

<b>MLS SALES / DETACHED HOMES / NORTH MIRAMAR BEACH / 1501</b>					
	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>
Total Sales	69	69	64	60	<b>53</b>
Avg. Sold Price	\$349,972	\$363,635	\$279,352	\$400,634	<b>\$351,434</b>
Median Price	\$285,000	\$311,000	\$247,850	\$292,500	<b>\$262,000</b>
Sale Price to List Price %	97%	97%	96%	95%	<b>94%</b>
<b>Average Days on the Market</b>	<b>106</b>	<b>107</b>	<b>112</b>	<b>135</b>	<b>141</b>

The **median** sale price is essentially stable from 2012 through 2016.

The **average** sale price has increased 8.8%, or about 2.2% per annum since 2012.

*Summary:* Based on **Five Year historical analysis**, we choose to call values stable. Notice the decrease from 2015 through 2016. The average sold price has decreased 3.8% YOY. The median sold price has decreased 8.4%. Year 2016 experienced the same number of sales as 2015. The sales price to list ratio is steady at 97%.

*We choose to call values currently stable.* The median sold price is more reliable. The 5-year median sold price trend indicates increasing values. And since 2012 values have alternated increasing and decreasing each year. Meaning, if historical trends hold true for 2017, the area should experience increasing values.

Moreover, supply and demand are in balance. The absorption rate is 5.75 per month with 31 actives resulting in a 5.4 months' inventory. Average DOM is 106. Most properties at or near market value typically sell in three to six months.