



Location: Key Biscayne

Property Types: Condo/Coop/Villa/Twnhse - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

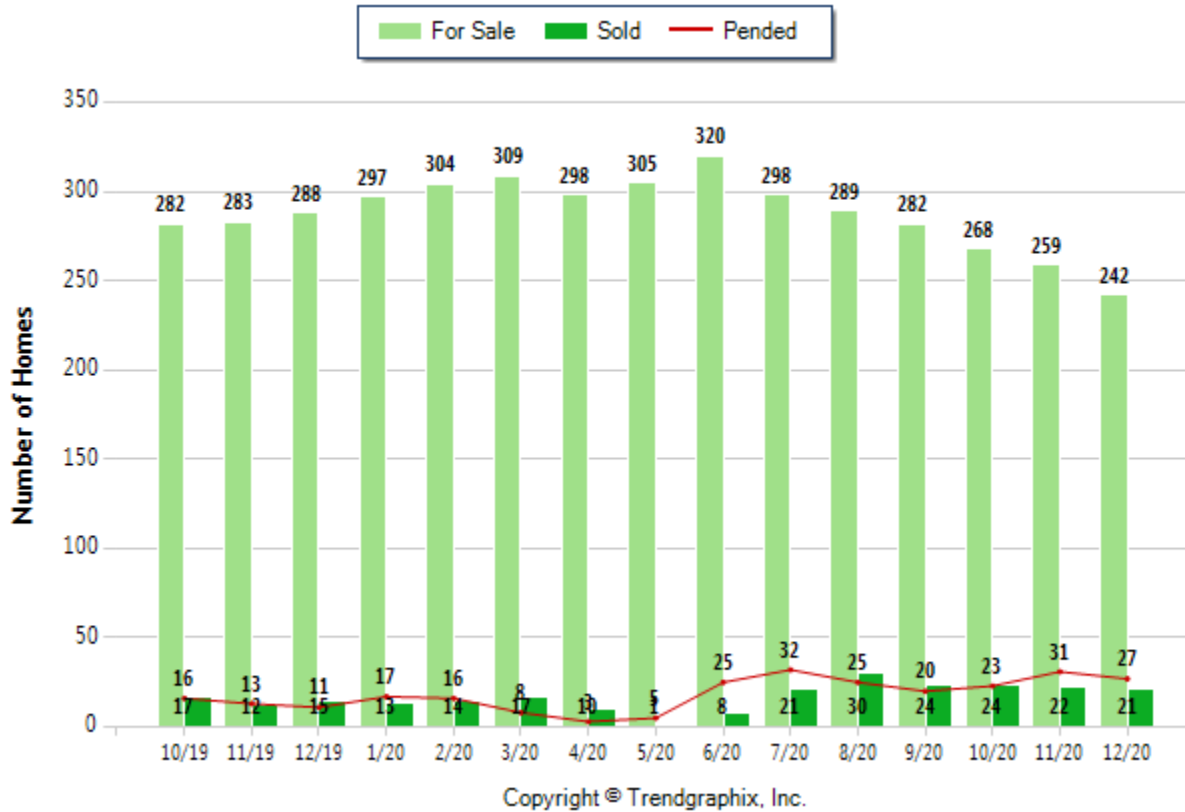
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Oct. 2019 - Dec. 2020)

Prepared for you by: Key Biscayne Video Challenge



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Dec. 20	Nov. 20	% Change	Dec. 20	Dec. 19	% Change	Oct. 20 to Dec. 20	Oct. 19 to Dec. 19	% Change
For Sale	242	259	-6.6% ▼	242	288	-16% ▼	242	288	-16% ▼
Sold	21	22	-4.5% ▼	21	15	40% ▲	67	44	52.3% ▲
Pended	27	31	-12.9% ▼	27	11	145.5% ▲	81	40	102.5% ▲

TODAY'S STATS									
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/21 - 1/7/21	12/1/20 - 12/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change
For Sale	237	241	-1.7% ▼	237	297	-20.2% ▼	237	297	-20.2% ▼
Sold	0	6	-100% ▼	0	0	N/A	0	0	N/A
Pended	2	7	-71.4% ▼	2	3	-33.3% ▼	2	3	-33.3% ▼

December 2020 is a Buyer's market**

Home For Sale in December 2020 is 242 units. It is down 6.6% compared to last month and down 16% compared to last year.

Home Closed in December 2020 is 21 units. It is down 4.5% compared to last month and up 40% compared to last year.

Home Placed under Contract in December 2020 is 27 units. It is down 12.9% compared to last month and up 145.5% compared to last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.



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Bedrooms: 0 - No Limit

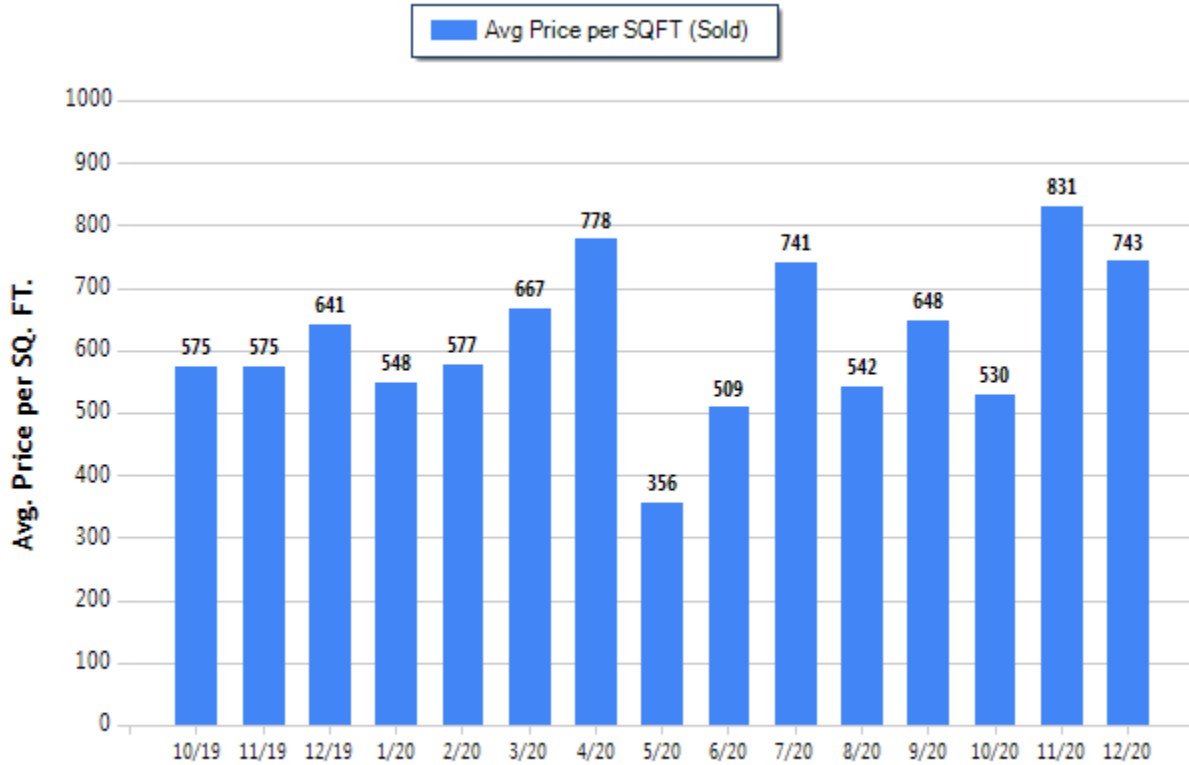
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Average Price per SQFT (Sold) (Oct. 2019 - Dec. 2020)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Dec. 20	Nov. 20	% Change	Dec. 20	Dec. 19	% Change	Oct. 20 to Dec. 20	Oct. 19 to Dec. 19	% Change
Avg. Sq. Ft. Price (Sold)	743	831	-10.6% ▼	743	641	15.9% ▲	695.6	597.5	16.4% ▲

TODAY'S STATS									
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/21 - 1/7/21	12/1/20 - 12/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change
Avg. Sq. Ft. Price (Sold)	0	1017	-100% ▼	0	0	N/A	0	0	N/A

December 2020 Average Sold Price per Square Footage is Neutral**

Average Sold Price per Square Footage in December 2020 is \$743. It is down **10.6%** compared to last month and up **15.9%** compared to last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

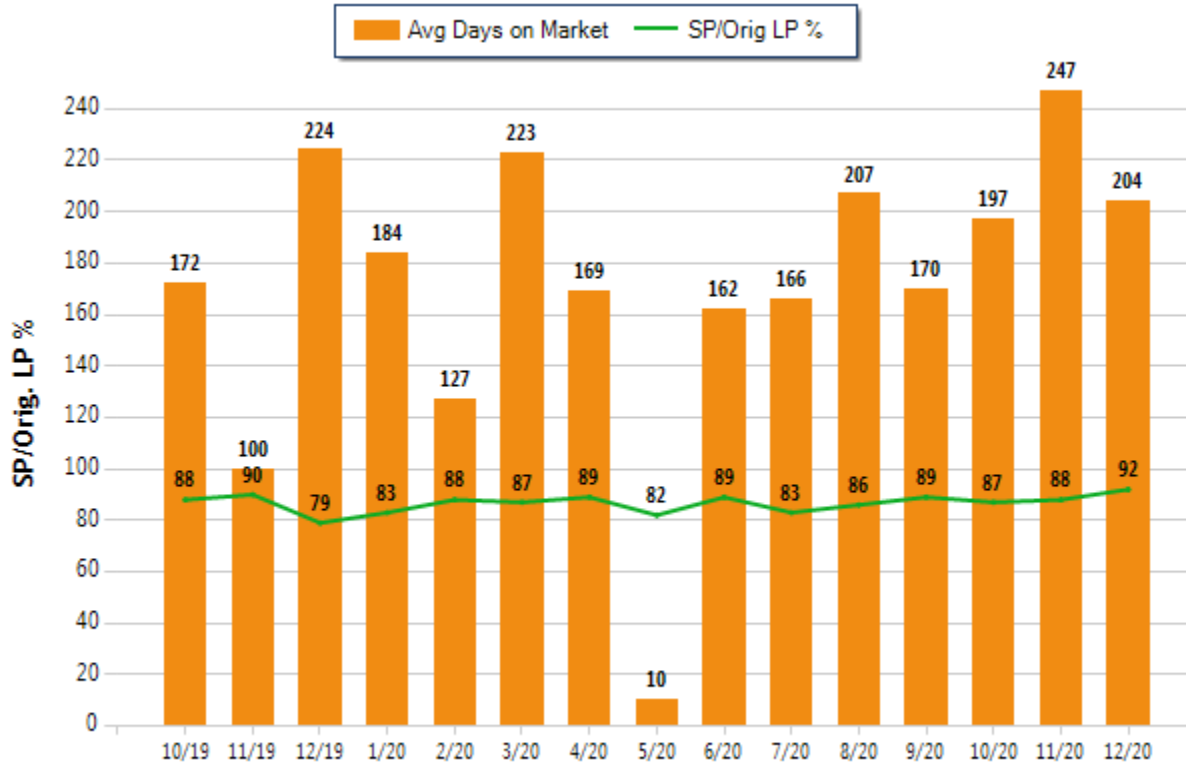
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg Days On Market & SP/Orig LP % (Oct. 2019 - Dec. 2020)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Dec. 20	Nov. 20	% Change	Dec. 20	Dec. 19	% Change	Oct. 20 to Dec. 20	Oct. 19 to Dec. 19	% Change
Avg Days on Market	204	247	-17.4% ▼	204	224	-8.9% ▼	216	170	27.1% ▲
Sold/Orig LP Diff. %	92	88	4.5% ▲	92	79	16.5% ▲	89	85	4.7% ▲

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/21 - 1/7/21	12/1/20 - 12/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change
Avg Days on Market	0	135	-100% ▼	0	0	N/A	0	0	N/A
Sold/Orig LP Diff. %	0	96	-100% ▼	0	0	N/A	0	0	N/A

December 2020 Average Days on Market trend Remains Steady**

Average Days on Market in December 2020 is 204. It is down **17.4%** compared to last month and down **8.9%** compared to last year.

December 2020 Sold/Original List Price Ratio is Rising**

Sold/Original List Price % in December 2020 is 92%. It is up **4.5%** compared to last month and up **16.5%** compared to last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.



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Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

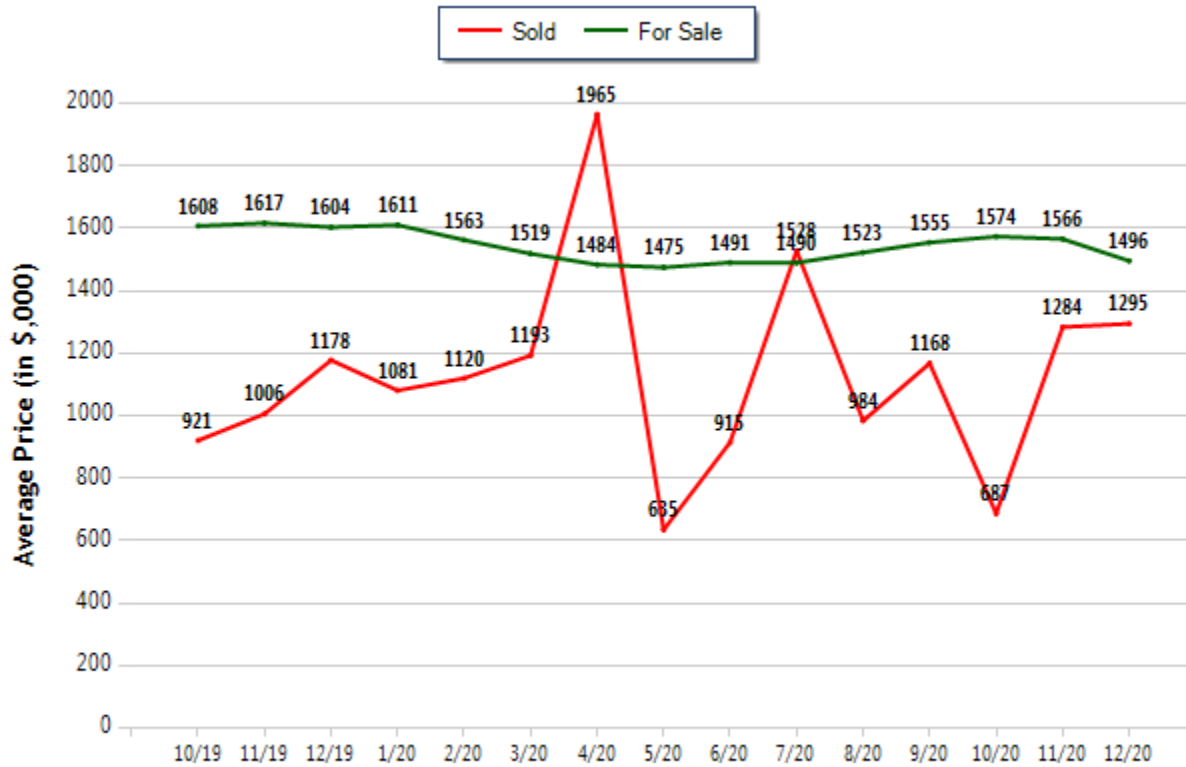
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Average Price of For Sale and Sold (Oct. 2019 - Dec. 2020)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Dec. 20	Nov. 20	% Change	Dec. 20	Dec. 19	% Change	Oct. 20 to Dec. 20	Oct. 19 to Dec. 19	% Change
Avg. Active Price	1496	1566	-4.5% ▼	1496	1604	-6.7% ▼	1547	1610	-3.9% ▼
Avg. Sold Price	1295	1284	0.9% ▲	1295	1178	9.9% ▲	1074	1032	4.1% ▲

TODAY'S STATS									
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/21 - 1/7/21	12/1/20 - 12/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change
Avg. Active Price	1473	1544	-4.6% ▼	1473	1611	-8.6% ▼	1473	1611	-8.6% ▼
Avg. Sold Price	0	1957	-100% ▼	0	0	N/A	0	0	N/A

December 2020 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in December 2020 is \$1496. It is down 4.5% compared to last month and down 6.7% compared to last year.

December 2020 Average Sold Price is Neutral**

Average Sold Price (in thousand) in December 2020 is \$1295. It is up 0.9% compared to last month and up 9.9% compared to last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.



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SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

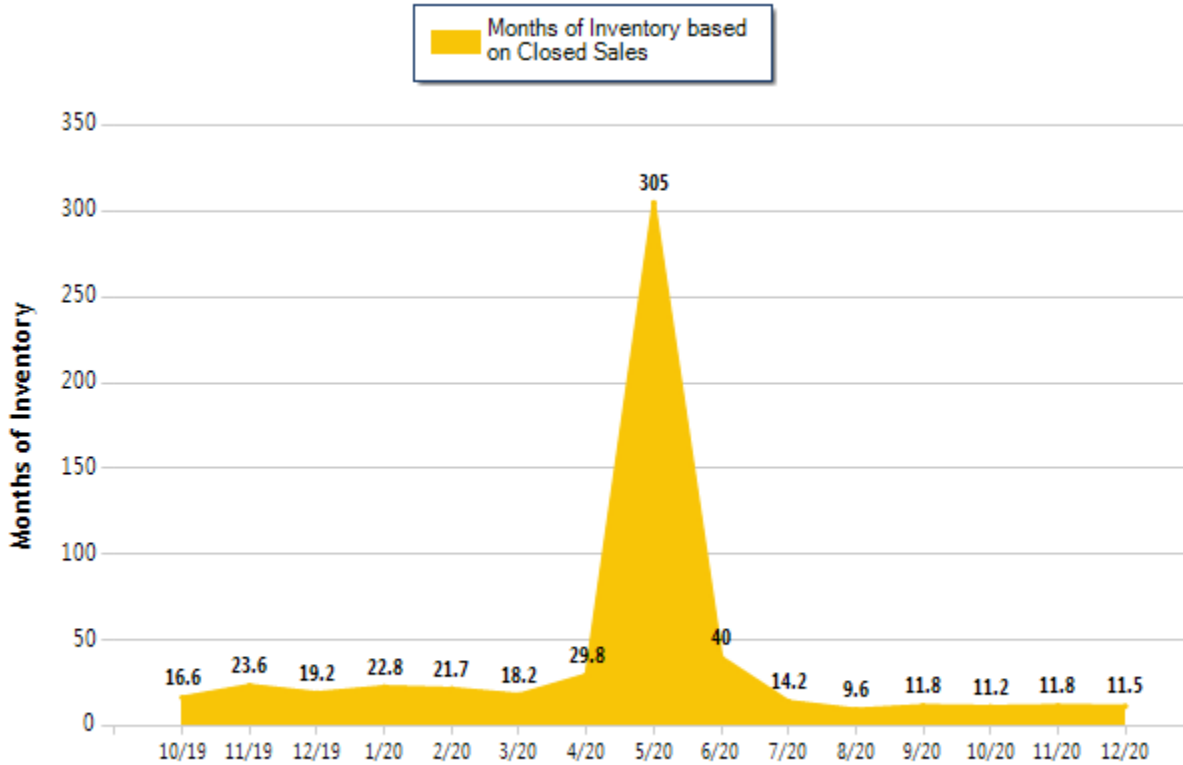
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Months of Inventory Based on Closed Sales (Oct. 2019 - Dec. 2020)

Prepared for you by: Key Biscayne Video Challenge



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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Dec. 20	Nov. 20	% Change	Dec. 20	Dec. 19	% Change	Oct. 20 to Dec. 20	Oct. 19 to Dec. 19	% Change
Months of Inventory (Closed Sales)	11.5	11.8	-2.5% ▼	11.5	19.2	-40.1% ▼	11.5	19.8	-41.9% ▼

TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD	
	1/1/21 - 1/7/21	12/1/20 - 12/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20	% Change	1/1/21 - 1/7/21	1/1/20 - 1/7/20
Months of Inventory (Closed Sales)	0	9.1	-100.3% ▼	0	0	N/A	0	0

December 2020 is a Buyer's market**

Months of Inventory based on Closed Sales in December 2020 is 11.5. It is down **2.5%** compared to last month and down **40.1%** compared to last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

Facts and TrendsTM - Published January 2021*



**BERKSHIRE
HATHAWAY**
HomeServices
EWM Realty

Location: Key Biscayne
Property Types: Condo/Coop/Villa/Twnhse - All Properties - All Properties
Price Range: \$0 - No Limit **SQFT Range:** 0 - No Limit **Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Date	10/19	11/19	12/19	1/20	2/20	3/20	4/20	5/20	6/20	7/20	8/20	9/20	10/20	11/20	12/20
For Sale	282	283	288	297	304	309	298	305	320	298	289	282	268	259	242
New Listing	49	38	28	46	54	35	22	35	64	39	38	32	39	32	37
Sold	17	12	15	13	14	17	10	1	8	21	30	24	24	22	21
Pended	16	13	11	17	16	8	3	5	25	32	25	20	23	31	27
Months of Inventory (Closed Sales)	16.6	23.6	19.2	22.8	21.7	18.2	29.8	305	40	14.2	9.6	11.8	11.2	11.8	11.5
Months of Inventory (Pended Sales)	17.6	21.8	26.2	17.5	19	38.6	99.3	61	12.8	9.3	11.6	14.1	11.7	8.4	9
Absorption Rate (Closed Sales) %	6	4.2	5.2	4.4	4.6	5.5	3.4	0.3	2.5	7	10.4	8.5	9	8.5	8.7
Absorption Rate (Pended Sales) %	5.7	4.6	3.8	5.7	5.3	2.6	1	1.6	7.8	10.7	8.7	7.1	8.6	12	11.2
Avg. Active Price	1608	1617	1604	1611	1563	1519	1484	1475	1491	1490	1523	1555	1574	1566	1496
Avg. Sold Price	921	1006	1178	1081	1120	1193	1965	635	915	1528	984	1168	687	1284	1295
Avg. Sq. Ft. Price (Sold)	575	575	641	548	577	667	778	356	509	741	542	648	530	831	743
Sold/List Diff. %	94	93	93	90	92	92	94	82	92	92	92	92	94	94	95
Sold/Orig LP Diff. %	88	90	79	83	88	87	89	82	89	83	86	89	87	88	92
Avg Days on Market	172	100	224	184	127	223	169	10	162	166	207	170	197	247	204
Median Sold Price	715	667	850	745	713	930	1920	635	703	950	800	778	528	865	800

All reports are published January 2021, based on data available at the end of December 2020, except for the today's stats. This representation is based in whole or in part on data supplied by the Realtor Association of Miami, the Greater Fort Lauderdale Realtors, or the Southeast Florida Multiple Listing Service (MLS). Neither the Associations nor their MLS guarantees, or are in any way responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of EWM Realty International. Report reflects activity by all Brokers participating in the MLS.