

INSIGHT

REAL ESTATE OUTLOOK: MIAMI-DADE & BROWARD COUNTIES

Q2
2021

BERKSHIRE
HATHAWAY
HomeServices

EWM Realty

. . . I N S I G H T

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A Moment For Surfside

OUR HOMES HOLD SO MUCH MORE THAN MEMORIES—THEY ARE MEANT TO BE PLACES OF REFUGE. WHILE IN THESE PAGES WE WILL OFFER INSIGHT AND PERSPECTIVES SURROUNDING A HISTORICAL REAL ESTATE MARKET, LET US FIRST ACKNOWLEDGE THE FAMILIES & LOVED ONES WHO WERE AFFECTED BY THE SURFSIDE TRAGEDY.

THEY WILL FOREVER BE IN OUR HEARTS & MINDS.





The Market's Rise

THE REAL ESTATE INDUSTRY ACROSS THE COUNTRY HAS SEEN
A METEORIC RISE IN SALES, BUT WILL IT CONTINUE?

As we enter the third quarter of the year, there is no doubt that South Florida's residential real estate market -- as well as most of the nation's -- is on fire. That said, we do see some signs of 'market stabilization', which is good news for a market that has set historical sales records over these past 12 months.

The brokerage community, as well as our buyers and sellers, all expected to see large percentage increases in the number of sales during Q2 2021 vs Q2 2020, mainly due to the dramatic falloff of sales in the spring of 2020 due to the 'pandemic shut-down' throughout the majority of our markets.

For this reason, you will see in the following pages that we have included comparisons of Q2 2019 and Q2 2020 against the Q2 2021 Multiple Listing Service (MLS) data. This dual comparison makes it much easier for the reader to see the impact that COVID has had on our market inventory and sales over these past 24 months.


Including this additional Q2 2019 data makes a more compelling comparison for the strength of Q2 2021, proving that even when compared to a more stable market, we are still experiencing one of the most robust residential real estate markets in the history of our South Florida market. The triple-digit

percentage increases in the number of sales for most every price range, with the exception of single-family homes prices under \$500,000, are jolting to any sense of our reporting in prior years.

Few metrics prove these facts more than the year-over-year double-digit increases in the median price from both Q2 2019 to Q2 2021 and from Q2 2020 to Q2 2021. As the reports for Miami-Dade and Broward Counties confirm, these significant increases in the median price of a single-family home (33% in Miami-Dade and 23% in Broward) or a condominium (27% in Miami-Dade and 19% in Broward), reflect the fact that a much higher percentage of our total sales is now registering in the \$1 million plus segment.

For example, in Miami-Dade County during Q2 2021, of all single-family homes sold, one of every 5 was priced in excess of \$1 million. That statistic a year earlier in Q2 2020 was one of every 13 single-family homes sold. The contrast of \$1 million plus sales for the same time frame in Broward was one of every 8 homes sold in Q2 2021, compared with one of every 19 homes sold in Q2 2020.

These high percentage median price increases don't necessarily mean that every home has increased in value by double digits.



They are more reflective of the fact that the mix of homes and condos which have been selling over these past 12 months have come from our more expensive inventory.

So... with median prices ratcheting up 19% to 30% across South Florida over the past 12 months and inventories at historic lows, the logical question is, "When is this going to end?"

The good news to that question is that we believe the stabilization process has begun, and that it will by no means be a stark fall, but a soft return to a more balanced market.

We have seen slight increases in inventory over the late spring and early 2021 summer months, which is providing some additional selection for buyers, albeit barely noticeable. The frenzy in Q1 2021 of almost every sale having multiple offers at prices over the list price, has begun to stabilize as well. Again, this is positive news. A balanced market has 6 to 9 months of available inventory, a bit higher in the luxury sector where 12 to 18 months is an optimum balance.

South Florida has seen both extremes, with the under \$500,000 market recently hovering at less than 1.5 months of available inventory for single-family homes and 2 to 3 months for condos -- a stark comparison to the inventories during the great recession, which exceeded a supply of 40 months for single-family homes and 60 months for condos in Miami-Dade County. Over the past 15 years, Broward County has generally maintained fewer months of supply than Miami-Dade in all sectors; however, during the 2007/08 period, Broward's supply also swelled to over 30 months. Neither extreme is positive. More balance is welcomed.

The factors impacting our market are numerous. The pandemic taught us that we can work remotely and from anywhere, generally, so why not do it in state like Florida, where we have no state income taxes? This phenomenon was already in process prior to

the pandemic -- COVID simply accelerated it, encouraging significant industries, such as financial services groups, technology companies and healthcare providers, to move south.

As we slowly move past the pandemic, the return to normalcy will continue to bolster our market for many reasons -- including the fact that a seemingly higher percentage of today's buyers are using their newly purchased home as their primary residence. Having more full-time residents will encourage more economic activity across all business sectors.

This, coupled with the expected return of our international buyers, who have been on the sidelines during COVID, will add to our growing pool of buyers. One of the most compelling factors of our growth over the past year is the fact that it has occurred in spite of a dramatic drop in the number of our international visitors, who have been the mainstay of our residential real estate market since the mid-1970s. Once they return to pre-pandemic levels, we'll see further absorption of existing and new-to-be-built condominiums.

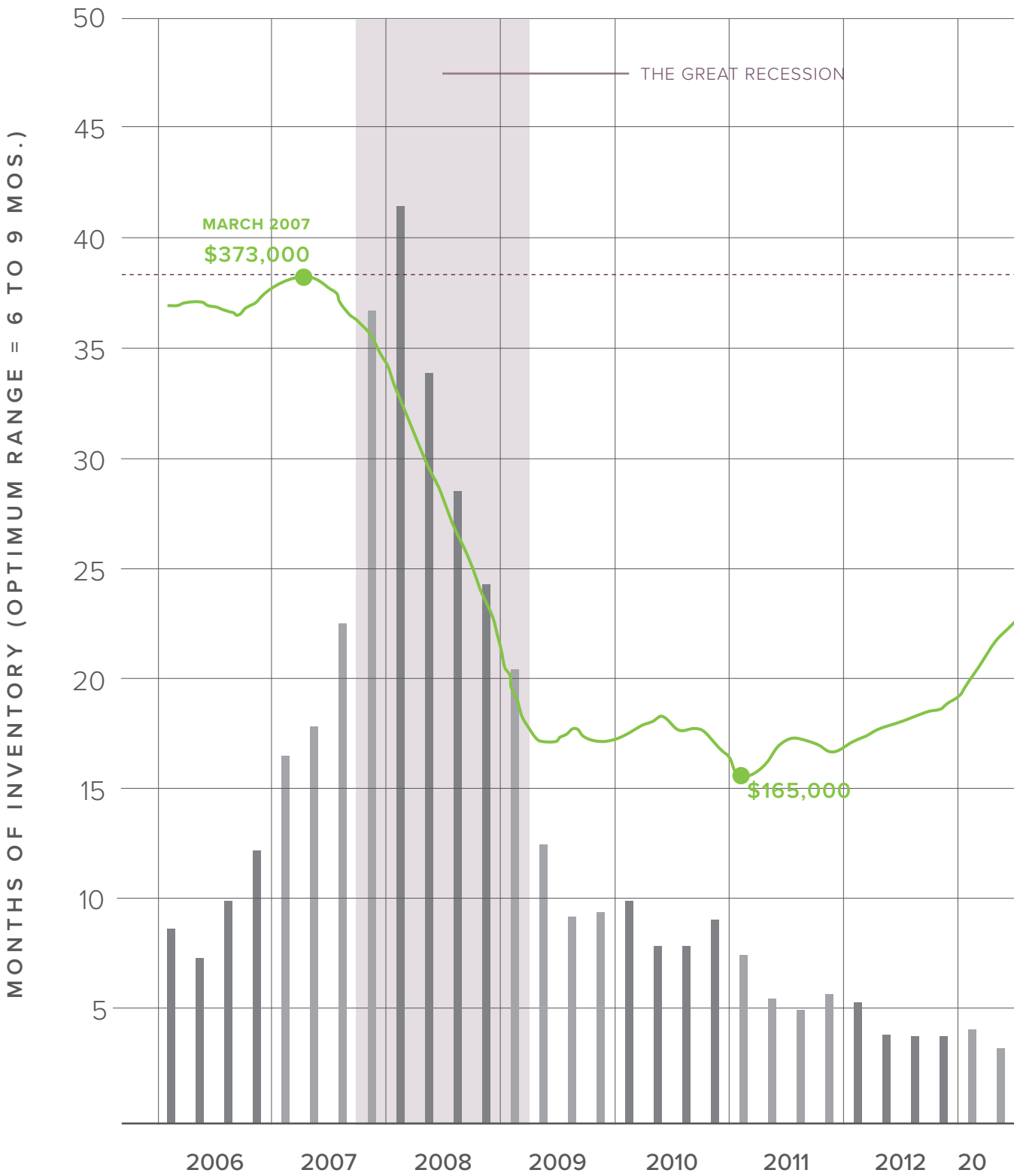
We don't see any let-up in the popularity and appeal of Florida as a whole, specifically the South Florida market. The pull-back of international buyers over these past 18 months has, in essence, presented opportunities for buyers from all across the U.S.

The pandemic has not only impacted the way we work, it has had a dramatic impact on where we choose live. That national phenomenon has truly transformed South Florida's residential real estate market, which we believe is making it more resilient for the future.



RON SHUFFIELD, President & CEO

Berkshire Hathaway HomeServices EWM Realty

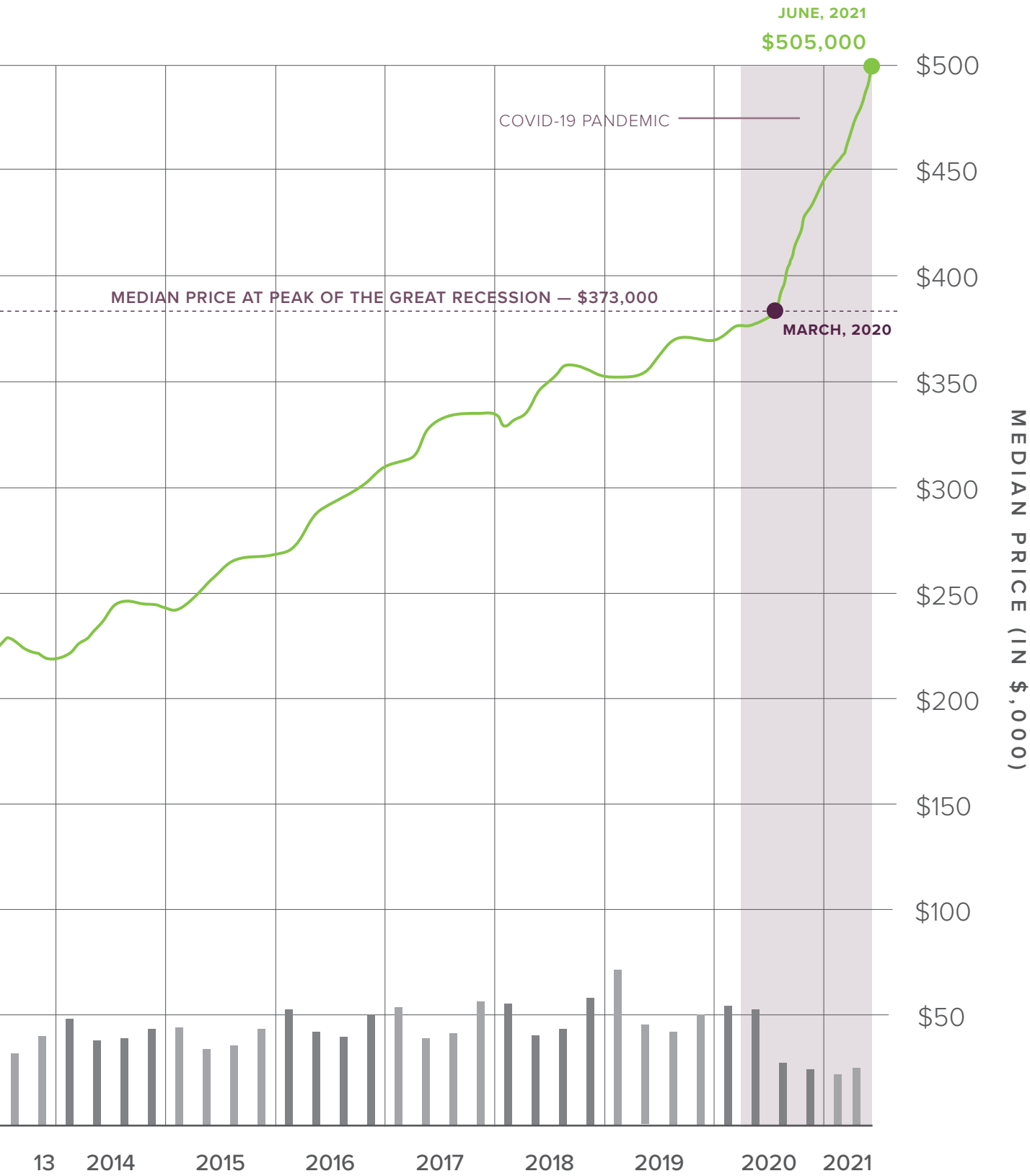


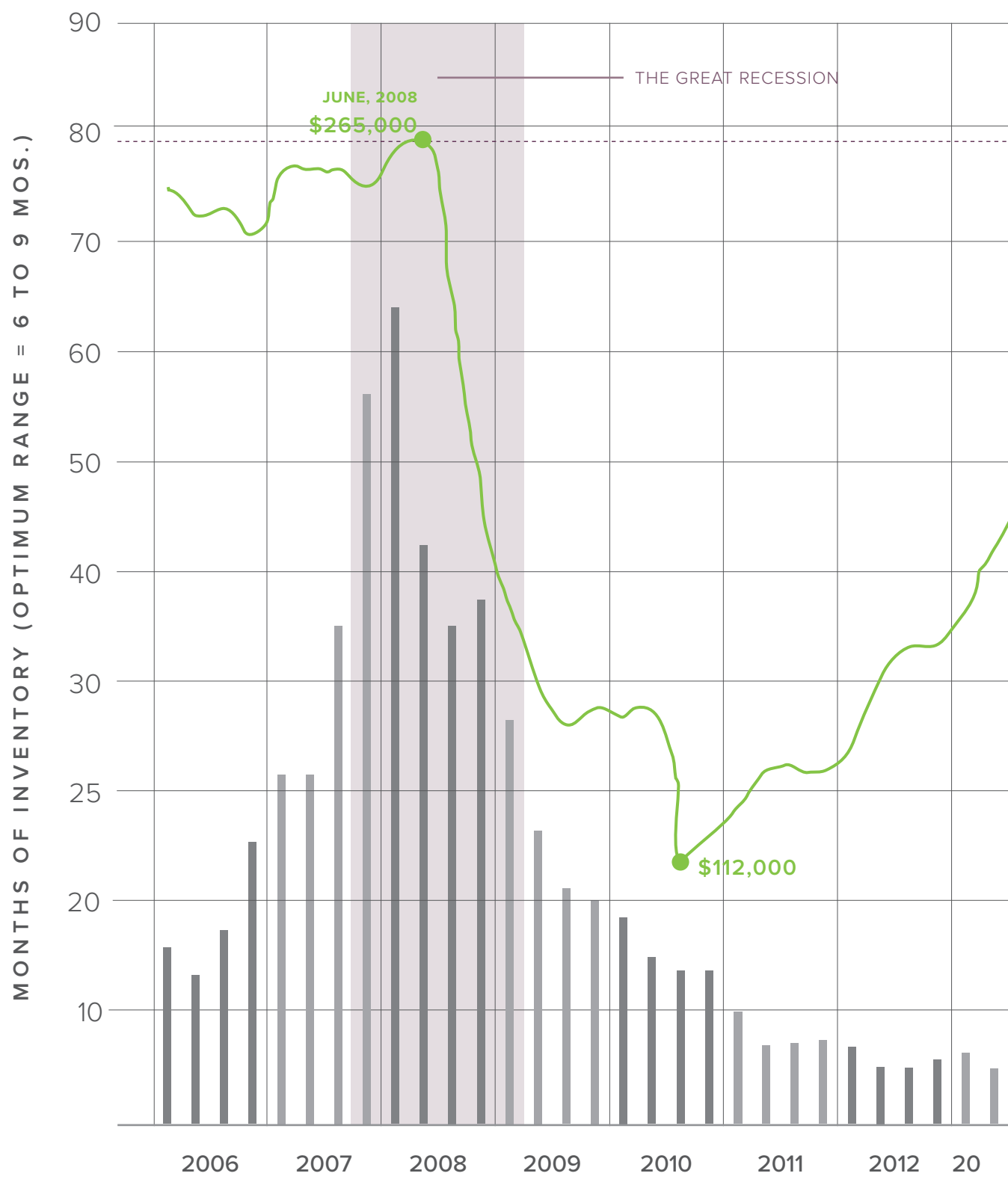
MIAMI-DADE COUNTY | SINGLE-FAMILY HOMES | ALL PRICES

HISTORICAL DATA | MONTHS OF INVENTORY VS. MEDIAN PRICE

JAN 2006 TO JUN 2021

MONTHS OF SUPPLY MEDIAN PRICE

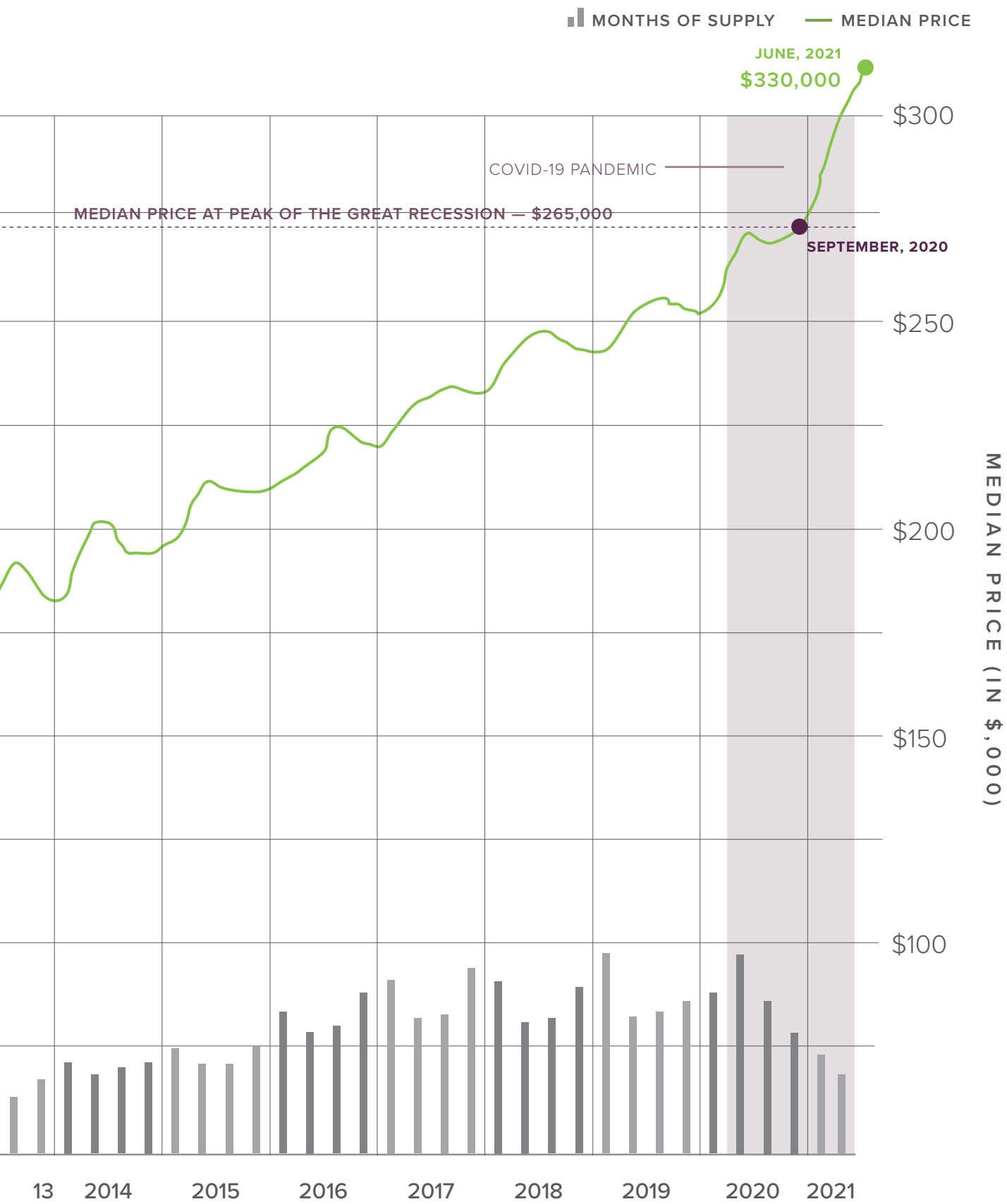


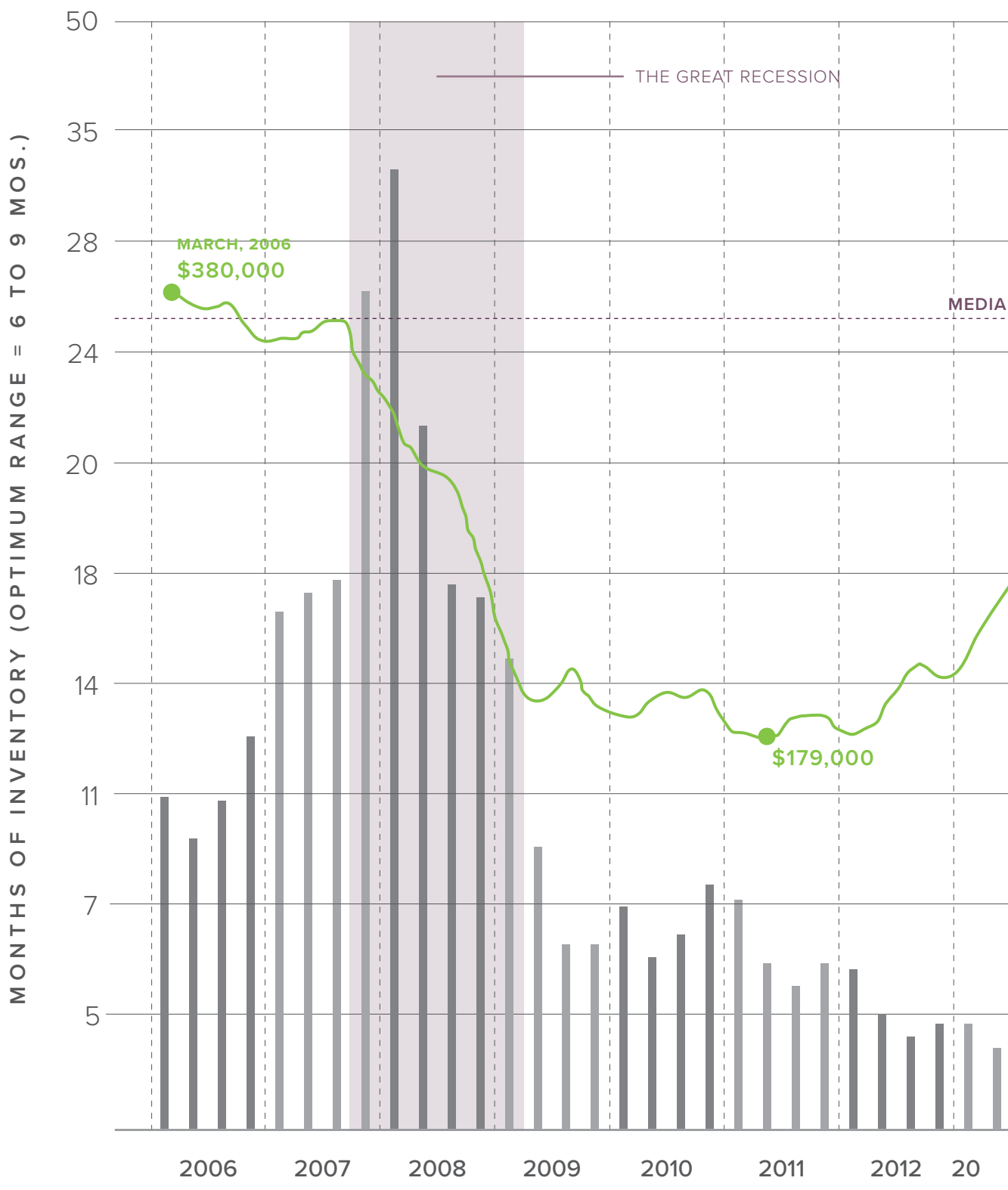


MIAMI-DADE COUNTY | CONDOMINIUMS | ALL PRICES

HISTORICAL DATA | MONTHS OF INVENTORY VS. MEDIAN PRICE

JAN 2006 TO JUN 2021





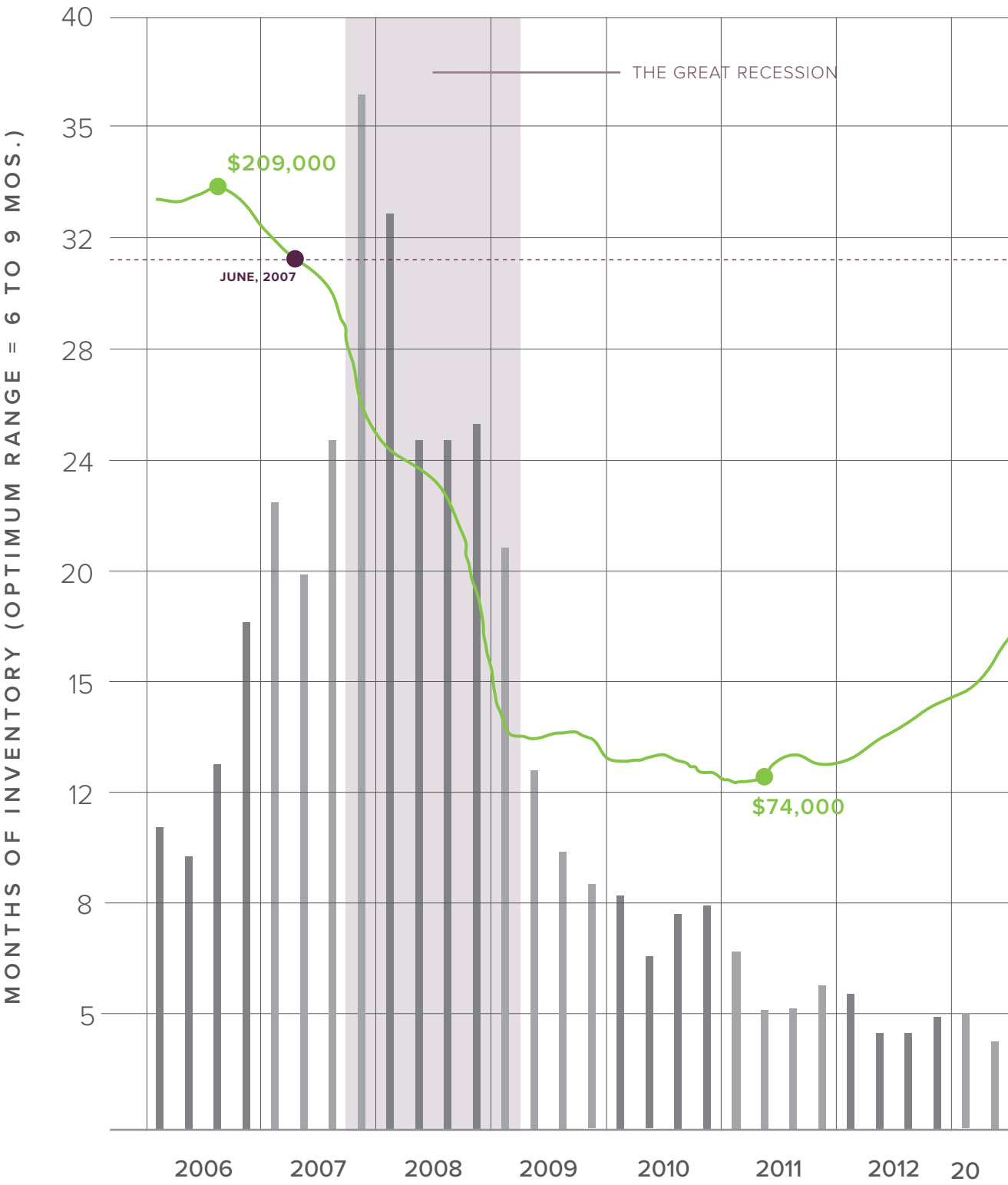
BROWARD COUNTY | SINGLE-FAMILY HOMES | ALL PRICES

HISTORICAL DATA | MONTHS OF INVENTORY VS. MEDIAN PRICE

JAN 2006 TO JUN 2021

MONTHS OF SUPPLY MEDIAN PRICE



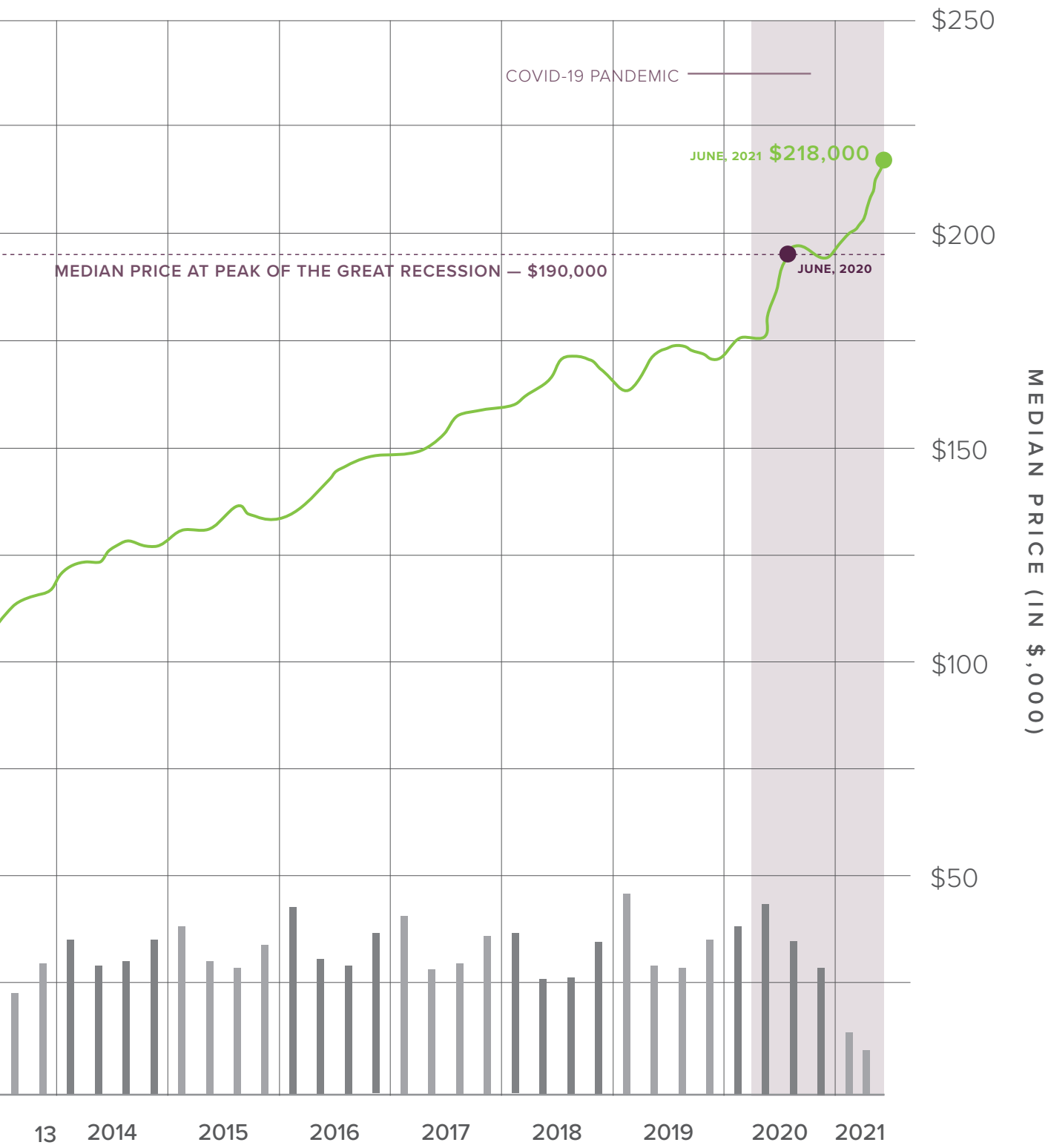


BROWARD COUNTY | CONDOMINIUMS | ALL PRICES

HISTORICAL DATA | MONTHS OF INVENTORY VS. MEDIAN PRICE

JAN 2006 TO JUN 2021

MONTHS OF SUPPLY MEDIAN PRICE



Single-Family Homes Still Key Focus, But Condo Popularity On The Rise

SUBURBAN AREAS CONTINUE TO SEE AN EPIC INCREASE IN HOME SALES.

While there are clear signs of renewed life in New York City's residential real estate market, the Connecticut suburbs continue to be wildly popular -- with a continued migration out of heavily populated urban centers in New York City, Boston and beyond. Even as workers begin to re-enter the workplace in an in-person capacity, no doubt that for many, the flexibility of remote work is here to stay. This has dramatically altered commutes, allowing for longer distances between work and home for individuals who will not have to be physically in their office every day.

In South Florida, with its lack of buildable land, the 'preferred escape' has been single-family homes, a trend that continued into Q2 2021. The overall inventory of single-family homes as of June 2021 was a staggering 1.7 months of available supply in Miami-Dade, and 1.1 in Broward -- reductions in year-over-

year inventories of 46% in Miami-Dade and 49% in Broward.

Yet now, condos aren't far behind. The number of months' supply for all prices of condos in Miami-Dade County was 3.7 months in Q2 2021, and 1.9 months in Broward. The reductions in year-over-year months of supply comparisons were very dramatic -- an 82% drop in Miami-Dade, where there were 20.1 months of supply a year ago and in Broward, where last year's supply was 8.7 months, a drop of 78% to today's level. The drive behind the eye-catching drops in the months' supply of condos was the sharp increases in sales -- 235% more Miami-Dade units closed in Q2 2021 than in Q2 2020 and 143% more closed units in Broward during the same period.

Of course, these increases are also reflected in the median sales price, which is now



\$505,000 for a single-family home in Miami-Dade, up from \$380,000 in Q2 2020 -- a 33% increase -- and \$340,000 for a condominium vs. \$260,000 in Q2 2020, a 27% increase.

In Broward, the median sales price of a single-family home was \$475,000 in Q2 2021, up from \$385,000 in Q2 2020 -- a 23% increase -- with the median sales price of a condo at \$218,000 compared to \$184,000 a year earlier, an increase of 19% for the year-over-year comparison.

The surge in sales, as previously noted, is not simply because of Q2 2020's pandemic shut-down. Compared to Q2 2021 vs Q2

2019, the number of single-family home sales across all price points in Miami-Dade increased 15%, while condominiums increased 77%, with the \$1 million+ market experiencing the greater increases in the number of unit sales over the same time period, 243% in single-family home sales and 252% in condo sales.

Broward County saw increases of 10% in the sale of single-family homes Q2 2020 vs Q2 2019, and 38% in condominiums. As in Miami-Dade, the dramatic increases were in the \$1 million+ market, with year-over-year increases of 204% in the sale of single family homes, and 213% in condos.

Staggering Increases In Ultra-Luxury Sales

THE ULTRA-HIGH-NET-WORTH BUYERS FROM EVERYWHERE ARE
NOW BASED IN SOUTH FLORIDA, RESULTING IN A SURGE IN SALES.

While the overall market is clearly heated, it is the ultra-high-end market, homes and condos priced at \$10 million+, that have experienced the most dramatic growth over the past two years. While the number of units available and sold at this price point is low, the metrics reflect a clear trend: demand for the ultra-high-end is substantial.

In Miami-Dade County, there were a total of five single-family homes sold at this price point in Q2 2019 – and the very same number in Q2 2020. In Q2 2021, there were 51 sales, a 920% increase over both the same period in 2019 and 2020. In Q2 2020, there were four condos sold at this price point, and three sold in Q2 2019. In Q2 2021, there were 28 condos sold at this price point, increases of 600% and 833%, respectively.

In Broward County, in Q2 2020, there was one single-family home sold at this price point, five in Q2 2019, and 6 in Q2 2021, increases of 500% and 20%, respectively. Broward had no condos sold in the \$10 million+ category in Q2 2019, Q2 2020 or Q2 2021.

So... who is purchasing at this price point? We have seen individuals in the financial sector from the Northeast as a chief consumer of these opulent estates and penthouse residences, along with celebrities and other high-net-worth individuals who have discovered these very unique, often one-of-a-kind properties.



PHOTO CREDIT: R ARCHITECTURE



Condos: An Epic Comeback

AFTER YEARS OF EXCESS INVENTORY, THE CONDO MARKET IS NOW A SELLERS' MARKET.

PHOTO CREDIT: HECTOR FALCON



The number one buyer of condominiums in South Florida has traditionally been the international vacation homeowner or investor, particularly in the \$1 million+ market. With international travel slowing to a trickle over the past 18 months due to the pandemic, one would have thought that sales in this sector would have come to a halt. Yet, nothing could be further from the truth.

Condominium sales across all points are surging. Where at one point only a few years ago, there were literally more than four years of supply in the \$1 million+ condo market, as of Q2 2021, there were 6.5 months of supply in Miami-Dade County for luxury condos, and 4.9 months of supply in Broward.

"Our South Florida condos have largely been purchased by international buyers, but now we are seeing a tremendous amount of demand from buyers across the country."

— Ron Shuffield

In Miami-Dade, total condominium sales for Q2 2021 in the \$1 million+ market increased 648% vs Q2 2020, and 252% from Q2 2019. The numbers in Broward County are equally compelling, a 384% increase for Q2 2021 vs Q2 2020, and a 213% increase compared to Q2 2019.

And while sales are booming across all price points in the condominium arena, there are still many opportunities, particularly as the Millennials and Gen Z generations are now increasingly seeing condos as a starter home. Areas in both Miami-Dade and Broward that may be outside the true urban core – such as the Dadeland corridor in Miami-Dade and the Sunrise area in Broward – present excellent opportunities for first-time buyers.

Low Interest Rates Are Driving Buyer Demand

WHEN THE COST TO BORROW MONEY GOES DOWN, PRICES TYPICALLY RISE.

According to the Research Department of the Federal Reserve Bank of St. Louis, the interest rate for a 30-year fixed rate mortgage at the end of June 2021 was 3.02%. To put that in perspective, in January, 1995 the rate was 9.22% -- three times what it is today. Mortgage rates continue at generationally low levels, which have made it possible for millions of buyers across the United States over the last decade to purchase more expensive housing than they would have otherwise been able to afford.

No doubt that this has been a key contributor to the growth and accessibility of homeownership in recent years, as well as the robust increases in home prices throughout many areas of the country.

That said, the value of a home increases in periods of low interest rates, allowing buyers to purchase more with their lower cost of money. Conversely, when interest rates begin to rise, buyers on tighter budgets have less to spend for housing, due to the fact that their monthly mortgage payments are higher. Our inventory issues in South Florida will continue to keep home values on the upswing for the foreseeable future, but eventually rates will begin to trickle up, and that will impact select areas of the market.

The solution? If you are thinking of buying, buy now. If you are thinking of selling, sell now.

FACT: The principal and interest payment on a \$500,000 30-year fixed rate mortgage at an annual rate of 3% is \$2,108.02 per month. If the annual interest rate increases by just 1% (from 3% to 4%), the borrower's buying power is decreased by 11.7%. This means the borrower can now only afford to finance \$441,548 if their payment must remain at \$2,108.02 per month.

PHOTO CREDIT: SCOTT WEBB

HISTORICAL 30-YEAR FIXED INTEREST RATES

SOURCE: FEDERAL RESERVE BANK OF ST. LOUIS ECONOMIC RESEARCH

OCT 1981 **18.63%** — THE INFLATION OF THE 80's

JAN 1995 **9.22%**

DEC 2009 **4.71%** — THE GREAT RECESSION

JAN 2021 **2.65%** — CORONAVIRUS PANDEMIC

JUN 2021 **3.02%**





PHOTO CREDIT: USSAMA AZAM

Rentals: Demand is Exceeding Supply

BY FAR THE MOST POPULAR HOUSING SOURCE, RENTALS ARE NOW IN SHORT SUPPLY. THIS IS HAVING A DRAMATIC EFFECT ON PRICES.

Florida's Future

WHAT LIES AHEAD FOR THE SUNSHINE
STATE COULD NOT BE MORE BRIGHT.

PHOTO CREDIT: AARON BURDEN





Florida has the ideal mix of variables as a destination. Beyond our wonderful weather, which has been a magnet drawing newcomers to our shores for over 100 years, South Florida now enjoys a fully developed community of not only great weather, but also a dynamic global city, which serves as a backdrop for a plethora of opportunities. Whether our newest residents are looking to establish their businesses here, raise their families within our unique neighborhoods, join our growing cultural arts community, or simply experiencing our rich diversity, there are as many lifestyle options from which to choose in South Florida.

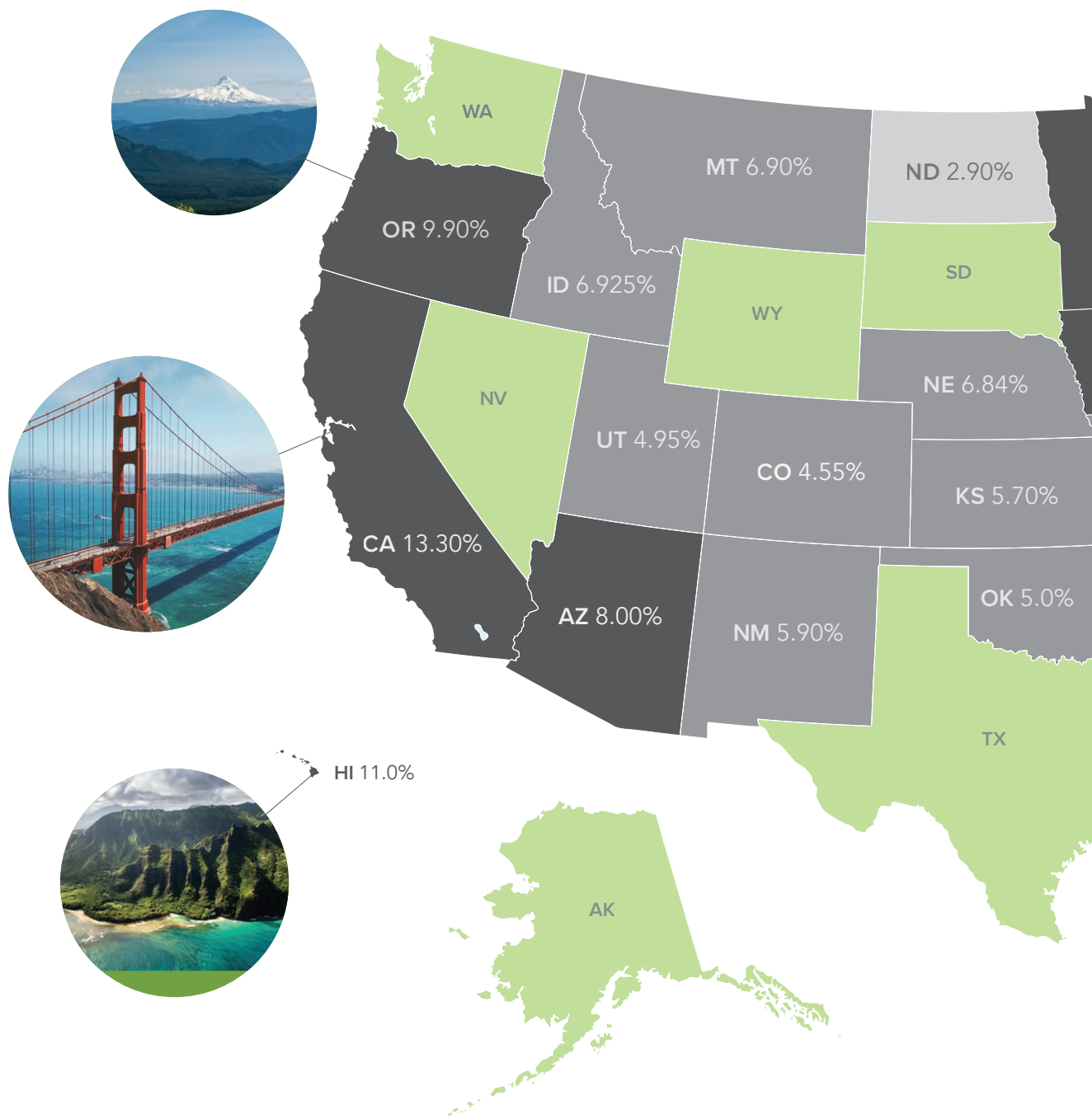
The Federal Tax Reform Cuts and Jobs Act of 2017 (TCJA) has certainly boosted the appeal of living in Florida, where we have no state income tax. These savings, especially for our country's more affluent residents, are continuing to spur tremendous growth throughout South Florida.

According to the U.S. Census Bureau, Florida is second to Texas in terms of in-migration, with a net increase of 661 new residents per day establishing permanent residency in Florida. While the sheer numbers of homes and condominiums being purchased by this large block of buyers is impressive, the fact that an increasing number of these newcomers are now permanent residents adds a huge new commerce component that multiplies the value of their initial home purchase year-after-year.

As we, along with the rest of the world move through the challenges of the lingering pandemic on our path to normalcy, we have no doubt that South Florida's popularity throughout both the U.S. and abroad has forever positively impacted our community.

The Tax Factor

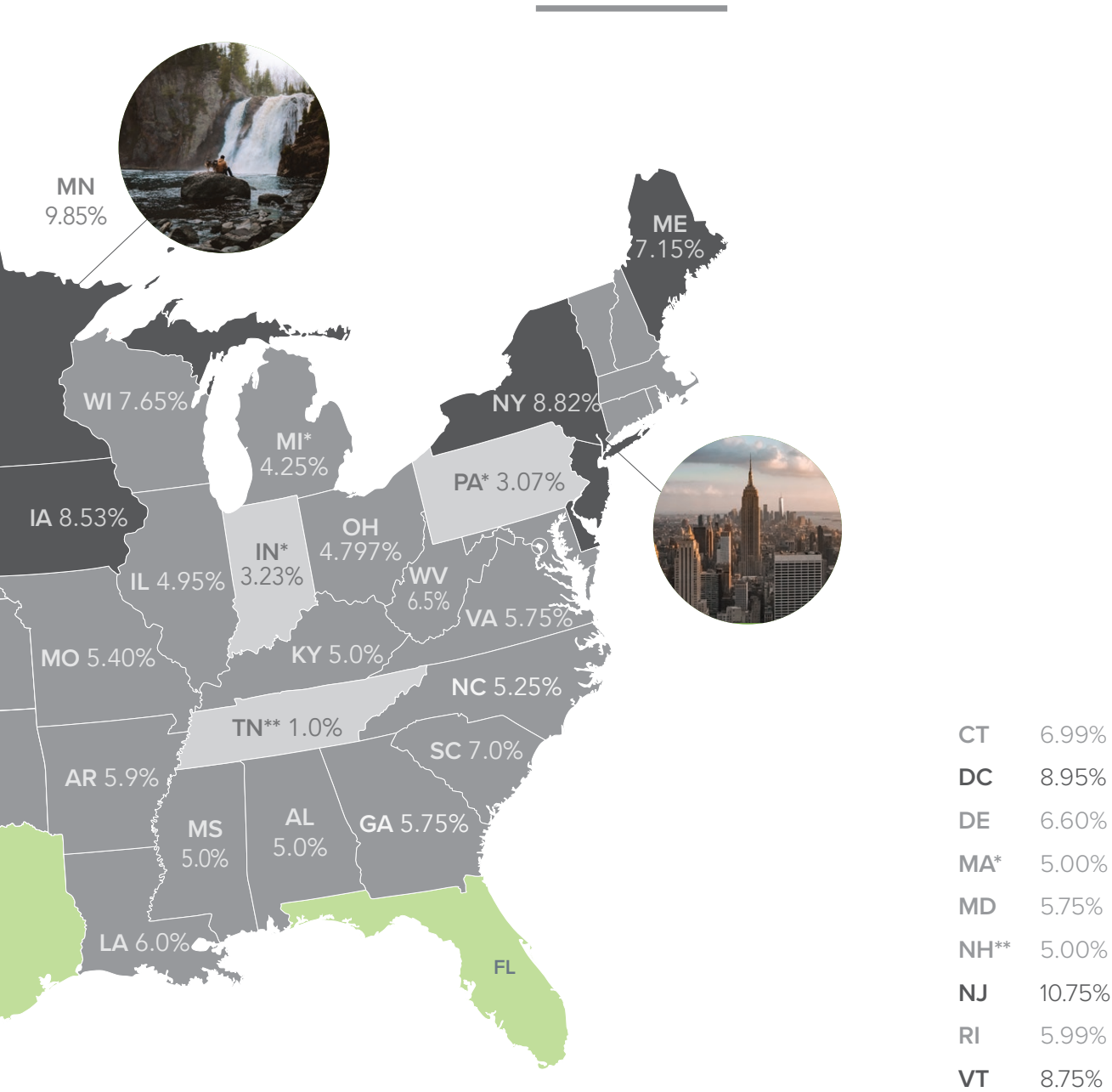
STATE INCOME TAXES ARE STILL A DRIVING FORCE FOR WHY PEOPLE ARE MOVING.



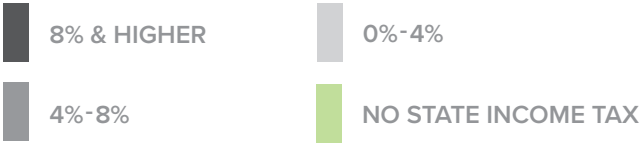
* State has a flat income tax. ** State only taxes interest and dividends income. *** Some cities may also impose an income tax, which is not reflected on this map.
Map shows top marginal rates: the maximum statutory rate in each state
Source: TaxFoundation.org

U.S. STATES AND THEIR INCOME TAX RATES

TOP STATE MARGINAL INDIVIDUAL INCOME TAX RATES, 2021

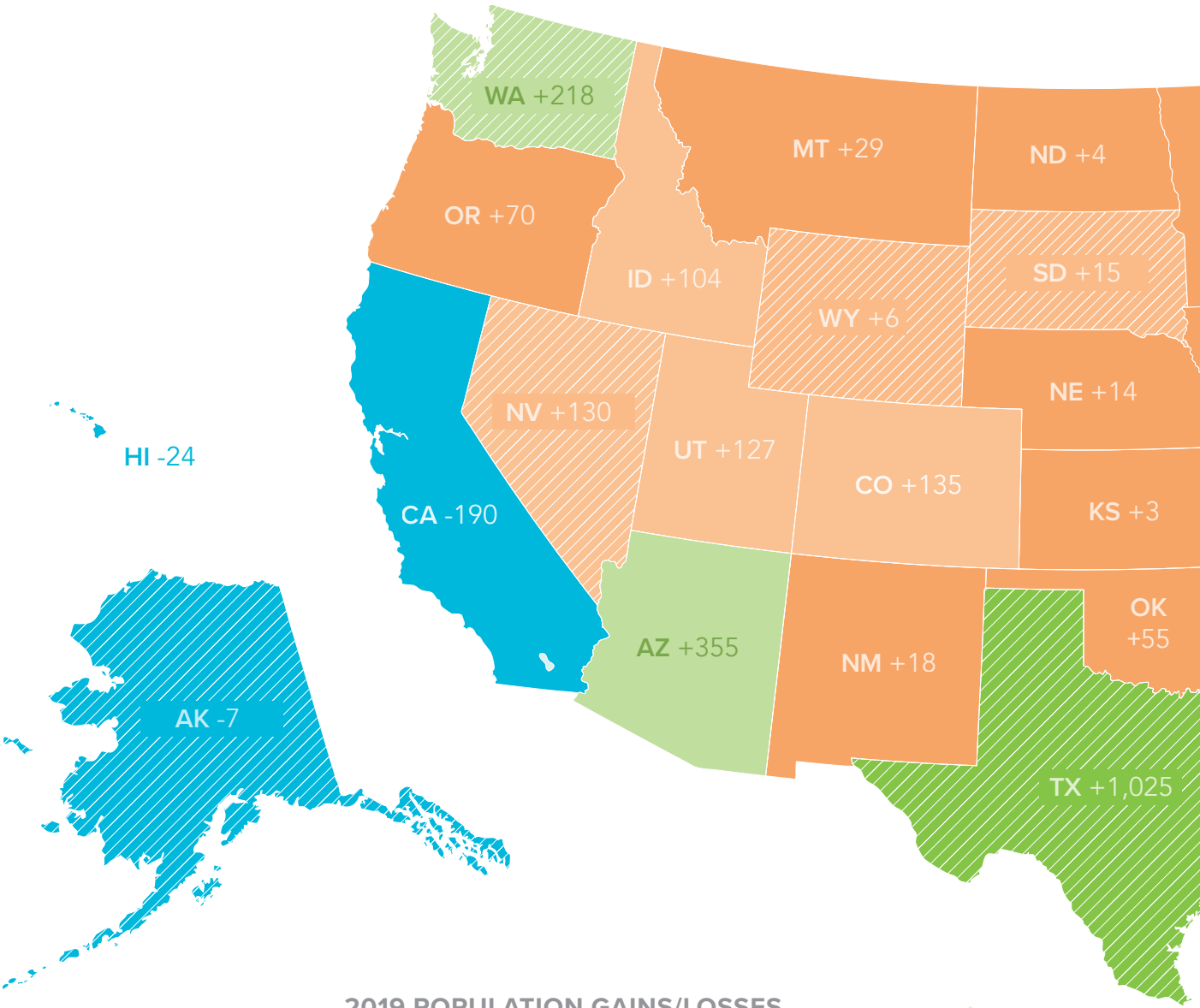


PERCENTAGE OF STATE INCOME TAX***

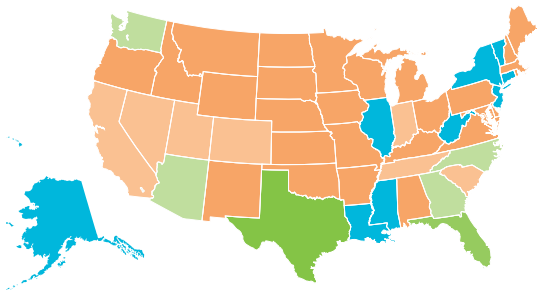


Internal Migrations

THE STATES WINNING AND LOSING THE POPULATION GAME.



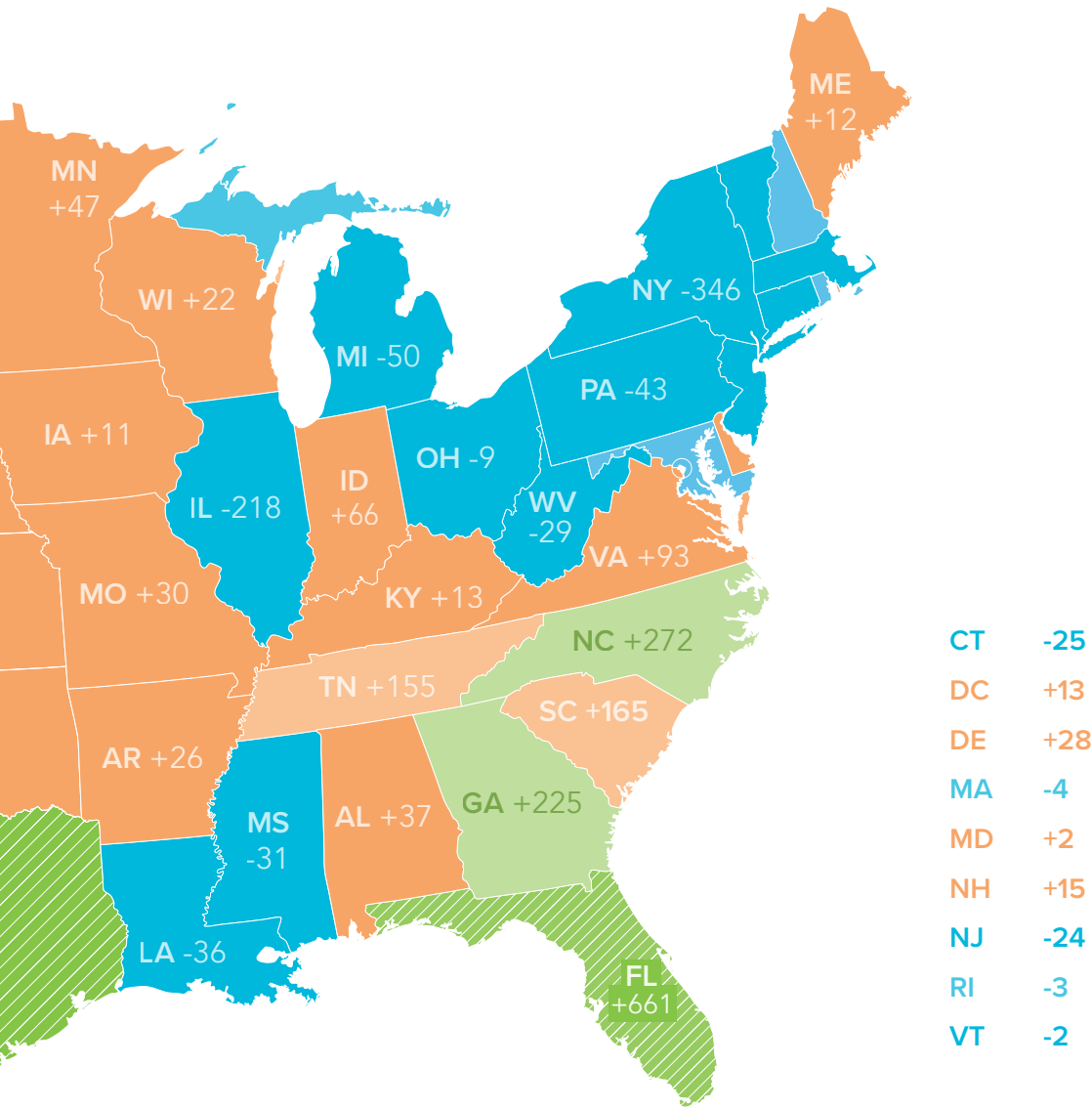
2019 POPULATION GAINS/LOSSES



Source: Census.gov

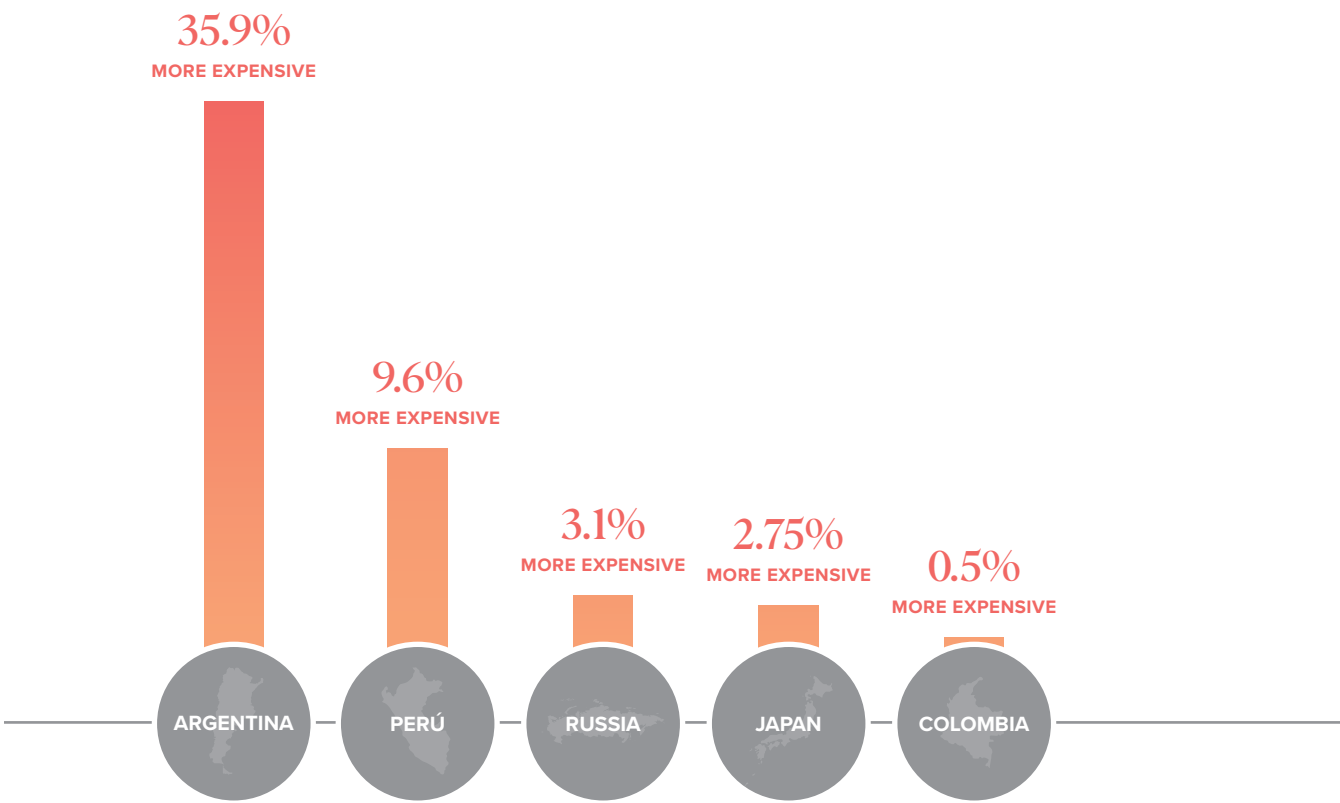
U.S. "NET" PERSON GAINS (LOSSES) PER DAY BY STATE

PER U.S. CENSUS BUREAU ESTIMATES AS OF JULY 1, 2020



The Exchange Rate

HOW RATES INCREASE/DECREASE THE BUYING POWER OF INTERNATIONAL BUYERS



▲
COUNTRIES/CURRENCIES WITH LESS BUYING POWER
JUNE 2021 VS. JUNE 2020



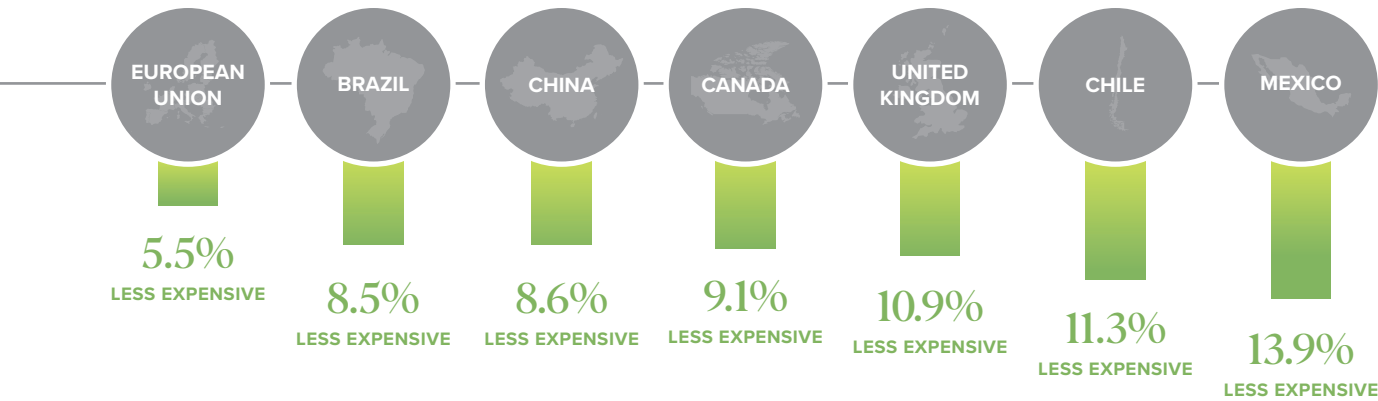
Source: Oanda.com. Data accessed June 30, 2021.

PHOTO CREDITS: JOHN TOWNER, JOHN LEE, ALEX VASEY, AGUSTIN DIAZ GARGIULO, NIKOLAY VOROBYEV, YOAV AZIZ, OLGA STALSKA, SU SAN LEE, JEZAEEL MELGOZA, WILLIAN JUSTEN DE VASCONCELLOS, FABIEN MOLINE, RICARDO GOMEZ ANGEL.



COUNTRIES/CURRENCIES WITH MORE BUYING POWER

JUNE 2021 VS. JUNE 2020





Understanding The MSIIndicator™

MONTHS OF SUPPLY INDEX

EASILY IDENTIFY WHAT TYPE
OF MARKET WE ARE IN:



SELLERS' MARKET



NEUTRAL MARKET



BUYERS' MARKET

Based on the quadrant color for each market segment,
you'll know at a glance which market participant has
the advantage—sellers, buyers, or neither.

NEUTRAL MARKET

SELLERS' MARKET



BUYERS' MARKET

NEUTRAL MARKET



Market Data By Price Segment

MIAMI-DADE & BROWARD COUNTIES

PHOTO CREDIT: PIERCE GAINEY

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The Overall Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: ADRIAN DIAZ-SIECKEL

The Overall Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019 | ALL PRICE RANGES

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼46%	VS. Q2 2020	2,677 IN Q2 2021 VS. 4,939 IN Q2 2020
▼59%	VS. Q2 2019	2,677 IN Q2 2021 VS. 6,446 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲64%	VS. Q2 2020	4,673 SALES IN Q2 2021 VS. 2,847 SALES IN Q2 2020
▲15%	VS. Q2 2019	4,673 SALES IN Q2 2021 VS. 4,052 SALES IN Q2 2019

SUPPLY

▼73%	VS. Q2 2020	1.7 MONTHS IN Q2 2021 VS. 6.1 MONTHS IN Q2 2020
▼65%	VS. Q2 2019	1.7 MONTHS IN Q2 2021 VS. 4.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲33%	VS. Q2 2020	\$505,000 IN Q2 2021 VS. \$380,000 IN Q2 2020
▲40%	VS. Q2 2019	\$505,000 IN Q2 2021 VS. \$360,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼49%	VS. Q2 2020	1,988 IN Q2 2021 VS. 3,909 IN Q2 2020
▼64%	VS. Q2 2019	1,988 IN Q2 2021 VS. 5,573 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲66%	VS. Q2 2020	5,360 SALES IN Q2 2021 VS. 3,228 SALES IN Q2 2020
▲10%	VS. Q2 2019	5,360 SALES IN Q2 2021 VS. 4,861 SALES IN Q2 2019

SUPPLY

▼74%	VS. Q2 2020	1.1 MONTHS IN Q2 2021 VS. 4.3 MONTHS IN Q2 2020
▼68%	VS. Q2 2019	1.1 MONTHS IN Q2 2021 VS. 3.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲23%	VS. Q2 2020	\$475,000 IN Q2 2021 VS. \$385,000 IN Q2 2020
▲30%	VS. Q2 2019	\$475,000 IN Q2 2021 VS. \$365,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼44%	VS. Q2 2020	8,277 IN Q2 2021 VS. 14,651 IN Q2 2020
▼47%	VS. Q2 2019	8,277 IN Q2 2021 VS. 15,542 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲235%	VS. Q2 2020	7,490 SALES IN Q2 2021 VS. 2,236 SALES IN Q2 2020
▲77%	VS. Q2 2019	7,490 SALES IN Q2 2021 VS. 4,243 SALES IN Q2 2019

SUPPLY

▼82%	VS. Q2 2020	3.7 MONTHS IN Q2 2021 VS. 20.1 MONTHS IN Q2 2020
▼67%	VS. Q2 2019	3.7 MONTHS IN Q2 2021 VS. 11.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲27%	VS. Q2 2020	\$330,000 IN Q2 2021 VS. \$260,000 IN Q2 2020
▲34%	VS. Q2 2019	\$330,000 IN Q2 2021 VS. \$246,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼54%	VS. Q2 2020	3,720 IN Q2 2021 VS. 8,113 IN Q2 2020
▼54%	VS. Q2 2019	3,720 IN Q2 2021 VS. 8,145 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲143%	VS. Q2 2020	7,015 SALES IN Q2 2021 VS. 2,886 SALES IN Q2 2020
▲38%	VS. Q2 2019	7,015 SALES IN Q2 2021 VS. 5,094 SALES IN Q2 2019

SUPPLY

▼78%	VS. Q2 2020	1.9 MONTHS IN Q2 2021 VS. 8.7 MONTHS IN Q2 2020
▼61%	VS. Q2 2019	1.9 MONTHS IN Q2 2021 VS. 4.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲19%	VS. Q2 2020	\$218,000 IN Q2 2021 VS. \$184,000 IN Q2 2020
▲26%	VS. Q2 2019	\$218,000 IN Q2 2021 VS. \$173,000 IN Q2 2019

...INSIGHT



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EWM Realty

Under \$500,000

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: RAPHAEL BISCALDI

The Under \$500,000 Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼53.7% VS. Q2 2020

837 IN Q2 2021 VS.
1,807 IN Q2 2020

▼69.3% VS. Q2 2019

837 IN Q2 2021 VS.
2,723 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲11% VS. Q2 2020

2,280 SALES IN Q2 2021 VS.
2,062 SALES IN Q2 2020

▼26.0% VS. Q2 2019

2,280 SALES IN Q2 2021 VS.
3,084 SALES IN Q2 2019

SUPPLY

▼67.3% VS. Q2 2020

1.1 MONTHS IN Q2 2021 VS.
3.4 MONTHS IN Q2 2020

▼61.8% VS. Q2 2019

1.1 MONTHS IN Q2 2021 VS.
2.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲13.7% VS. Q2 2020

\$390,000 IN Q2 2021 VS.
\$343,000 IN Q2 2020

▲19.6% VS. Q2 2019

\$390,000 IN Q2 2021 VS.
\$326,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼54.5% VS. Q2 2020

832 IN Q2 2021 VS.
1,827 IN Q2 2020

▼71.3% VS. Q2 2019

832 IN Q2 2021 VS.
2,903 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲20% VS. Q2 2020

2,869 SALES IN Q2 2021 VS.
2,400 SALES IN Q2 2020

▼23% VS. Q2 2019

2,869 SALES IN Q2 2021 VS.
3,729 SALES IN Q2 2019

SUPPLY

▼72.6% VS. Q2 2020

0.8 MONTHS IN Q2 2021 VS.
2.9 MONTHS IN Q2 2020

▼66.4% VS. Q2 2019

0.8 MONTHS IN Q2 2021 VS.
2.4 MONTHS IN Q2 2019

MEDIAN PRICE

▲7.2% VS. Q2 2020

\$370,000 IN Q2 2021 VS.
\$345,000 IN Q2 2020

▲13.8% VS. Q2 2019

\$370,000 IN Q2 2021 VS.
\$325,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼48.1% VS. Q2 2020

4,407 IN Q2 2021 VS.
8,485 IN Q2 2020

▼51% VS. Q2 2019

4,407 IN Q2 2021 VS.
8,997 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲177% VS. Q2 2020

5,293 SALES IN Q2 2021 VS.
1,913 SALES IN Q2 2020

▲49% VS. Q2 2019

5,293 SALES IN Q2 2021 VS.
3,559 SALES IN Q2 2019

SUPPLY

▼79.1% VS. Q2 2020

2.9 MONTHS IN Q2 2021 VS.
13.7 MONTHS IN Q2 2020

▼63% VS. Q2 2019

2.9 MONTHS IN Q2 2021 VS.
7.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲8.6% VS. Q2 2020

\$265,000 IN Q2 2021 VS.
\$244,000 IN Q2 2020

▲19.4% VS. Q2 2019

\$265,000 IN Q2 2021 VS.
\$222,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼56.6% VS. Q2 2020

2,926 IN Q2 2021 VS.
6,742 IN Q2 2020

▼56.4% VS. Q2 2019

2,926 IN Q2 2021 VS.
6,707 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲130% VS. Q2 2020

6,257 SALES IN Q2 2021 VS.
2,726 SALES IN Q2 2020

▲30% VS. Q2 2019

6,257 SALES IN Q2 2021 VS.
4,821 SALES IN Q2 2019

SUPPLY

▼79.6% VS. Q2 2020

1.6 MONTHS IN Q2 2021 VS.
7.7 MONTHS IN Q2 2020

▼62.5% VS. Q2 2019

1.6 MONTHS IN Q2 2021 VS.
4.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲11.4% VS. Q2 2020

\$195,000 IN Q2 2021 VS.
\$175,000 IN Q2 2020

▲18.2% VS. Q2 2019

\$195,000 IN Q2 2021 VS.
\$165,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

The Core Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: ARAM SABAH

The \$500,000 to \$999,999 Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼42.5% VS. Q2 2020

851 IN Q2 2021 VS.
1,480 IN Q2 2020

▼53.6% VS. Q2 2019

851 IN Q2 2021 VS.
1,836 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲148% VS. Q2 2020

1,404 SALES IN Q2 2021 VS.
565 SALES IN Q2 2020

▲106% VS. Q2 2019

1,404 SALES IN Q2 2021 VS.
680 SALES IN Q2 2019

SUPPLY

▼79.4% VS. Q2 2020

1.8 MONTHS IN Q2 2021 VS.
8.9 MONTHS IN Q2 2020

▼78.4% VS. Q2 2019

1.8 MONTHS IN Q2 2021 VS.
8.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲4.1% VS. Q2 2020

\$640,000 IN Q2 2021 VS.
\$615,000 IN Q2 2020

▲2.4% VS. Q2 2019

\$640,000 IN Q2 2021 VS.
\$625,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼47.8% VS. Q2 2020

611 IN Q2 2021 VS.
1,170 IN Q2 2020

▼60.7% VS. Q2 2019

611 IN Q2 2021 VS.
1,554 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲177% VS. Q2 2020

1,836 SALES IN Q2 2021 VS.
662 SALES IN Q2 2020

▲99% VS. Q2 2019

1,836 SALES IN Q2 2021 VS.
924 SALES IN Q2 2019

SUPPLY

▼85% VS. Q2 2020

0.9 MONTHS IN Q2 2021 VS.
6.1 MONTHS IN Q2 2020

▼83.3% VS. Q2 2019

0.9 MONTHS IN Q2 2021 VS.
5.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲1.1% VS. Q2 2020

\$632,000 IN Q2 2021 VS.
\$625,000 IN Q2 2020

▲3.6% VS. Q2 2019

\$632,000 IN Q2 2021 VS.
\$610,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼40.8% VS. Q2 2020

1,944 IN Q2 2021 VS.
3,285 IN Q2 2020

▼46.4% VS. Q2 2019

1,944 IN Q2 2021 VS.
3,625 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲536% VS. Q2 2020

1,246 SALES IN Q2 2021 VS.
196 SALES IN Q2 2020

▲201% VS. Q2 2019

1,246 SALES IN Q2 2021 VS.
414 SALES IN Q2 2019

SUPPLY

▼89.9% VS. Q2 2020

5.2 MONTHS IN Q2 2021 VS.
50.9 MONTHS IN Q2 2020

▼80.4% VS. Q2 2019

5.2 MONTHS IN Q2 2021 VS.
26.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲4.8% VS. Q2 2020

\$660,000 IN Q2 2021 VS.
\$630,000 IN Q2 2020

▲1.5% VS. Q2 2019

\$660,000 IN Q2 2021 VS.
\$650,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼45% VS. Q2 2020

487 IN Q2 2021 VS.
886 IN Q2 2020

▼48% VS. Q2 2019

487 IN Q2 2021 VS.
937 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲370% VS. Q2 2020

545 SALES IN Q2 2021 VS.
116 SALES IN Q2 2020

▲166% VS. Q2 2019

545 SALES IN Q2 2021 VS.
205 SALES IN Q2 2019

SUPPLY

▼87.2% VS. Q2 2020

3.1 MONTHS IN Q2 2021 VS.
24.3 MONTHS IN Q2 2020

▼78.1% VS. Q2 2019

3.1 MONTHS IN Q2 2021 VS.
14.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲0.8% VS. Q2 2020

\$640,000 IN Q2 2021 VS.
\$635,000 IN Q2 2020

▼3% VS. Q2 2019

\$640,000 IN Q2 2021 VS.
\$660,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY

HomeServices

EWM Realty

The Luxury Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: JASON BRISCOE

The \$1 Million to \$1.999 Million Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼44.8% VS. Q2 2020

430 IN Q2 2021 VS.
779 IN Q2 2020

▼54.7% VS. Q2 2019

430 IN Q2 2021 VS.
949 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲272% VS. Q2 2020

528 SALES IN Q2 2021 VS.
142 SALES IN Q2 2020

▲171% VS. Q2 2019

528 SALES IN Q2 2021 VS.
195 SALES IN Q2 2019

SUPPLY

▼85.1% VS. Q2 2020

2.6 MONTHS IN Q2 2021 VS.
17.2 MONTHS IN Q2 2020

▼82.6% VS. Q2 2019

2.6 MONTHS IN Q2 2021 VS.
14.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲8.7% VS. Q2 2020

\$1,400,000 IN Q2 2021 VS.
\$1,288,000 IN Q2 2020

▲2.2% VS. Q2 2019

\$1,400,000 IN Q2 2021 VS.
\$1,370,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼44.5% VS. Q2 2020

272 IN Q2 2021 VS.
490 IN Q2 2020

▼58.5% VS. Q2 2019

272 IN Q2 2021 VS.
655 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲267% VS. Q2 2020

444 SALES IN Q2 2021 VS.
121 SALES IN Q2 2020

▲215% VS. Q2 2019

444 SALES IN Q2 2021 VS.
141 SALES IN Q2 2019

SUPPLY

▼87.3% VS. Q2 2020

1.8 MONTHS IN Q2 2021 VS.
13.9 MONTHS IN Q2 2020

▼87.4% VS. Q2 2019

1.8 MONTHS IN Q2 2021 VS.
14.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲4% VS. Q2 2020

\$1,300,000 IN Q2 2021 VS.
\$1,250,000 IN Q2 2020

▲4% VS. Q2 2019

\$1,300,000 IN Q2 2021 VS.
\$1,250,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼40.8% VS. Q2 2020

953 IN Q2 2021 VS.
1,610 IN Q2 2020

▼44.1% VS. Q2 2019

953 IN Q2 2021 VS.
1,706 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲620% VS. Q2 2020

547 SALES IN Q2 2021 VS.
76 SALES IN Q2 2020

▲209% VS. Q2 2019

547 SALES IN Q2 2021 VS.
177 SALES IN Q2 2019

SUPPLY

▼91.5% VS. Q2 2020

5.7 MONTHS IN Q2 2021 VS.
66.8 MONTHS IN Q2 2020

▼80.8% VS. Q2 2019

5.7 MONTHS IN Q2 2021 VS.
29.6 MONTHS IN Q2 2019

MEDIAN PRICE

0% VS. Q2 2020

\$1,300,000 IN Q2 2021 VS.
\$1,300,000 IN Q2 2020

▲2.4% VS. Q2 2019

\$1,300,000 IN Q2 2021 VS.
\$1,270,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼44.6% VS. Q2 2020

194 IN Q2 2021 VS.
350 IN Q2 2020

▼45.2% VS. Q2 2019

194 IN Q2 2021 VS.
354 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲460% VS. Q2 2020

168 SALES IN Q2 2021 VS.
30 SALES IN Q2 2020

▲217% VS. Q2 2019

168 SALES IN Q2 2021 VS.
53 SALES IN Q2 2019

SUPPLY

▼89.7% VS. Q2 2020

4.0 MONTHS IN Q2 2021 VS.
38.6 MONTHS IN Q2 2020

▼81.3% VS. Q2 2019

4.0 MONTHS IN Q2 2021 VS.
21.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲5.9% VS. Q2 2020

\$1,295,000 IN Q2 2021 VS.
\$1,223,000 IN Q2 2020

▲3.6% VS. Q2 2019

\$1,295,000 IN Q2 2021 VS.
\$1,250,000 IN Q2 2019

INSIGHT

BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

The Middle Luxury Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET

MSI

PHOTO CREDIT: JASON BRISCOE

The \$2 Million to \$2.999 Million Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼51.1% VS. Q2 2020

161 IN Q2 2021 VS.
329 IN Q2 2020

▼53.7% VS. Q2 2019

161 IN Q2 2021 VS.
348 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲556% VS. Q2 2020

210 SALES IN Q2 2021 VS.
32 SALES IN Q2 2020

▲377% VS. Q2 2019

210 SALES IN Q2 2021 VS.
44 SALES IN Q2 2019

SUPPLY

▼93.6% VS. Q2 2020

2.4 MONTHS IN Q2 2021 VS.
37.1 MONTHS IN Q2 2020

▼92.3% VS. Q2 2019

2.4 MONTHS IN Q2 2021 VS.
31.1 MONTHS IN Q2 2019

MEDIAN PRICE

▼2.9% VS. Q2 2020

\$2,395,000 IN Q2 2021 VS.
\$2,466,000 IN Q2 2020

▲4% VS. Q2 2019

\$2,395,000 IN Q2 2021 VS.
\$2,303,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼51.4% VS. Q2 2020

87 IN Q2 2021 VS.
179 IN Q2 2020

▼54.5% VS. Q2 2019

87 IN Q2 2021 VS.
191 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲267% VS. Q2 2020

99 SALES IN Q2 2021 VS.
27 SALES IN Q2 2020

▲168% VS. Q2 2019

99 SALES IN Q2 2021 VS.
37 SALES IN Q2 2019

SUPPLY

▼86.4% VS. Q2 2020

3.0 MONTHS IN Q2 2021 VS.
21.9 MONTHS IN Q2 2020

▼86.4% VS. Q2 2019

3.0 MONTHS IN Q2 2021 VS.
21.7 MONTHS IN Q2 2019

MEDIAN PRICE

▼0.9% VS. Q2 2020

\$2,333,000 IN Q2 2021 VS.
\$2,355,000 IN Q2 2020

▲3.7% VS. Q2 2019

\$2,333,000 IN Q2 2021 VS.
\$2,250,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼33.9% VS. Q2 2020

333 IN Q2 2021 VS.
504 IN Q2 2020

▼28.8% VS. Q2 2019

333 IN Q2 2021 VS.
468 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲561% VS. Q2 2020

185 SALES IN Q2 2021 VS.
28 SALES IN Q2 2020

▲249% VS. Q2 2019

185 SALES IN Q2 2021 VS.
53 SALES IN Q2 2019

SUPPLY

▼89% VS. Q2 2020

6.0 MONTHS IN Q2 2021 VS.
54.3 MONTHS IN Q2 2020

▼77.8% VS. Q2 2019

6.0 MONTHS IN Q2 2021 VS.
27.1 MONTHS IN Q2 2019

MEDIAN PRICE

▼3.7% VS. Q2 2020

\$2,400,000 IN Q2 2021 VS.
\$2,493,000 IN Q2 2020

▲4.3% VS. Q2 2019

\$2,400,000 IN Q2 2021 VS.
\$2,300,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼18.2% VS. Q2 2020

54 IN Q2 2021 VS.
66 IN Q2 2020

▼30.8% VS. Q2 2019

54 IN Q2 2021 VS.
78 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲286% VS. Q2 2020

27 SALES IN Q2 2021 VS.
7 SALES IN Q2 2020

▲200% VS. Q2 2019

27 SALES IN Q2 2021 VS.
9 SALES IN Q2 2019

SUPPLY

▼83.5% VS. Q2 2020

6.5 MONTHS IN Q2 2021 VS.
39.5 MONTHS IN Q2 2020

▼76.3% VS. Q2 2019

6.5 MONTHS IN Q2 2021 VS.
27.3 MONTHS IN Q2 2019

MEDIAN PRICE

▼8% VS. Q2 2020

\$2,300,000 IN Q2 2021 VS.
\$2,500,000 IN Q2 2020

▲2.2% VS. Q2 2019

\$2,300,000 IN Q2 2021 VS.
\$2,250,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

The Upper Luxury Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The \$3 Million to \$4.999 Million Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼30.8% VS. Q2 2020

171 IN Q2 2021 VS.
247 IN Q2 2020

▼35% VS. Q2 2019

171 IN Q2 2021 VS.
263 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲390% VS. Q2 2020

142 SALES IN Q2 2021 VS.
29 SALES IN Q2 2020

▲373% VS. Q2 2019

142 SALES IN Q2 2021 VS.
30 SALES IN Q2 2019

SUPPLY

▼91.3% VS. Q2 2020

3.8 MONTHS IN Q2 2021 VS.
43.5 MONTHS IN Q2 2020

▼86.1% VS. Q2 2019

3.8 MONTHS IN Q2 2021 VS.
27.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲6.1% VS. Q2 2020

\$3,713,000 IN Q2 2021 VS.
\$3,500,000 IN Q2 2020

▼3.9% VS. Q2 2019

\$3,713,000 IN Q2 2021 VS.
\$3,863,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼31.4% VS. Q2 2020

81 IN Q2 2021 VS.
118 IN Q2 2020

▼47.4% VS. Q2 2019

81 IN Q2 2021 VS.
154 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲630% VS. Q2 2020

73 SALES IN Q2 2021 VS.
10 SALES IN Q2 2020

▲248% VS. Q2 2019

73 SALES IN Q2 2021 VS.
21 SALES IN Q2 2019

SUPPLY

▼92.6% VS. Q2 2020

3.6 MONTHS IN Q2 2021 VS.
48.4 MONTHS IN Q2 2020

▼83.8% VS. Q2 2019

3.6 MONTHS IN Q2 2021 VS.
22.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲7% VS. Q2 2020

\$3,688,000 IN Q2 2021 VS.
\$3,446,000 IN Q2 2020

▼3.6% VS. Q2 2019

\$3,688,000 IN Q2 2021 VS.
\$3,825,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼20.3% VS. Q2 2020

334 IN Q2 2021 VS.
419 IN Q2 2020

▼15.9% VS. Q2 2019

334 IN Q2 2021 VS.
397 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲650% VS. Q2 2020

105 SALES IN Q2 2021 VS.
14 SALES IN Q2 2020

▲357% VS. Q2 2019

105 SALES IN Q2 2021 VS.
23 SALES IN Q2 2019

SUPPLY

▼91% VS. Q2 2020

10.3 MONTHS IN Q2 2021 VS.
115.2 MONTHS IN Q2 2020

▼83.5% VS. Q2 2019

10.3 MONTHS IN Q2 2021 VS.
62.4 MONTHS IN Q2 2019

MEDIAN PRICE

▼5.3% VS. Q2 2020

\$3,600,000 IN Q2 2021 VS.
\$3,800,000 IN Q2 2020

▼3.6% VS. Q2 2019

\$3,600,000 IN Q2 2021 VS.
\$3,735,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼22.4% VS. Q2 2020

38 IN Q2 2021 VS.
49 IN Q2 2020

▼29.6% VS. Q2 2019

38 IN Q2 2021 VS.
54 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲143% VS. Q2 2020

17 SALES IN Q2 2021 VS.
7 SALES IN Q2 2020

▲240% VS. Q2 2019

17 SALES IN Q2 2021 VS.
5 SALES IN Q2 2019

SUPPLY

▼69.5% VS. Q2 2020

8.6 MONTHS IN Q2 2021 VS.
28.1 MONTHS IN Q2 2020

▼74.9% VS. Q2 2019

8.6 MONTHS IN Q2 2021 VS.
34.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲3.4% VS. Q2 2020

\$3,400,000 IN Q2 2021 VS.
\$3,288,000 IN Q2 2020

▲6.1% VS. Q2 2019

\$3,400,000 IN Q2 2021 VS.
\$3,205,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

The Ultra Luxury Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: FERDINAND ASAKOME

The \$5 Million to \$9.999 Million Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼28% VS. Q2 2020

118 IN Q2 2021 VS.
164 IN Q2 2020

▼40.1% VS. Q2 2019

118 IN Q2 2021 VS.
197 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲383% VS. Q2 2020

58 SALES IN Q2 2021 VS.
12 SALES IN Q2 2020

▲314% VS. Q2 2019

58 SALES IN Q2 2021 VS.
14 SALES IN Q2 2019

SUPPLY

▼87.7% VS. Q2 2020

6.3 MONTHS IN Q2 2021 VS.
50.8 MONTHS IN Q2 2020

▼85.2% VS. Q2 2019

6.3 MONTHS IN Q2 2021 VS.
42.2 MONTHS IN Q2 2019

MEDIAN PRICE

▼14.1% VS. Q2 2020

\$6,100,000 IN Q2 2021 VS.
\$7,100,000 IN Q2 2020

▼15.9% VS. Q2 2019

\$6,100,000 IN Q2 2021 VS.
\$7,250,000 IN Q2 2019

BROWARD COUNTY SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼22.8% VS. Q2 2020

71 IN Q2 2021 VS.
92 IN Q2 2020

▼16.5% VS. Q2 2019

71 IN Q2 2021 VS.
85 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲357% VS. Q2 2020

32 SALES IN Q2 2021 VS.
7 SALES IN Q2 2020

▲700% VS. Q2 2019

32 SALES IN Q2 2021 VS.
4 SALES IN Q2 2019

SUPPLY

▼82.3% VS. Q2 2020

9.4 MONTHS IN Q2 2021 VS.
53.3 MONTHS IN Q2 2020

▼83% VS. Q2 2019

9.4 MONTHS IN Q2 2021 VS.
55.3 MONTHS IN Q2 2019

MEDIAN PRICE

▼3.7% VS. Q2 2020

\$6,450,000 IN Q2 2021 VS.
\$6,700,000 IN Q2 2020

▲14.4% VS. Q2 2019

\$6,450,000 IN Q2 2021 VS.
\$5,638,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼20.9% VS. Q2 2020

204 IN Q2 2021 VS.
258 IN Q2 2020

▼24.4% VS. Q2 2019

204 IN Q2 2021 VS.
270 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲1,640% VS. Q2 2020

87 SALES IN Q2 2021 VS.
5 SALES IN Q2 2020

▲521% VS. Q2 2019

87 SALES IN Q2 2021 VS.
14 SALES IN Q2 2019

SUPPLY

▼95.2% VS. Q2 2020

8.3 MONTHS IN Q2 2021 VS.
172.0 MONTHS IN Q2 2020

▼87.5% VS. Q2 2019

8.3 MONTHS IN Q2 2021 VS.
66.8 MONTHS IN Q2 2019

MEDIAN PRICE

▼8% VS. Q2 2020

\$6,350,000 IN Q2 2021 VS.
\$6,900,000 IN Q2 2020

▲1.7% VS. Q2 2019

\$6,350,000 IN Q2 2021 VS.
\$6,245,000 IN Q2 2019

BROWARD COUNTY CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲5.9% VS. Q2 2020

18 IN Q2 2021 VS.
17 IN Q2 2020

▲28.6% VS. Q2 2019

18 IN Q2 2021 VS.
14 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

2 SALES IN Q2 2021 VS.
0 SALES IN Q2 2020

▲100% VS. Q2 2019

2 SALES IN Q2 2021 VS.
1 SALES IN Q2 2019

SUPPLY

N/A VS. Q2 2020

18.0 MONTHS IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

▲25.8% VS. Q2 2019

18.0 MONTHS IN Q2 2021 VS.
14.3 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

\$5,550,000 IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

▼35.5% VS. Q2 2019

\$5,550,000 IN Q2 2021 VS.
\$8,600,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

The Elite Market

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The \$10 Million & Higher Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼18%	VS. Q2 2020	109 IN Q2 2021 VS. 133 IN Q2 2020
▼16.2%	VS. Q2 2019	109 IN Q2 2021 VS. 130 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲920%	VS. Q2 2020	51 SALES IN Q2 2021 VS. 5 SALES IN Q2 2020
▲920%	VS. Q2 2019	51 SALES IN Q2 2021 VS. 5 SALES IN Q2 2019

SUPPLY

▼89.4%	VS. Q2 2020	8.3 MONTHS IN Q2 2021 VS. 78.6 MONTHS IN Q2 2020
▼89.8%	VS. Q2 2019	8.3 MONTHS IN Q2 2021 VS. 81.6 MONTHS IN Q2 2019

MEDIAN PRICE

▼13.7%	VS. Q2 2020	\$14,700,000 IN Q2 2021 VS. \$17,028,000 IN Q2 2020
▼23.2%	VS. Q2 2019	\$14,700,000 IN Q2 2021 VS. \$19,150,000 IN Q2 2019

BROWARD COUNTY

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲3%	VS. Q2 2020	34 IN Q2 2021 VS. 33 IN Q2 2020
▲9.7%	VS. Q2 2019	34 IN Q2 2021 VS. 31 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲500%	VS. Q2 2020	6 SALES IN Q2 2021 VS. 1 SALES IN Q2 2020
▲20%	VS. Q2 2019	6 SALES IN Q2 2021 VS. 5 SALES IN Q2 2019

SUPPLY

▼50.9%	VS. Q2 2020	16.2 MONTHS IN Q2 2021 VS. 33.0 MONTHS IN Q2 2020
▼37.9%	VS. Q2 2019	16.2 MONTHS IN Q2 2021 VS. 26.1 MONTHS IN Q2 2019

MEDIAN PRICE

▼69.5%	VS. Q2 2020	\$16,793,000 IN Q2 2021 VS. \$55,000,000 IN Q2 2020
▲29.2%	VS. Q2 2019	\$16,793,000 IN Q2 2021 VS. \$13,000,000 IN Q2 2019

MSI

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲13.3%	VS. Q2 2020	102 IN Q2 2021 VS. 90 IN Q2 2020
▲29.1%	VS. Q2 2019	102 IN Q2 2021 VS. 79 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲600%	VS. Q2 2020	28 SALES IN Q2 2021 VS. 4 SALES IN Q2 2020
▲833%	VS. Q2 2019	28 SALES IN Q2 2021 VS. 3 SALES IN Q2 2019

SUPPLY

▼82.8%	VS. Q2 2020	11.7 MONTHS IN Q2 2021 VS. 68.3 MONTHS IN Q2 2020
▼82.9%	VS. Q2 2019	11.7 MONTHS IN Q2 2021 VS. 68.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲11.4%	VS. Q2 2020	\$13,200,000 IN Q2 2021 VS. \$11,850,000 IN Q2 2020
▲1.5%	VS. Q2 2019	\$13,200,000 IN Q2 2021 VS. \$13,000,000 IN Q2 2019

BROWARD COUNTY

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

Even	VS. Q2 2020	3 IN Q2 2021 VS. 3 IN Q2 2020
▲200%	VS. Q2 2019	3 IN Q2 2021 VS. 1 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019

SUPPLY

N/A	VS. Q2 2020	3.3 MONTHS IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	3.3 MONTHS IN Q2 2021 VS. NO SALES DATA IN Q2 2019

MEDIAN PRICE

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019



Understanding The MSI Indicator™

MONTHS OF SUPPLY INDEX

EASILY IDENTIFY WHAT TYPE
OF MARKET WE ARE IN:



SELLERS' MARKET



NEUTRAL MARKET



BUYERS' MARKET

Based on the quadrant color for each market segment,
you'll know at a glance which market participant has
the advantage—sellers, buyers, or neither.

NEUTRAL MARKET

SELLERS' MARKET



BUYERS' MARKET

NEUTRAL MARKET



Market Data By City & County

MIAMI-DADE & BROWARD COUNTIES

PHOTO CREDIT: LANCE ASPER

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Miami-Dade County

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: MUZAMMIL SOORMA

The Miami-Dade County Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼49%	VS. Q2 2020	1,688 IN Q2 2021 VS. 3,287 IN Q2 2020
▼63%	VS. Q2 2019	1,688 IN Q2 2021 VS. 4,559 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲40%	VS. Q2 2020	3,685 SALES IN Q2 2021 VS. 2,627 SALES IN Q2 2020
▼2%	VS. Q2 2019	3,685 SALES IN Q2 2021 VS. 3,764 SALES IN Q2 2019

SUPPLY

▼70%	VS. Q2 2020	1.4 MONTHS IN Q2 2021 VS. 4.6 MONTHS IN Q2 2020
▼62%	VS. Q2 2019	1.4 MONTHS IN Q2 2021 VS. 3.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲22%	VS. Q2 2020	\$450,000 IN Q2 2021 VS. \$370,000 IN Q2 2020
▲29%	VS. Q2 2019	\$450,000 IN Q2 2021 VS. \$350,000 IN Q2 2019

OVER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼40%	VS. Q2 2020	989 IN Q2 2021 VS. 1,652 IN Q2 2020
▼48%	VS. Q2 2019	989 IN Q2 2021 VS. 1,887 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲349%	VS. Q2 2020	988 SALES IN Q2 2021 VS. 220 SALES IN Q2 2020
▲243%	VS. Q2 2019	988 SALES IN Q2 2021 VS. 288 SALES IN Q2 2019

SUPPLY

▼87%	VS. Q2 2020	3.1 MONTHS IN Q2 2021 VS. 23.7 MONTHS IN Q2 2020
▼85%	VS. Q2 2019	3.1 MONTHS IN Q2 2021 VS. 20.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲24%	VS. Q2 2020	\$1,897,000 IN Q2 2021 VS. \$1,533,000 IN Q2 2020
▲17%	VS. Q2 2019	\$1,897,000 IN Q2 2021 VS. \$1,625,000 IN Q2 2019

MSI

UNDER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼46%	VS. Q2 2020	6,351 IN Q2 2021 VS. 11,770 IN Q2 2020
▼50%	VS. Q2 2019	6,351 IN Q2 2021 VS. 12,622 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲210%	VS. Q2 2020	6,540 SALES IN Q2 2021 VS. 2,109 SALES IN Q2 2020
▲65%	VS. Q2 2019	6,540 SALES IN Q2 2021 VS. 3,973 SALES IN Q2 2019

SUPPLY

▼81%	VS. Q2 2020	3.3 MONTHS IN Q2 2021 VS. 17.1 MONTHS IN Q2 2020
▼66%	VS. Q2 2019	3.3 MONTHS IN Q2 2021 VS. 9.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲18%	VS. Q2 2020	\$300,000 IN Q2 2021 VS. \$255,000 IN Q2 2020
▲26%	VS. Q2 2019	\$300,000 IN Q2 2021 VS. \$238,000 IN Q2 2019

OVER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼33%	VS. Q2 2020	1,926 IN Q2 2021 VS. 2,881 IN Q2 2020
▼34%	VS. Q2 2019	1,926 IN Q2 2021 VS. 2,920 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲648%	VS. Q2 2020	950 SALES IN Q2 2021 VS. 127 SALES IN Q2 2020
▲252%	VS. Q2 2019	950 SALES IN Q2 2021 VS. 270 SALES IN Q2 2019

SUPPLY

▼91%	VS. Q2 2020	6.5 MONTHS IN Q2 2021 VS. 70.4 MONTHS IN Q2 2020
▼80%	VS. Q2 2019	6.5 MONTHS IN Q2 2021 VS. 33.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲6%	VS. Q2 2020	\$1,700,000 IN Q2 2021 VS. \$1,600,000 IN Q2 2020
▲11%	VS. Q2 2019	\$1,700,000 IN Q2 2021 VS. \$1,527,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Broward County

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Broward County Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼52% VS. Q2 2020 1,443 IN Q2 2021 VS. 2,997 IN Q2 2020

▼68% VS. Q2 2019 1,443 IN Q2 2021 VS. 4,457 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲54% VS. Q2 2020 4,705 SALES IN Q2 2021 VS. 3,062 SALES IN Q2 2020

▲1% VS. Q2 2019 4,705 SALES IN Q2 2021 VS. 4,653 SALES IN Q2 2019

SUPPLY

▼76% VS. Q2 2020 0.9 MONTHS IN Q2 2021 VS. 3.6 MONTHS IN Q2 2020

▼71% VS. Q2 2019 0.9 MONTHS IN Q2 2021 VS. 3.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲19% VS. Q2 2020 \$445,000 IN Q2 2021 VS. \$375,000 IN Q2 2020

▲25% VS. Q2 2019 \$445,000 IN Q2 2021 VS. \$357,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼40% VS. Q2 2020 545 IN Q2 2021 VS. 912 IN Q2 2020

▼51% VS. Q2 2019 545 IN Q2 2021 VS. 1,116 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲281% VS. Q2 2020 633 SALES IN Q2 2021 VS. 166 SALES IN Q2 2020

▲204% VS. Q2 2019 633 SALES IN Q2 2021 VS. 208 SALES IN Q2 2019

SUPPLY

▼86% VS. Q2 2020 2.6 MONTHS IN Q2 2021 VS. 18.4 MONTHS IN Q2 2020

▼84% VS. Q2 2019 2.6 MONTHS IN Q2 2021 VS. 16.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲9% VS. Q2 2020 \$1,508,000 IN Q2 2021 VS. \$1,378,000 IN Q2 2020

▲2% VS. Q2 2019 \$1,508,000 IN Q2 2021 VS. \$1,480,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼55% VS. Q2 2020 3,413 IN Q2 2021 VS. 7,628 IN Q2 2020

▼55% VS. Q2 2019 3,413 IN Q2 2021 VS. 7,644 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲139% VS. Q2 2020 6,802 SALES IN Q2 2021 VS. 2,842 SALES IN Q2 2020

▲35% VS. Q2 2019 6,802 SALES IN Q2 2021 VS. 5,026 SALES IN Q2 2019

SUPPLY

▼78% VS. Q2 2020 1.8 MONTHS IN Q2 2021 VS. 8.3 MONTHS IN Q2 2020

▼62% VS. Q2 2019 1.8 MONTHS IN Q2 2021 VS. 4.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲17% VS. Q2 2020 \$210,000 IN Q2 2021 VS. \$180,000 IN Q2 2020

▲24% VS. Q2 2019 \$210,000 IN Q2 2021 VS. \$170,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼37% VS. Q2 2020 307 IN Q2 2021 VS. 485 IN Q2 2020

▼39% VS. Q2 2019 307 IN Q2 2021 VS. 501 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲384% VS. Q2 2020 213 SALES IN Q2 2021 VS. 44 SALES IN Q2 2020

▲213% VS. Q2 2019 213 SALES IN Q2 2021 VS. 68 SALES IN Q2 2019

SUPPLY

▼85% VS. Q2 2020 4.9 MONTHS IN Q2 2021 VS. 33.2 MONTHS IN Q2 2020

▼79% VS. Q2 2019 4.9 MONTHS IN Q2 2021 VS. 23.5 MONTHS IN Q2 2019

MEDIAN PRICE

▼5% VS. Q2 2020 \$1,400,000 IN Q2 2021 VS. \$1,477,000 IN Q2 2020

▲7% VS. Q2 2019 \$1,400,000 IN Q2 2021 VS. \$1,308,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Aventura

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Aventura Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼50% VS. Q2 2020

16 IN Q2 2021 VS.
32 IN Q2 2020

▼57% VS. Q2 2019

16 IN Q2 2021 VS.
37 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲214% VS. Q2 2020

22 SALES IN Q2 2021 VS.
7 SALES IN Q2 2020

▲267% VS. Q2 2019

22 SALES IN Q2 2021 VS.
6 SALES IN Q2 2019

SUPPLY

▼90% VS. Q2 2020

2.0 MONTHS IN Q2 2021 VS.
19.4 MONTHS IN Q2 2020

▼91% VS. Q2 2019

2.0 MONTHS IN Q2 2021 VS.
21.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲18% VS. Q2 2020

\$798,000 IN Q2 2021 VS.
\$675,000 IN Q2 2020

▼3% VS. Q2 2019

\$798,000 IN Q2 2021 VS.
\$823,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲33% VS. Q2 2020

4 IN Q2 2021 VS.
3 IN Q2 2020

▲33% VS. Q2 2019

4 IN Q2 2021 VS.
3 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

3 SALES IN Q2 2021 VS.
0 SALES IN Q2 2020

N/A VS. Q2 2019

3 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

▼15% VS. Q2 2020

2.3 MONTHS IN Q2 2021 VS.
2.7 MONTHS IN Q2 2020

▼43% VS. Q2 2019

2.3 MONTHS IN Q2 2021 VS.
4.0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

\$2,100,000 IN Q2 2021 VS.
\$0 IN Q2 2020

N/A VS. Q2 2019

\$2,100,000 IN Q2 2021 VS.
\$0 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼56% VS. Q2 2020

604 IN Q2 2021 VS.
1,374 IN Q2 2020

▼60% VS. Q2 2019

604 IN Q2 2021 VS.
1,492 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲310% VS. Q2 2020

635 SALES IN Q2 2021 VS.
155 SALES IN Q2 2020

▲123% VS. Q2 2019

635 SALES IN Q2 2021 VS.
285 SALES IN Q2 2019

SUPPLY

▼87% VS. Q2 2020

3.5 MONTHS IN Q2 2021 VS.
26.3 MONTHS IN Q2 2020

▼78% VS. Q2 2019

3.5 MONTHS IN Q2 2021 VS.
15.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲8% VS. Q2 2020

\$340,000 IN Q2 2021 VS.
\$315,000 IN Q2 2020

▲13% VS. Q2 2019

\$340,000 IN Q2 2021 VS.
\$300,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼29% VS. Q2 2020

50 IN Q2 2021 VS.
70 IN Q2 2020

▼24% VS. Q2 2019

50 IN Q2 2021 VS.
66 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲2,100% VS. Q2 2020

22 SALES IN Q2 2021 VS.
1 SALE IN Q2 2020

▲1,000% VS. Q2 2019

22 SALES IN Q2 2021 VS.
2 SALES IN Q2 2019

SUPPLY

▼89% VS. Q2 2020

8.0 MONTHS IN Q2 2021 VS.
72.3 MONTHS IN Q2 2020

▼88% VS. Q2 2019

8.0 MONTHS IN Q2 2021 VS.
66.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲8% VS. Q2 2020

\$2,800,000 IN Q2 2021 VS.
\$2,600,000 IN Q2 2020

▲20% VS. Q2 2019

\$2,800,000 IN Q2 2021 VS.
\$2,325,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Bal Harbour

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: AVI WERDE

The Bal Harbour Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼86% VS. Q2 2020

2 IN Q2 2021 VS.
14 IN Q2 2020

▼89% VS. Q2 2019

2 IN Q2 2021 VS.
18 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲57% VS. Q2 2020

11 SALES IN Q2 2021 VS.
7 SALES IN Q2 2020

▲31% VS. Q2 2019

11 SALES IN Q2 2021 VS.
16 SALES IN Q2 2019

SUPPLY

▼90% VS. Q2 2020

1.1 MONTHS IN Q2 2021 VS.
11.4 MONTHS IN Q2 2020

▼78% VS. Q2 2019

1.1 MONTHS IN Q2 2021 VS.
5.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲17% VS. Q2 2020

\$380,000 IN Q2 2021 VS.
\$325,000 IN Q2 2020

▲24% VS. Q2 2019

\$380,000 IN Q2 2021 VS.
\$306,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲8% VS. Q2 2020

14 IN Q2 2021 VS.
13 IN Q2 2020

▲27% VS. Q2 2019

14 IN Q2 2021 VS.
11 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

7 SALES IN Q2 2021 VS.
0 SALES IN Q2 2020

▲600% VS. Q2 2019

7 SALES IN Q2 2021 VS.
1 SALES IN Q2 2019

SUPPLY

▼58% VS. Q2 2020

5.4 MONTHS IN Q2 2021 VS.
12.7 MONTHS IN Q2 2020

▼52% VS. Q2 2019

5.4 MONTHS IN Q2 2021 VS.
11.3 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

\$4,700,000 IN Q2 2021 VS.
\$0 IN Q2 2020

▼15% VS. Q2 2019

\$4,700,000 IN Q2 2021 VS.
\$5,500,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼57% VS. Q2 2020

84 IN Q2 2021 VS.
194 IN Q2 2020

▼58% VS. Q2 2019

84 IN Q2 2021 VS.
201 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲400% VS. Q2 2020

100 SALES IN Q2 2021 VS.
20 SALES IN Q2 2020

▲144% VS. Q2 2019

100 SALES IN Q2 2021 VS.
41 SALES IN Q2 2019

SUPPLY

▼89% VS. Q2 2020

3.4 MONTHS IN Q2 2021 VS.
30.4 MONTHS IN Q2 2020

▼78% VS. Q2 2019

3.4 MONTHS IN Q2 2021 VS.
15.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲34% VS. Q2 2020

\$563,000 IN Q2 2021 VS.
\$419,000 IN Q2 2020

▲88% VS. Q2 2019

\$563,000 IN Q2 2021 VS.
\$419,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼7% VS. Q2 2020

87 IN Q2 2021 VS.
93 IN Q2 2020

▼22% VS. Q2 2019

87 IN Q2 2021 VS.
112 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲725% VS. Q2 2020

33 SALES IN Q2 2021 VS.
4 SALES IN Q2 2020

▲313% VS. Q2 2019

33 SALES IN Q2 2021 VS.
8 SALES IN Q2 2019

SUPPLY

▼88% VS. Q2 2020

8.8 MONTHS IN Q2 2021 VS.
71.0 MONTHS IN Q2 2020

▼86% VS. Q2 2019

8.8 MONTHS IN Q2 2021 VS.
64.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲42% VS. Q2 2020

\$3,763,000 IN Q2 2021 VS.
\$2,650,000 IN Q2 2020

▲43% VS. Q2 2019

\$3,763,000 IN Q2 2021 VS.
\$2,625,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Brickell

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: KEVIN CHOI

The Brickell Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019 | ZIP CODES 33129, 33130, 33131

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼59% VS. Q2 2020

14 IN Q2 2021 VS.
34 IN Q2 2020

▼42% VS. Q2 2019

14 IN Q2 2021 VS.
24 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲167% VS. Q2 2020

24 SALES IN Q2 2021 VS.
9 SALES IN Q2 2020

▲26% VS. Q2 2019

24 SALES IN Q2 2021 VS.
19 SALES IN Q2 2019

SUPPLY

▼87% VS. Q2 2020

2.3 MONTHS IN Q2 2021 VS.
17.6 MONTHS IN Q2 2020

▼48% VS. Q2 2019

2.3 MONTHS IN Q2 2021 VS.
4.4 MONTHS IN Q2 2019

MEDIAN PRICE

▼1% VS. Q2 2020

\$660,000 IN Q2 2021 VS.
\$665,000 IN Q2 2020

▲14% VS. Q2 2019

\$660,000 IN Q2 2021 VS.
\$580,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲10% VS. Q2 2020

23 IN Q2 2021 VS.
21 IN Q2 2020

▼21% VS. Q2 2019

23 IN Q2 2021 VS.
29 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲500% VS. Q2 2020

12 SALES IN Q2 2021 VS.
2 SALES IN Q2 2020

▲500% VS. Q2 2019

12 SALES IN Q2 2021 VS.
2 SALES IN Q2 2019

SUPPLY

▼73% VS. Q2 2020

7.1 MONTHS IN Q2 2021 VS.
26.0 MONTHS IN Q2 2020

▼71% VS. Q2 2019

7.1 MONTHS IN Q2 2021 VS.
24.2 MONTHS IN Q2 2019

MEDIAN PRICE

▼39% VS. Q2 2020

\$1,550,000 IN Q2 2021 VS.
\$2,550,000 IN Q2 2020

▼7% VS. Q2 2019

\$1,550,000 IN Q2 2021 VS.
\$1,673,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼46% VS. Q2 2020

974 IN Q2 2021 VS.
1,807 IN Q2 2020

▼51% VS. Q2 2019

974 IN Q2 2021 VS.
2,002 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲517% VS. Q2 2020

858 SALES IN Q2 2021 VS.
139 SALES IN Q2 2020

▲143% VS. Q2 2019

858 SALES IN Q2 2021 VS.
353 SALES IN Q2 2019

SUPPLY

▼90% VS. Q2 2020

4.0 MONTHS IN Q2 2021 VS.
39.4 MONTHS IN Q2 2020

▼77% VS. Q2 2019

4.0 MONTHS IN Q2 2021 VS.
17.4 MONTHS IN Q2 2019

MEDIAN PRICE

▲12% VS. Q2 2020

\$385,000 IN Q2 2021 VS.
\$345,000 IN Q2 2020

▲13% VS. Q2 2019

\$385,000 IN Q2 2021 VS.
\$340,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼25% VS. Q2 2020

266 IN Q2 2021 VS.
356 IN Q2 2020

▼29% VS. Q2 2019

266 IN Q2 2021 VS.
374 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲1,150% VS. Q2 2020

100 SALES IN Q2 2021 VS.
8 SALES IN Q2 2020

▲213% VS. Q2 2019

100 SALES IN Q2 2021 VS.
32 SALES IN Q2 2019

SUPPLY

▼95% VS. Q2 2020

9.3 MONTHS IN Q2 2021 VS.
189.3 MONTHS IN Q2 2020

▼75% VS. Q2 2019

9.3 MONTHS IN Q2 2021 VS.
37.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲9% VS. Q2 2020

\$1,503,000 IN Q2 2021 VS.
\$1,381,000 IN Q2 2020

▲13% VS. Q2 2019

\$1,503,000 IN Q2 2021 VS.
\$1,333,000 IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Coconut Grove

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: MARGARET JASZOWSKA

The Coconut Grove Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019 | ZIP CODE 33133

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼63%	VS. Q2 2020	37 IN Q2 2021 VS. 99 IN Q2 2020
▼75%	VS. Q2 2019	37 IN Q2 2021 VS. 148 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲119%	VS. Q2 2020	70 SALES IN Q2 2021 VS. 32 SALES IN Q2 2020
▲4%	VS. Q2 2019	70 SALES IN Q2 2021 VS. 67 SALES IN Q2 2019

SUPPLY

▼84%	VS. Q2 2020	1.7 MONTHS IN Q2 2021 VS. 10.9 MONTHS IN Q2 2020
▼79%	VS. Q2 2019	1.7 MONTHS IN Q2 2021 VS. 8.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲36%	VS. Q2 2020	\$1,260,000 IN Q2 2021 VS. \$930,000 IN Q2 2020
▲70%	VS. Q2 2019	\$1,260,000 IN Q2 2021 VS. \$740,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼17%	VS. Q2 2020	53 IN Q2 2021 VS. 64 IN Q2 2020
▼27%	VS. Q2 2019	53 IN Q2 2021 VS. 73 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲767%	VS. Q2 2020	52 SALES IN Q2 2021 VS. 6 SALES IN Q2 2020
▲478%	VS. Q2 2019	52 SALES IN Q2 2021 VS. 9 SALES IN Q2 2019

SUPPLY

▼92%	VS. Q2 2020	3.0 MONTHS IN Q2 2021 VS. 37.7 MONTHS IN Q2 2020
▼93%	VS. Q2 2019	3.0 MONTHS IN Q2 2021 VS. 40.0 MONTHS IN Q2 2019

MEDIAN PRICE

▼5%	VS. Q2 2020	\$3,050,000 IN Q2 2021 VS. \$3,200,000 IN Q2 2020
▲14%	VS. Q2 2019	\$3,050,000 IN Q2 2021 VS. \$2,675,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼57%	VS. Q2 2020	102 IN Q2 2021 VS. 236 IN Q2 2020
▼61%	VS. Q2 2019	102 IN Q2 2021 VS. 261 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲208%	VS. Q2 2020	154 SALES IN Q2 2021 VS. 50 SALES IN Q2 2020
▲45%	VS. Q2 2019	154 SALES IN Q2 2021 VS. 106 SALES IN Q2 2019

SUPPLY

▼84%	VS. Q2 2020	2.4 MONTHS IN Q2 2021 VS. 15.0 MONTHS IN Q2 2020
▼68%	VS. Q2 2019	2.4 MONTHS IN Q2 2021 VS. 7.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲45%	VS. Q2 2020	\$557,000 IN Q2 2021 VS. \$383,000 IN Q2 2020
▲11%	VS. Q2 2019	\$557,000 IN Q2 2021 VS. \$503,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼46%	VS. Q2 2020	36 IN Q2 2021 VS. 67 IN Q2 2020
▼50%	VS. Q2 2019	36 IN Q2 2021 VS. 72 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲300%	VS. Q2 2020	24 SALES IN Q2 2021 VS. 6 SALES IN Q2 2020
▲243%	VS. Q2 2019	24 SALES IN Q2 2021 VS. 7 SALES IN Q2 2019

SUPPLY

▼85%	VS. Q2 2020	5.8 MONTHS IN Q2 2021 VS. 39.3 MONTHS IN Q2 2020
▼83%	VS. Q2 2019	5.8 MONTHS IN Q2 2021 VS. 34.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲21%	VS. Q2 2020	\$3,050,000 IN Q2 2021 VS. \$2,525,000 IN Q2 2020
▲36%	VS. Q2 2019	\$3,050,000 IN Q2 2021 VS. \$2,250,000 IN Q2 2019

INSIGHT



Cooper City

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Cooper City Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼58%	VS. Q2 2020	17 IN Q2 2021 VS. 40 IN Q2 2020
▼82%	VS. Q2 2019	17 IN Q2 2021 VS. 93 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲56%	VS. Q2 2020	98 SALES IN Q2 2021 VS. 63 SALES IN Q2 2020
▼2%	VS. Q2 2019	98 SALES IN Q2 2021 VS. 100 SALES IN Q2 2019

SUPPLY

▼75%	VS. Q2 2020	0.6 MONTHS IN Q2 2021 VS. 2.3 MONTHS IN Q2 2020
▼77%	VS. Q2 2019	0.6 MONTHS IN Q2 2021 VS. 2.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲15%	VS. Q2 2020	\$514,000 IN Q2 2021 VS. \$446,000 IN Q2 2020
▲21%	VS. Q2 2019	\$514,000 IN Q2 2021 VS. \$425,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲150%	VS. Q2 2020	5 IN Q2 2021 VS. 2 IN Q2 2020
▼38%	VS. Q2 2019	5 IN Q2 2021 VS. 8 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲500%	VS. Q2 2020	6 SALES IN Q2 2021 VS. 1 SALES IN Q2 2020
▲500%	VS. Q2 2019	6 SALES IN Q2 2021 VS. 1 SALES IN Q2 2019

SUPPLY

▲36%	VS. Q2 2020	2.3 MONTHS IN Q2 2021 VS. 1.7 MONTHS IN Q2 2020
▼71%	VS. Q2 2019	2.3 MONTHS IN Q2 2021 VS. 8.0 MONTHS IN Q2 2019

MEDIAN PRICE

▼1%	VS. Q2 2020	\$1,055,000 IN Q2 2021 VS. \$1,070,000 IN Q2 2020
▼4%	VS. Q2 2019	\$1,055,000 IN Q2 2021 VS. \$1,100,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲17%	VS. Q2 2020	7 IN Q2 2021 VS. 6 IN Q2 2020
▼67%	VS. Q2 2019	7 IN Q2 2021 VS. 21 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲59%	VS. Q2 2020	27 SALES IN Q2 2021 VS. 17 SALES IN Q2 2020
▼10%	VS. Q2 2019	27 SALES IN Q2 2021 VS. 30 SALES IN Q2 2019

SUPPLY

▼76%	VS. Q2 2020	0.6 MONTHS IN Q2 2021 VS. 2.6 MONTHS IN Q2 2020
▼72%	VS. Q2 2019	0.6 MONTHS IN Q2 2021 VS. 2.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲12%	VS. Q2 2020	\$325,000 IN Q2 2021 VS. \$291,000 IN Q2 2020
▲18%	VS. Q2 2019	\$325,000 IN Q2 2021 VS. \$276,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A	VS. Q2 2020	0 IN Q2 2021 VS. 0 IN Q2 2020
N/A	VS. Q2 2019	0 IN Q2 2021 VS. 0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019

SUPPLY

N/A	VS. Q2 2020	0 MONTHS IN Q2 2021 VS. 0 MONTHS IN Q2 2020
N/A	VS. Q2 2019	0 MONTHS IN Q2 2021 VS. 0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Coral Gables

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Coral Gables Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼74% VS. Q2 2020

53 IN Q2 2021 VS.
200 IN Q2 2020

▼80% VS. Q2 2019

53 IN Q2 2021 VS.
263 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲130% VS. Q2 2020

184 SALES IN Q2 2021 VS.
80 SALES IN Q2 2020

▲74% VS. Q2 2019

184 SALES IN Q2 2021 VS.
106 SALES IN Q2 2019

SUPPLY

▼85% VS. Q2 2020

1.2 MONTHS IN Q2 2021 VS.
8.1 MONTHS IN Q2 2020

▼84% VS. Q2 2019

1.2 MONTHS IN Q2 2021 VS.
7.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲28% VS. Q2 2020

\$1,040,000 IN Q2 2021 VS.
\$814,000 IN Q2 2020

▲28% VS. Q2 2019

\$1,040,000 IN Q2 2021 VS.
\$814,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼41% VS. Q2 2020

81 IN Q2 2021 VS.
138 IN Q2 2020

▼53% VS. Q2 2019

81 IN Q2 2021 VS.
172 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲432% VS. Q2 2020

101 SALES IN Q2 2021 VS.
19 SALES IN Q2 2020

▲494% VS. Q2 2019

101 SALES IN Q2 2021 VS.
17 SALES IN Q2 2019

SUPPLY

▼91% VS. Q2 2020

2.4 MONTHS IN Q2 2021 VS.
25.3 MONTHS IN Q2 2020

▼97% VS. Q2 2019

2.4 MONTHS IN Q2 2021 VS.
72.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲12% VS. Q2 2020

\$3,088,000 IN Q2 2021 VS.
\$2,750,000 IN Q2 2020

▲6% VS. Q2 2019

\$3,088,000 IN Q2 2021 VS.
\$2,925,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼46% VS. Q2 2020

106 IN Q2 2021 VS.
196 IN Q2 2020

▼58% VS. Q2 2019

106 IN Q2 2021 VS.
254 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲355% VS. Q2 2020

141 SALES IN Q2 2021 VS.
31 SALES IN Q2 2020

▲64% VS. Q2 2019

141 SALES IN Q2 2021 VS.
86 SALES IN Q2 2019

SUPPLY

▼87% VS. Q2 2020

2.5 MONTHS IN Q2 2021 VS.
18.7 MONTHS IN Q2 2020

▼71% VS. Q2 2019

2.5 MONTHS IN Q2 2021 VS.
8.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲20% VS. Q2 2020

\$365,000 IN Q2 2021 VS.
\$305,000 IN Q2 2020

▲4% VS. Q2 2019

\$365,000 IN Q2 2021 VS.
\$350,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲5% VS. Q2 2020

23 IN Q2 2021 VS.
22 IN Q2 2020

▲21% VS. Q2 2019

23 IN Q2 2021 VS.
19 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲300% VS. Q2 2020

4 SALES IN Q2 2021 VS.
1 SALE IN Q2 2020

▲300% VS. Q2 2019

4 SALES IN Q2 2021 VS.
1 SALE IN Q2 2019

SUPPLY

▼11% VS. Q2 2020

18.4 MONTHS IN Q2 2021 VS.
20.7 MONTHS IN Q2 2020

▲8% VS. Q2 2019

18.4 MONTHS IN Q2 2021 VS.
17 MONTHS IN Q2 2019

MEDIAN PRICE

▲0% VS. Q2 2020

\$0 IN Q2 2021 VS.
\$0 IN Q2 2020

▲0% VS. Q2 2019

\$0 IN Q2 2021 VS.
\$0 IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Cutler Bay

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Cutler Bay Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼29% VS. Q2 2020

55 IN Q2 2021 VS.
77 IN Q2 2020

▼59% VS. Q2 2019

55 IN Q2 2021 VS.
134 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲27% VS. Q2 2020

145 SALES IN Q2 2021 VS.
114 SALES IN Q2 2020

▼25% VS. Q2 2019

145 SALES IN Q2 2021 VS.
193 SALES IN Q2 2019

SUPPLY

▼68% VS. Q2 2020

0.9 MONTHS IN Q2 2021 VS.
2.9 MONTHS IN Q2 2020

▼59% VS. Q2 2019

0.9 MONTHS IN Q2 2021 VS.
2.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲17% VS. Q2 2020

\$435,000 IN Q2 2021 VS.
\$373,000 IN Q2 2020

▲36% VS. Q2 2019

\$435,000 IN Q2 2021 VS.
\$320,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲100% VS. Q2 2020

2 IN Q2 2021 VS.
1 IN Q2 2020

▲100% VS. Q2 2019

2 IN Q2 2021 VS.
1 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

2 SALES IN Q2 2021 VS.
0 SALES IN Q2 2020

N/A VS. Q2 2019

2 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

▲300% VS. Q2 2020

1.3 MONTHS IN Q2 2021 VS.
0.3 MONTHS IN Q2 2020

▲30% VS. Q2 2019

1.3 MONTHS IN Q2 2021 VS.
1.0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

\$1,575,000 IN Q2 2021 VS.
\$0 IN Q2 2020

N/A VS. Q2 2019

\$1,575,000 IN Q2 2021 VS.
\$0 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼11% VS. Q2 2020

24 IN Q2 2021 VS.
27 IN Q2 2020

▼56% VS. Q2 2019

24 IN Q2 2021 VS.
54 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲56% VS. Q2 2020

75 SALES IN Q2 2021 VS.
48 SALES IN Q2 2020

▲36% VS. Q2 2019

75 SALES IN Q2 2021 VS.
55 SALES IN Q2 2019

SUPPLY

▼71% VS. Q2 2020

0.7 MONTHS IN Q2 2021 VS.
2.4 MONTHS IN Q2 2020

▼77% VS. Q2 2019

0.7 MONTHS IN Q2 2021 VS.
3.1 MONTHS IN Q2 2019

MEDIAN PRICE

▼14% VS. Q2 2020

\$200,000 IN Q2 2021 VS.
\$233,000 IN Q2 2020

▼11% VS. Q2 2019

\$200,000 IN Q2 2021 VS.
\$224,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Davie

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Davie Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼50% VS. Q2 2020

42 IN Q2 2021 VS.
84 IN Q2 2020

▼73% VS. Q2 2019

42 IN Q2 2021 VS.
153 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲51% VS. Q2 2020

166 SALES IN Q2 2021 VS.
110 SALES IN Q2 2020

▲2% VS. Q2 2019

166 SALES IN Q2 2021 VS.
163 SALES IN Q2 2019

SUPPLY

▼72% VS. Q2 2020

0.7 MONTHS IN Q2 2021 VS.
2.6 MONTHS IN Q2 2020

▼75% VS. Q2 2019

0.7 MONTHS IN Q2 2021 VS.
2.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲20% VS. Q2 2020

\$545,000 IN Q2 2021 VS.
\$455,000 IN Q2 2020

▲27% VS. Q2 2019

\$545,000 IN Q2 2021 VS.
\$430,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼28% VS. Q2 2020

46 IN Q2 2021 VS.
64 IN Q2 2020

▼51% VS. Q2 2019

46 IN Q2 2021 VS.
93 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲200% VS. Q2 2020

42 SALES IN Q2 2021 VS.
14 SALES IN Q2 2020

▲100% VS. Q2 2019

42 SALES IN Q2 2021 VS.
21 SALES IN Q2 2019

SUPPLY

▼82% VS. Q2 2020

3.0 MONTHS IN Q2 2021 VS.
16.5 MONTHS IN Q2 2020

▼79% VS. Q2 2019

3.0 MONTHS IN Q2 2021 VS.
14.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲3% VS. Q2 2020

\$1,300,000 IN Q2 2021 VS.
\$1,263,000 IN Q2 2020

▲8% VS. Q2 2019

\$1,300,000 IN Q2 2021 VS.
\$1,200,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼30% VS. Q2 2020

109 IN Q2 2021 VS.
155 IN Q2 2020

▼30% VS. Q2 2019

109 IN Q2 2021 VS.
155 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲143% VS. Q2 2020

255 SALES IN Q2 2021 VS.
105 SALES IN Q2 2020

▲46% VS. Q2 2019

255 SALES IN Q2 2021 VS.
175 SALES IN Q2 2019

SUPPLY

▼71% VS. Q2 2020

1.3 MONTHS IN Q2 2021 VS.
4.4 MONTHS IN Q2 2020

▼54% VS. Q2 2019

1.3 MONTHS IN Q2 2021 VS.
2.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲6% VS. Q2 2020

\$195,000 IN Q2 2021 VS.
\$184,000 IN Q2 2020

▲11% VS. Q2 2019

\$195,000 IN Q2 2021 VS.
\$175,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

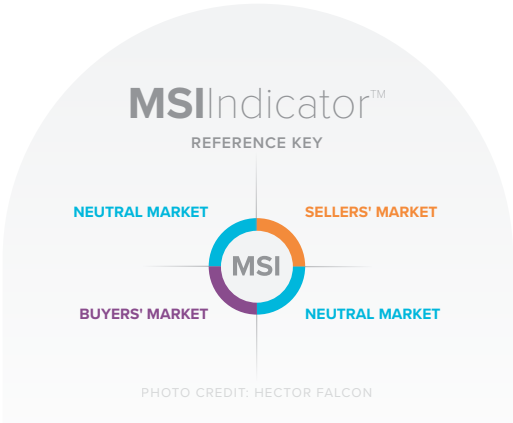
NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019



Doral



The Doral Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼68%	VS. Q2 2020	70 IN Q2 2021 VS. 221 IN Q2 2020
▼75%	VS. Q2 2019	70 IN Q2 2021 VS. 276 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲136%	VS. Q2 2020	130 SALES IN Q2 2021 VS. 55 SALES IN Q2 2020
▲76%	VS. Q2 2019	130 SALES IN Q2 2021 VS. 74 SALES IN Q2 2019

SUPPLY

▼88%	VS. Q2 2020	1.8 MONTHS IN Q2 2021 VS. 15.4 MONTHS IN Q2 2020
▼85%	VS. Q2 2019	1.8 MONTHS IN Q2 2021 VS. 11.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲21%	VS. Q2 2020	\$604,000 IN Q2 2021 VS. \$500,000 IN Q2 2020
▲33%	VS. Q2 2019	\$604,000 IN Q2 2021 VS. \$453,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼3%	VS. Q2 2020	56 IN Q2 2021 VS. 58 IN Q2 2020
▼34%	VS. Q2 2019	56 IN Q2 2021 VS. 85 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A	VS. Q2 2020	8 SALES IN Q2 2021 VS. 0 SALES IN Q2 2020
N/A	VS. Q2 2019	8 SALES IN Q2 2021 VS. 0 SALES IN Q2 2019

SUPPLY

▼46%	VS. Q2 2020	29.7 MONTHS IN Q2 2021 VS. 55.3 MONTHS IN Q2 2020
▼65%	VS. Q2 2019	29.7 MONTHS IN Q2 2021 VS. 85.7 MONTHS IN Q2 2019

MEDIAN PRICE

N/A	VS. Q2 2020	\$1,138,000 IN Q2 2021 VS. \$0 IN Q2 2020
N/A	VS. Q2 2019	\$1,138,000 IN Q2 2021 VS. \$0 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼42%	VS. Q2 2020	294 IN Q2 2021 VS. 509 IN Q2 2020
▼56%	VS. Q2 2019	294 IN Q2 2021 VS. 665 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲213%	VS. Q2 2020	329 SALES IN Q2 2021 VS. 105 SALES IN Q2 2020
▲83%	VS. Q2 2019	329 SALES IN Q2 2021 VS. 180 SALES IN Q2 2019

SUPPLY

▼83%	VS. Q2 2020	2.8 MONTHS IN Q2 2021 VS. 16.3 MONTHS IN Q2 2020
▼75%	VS. Q2 2019	2.8 MONTHS IN Q2 2021 VS. 10.9 MONTHS IN Q2 2019

MEDIAN PRICE

▼5%	VS. Q2 2020	\$313,000 IN Q2 2021 VS. \$330,000 IN Q2 2020
▲14%	VS. Q2 2019	\$313,000 IN Q2 2021 VS. \$275,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

0%	VS. Q2 2020	1 IN Q2 2021 VS. 1 IN Q2 2020
N/A	VS. Q2 2019	1 IN Q2 2021 VS. 0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	0 SALES IN Q2 2021 VS. 0 SALES IN Q2 2019

SUPPLY

▼30%	VS. Q2 2020	0.7 MONTHS IN Q2 2021 VS. 1.0 MONTHS IN Q2 2020
▲120%	VS. Q2 2019	0.7 MONTHS IN Q2 2021 VS. 0.3 MONTHS IN Q2 2019

MEDIAN PRICE

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Fort Lauderdale

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: HECTOR FALCON

The Fort Lauderdale Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼54%	VS. Q2 2020	216 IN Q2 2021 VS. 466 IN Q2 2020
▼60%	VS. Q2 2019	216 IN Q2 2021 VS. 539 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲96%	VS. Q2 2020	560 SALES IN Q2 2021 VS. 285 SALES IN Q2 2020
▲13%	VS. Q2 2019	560 SALES IN Q2 2021 VS. 496 SALES IN Q2 2019

SUPPLY

▼83%	VS. Q2 2020	1.0 MONTHS IN Q2 2021 VS. 5.9 MONTHS IN Q2 2020
▼70%	VS. Q2 2019	1.0 MONTHS IN Q2 2021 VS. 3.4 MONTHS IN Q2 2019

MEDIAN PRICE

▲34%	VS. Q2 2020	\$435,000 IN Q2 2021 VS. \$325,000 IN Q2 2020
▲35%	VS. Q2 2019	\$435,000 IN Q2 2021 VS. \$323,000 IN Q2 2019

OVER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼52%	VS. Q2 2020	186 IN Q2 2021 VS. 386 IN Q2 2020
▼57%	VS. Q2 2019	186 IN Q2 2021 VS. 430 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲245%	VS. Q2 2020	238 SALES IN Q2 2021 VS. 69 SALES IN Q2 2020
▲143%	VS. Q2 2019	238 SALES IN Q2 2021 VS. 98 SALES IN Q2 2019

SUPPLY

▼87%	VS. Q2 2020	2.6 MONTHS IN Q2 2021 VS. 19.3 MONTHS IN Q2 2020
▼81%	VS. Q2 2019	2.6 MONTHS IN Q2 2021 VS. 14.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲10%	VS. Q2 2020	\$1,930,000 IN Q2 2021 VS. \$1,750,000 IN Q2 2020
▲20%	VS. Q2 2019	\$1,930,000 IN Q2 2021 VS. \$1,613,000 IN Q2 2019

MSI

UNDER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼57%	VS. Q2 2020	524 IN Q2 2021 VS. 1,230 IN Q2 2020
▼56%	VS. Q2 2019	524 IN Q2 2021 VS. 1,187 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲216%	VS. Q2 2020	1,026 SALES IN Q2 2021 VS. 325 SALES IN Q2 2020
▲78%	VS. Q2 2019	1,026 SALES IN Q2 2021 VS. 575 SALES IN Q2 2019

SUPPLY

▼83%	VS. Q2 2020	1.9 MONTHS IN Q2 2021 VS. 11.5 MONTHS IN Q2 2020
▼71%	VS. Q2 2019	1.9 MONTHS IN Q2 2021 VS. 6.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲14%	VS. Q2 2020	\$324,000 IN Q2 2021 VS. \$285,000 IN Q2 2020
▲14%	VS. Q2 2019	\$324,000 IN Q2 2021 VS. \$285,000 IN Q2 2019

OVER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼36%	VS. Q2 2020	168 IN Q2 2021 VS. 261 IN Q2 2020
▼38%	VS. Q2 2019	168 IN Q2 2021 VS. 269 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲383%	VS. Q2 2020	140 SALES IN Q2 2021 VS. 29 SALES IN Q2 2020
▲198%	VS. Q2 2019	140 SALES IN Q2 2021 VS. 47 SALES IN Q2 2019

SUPPLY

▼85%	VS. Q2 2020	4.2 MONTHS IN Q2 2021 VS. 27.6 MONTHS IN Q2 2020
▼77%	VS. Q2 2019	4.2 MONTHS IN Q2 2021 VS. 18.4 MONTHS IN Q2 2019

MEDIAN PRICE

▼13%	VS. Q2 2020	\$1,400,000 IN Q2 2021 VS. \$1,600,000 IN Q2 2020
▲5%	VS. Q2 2019	\$1,400,000 IN Q2 2021 VS. \$1,340,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Golden Beach

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Golden Beach Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼100% VS. Q2 2020

0 IN Q2 2021 VS.
6 IN Q2 2020

▼100% VS. Q2 2019

0 IN Q2 2021 VS.
3 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲300% VS. Q2 2020

4 SALES IN Q2 2021 VS.
1 SALE IN Q2 2020

▲33% VS. Q2 2019

4 SALES IN Q2 2021 VS.
3 SALES IN Q2 2019

SUPPLY

▼96% VS. Q2 2020

0.2 MONTHS IN Q2 2021 VS.
6.3 MONTHS IN Q2 2020

▼92% VS. Q2 2019

0.2 MONTHS IN Q2 2021 VS.
2.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲38% VS. Q2 2020

\$619,000 IN Q2 2021 VS.
\$450,000 IN Q2 2020

▲93% VS. Q2 2019

\$619,000 IN Q2 2021 VS.
\$321,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼46% VS. Q2 2020

20 IN Q2 2021 VS.
37 IN Q2 2020

▼50% VS. Q2 2019

20 IN Q2 2021 VS.
40 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲175% VS. Q2 2020

11 SALES IN Q2 2021 VS.
4 SALES IN Q2 2020

▲450% VS. Q2 2019

11 SALES IN Q2 2021 VS.
2 SALES IN Q2 2019

SUPPLY

▼78% VS. Q2 2020

5.7 MONTHS IN Q2 2021 VS.
25.5 MONTHS IN Q2 2020

▼85% VS. Q2 2019

5.7 MONTHS IN Q2 2021 VS.
37.3 MONTHS IN Q2 2019

MEDIAN PRICE

▼2% VS. Q2 2020

\$5,100,000 IN Q2 2021 VS.
\$5,180,000 IN Q2 2020

▲8% VS. Q2 2019

\$5,100,000 IN Q2 2021 VS.
\$4,725,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

0% VS. Q2 2020

1 IN Q2 2021 VS.
1 IN Q2 2020

0% VS. Q2 2019

1 IN Q2 2021 VS.
1 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲100% VS. Q2 2020

2 SALES IN Q2 2021 VS.
1 SALES IN Q2 2020

N/A VS. Q2 2019

2 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

▼38% VS. Q2 2020

0.8 MONTHS IN Q2 2021 VS.
1.3 MONTHS IN Q2 2020

▼38% VS. Q2 2019

0.8 MONTHS IN Q2 2021 VS.
1.3 MONTHS IN Q2 2019

MEDIAN PRICE

▼12% VS. Q2 2020

\$141,000 IN Q2 2021 VS.
\$160,000 IN Q2 2020

N/A VS. Q2 2019

\$141,000 IN Q2 2021 VS.
\$0 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Hallandale

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: ANTONIO MUGUERSIA

The Hallandale Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼33% VS. Q2 2020

14 IN Q2 2021 VS.
21 IN Q2 2020

▼30% VS. Q2 2019

14 IN Q2 2021 VS.
20 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲100% VS. Q2 2020

22 SALES IN Q2 2021 VS.
11 SALES IN Q2 2020

▼8% VS. Q2 2019

22 SALES IN Q2 2021 VS.
24 SALES IN Q2 2019

SUPPLY

▼63% VS. Q2 2020

2.3 MONTHS IN Q2 2021 VS.
6.2 MONTHS IN Q2 2020

▼45% VS. Q2 2019

2.3 MONTHS IN Q2 2021 VS.
4.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲45% VS. Q2 2020

\$385,000 IN Q2 2021 VS.
\$265,000 IN Q2 2020

▲43% VS. Q2 2019

\$385,000 IN Q2 2021 VS.
\$269,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼27% VS. Q2 2020

11 IN Q2 2021 VS.
15 IN Q2 2020

▼50% VS. Q2 2019

11 IN Q2 2021 VS.
22 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲550% VS. Q2 2020

13 SALES IN Q2 2021 VS.
2 SALES IN Q2 2020

▲160% VS. Q2 2019

13 SALES IN Q2 2021 VS.
5 SALES IN Q2 2019

SUPPLY

▼76% VS. Q2 2020

4.1 MONTHS IN Q2 2021 VS.
16.7 MONTHS IN Q2 2020

▼70% VS. Q2 2019

4.1 MONTHS IN Q2 2021 VS.
13.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲8% VS. Q2 2020

\$1,750,000 IN Q2 2021 VS.
\$1,625,000 IN Q2 2020

▼20% VS. Q2 2019

\$1,750,000 IN Q2 2021 VS.
\$2,175,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼58% VS. Q2 2020

413 IN Q2 2021 VS.
987 IN Q2 2020

▼58% VS. Q2 2019

413 IN Q2 2021 VS.
989 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲338% VS. Q2 2020

517 SALES IN Q2 2021 VS.
118 SALES IN Q2 2020

▲97% VS. Q2 2019

517 SALES IN Q2 2021 VS.
263 SALES IN Q2 2019

SUPPLY

▼89% VS. Q2 2020

2.9 MONTHS IN Q2 2021 VS.
25.6 MONTHS IN Q2 2020

▼75% VS. Q2 2019

2.9 MONTHS IN Q2 2021 VS.
11.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲24% VS. Q2 2020

\$235,000 IN Q2 2021 VS.
\$190,000 IN Q2 2020

▲27% VS. Q2 2019

\$235,000 IN Q2 2021 VS.
\$185,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼46% VS. Q2 2020

14 IN Q2 2021 VS.
26 IN Q2 2020

▼50% VS. Q2 2019

14 IN Q2 2021 VS.
28 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲900% VS. Q2 2020

10 SALES IN Q2 2021 VS.
1 SALES IN Q2 2020

▲150% VS. Q2 2019

10 SALES IN Q2 2021 VS.
4 SALES IN Q2 2019

SUPPLY

▼74% VS. Q2 2020

6.6 MONTHS IN Q2 2021 VS.
25.7 MONTHS IN Q2 2020

▼73% VS. Q2 2019

6.6 MONTHS IN Q2 2021 VS.
24.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲8% VS. Q2 2020

\$1,350,000 IN Q2 2021 VS.
\$1,250,000 IN Q2 2020

▲21% VS. Q2 2019

\$1,350,000 IN Q2 2021 VS.
\$1,114,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Hollywood

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Hollywood Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼54% VS. Q2 2020 155 IN Q2 2021 VS. 337 IN Q2 2020

▼65% VS. Q2 2019 155 IN Q2 2021 VS. 447 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲83% VS. Q2 2020 449 SALES IN Q2 2021 VS. 245 SALES IN Q2 2020

▲10% VS. Q2 2019 449 SALES IN Q2 2021 VS. 409 SALES IN Q2 2019

SUPPLY

▼80% VS. Q2 2020 1.0 MONTHS IN Q2 2021 VS. 5.1 MONTHS IN Q2 2020

▼70% VS. Q2 2019 1.0 MONTHS IN Q2 2021 VS. 3.4 MONTHS IN Q2 2019

MEDIAN PRICE

▲18% VS. Q2 2020 \$392,000 IN Q2 2021 VS. \$333,000 IN Q2 2020

▲29% VS. Q2 2019 \$392,000 IN Q2 2021 VS. \$305,000 IN Q2 2019

OVER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼41% VS. Q2 2020 40 IN Q2 2021 VS. 68 IN Q2 2020

▼48% VS. Q2 2019 40 IN Q2 2021 VS. 77 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲300% VS. Q2 2020 28 SALES IN Q2 2021 VS. 7 SALES IN Q2 2020

▲180% VS. Q2 2019 28 SALES IN Q2 2021 VS. 10 SALES IN Q2 2019

SUPPLY

▼85% VS. Q2 2020 4.4 MONTHS IN Q2 2021 VS. 29.1 MONTHS IN Q2 2020

▼83% VS. Q2 2019 4.4 MONTHS IN Q2 2021 VS. 25.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲20% VS. Q2 2020 \$1,505,000 IN Q2 2021 VS. \$1,250,000 IN Q2 2020

▲8% VS. Q2 2019 \$1,505,000 IN Q2 2021 VS. \$1,400,000 IN Q2 2019

MSI

UNDER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼57% VS. Q2 2020 434 IN Q2 2021 VS. 997 IN Q2 2020

▼55% VS. Q2 2019 434 IN Q2 2021 VS. 959 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲234% VS. Q2 2020 555 SALES IN Q2 2021 VS. 166 SALES IN Q2 2020

▲64% VS. Q2 2019 555 SALES IN Q2 2021 VS. 339 SALES IN Q2 2019

SUPPLY

▼83% VS. Q2 2020 3.1 MONTHS IN Q2 2021 VS. 18.2 MONTHS IN Q2 2020

▼64% VS. Q2 2019 3.1 MONTHS IN Q2 2021 VS. 8.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲32% VS. Q2 2020 \$263,000 IN Q2 2021 VS. \$199,000 IN Q2 2020

▲33% VS. Q2 2019 \$263,000 IN Q2 2021 VS. \$198,000 IN Q2 2019

OVER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼35% VS. Q2 2020 76 IN Q2 2021 VS. 116 IN Q2 2020

▼40% VS. Q2 2019 76 IN Q2 2021 VS. 127 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲417% VS. Q2 2020 31 SALES IN Q2 2021 VS. 6 SALES IN Q2 2020

▲210% VS. Q2 2019 31 SALES IN Q2 2021 VS. 10 SALES IN Q2 2019

SUPPLY

▼90% VS. Q2 2020 8.8 MONTHS IN Q2 2021 VS. 87.1 MONTHS IN Q2 2020

▼86% VS. Q2 2019 8.8 MONTHS IN Q2 2021 VS. 60.9 MONTHS IN Q2 2019

MEDIAN PRICE

▼7% VS. Q2 2020 \$1,371,000 IN Q2 2021 VS. \$1,472,000 IN Q2 2020

▲12% VS. Q2 2019 \$1,371,000 IN Q2 2021 VS. \$1,225,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Homestead

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Homestead Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$500,000 SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼45% VS. Q2 2020

60 IN Q2 2021 VS.
109 IN Q2 2020

▼71% VS. Q2 2019

60 IN Q2 2021 VS.
210 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲11% VS. Q2 2020

156 SALES IN Q2 2021 VS.
140 SALES IN Q2 2020

▲4% VS. Q2 2019

156 SALES IN Q2 2021 VS.
150 SALES IN Q2 2019

SUPPLY

▼71% VS. Q2 2020

0.9 MONTHS IN Q2 2021 VS.
3.1 MONTHS IN Q2 2020

▼80% VS. Q2 2019

0.9 MONTHS IN Q2 2021 VS.
4.4 MONTHS IN Q2 2019

MEDIAN PRICE

▲18% VS. Q2 2020

\$344,000 IN Q2 2021 VS.
\$291,000 IN Q2 2020

▲25% VS. Q2 2019

\$344,000 IN Q2 2021 VS.
\$275,000 IN Q2 2019

OVER \$500,000 SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼22% VS. Q2 2020

7 IN Q2 2021 VS.
9 IN Q2 2020

▼13% VS. Q2 2019

7 IN Q2 2021 VS.
8 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲1,000% VS. Q2 2020

11 SALES IN Q2 2021 VS.
1 SALES IN Q2 2020

▲1,000% VS. Q2 2019

11 SALES IN Q2 2021 VS.
1 SALES IN Q2 2019

SUPPLY

▼54% VS. Q2 2020

3.6 MONTHS IN Q2 2021 VS.
7.7 MONTHS IN Q2 2020

▼61% VS. Q2 2019

3.6 MONTHS IN Q2 2021 VS.
9.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲10% VS. Q2 2020

\$562,000 IN Q2 2021 VS.
\$510,000 IN Q2 2020

▼29% VS. Q2 2019

\$562,000 IN Q2 2021 VS.
\$790,000 IN Q2 2019

MSI

UNDER \$500,000 CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼55% VS. Q2 2020

86 IN Q2 2021 VS.
190 IN Q2 2020

▼60% VS. Q2 2019

86 IN Q2 2021 VS.
216 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲54% VS. Q2 2020

171 SALES IN Q2 2021 VS.
111 SALES IN Q2 2020

▼11% VS. Q2 2019

171 SALES IN Q2 2021 VS.
192 SALES IN Q2 2019

SUPPLY

▼77% VS. Q2 2020

1.5 MONTHS IN Q2 2021 VS.
6.4 MONTHS IN Q2 2020

▼58% VS. Q2 2019

1.5 MONTHS IN Q2 2021 VS.
3.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲4% VS. Q2 2020

\$197,000 IN Q2 2021 VS.
\$189,000 IN Q2 2020

▲24% VS. Q2 2019

\$197,000 IN Q2 2021 VS.
\$159,000 IN Q2 2019

OVER \$500,000 CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼25% VS. Q2 2020

6 IN Q2 2021 VS.
8 IN Q2 2020

▼14% VS. Q2 2019

6 IN Q2 2021 VS.
7 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲200% VS. Q2 2020

3 SALES IN Q2 2021 VS.
1 SALES IN Q2 2020

N/A VS. Q2 2019

3 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

▼19% VS. Q2 2020

5.7 MONTHS IN Q2 2021 VS.
7.0 MONTHS IN Q2 2020

▼0% VS. Q2 2019

5.7 MONTHS IN Q2 2021 VS.
5.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲8% VS. Q2 2020

\$645,000 IN Q2 2021 VS.
\$595,000 IN Q2 2020

N/A VS. Q2 2019

\$645,000 IN Q2 2021 VS.
\$0 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Key Biscayne

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: ADRIAN DIAZ SIECKEL

The Key Biscayne Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼73% VS. Q2 2020

4 IN Q2 2021 VS.
15 IN Q2 2020

▼85% VS. Q2 2019

4 IN Q2 2021 VS.
26 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲67% VS. Q2 2020

15 SALES IN Q2 2021 VS.
9 SALES IN Q2 2020

▲88% VS. Q2 2019

15 SALES IN Q2 2021 VS.
8 SALES IN Q2 2019

SUPPLY

▼83% VS. Q2 2020

1.2 MONTHS IN Q2 2021 VS.
7.0 MONTHS IN Q2 2020

▼90% VS. Q2 2019

1.2 MONTHS IN Q2 2021 VS.
12.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲58% VS. Q2 2020

\$1,825,000 IN Q2 2021 VS.
\$1,155,000 IN Q2 2020

▲52% VS. Q2 2019

\$1,825,000 IN Q2 2021 VS.
\$1,200,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼57% VS. Q2 2020

32 IN Q2 2021 VS.
74 IN Q2 2020

▼67% VS. Q2 2019

32 IN Q2 2021 VS.
96 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲250% VS. Q2 2020

35 SALES IN Q2 2021 VS.
10 SALES IN Q2 2020

▲250% VS. Q2 2019

35 SALES IN Q2 2021 VS.
10 SALES IN Q2 2019

SUPPLY

▼85% VS. Q2 2020

3.7 MONTHS IN Q2 2021 VS.
24.1 MONTHS IN Q2 2020

▼90% VS. Q2 2019

3.7 MONTHS IN Q2 2021 VS.
34.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲5% VS. Q2 2020

\$3,245,000 IN Q2 2021 VS.
\$3,100,000 IN Q2 2020

▲4% VS. Q2 2019

\$3,245,000 IN Q2 2021 VS.
\$3,125,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼69% VS. Q2 2020

84 IN Q2 2021 VS.
267 IN Q2 2020

▼66% VS. Q2 2019

84 IN Q2 2021 VS.
244 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲1,138% VS. Q2 2020

161 SALES IN Q2 2021 VS.
13 SALES IN Q2 2020

▲210% VS. Q2 2019

161 SALES IN Q2 2021 VS.
52 SALES IN Q2 2019

SUPPLY

▼99% VS. Q2 2020

1.7 MONTHS IN Q2 2021 VS.
115.2 MONTHS IN Q2 2020

▼88% VS. Q2 2019

1.7 MONTHS IN Q2 2021 VS.
14.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲7% VS. Q2 2020

\$831,000 IN Q2 2021 VS.
\$775,000 IN Q2 2020

▲9% VS. Q2 2019

\$831,000 IN Q2 2021 VS.
\$765,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼48% VS. Q2 2020

32 IN Q2 2021 VS.
61 IN Q2 2020

▼43% VS. Q2 2019

32 IN Q2 2021 VS.
56 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲233% VS. Q2 2020

20 SALES IN Q2 2021 VS.
6 SALES IN Q2 2020

▲186% VS. Q2 2019

20 SALES IN Q2 2021 VS.
7 SALES IN Q2 2019

SUPPLY

▼86% VS. Q2 2020

5.9 MONTHS IN Q2 2021 VS.
42.1 MONTHS IN Q2 2020

▼78% VS. Q2 2019

5.9 MONTHS IN Q2 2021 VS.
26.3 MONTHS IN Q2 2019

MEDIAN PRICE

▼3% VS. Q2 2020

\$2,670,000 IN Q2 2021 VS.
\$2,743,000 IN Q2 2020

▲0% VS. Q2 2019

\$2,670,000 IN Q2 2021 VS.
\$2,675,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

City of Miami

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: BRIAN LUNDQUIST

The City of Miami Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼40% VS. Q2 2020 256 IN Q2 2021 VS. 424 IN Q2 2020

▼43% VS. Q2 2019 256 IN Q2 2021 VS. 446 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲69% VS. Q2 2020 336 SALES IN Q2 2021 VS. 199 SALES IN Q2 2020

▲16% VS. Q2 2019 336 SALES IN Q2 2021 VS. 290 SALES IN Q2 2019

SUPPLY

▼68% VS. Q2 2020 2.4 MONTHS IN Q2 2021 VS. 7.4 MONTHS IN Q2 2020

▼51% VS. Q2 2019 2.4 MONTHS IN Q2 2021 VS. 4.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲19% VS. Q2 2020 \$453,000 IN Q2 2021 VS. \$380,000 IN Q2 2020

▲21% VS. Q2 2019 \$453,000 IN Q2 2021 VS. \$375,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼31% VS. Q2 2020 150 IN Q2 2021 VS. 216 IN Q2 2020

▼44% VS. Q2 2019 150 IN Q2 2021 VS. 268 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲407% VS. Q2 2020 137 SALES IN Q2 2021 VS. 27 SALES IN Q2 2020

▲174% VS. Q2 2019 137 SALES IN Q2 2021 VS. 50 SALES IN Q2 2019

SUPPLY

▼88% VS. Q2 2020 3.3 MONTHS IN Q2 2021 VS. 26.7 MONTHS IN Q2 2020

▼80% VS. Q2 2019 3.3 MONTHS IN Q2 2021 VS. 16.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲39% VS. Q2 2020 \$1,875,000 IN Q2 2021 VS. \$1,350,000 IN Q2 2020

▲23% VS. Q2 2019 \$1,875,000 IN Q2 2021 VS. \$1,527,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼43% VS. Q2 2020 1,810 IN Q2 2021 VS. 3,184 IN Q2 2020

▼49% VS. Q2 2019 1,810 IN Q2 2021 VS. 3,536 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲356% VS. Q2 2020 1,470 SALES IN Q2 2021 VS. 341 SALES IN Q2 2020

▲109% VS. Q2 2019 1,470 SALES IN Q2 2021 VS. 704 SALES IN Q2 2019

SUPPLY

▼86% VS. Q2 2020 4.1 MONTHS IN Q2 2021 VS. 28.3 MONTHS IN Q2 2020

▼73% VS. Q2 2019 4.1 MONTHS IN Q2 2021 VS. 15.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲17% VS. Q2 2020 \$375,000 IN Q2 2021 VS. \$320,000 IN Q2 2020

▲19% VS. Q2 2019 \$375,000 IN Q2 2021 VS. \$315,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼31% VS. Q2 2020 496 IN Q2 2021 VS. 723 IN Q2 2020

▼30% VS. Q2 2019 496 IN Q2 2021 VS. 710 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲625% VS. Q2 2020 203 SALES IN Q2 2021 VS. 28 SALES IN Q2 2020

▲314% VS. Q2 2019 203 SALES IN Q2 2021 VS. 49 SALES IN Q2 2019

SUPPLY

▼91% VS. Q2 2020 7.9 MONTHS IN Q2 2021 VS. 91.7 MONTHS IN Q2 2020

▼83% VS. Q2 2019 7.9 MONTHS IN Q2 2021 VS. 46.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲4% VS. Q2 2020 \$1,500,000 IN Q2 2021 VS. \$1,438,000 IN Q2 2020

▲3% VS. Q2 2019 \$1,500,000 IN Q2 2021 VS. \$1,450,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Miami Beach

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: MARCUS LENK

The Miami Beach Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼61% VS. Q2 2020

61 IN Q2 2021 VS.
158 IN Q2 2020

▼67% VS. Q2 2019

61 IN Q2 2021 VS.
185 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲122% VS. Q2 2020

82 SALES IN Q2 2021 VS.
37 SALES IN Q2 2020

▲105% VS. Q2 2019

82 SALES IN Q2 2021 VS.
40 SALES IN Q2 2019

SUPPLY

▼83% VS. Q2 2020

2.4 MONTHS IN Q2 2021 VS.
14.0 MONTHS IN Q2 2020

▼83% VS. Q2 2019

2.4 MONTHS IN Q2 2021 VS.
13.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲42% VS. Q2 2020

\$1,260,000 IN Q2 2021 VS.
\$885,000 IN Q2 2020

▲18% VS. Q2 2019

\$1,260,000 IN Q2 2021 VS.
\$1,068,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼42% VS. Q2 2020

135 IN Q2 2021 VS.
231 IN Q2 2020

▼45% VS. Q2 2019

135 IN Q2 2021 VS.
244 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲810% VS. Q2 2020

91 SALES IN Q2 2021 VS.
10 SALES IN Q2 2020

▲264% VS. Q2 2019

91 SALES IN Q2 2021 VS.
25 SALES IN Q2 2019

SUPPLY

▼94% VS. Q2 2020

4.9 MONTHS IN Q2 2021 VS.
78.8 MONTHS IN Q2 2020

▼84% VS. Q2 2019

4.9 MONTHS IN Q2 2021 VS.
31.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲11% VS. Q2 2020

\$3,850,000 IN Q2 2021 VS.
\$3,469,000 IN Q2 2020

▼3% VS. Q2 2019

\$3,850,000 IN Q2 2021 VS.
\$3,975,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼37% VS. Q2 2020

1,439 IN Q2 2021 VS.
2,269 IN Q2 2020

▼39% VS. Q2 2019

1,439 IN Q2 2021 VS.
2,342 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲327% VS. Q2 2020

930 SALES IN Q2 2021 VS.
218 SALES IN Q2 2020

▲113% VS. Q2 2019

930 SALES IN Q2 2021 VS.
436 SALES IN Q2 2019

SUPPLY

▼84% VS. Q2 2020

5.2 MONTHS IN Q2 2021 VS.
33.0 MONTHS IN Q2 2020

▼69% VS. Q2 2019

5.2 MONTHS IN Q2 2021 VS.
16.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲25% VS. Q2 2020

\$405,000 IN Q2 2021 VS.
\$323,000 IN Q2 2020

▲27% VS. Q2 2019

\$405,000 IN Q2 2021 VS.
\$320,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼27% VS. Q2 2020

241 IN Q2 2021 VS.
329 IN Q2 2020

▼16% VS. Q2 2019

241 IN Q2 2021 VS.
287 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲929% VS. Q2 2020

144 SALES IN Q2 2021 VS.
14 SALES IN Q2 2020

▲433% VS. Q2 2019

144 SALES IN Q2 2021 VS.
27 SALES IN Q2 2019

SUPPLY

▼92% VS. Q2 2020

5.9 MONTHS IN Q2 2021 VS.
76.9 MONTHS IN Q2 2020

▼86% VS. Q2 2019

5.9 MONTHS IN Q2 2021 VS.
42.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲24% VS. Q2 2020

\$3,700,000 IN Q2 2021 VS.
\$2,988,000 IN Q2 2020

▲24% VS. Q2 2019

\$3,700,000 IN Q2 2021 VS.
\$3,000,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Miami Lakes

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Miami Lakes Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼60%	VS. Q2 2020	20 IN Q2 2021 VS. 50 IN Q2 2020
▼72%	VS. Q2 2019	20 IN Q2 2021 VS. 71 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲68%	VS. Q2 2020	62 SALES IN Q2 2021 VS. 37 SALES IN Q2 2020
▲41%	VS. Q2 2019	62 SALES IN Q2 2021 VS. 44 SALES IN Q2 2019

SUPPLY

▼70%	VS. Q2 2020	1.4 MONTHS IN Q2 2021 VS. 4.6 MONTHS IN Q2 2020
▼73%	VS. Q2 2019	1.4 MONTHS IN Q2 2021 VS. 5.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲24%	VS. Q2 2020	\$642,000 IN Q2 2021 VS. \$520,000 IN Q2 2020
▲29%	VS. Q2 2019	\$642,000 IN Q2 2021 VS. \$497,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲71%	VS. Q2 2020	12 IN Q2 2021 VS. 7 IN Q2 2020
▼29%	VS. Q2 2019	12 IN Q2 2021 VS. 17 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲20%	VS. Q2 2020	6 SALES IN Q2 2021 VS. 5 SALES IN Q2 2020
▲50%	VS. Q2 2019	6 SALES IN Q2 2021 VS. 4 SALES IN Q2 2019

SUPPLY

▲93%	VS. Q2 2020	9.3 MONTHS IN Q2 2021 VS. 4.8 MONTHS IN Q2 2020
▼21%	VS. Q2 2019	9.3 MONTHS IN Q2 2021 VS. 11.7 MONTHS IN Q2 2019

MEDIAN PRICE

▲22%	VS. Q2 2020	\$1,680,000 IN Q2 2021 VS. \$1,375,000 IN Q2 2020
▲23%	VS. Q2 2019	\$1,680,000 IN Q2 2021 VS. \$1,363,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼16%	VS. Q2 2020	38 IN Q2 2021 VS. 45 IN Q2 2020
▼37%	VS. Q2 2019	38 IN Q2 2021 VS. 60 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲100%	VS. Q2 2020	62 SALES IN Q2 2021 VS. 31 SALES IN Q2 2020
▲51%	VS. Q2 2019	62 SALES IN Q2 2021 VS. 41 SALES IN Q2 2019

SUPPLY

▼73%	VS. Q2 2020	1.8 MONTHS IN Q2 2021 VS. 6.5 MONTHS IN Q2 2020
▼66%	VS. Q2 2019	1.8 MONTHS IN Q2 2021 VS. 5.2 MONTHS IN Q2 2019

MEDIAN PRICE

▲23%	VS. Q2 2020	\$339,000 IN Q2 2021 VS. \$275,000 IN Q2 2020
▲38%	VS. Q2 2019	\$339,000 IN Q2 2021 VS. \$245,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲100%	VS. Q2 2020	6 IN Q2 2021 VS. 3 IN Q2 2020
▲20%	VS. Q2 2019	6 IN Q2 2021 VS. 5 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

Even	VS. Q2 2020	1 SALE IN Q2 2021 VS. 1 SALE IN Q2 2020
N/A	VS. Q2 2019	1 SALE IN Q2 2021 VS. 0 SALES IN Q2 2019

SUPPLY

▲72%	VS. Q2 2020	5.7 MONTHS IN Q2 2021 VS. 3.3 MONTHS IN Q2 2020
▲14%	VS. Q2 2019	5.7 MONTHS IN Q2 2021 VS. 5.0 MONTHS IN Q2 2019

MEDIAN PRICE

▼27%	VS. Q2 2020	\$1,100,000 IN Q2 2021 VS. \$1,500,000 IN Q2 2020
N/A	VS. Q2 2019	\$1,100,000 IN Q2 2021 VS. \$0 IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Miami Shores

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: MARIAH REEVER

The Miami Shores Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼74% VS. Q2 2020

14 IN Q2 2021 VS.
54 IN Q2 2020

▼84% VS. Q2 2019

14 IN Q2 2021 VS.
88 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲35% VS. Q2 2020

58 SALES IN Q2 2021 VS.
43 SALES IN Q2 2020

▲21% VS. Q2 2019

58 SALES IN Q2 2021 VS.
48 SALES IN Q2 2019

SUPPLY

▼85% VS. Q2 2020

0.8 MONTHS IN Q2 2021 VS.
5.4 MONTHS IN Q2 2020

▼87% VS. Q2 2019

0.8 MONTHS IN Q2 2021 VS.
5.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲18% VS. Q2 2020

\$695,000 IN Q2 2021 VS.
\$590,000 IN Q2 2020

▲33% VS. Q2 2019

\$695,000 IN Q2 2021 VS.
\$521,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲25% VS. Q2 2020

25 IN Q2 2021 VS.
20 IN Q2 2020

▼14% VS. Q2 2019

25 IN Q2 2021 VS.
29 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲600% VS. Q2 2020

21 SALES IN Q2 2021 VS.
3 SALES IN Q2 2020

▲200% VS. Q2 2019

21 SALES IN Q2 2021 VS.
7 SALES IN Q2 2019

SUPPLY

▼75% VS. Q2 2020

4.7 MONTHS IN Q2 2021 VS.
18.7 MONTHS IN Q2 2020

▼76% VS. Q2 2019

4.7 MONTHS IN Q2 2021 VS.
19.9 MONTHS IN Q2 2019

MEDIAN PRICE

▼2% VS. Q2 2020

\$1,250,000 IN Q2 2021 VS.
\$1,278,000 IN Q2 2020

▲2% VS. Q2 2019

\$1,250,000 IN Q2 2021 VS.
\$1,227,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼43% VS. Q2 2020

12 IN Q2 2021 VS.
21 IN Q2 2020

▼52% VS. Q2 2019

12 IN Q2 2021 VS.
25 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲367% VS. Q2 2020

14 SALES IN Q2 2021 VS.
3 SALES IN Q2 2020

▲75% VS. Q2 2019

14 SALES IN Q2 2021 VS.
8 SALES IN Q2 2019

SUPPLY

▼73% VS. Q2 2020

4.0 MONTHS IN Q2 2021 VS.
14.8 MONTHS IN Q2 2020

▼72% VS. Q2 2019

4.0 MONTHS IN Q2 2021 VS.
14.1 MONTHS IN Q2 2019

MEDIAN PRICE

▼20% VS. Q2 2020

\$280,000 IN Q2 2021 VS.
\$349,000 IN Q2 2020

▲91% VS. Q2 2019

\$280,000 IN Q2 2021 VS.
\$147,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼100% VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
1.7 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Palmetto Bay

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: SCOTT WEBB

The Palmetto Bay Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼70%	VS. Q2 2020	24 IN Q2 2021 VS. 81 IN Q2 2020
▼86%	VS. Q2 2019	24 IN Q2 2021 VS. 172 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲40%	VS. Q2 2020	102 SALES IN Q2 2021 VS. 73 SALES IN Q2 2020
▲17%	VS. Q2 2019	102 SALES IN Q2 2021 VS. 87 SALES IN Q2 2019

SUPPLY

▼85%	VS. Q2 2020	0.7 MONTHS IN Q2 2021 VS. 4.5 MONTHS IN Q2 2020
▼88%	VS. Q2 2019	0.7 MONTHS IN Q2 2021 VS. 6.0 MONTHS IN Q2 2019

MEDIAN PRICE

▲30%	VS. Q2 2020	\$755,000 IN Q2 2021 VS. \$580,000 IN Q2 2020
▲26%	VS. Q2 2019	\$755,000 IN Q2 2021 VS. \$600,000 IN Q2 2019

OVER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▲150%	VS. Q2 2020	20 IN Q2 2021 VS. 8 IN Q2 2020
▲25%	VS. Q2 2019	20 IN Q2 2021 VS. 16 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲1,100%	VS. Q2 2020	24 SALES IN Q2 2021 VS. 2 SALES IN Q2 2020
▲500%	VS. Q2 2019	24 SALES IN Q2 2021 VS. 4 SALES IN Q2 2019

SUPPLY

▼75%	VS. Q2 2020	2.0 MONTHS IN Q2 2021 VS. 8.0 MONTHS IN Q2 2020
▼85%	VS. Q2 2019	2.0 MONTHS IN Q2 2021 VS. 13.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲29%	VS. Q2 2020	\$1,350,000 IN Q2 2021 VS. \$1,050,000 IN Q2 2020
▲6%	VS. Q2 2019	\$1,350,000 IN Q2 2021 VS. \$1,270,000 IN Q2 2019

MSI

UNDER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲60%	VS. Q2 2020	8 IN Q2 2021 VS. 5 IN Q2 2020
▼60%	VS. Q2 2019	8 IN Q2 2021 VS. 20 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲80%	VS. Q2 2020	9 SALES IN Q2 2021 VS. 5 SALES IN Q2 2020
0%	VS. Q2 2019	9 SALES IN Q2 2021 VS. 9 SALES IN Q2 2019

SUPPLY

▼0%	VS. Q2 2020	4.0 MONTHS IN Q2 2021 VS. 4.0 MONTHS IN Q2 2020
▼61%	VS. Q2 2019	4.0 MONTHS IN Q2 2021 VS. 10.2 MONTHS IN Q2 2019

MEDIAN PRICE

▼3%	VS. Q2 2020	\$185,000 IN Q2 2021 VS. \$190,000 IN Q2 2020
▲16%	VS. Q2 2019	\$185,000 IN Q2 2021 VS. \$160,000 IN Q2 2019

OVER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

0%	VS. Q2 2020	3 IN Q2 2021 VS. 3 IN Q2 2020
▲50%	VS. Q2 2019	3 IN Q2 2021 VS. 2 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A	VS. Q2 2020	1 SALE IN Q2 2021 VS. 0 SALES IN Q2 2020
Even	VS. Q2 2019	1 SALE IN Q2 2021 VS. 1 SALE IN Q2 2019

SUPPLY

▼35%	VS. Q2 2020	1.3 MONTHS IN Q2 2021 VS. 2.0 MONTHS IN Q2 2020
▼43%	VS. Q2 2019	1.3 MONTHS IN Q2 2021 VS. 2.3 MONTHS IN Q2 2019

MEDIAN PRICE

N/A	VS. Q2 2020	\$1,190,000 IN Q2 2021 VS. NO SALES DATA IN Q2 2020
▲11%	VS. Q2 2019	\$1,190,000 IN Q2 2021 VS. \$1,075,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Pinecrest

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Pinecrest Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼73% VS. Q2 2020

28 IN Q2 2021 VS.
105 IN Q2 2020

▼82% VS. Q2 2019

28 IN Q2 2021 VS.
152 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲124% VS. Q2 2020

92 SALES IN Q2 2021 VS.
41 SALES IN Q2 2020

▲70% VS. Q2 2019

92 SALES IN Q2 2021 VS.
54 SALES IN Q2 2019

SUPPLY

▼88% VS. Q2 2020

1.0 MONTHS IN Q2 2021 VS.
8.6 MONTHS IN Q2 2020

▼88% VS. Q2 2019

1.0 MONTHS IN Q2 2021 VS.
8.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲47% VS. Q2 2020

\$1,250,000 IN Q2 2021 VS.
\$850,000 IN Q2 2020

▲19% VS. Q2 2019

\$1,250,000 IN Q2 2021 VS.
\$1,050,000 IN Q2 2019

OVER \$2 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼55% VS. Q2 2020

34 IN Q2 2021 VS.
76 IN Q2 2020

▼63% VS. Q2 2019

34 IN Q2 2021 VS.
92 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲575% VS. Q2 2020

54 SALES IN Q2 2021 VS.
8 SALES IN Q2 2020

▲286% VS. Q2 2019

54 SALES IN Q2 2021 VS.
14 SALES IN Q2 2019

SUPPLY

▼93% VS. Q2 2020

2.3 MONTHS IN Q2 2021 VS.
31.2 MONTHS IN Q2 2020

▼94% VS. Q2 2019

2.3 MONTHS IN Q2 2021 VS.
40.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲11% VS. Q2 2020

\$3,413,000 IN Q2 2021 VS.
\$3,080,000 IN Q2 2020

▲40% VS. Q2 2019

\$3,413,000 IN Q2 2021 VS.
\$2,440,000 IN Q2 2019

MSI

UNDER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲44% VS. Q2 2020

23 IN Q2 2021 VS.
16 IN Q2 2020

▼18% VS. Q2 2019

23 IN Q2 2021 VS.
28 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲78% VS. Q2 2020

16 SALES IN Q2 2021 VS.
9 SALES IN Q2 2020

Even VS. Q2 2019

16 SALES IN Q2 2021 VS.
16 SALES IN Q2 2019

SUPPLY

▼18% VS. Q2 2020

6.9 MONTHS IN Q2 2021 VS.
8.4 MONTHS IN Q2 2020

▲13% VS. Q2 2019

6.9 MONTHS IN Q2 2021 VS.
6.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲4% VS. Q2 2020

\$195,000 IN Q2 2021 VS.
\$188,000 IN Q2 2020

▲2% VS. Q2 2019

\$195,000 IN Q2 2021 VS.
\$191,000 IN Q2 2019

OVER \$2 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

0 SALES IN Q2 2021 VS.
0 SALES IN Q2 2020

N/A VS. Q2 2019

0 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

South Miami

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: JAMES BOWEN

The South Miami Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼61% VS. Q2 2020

11 IN Q2 2021 VS.
28 IN Q2 2020

▼67% VS. Q2 2019

11 IN Q2 2021 VS.
33 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲18% VS. Q2 2020

26 SALES IN Q2 2021 VS.
22 SALES IN Q2 2020

▼26% VS. Q2 2019

26 SALES IN Q2 2021 VS.
35 SALES IN Q2 2019

SUPPLY

▼62% VS. Q2 2020

1.5 MONTHS IN Q2 2021 VS.
4.0 MONTHS IN Q2 2020

▼58% VS. Q2 2019

1.5 MONTHS IN Q2 2021 VS.
3.5 MONTHS IN Q2 2019

MEDIAN PRICE

▲10% VS. Q2 2020

\$640,000 IN Q2 2021 VS.
\$580,000 IN Q2 2020

▲27% VS. Q2 2019

\$640,000 IN Q2 2021 VS.
\$505,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼44% VS. Q2 2020

9 IN Q2 2021 VS.
16 IN Q2 2020

▼47% VS. Q2 2019

9 IN Q2 2021 VS.
17 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲100% VS. Q2 2020

12 SALES IN Q2 2021 VS.
6 SALES IN Q2 2020

▲50% VS. Q2 2019

12 SALES IN Q2 2021 VS.
8 SALES IN Q2 2019

SUPPLY

▼83% VS. Q2 2020

2.2 MONTHS IN Q2 2021 VS.
12.7 MONTHS IN Q2 2020

▼82% VS. Q2 2019

2.2 MONTHS IN Q2 2021 VS.
11.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲16% VS. Q2 2020

\$2,143,000 IN Q2 2021 VS.
\$1,850,000 IN Q2 2020

▲30% VS. Q2 2019

\$2,143,000 IN Q2 2021 VS.
\$1,650,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▲7% VS. Q2 2020

16 IN Q2 2021 VS.
15 IN Q2 2020

▼27% VS. Q2 2019

16 IN Q2 2021 VS.
22 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲25% VS. Q2 2020

5 SALES IN Q2 2021 VS.
4 SALES IN Q2 2020

▼17% VS. Q2 2019

5 SALES IN Q2 2021 VS.
6 SALES IN Q2 2019

SUPPLY

▼5% VS. Q2 2020

10.5 MONTHS IN Q2 2021 VS.
11.1 MONTHS IN Q2 2020

▼17% VS. Q2 2019

10.5 MONTHS IN Q2 2021 VS.
12.6 MONTHS IN Q2 2019

MEDIAN PRICE

▲7% VS. Q2 2020

\$222,000 IN Q2 2021 VS.
\$207,000 IN Q2 2020

▲7% VS. Q2 2019

\$222,000 IN Q2 2021 VS.
\$208,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼100% VS. Q2 2020

0 IN Q2 2021 VS.
1 IN Q2 2020

▼100% VS. Q2 2019

0 IN Q2 2021 VS.
2 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

1 SALES IN Q2 2021 VS.
0 SALES IN Q2 2020

N/A VS. Q2 2019

1 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
1.0 MONTHS IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
2.0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

\$1,215,000 IN Q2 2021 VS.
\$0 IN Q2 2020

N/A VS. Q2 2019

\$1,215,000 IN Q2 2021 VS.
\$0 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Southwest Ranches

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: SUZANNE WILLIAMS

The Southwest Ranches Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼67% VS. Q2 2020

5 IN Q2 2021 VS.
15 IN Q2 2020

▼76% VS. Q2 2019

5 IN Q2 2021 VS.
21 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲54% VS. Q2 2020

20 SALES IN Q2 2021 VS.
13 SALES IN Q2 2020

▲17% VS. Q2 2019

20 SALES IN Q2 2021 VS.
24 SALES IN Q2 2019

SUPPLY

▼90% VS. Q2 2020

0.7 MONTHS IN Q2 2021 VS.
7.0 MONTHS IN Q2 2020

▼78% VS. Q2 2019

0.7 MONTHS IN Q2 2021 VS.
3.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲11% VS. Q2 2020

\$810,000 IN Q2 2021 VS.
\$729,000 IN Q2 2020

▲31% VS. Q2 2019

\$810,000 IN Q2 2021 VS.
\$620,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼9% VS. Q2 2020

39 IN Q2 2021 VS.
43 IN Q2 2020

▼43% VS. Q2 2019

39 IN Q2 2021 VS.
68 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲440% VS. Q2 2020

27 SALES IN Q2 2021 VS.
5 SALES IN Q2 2020

▲440% VS. Q2 2019

27 SALES IN Q2 2021 VS.
5 SALES IN Q2 2019

SUPPLY

▼82% VS. Q2 2020

5.6 MONTHS IN Q2 2021 VS.
30.5 MONTHS IN Q2 2020

▼86% VS. Q2 2019

5.6 MONTHS IN Q2 2021 VS.
39.9 MONTHS IN Q2 2019

MEDIAN PRICE

▼9% VS. Q2 2020

\$1,860,000 IN Q2 2021 VS.
\$2,034,000 IN Q2 2020

▼14% VS. Q2 2019

\$1,860,000 IN Q2 2021 VS.
\$2,150,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A VS. Q2 2020

0 IN Q2 2021 VS.
0 IN Q2 2020

N/A VS. Q2 2019

0 IN Q2 2021 VS.
0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

SUPPLY

N/A VS. Q2 2020

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2020

N/A VS. Q2 2019

0 MONTHS IN Q2 2021 VS.
0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A VS. Q2 2020

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2020

N/A VS. Q2 2019

NO SALES DATA IN Q2 2021 VS.
NO SALES DATA IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Sunny Isles Beach

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



PHOTO CREDIT: HECTOR FALCON

The Sunny Isles Beach Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼76% VS. Q2 2020

5 IN Q2 2021 VS.
21 IN Q2 2020

▼79% VS. Q2 2019

5 IN Q2 2021 VS.
24 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲150% VS. Q2 2020

5 SALES IN Q2 2021 VS.
2 SALES IN Q2 2020

▼17% VS. Q2 2019

5 SALES IN Q2 2021 VS.
6 SALES IN Q2 2019

SUPPLY

▼68% VS. Q2 2020

5.5 MONTHS IN Q2 2021 VS.
17.3 MONTHS IN Q2 2020

▼66% VS. Q2 2019

5.5 MONTHS IN Q2 2021 VS.
16.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲122% VS. Q2 2020

\$520,000 IN Q2 2021 VS.
\$234,000 IN Q2 2020

▼22% VS. Q2 2019

\$520,000 IN Q2 2021 VS.
\$665,000 IN Q2 2019

OVER \$1 MILLION SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼42% VS. Q2 2020

14 IN Q2 2021 VS.
24 IN Q2 2020

▼46% VS. Q2 2019

14 IN Q2 2021 VS.
26 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲400% VS. Q2 2020

10 SALES IN Q2 2021 VS.
2 SALES IN Q2 2020

N/A VS. Q2 2019

10 SALES IN Q2 2021 VS.
0 SALES IN Q2 2019

SUPPLY

▼72% VS. Q2 2020

5.7 MONTHS IN Q2 2021 VS.
20.3 MONTHS IN Q2 2020

▼79% VS. Q2 2019

5.7 MONTHS IN Q2 2021 VS.
27.3 MONTHS IN Q2 2019

MEDIAN PRICE

▼15% VS. Q2 2020

\$1,753,000 IN Q2 2021 VS.
\$2,050,000 IN Q2 2020

N/A VS. Q2 2019

\$1,753,000 IN Q2 2021 VS.
\$0 IN Q2 2019

MSI

UNDER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼58% VS. Q2 2020

429 IN Q2 2021 VS.
1,023 IN Q2 2020

▼56% VS. Q2 2019

429 IN Q2 2021 VS.
985 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲395% VS. Q2 2020

391 SALES IN Q2 2021 VS.
79 SALES IN Q2 2020

▲147% VS. Q2 2019

391 SALES IN Q2 2021 VS.
158 SALES IN Q2 2019

SUPPLY

▼91% VS. Q2 2020

3.8 MONTHS IN Q2 2021 VS.
42.6 MONTHS IN Q2 2020

▼81% VS. Q2 2019

3.8 MONTHS IN Q2 2021 VS.
19.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲21% VS. Q2 2020

\$370,000 IN Q2 2021 VS.
\$305,000 IN Q2 2020

▲30% VS. Q2 2019

\$370,000 IN Q2 2021 VS.
\$284,000 IN Q2 2019

OVER \$1 MILLION CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼33% VS. Q2 2020

439 IN Q2 2021 VS.
654 IN Q2 2020

▼26% VS. Q2 2019

439 IN Q2 2021 VS.
592 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲919% VS. Q2 2020

163 SALES IN Q2 2021 VS.
16 SALES IN Q2 2020

▲254% VS. Q2 2019

163 SALES IN Q2 2021 VS.
46 SALES IN Q2 2019

SUPPLY

▼93% VS. Q2 2020

8.6 MONTHS IN Q2 2021 VS.
122.3 MONTHS IN Q2 2020

▼79% VS. Q2 2019

8.6 MONTHS IN Q2 2021 VS.
40.8 MONTHS IN Q2 2019

MEDIAN PRICE

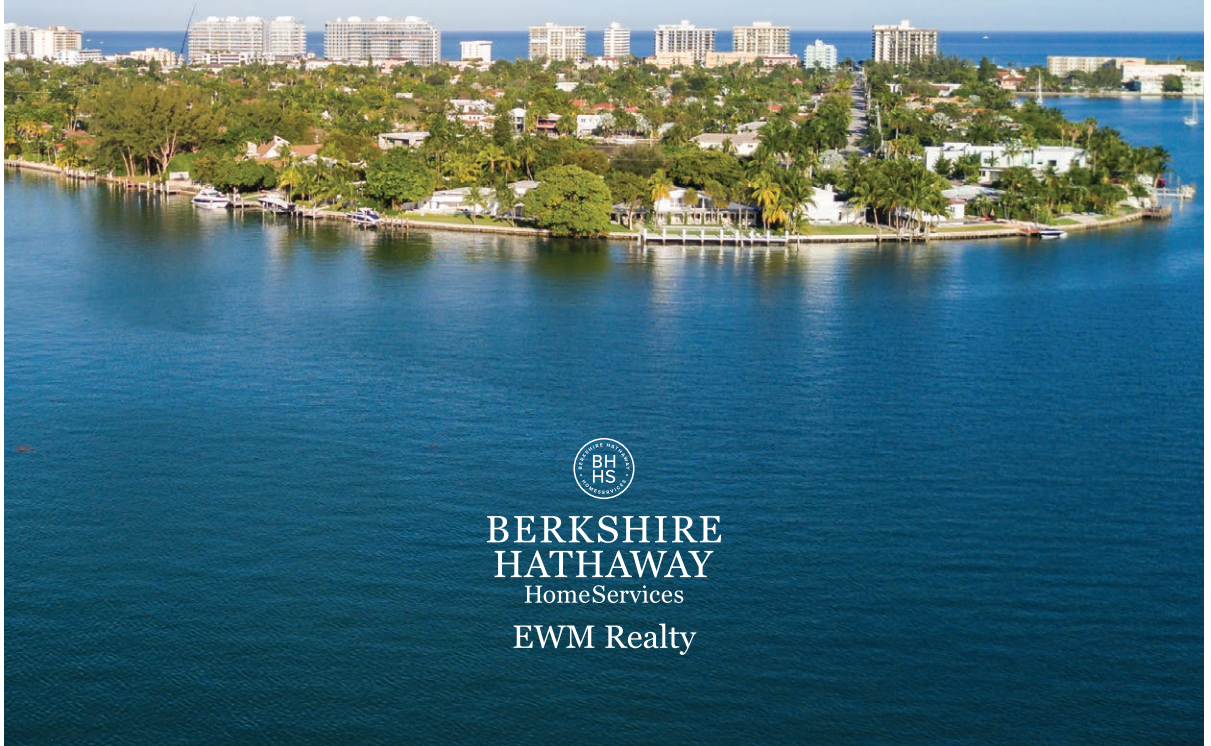
▲43% VS. Q2 2020

\$1,935,000 IN Q2 2021 VS.
\$1,350,000 IN Q2 2020

▲4% VS. Q2 2019

\$1,935,000 IN Q2 2021 VS.
\$1,870,000 IN Q2 2019

...INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
EWM Realty

Surfside

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET



The Surfside Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼65% VS. Q2 2020

11 IN Q2 2021 VS.
31 IN Q2 2020

▼74% VS. Q2 2019

11 IN Q2 2021 VS.
42 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲90% VS. Q2 2020

19 SALES IN Q2 2021 VS.
10 SALES IN Q2 2020

▲58% VS. Q2 2019

19 SALES IN Q2 2021 VS.
12 SALES IN Q2 2019

SUPPLY

▼87% VS. Q2 2020

2.4 MONTHS IN Q2 2021 VS.
18.7 MONTHS IN Q2 2020

▼82% VS. Q2 2019

2.4 MONTHS IN Q2 2021 VS.
12.9 MONTHS IN Q2 2019

MEDIAN PRICE

▲30% VS. Q2 2020

\$775,000 IN Q2 2021 VS.
\$596,000 IN Q2 2020

▲20% VS. Q2 2019

\$775,000 IN Q2 2021 VS.
\$645,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼87% VS. Q2 2020

2 IN Q2 2021 VS.
15 IN Q2 2020

▼83% VS. Q2 2019

2 IN Q2 2021 VS.
12 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲700% VS. Q2 2020

8 SALES IN Q2 2021 VS.
1 SALES IN Q2 2020

▲100% VS. Q2 2019

8 SALES IN Q2 2021 VS.
4 SALES IN Q2 2019

SUPPLY

▼91% VS. Q2 2020

1.3 MONTHS IN Q2 2021 VS.
15.3 MONTHS IN Q2 2020

▼84% VS. Q2 2019

1.3 MONTHS IN Q2 2021 VS.
8.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲35% VS. Q2 2020

\$1,525,000 IN Q2 2021 VS.
\$1,130,000 IN Q2 2020

▲6% VS. Q2 2019

\$1,525,000 IN Q2 2021 VS.
\$1,443,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼57% VS. Q2 2020

35 IN Q2 2021 VS.
82 IN Q2 2020

▼64% VS. Q2 2019

35 IN Q2 2021 VS.
97 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲567% VS. Q2 2020

40 SALES IN Q2 2021 VS.
6 SALES IN Q2 2020

▲135% VS. Q2 2019

40 SALES IN Q2 2021 VS.
17 SALES IN Q2 2019

SUPPLY

▼93% VS. Q2 2020

3.8 MONTHS IN Q2 2021 VS.
50.3 MONTHS IN Q2 2020

▼79% VS. Q2 2019

3.8 MONTHS IN Q2 2021 VS.
18.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲73% VS. Q2 2020

\$472,000 IN Q2 2021 VS.
\$273,000 IN Q2 2020

▲37% VS. Q2 2019

\$472,000 IN Q2 2021 VS.
\$345,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼47% VS. Q2 2020

25 IN Q2 2021 VS.
47 IN Q2 2020

▼48% VS. Q2 2019

25 IN Q2 2021 VS.
48 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲143% VS. Q2 2020

17 SALES IN Q2 2021 VS.
7 SALES IN Q2 2020

▲113% VS. Q2 2019

17 SALES IN Q2 2021 VS.
8 SALES IN Q2 2019

SUPPLY

▼81% VS. Q2 2020

4.7 MONTHS IN Q2 2021 VS.
25.3 MONTHS IN Q2 2020

▼77% VS. Q2 2019

4.7 MONTHS IN Q2 2021 VS.
20.8 MONTHS IN Q2 2019

MEDIAN PRICE

▲93% VS. Q2 2020

\$5,500,000 IN Q2 2021 VS.
\$2,850,000 IN Q2 2020

▲75% VS. Q2 2019

\$5,500,000 IN Q2 2021 VS.
\$3,140,000 IN Q2 2019

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices
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Weston

MSIIndicator™

REFERENCE KEY

NEUTRAL MARKET

SELLERS' MARKET

BUYERS' MARKET

NEUTRAL MARKET

MSI

PHOTO CREDIT: HECTOR FALCON

The Weston Market

COMPARING Q2 2021 VERSUS Q2 IN 2020 & 2019

UNDER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼65%	VS. Q2 2020	60 IN Q2 2021 VS. 172 IN Q2 2020
▼78%	VS. Q2 2019	60 IN Q2 2021 VS. 271 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲90%	VS. Q2 2020	270 SALES IN Q2 2021 VS. 142 SALES IN Q2 2020
▲11%	VS. Q2 2019	270 SALES IN Q2 2021 VS. 244 SALES IN Q2 2019

SUPPLY

▼89%	VS. Q2 2020	0.5 MONTHS IN Q2 2021 VS. 4.6 MONTHS IN Q2 2020
▼85%	VS. Q2 2019	0.5 MONTHS IN Q2 2021 VS. 3.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲19%	VS. Q2 2020	\$640,000 IN Q2 2021 VS. \$536,000 IN Q2 2020
▲17%	VS. Q2 2019	\$640,000 IN Q2 2021 VS. \$549,000 IN Q2 2019

OVER \$1 MILLION

SINGLE-FAMILY HOMES

INVENTORY *No. of Homes For Sale In The MLS*

▼49%	VS. Q2 2020	35 IN Q2 2021 VS. 68 IN Q2 2020
▼61%	VS. Q2 2019	35 IN Q2 2021 VS. 90 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲409%	VS. Q2 2020	56 SALES IN Q2 2021 VS. 11 SALES IN Q2 2020
▲460%	VS. Q2 2019	56 SALES IN Q2 2021 VS. 10 SALES IN Q2 2019

SUPPLY

▼92%	VS. Q2 2020	1.8 MONTHS IN Q2 2021 VS. 23.5 MONTHS IN Q2 2020
▼94%	VS. Q2 2019	1.8 MONTHS IN Q2 2021 VS. 29.3 MONTHS IN Q2 2019

MEDIAN PRICE

▲24%	VS. Q2 2020	\$1,400,000 IN Q2 2021 VS. \$1,125,000 IN Q2 2020
▼9%	VS. Q2 2019	\$1,400,000 IN Q2 2021 VS. \$1,535,000 IN Q2 2019

MSI

UNDER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

▼40%	VS. Q2 2020	48 IN Q2 2021 VS. 80 IN Q2 2020
▼64%	VS. Q2 2019	48 IN Q2 2021 VS. 132 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

▲110%	VS. Q2 2020	132 SALES IN Q2 2021 VS. 63 SALES IN Q2 2020
▲26%	VS. Q2 2019	132 SALES IN Q2 2021 VS. 105 SALES IN Q2 2019

SUPPLY

▼79%	VS. Q2 2020	1.1 MONTHS IN Q2 2021 VS. 5.0 MONTHS IN Q2 2020
▼74%	VS. Q2 2019	1.1 MONTHS IN Q2 2021 VS. 4.1 MONTHS IN Q2 2019

MEDIAN PRICE

▲4%	VS. Q2 2020	\$270,000 IN Q2 2021 VS. \$260,000 IN Q2 2020
▲10%	VS. Q2 2019	\$270,000 IN Q2 2021 VS. \$245,000 IN Q2 2019

OVER \$1 MILLION

CONDOMINIUMS

INVENTORY *No. of Homes For Sale In The MLS*

N/A	VS. Q2 2020	0 IN Q2 2021 VS. 0 IN Q2 2020
N/A	VS. Q2 2019	0 IN Q2 2021 VS. 0 IN Q2 2019

TOTAL SALES *Closed Single-Family Sales In The MLS*

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019

SUPPLY

N/A	VS. Q2 2020	0 MONTHS IN Q2 2021 VS. 0 MONTHS IN Q2 2020
N/A	VS. Q2 2019	0 MONTHS IN Q2 2021 VS. 0 MONTHS IN Q2 2019

MEDIAN PRICE

N/A	VS. Q2 2020	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2020
N/A	VS. Q2 2019	NO SALES DATA IN Q2 2021 VS. NO SALES DATA IN Q2 2019

INSIGHT. INTEGRITY. INNOVATION.



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LAS OLAS | MIAMI BEACH | PINECREST-PALMETTO BAY | SOUTH BEACH