



submarket:

MIAMI BEACH ISLANDS, FLORIDA

4Q-2013

Quarterly Survey of Miami Beach Islands Single Family Home Sales

ELLIMANREPORT

Average Price per Sq Ft

\$1,450,000

↓ -49.8% year-over-year (actual)

↑ 30.1% 3-year (rolling)

Days on Market (From Last List Date)

69 days

↓ -6.3% year-over-year (actual)

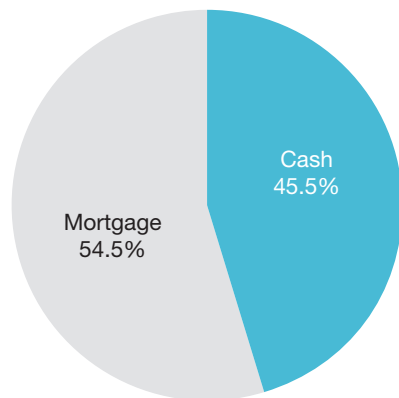
↑ 10.7% 3-year (rolling)

Listing Discount (From Last List Price)

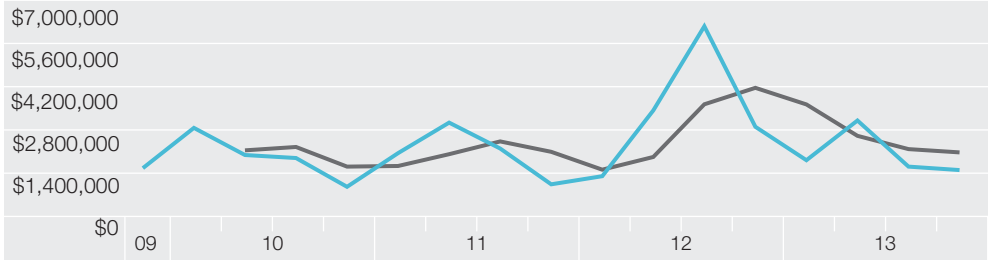
11.9%

↑ 6.2% year-over-year (actual)

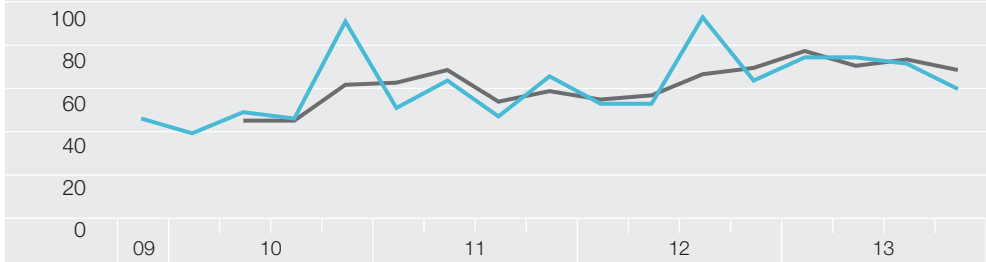
↓ -52.3% 3-year (rolling)



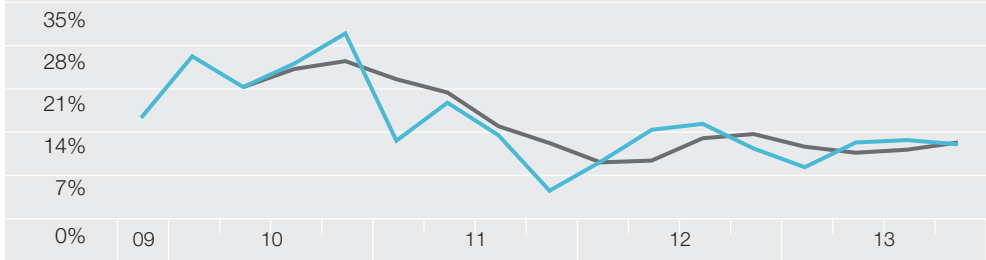
MIAMI BEACH ISLANDS: MEDIAN SALES PRICE



MIAMI BEACH ISLANDS: DAYS ON MARKET



MIAMI BEACH ISLANDS: LISTING DISCOUNT



Miami Islands Single Family Matrix	4Q-2013	%Chg (QRT)	3Q-2013	%Chg (YR)	4Q-2012
Average Sales Price	\$2,057,273	-6.8%	\$2,207,982	-37.6%	\$3,299,538
Average Price per Sq Ft	\$667	3.3%	\$646	-24.2%	\$880
Median Sales Price	\$1,450,000	-7.3%	\$1,565,000	-49.8%	\$2,886,500
Number of Sales (Closed)	11	-21.4%	14	-57.7%	26
Days on Market (From Last List Date)	60	-16.7%	72	-6.3%	64
Listing Discount (From Last List Price)	11.9%		12.6%		11.2%
Listing Inventory (active)	83	N/A	N/A	N/A	N/A
Absorption Rate (mos)	22.6	N/A	N/A	N/A	N/A
Average Sq Ft	3,084	-9.7%	3,417	-17.8%	3,752
Real Estate Taxes/Sq Ft /Month	\$1,545	15.4%	\$1,339	-43.6%	\$2,738

Note: This region includes Hibiscus Island, Indian Creek, La Gorce Island, Pinetree Drive, Palm Island, Star Island and the Venetian Islands.



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