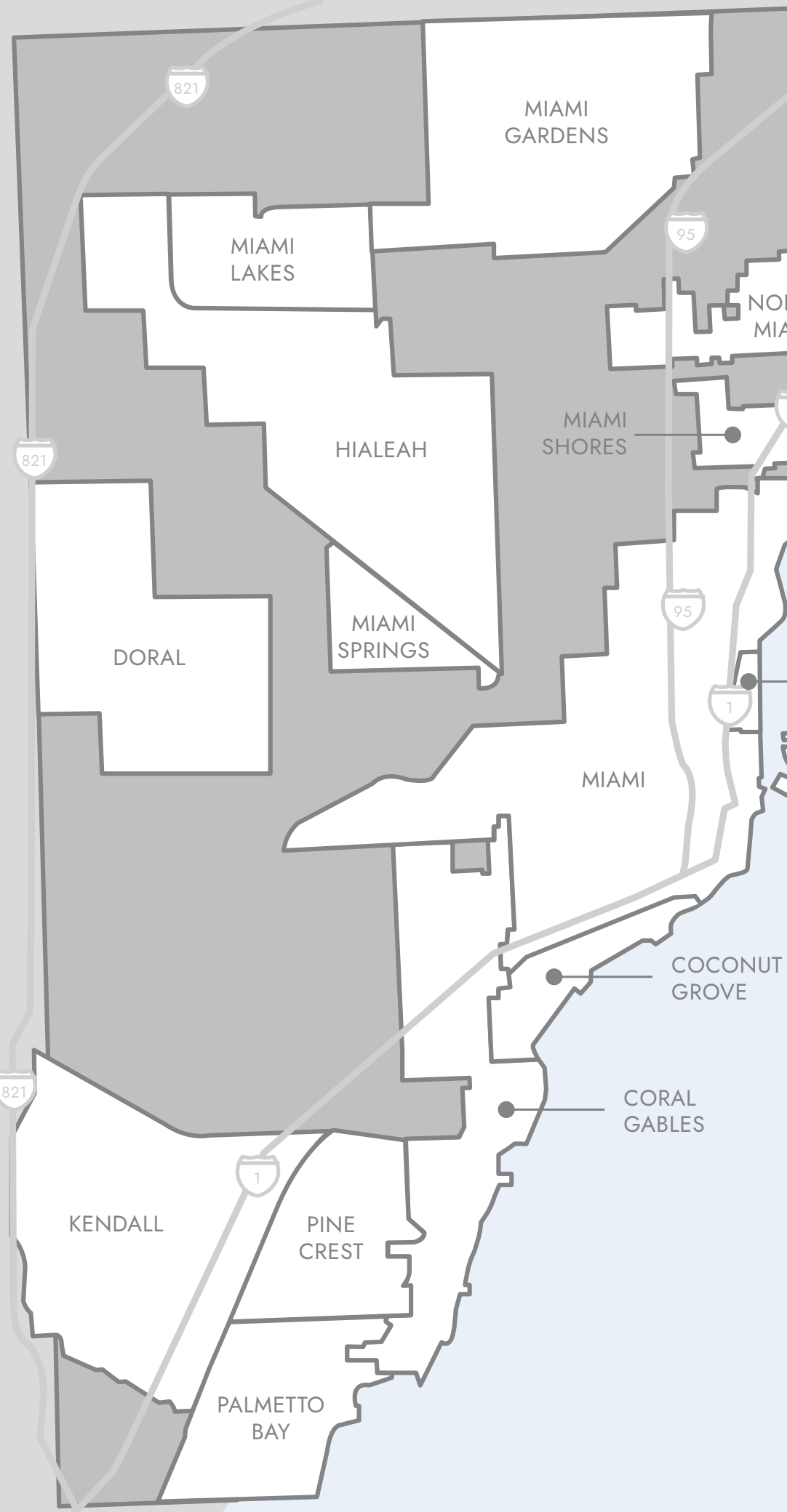
Understanding the statistics requires a deep dive into the market and an agent who can understand the numbers, how they correlate and can interpret the trends of the future. There is no substitute for understanding the nuances of each local market and that is the benefit of hiring a skilled knowledgeable Keller Williams Level 5 Leadership agent as your trusted source for all aspects of the real estate transaction.

The market has been in an unprecedented Seller's Market with historically low inventory and interest rates for the greater part of 2021. The price appreciation over the last year has been incredible and has created wealth for many. That being said, Interest Rates are beginning to rise and with the end of the forbearance moratoriums as well as the foreclosure moratorium we do expect inventory to start coming online and providing a bit more balance to the markets. The South Florida market continues to be one of the hottest markets in our country and it is poised for continued growth due to our favorable business environment, warm weather, diverse culture, and lifestyle. This indeed is a winning formula and why so many choose to make South Florida their home.

Level 5 Leadership Inc. (L5L) manages several Keller Williams Realty offices with locations in Miami Beach, Miami Lakes, Pembroke Pines, Weston and Plantation Florida. Our mission is to transform lives by creating opportunities for others and building wealth through Real Estate. Our vision is to create a legacy with humble, persistent and passionate people and to deliver the best service to our clients.

Do you have a Real Estate need? Whether you're looking to sell, buy or lease our skilled and professionally trained agents would love to earn the opportunity to work with you.

Press On,
Natascha Tello
Operating Principal
Licensed Real Estate Broker
Keller Williams Realty- Level 5 Leadership Group



821

MIAMI GARDENS

MIAMI LAKES

95

NO
MIA

821

HIALEAH

MIAMI SHORES

MIAMI SPRINGS

95

DORAL

1

MIAMI

COCONUT GROVE

821

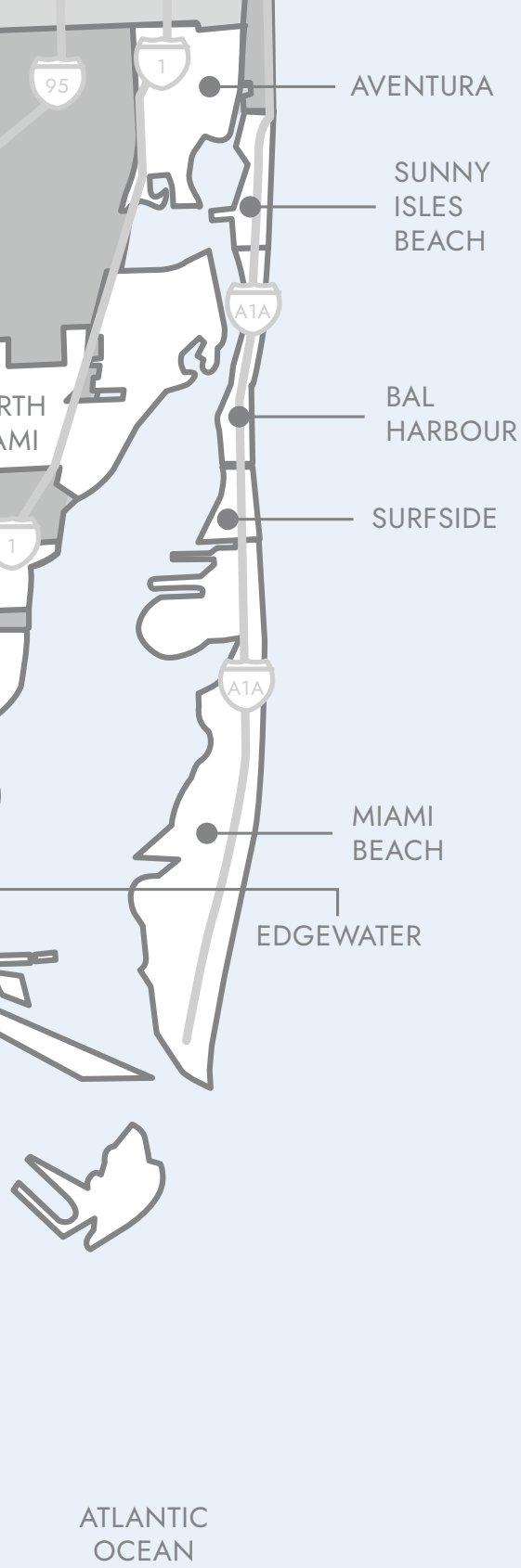
CORAL GABLES

1

KENDALL

PINE CREST

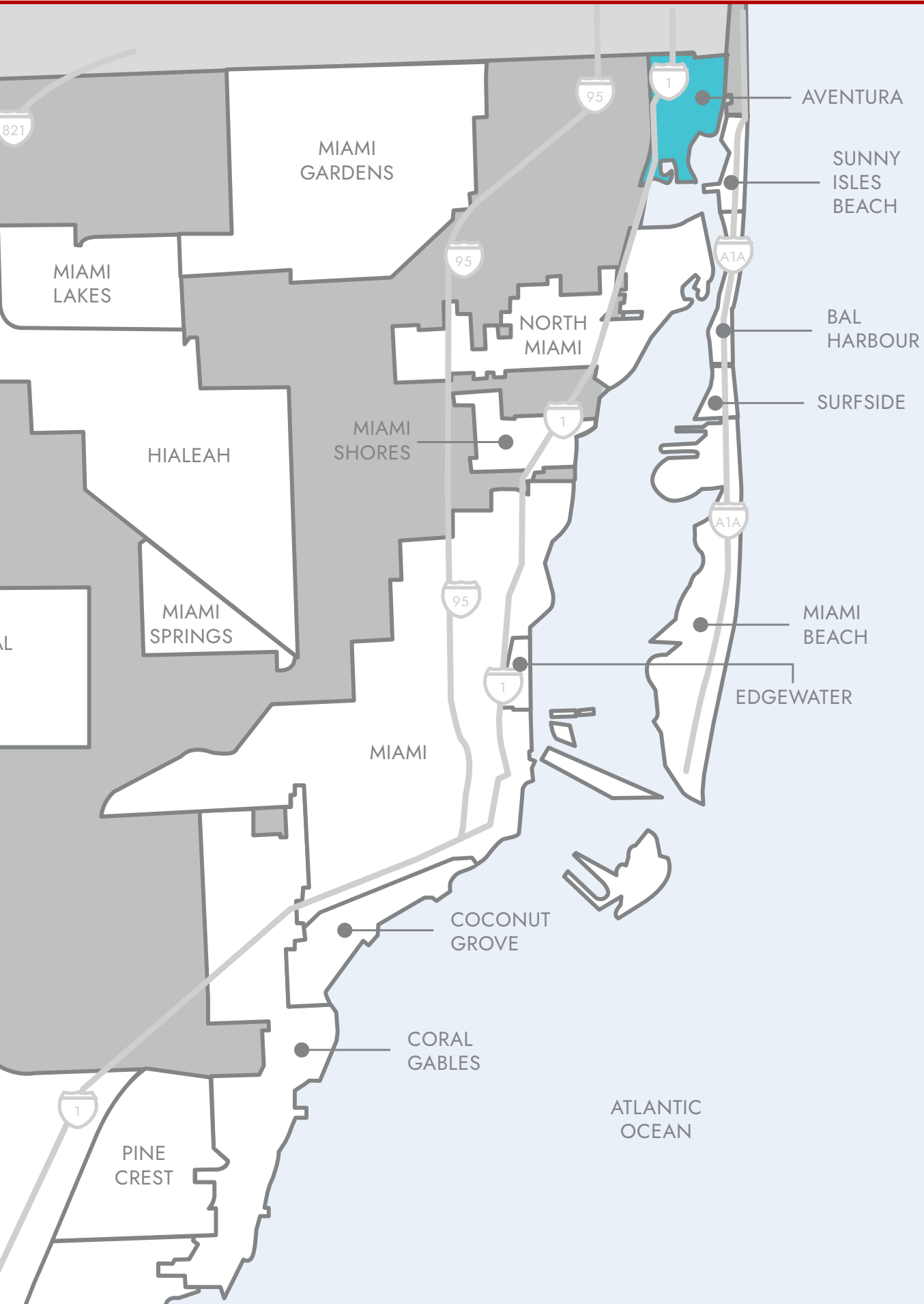
PALMETTO BAY



DADE COUNTY

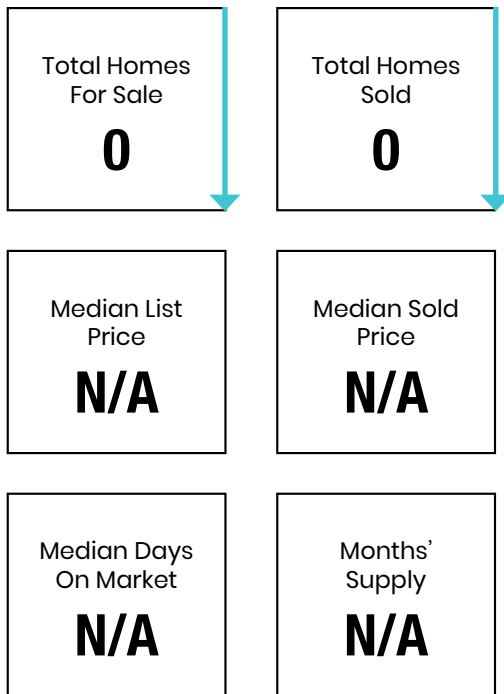
Aventura
Bal Harbour
Coconut Grove
Coral Gables
Doral
Edgewater
Hialeah
Kendall
Miami
Miami Beach
Miami Gardens
Miami Lakes
Miami Shores
Miami Springs
North Miami
Palmetto Bay
Pinecrest
Sunny Isles Beach
Surfside

AVENTURA



Quarter 3, 2021

DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	6	0	-100.0%
Total Homes Sold	4	0	-100.0%
Median List Price	\$794,500	N/A	N/A
Median Sold Price	\$665,000	N/A	N/A
Median Days on Market	1093	N/A	N/A
Months' Supply	4.5	N/A	N/A

Seller's Market

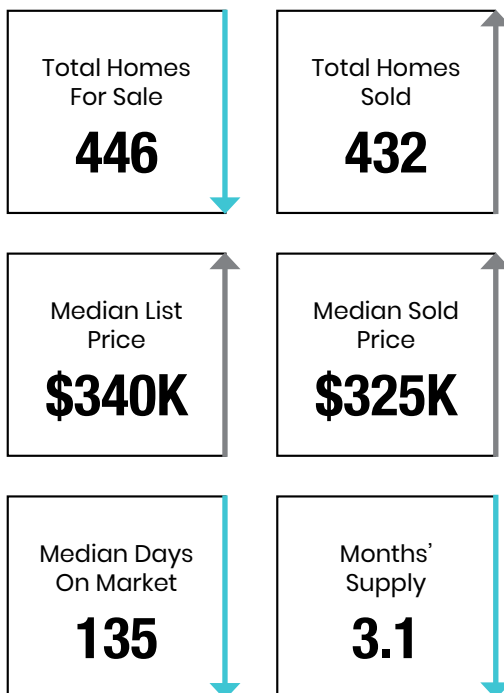
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	1213	446	-63.2%
Total Homes Sold	233	432	85.4%
Median List Price	\$335,000	\$340,000	1.5%
Median Sold Price	\$285,000	\$325,000	14.0%
Median Days on Market	258	135	-47.9%
Months' Supply	15.6	3.1	-80.2%

Seller's Market

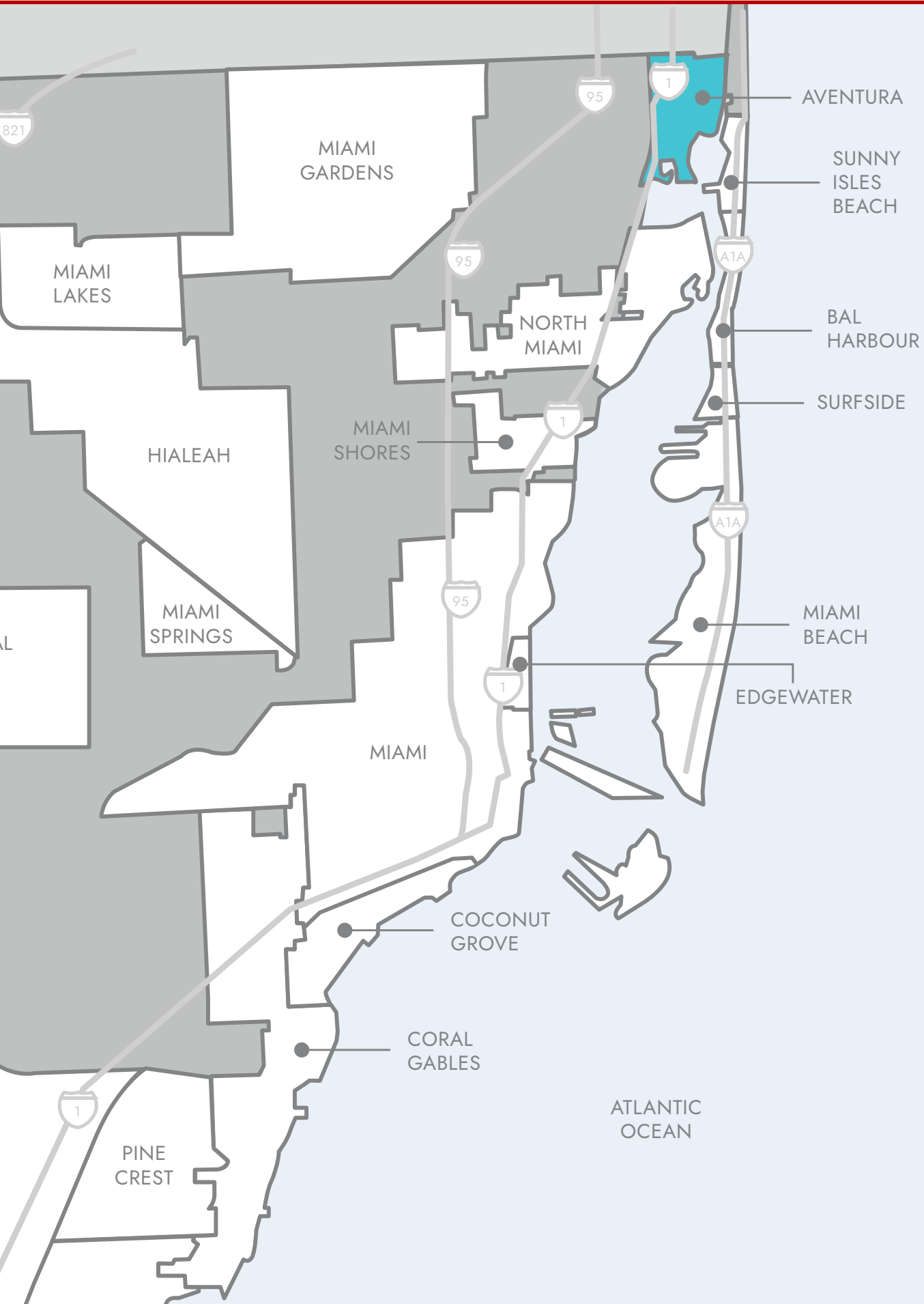
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

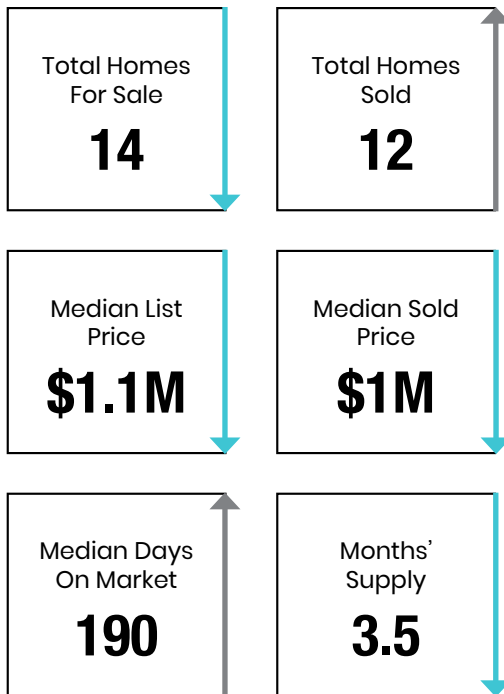
6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

AVENTURA



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	31	14	-54.8%
Total Homes Sold	4	12	200.0%
Median List Price	\$1,497,475	\$1,062,000	-29.1%
Median Sold Price	\$1,249,500	\$1,025,000	-18.0%
Median Days on Market	182	190	4.4%
Months' Supply	23.3	3.5	-84.9%

Seller's Market

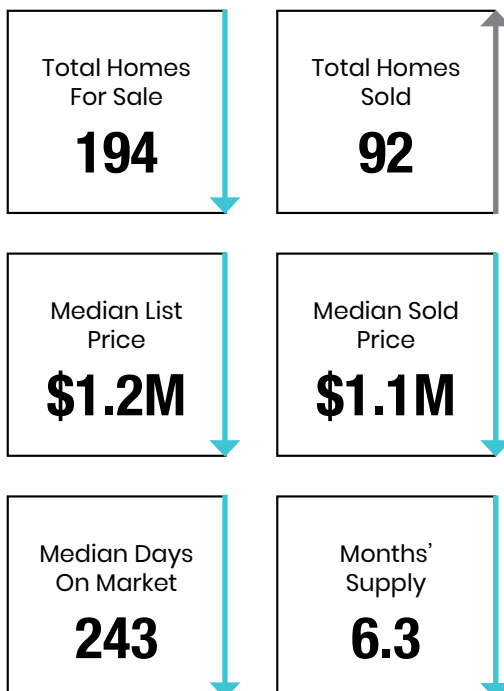
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	345	194	-43.8%
Total Homes Sold	26	92	253.8%
Median List Price	\$1,690,000	\$1,162,500	-31.2%
Median Sold Price	\$1,140,000	\$1,050,000	-7.9%
Median Days on Market	508	243	-52.2%
Months' Supply	39.8	6.3	-84.1%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

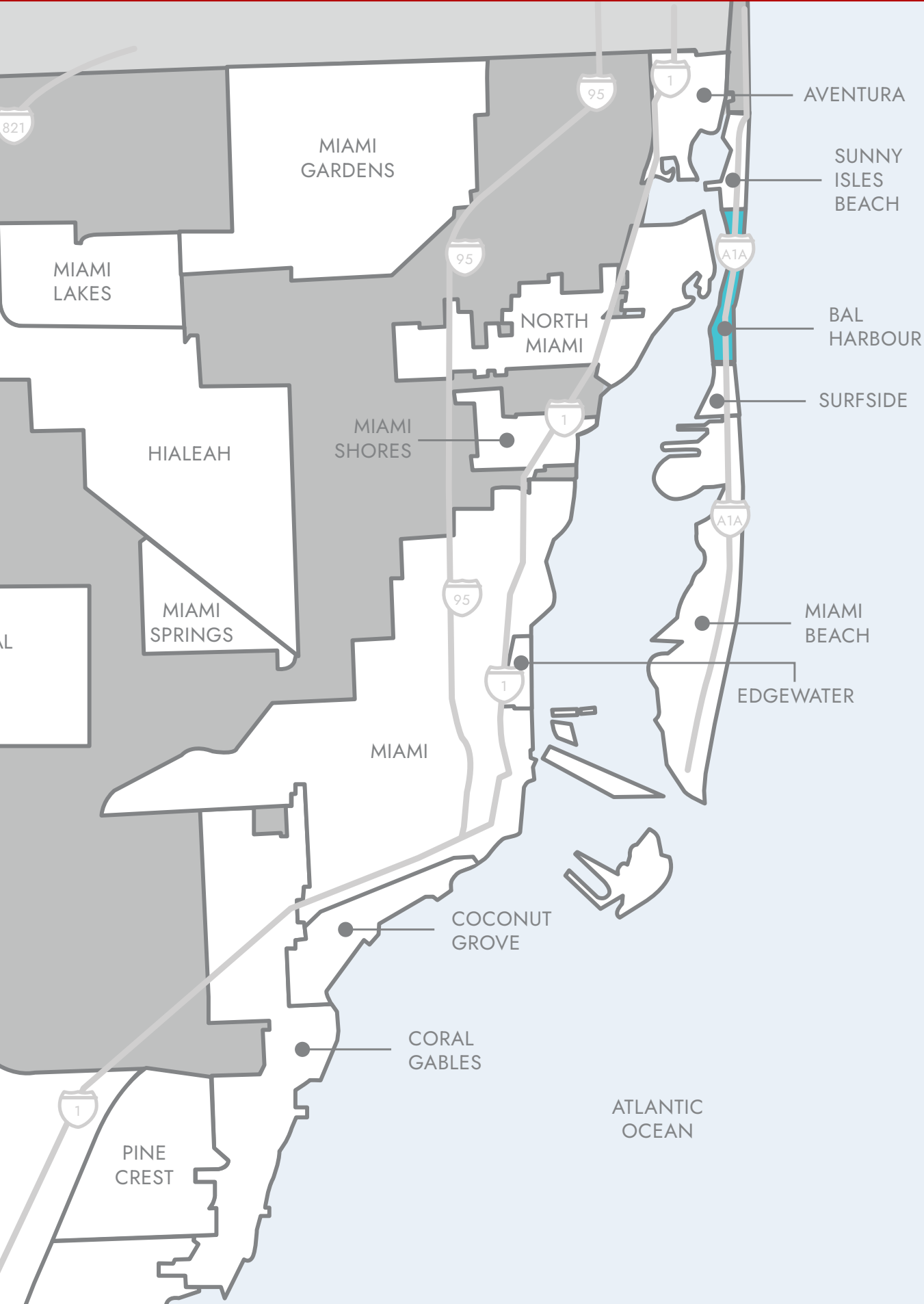
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.



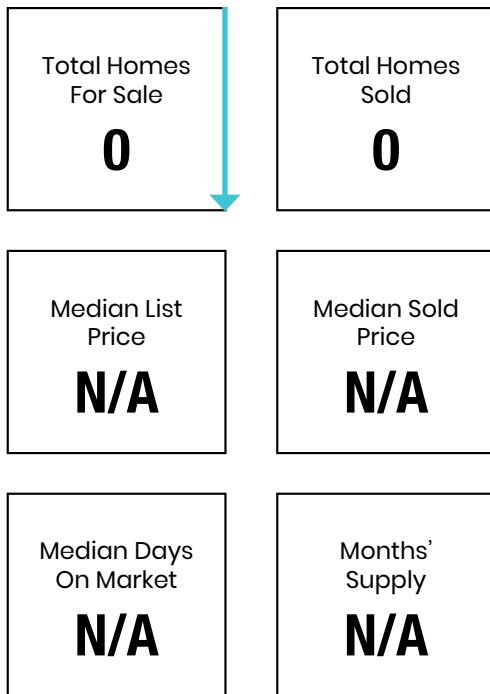


BAL HARBOUR



Quarter 3, 2021

DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	2	0	-100.0%
Total Homes Sold	0	0	N/A
Median List	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

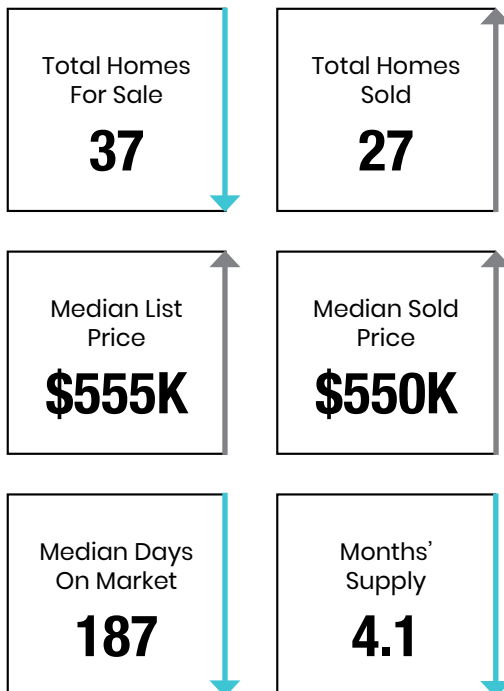
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	93	37	-60.2%
Total Homes Sold	11	27	145.5%
Median List Price	\$449,000	\$555,000	23.6%
Median Sold Price	\$304,507	\$550,000	80.6%
Median Days on Market	430	187	-56.5%
Months' Supply	25.4	4.1	-83.8%

Seller's Market

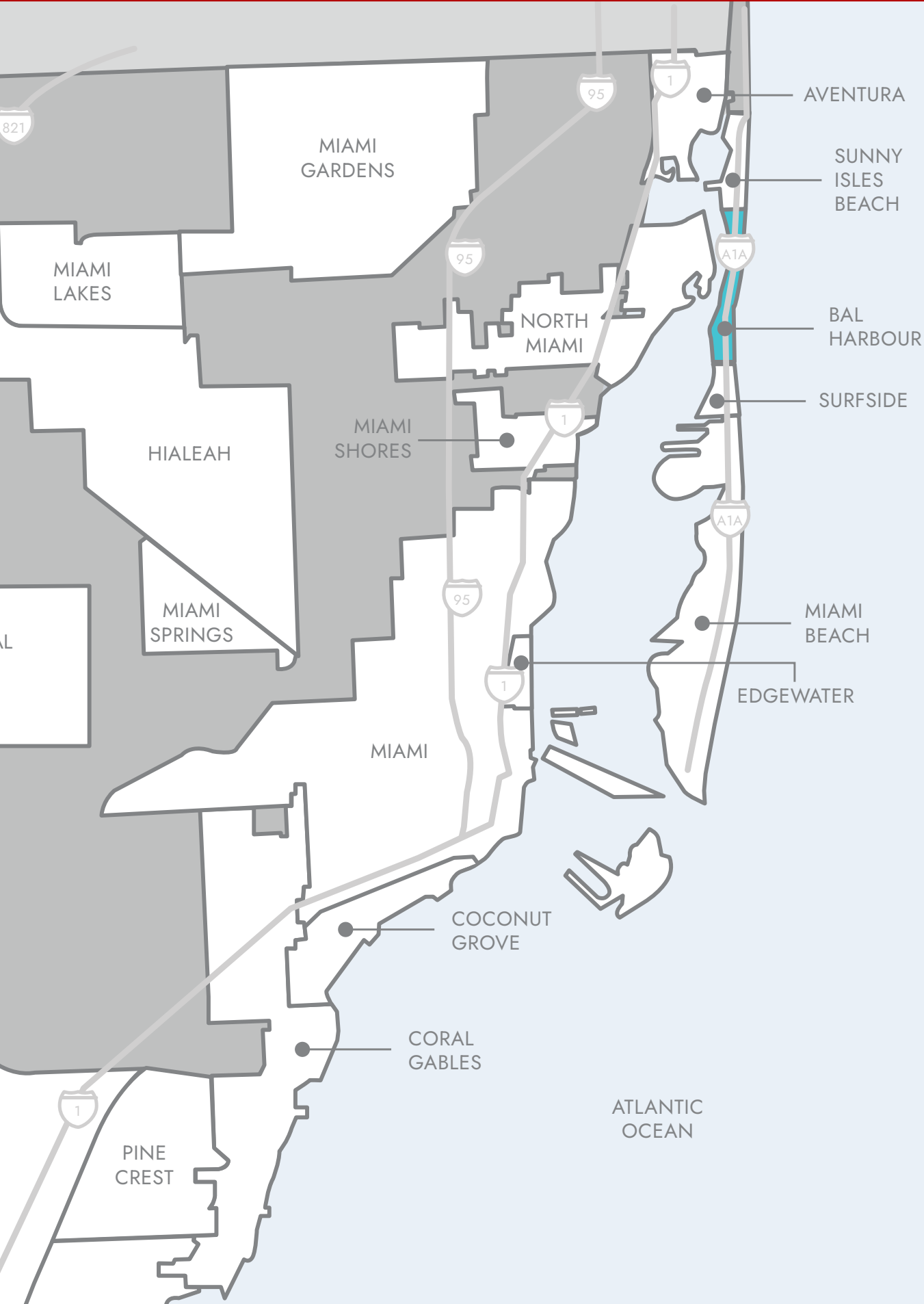
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

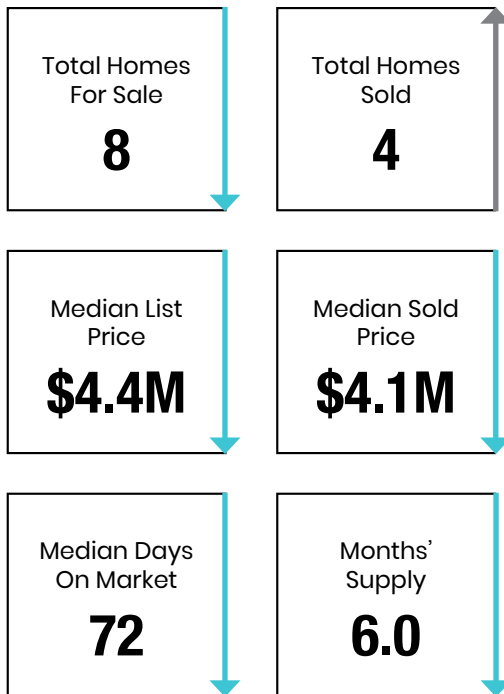
6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

BAL HARBOUR



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	14	8	-42.9%
Total Homes Sold	2	4	100.0%
Median List	\$21,950,000	\$4,362,500	-80.1%
Median Sold Price	\$16,275,000	\$4,091,250	-74.9%
Median Days on Market	529	72	-86.4%
Months' Supply	21.0	6.0	-71.4%

Seller's Market

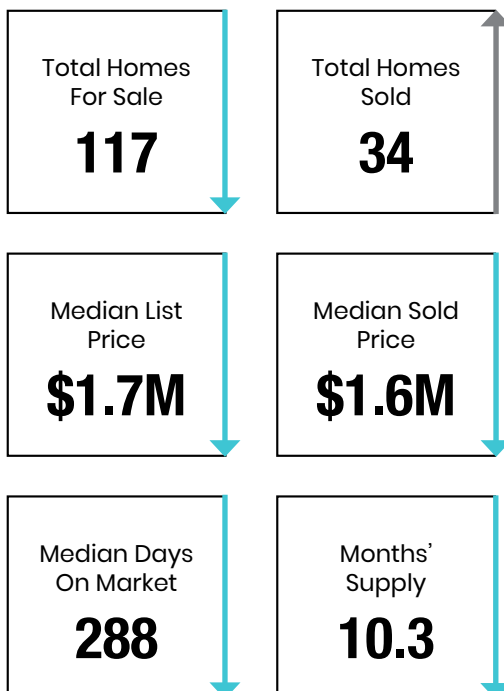
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	201	117	-41.8%
Total Homes Sold	16	34	112.5%
Median List Price	\$3,120,000	\$1,691,500	-45.8%
Median Sold Price	\$2,437,500	\$1,575,000	-35.4%
Median Days on Market	532	288	-46.0%
Months' Supply	37.7	10.3	-72.6%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

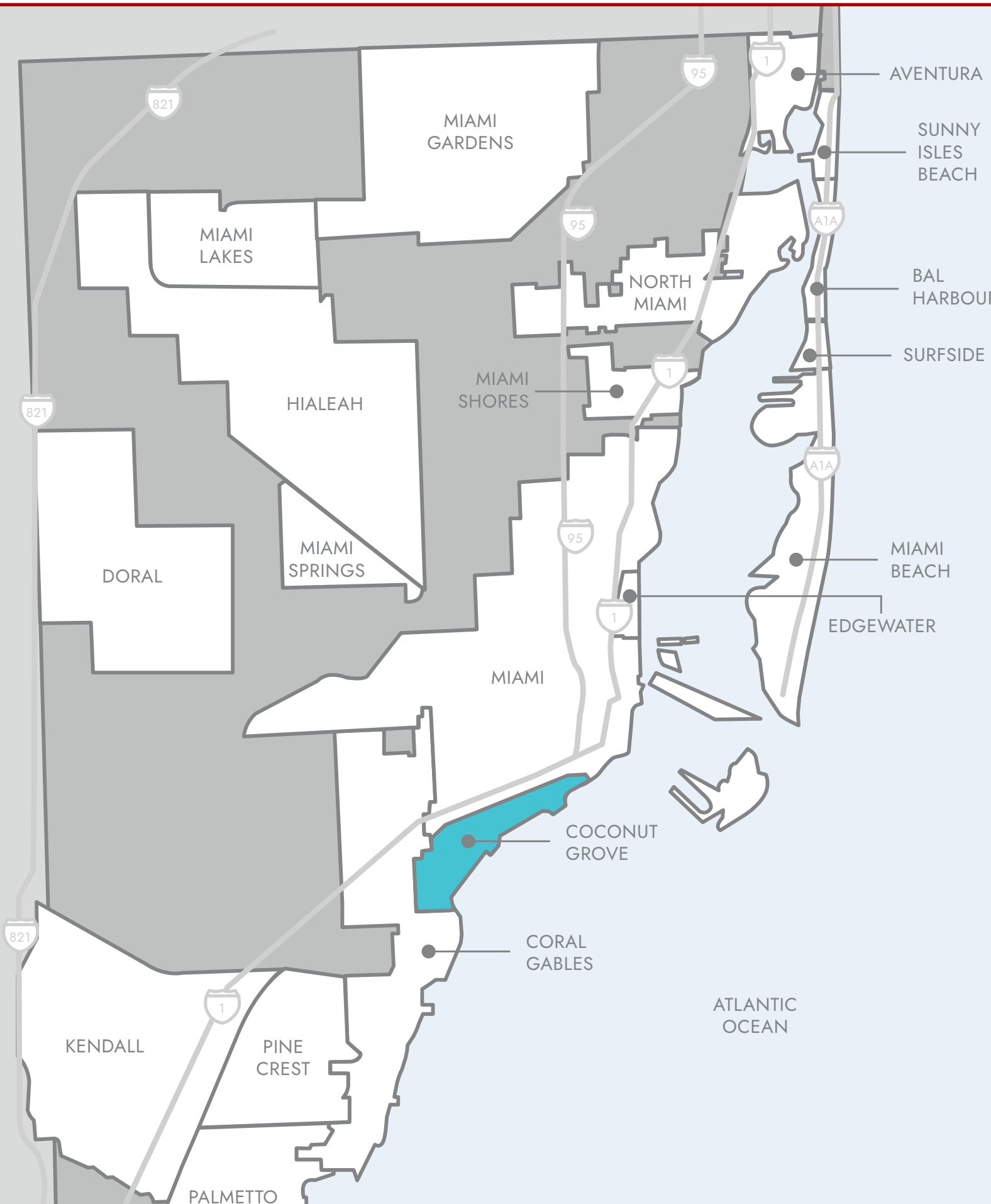
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.



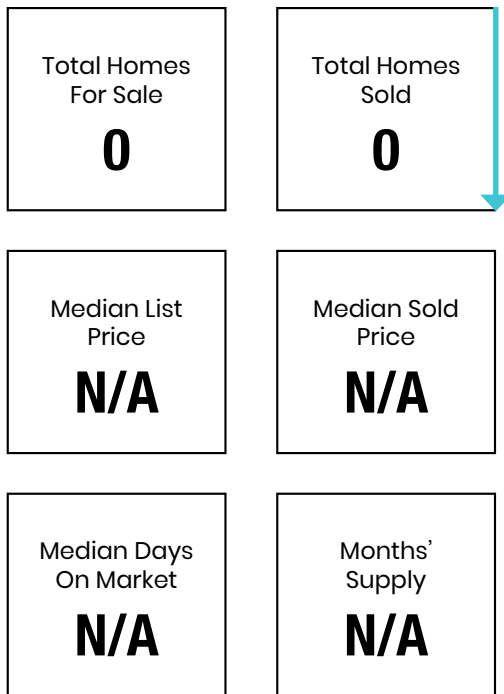


COCONUT GROVE



Quarter 3, 2021

DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	2	0	-100.0%
Median List Price	\$699,500	N/A	N/A
Median Sold Price	\$669,750	N/A	N/A
Median Days on Market	25	N/A	N/A
Months' Supply	0.0	N/A	N/A

Seller's Market

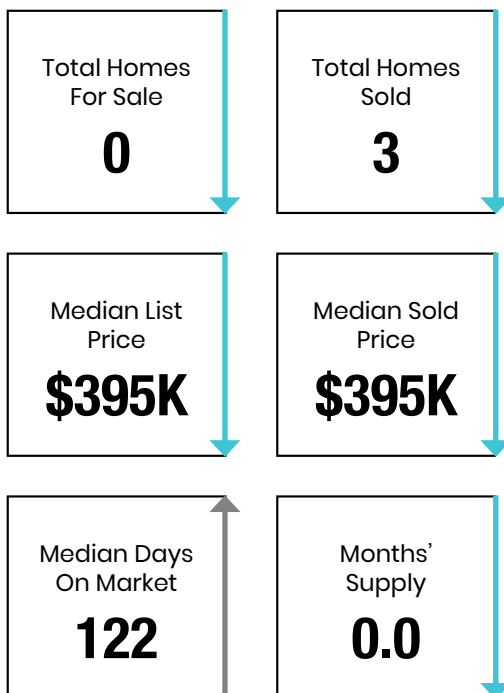
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	12	0	-100.0%
Total Homes Sold	4	3	-25.0%
Median List Price	\$597,000	\$395,000	-33.8%
Median Sold Price	\$577,500	\$395,000	-31.6%
Median Days on Market	106	122	15.6%
Months' Supply	9.0	0.0	-100.0%

Seller's Market

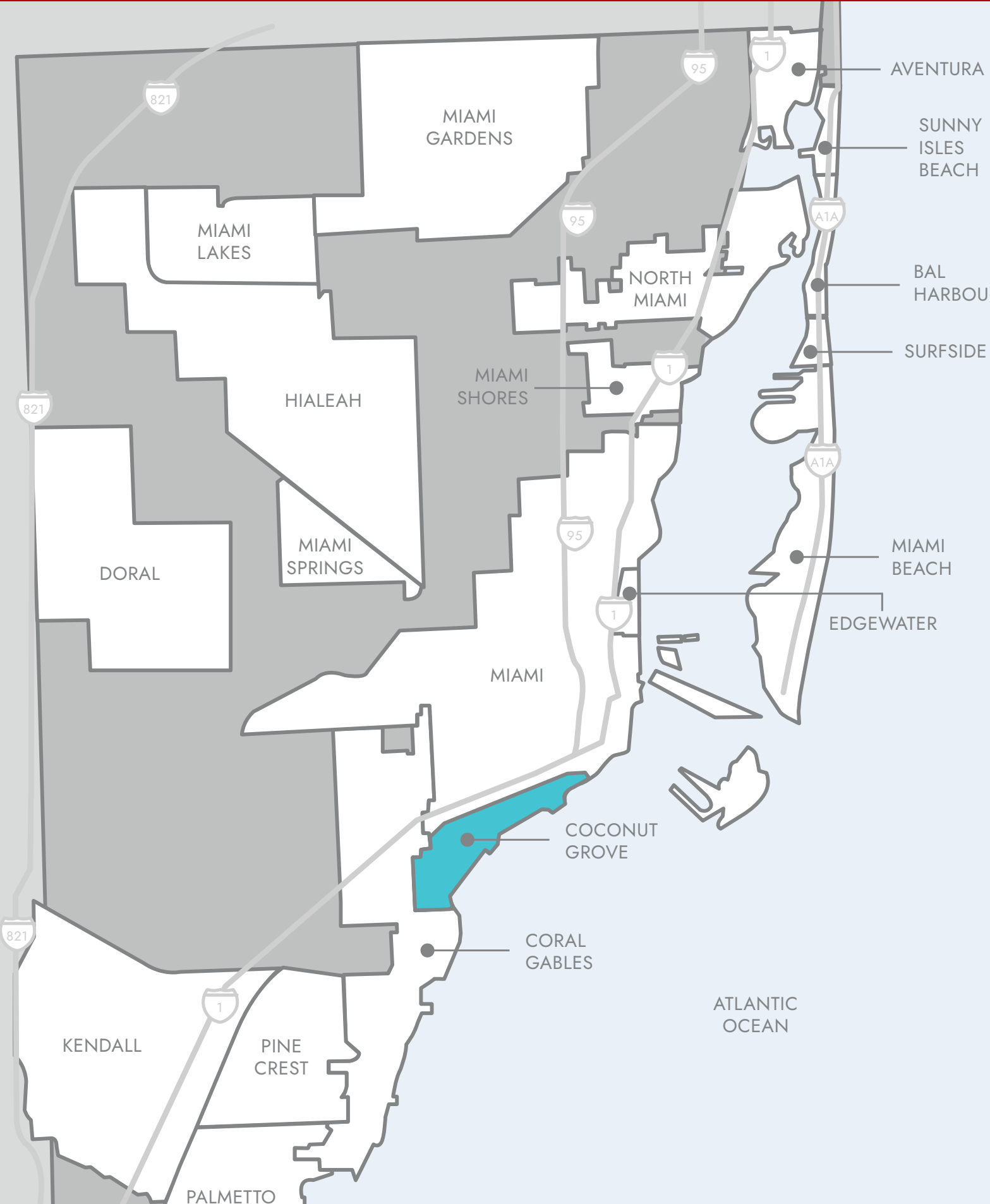
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

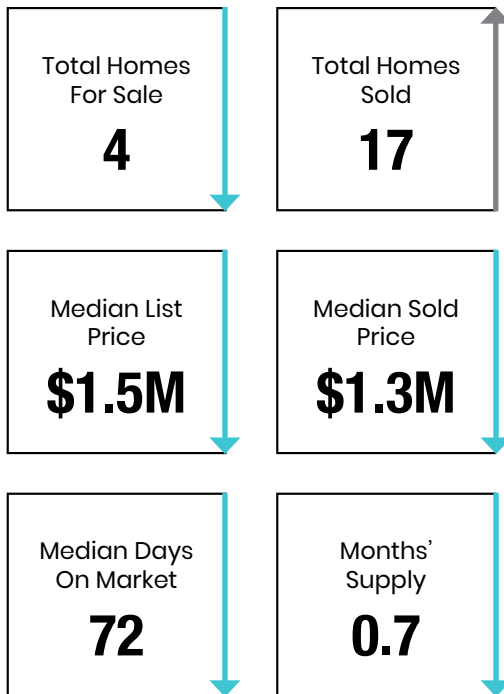
6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

COCONUT GROVE



Quarter 3, 2021

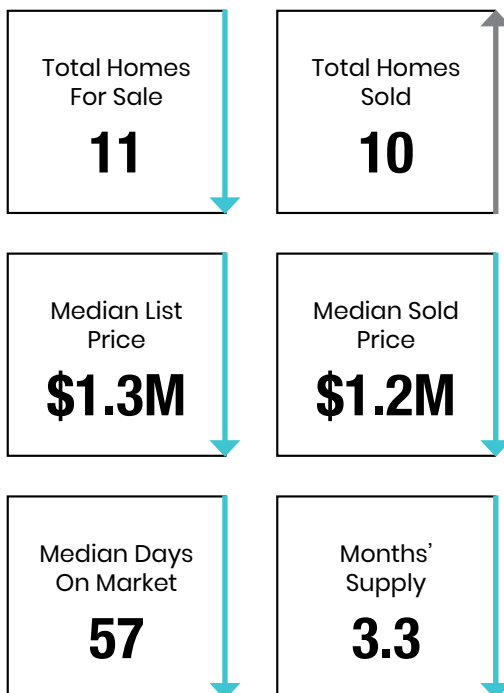
LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	27	4	-85.2%
Total Homes Sold	10	17	70.0%
Median List Price	\$2,024,950	\$1,500,000	-25.9%
Median Sold Price	\$1,709,000	\$1,325,000	-22.5%
Median Days on Market	197	72	-63.5%
Months' Supply	8.1	0.7	-91.3%



CONDOS/TOWNHOMES (Over \$750K)



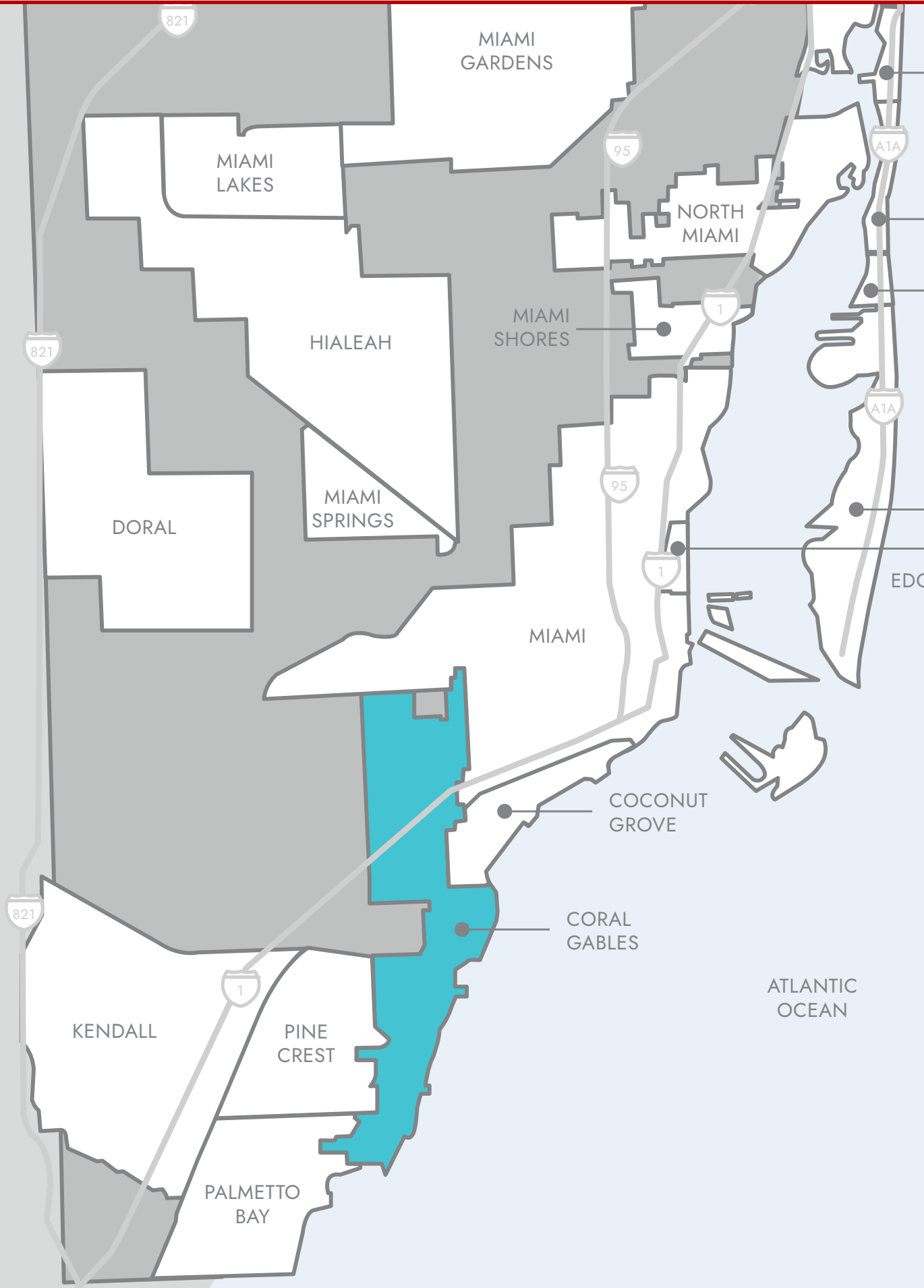
	Q3 2020	Q3 2021	% change
Total Homes for Sale	33	11	-66.7%
Total Homes Sold	8	10	25.0%
Median List Price	\$1,985,000	\$1,262,500	-36.4%
Median Sold Price	\$1,625,000	\$1,200,000	-26.2%
Median Days on Market	330	57	-82.7%
Months' Supply	12.4	3.3	-73.3%





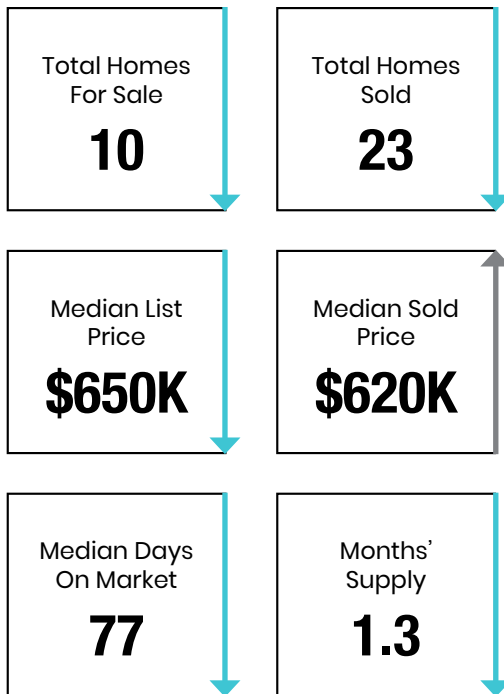


CORAL GABLES



Quarter 3, 2021

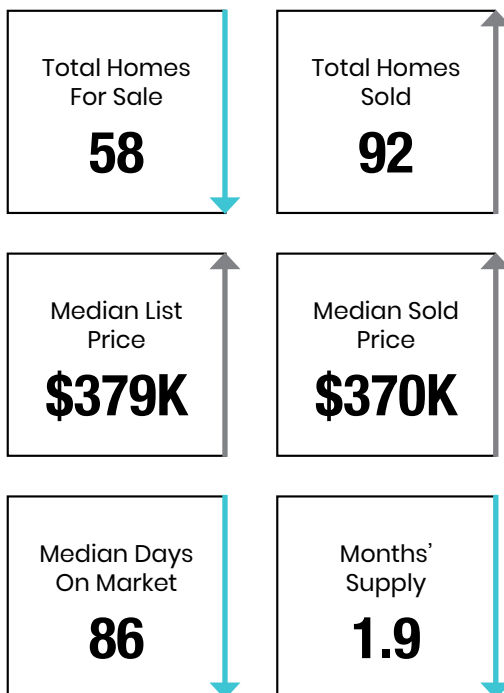
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	35	10	-71.4%
Total Homes Sold	56	23	-58.9%
Median List Price	\$654,000	\$650,000	-0.6%
Median Sold Price	\$599,500	\$620,000	3.4%
Median Days on Market	164	77	-53.0%
Months' Supply	1.9	1.3	-30.4%



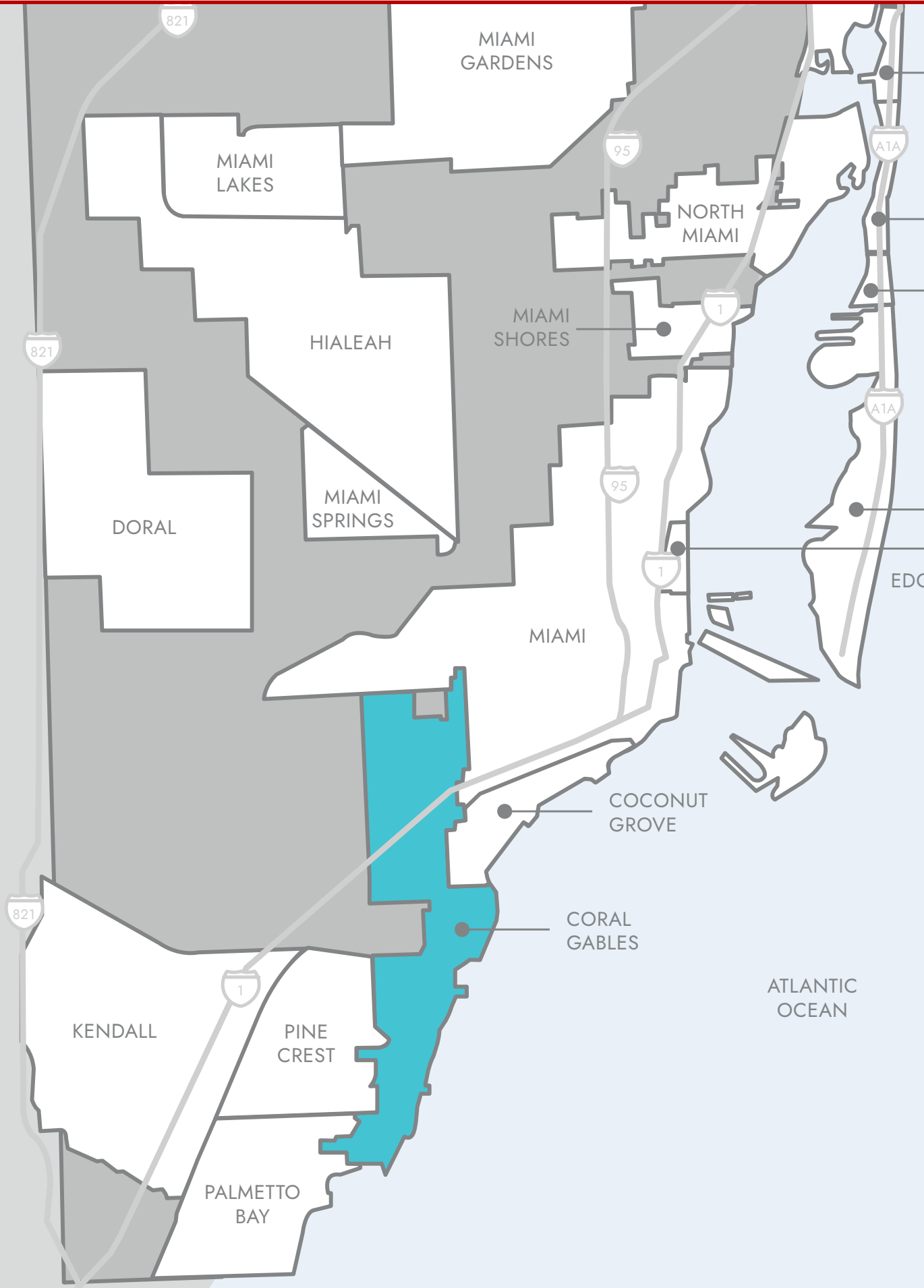
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	150	58	-61.3%
Total Homes Sold	66	92	39.4%
Median List Price	\$375,000	\$379,000	1.1%
Median Sold Price	\$348,000	\$370,000	6.3%
Median Days on Market	120	86	-28.8%
Months' Supply	6.8	1.9	-72.3%

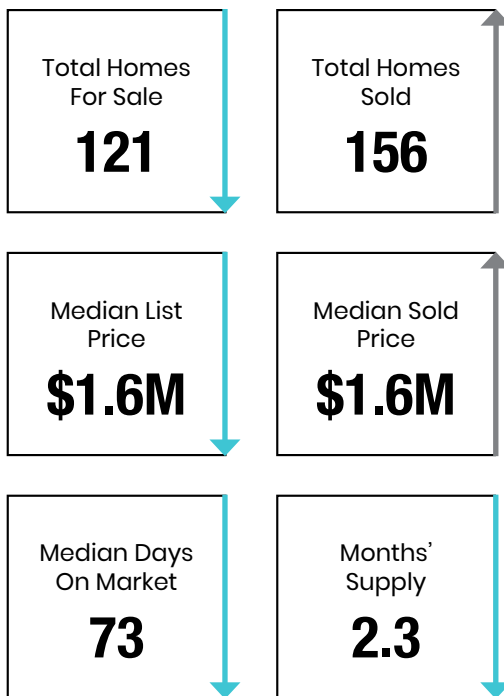


CORAL GABLES



Quarter 3, 2021

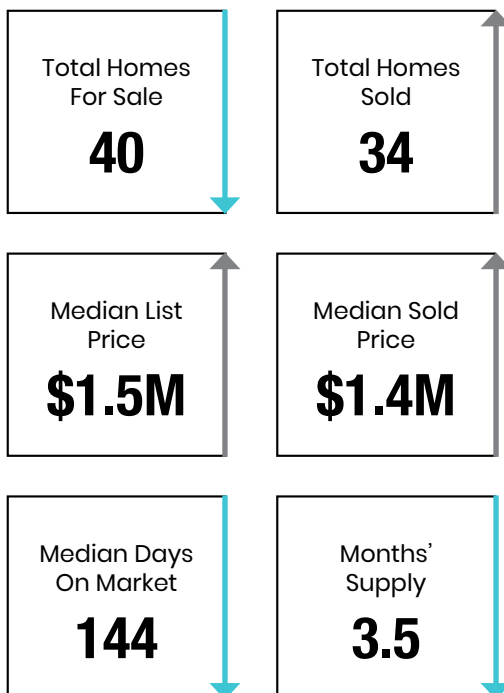
LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	273	121	-55.7%
Total Homes Sold	150	156	4.0%
Median List	\$1,598,944	\$1,594,000	-0.3%
Median Sold Price	\$1,475,000	\$1,555,000	5.4%
Median Days on Market	223	73	-67.5%
Months' Supply	5.5	2.3	-57.4%



LUXURY CONDOS/TOWNHOMES (Over \$750K)



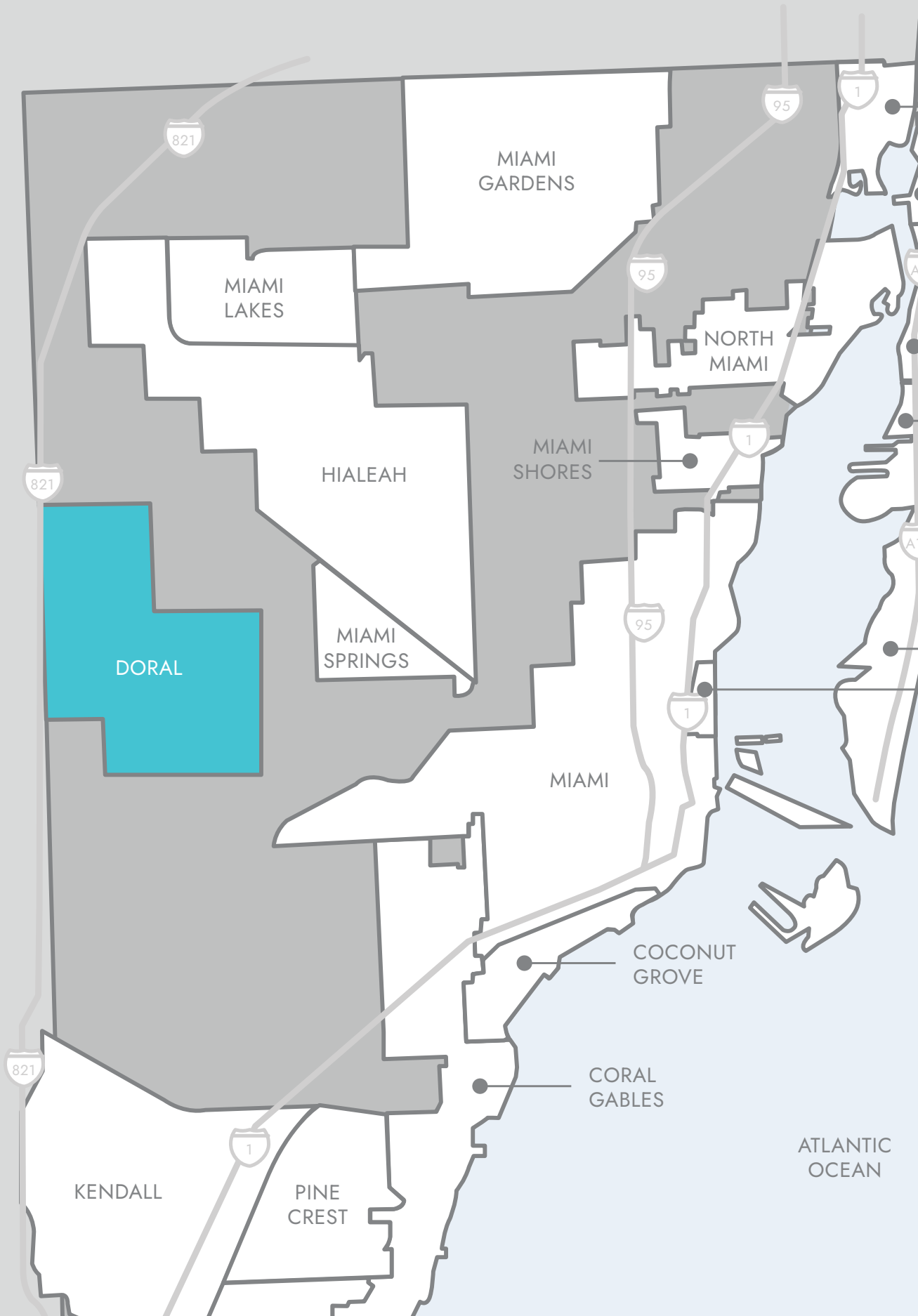
	Q3 2020	Q3 2021	% change
Total Homes for Sale	71	40	-43.7%
Total Homes Sold	8	34	325.0%
Median List Price	\$1,322,500	\$1,500,000	13.4%
Median Sold Price	\$962,500	\$1,441,500	49.8%
Median Days on Market	214	144	-32.7%
Months' Supply	26.6	3.5	-86.7%



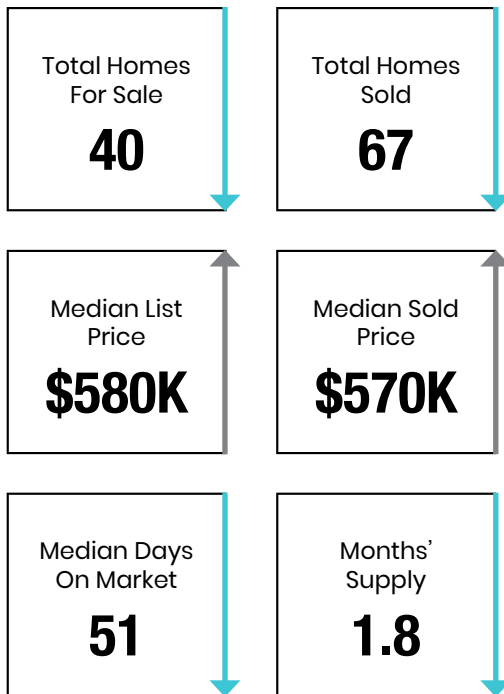




DORAL



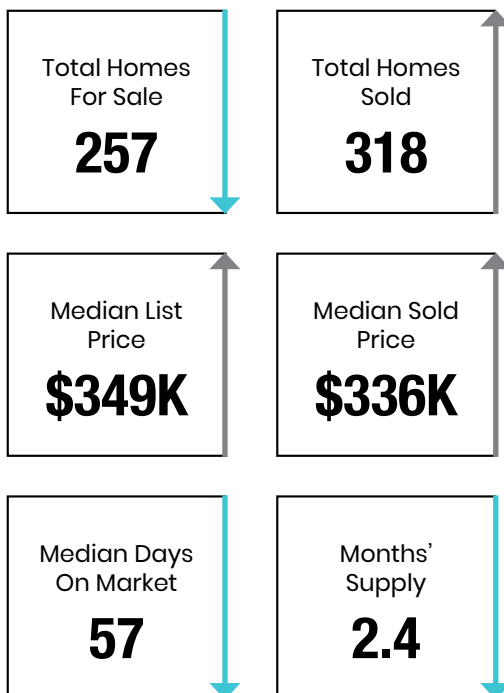
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	102	40	-60.8%
Total Homes Sold	97	67	-30.9%
Median List Price	\$560,000	\$580,000	3.6%
Median Sold Price	\$515,000	\$570,000	10.7%
Median Days on Market	158	51	-67.7%
Months' Supply	3.2	1.8	-43.2%



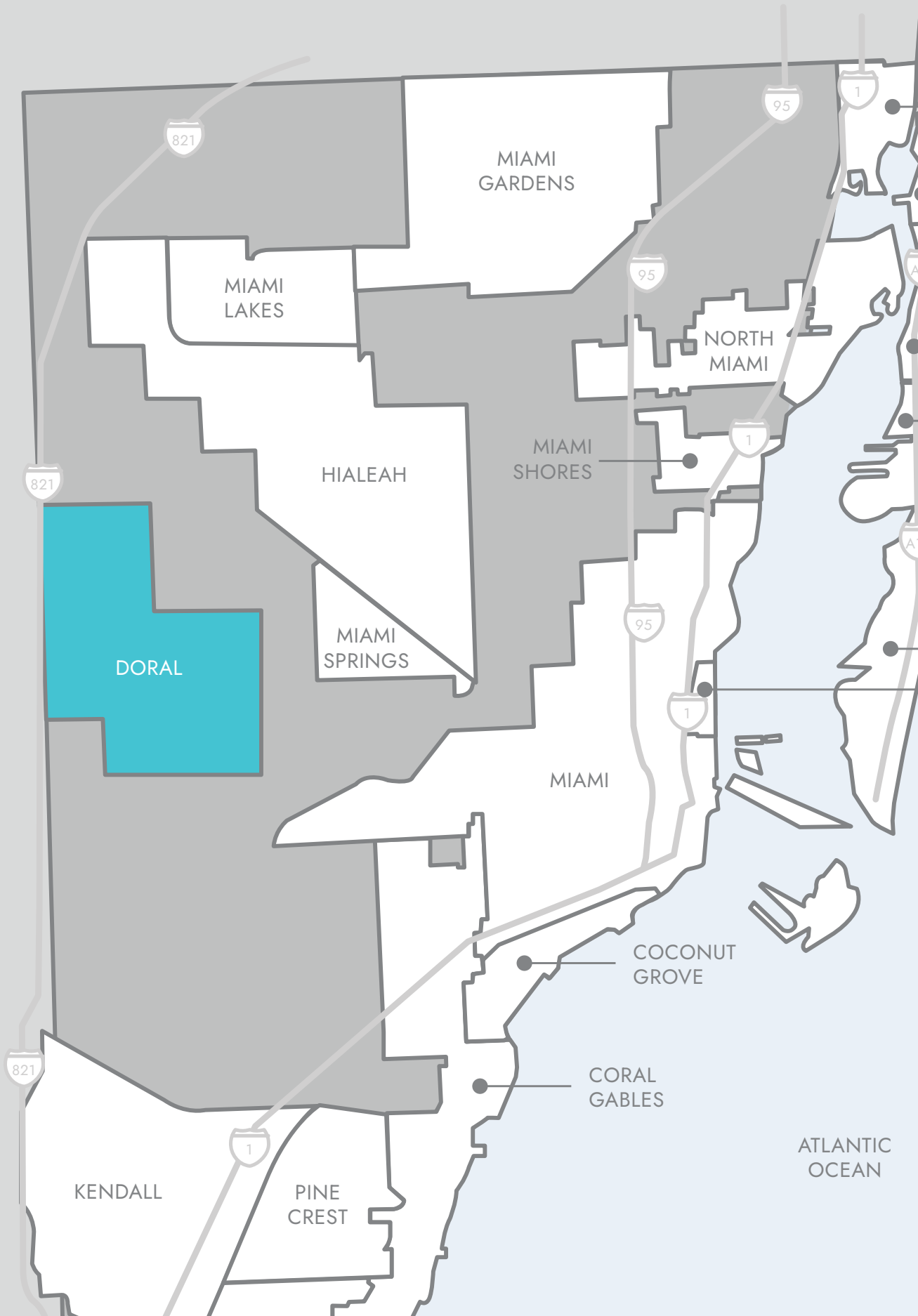
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	493	257	-47.9%
Total Homes Sold	205	318	55.1%
Median List Price	\$330,000	\$349,000	5.8%
Median Sold Price	\$299,000	\$335,500	12.2%
Median Days on Market	112	57	-49.1%
Months' Supply	7.2	2.4	-66.4%

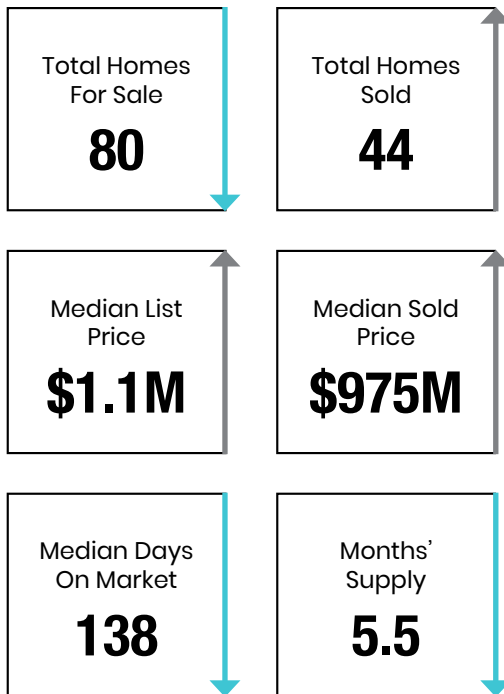


DORAL



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	104	80	-23.1%
Total Homes Sold	12	44	266.7%
Median List	\$1,085,000	\$1,094,500	0.9%
Median Sold Price	\$920,000	\$975,000	6.0%
Median Days on Market	474	138	-71.0%
Months' Supply	26.0	5.5	-79.0%

Seller's Market

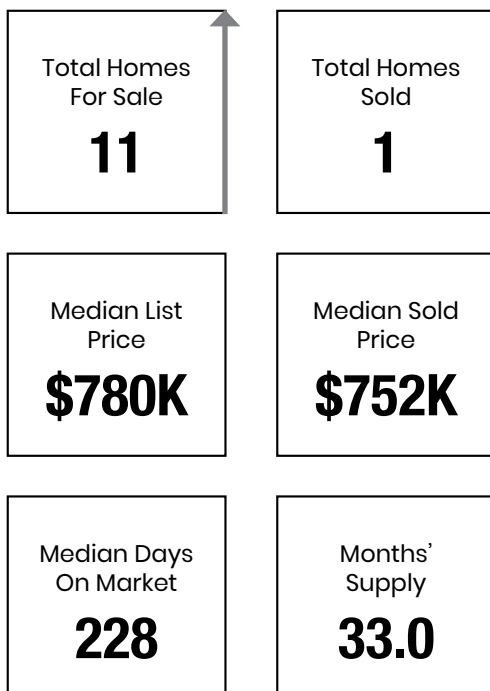
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	3	11	266.7%
Total Homes Sold	0	1	N/A
Median List Price	N/A	\$780,000	N/A
Median Sold Price	N/A	\$751,750	N/A
Median Days on Market	N/A	228	N/A
Months' Supply	N/A	33.0	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

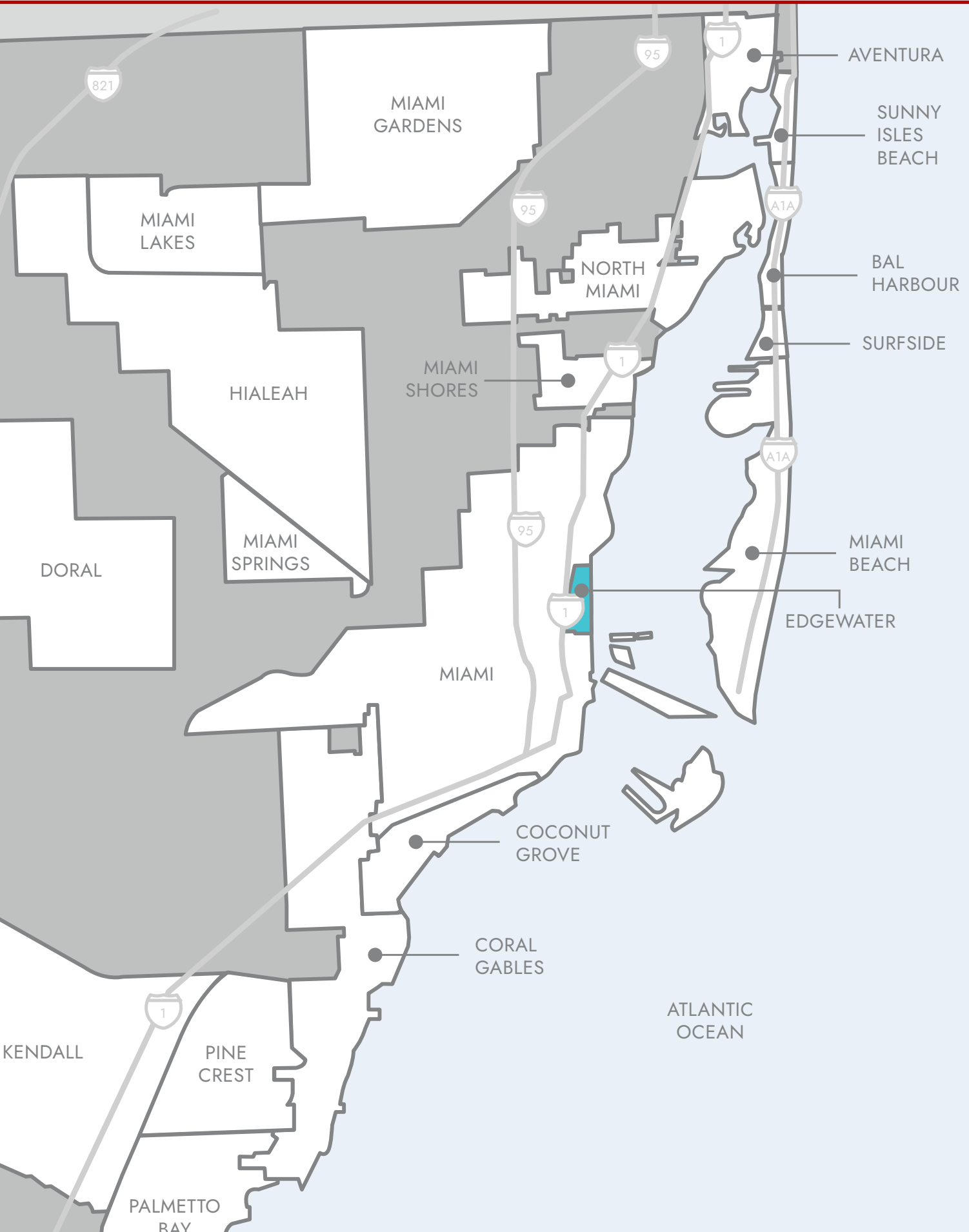
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.





EDGEWATER



DETACHED HOMES (Under \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

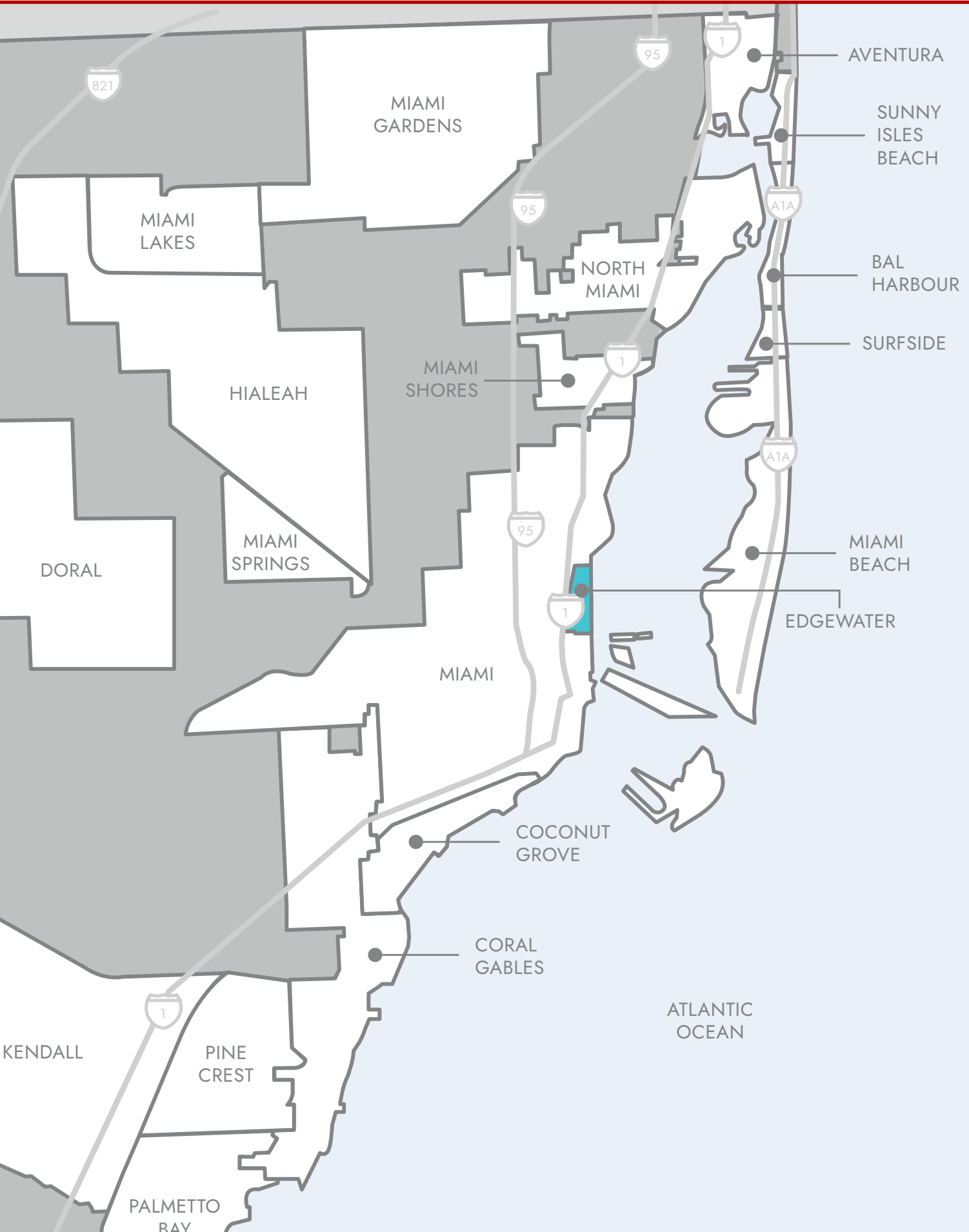
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

EDGEWATER



LUXURY DETACHED HOMES (Over \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

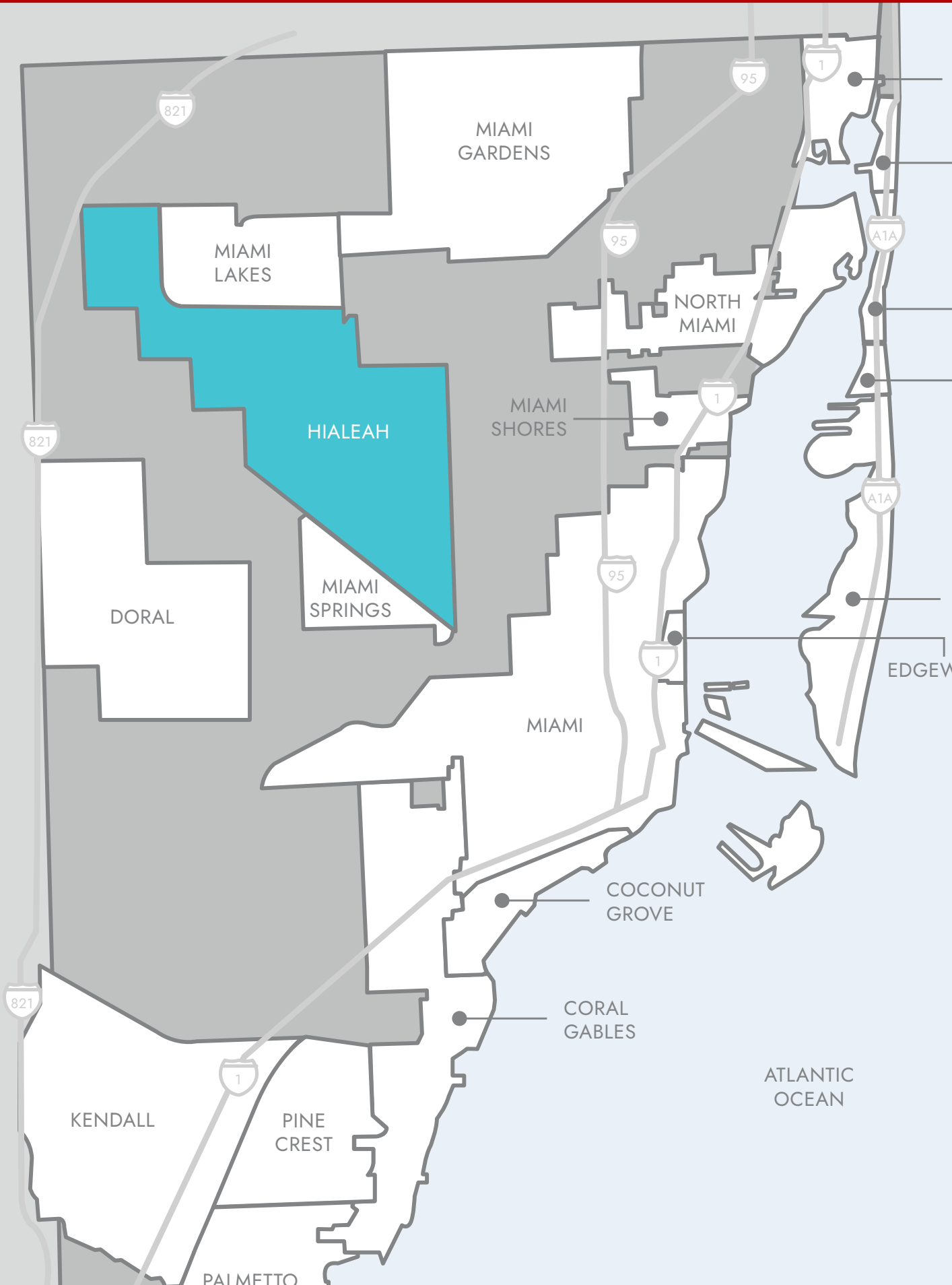
6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

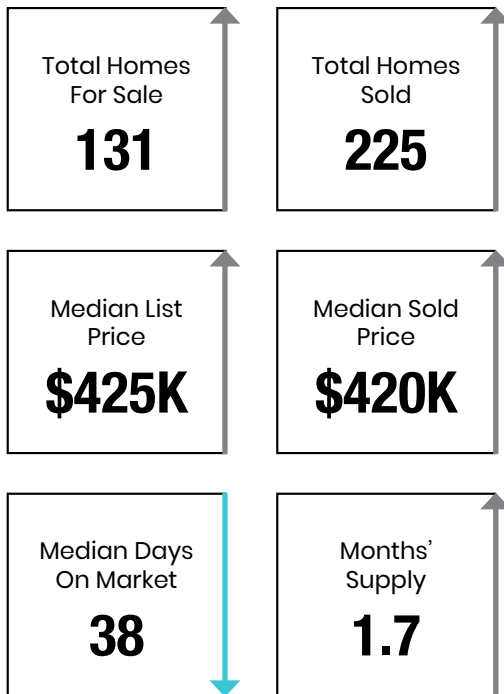




HIALEAH



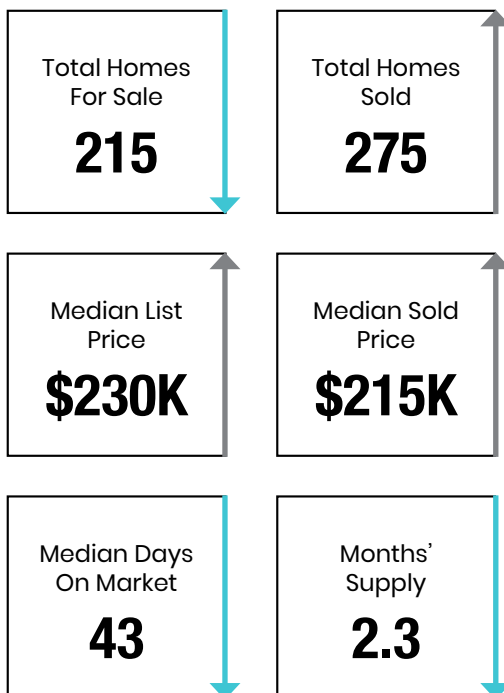
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	120	131	9.2%
Total Homes Sold	221	225	1.8%
Median List Price	\$379,900	\$425,000	11.9%
Median Sold Price	\$365,000	\$420,000	15.1%
Median Days on Market	89	38	-57.3%
Months' Supply	1.6	1.7	7.2%



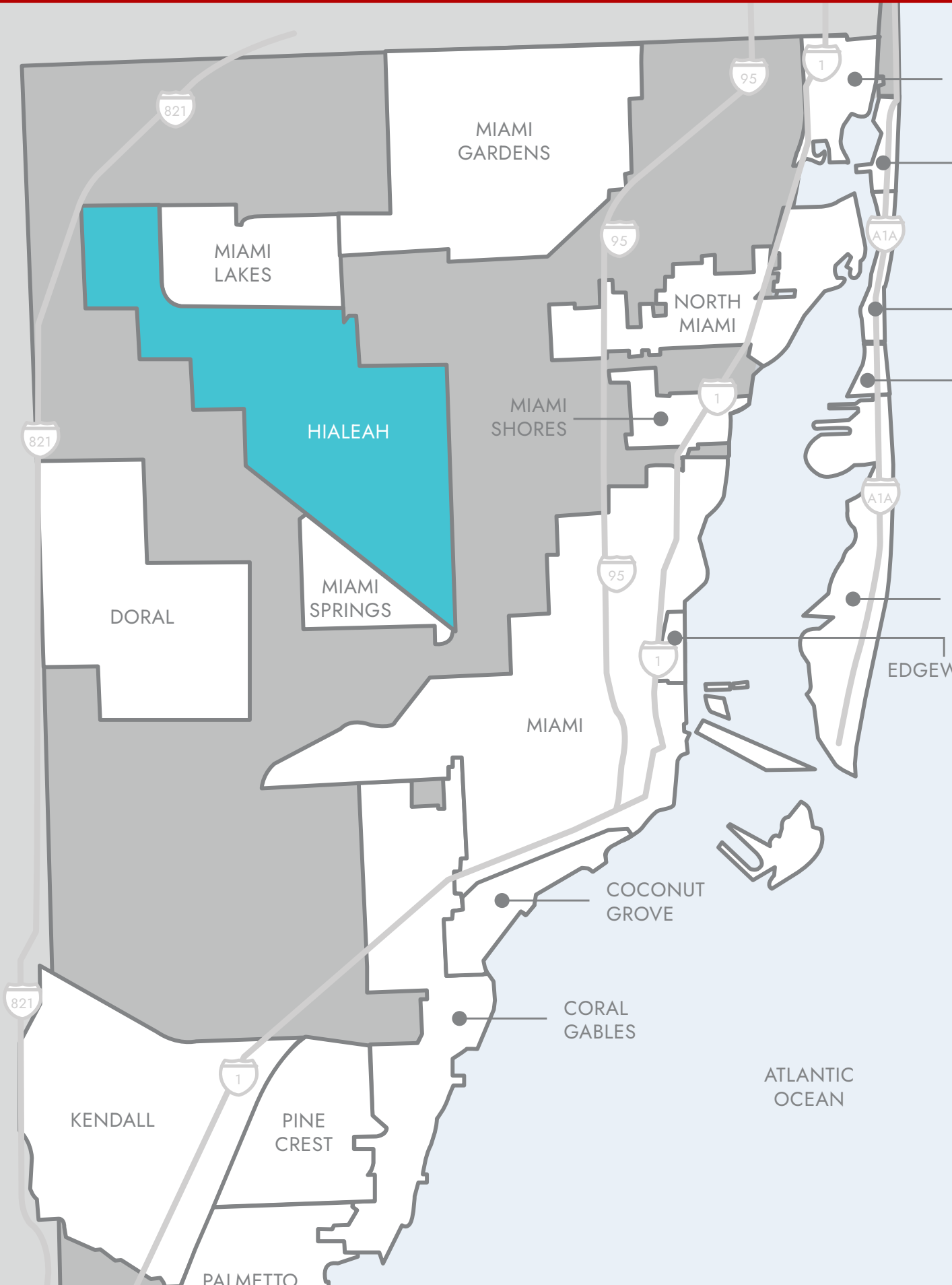
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	223	215	-3.6%
Total Homes Sold	221	275	24.4%
Median List Price	\$205,000	\$230,000	12.2%
Median Sold Price	\$192,500	\$215,000	11.7%
Median Days on Market	62	43	-30.6%
Months' Supply	3.0	2.3	-22.5%



HIALEAH



LUXURY DETACHED HOMES (Over \$750K)

Total Homes For Sale 13	Total Homes Sold 3
Median List Price \$846K	Median Sold Price \$830K
Median Days On Market 81	Months' Supply 13.0

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	13	N/A
Total Homes Sold	0	3	N/A
Median List	N/A	\$845,900	N/A
Median Sold Price	N/A	\$830,000	N/A
Median Days on Market	N/A	81	N/A
Months' Supply	N/A	13.0	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)

Total Homes For Sale 0	Total Homes Sold 1
Median List Price \$1.2M	Median Sold Price \$1.1M
Median Days On Market 107	Months' Supply 0.0

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	1	N/A
Median List Price	N/A	\$1,200,000	N/A
Median Sold Price	N/A	\$1,140,000	N/A
Median Days on Market	N/A	107	N/A
Months' Supply	N/A	0.0	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

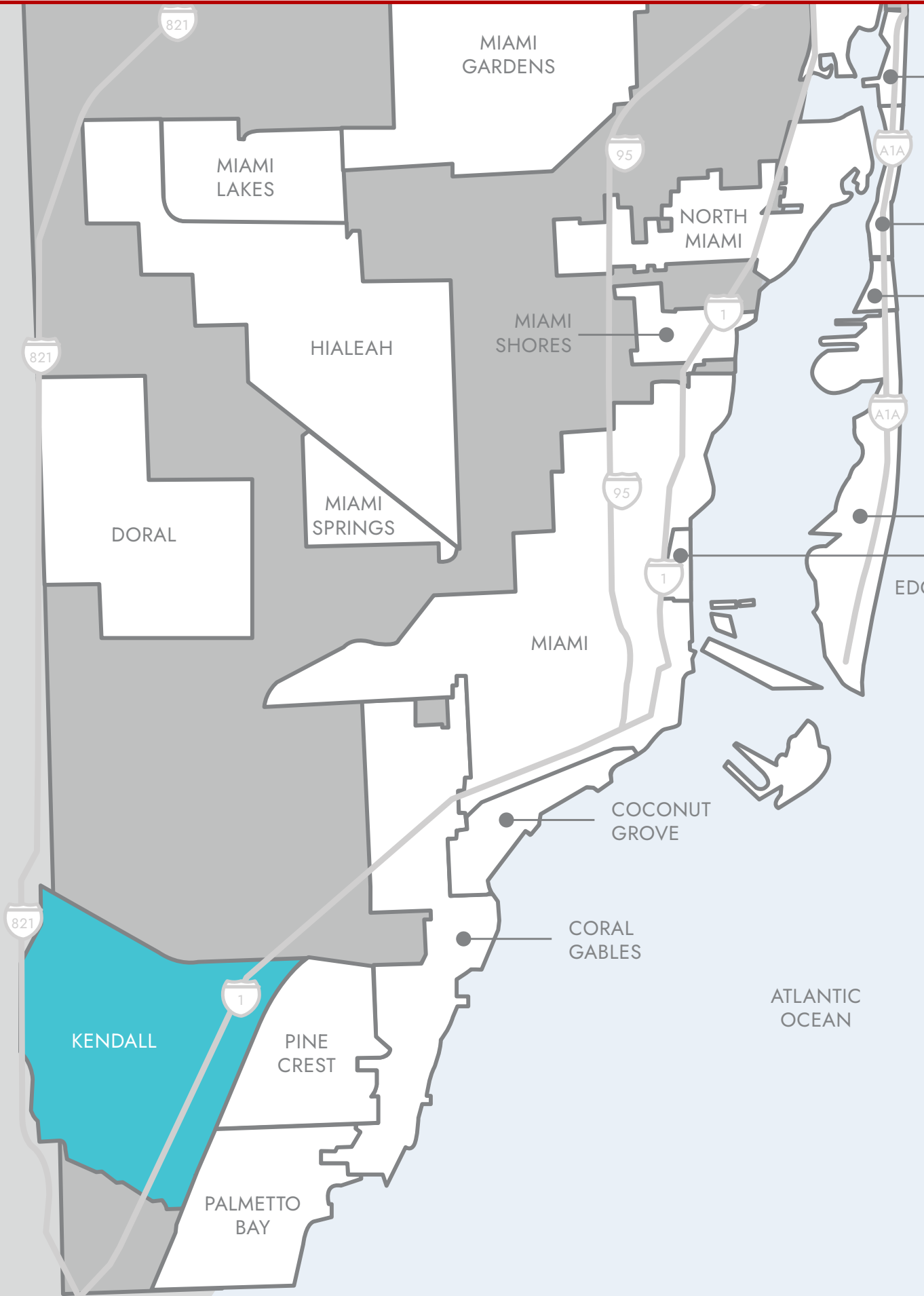
6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

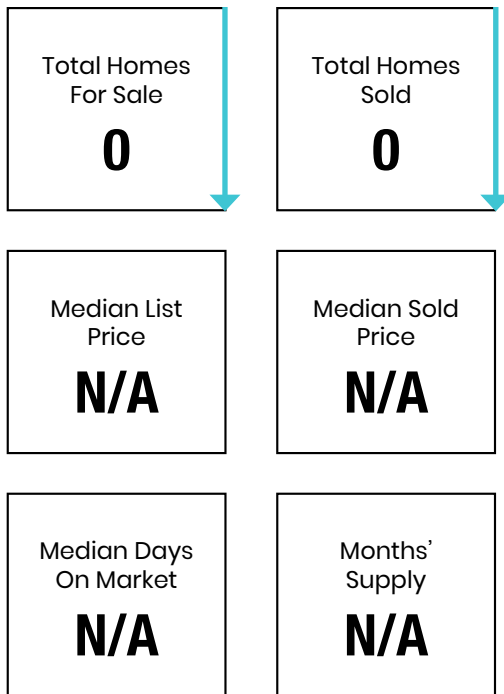




KENDALL



DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	1	0	-100.0%
Total Homes Sold	3	0	-100.0%
Median List Price	\$450,000	N/A	N/A
Median Sold Price	\$460,000	N/A	N/A
Median Days on Market	10	N/A	N/A
Months' Supply	1.0	N/A	N/A

Seller's Market

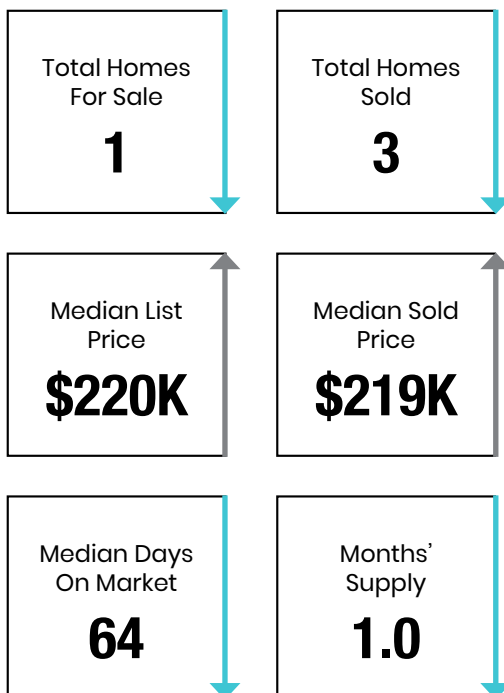
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	4	1	-75.0%
Total Homes Sold	5	3	-40.0%
Median List Price	\$177,000	\$219,800	24.2%
Median Sold Price	\$163,500	\$219,000	33.9%
Median Days on Market	80	64	-20.0%
Months' Supply	2.4	1.0	-58.3%

Seller's Market

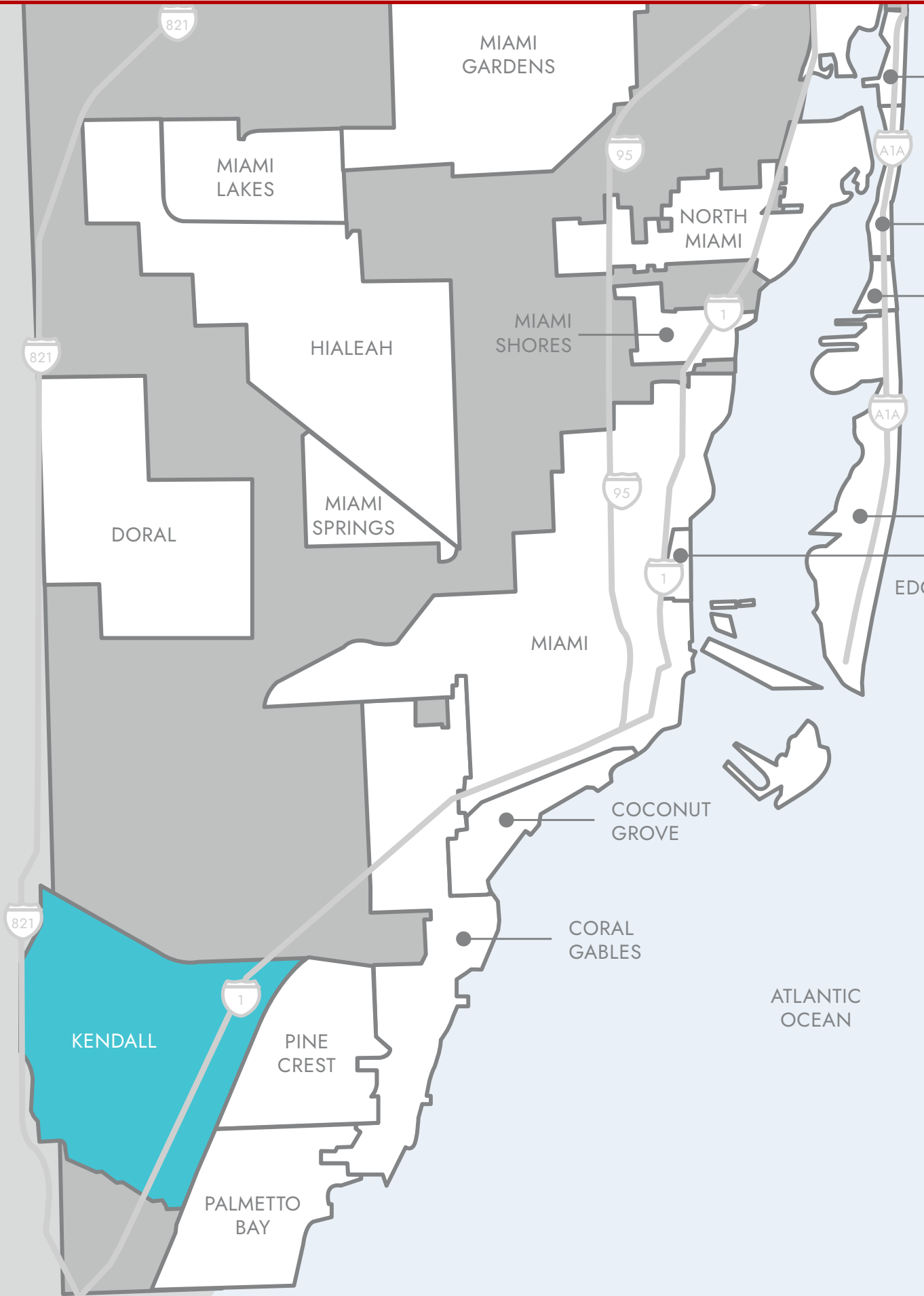
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

KENDALL



LUXURY DETACHED HOMES (Over \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

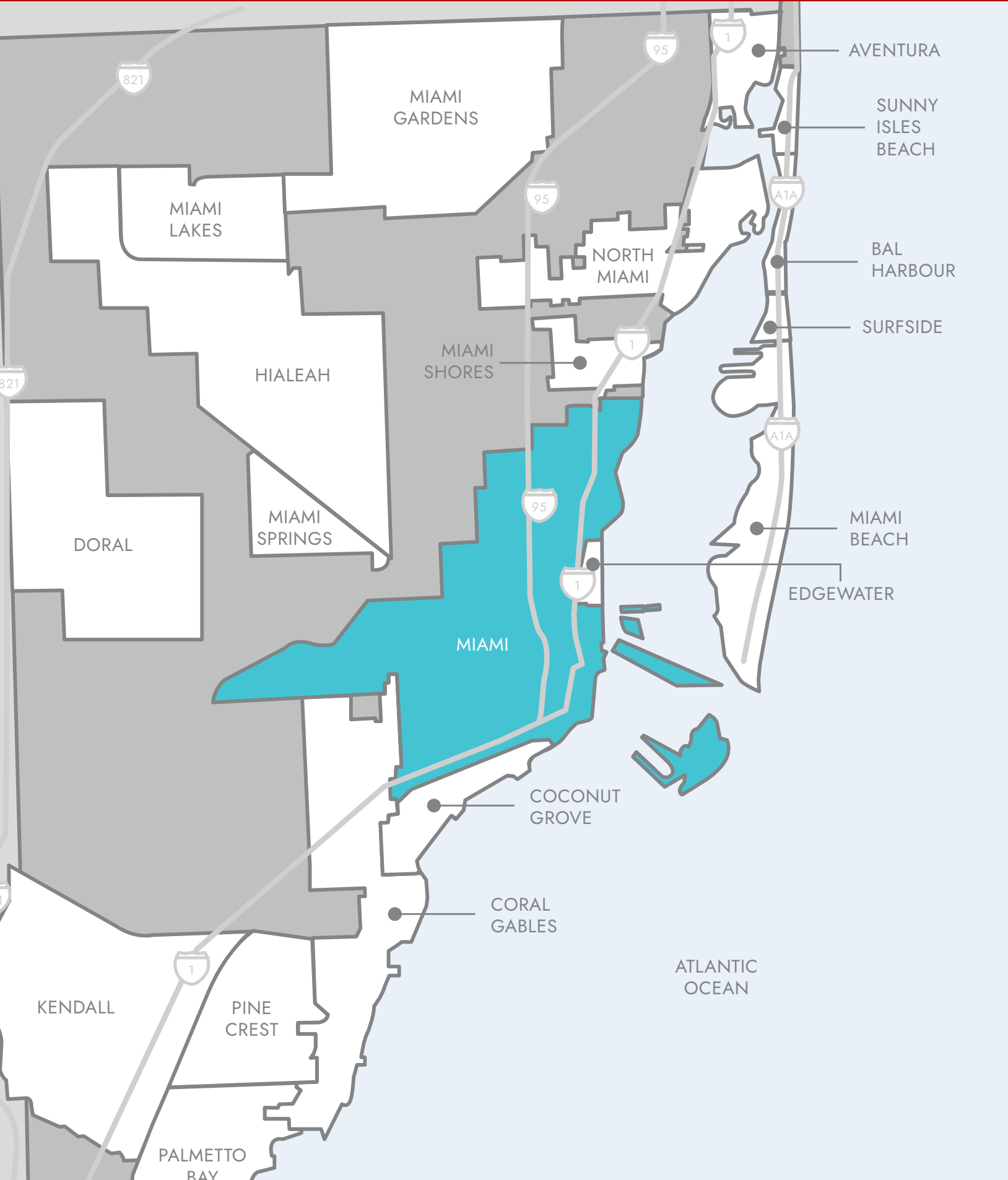
6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

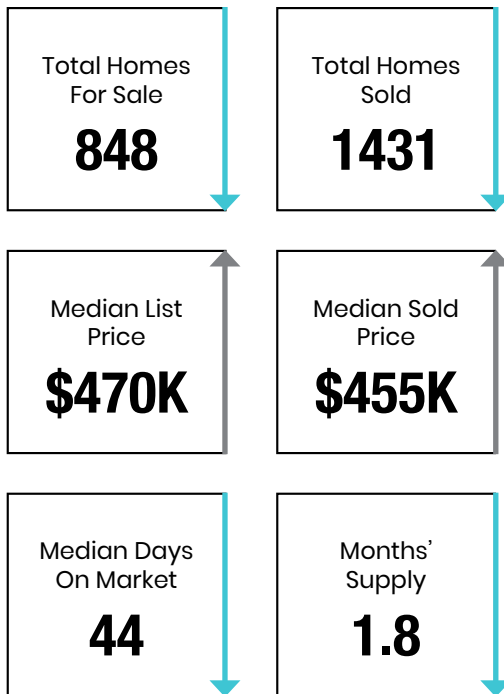




MIAMI



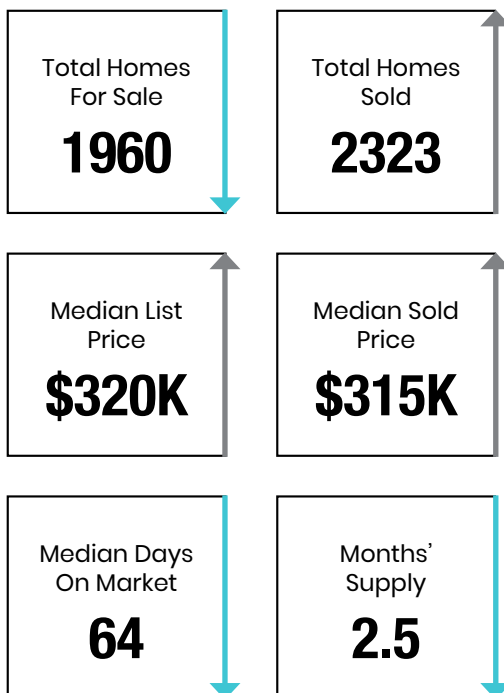
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	1001	848	-15.3%
Total Homes Sold	1673	1431	-14.5%
Median List Price	\$424,900	\$470,000	10.6%
Median Sold Price	\$398,000	\$455,000	14.3%
Median Days on Market	77	44	-42.9%
Months' Supply	1.8	1.8	-1.0%



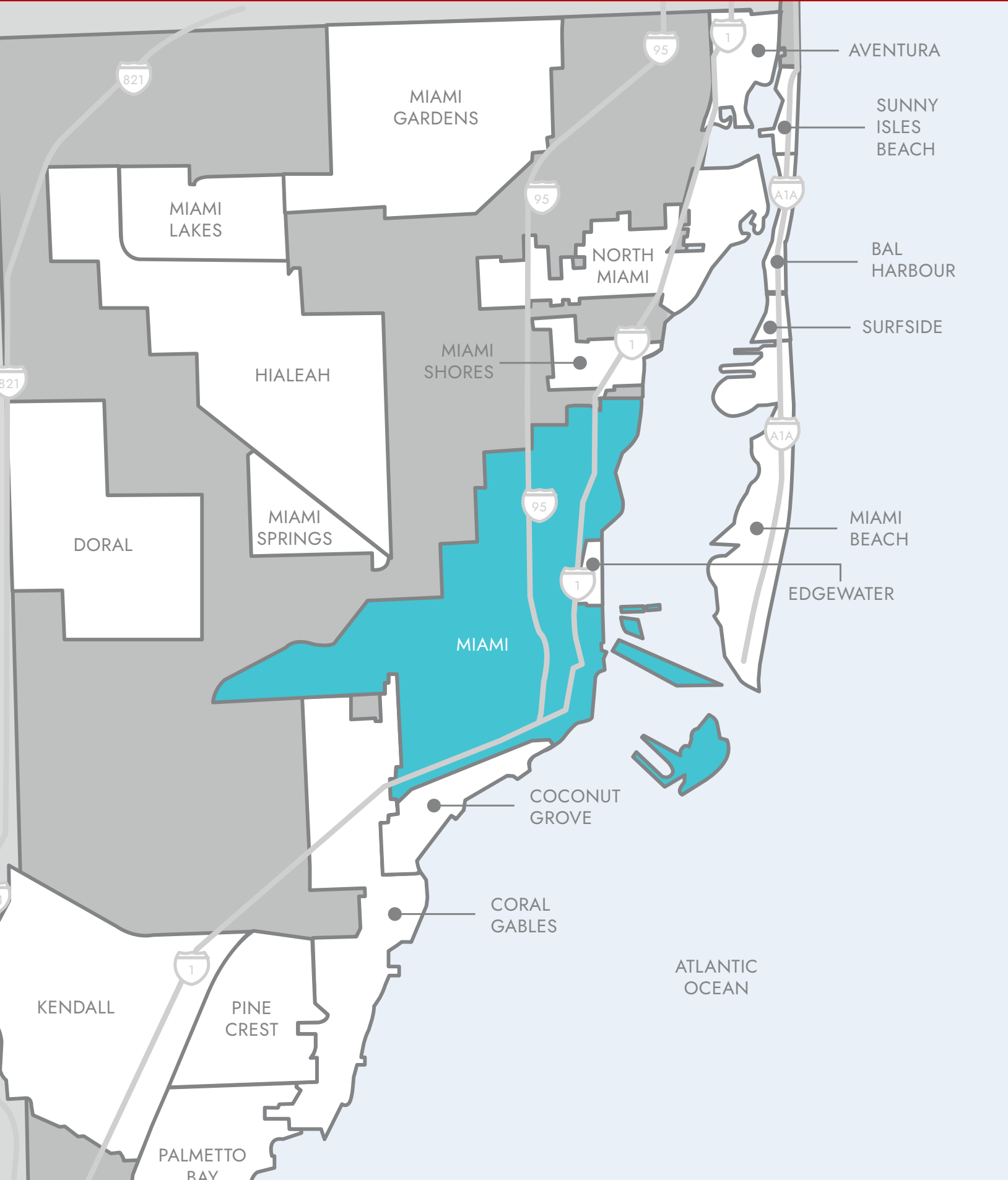
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	4276	1960	-54.2%
Total Homes Sold	1630	2323	42.5%
Median List Price	\$274,995	\$320,000	16.4%
Median Sold Price	\$256,500	\$315,000	22.8%
Median Days on Market	96	64	-33.3%
Months' Supply	7.9	2.5	-67.8%



MIAMI



AVENTURA

SUNNY ISLES BEACH

BAL HARBOUR

SURFSIDE

MIAMI BEACH

EDGEWATER

COCONUT GROVE

CORAL GABLES

ATLANTIC OCEAN

KENDALL

PINE CREST

PALMETTO BAY

MIAMI GARDENS

MIAMI LAKES

HIALEAH

MIAMI SPRINGS

DORAL

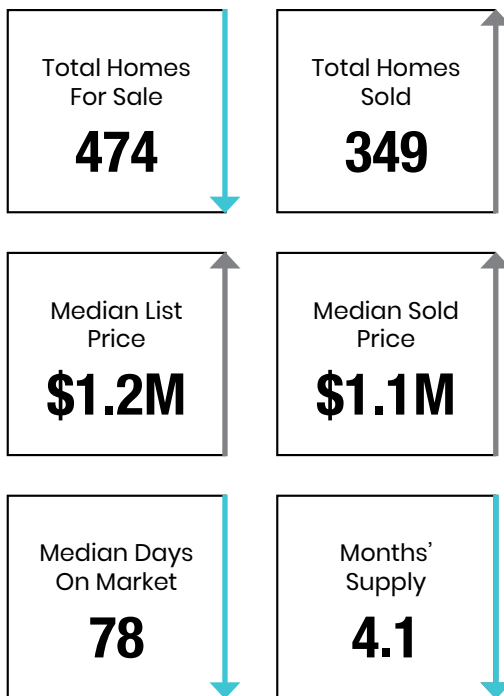
MIAMI SHORES

NORTH MIAMI

MIAMI

Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	560	474	-15.4%
Total Homes Sold	209	349	67.0%
Median List	\$1,189,800	\$1,200,000	0.9%
Median Sold Price	\$980,000	\$1,098,000	12.0%
Median Days on Market	176	78	-55.7%
Months' Supply	8.0	4.1	-49.3%

Seller's Market

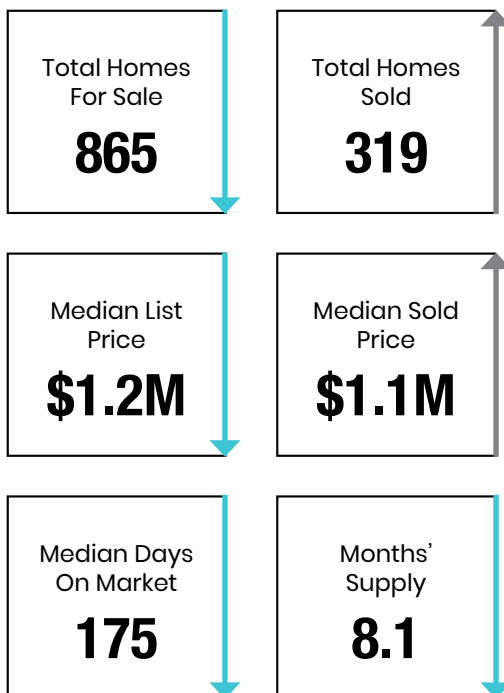
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	1188	865	-27.2%
Total Homes Sold	99	319	222.2%
Median List Price	\$1,280,000	\$1,170,000	-8.6%
Median Sold Price	\$1,024,500	\$1,060,000	3.5%
Median Days on Market	412	175	-57.5%
Months' Supply	36.0	8.1	-77.4%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

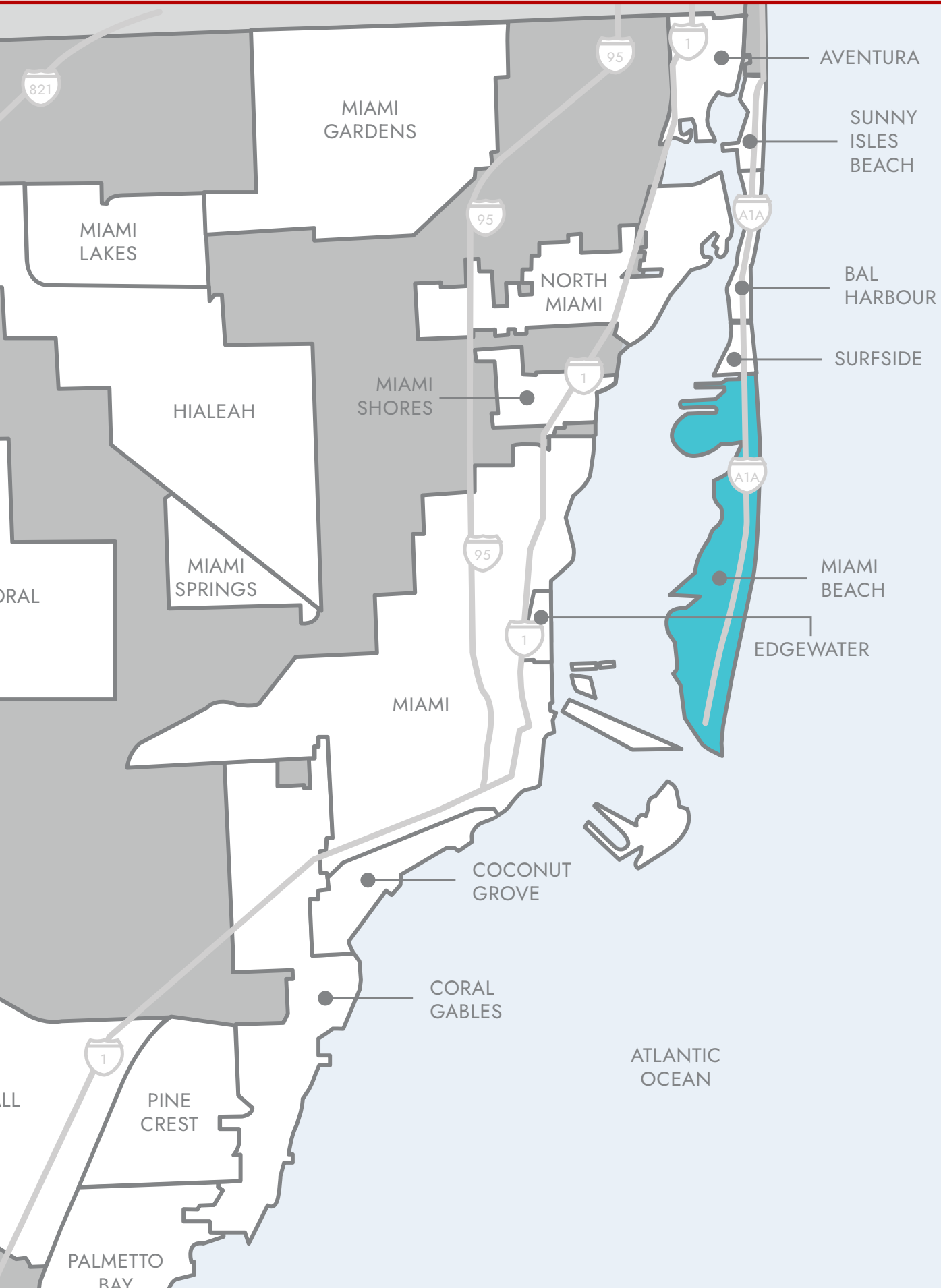
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.



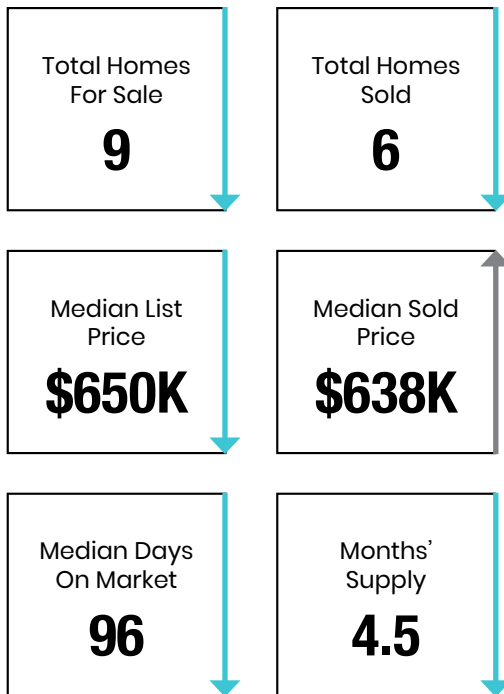


MIAMI BEACH



Quarter 3, 2021

DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	17	9	-47.1%
Total Homes Sold	9	6	-33.3%
Median List Price	\$699,500	\$649,500	-7.1%
Median Sold Price	\$580,000	\$637,500	9.9%
Median Days on Market	178	96	-46.3%
Months' Supply	5.7	4.5	-20.6%

Seller's Market

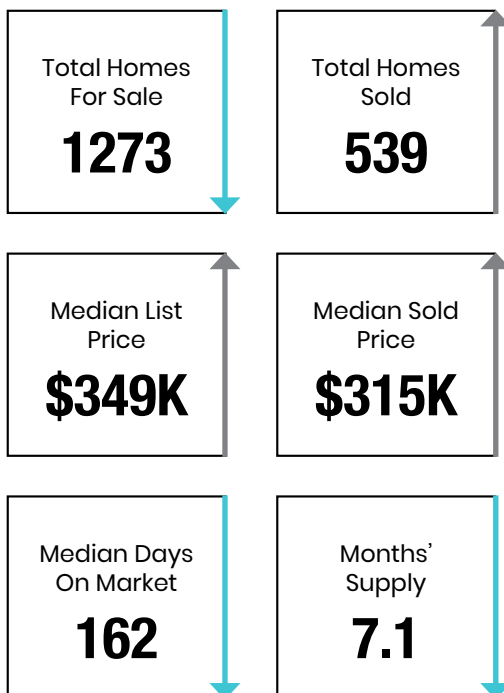
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	2244	1273	-43.3%
Total Homes Sold	319	539	69.0%
Median List Price	\$319,900	\$349,000	9.1%
Median Sold Price	\$270,000	\$315,000	16.7%
Median Days on Market	207	162	-21.7%
Months' Supply	21.1	7.1	-66.4%

Seller's Market

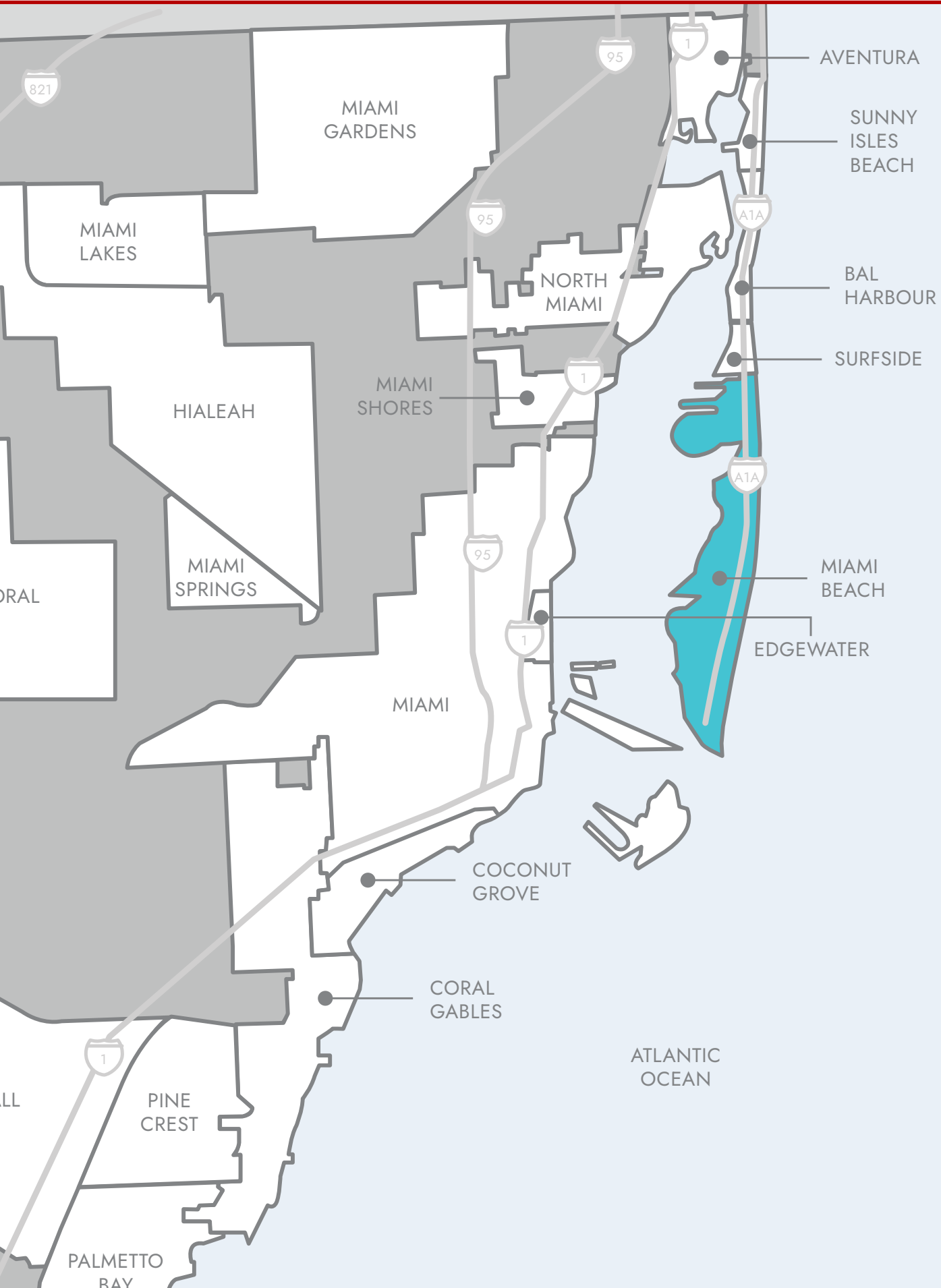
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

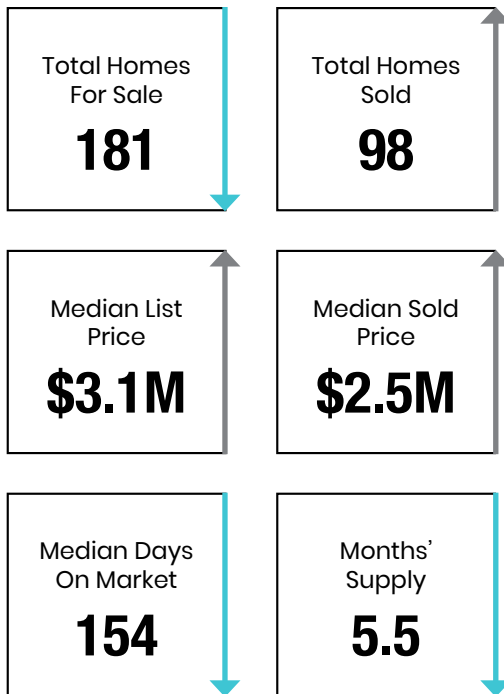
6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

MIAMI BEACH



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	347	181	-47.8%
Total Homes Sold	97	98	1.0%
Median List	\$2,450,000	\$3,097,500	26.4%
Median Sold Price	\$1,906,000	\$2,532,500	32.9%
Median Days on Market	296	154	-48.1%
Months' Supply	10.7	5.5	-48.4%

Seller's Market

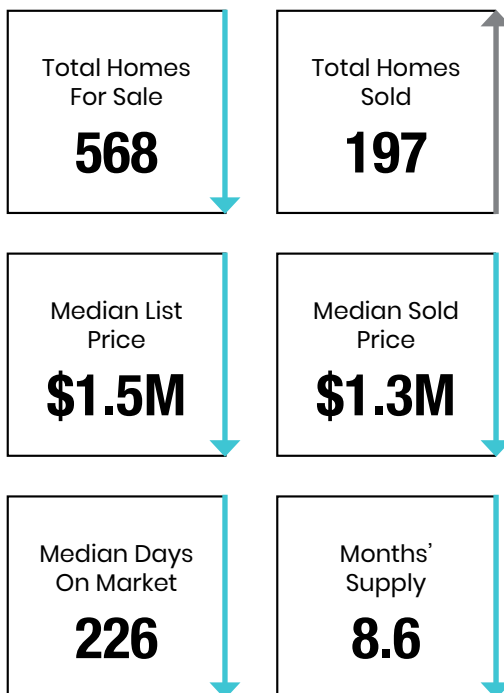
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	902	568	-37.0%
Total Homes Sold	82	197	140.2%
Median List Price	\$1,806,750	\$1,450,000	-19.7%
Median Sold Price	\$1,360,000	\$1,300,000	-4.4%
Median Days on Market	310	226	-27.1%
Months' Supply	33.0	8.6	-73.8%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

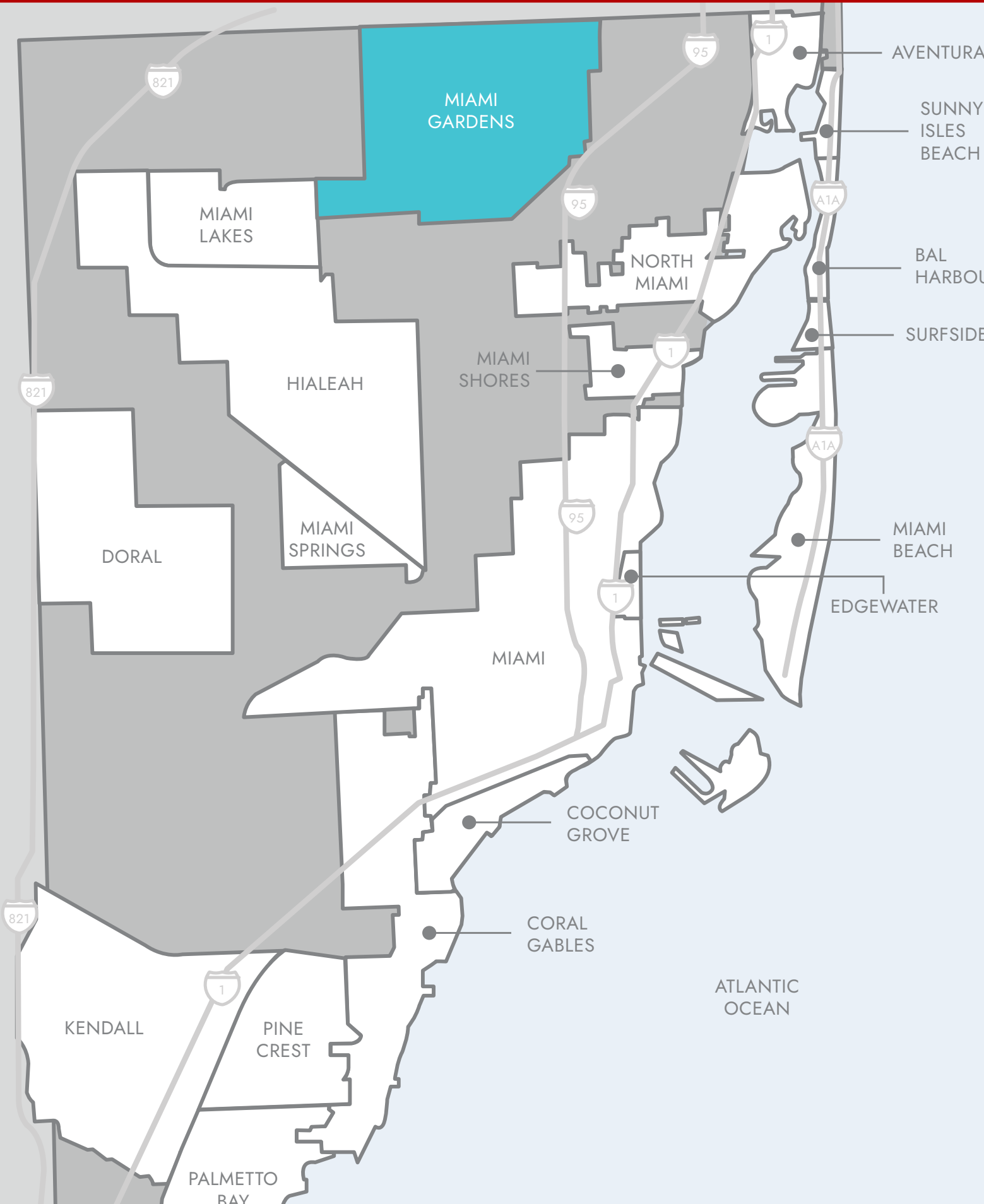
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

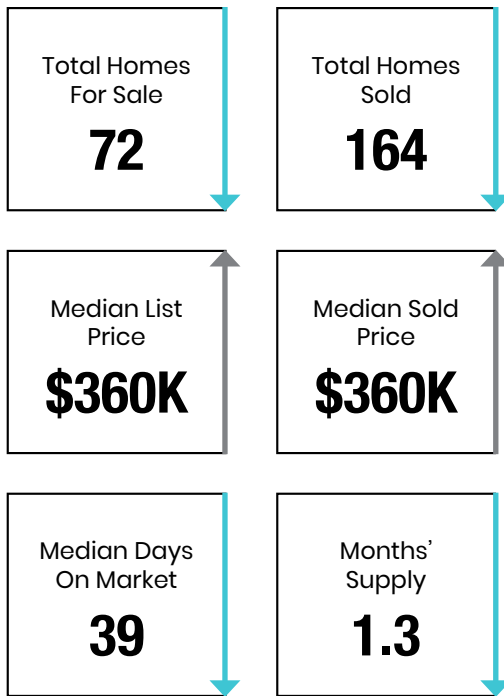




MIAMI GARDENS



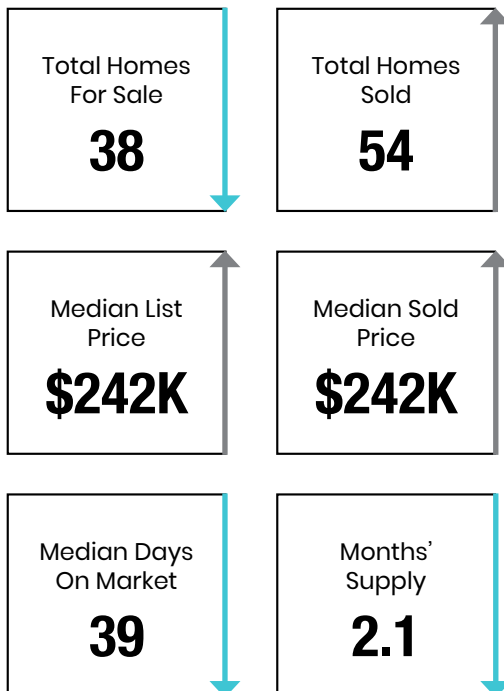
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	93	72	-22.6%
Total Homes Sold	211	164	-22.3%
Median List Price	\$310,000	\$360,000	16.1%
Median Sold Price	\$305,000	\$360,000	18.0%
Median Days on Market	59	39	-33.9%
Months' Supply	1.3	1.3	-0.4%



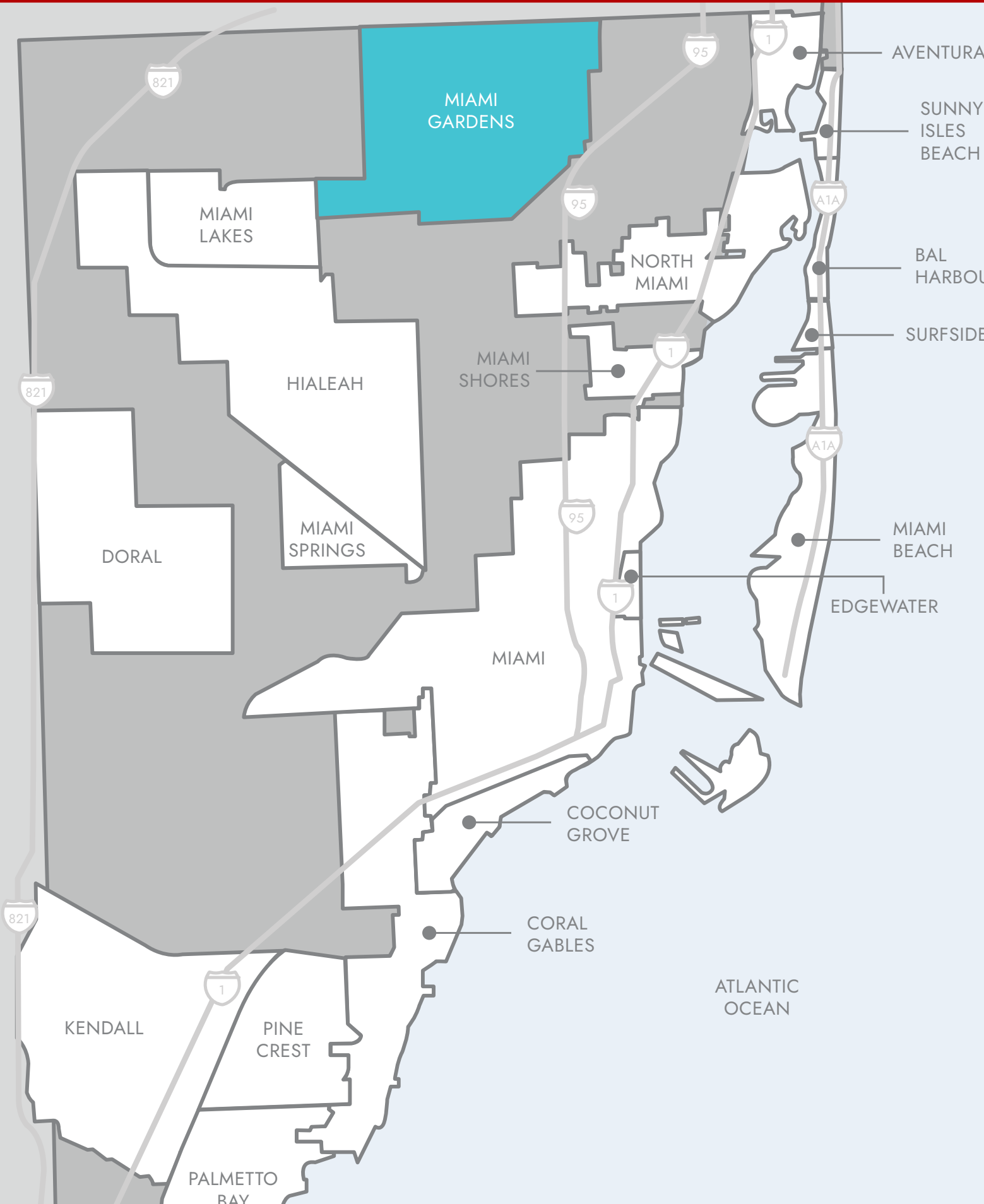
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	41	38	-7.3%
Total Homes Sold	46	54	17.4%
Median List Price	\$215,000	\$242,450	12.8%
Median Sold Price	\$213,500	\$242,450	13.6%
Median Days on Market	54	39	-27.8%
Months' Supply	2.7	2.1	-21.0%



MIAMI GARDENS



LUXURY DETACHED HOMES (Over \$750K)

Total Homes For Sale 4	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	4	N/A
Total Homes Sold	0	0	N/A
Median List	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)

Total Homes For Sale 0	Total Homes Sold 0
Median List Price N/A	Median Sold Price N/A
Median Days On Market N/A	Months' Supply N/A

	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

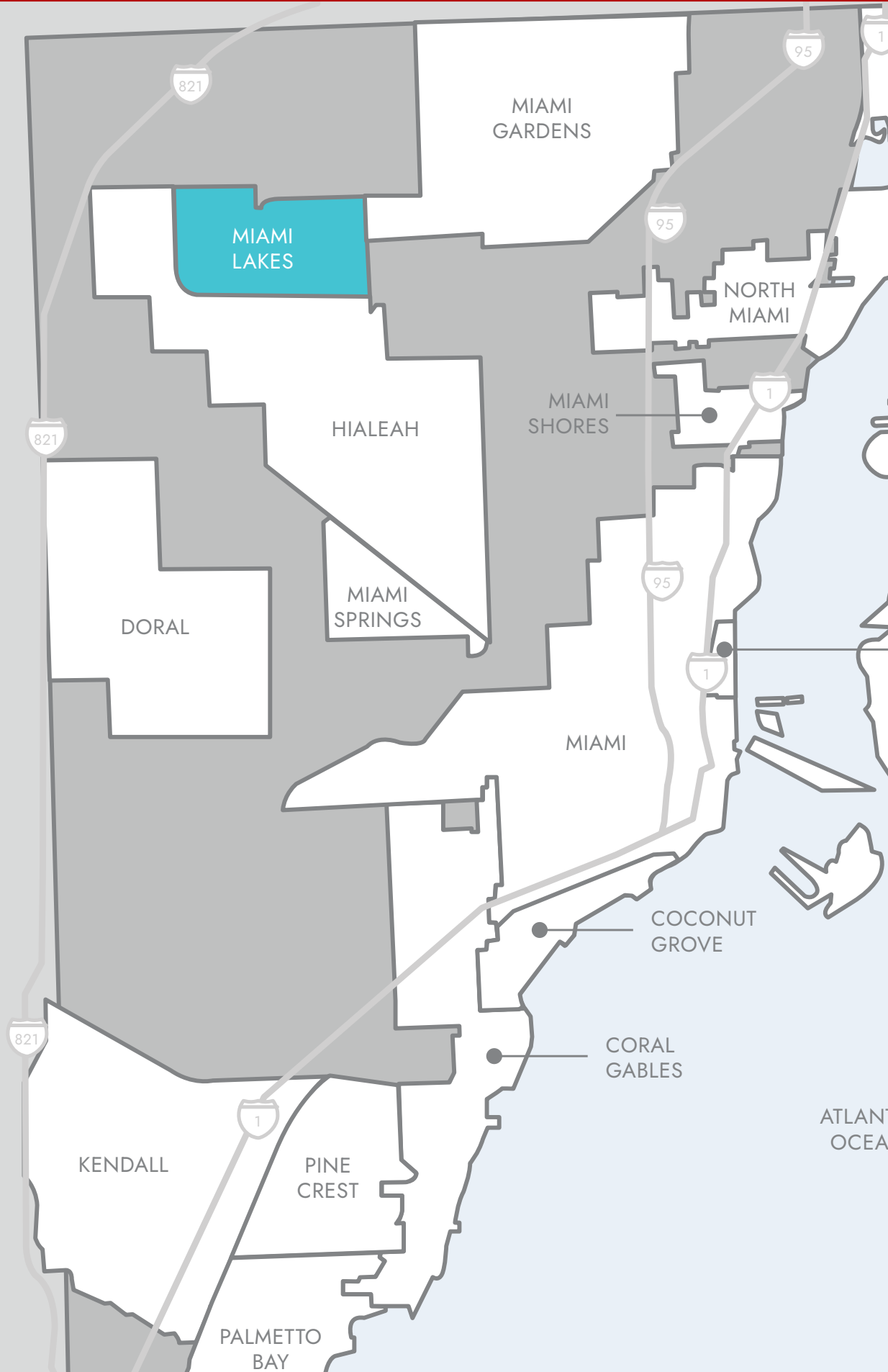
6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

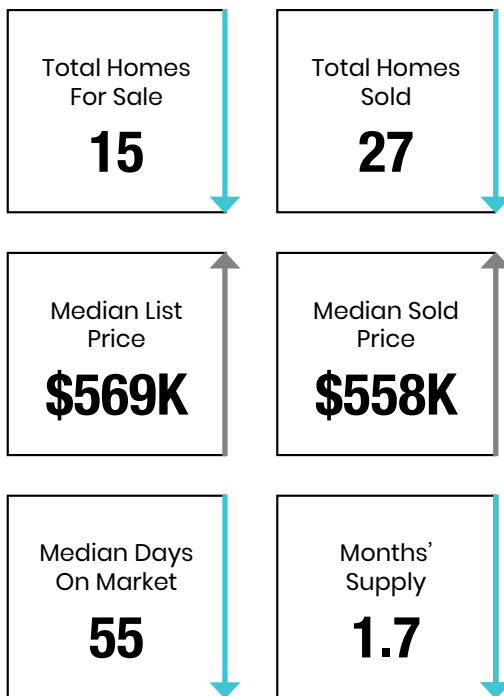




MIAMI LAKES



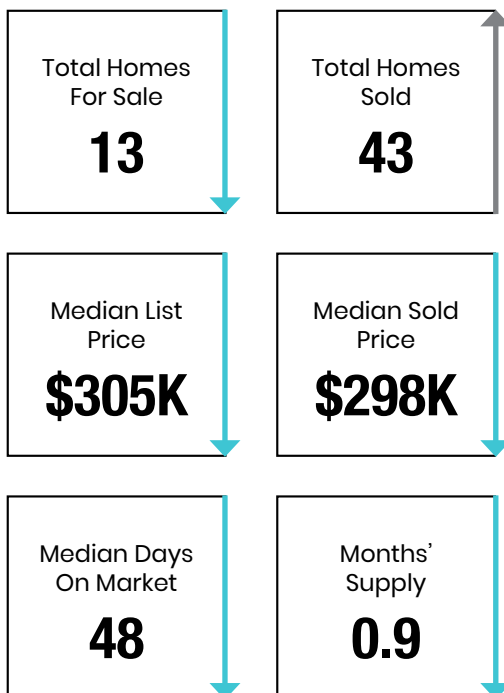
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	22	15	-31.8%
Total Homes Sold	37	27	-27.0%
Median List Price	\$529,000	\$569,000	7.6%
Median Sold Price	\$510,000	\$558,000	9.4%
Median Days on Market	60	55	-8.3%
Months' Supply	1.8	1.7	-6.6%



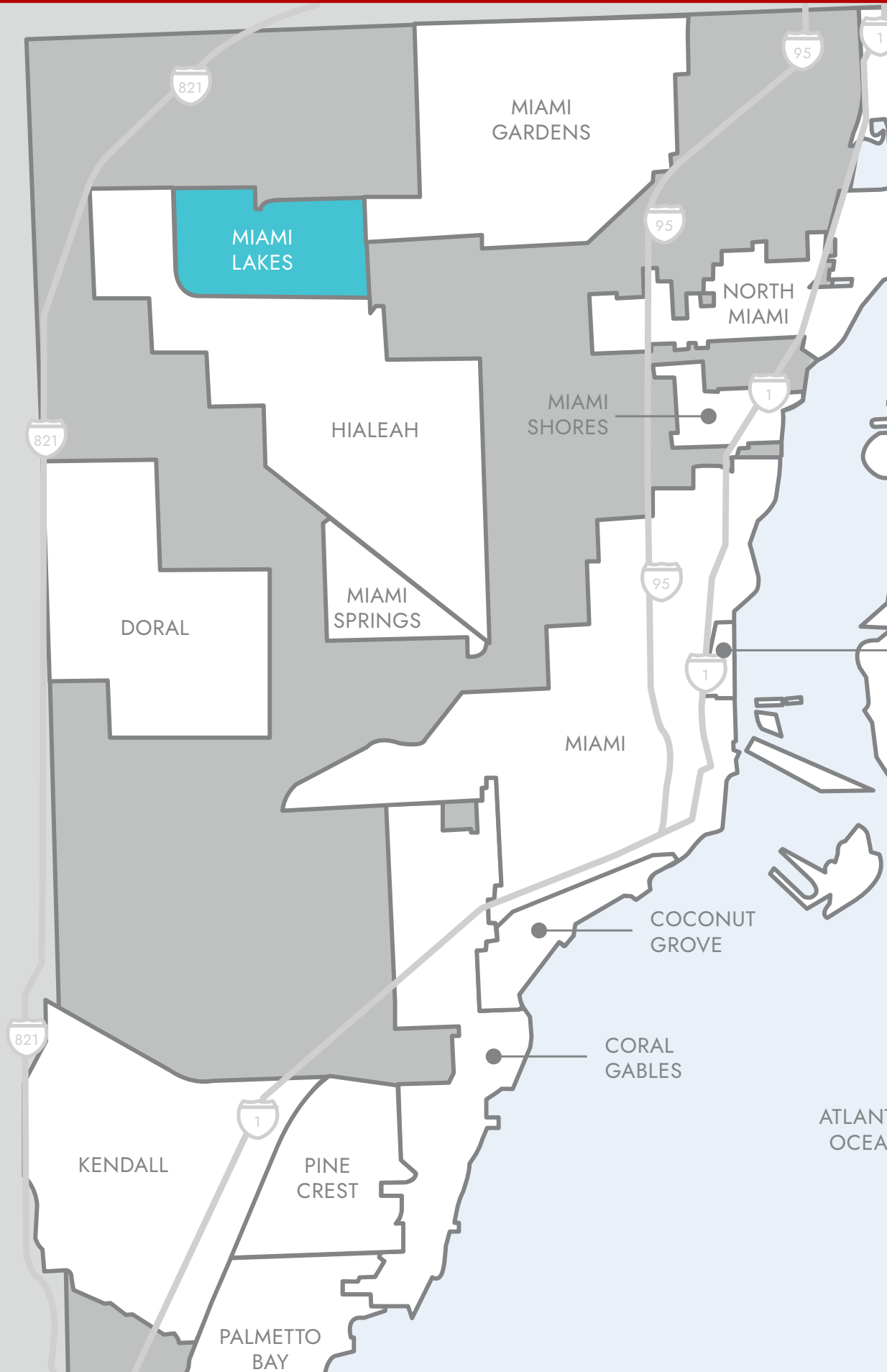
CONDOS/TOWNHOMES (Under \$750K)



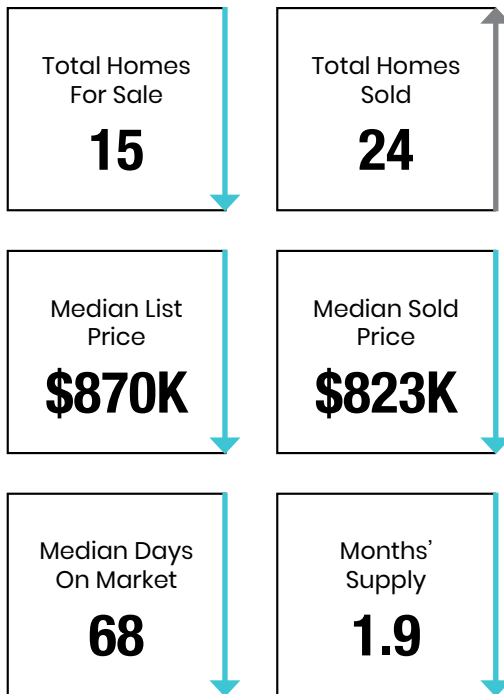
	Q3 2020	Q3 2021	% change
Total Homes for Sale	19	13	-31.6%
Total Homes Sold	35	43	22.9%
Median List Price	\$315,000	\$305,000	-3.2%
Median Sold Price	\$305,000	\$297,500	-2.5%
Median Days on Market	70	48	-31.4%
Months' Supply	1.6	0.9	-44.3%



MIAMI LAKES



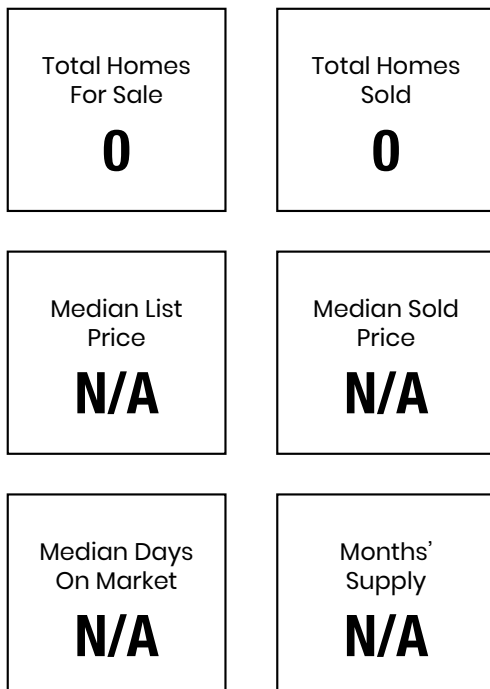
LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	18	15	-16.7%
Total Homes Sold	12	24	100.0%
Median List	\$965,000	\$870,000	-9.8%
Median Sold Price	\$836,750	\$822,500	-1.7%
Median Days on Market	402	68	-83.1%
Months' Supply	4.5	1.9	-58.3%



LUXURY CONDOS/TOWNHOMES (Over \$750K)



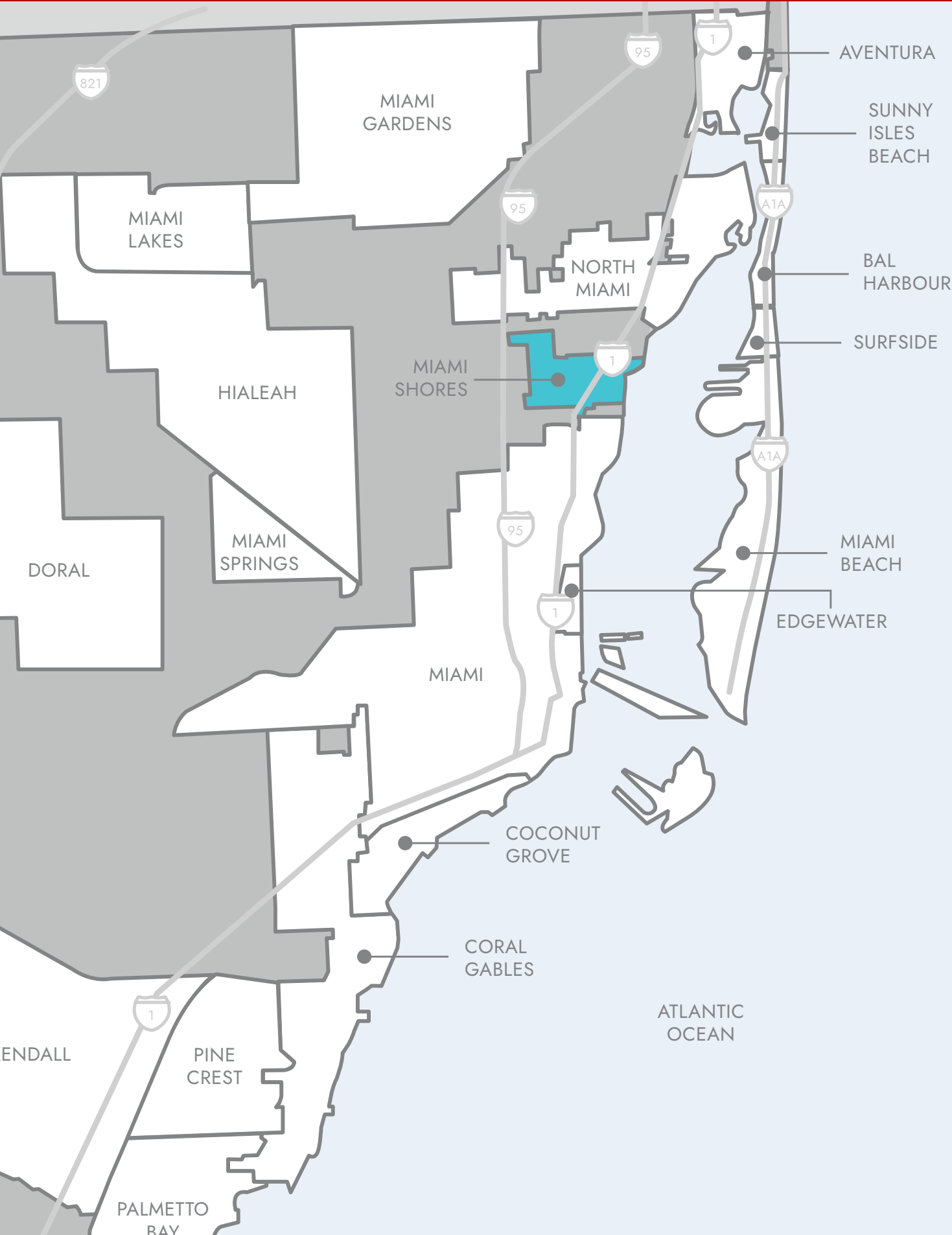
	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A



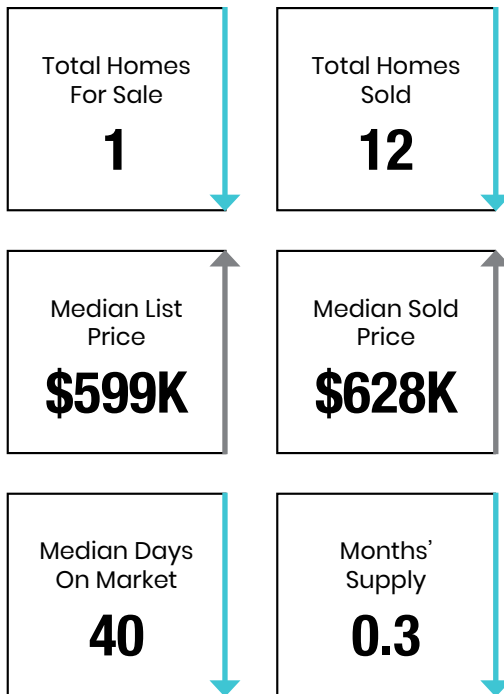




MIAMI SHORES



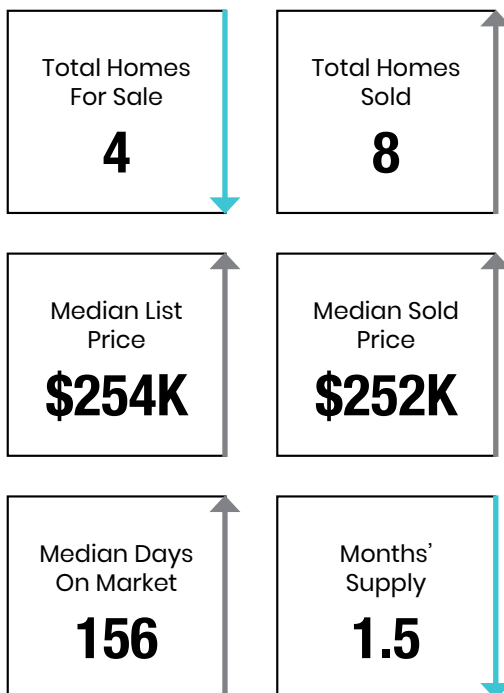
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	21	1	-95.2%
Total Homes Sold	51	12	-76.5%
Median List Price	\$569,000	\$599,000	5.3%
Median Sold Price	\$520,000	\$627,500	20.7%
Median Days on Market	104	40	-61.5%
Months' Supply	1.2	0.3	-79.8%



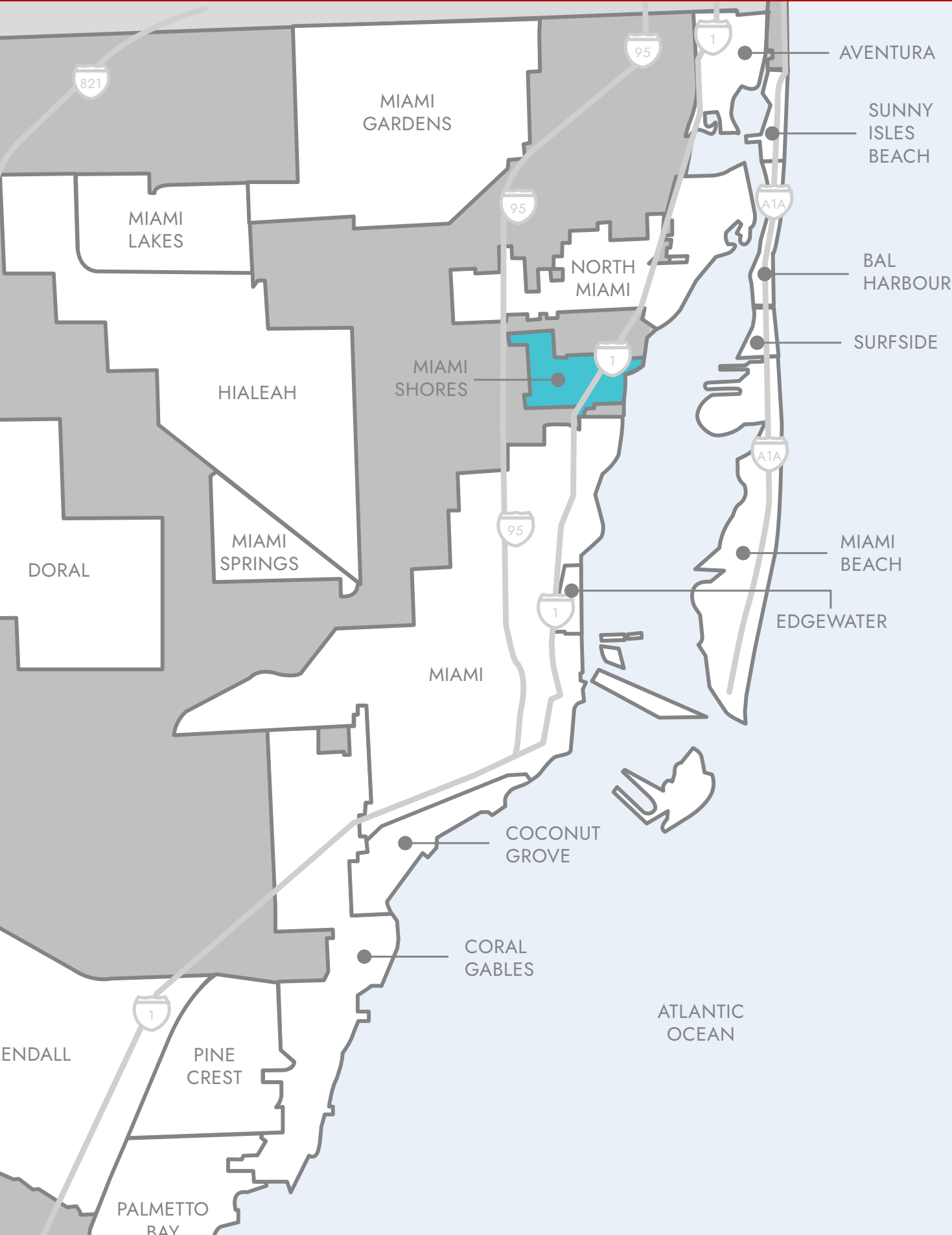
CONDOS/TOWNHOMES (Under \$750K)



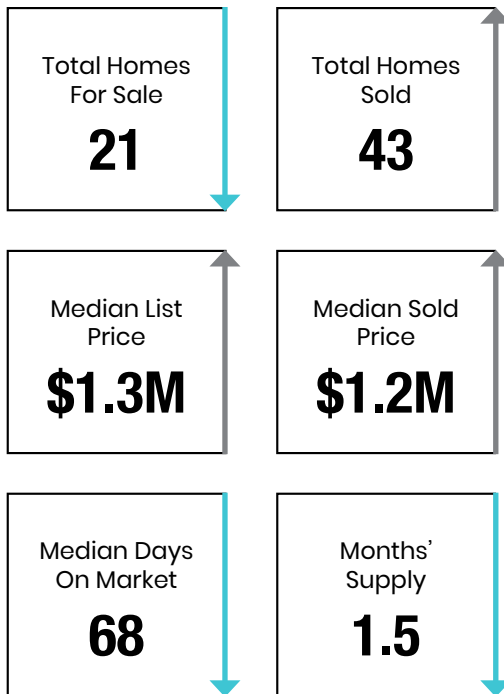
	Q3 2020	Q3 2021	% change
Total Homes for Sale	13	4	-69.2%
Total Homes Sold	6	8	33.3%
Median List Price	\$195,000	\$254,450	30.5%
Median Sold Price	\$182,000	\$252,300	38.6%
Median Days on Market	102	156	53.7%
Months' Supply	6.5	1.5	-76.9%



MIAMI SHORES



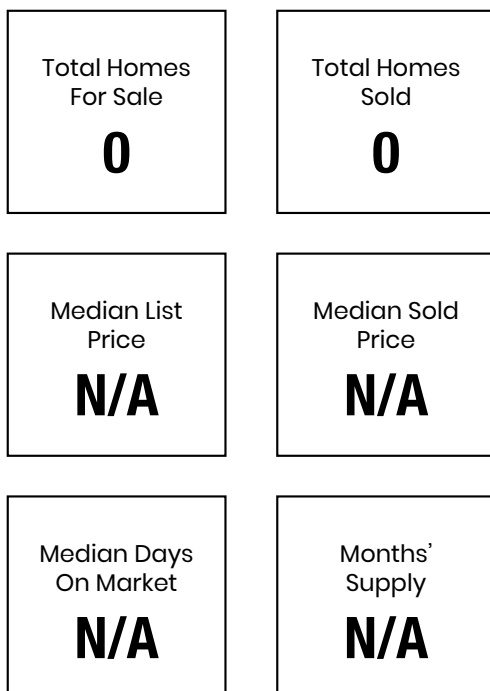
LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	33	21	-36.4%
Total Homes Sold	30	43	43.3%
Median List	\$1,090,000	\$1,299,000	19.2%
Median Sold Price	\$880,000	\$1,224,900	39.2%
Median Days on Market	196	68	-65.2%
Months' Supply	3.3	1.5	-55.6%



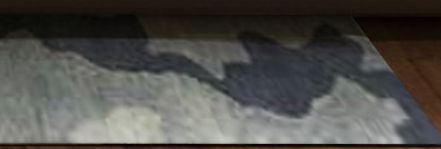
LUXURY CONDOS/TOWNHOMES (Over \$750K)



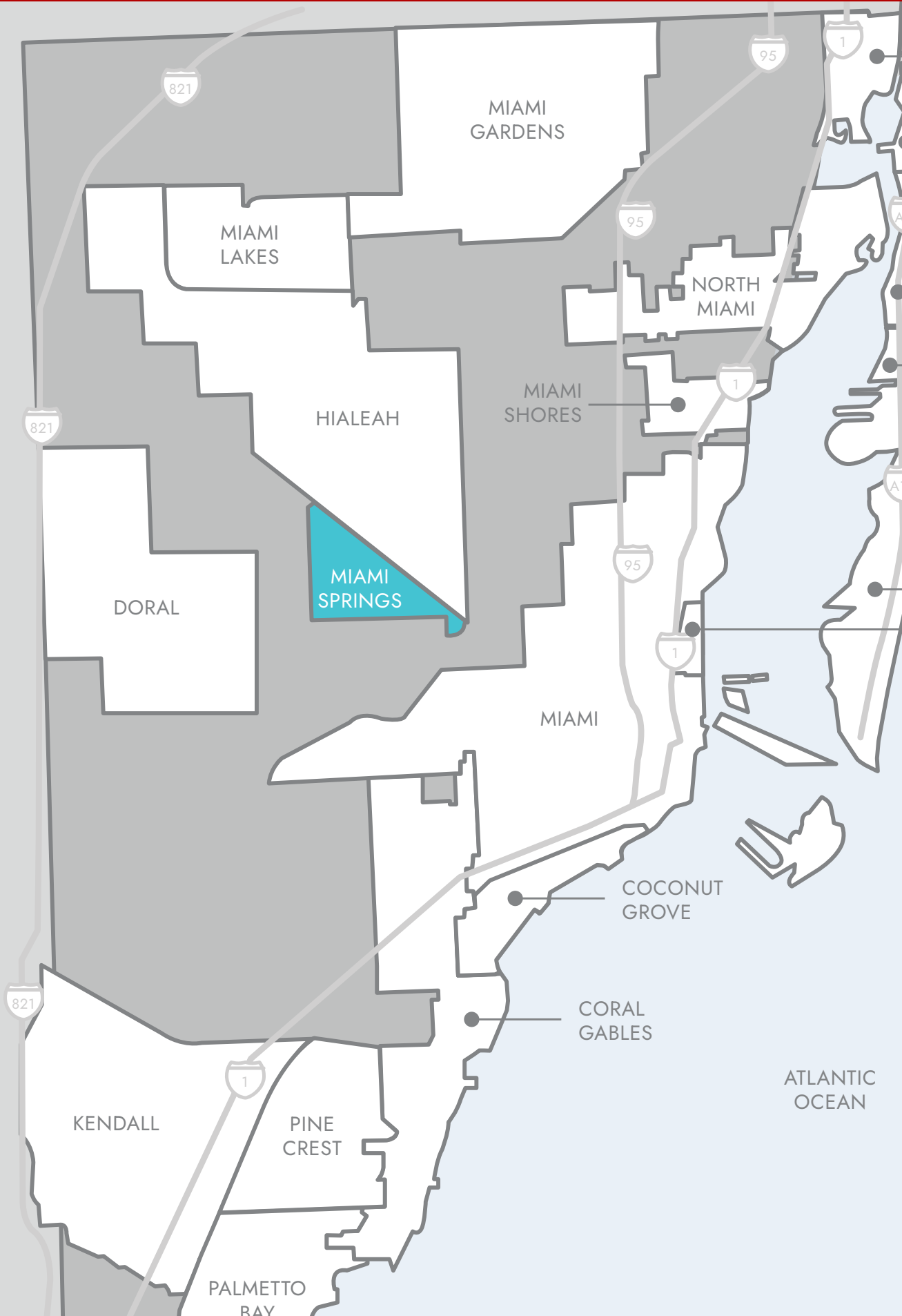
	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A





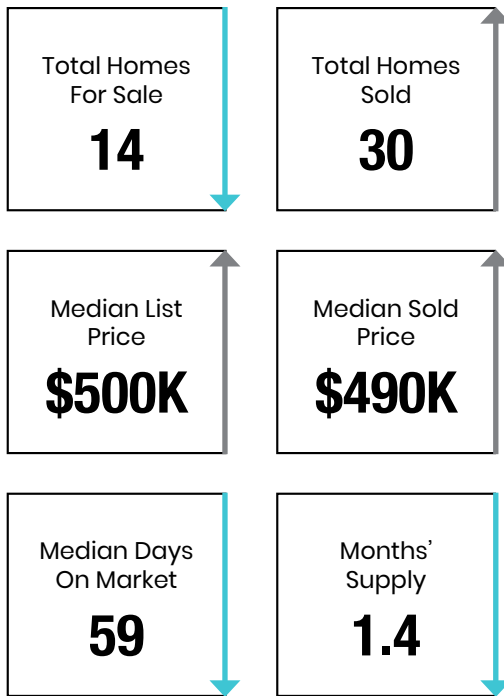


MIAMI SPRINGS



Quarter 3, 2021

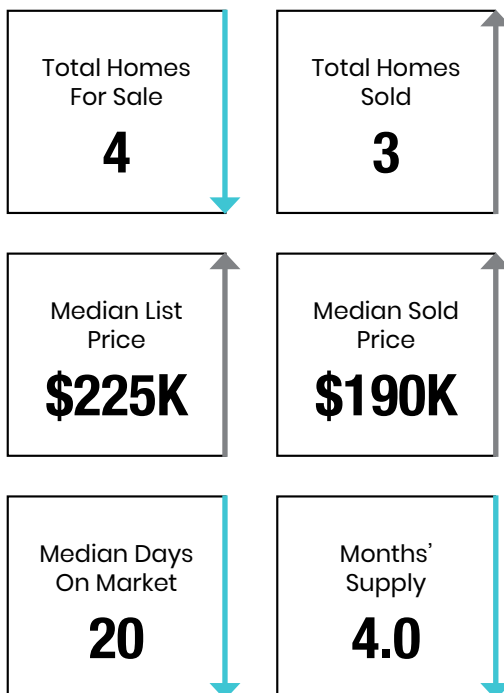
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	22	14	-36.4%
Total Homes Sold	28	30	7.1%
Median List Price	\$479,000	\$499,900	4.4%
Median Sold Price	\$456,000	\$490,000	7.5%
Median Days on Market	67	59	-11.3%
Months' Supply	2.4	1.4	-40.6%



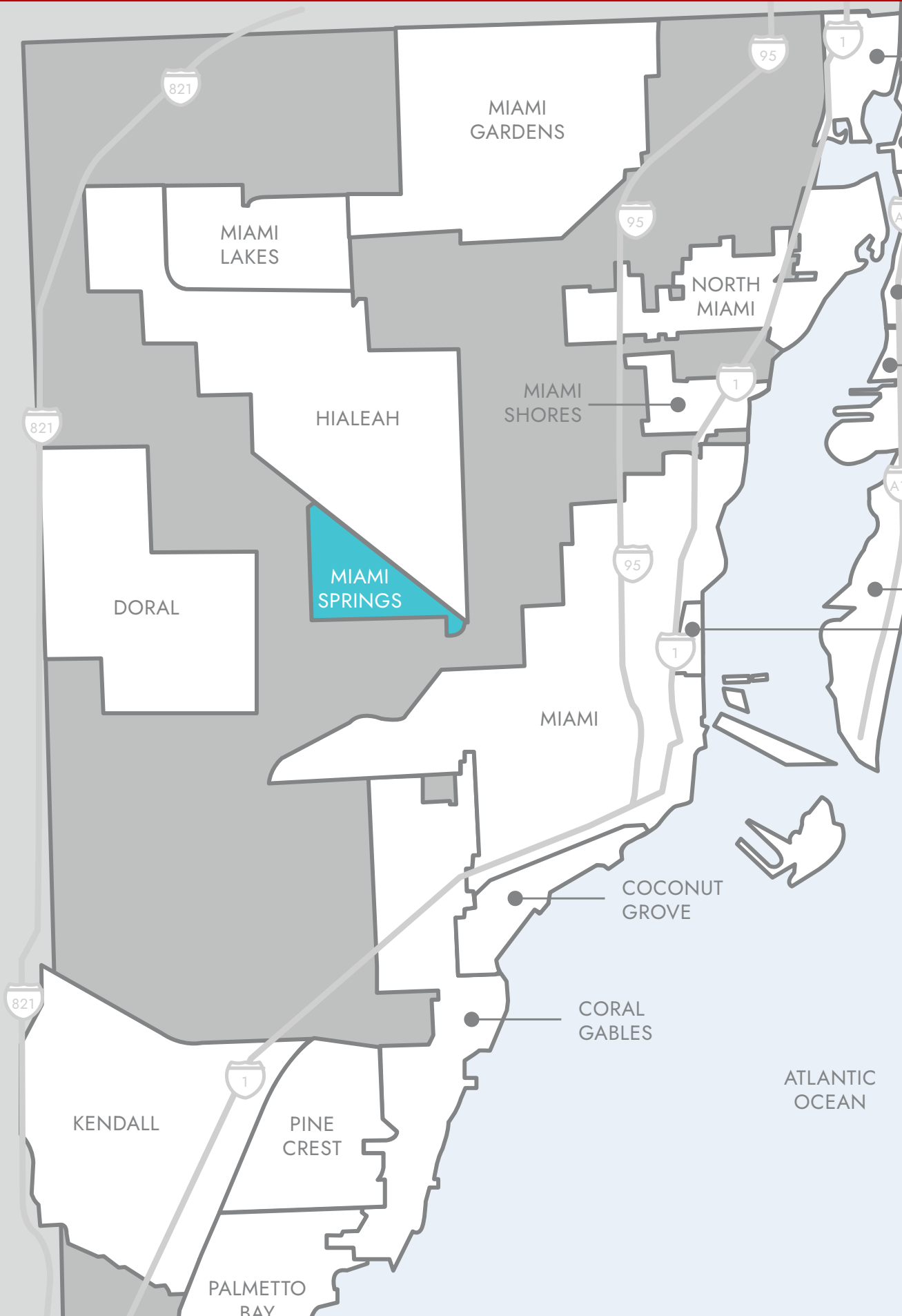
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	6	4	-33.3%
Total Homes Sold	1	3	200.0%
Median List Price	\$189,000	\$224,900	19.0%
Median Sold Price	\$135,000	\$190,000	40.7%
Median Days on Market	501	20	-96.0%
Months' Supply	18.0	4.0	-77.8%

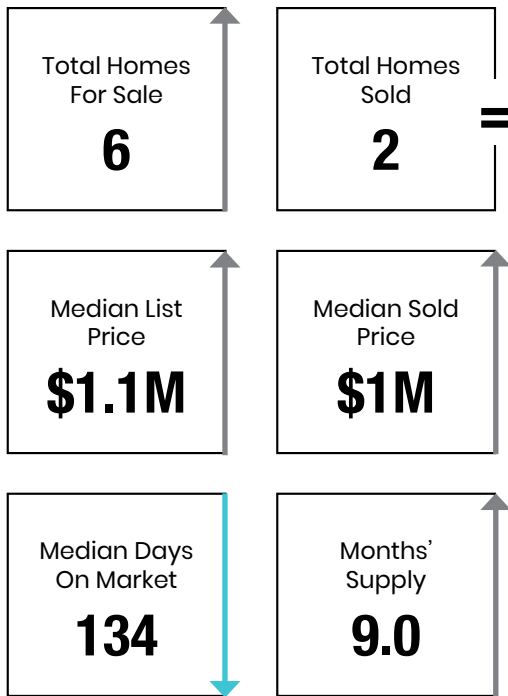


MIAMI SPRINGS



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	5	6	20.0%
Total Homes Sold	2	2	0.0%
Median List	\$807,450	\$1,122,000	39.0%
Median Sold Price	\$739,000	\$1,008,500	36.5%
Median Days on Market	156	134	-13.8%
Months' Supply	7.5	9.0	20.0%

Seller's Market

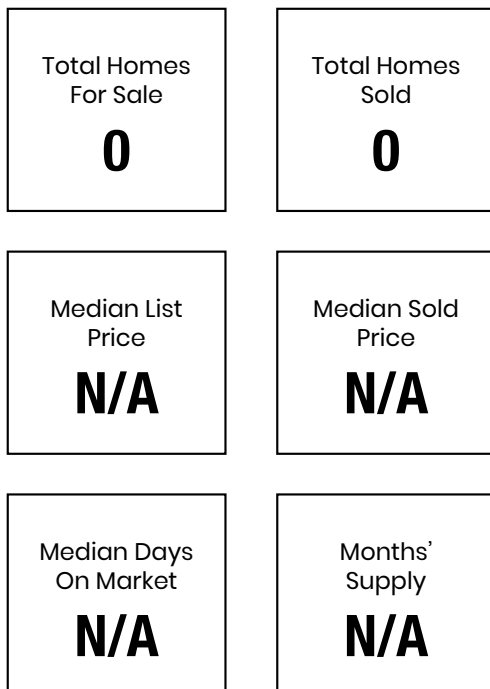
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	0	0	N/A
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

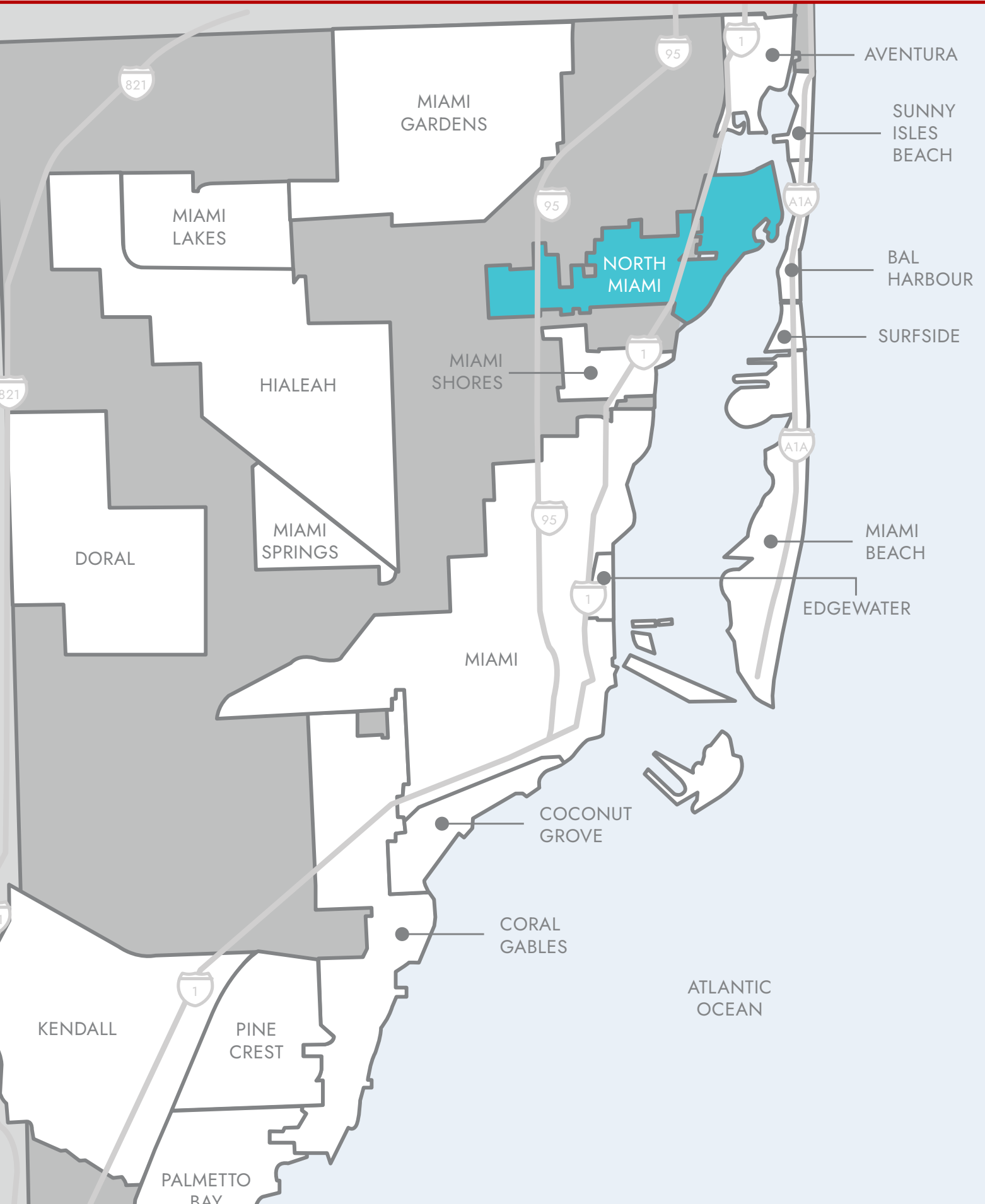
6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

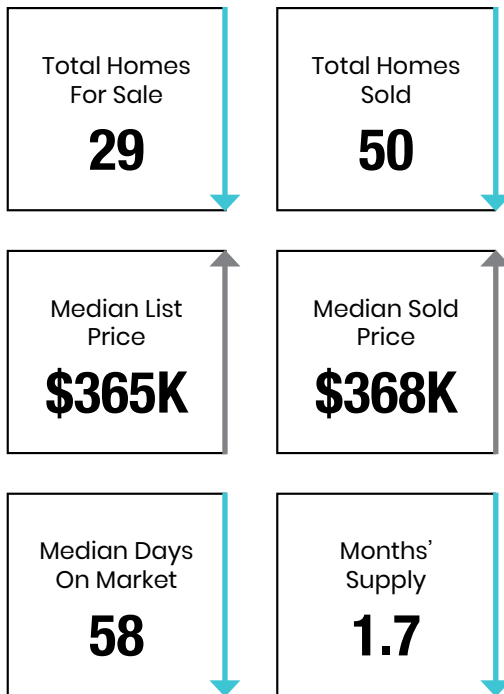




NORTH MIAMI



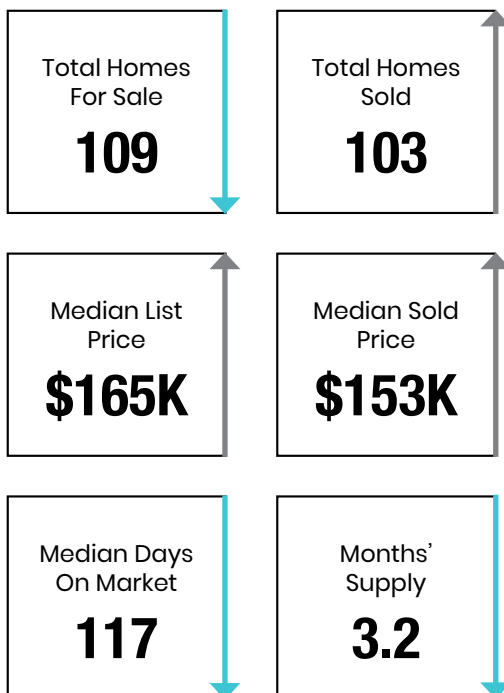
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	64	29	-54.7%
Total Homes Sold	66	50	-24.2%
Median List Price	\$312,500	\$365,000	16.8%
Median Sold Price	\$292,500	\$367,500	25.6%
Median Days on Market	98	58	-40.5%
Months' Supply	2.9	1.7	-40.2%



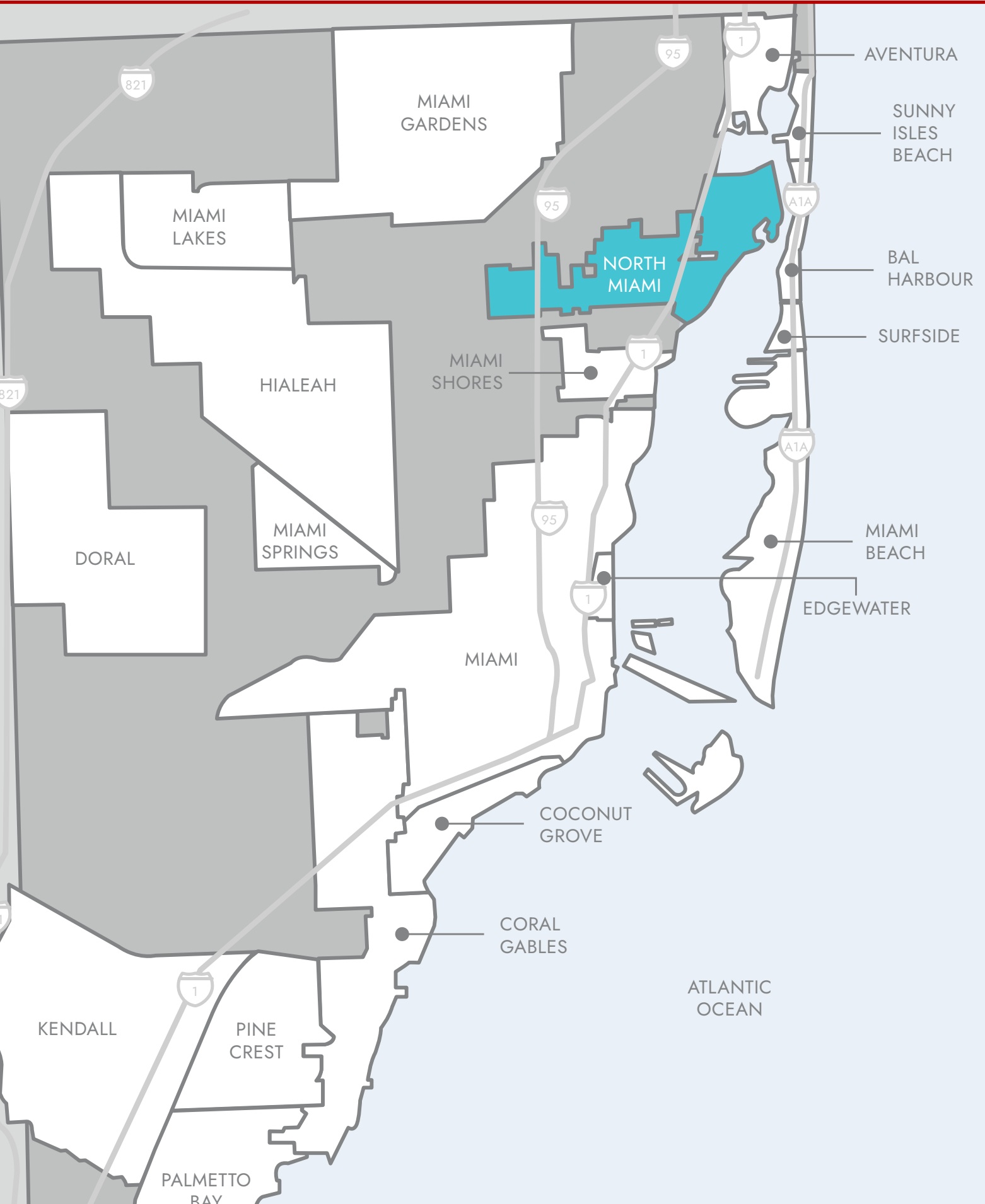
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	236	109	-53.8%
Total Homes Sold	58	103	77.6%
Median List Price	\$156,500	\$165,000	5.4%
Median Sold Price	\$142,550	\$153,000	7.3%
Median Days on Market	145	117	-19.0%
Months' Supply	12.2	3.2	-74.0%

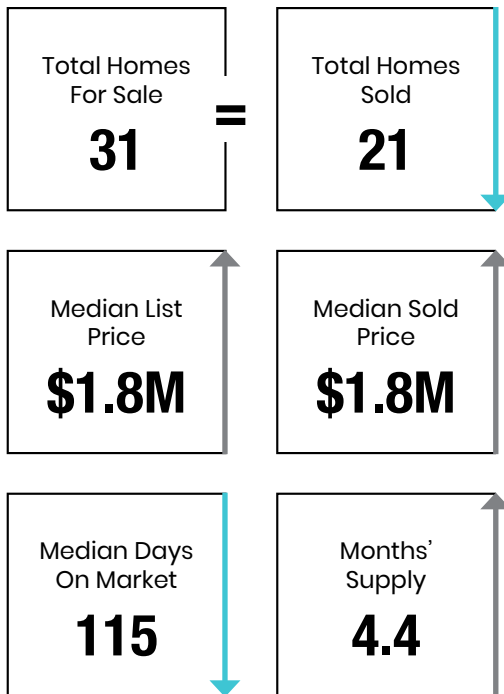


NORTH MIAMI



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	31	31	0.0%
Total Homes Sold	29	21	-27.6%
Median List	\$1,300,000	\$1,800,000	38.5%
Median Sold Price	\$1,100,000	\$1,815,000	65.0%
Median Days on Market	284	115	-59.5%
Months' Supply	3.2	4.4	38.1%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	3	3	0.0%
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

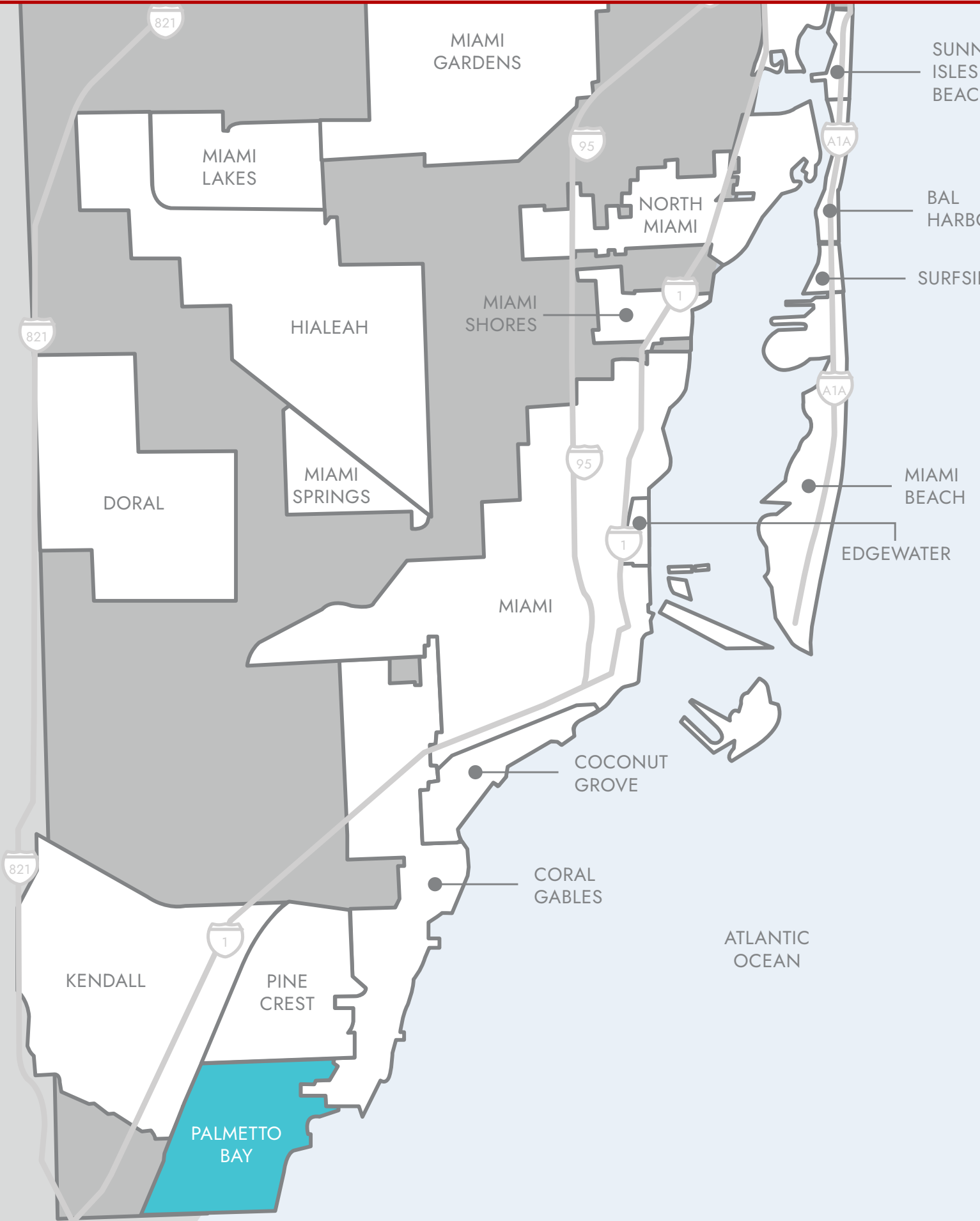
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.



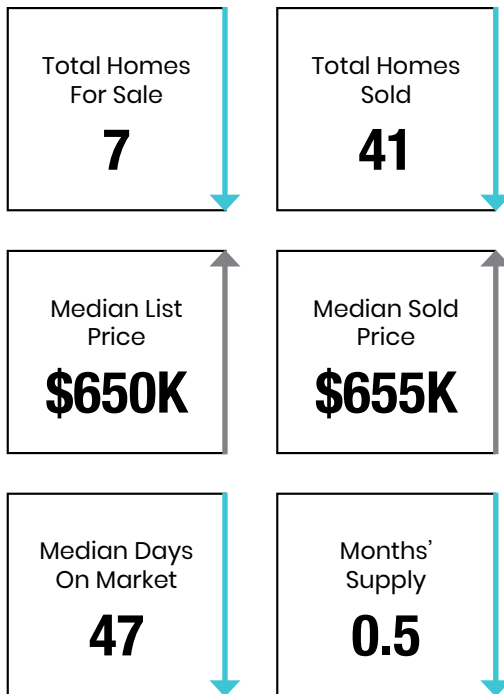


PALMETTO BAY



Quarter 3, 2021

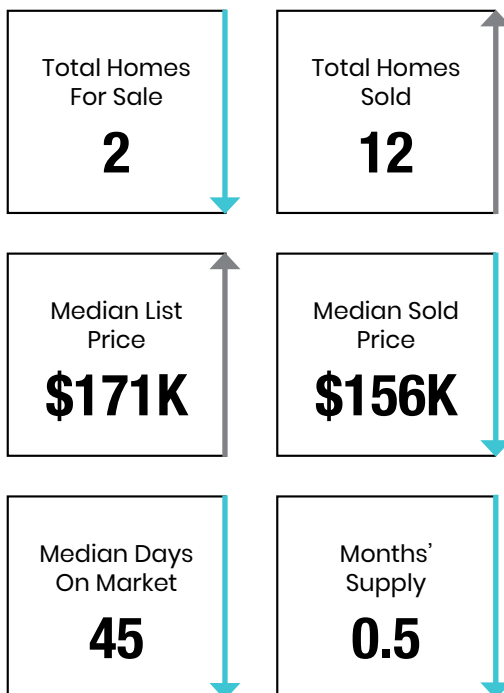
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	35	7	-80.0%
Total Homes Sold	102	41	-59.8%
Median List Price	\$599,000	\$650,000	8.5%
Median Sold Price	\$563,750	\$655,000	16.2%
Median Days on Market	56	47	-16.1%
Months' Supply	1.0	0.5	-50.2%



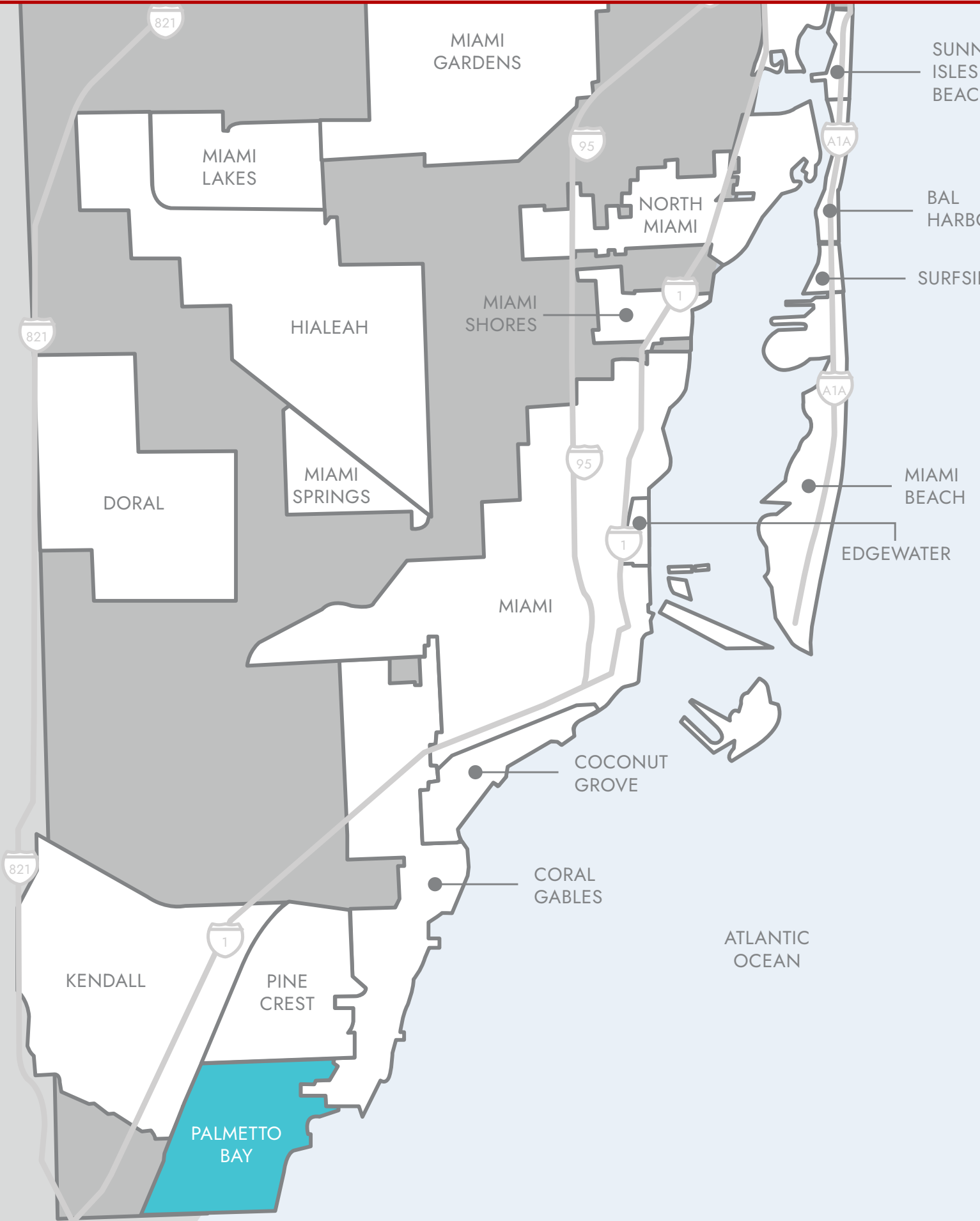
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	3	2	-33.3%
Total Homes Sold	5	12	140.0%
Median List Price	\$167,000	\$171,000	2.4%
Median Sold Price	\$157,000	\$156,250	-0.5%
Median Days on Market	120	45	-62.5%
Months' Supply	1.8	0.5	-72.2%

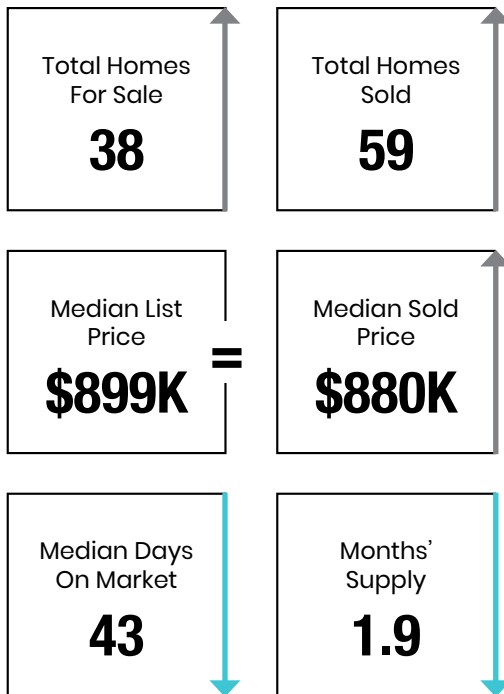


PALMETTO BAY



Quarter 3, 2021

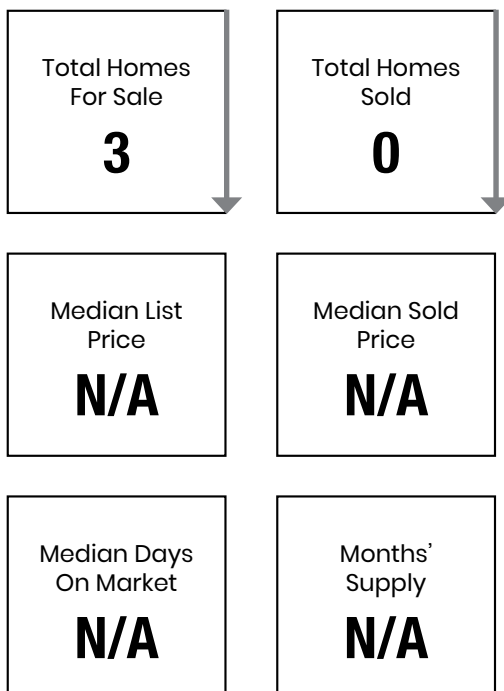
LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	37	38	2.7%
Total Homes Sold	32	59	84.4%
Median List	\$899,000	\$899,000	0.0%
Median Sold Price	\$847,500	\$880,000	3.8%
Median Days on Market	148	43	-70.8%
Months' Supply	3.5	1.9	-44.3%



LUXURY CONDOS/TOWNHOMES (Over \$750K)



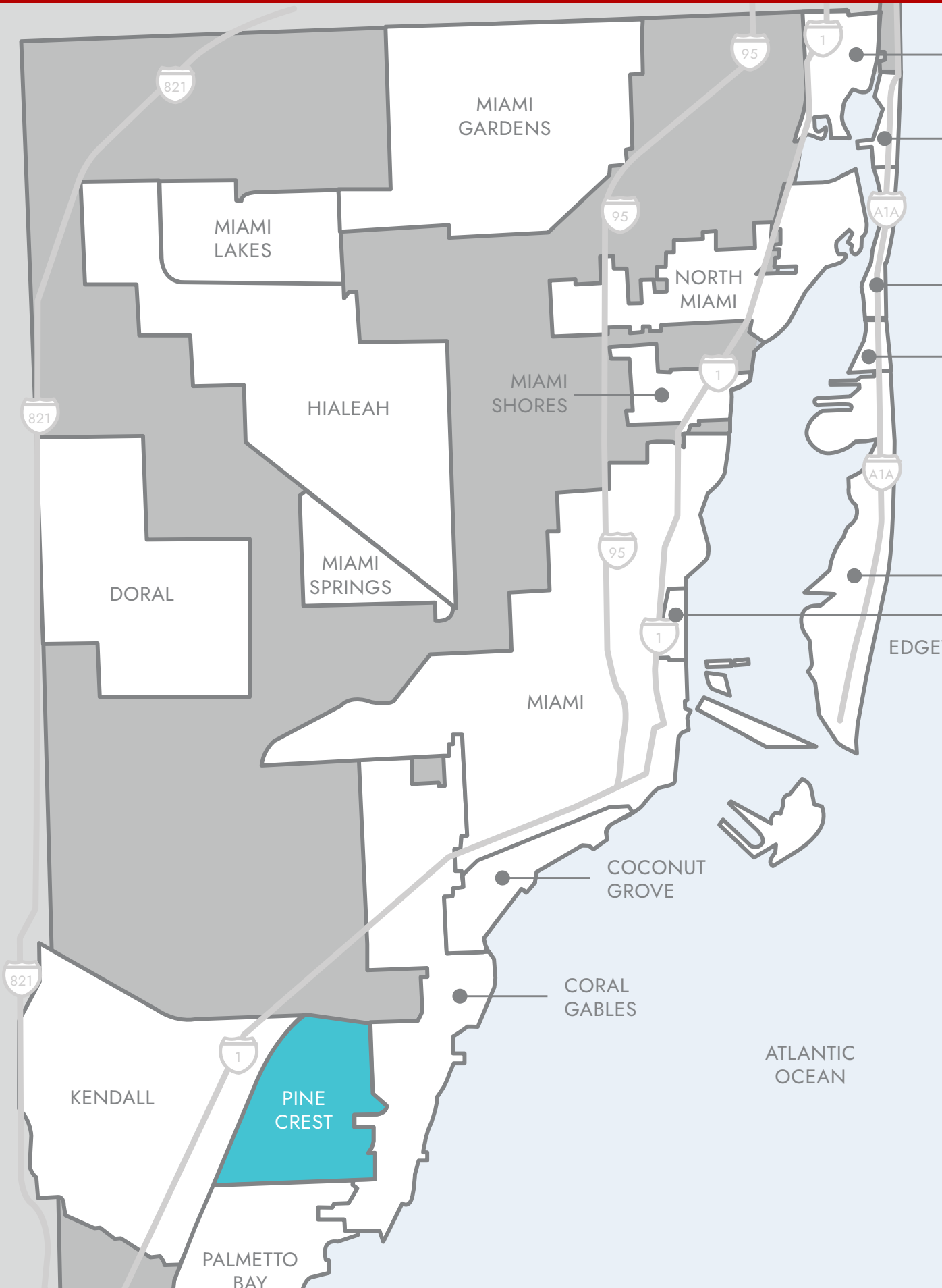
	Q3 2020	Q3 2021	% change
Total Homes for Sale	6	3	-50.0%
Total Homes Sold	1	0	-100.0%
Median List Price	\$825,000	N/A	N/A
Median Sold Price	\$800,000	N/A	N/A
Median Days on Market	77	N/A	N/A
Months' Supply	18.0	N/A	N/A



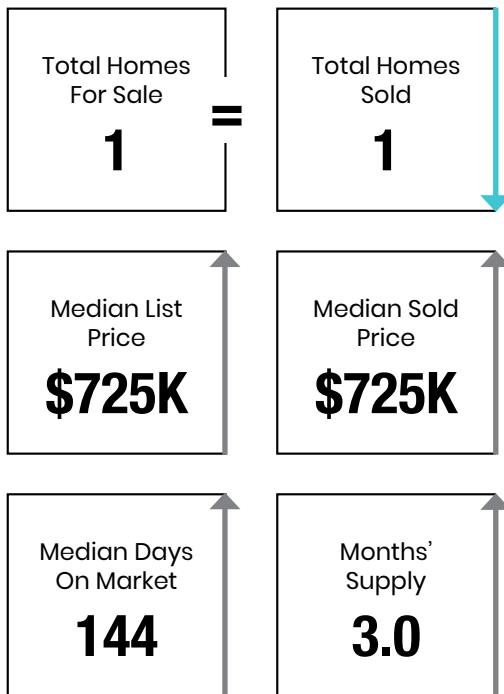




PINECREST



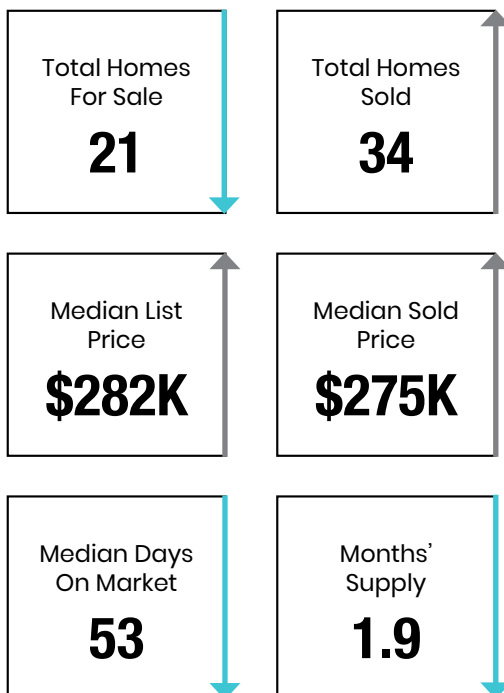
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	1	1	0.0%
Total Homes Sold	12	1	-91.7%
Median List Price	\$711,000	\$725,000	2.0%
Median Sold Price	\$653,500	\$725,000	10.9%
Median Days on Market	112	144	28.6%
Months' Supply	0.3	3.0	1100.0%



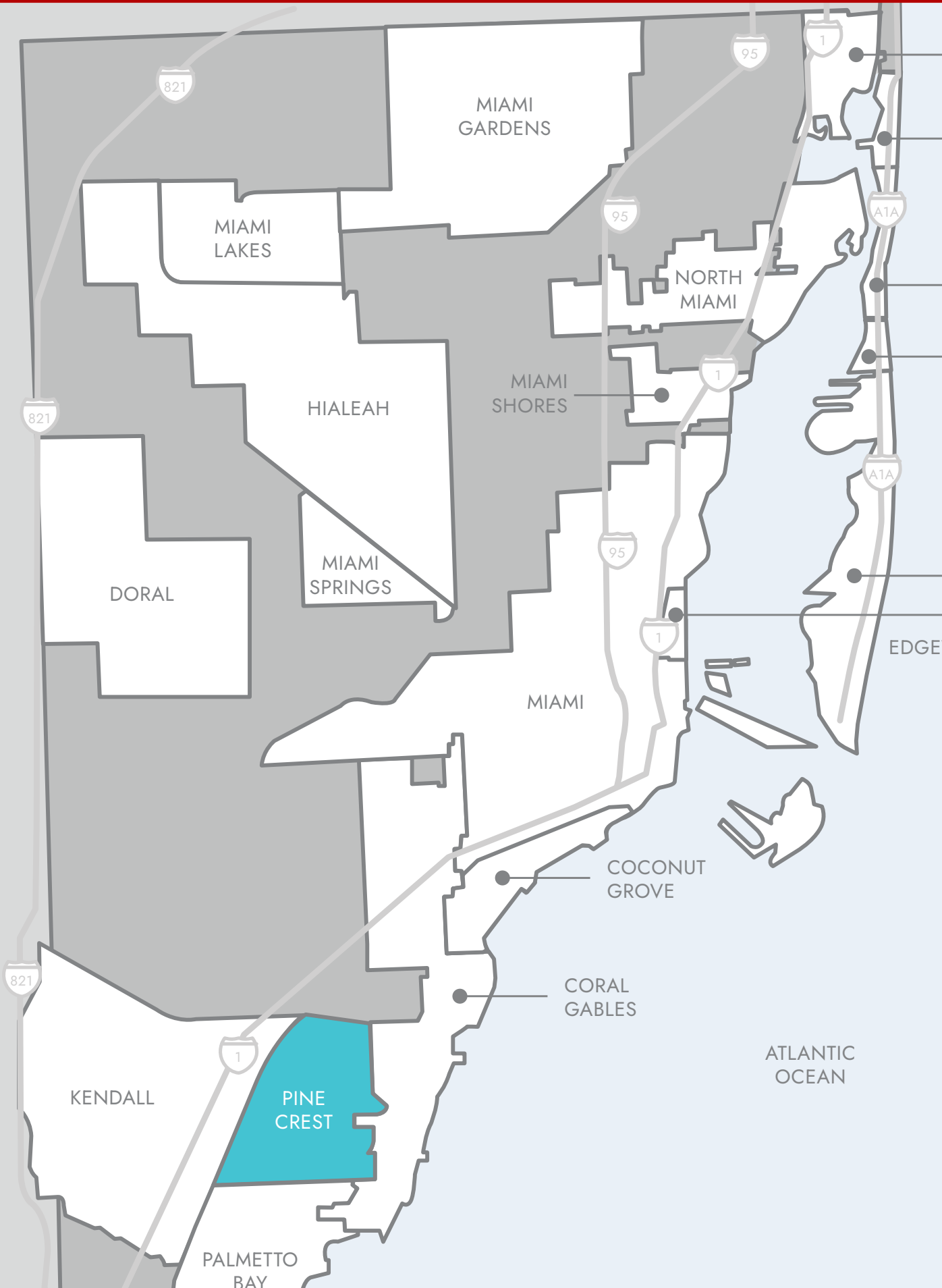
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	45	21	-53.3%
Total Homes Sold	8	34	325.0%
Median List Price	\$225,000	\$282,000	25.3%
Median Sold Price	\$214,000	\$274,500	28.3%
Median Days on Market	62	53	-14.5%
Months' Supply	16.9	1.9	-89.0%

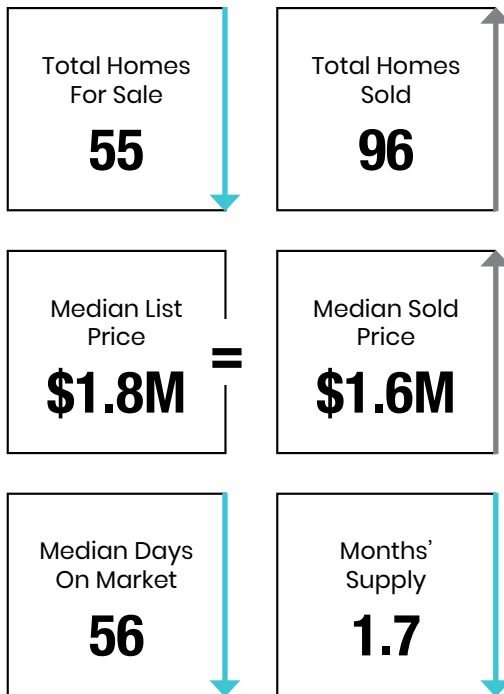


PINECREST



Quarter 3, 2021

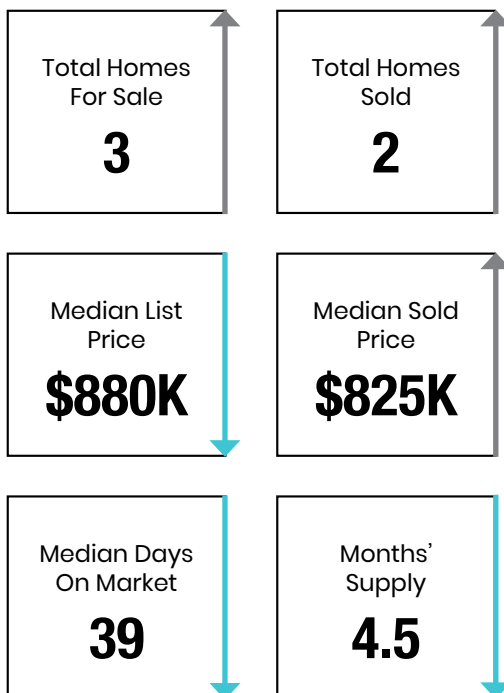
LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	128	55	-57.0%
Total Homes Sold	88	96	9.1%
Median List	\$1,774,500	\$1,774,500	0.0%
Median Sold Price	\$1,525,000	\$1,625,000	6.6%
Median Days on Market	313	56	-82.3%
Months' Supply	4.4	1.7	-60.6%



LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	2	3	50.0%
Total Homes Sold	1	2	100.0%
Median List Price	\$915,000	\$880,000	-3.8%
Median Sold Price	\$725,000	\$825,250	13.8%
Median Days on Market	301	39	-87.0%
Months' Supply	6.0	4.5	-25.0%

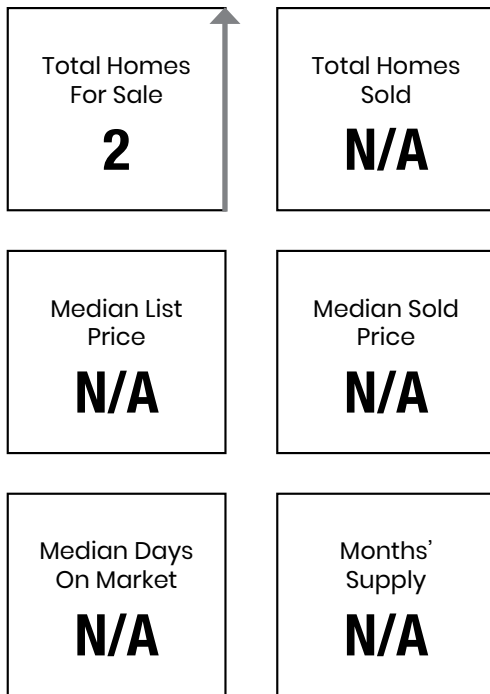






Quarter 3, 2021

DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	1	2	100.0%
Total Homes Sold	0	0	N/A
Median List Price	N/A	N/A	N/A
Median Sold Price	N/A	N/A	N/A
Median Days on Market	N/A	N/A	N/A
Months' Supply	N/A	N/A	N/A

Seller's Market

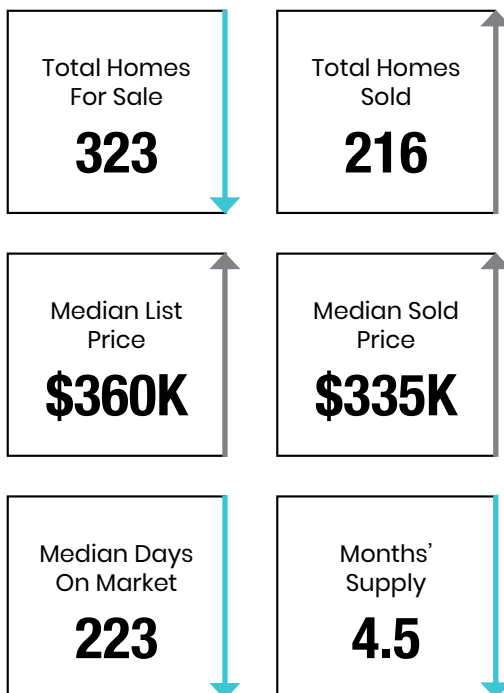
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

Buyer's Market

6 Month's Supply
Balanced market with stable supply and demand

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	888	323	-63.6%
Total Homes Sold	129	216	67.4%
Median List Price	\$335,000	\$360,000	7.5%
Median Sold Price	\$285,000	\$335,000	17.5%
Median Days on Market	260	223	-14.2%
Months' Supply	20.7	4.5	-78.3%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

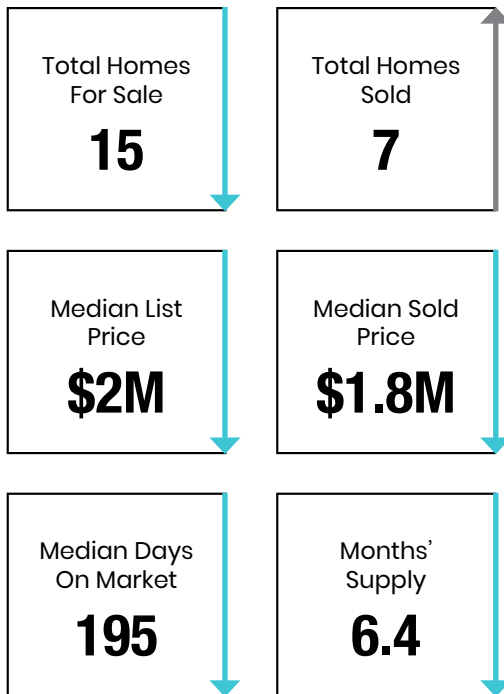
6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	32	15	-53.1%
Total Homes Sold	5	7	40.0%
Median List	\$2,390,000	\$2,000,000	-16.3%
Median Sold Price	\$2,100,000	\$1,800,000	-14.3%
Median Days on Market	234	195	-16.7%
Months' Supply	19.2	6.4	-66.5%

Seller's Market

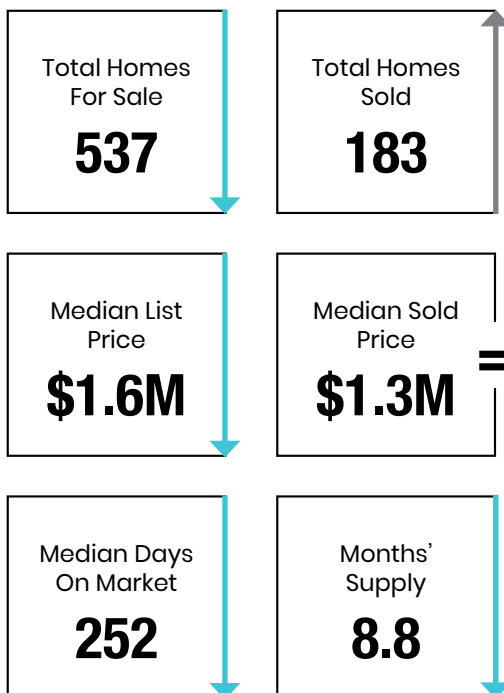
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	851	537	-36.9%
Total Homes Sold	68	183	169.1%
Median List Price	\$1,750,000	\$1,550,000	-11.4%
Median Sold Price	\$1,335,000	\$1,335,000	0.0%
Median Days on Market	419	252	-39.8%
Months' Supply	37.5	8.8	-76.6%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

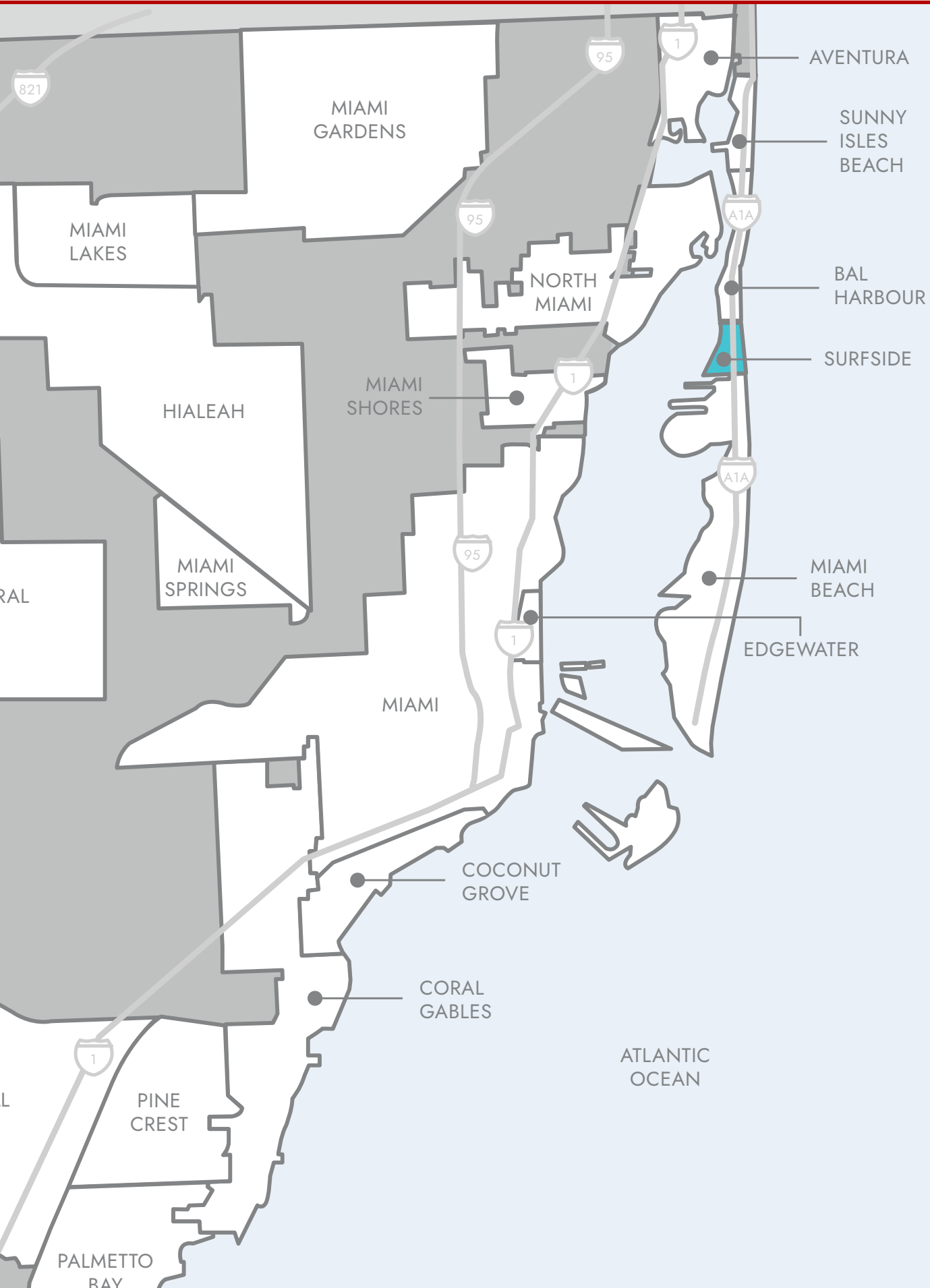
Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.



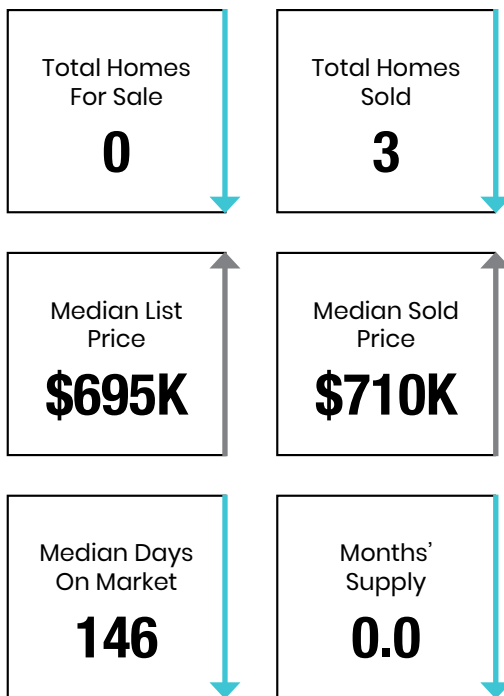


SURFSIDE



Quarter 3, 2021

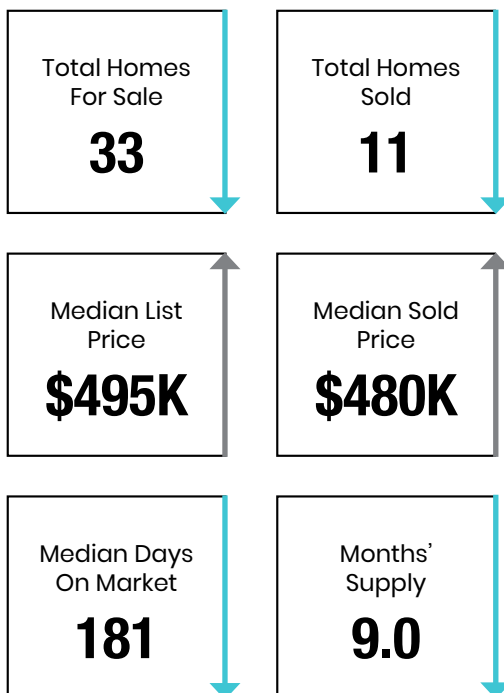
DETACHED HOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	11	0	-100.0%
Total Homes Sold	6	3	-50.0%
Median List Price	\$662,500	\$695,000	4.9%
Median Sold Price	\$616,750	\$710,000	15.1%
Median Days on Market	189	146	-22.8%
Months' Supply	5.5	0.0	-100.0%



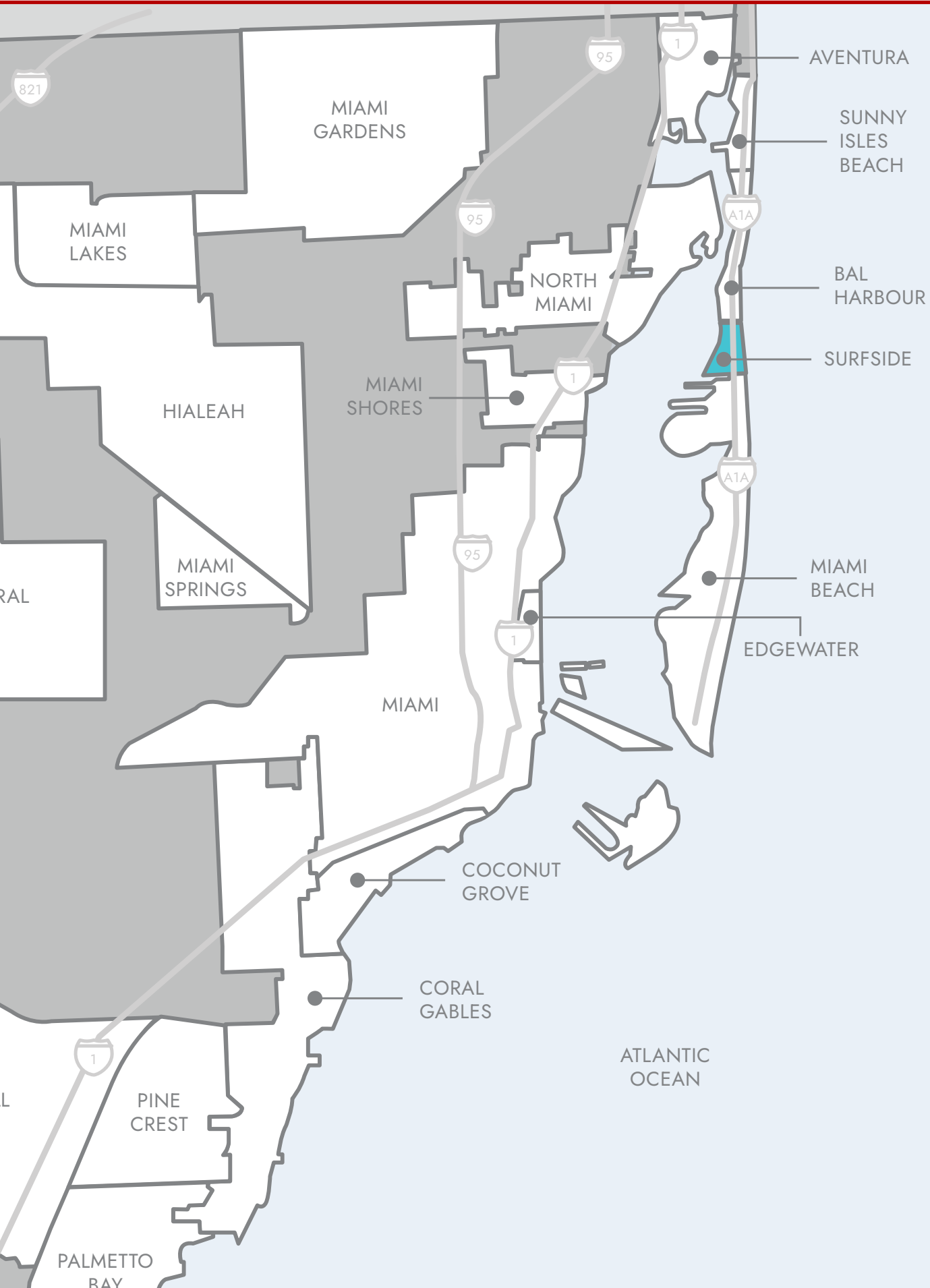
CONDOS/TOWNHOMES (Under \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	67	33	-50.7%
Total Homes Sold	16	11	-31.3%
Median List Price	\$444,500	\$495,000	11.4%
Median Sold Price	\$367,500	\$480,000	30.6%
Median Days on Market	269	181	-32.7%
Months' Supply	12.6	9.0	-28.4%

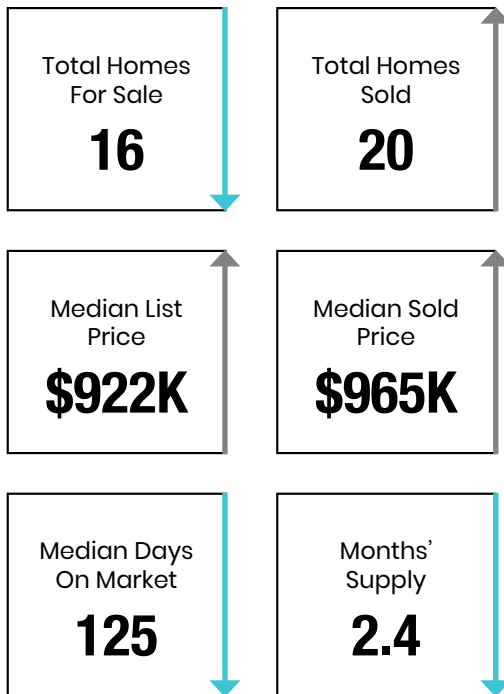


SURFSIDE



Quarter 3, 2021

LUXURY DETACHED HOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	32	16	-50.0%
Total Homes Sold	16	20	25.0%
Median List	\$858,950	\$922,000	7.3%
Median Sold Price	\$770,000	\$965,000	25.3%
Median Days on Market	176	125	-29.3%
Months' Supply	6.0	2.4	-60.0%

Seller's Market

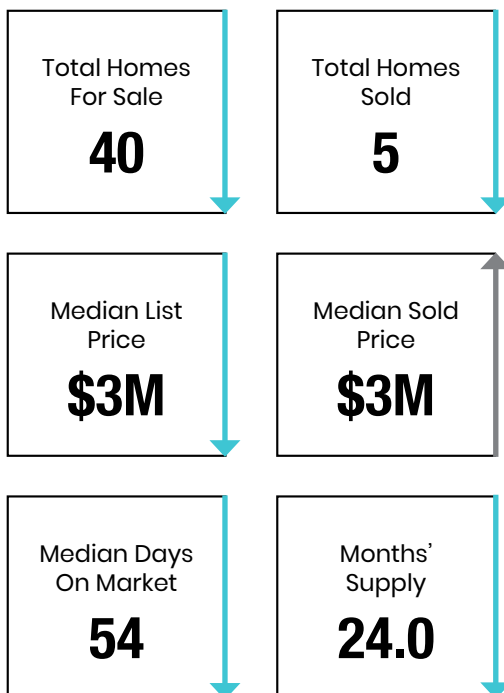
0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

LUXURY CONDOS/TOWNHOMES (Over \$750K)



	Q3 2020	Q3 2021	% change
Total Homes for Sale	70	40	-42.9%
Total Homes Sold	8	5	-37.5%
Median List Price	\$3,147,500	\$2,975,000	-5.5%
Median Sold Price	\$1,965,000	\$2,975,000	51.4%
Median Days on Market	273	54	-80.2%
Months' Supply	26.3	24.0	-8.6%

Seller's Market

0-6 Month's Supply
Demand exceeds supply driving home prices up, giving the seller the upper hand in negotiating.

6 Month's Supply
Balanced market with stable supply and demand

Buyer's Market

6+ Month's Supply
Supply exceeds demand, driving home prices down, giving the buyer the upper hand in negotiating.

