

The Ojeda Lazar Report Q2— Miami-Dade Market Trends 2022



OJEDA LAZAR
— REAL ESTATE —

Miami-Dade Residential Market | *Non waterfront*

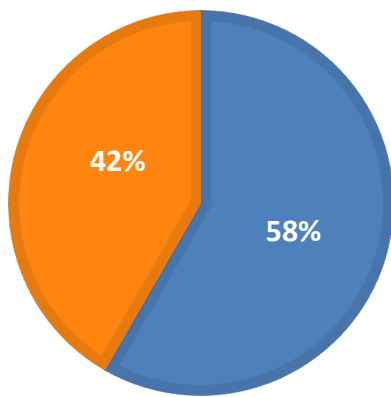
Market Highlights Q2

Market Condition	SELLER'S MARKET
Sold Properties	7,230
Average Sold Price/SF	\$414
Average Sold Price	\$658,000
Average Sold Price is	APPRECIATING
Average Sold Price/SF	APPRECIATING

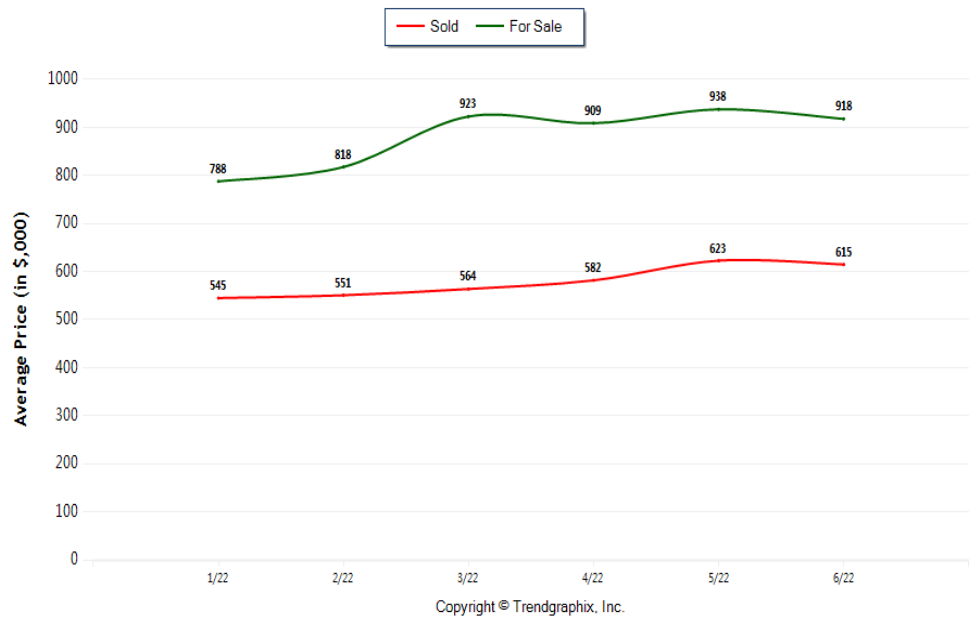
For the 2nd quarter of 2022 Miami-Dade county's non-waterfront market (single family homes and condos) is a Seller's Market. Even though Q2 was a Seller's Market there are signs that the market is slowing. There were 19% less properties sold this quarter than last and 20% less under contract compared to last quarter. Also, inventory went up to 43% since last quarter which is a sign of the market slowing down. As we can see from the numbers in August, the market has 4 months of inventory already putting it in a Neutral Market for this month. The average price per SF is \$414 in Q2 but is \$395 in August showing a slight decrease. The average sold price was \$658,000 and it hasn't changed much in August. A total of 7,230 properties sold this quarter and it took 21% less time to sell those properties than last quarter.

The median price for a 1 bedroom was \$270,000, for a 2 bedroom \$345,000, for a 3 bedroom \$460,000, for 4 bedroom \$615,000 and it was \$1.12mill for a 5+ bedroom property.

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
1 Bedroom	\$270,000	17%
2 Bedrooms	\$345,000	25%
3 Bedrooms	\$460,000	32%
4 Bedrooms	\$615,000	24%
5+ Bedrooms	\$1,120,000	8%



Current Vs. Previous Q Q2 2022 Vs. Q1 2022 - % Change

For Sale	+48%
Closed Sales	-19%
Under Contract	-20%
Average Price/SF	+9%
Average Sold Price	+10%
New Listings	+10%
Sale/ List Price	+5%
Days on Market	-21%
Months of Inventory	+43%

Current Vs. Same Q 1Yr Ago Q2 2022 Vs. Q2 2021- % Change

For Sale	-11%
Closed Sales	-4%
Under Contract	-23%
Average Price/SF	+24%
Average Sold Price	+16%
New Listings	-1%
Sale/ List Price	+6%
Days on Market	-33%
Months of Inventory	+4%

August Numbers

For Sale	6,048
Closed Sales	419
Under Contract	610
Average Price/SF	\$395
Average Sold Price	\$659,000
New Listings	896
Sale/List Price	88%
Days on Market	93
Months of Inventory	4.2

Miami-Dade Residential Market | Waterfront

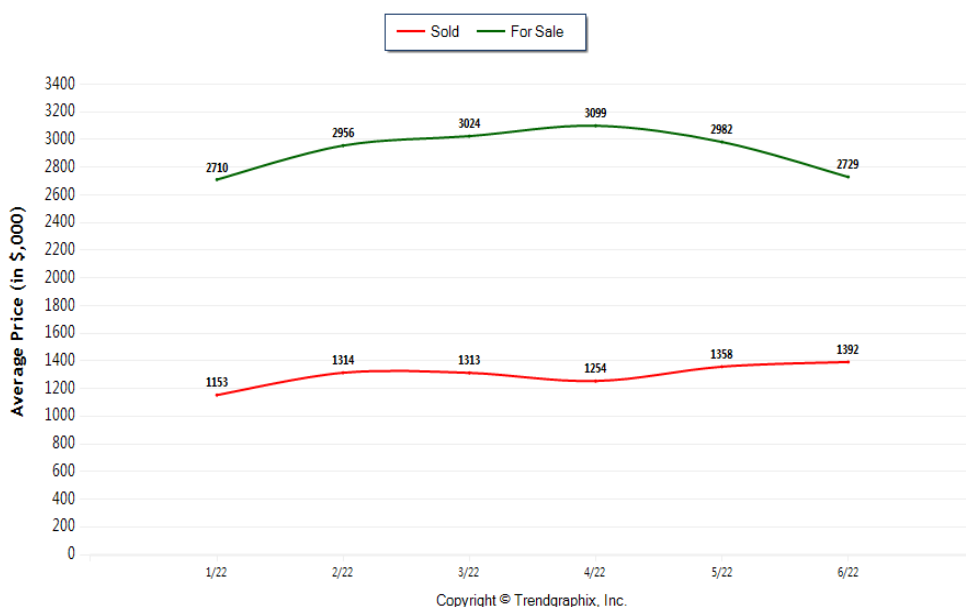
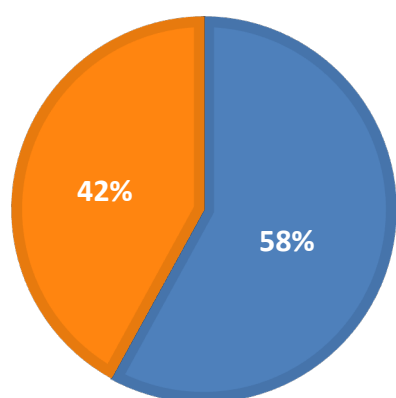
Market Highlights Q2

Market Condition	NEUTRAL MARKET
Sold Condos	2,949
Average Sold Price/SF	\$815
Average Sold Price	\$1,328,000
Average Sold Price is.	APPRECIATING
Average Sold Price/SF	APPRECIATING

For the 2nd quarter of 2022 Miami-Dade county's waterfront market (single family homes and condos) is a Neutral Market. The market is slowing and it shows with 25% more inventory than last quarter. There were 3% less properties sold this quarter than last and 34% less under contract compared to last quarter. The average price per SF was \$815 in Q2 but is \$573 in August showing a significant decrease. The average sold price was \$1,328,000 and it has come down significantly in August. A total of 2,949 properties sold in Q2 and it took 18% less time to sell than last quarter.

The median price for a 1 bedroom was \$390,000, for a 2 bedroom \$640,000, for a 3 bedroom \$1,125,000, for a 4 bedroom \$1,456,000 and it was \$1,465,000 for a 5+ bedroom property.

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
1 Bedroom	\$390,000	21%
2 Bedrooms	\$640,000	39%
3 Bedrooms	\$1,125,000	21%
4 Bedrooms	\$1,456,000	9%
5+ Bedrooms	\$1,465,000	9%

Current Vs. Previous Q Q2 2022 Vs. Q1 2022 - % Change

For Sale	+23%
Closed Sales	-3%
Under Contract	-34%
Average Price/SF	+8%
Average Sold Price	+4%
Sale/ List Price	+1%
New Listings	+3%
Days on Market	-18%
Months of Inventory	+25%

Current Vs. Same Q 1Yr Ago Q2 2022 Vs. Q2 2021- % Change

For Sale	-27%
Closed Sales	-28%
Under Contract	-41%
Average Price/SF	+18%
Average Sold Price	+5%
Sale/ List Price	+3%
New Listings	-9%
Days on Market	-47%
Months of Inventory	0%

August Numbers

For Sale	3720
Closed Sales	137
Average Sold Price	\$882,000
Average Price per/SF	\$573
Under Contract	180
Sale/ List Price	95%
New Listings	361
Days on Market	66
Months of Inventory	8.8



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All reports are published July 2022 based on data available at the end of June 2022. All reports are based on data supplied by Trendgraphix and the Realtor Association of Miami or Southeast Florida Multiple Listing Service (MLS). Neither Ojeda Lazar Real Estate, Trendgraphix, the Association nor its MLS guarantee or are responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

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