



# **Cole Blair Properties Market Report**

## **Miramar Beach, FL 32550**

REPORT FOR 2/1/2020

Single-Family Homes



Presented by Cole Blair

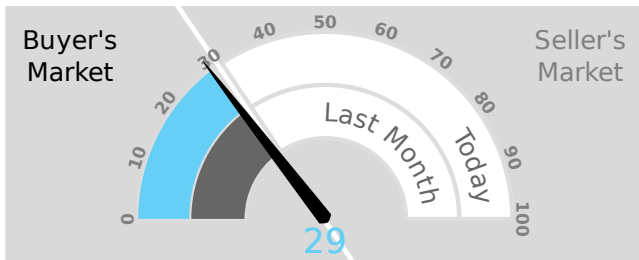
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This week the median list price for Miramar Beach, FL 32550 is \$797,000 with the market action index hovering around 29. This is less than last month's market action index of 30. Inventory has held steady at or around 160.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Buyer's Advantage

While prices have recently plateaued, this is a buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.

REAL-TIME MARKET PROFILE

Median List Price		\$797,000
Per Square Foot		\$308
Days on Market		216
Price Decreased		39%
Price Increased		6%
Relisted		8%
Inventory		160
Median Rent		\$2,495
Most Expensive		\$3,499,000
Least Expensive		\$325,000
Market Action		29

**Slight Buyer's Advantage**

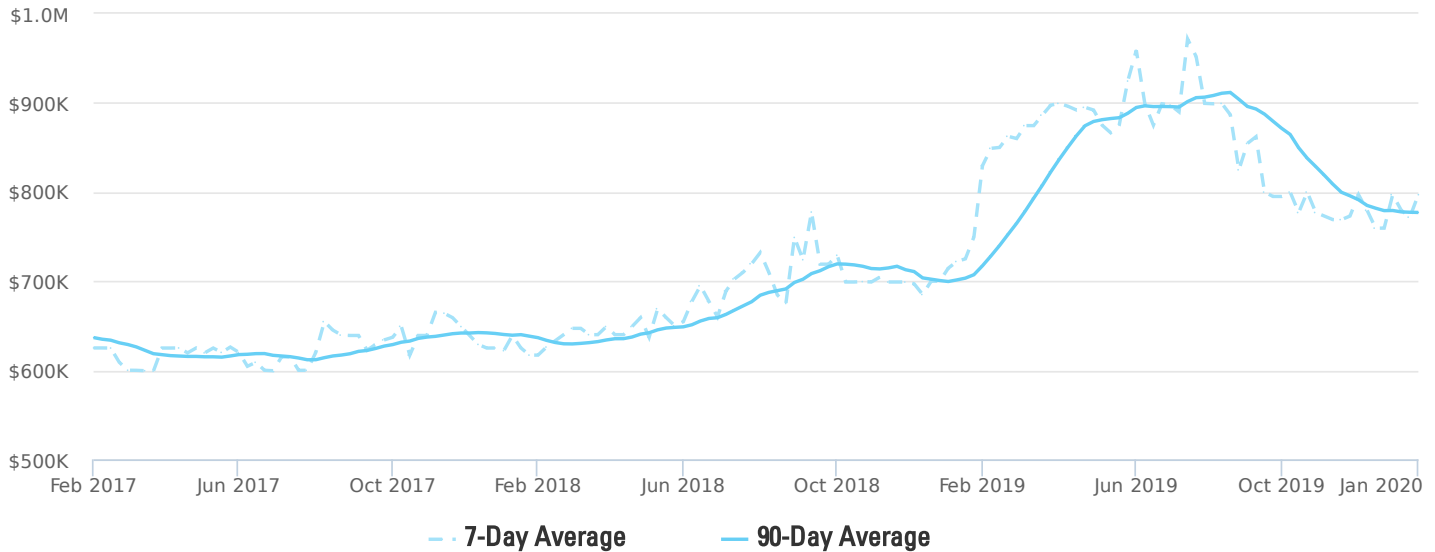
MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,737,450	4,314	0.25 - 0.5 acre	4	5	14	2	2	270
\$977,000	3,049	6,500 - 8,000 sqft	4	4	17	2	1	249
\$649,500	2,255	4,500 - 6,500 sqft	4	4	15	2	3	148
\$493,950	1,893	4,500 - 6,500 sqft	3	3	16	1	3	196

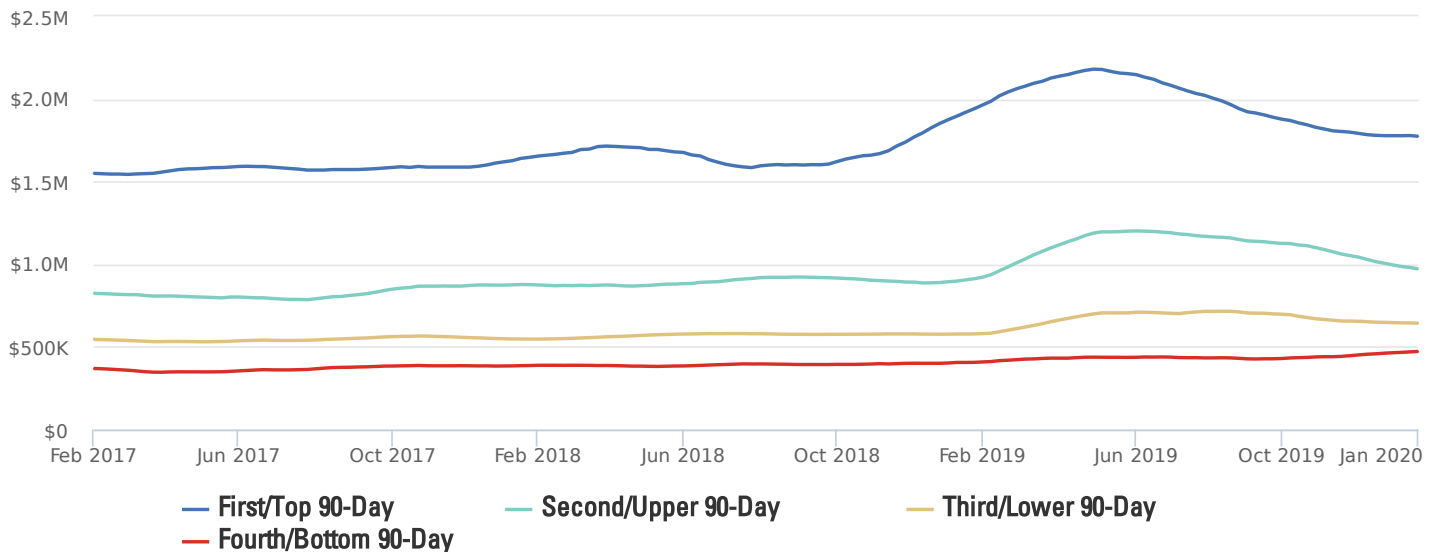
MEDIAN LIST PRICE

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



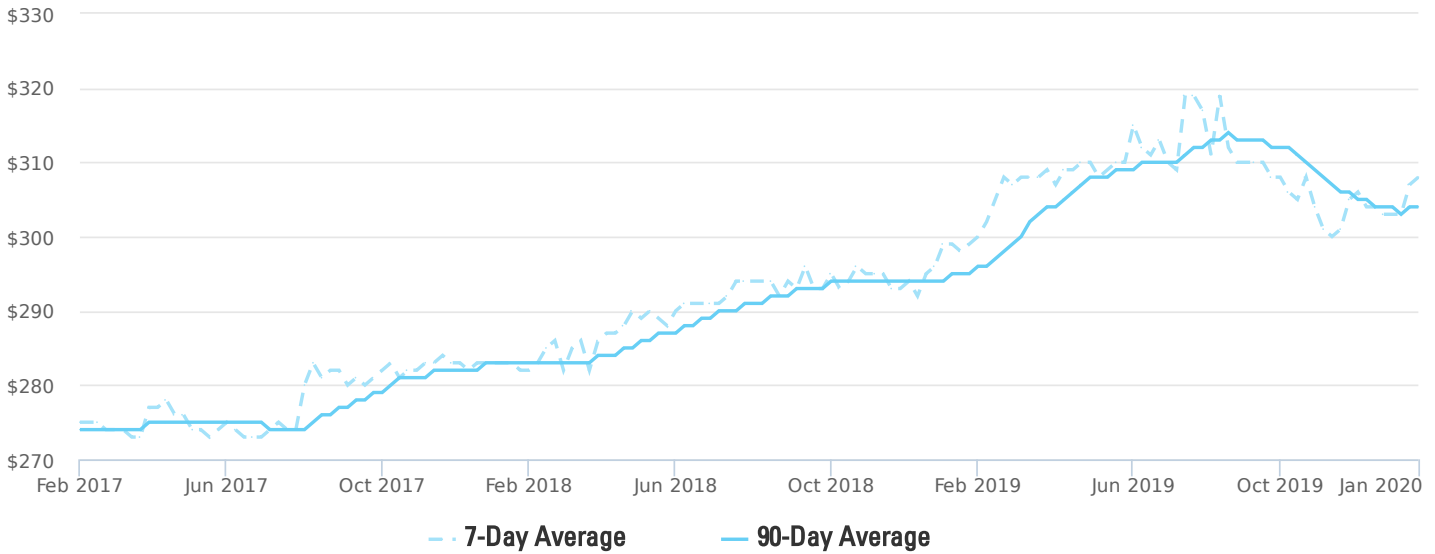
SEGMENTS

In the quartile market segments, we see prices in this zip code generally settled at a plateau, although Quartile 2 has been trending a bit downward in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.



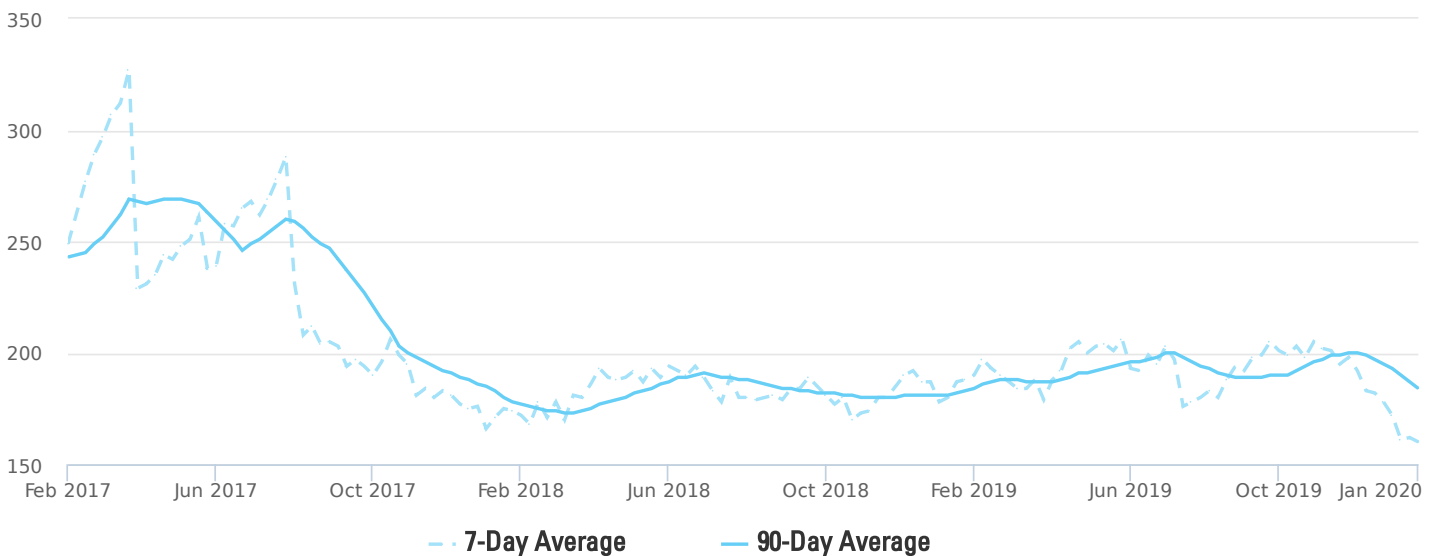
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



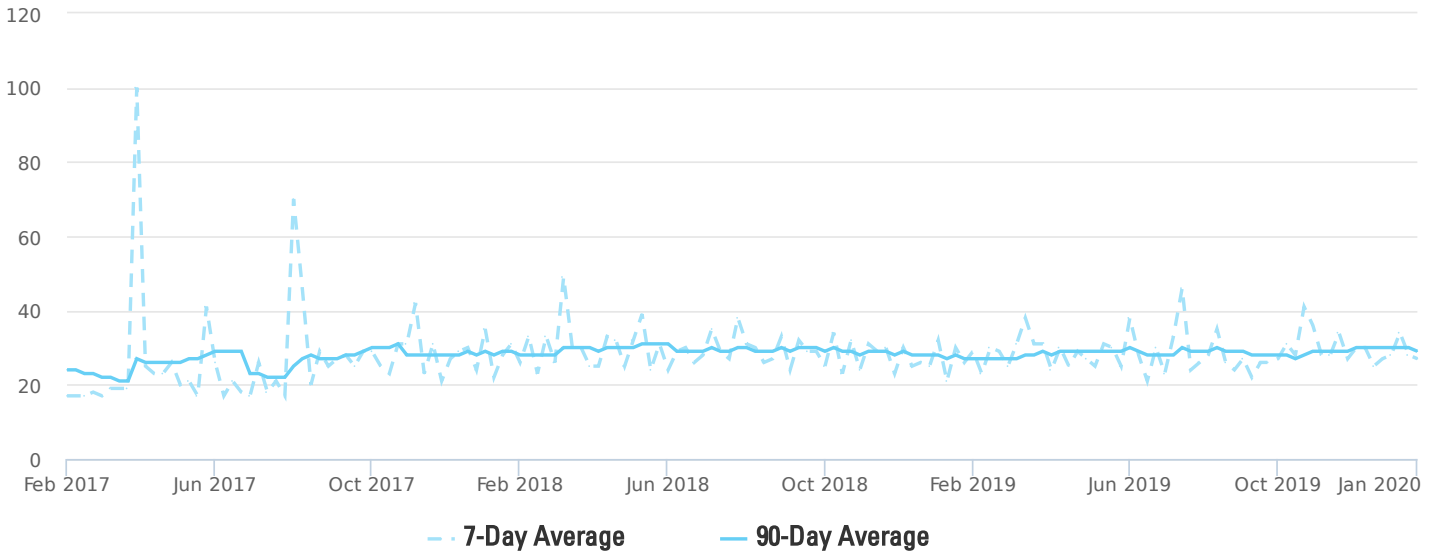
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



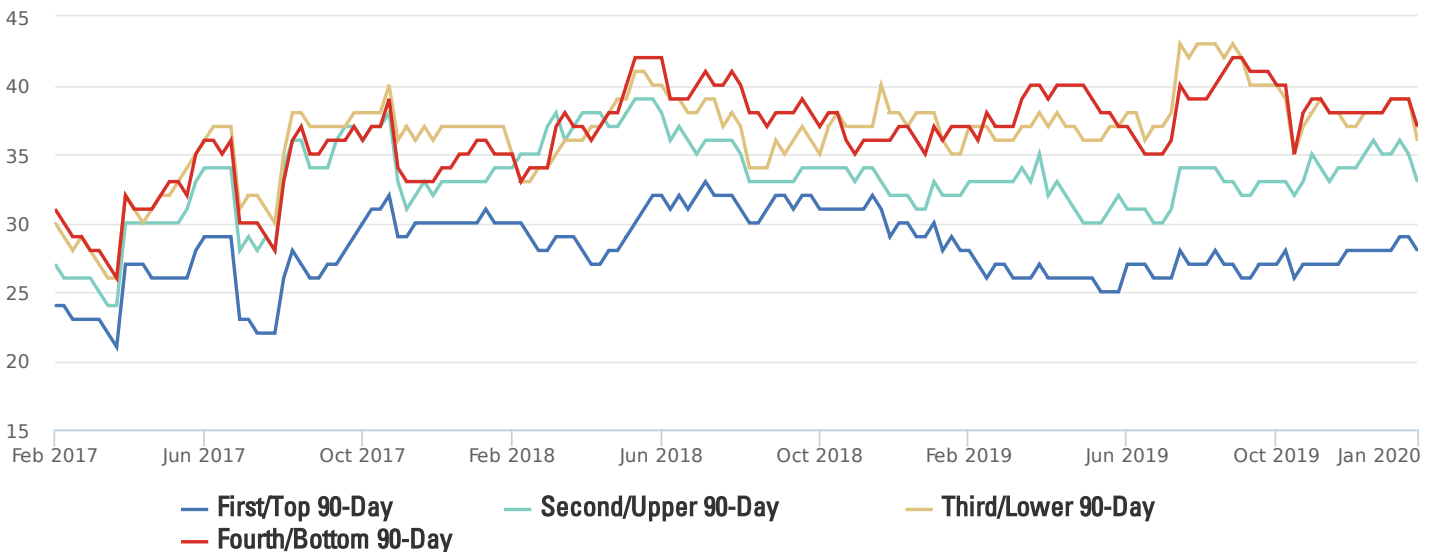
MARKET ACTION INDEX

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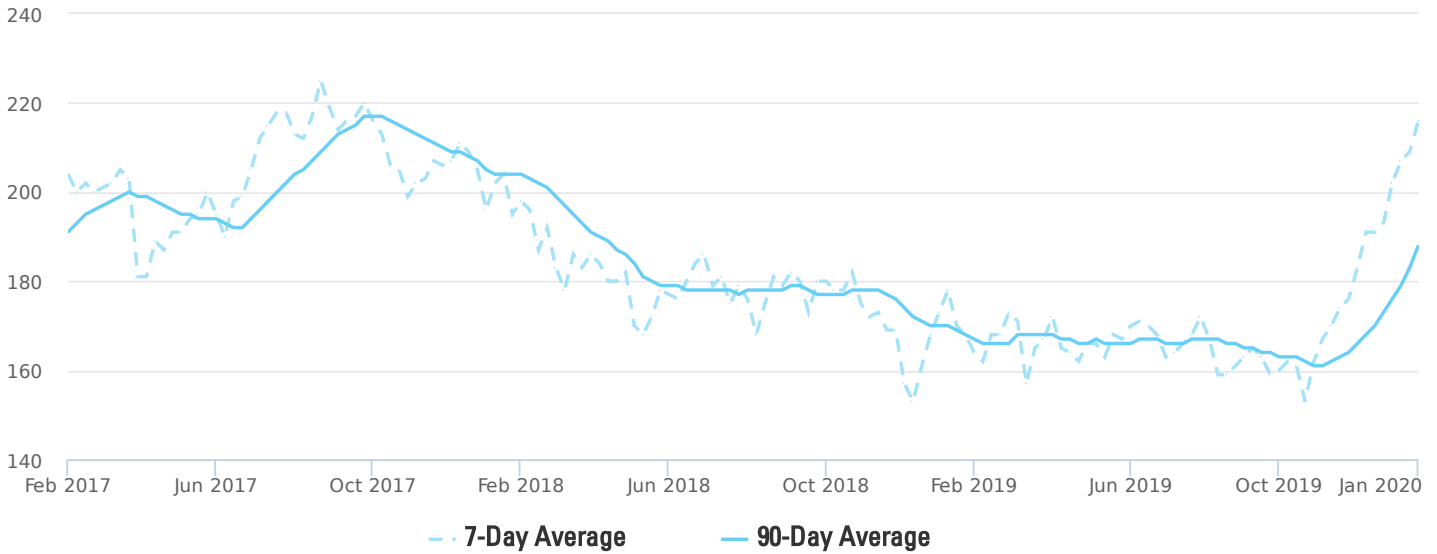
MARKET ACTION SEGMENTS

Three of the four quartiles of this zip code are in the Seller’s Market zone with relatively low amounts of inventory given the current levels of demand. It’s not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



**AVERAGE DAYS ON MARKET (DOM)**

The properties have been on the market for an average of 188 days. Half of the listings have come newly on the market in the past 127 or so days. Watch the 90-day DOM trend for signals of a changing market.



**SEGMENTS**

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

