

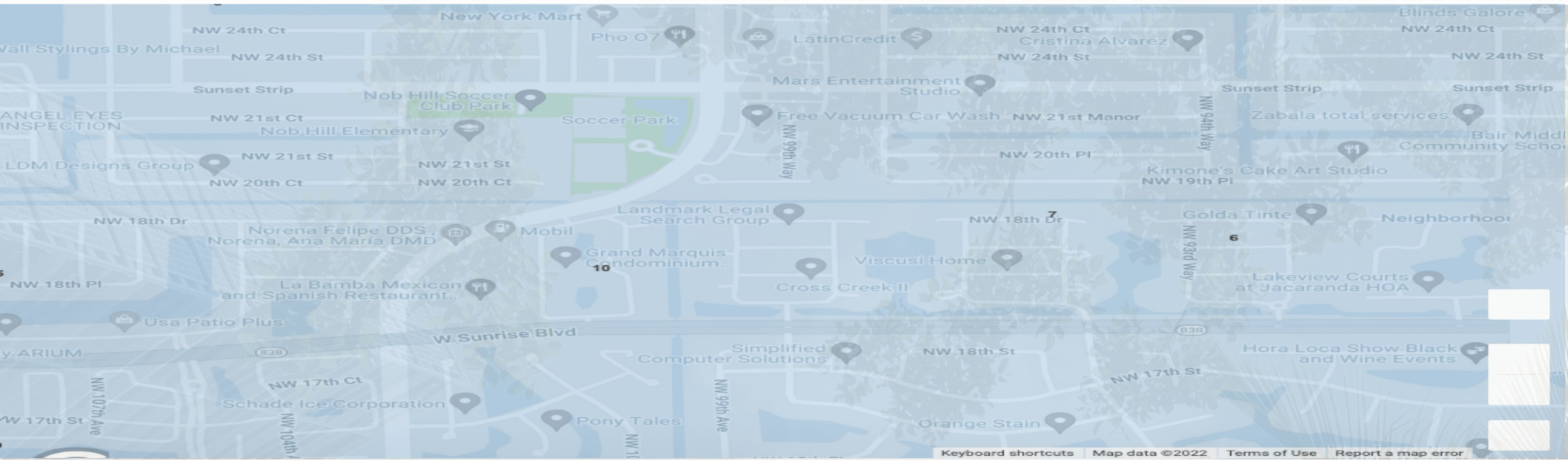


Market Report

July, 2022



MARKET CRITERIA: Zipcode: 33322



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Market Metrics

265K

Average Price
(Closed)

317K

Average Price
(Active)

5%

Average Discount
(Closed)

Marketing
indicators

\$192

\$/SQFT
(Closed)

\$230

\$/SQFT
(Active)

Area
Statistics

1,046/143

Closed vs Active
(12 Months)

75

Average Days
(Closed)

48

Average Days
(Active)

Seller

Type of Market
(2 Months)

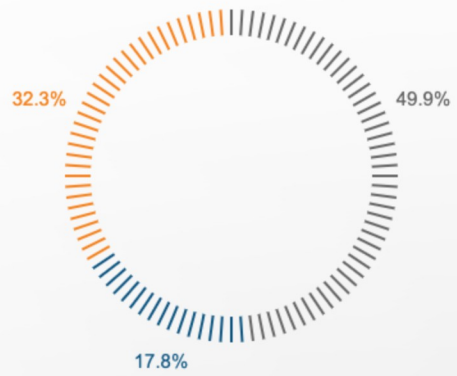
18,972

Households
(Total)

Area Data

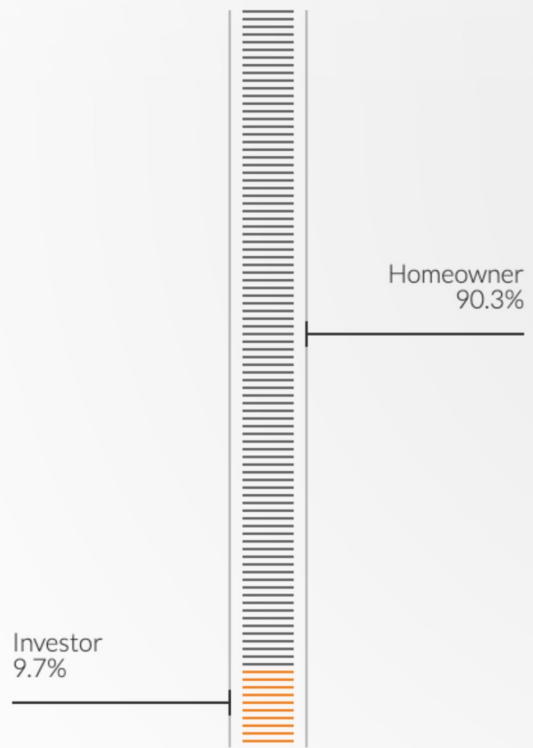
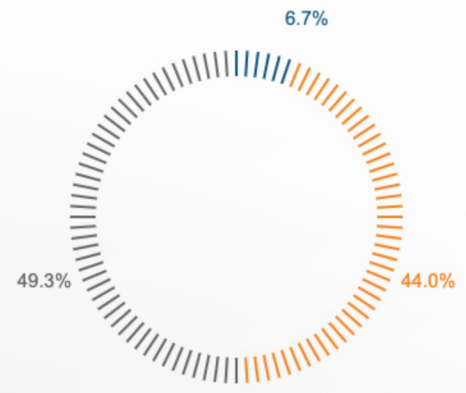
Closings by Bedrooms

- 0
- 1
- 2
- 3+



Payment Type

- Cash
- Conventional
- FHA - Va



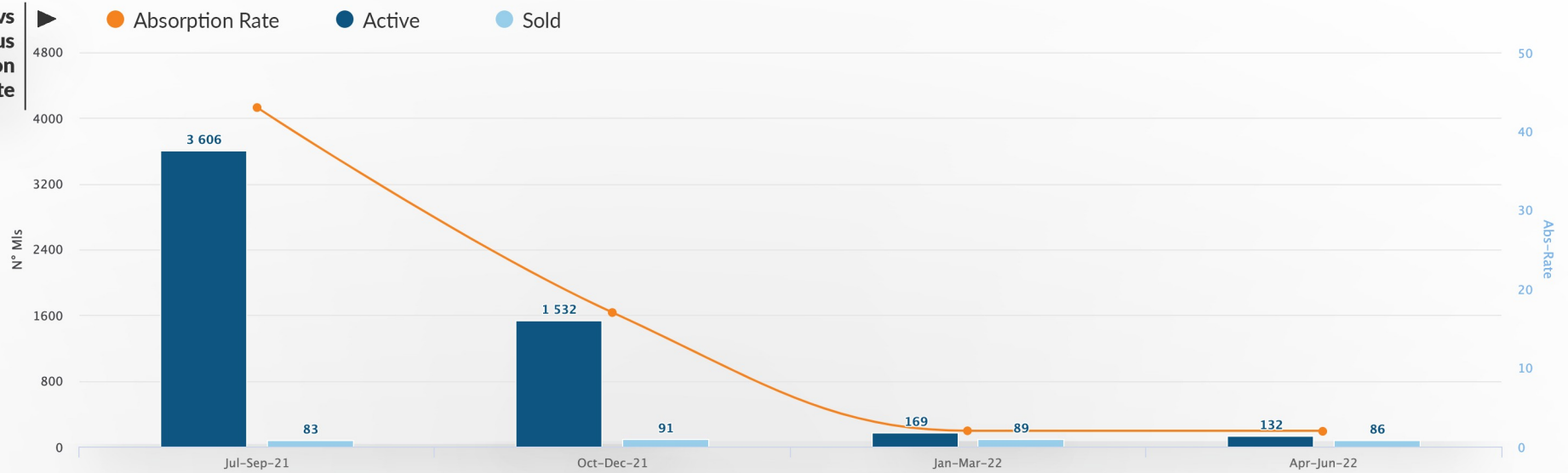
Buyer Type



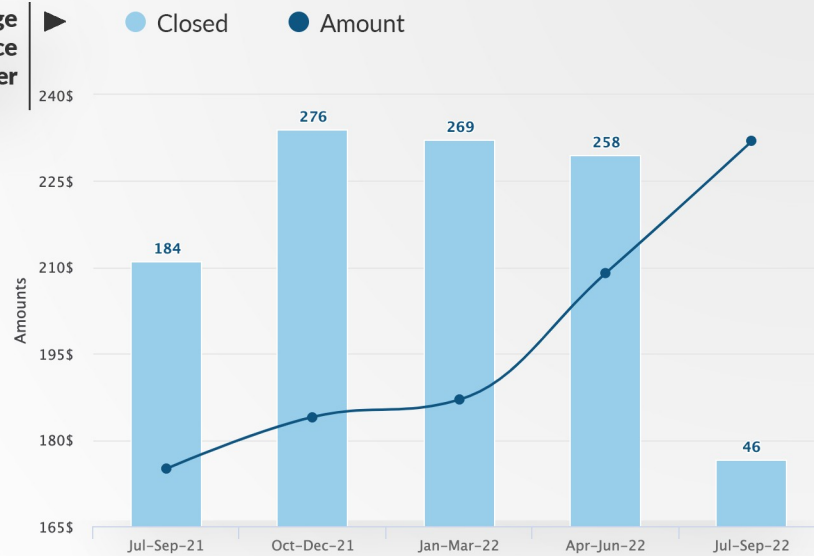
Nationality: United States

Market Insights

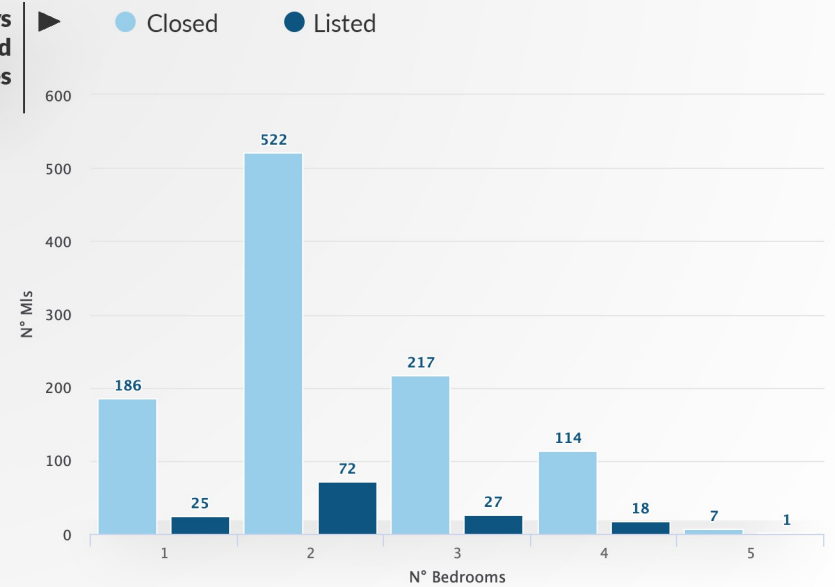
Active vs Closed Plus Absorption Rate



Average Buyers vs Price Per Quarter



Listed vs Closed Properties



By Bedroom Analytics

Bedrooms	1	2	3	4	5
Average (Closed)	30K 84K 206K	50K 181K 482K	179K 437K 740K	350K 590K 886K	488K 665K 855K
Average (Active)	62K 111K 235K	90K 214K 497K	279K 510K 765K	465K 695K 949K	775K 775K 775K
Total Units (Closed / Active)	186 / 25	522 / 72	217 / 27	114 / 18	7 / 1
\$/Sq.Ft.(min/max) (Closed)	\$47 \$121 \$273	\$62 \$165 \$382	\$122 \$274 \$447	\$188 \$275 \$388	\$215 \$256 \$288
\$/Sq.Ft.(min/max) (Active)	\$102 \$161 \$225	\$108 \$201 \$379	\$222 \$314 \$385	\$258 \$304 \$346	\$287 \$287 \$287
Days on market (Closed / Active)	78 / 34	82 / 61	61 / 40	62 / 32	54 / 4
Average Size (Closed)	674	1057	1599	2105	2590
Inventory (Months)	2	2	1	2	2
Discount (Closed)	7%	5%	4%	3%	2%
Contribution (Closed)	14%	52%	25%	9%	0%
Year (Closed)	1977	1980	1981	1983	1980
Condo/Single (Closed)	186 / 0	416 / 106	32 / 185	1 / 113	0 / 7
Condo/Single (Active)	25 / 0	59 / 13	7 / 20	0 / 18	0 / 1

Disclosure

The numbers provided herein are for review purposes only. In no way does it provide an exact number to choose from but will give you a range to decide from. No advice or information provided shall create any warranty. The views expressed by any individual are solely their own, and not necessarily the views of Avanti Way Realty.

* Existing escrow taxes will be refunded by your bank

** Existing mortgages must be deducted to get a better approximation of total cash

By reading this information, I herein understand that the information provided to me is believed to be accurate but in no way guaranteed

Other things to consider:

1. If seller is a Foreigner, it is necessary to adjust net cash by a percentage for IRS withholdings
2. If property has insurance, amount needs to be deducted on a prorated basis
3. Prepayment penalty (if any) on existing financing or pending/existing liens are not included
4. Capital Gain Taxes are not included
5. If seller is responsible for repairs, said costs, if any, need to be added
6. FHA and VA mortgage discounts are based on present mortgage market rates and are not included
7. Dade County real property sales are subject to an additional surtax on the deed of \$4.50/\$1,000 of the purchase price. This surcharge is applicable for all types of properties other than single-family and single condominium categorized properties



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