

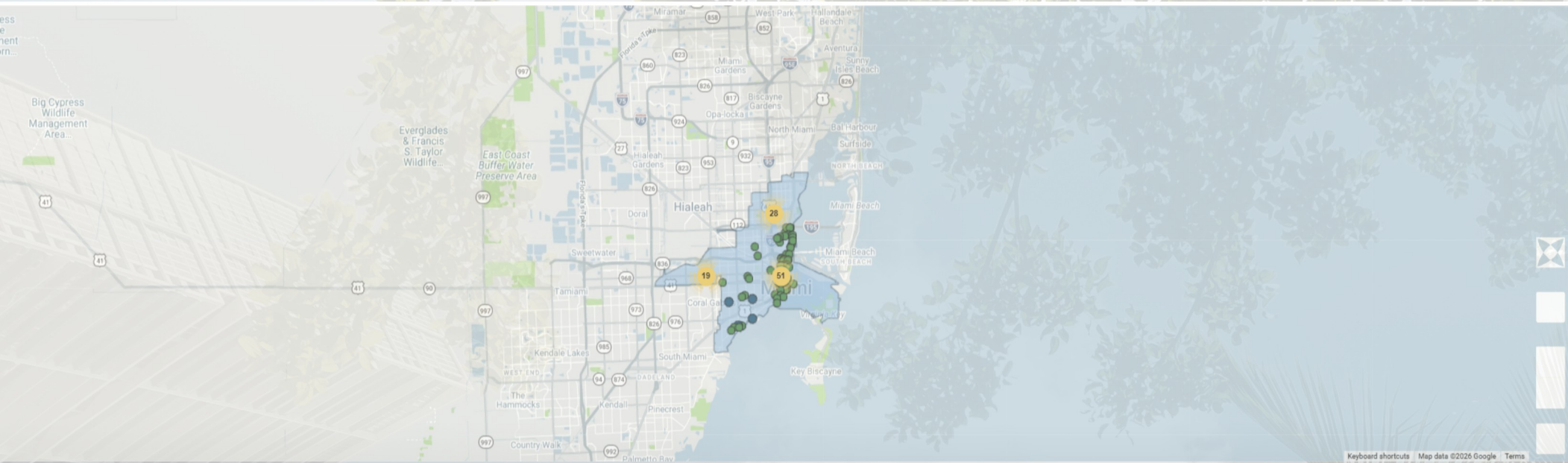


Market Report

October, 2026



MARKET CRITERIA: City: MIAMI



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Miguel Hernandez has been in the business since 2012. He is licensed as a Real Estate Associate. He is affiliated with Avanti Way Realty since 2013, a prestigious Real Estate firm with over 40 years of experience and named #3 Fastest Growing Company in South Florida by the SFBJ. Miguel specializes in Miami, and surrounding areas. With a background in Business Administration, plus being fluent in two languages (English, Spanish), he has been able to enhance her Real Estate career to the highest level with effective, knowledgeable, experienced, ethical and creative techniques and above all excellent customer service. Miguel has been trained to make an extra effort in order to earn your trust, to keep you informed of your transactions at every step of the process and to secure the highest possible price for your property. Furthermore he is a member of Miami Association of Realtor and an active member of Zillow, Trullia. As a Sales Associate he has experience in many different areas in the real estate industry. To include assisting individuals in purchasing income producing properties, primary residences, corporate relocation, commercial real estate as well as other aspects of real estate services. Whether you are purchasing, selling or renting a property you can be assured that he will help you find the best option for you. Give him a call today and let him assist you in your real estate journey.

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Market Metrics

1.1M

Average Price
(Closed)

1.3M

Average Price
(Active)

6%

Average Discount
(Closed)

◀ Marketing
Indicators

\$782

\$/SQFT
(Closed)

\$843

\$/SQFT
(Active)

Area
Statistics ▶

3,587/3,252

Closed vs Active
(12 Months)

139

Average Days
(Closed)

184

Average Days
(Active)

Buyer

Type of Market
(11 Months)

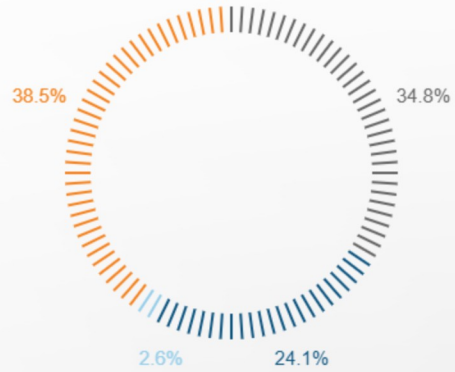
101,857

Households
(Total)

Area Data

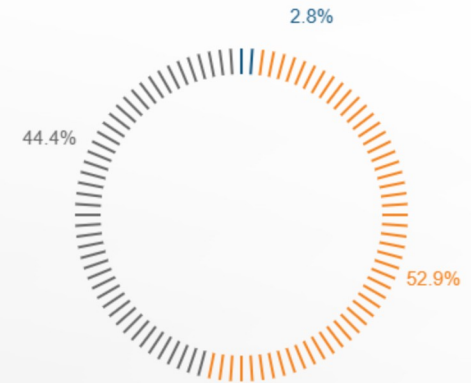
Closings by
Bedrooms

- 0
- 1
- 2
- 3+



Payment
Type

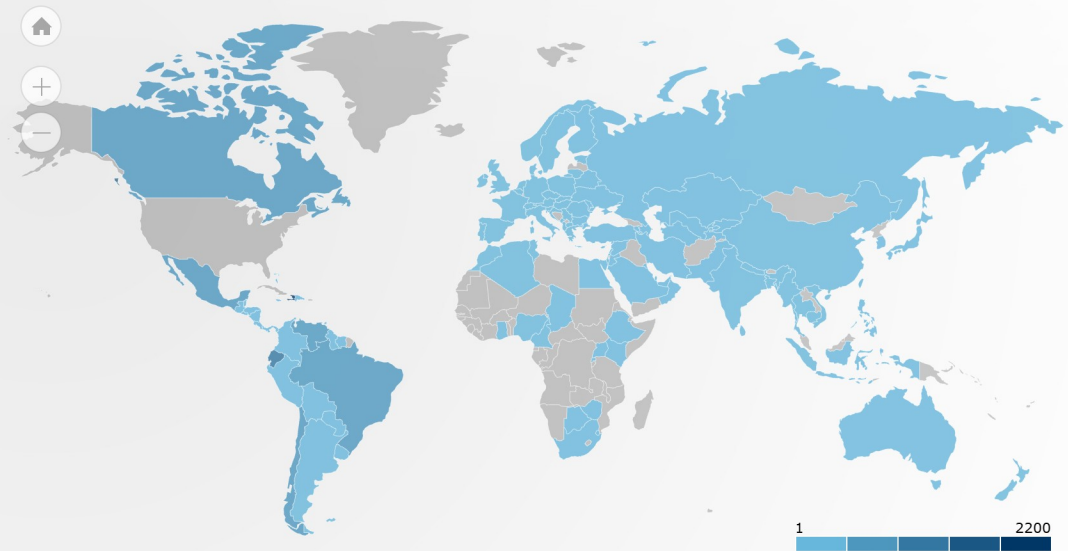
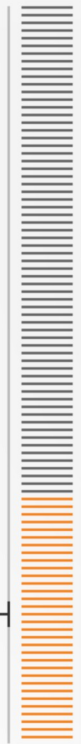
- Cash
- Conventional
- FHA - Va



Investor
32.9%

Homeowner
67.1%

Buyer
Type

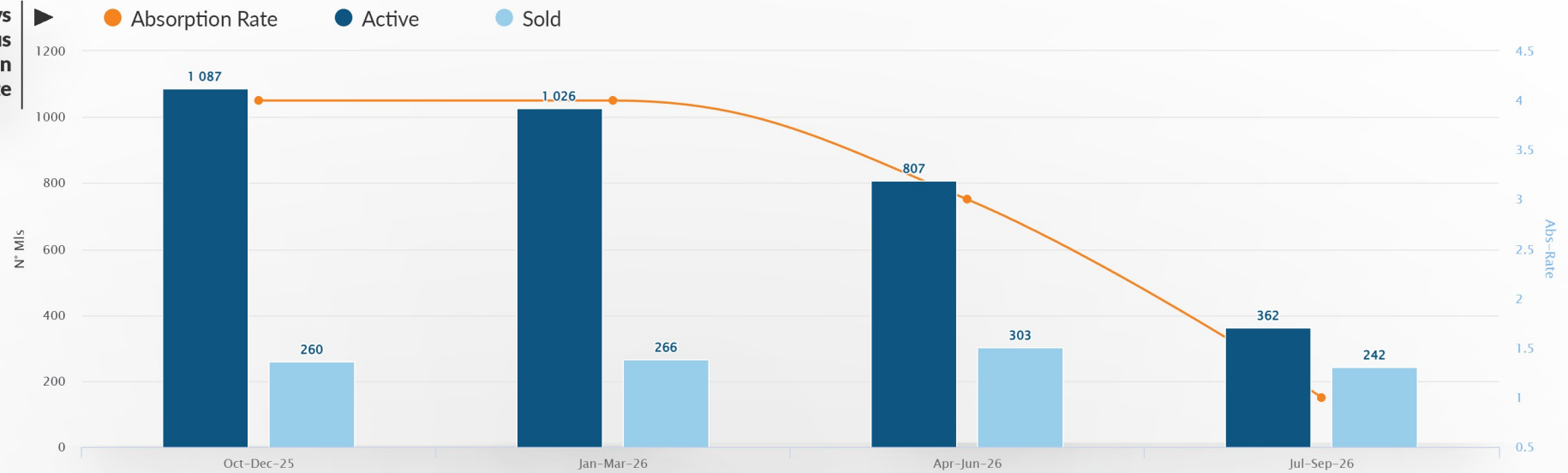


Nationality

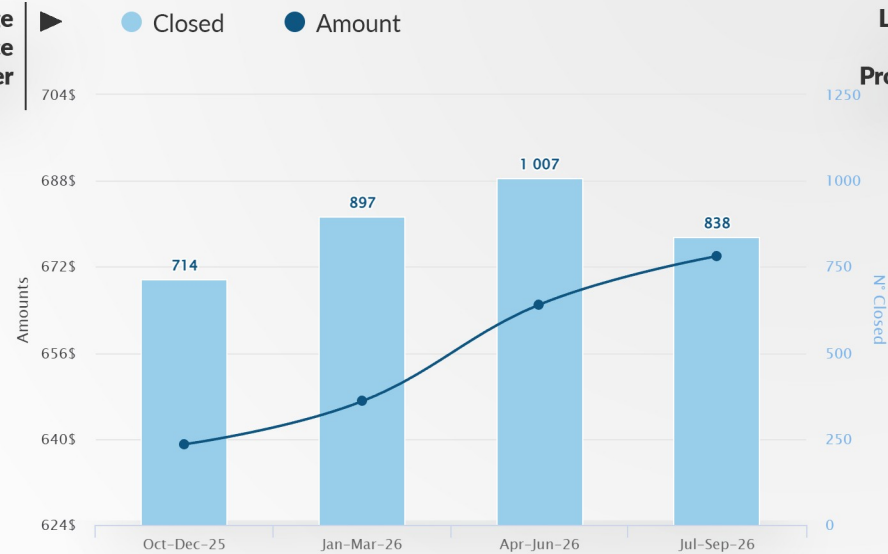
- Haiti
- Ecuador
- Colombia
- Venezuela
- Canada

Market Insights

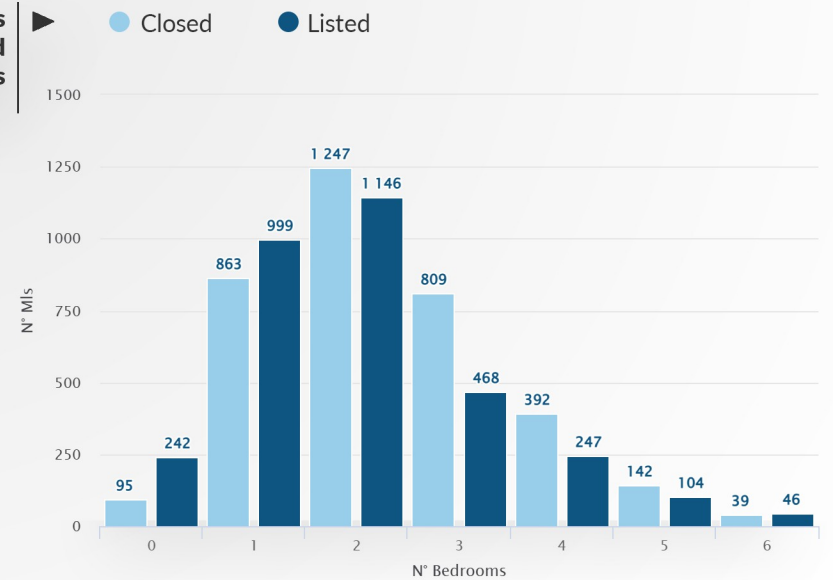
Active vs Closed Plus Absorption Rate



Average Buyers vs Price Per Quarter



Listed vs Closed Properties



By Bedroom Analytics

Bedrooms	0	1	2	3	4	5	6
Average (Closed)	173K 362K 1.1M	92K 435K 2.1M	90K 740K 4.7M	185K 1.2M 10.3M	250K 2.1M 16.7M	275K 3.8M 21.9M	460K 9.2M 101.5M
Average (Active)	50K 561K 20.0M	81K 546K 6.3M	100K 915K 7.9M	270K 1.8M 14.9M	349K 3.4M 24.4M	389K 4.8M 31.8M	499K 9.8M 75.0M
Total Units (Closed / Active)	95 / 242	863 / 999	1247 / 1146	809 / 468	392 / 247	142 / 104	39 / 46
\$/Sq.Ft.(min/max) (Closed)	\$163 \$706 \$1636	\$174 \$576 \$1974	\$111 \$634 \$3226	\$172 \$715 \$4436	\$170 \$849 \$3498	\$199 \$1096 \$2517	\$116 \$1825 \$8562
\$/Sq.Ft.(min/max) (Active)	\$340 \$1063 \$2273	\$142 \$735 \$4061	\$22 \$756 \$8750	\$116 \$912 \$5296	\$234 \$1089 \$3901	\$129 \$1120 \$3500	\$256 \$1793 \$20375
Days on market (Closed / Active)	120 / 154	141 / 209	145 / 176	129 / 184	128 / 151	157 / 183	147 / 181
Average Size (Closed)	506	756	1173	1682	2381	3305	4937
Inventory (Months)	31	14	11	7	8	9	14
Discount (Closed)	7%	6%	6%	7%	7%	7%	8%
Contribution (Closed)	2%	21%	34%	27%	12%	4%	1%
Year (Closed)	1924	1958	1981	1973	1963	1956	1981
Condo/Single (Closed)	93 / 2	857 / 6	1047 / 200	361 / 448	106 / 286	23 / 119	2 / 37
Condo/Single (Active)	241 / 1	997 / 2	1087 / 59	295 / 173	121 / 126	28 / 76	7 / 39

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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