

Facts and TrendsTM - Published January 2023*

Location: Area 3250, Area 3260

Property Types: Residential - Single Family Homes and Condo/Coop/Villa/Twnhse Combined - Non Waterfront - Non REO, Non Short Sale

Price Range: \$700,000 - \$4,999,999

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

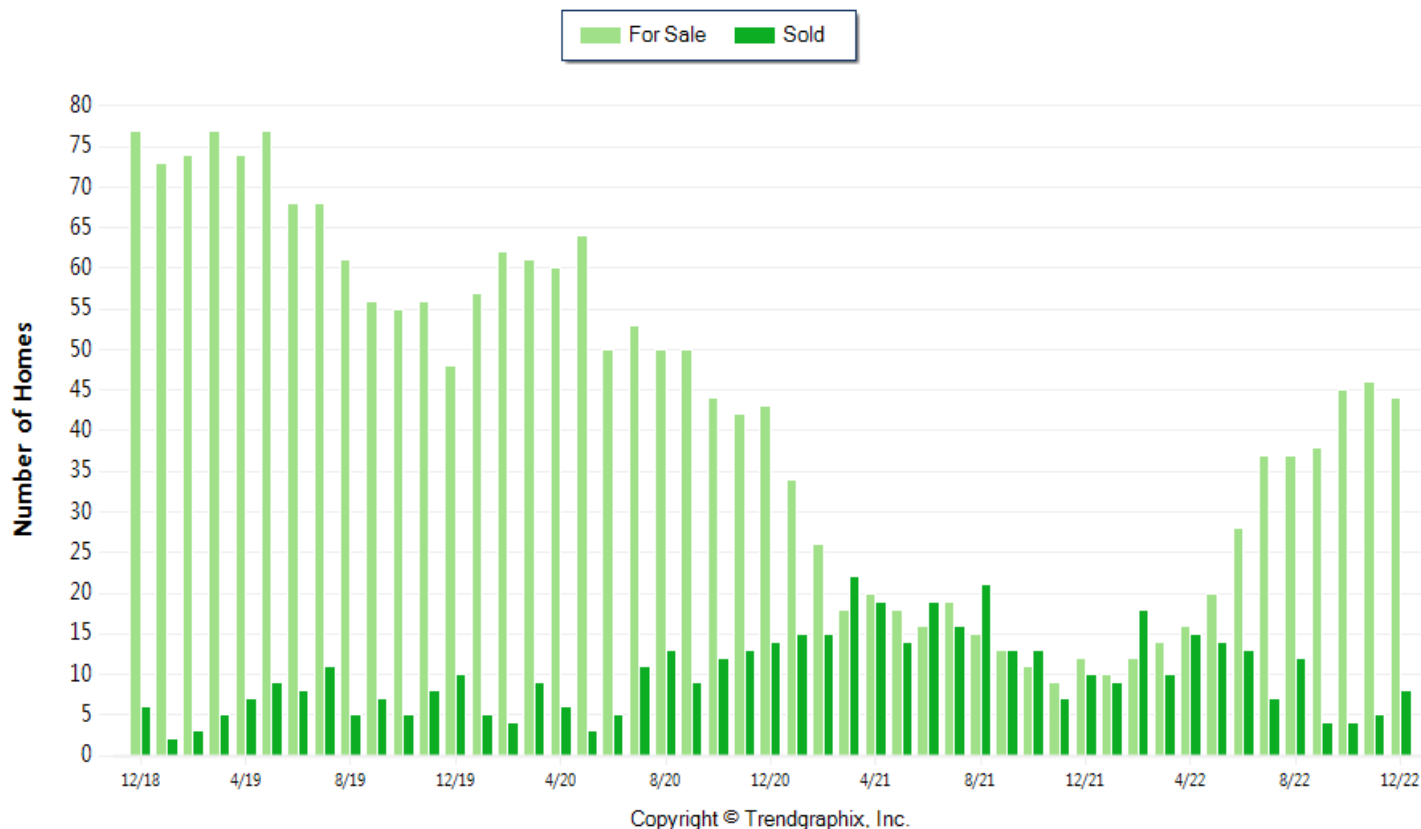
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold (Last 4 years)

Prepared for you by: Yara Bashoor



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Dec. 22	Nov. 22	% Change	Dec. 22	Dec. 21	% Change	Oct. 22 to Dec. 22	Oct. 21 to Dec. 21	% Change	Dec. 22	Dec. 18	% Change	Jan. 22 to Dec. 22	Jan. 21 to Dec. 21	% Change	Oct. 22 to Dec. 22	Oct. 19 to Dec. 19	% Change	Jan. 22 to Dec. 22	Jan. 19 to Dec. 19	% Change
For Sale	44	46	-4.3% ▼	44	12	266.7% ▲	44	12	266.7% ▲	44	77	-42.9% ▼	44	12	266.7% ▲	44	48	-8.3% ▼	44	48	-8.3% ▼
Sold	8	5	60% ▲	8	10	-20% ▼	17	30	-43.3% ▼	8	6	33.3% ▲	119	184	-35.3% ▼	17	23	-26.1% ▼	119	80	48.8% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/23 - 1/24/23	12/1/22 - 12/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change
For Sale	48	44	9.1% ▲	48	10	380% ▲	48	10	380% ▲
Sold	4	4	0%	4	3	33.3% ▲	4	3	33.3% ▲

December 2022 was a Neutral market**

Home For Sale in December 2022 was 44 units. It was down 4.3% compared to last month and up 266.7% compared to last year.

Home Closed in December 2022 was 8 units. It was up 60% compared to last month and down 20% 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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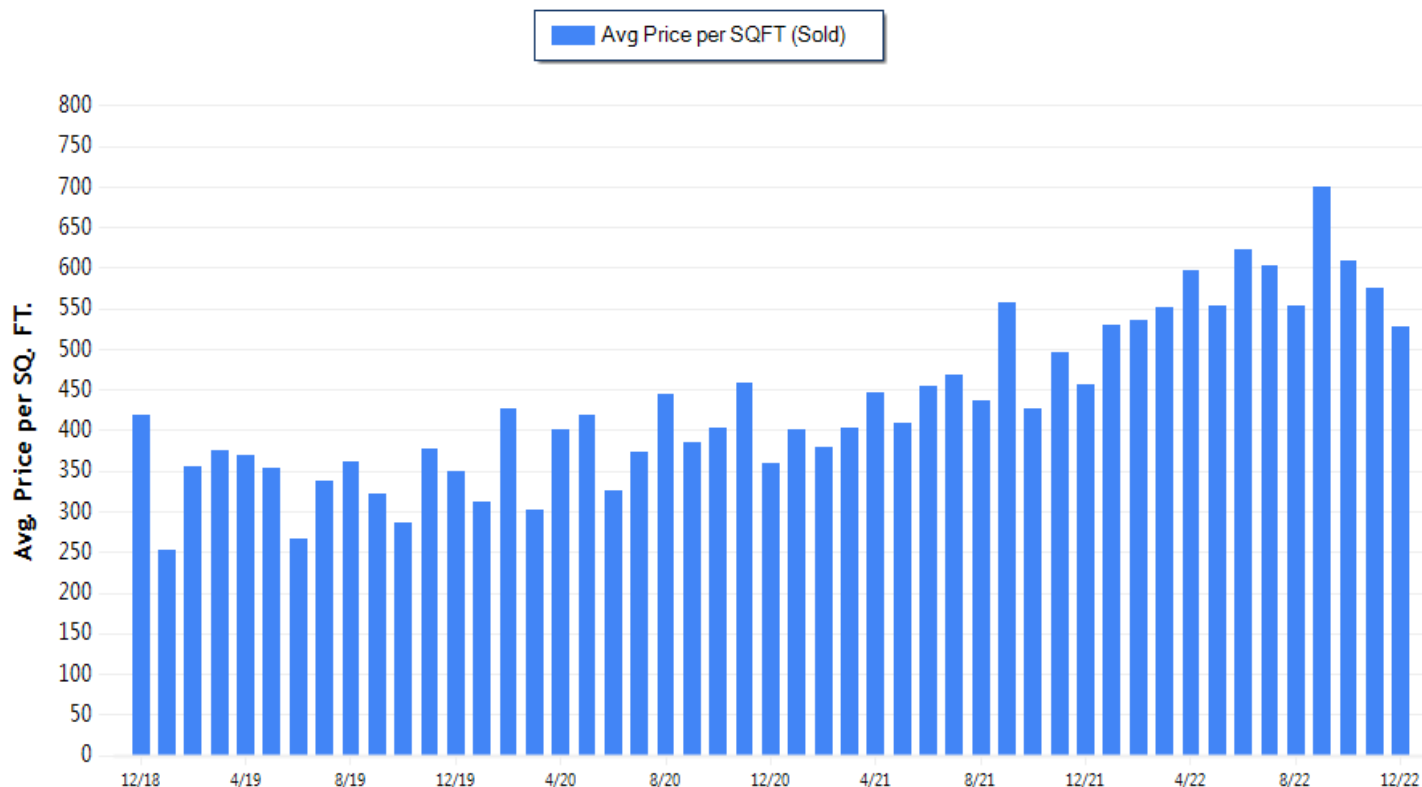
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Year Built: 0 - No Limit

Average Price per SQFT (Sold) (Last 4 years)

Prepared for you by: Yara Bashoor



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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
	Dec. 22	Nov. 22	% Change	Dec. 22	Dec. 21	% Change	Oct. 22 to Dec. 22	Oct. 21 to Dec. 21	% Change	Dec. 22	Dec. 18	% Change	Jan. 22 to Dec. 22	Jan. 21 to Dec. 21	% Change	Oct. 22 to Dec. 22	Oct. 19 to Dec. 19	% Change	Jan. 22 to Dec. 22	Jan. 19 to Dec. 19	% Change
Avg. Sq. Ft. Price (Sold)	527	576	-8.5% ▼	527	457	15.3% ▲	560.47	452.67	23.8% ▲	527	419	25.8% ▲	570.6	439.63	29.8% ▲	560.47	345.7	62.1% ▲	570.6	338.5	68.6% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/23 - 1/24/23	12/1/22 - 12/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change
Avg. Sq. Ft. Price (Sold)	589	546	7.9% ▲	589	452	30.3% ▲	589	452	30.3% ▲

December 2022 Average Sold Price per Square Footage was Depreciating**

Average Sold Price per Square Footage in December 2022 was \$527. It was down 8.5% compared to last month and up 15.3% compared to last year.

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

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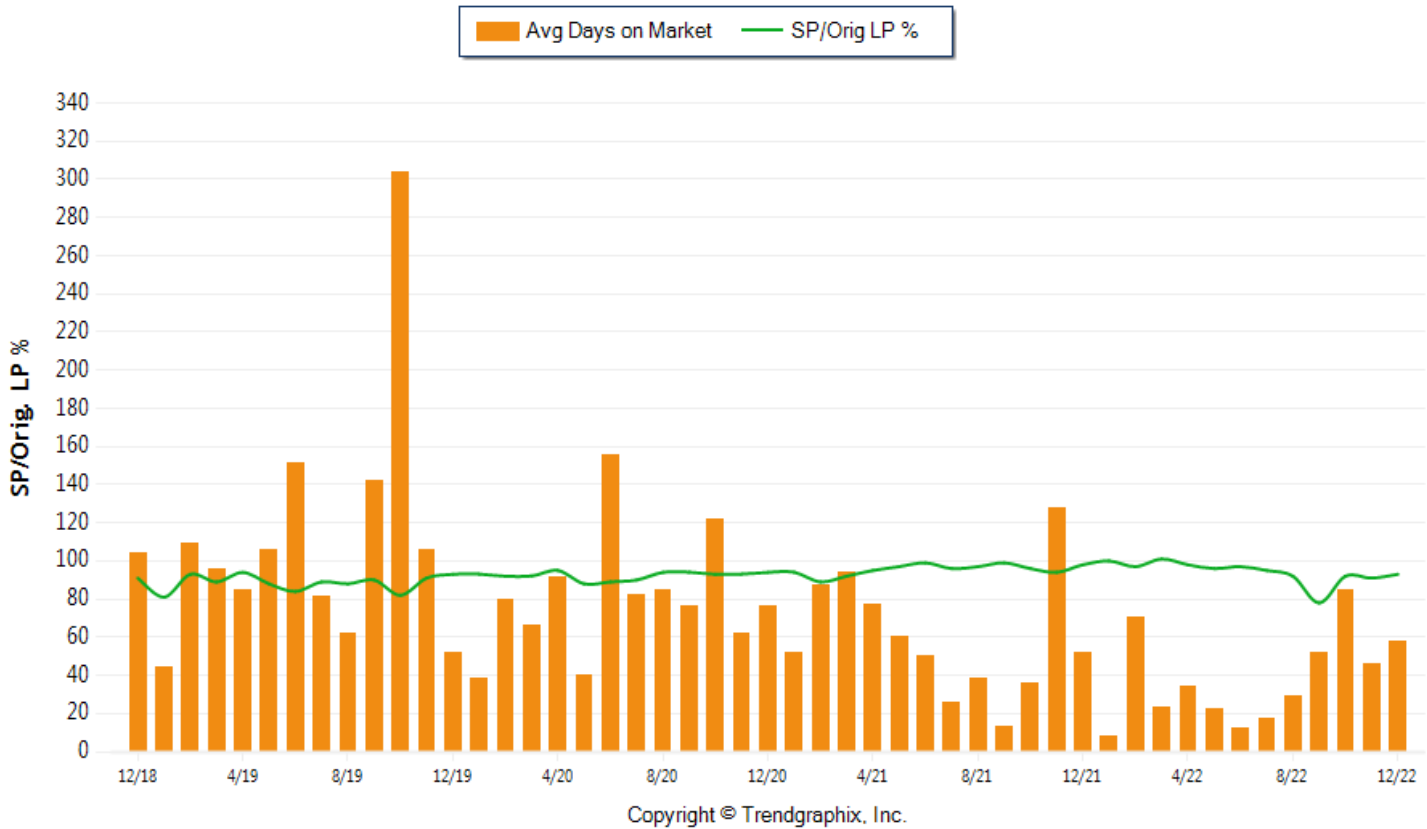
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Avg Days On Market & SP/Orig LP % (Last 4 years)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
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Avg Days on Market	58	46	26.1% ▲	58	52	11.5% ▲	61	63	-3.2% ▼	58	104	-44.2% ▼	36	58	-37.9% ▼	61	126	-51.6% ▼	36	109	-67% ▼
Sold/Orig LP Diff. %	93	91	2.2% ▲	93	98	-5.1% ▼	92	96	-4.2% ▼	93	91	2.2% ▲	96	95	1.1% ▲	92	90	2.2% ▲	96	89	7.9% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/23 - 1/24/23	12/1/22 - 12/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change
Avg Days on Market	25	65	-61.5% ▼	25	14	78.6% ▲	25	14	78.6% ▲
Sold/Orig LP Diff. %	90	92	-2.2% ▼	90	91	-1.1% ▼	90	91	-1.1% ▼

December 2022 Average Days on Market trend Remains Steady**

Average Days on Market in December 2022 was 58. It was up 26.1% compared to last month and up 11.5% compared to last year.

December 2022 Sold/Original List Price Ratio was Rising**

Sold/Original List Price % in December 2022 was 93%. It was up 2.2% compared to last month and down 5.1% compared to last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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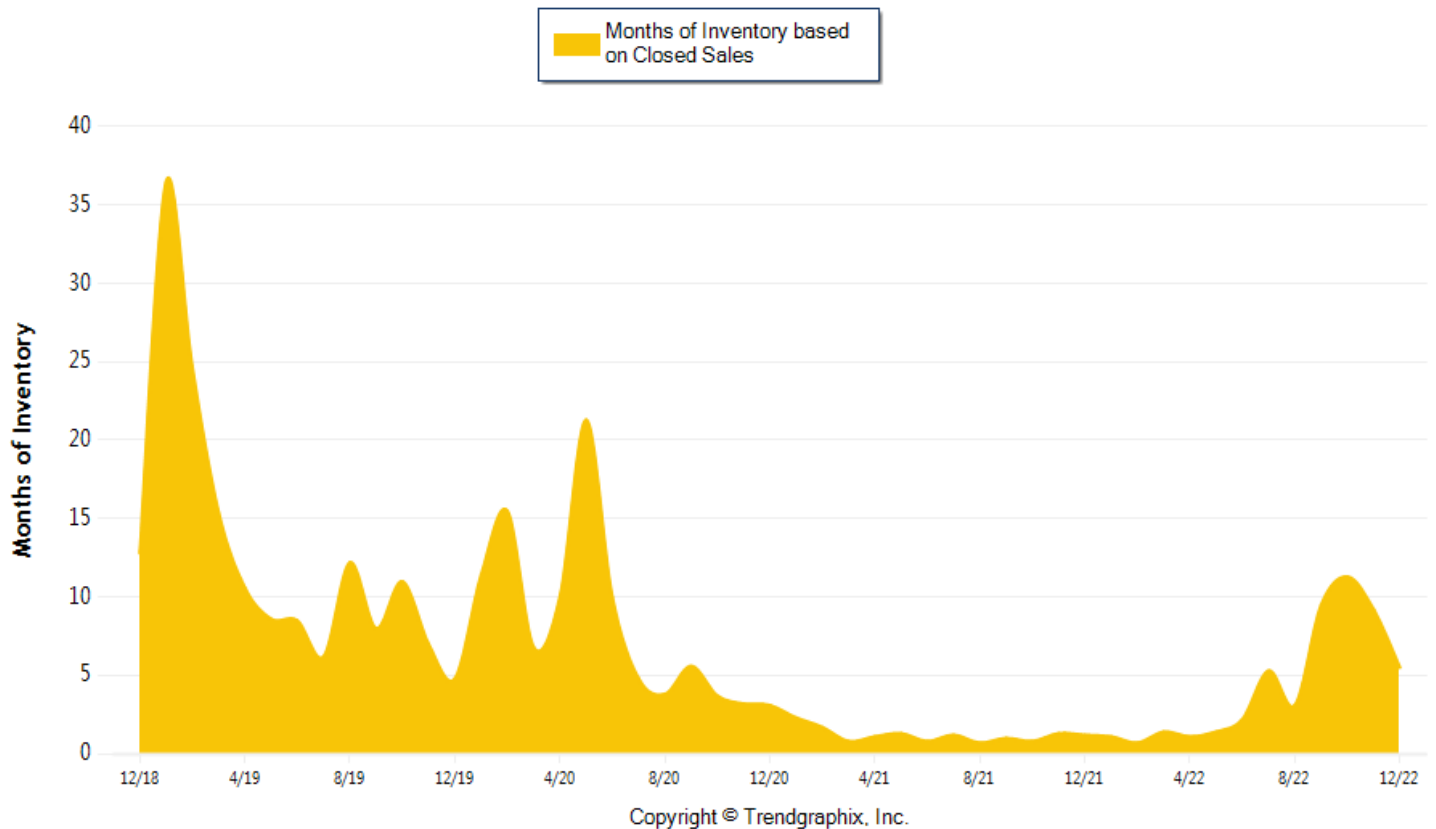
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Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Months of Inventory Based on Closed Sales (Last 4 years)

Prepared for you by: Yara Bashoor



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 4 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 3 Yrs Ago			Curnt vs. Same 12 Months 3 Yrs Ago		
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	5.5	9.2	-40.2% ▼	5.5	1.2	358.3% ▲	8.7	1.1	684.3% ▲	5.5	12.8	-56.9% ▼	4.3	1.2	261.4% ▲	8.7	7.6	14.5% ▲	4.3	12.8	-66.5% ▼
Months of Inventory (Closed Sales)																					

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/23 - 1/24/23	12/1/22 - 12/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change	1/1/23 - 1/24/23	1/1/22 - 1/24/22	% Change
Months of Inventory (Closed Sales)	9.3	8.5	9.4% ▲	9.3	2.6	259.6% ▲	9.3	2.6	259.6% ▲

December 2022 was a Neutral market**

Months of Inventory based on Closed Sales in December 2022 was 5.5. It was down **40.2%** compared to last month and up **358.3%** compared to last year.

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Price Range: \$700,000 - \$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

Date	12/18	2/19	4/19	6/19	8/19	10/19	12/19	2/20	4/20	6/20	8/20	10/20	12/20	2/21	4/21	6/21	8/21	10/21	12/21	2/22	4/22	6/22	8/22	10/22	12/22
For Sale	77	74	74	68	61	55	48	62	60	50	50	44	43	26	20	16	15	11	12	12	16	28	37	45	44
New Listing	9	13	23	13	16	14	8	18	6	10	15	14	14	10	22	22	18	3	11	12	18	21	9	20	14
Sold	6	3	7	8	5	5	10	4	6	5	13	12	14	15	19	19	21	13	10	18	15	13	12	4	8
Pended	6	10	7	9	10	7	4	9	3	13	13	15	19	23	17	22	19	6	9	9	13	7	5	6	8
Months of Inventory (Closed Sales)	12.8	24.7	10.6	8.5	12.2	11	4.8	15.5	10	10	3.8	3.7	3.1	1.7	1.1	0.8	0.7	0.8	1.2	0.7	1.1	2.2	3.1	11.3	5.5
Months of Inventory (Pended Sales)	12.8	7.4	10.6	7.6	6.1	7.9	12	6.9	20	3.8	3.8	2.9	2.3	1.1	1.2	0.7	0.8	1.8	1.3	1.3	1.2	4	7.4	7.5	5.5
Absorption Rate (Closed Sales) %	7.8	4.1	9.5	11.8	8.2	9.1	20.8	6.5	10	10	26	27.3	32.6	57.7	95	118.8	140	118.2	83.3	150	93.8	46.4	32.4	8.9	18.2
Absorption Rate (Pended Sales) %	7.8	13.5	9.5	13.2	16.4	12.7	8.3	14.5	5	26	26	34.1	44.2	88.5	85	137.5	126.7	54.5	75	75	81.3	25	13.5	13.3	18.2
Avg. Active Price	1290	1278	1253	1278	1261	1332	1468	1328	1383	1376	1259	1498	1523	1559	1250	1516	1347	1533	1676	2099	1773	1885	1881	1944	1862
Avg. Sold Price	1333	823	1222	910	1290	998	907	928	1639	1256	1453	1247	955	975	1227	1256	1090	1082	1152	1503	1556	1733	1389	2163	1362
Avg. Sq. Ft. Price (Sold)	419	356	369	267	362	287	350	427	400	326	445	402	359	380	446	454	437	426	457	535	597	622	554	608	527
Sold/List Diff. %	94	97	95	94	91	94	94	94	96	94	96	95	96	95	96	98	98	98	98	98	99	98	96	96	97
Sold/Orig LP Diff. %	91	93	94	84	88	82	93	92	95	89	94	93	94	89	95	99	97	96	98	97	98	97	92	92	93
Avg Days on Market	104	109	85	151	62	304	52	80	91	155	85	122	76	87	77	50	38	36	52	70	34	12	29	85	58
Median Active Price	949	950	934	904	910	980	1068	970	965	922	934	1042	1150	1204	1100	1348	1100	1100	1310	2085	1486	1593	1549	1565	1520
Median Sold Price	925	830	885	805	1000	858	902	855	1353	1173	1155	1040	926	890	1080	960	1030	951	930	1263	1292	1690	1113	2098	1225

All reports are published January 2023, based on data available at the end of December 2022, except for the today's stats. This representation is based in whole or in part on data supplied by the Mid Florida MLS (MFRMLS), the Realtor Association of Miami, the Greater Fort Lauderdale Realtors, or the Southeast Florida Multiple Listing Service (MLS). Neither the Board or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market.