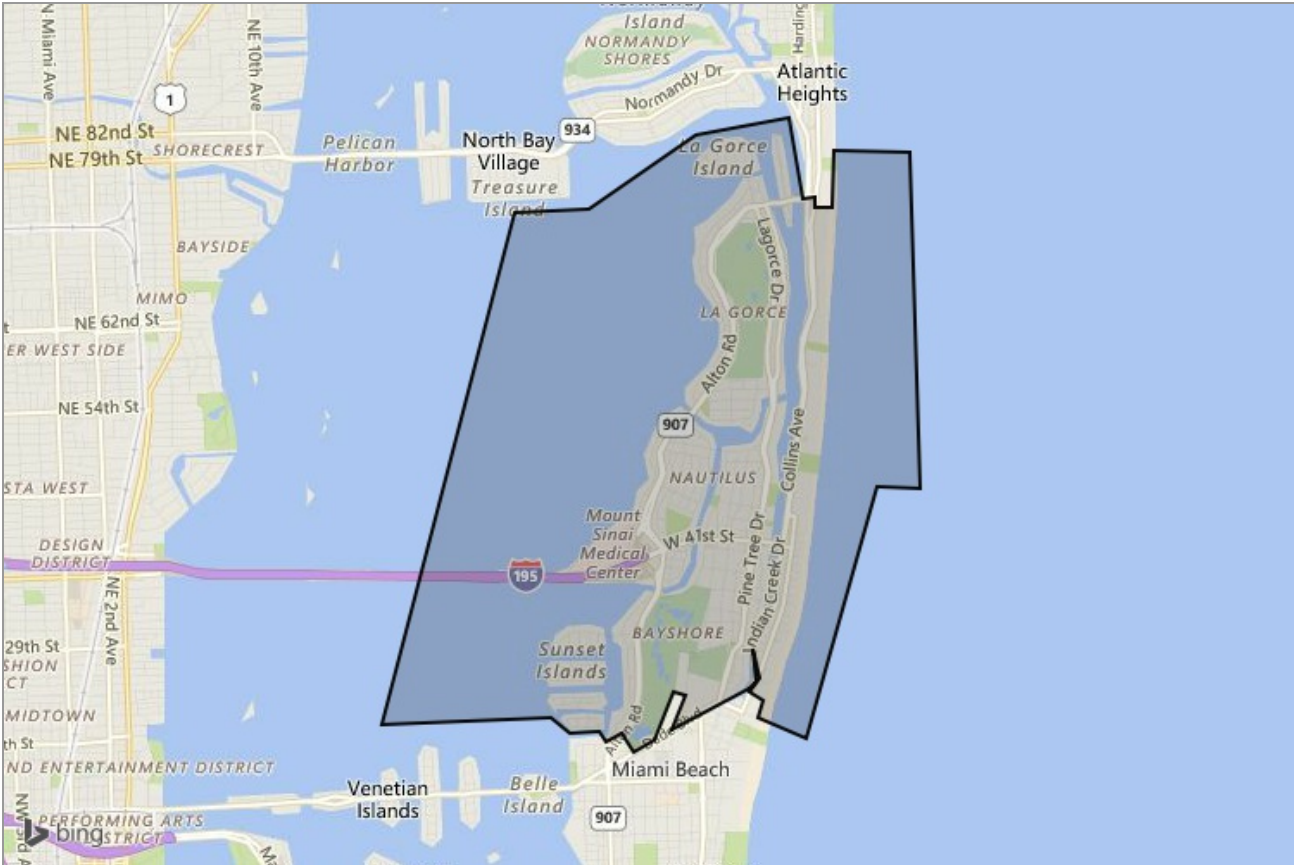




NEIGHBORHOOD REPORT

Miami Beach, FL 33140



Presented by

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Metro International Investments
100 Kings Point Drive
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Neighborhood: Housing Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Median Estimated Home Value	\$550K	\$428K	\$273K	\$187K	\$319K
Estimated Home Value 12-Month Change	+14.3%	-14.9%	+9.7%	+10.7%	-
Median List Price	\$465K	\$299K	\$280K	\$237K	\$95K
List Price 1-Month Change	-4.9%	-9.1%	-5.4%	-0.8%	-3.1%
List Price 12-Month Change	+22.4%	+8.7%	+12.1%	+13.1%	-
Median Home Age	48	44	39	32	-
Own	54%	36%	55%	66%	64%
Rent	46%	64%	45%	34%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$395M	\$7.82B	\$102B
% Change in Permits for All Buildings	-	-	+64%	+13%	+2%
% Change in \$ Value for All Buildings	-	-	+57%	+15%	+7%

Median Sales Price vs. Sales Volume

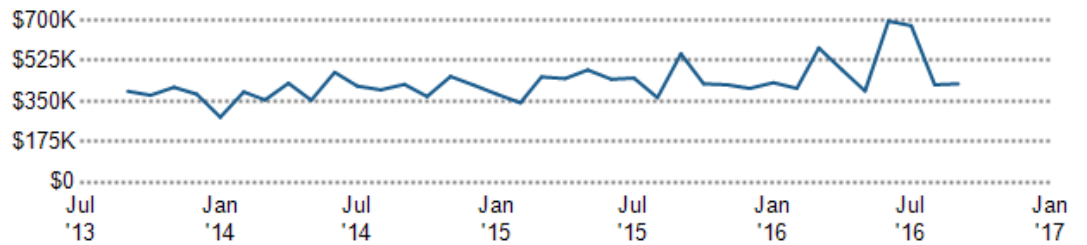
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

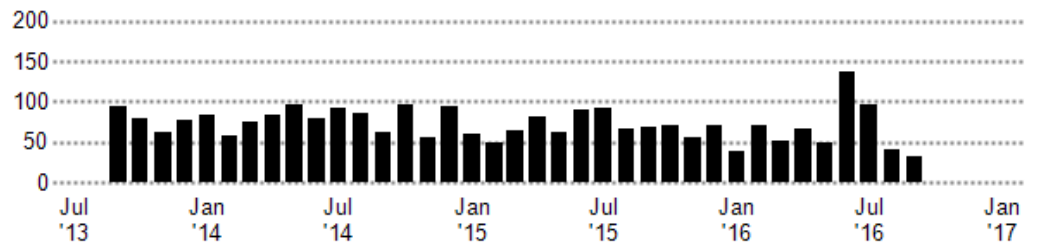
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

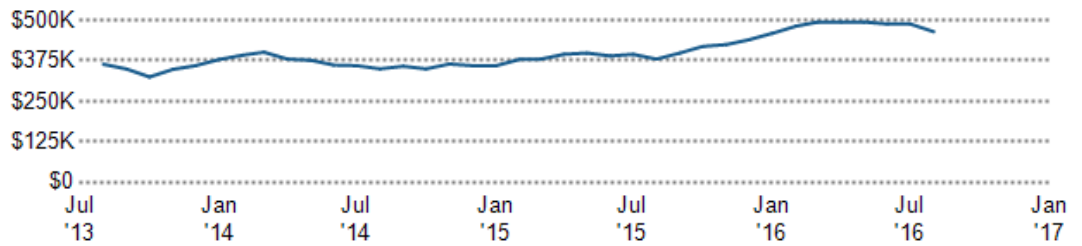
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

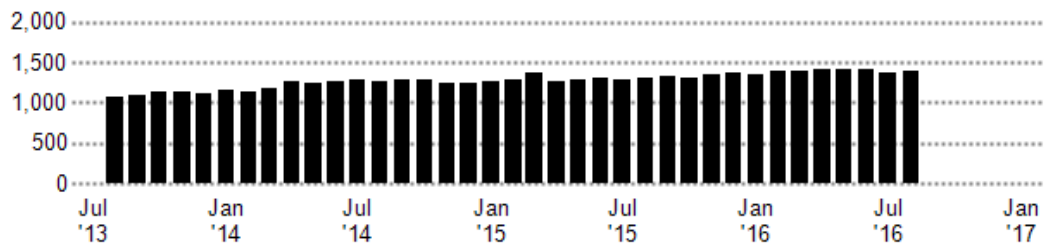
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range



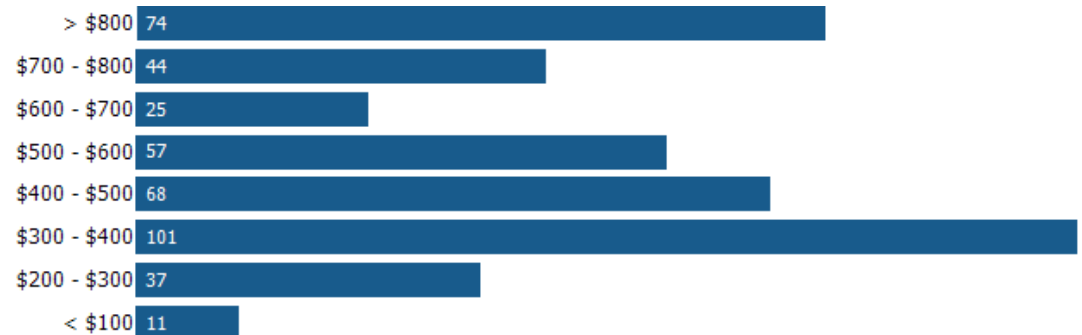
Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



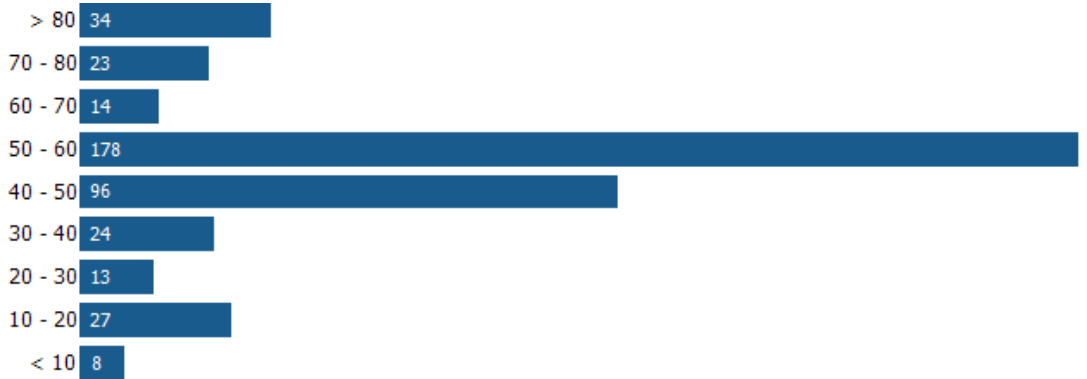
Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Population	26.7K	90.7K	2.6M	19.4M	314M
Population Density per Sq Mi	7.81K	11.9K	1.37K	361	—
Population Change since 2000	+22.8%	+3%	+15.4%	+21.1%	+11.6%
Median Age	39	40	39	41	37
Male / Female Ratio	50%	52%	49%	49%	49%
High School Graduate	15%	20%	28%	30%	28%
2-Year Degree	20%	23%	25%	30%	29%
Bachelor Degree	27%	24%	17%	17%	18%
Post-graduate Degree	28%	19%	10%	10%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33140



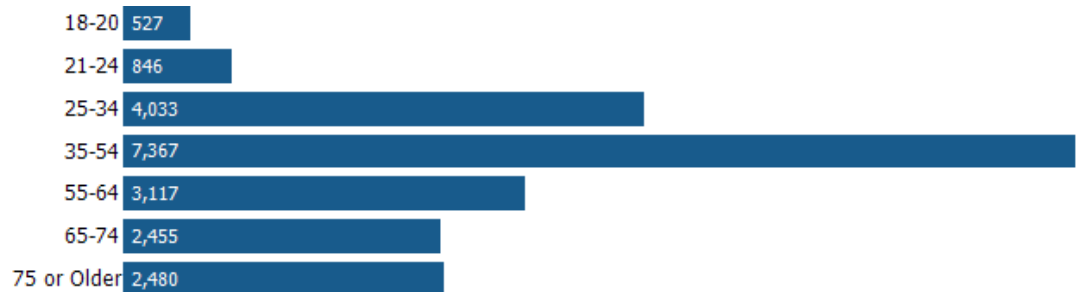
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33140



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33140



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 33140



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Income Per Capita	\$52,170	\$43,243	\$23,433	\$26,499	\$28,555
Median Household Income	\$62,594	\$42,547	\$43,099	\$47,212	\$53,482
Unemployment Rate	–	4.3%	5.6%	4.9%	4.9%
Unemployment Number	–	2.35K	73.4K	481K	7.85M
Employment Number	–	52.8K	1.24M	9.29M	152M
Labor Force Number	–	55.1K	1.31M	9.77M	159M

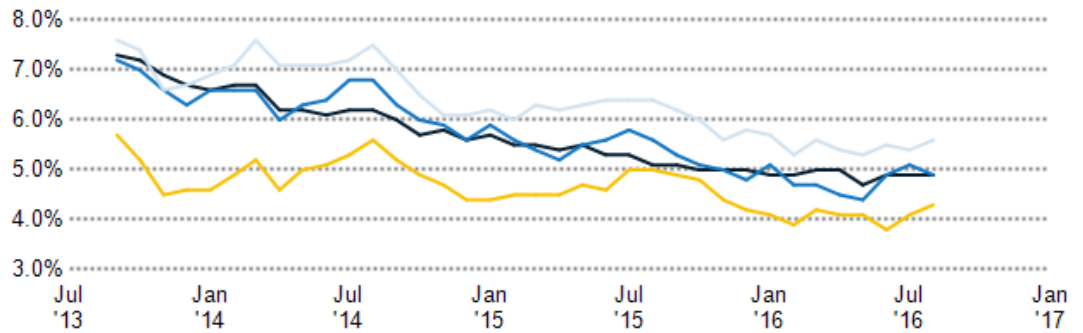
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Miami Beach
- Miami-Dade County
- Florida
- USA



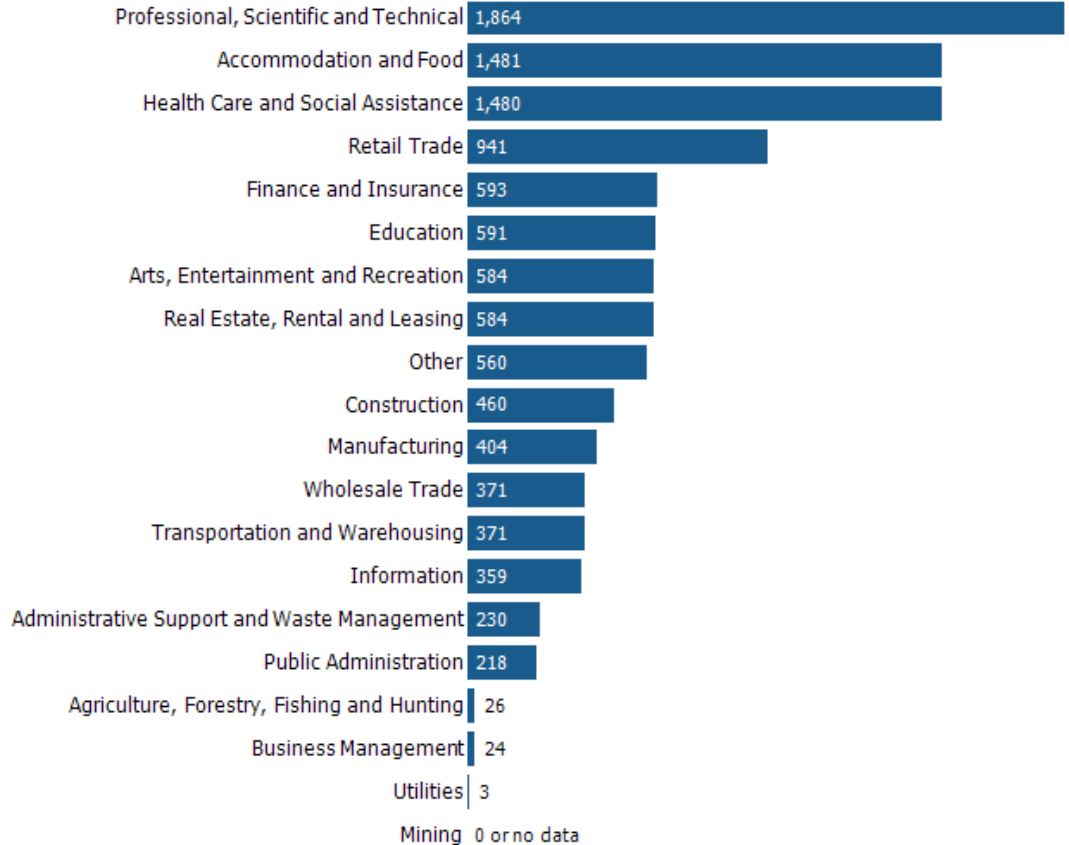
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 33140



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33140

	33140	Miami Beach	Miami-Dade County	Florida	USA
Elevation (in feet)	5	6	5	–	–
Annual Rainfall (in inches)	56.21	57.59	59.83	56.46	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	83	83	83	98	–
Travel Time to Work (in minutes)	–	25	29	26	26
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	11.86	–	–
Superfund Sites	0	0	15	85	2,302
Brownfield Sites	No	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



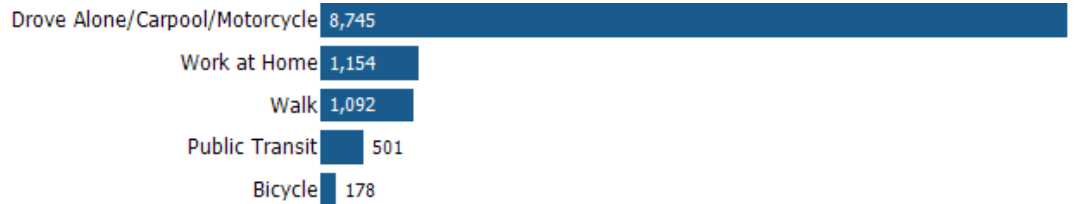
■ 33140

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly

Overall Score



Amenity Score



Leisure Score

