

<b>MLS SALES / CONDOMINIUMS / MIRAMAR BEACH / 1504 / 1502</b>					
	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>
Total Sales	308	359	271	279	<b>276</b>
Avg. Sold Price	\$377,553	\$373,992	\$394,492	\$348,981	<b>\$300,274</b>
Median Price	\$315,000	\$307,500	\$300,000	\$275,000	<b>\$235,000</b>
Sale Price to List Price %	95%	96%	93%	93%	<b>93%</b>
<b>Average Days on the Market</b>	<b>215</b>	<b>202</b>	<b>212</b>	<b>216</b>	<b>235</b>

The preceding table indicates increasing values over the past five years.

By example, the **median** sold price has increased 34% overall YTD, or about 8.50% per annum since 2012. The **average** sold price has increased 25.7%, or 6.4% per annum since 2012.

*Summary: Based on **Five Year Historical Trend**, values are increasing between 6.4% and 8.5% per annum. The **One Year Trend** data supports increasing values. By example, both the median and average sold price have increased 2% YOY YTD.*

*We choose to call values currently increasing at a rate of 2% per annum in the condominium sector.*

Average DOM is 215. Most condominiums at or near market value typically sell in 6-9 months.

Sales are down significantly over last year. There were 51 fewer sales in 2016 than in 2015. The sales-to-list price ratio is 95%. Meaning, on average, most condominiums sell for 5% less than list price.

Supply and demand are in balance. Absorption rate is 25.6/mo. with 194 listings resulting in a 7.58 months' inventory.