



Q1 2023

Single Family Home Market Trends

33138

33138– Single Family Home Market | Non waterfront

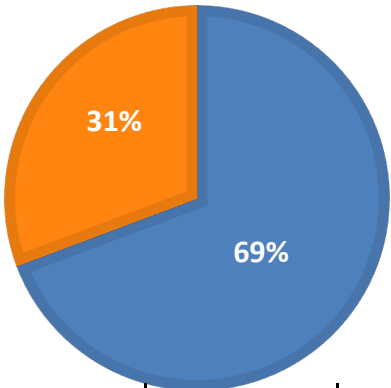
Market Highlights Q1

Market Condition	BUYER'S MARKET
Homes For Sale	92
Sold Homes	43
Average Sold Price/SF	\$610
Average Sold Price	\$1,314,000
Average Sold Price is	NEUTRAL
Average Sold Price per/SF	NEUTRAL

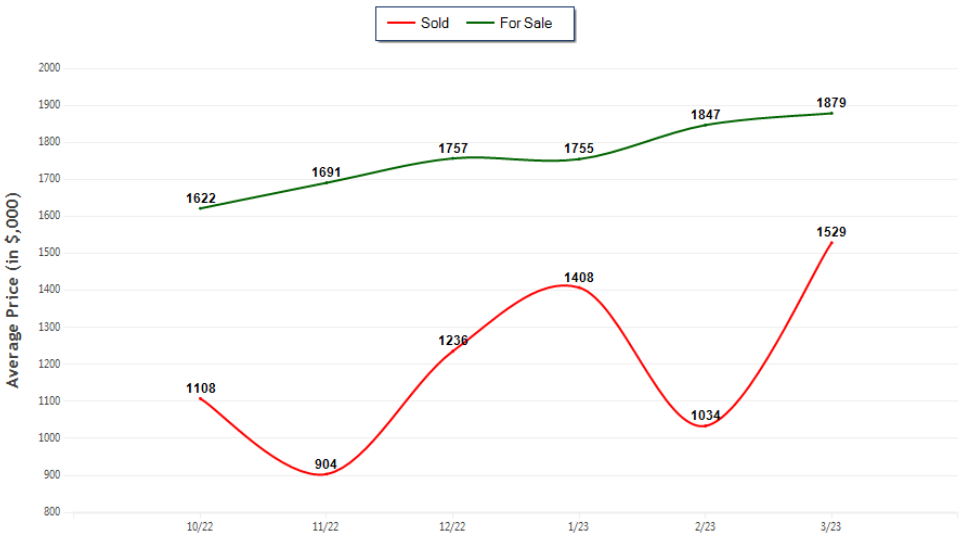
For the 1st quarter of 2023 the 33138 zip code's non-waterfront market is a *buyer's market*. There is a lot of inventory out there however we're seeing the months of inventory decrease. There were 50% more sales this quarter than last and there was a significant increase of 77% more properties under contract. Inventory went down 17% since last quarter which shows the market might be headed towards a neutral or flat market soon. As we can see from the numbers in April, the market has 8.5 months of inventory which places it in a buyer's market but inching towards a neutral market. The average price per SF for Q1 is \$610 which is 10% lower than it was in Q4. The average sold price was \$1,314,000 which represented an increase of 21% from last Q. A total of 43 properties sold this quarter and it took 56% more time to sell those properties than last quarter. Properties are selling slower but for more money.

The median price for a 2 bedroom was \$745,000, for a 3 bedroom it was \$1,033,000, \$1,660,000 for a 4 bedroom and it was \$3,350,000 for a 5+ bedroom home.

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
2 Bedrooms	\$745,000	21%
3 Bedrooms	\$1,033,000	46%
4 Bedrooms	\$1,660,000	21%
5+ Bedrooms	\$3,350,000	12%



Current Vs. Previous Q Q1 2023 Vs. Q4 2022 - % Change

For Sale	+6%
Closed Sales	+50%
Average Sold Price	+21%
Under Contract	+77%
Sale/ List Price	-1%
New Listings	+15%
Average Price per SF	+2%
Days on Market	+56%
Months of Inventory	-17%

Current Vs. Same Q 1Yr Ago Q1 2023 Vs. Q1 2022 - % Change

For Sale	187%
Closed Sales	-25%
Average Sold Price	+18%
Under Contract	-30%
Sale/ List Price	-11%
New Listings	+7%
Average Price per SF	+8%
Days on Market	+62%
Months of Inventory	+310%

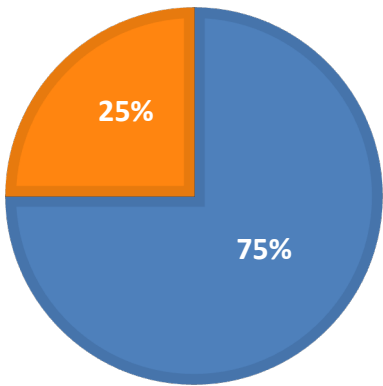
April Numbers

For Sale	80
Closed Sales	6
Average Sold Price	\$1,212,000
Under Contract	10
Sale/ List Price	91%
New Listings	16
Average Price per SF	\$584
Days on Market	43
Months of Inventory	8.5

Market Highlights Q1

Market Condition	BUYER'S MARKET
Homes For Sale	22
Sold Homes	5
Average Sold Price/SF	\$672
Average Sold Price	\$1,584,000
Average Sold Price is	DEPRECIATING
Average Sold Price/SF	NEUTRAL

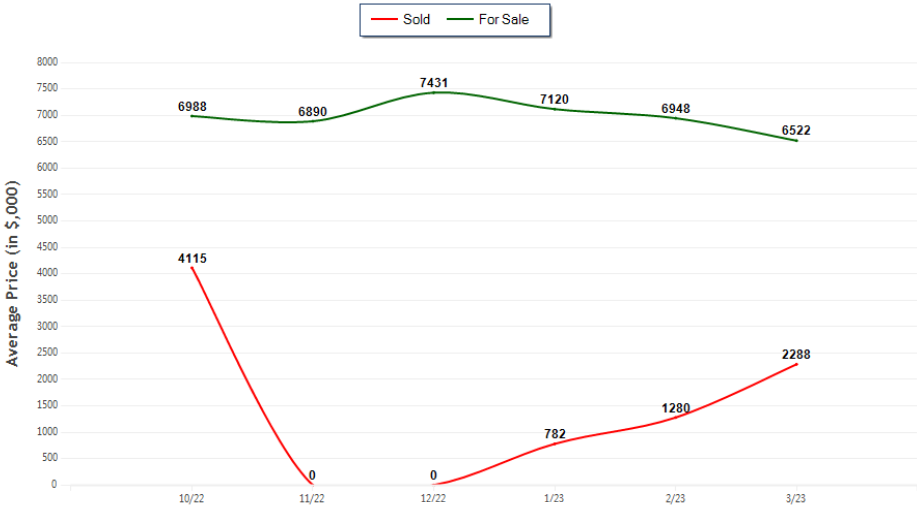
New Listings Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
2 Bedrooms	\$991,000	20%
3 Bedrooms	\$1,360,000	40%
4 Bedrooms	\$1,250,000	20%
5+ Bedrooms	\$3,325,000	20%

For the 1st quarter of 2023 the 33138 zip code's *waterfront* market is a *buyer's market*. There's a lot of inventory out there however we're seeing the months of inventory decrease. There were 67% more sales this quarter than last and there was a significant increase of 500% more properties under contract. Inventory went down 48% since last quarter which shows the market might be headed towards a neutral or flat market soon. As we can see from the numbers in April, the market has over 12 months of inventory which places it in a buyer's market but inching towards a neutral market as inventory is absorbed and new listings go down. The average price per SF for Q1 is \$672 which is significantly lower than it was in Q4 at \$1,366. This could be due to a forced sale or foreclosure. The average sold price was \$1,584,000 which also represented a decrease from last Q. A total of 22 properties sold this quarter and it took 15% more time to sell those homes than last quarter. Properties are selling slower and for less money in Q1.

The median price for a 2 bedroom was \$991,000, for a 3 bedroom it was \$1,360,000, \$1,250,000 for a 4 bedroom and it was \$3,325,000 for a 5+ bedroom home.



Current Vs. Previous Q
Q1 2023 Vs. Q4 2022 - % Change

For Sale	-12%
Closed Sales	+67%
Average Sold Price	-61%
Average Price/SF	-51%
Under Contract	+500%
Sale/ List Price	-2%
New Listings	-21%
Days on Market	+15%
Months of Inventory	-48%

Current Vs. Same Q 1Yr Ago
Q1 2023 Vs. Q1 2022 - % Change

For Sale	+29%
Closed Sales	-37.5%
Average Sold Price	-33%
Average Price/SF	-20%
Under Contract	-33%
Sale/ List Price.	+8%
New Listings	-17%
Days on Market	-28%
Months of Inventory	+105%

April
Numbers

For Sale	24
Closed Sales	0
Average Sold Price	\$0
Average Price per/SF	\$0
Under Contract	0
Sale/ List Price	0%
New Listings	0
Days on Market	0
Months of Inventory	12.9



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