



# OCEAN INSIDERS REPORT

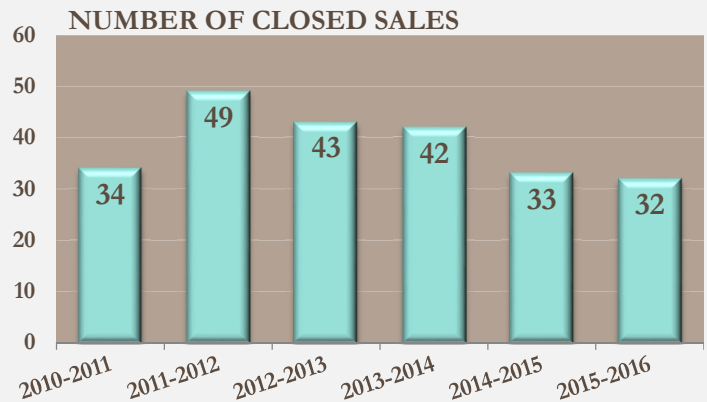
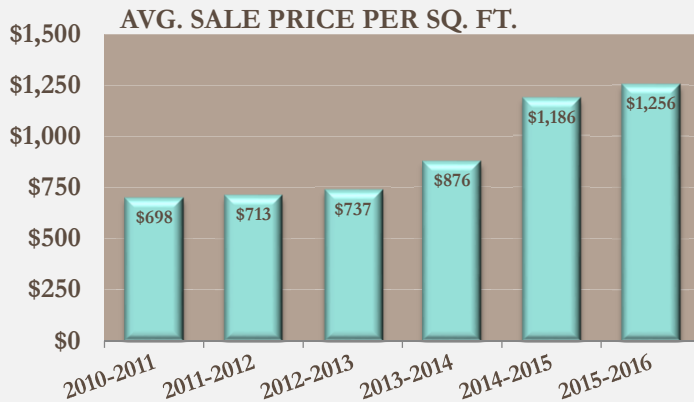
APR. 2016 EDITION

A monthly review of the Fisher Island real estate market.

**INCLUDES 762 RESIDENCES LOCATED IN:**

Bayside   Buildings 20-25	Bayview   Buildings 48-53
Marina Village   Buildings 41-43	Oceanside   Buildings 71-80
Harborview   Buildings 44-47	Seaside   Buildings 151, 191 & 192
	Valencia Estates   6101-6123 Valencia Dr.

## 6-YEAR MARKET TREND | APR. 1 - MAR. 31



### 12-MONTH REVIEW

CLOSED SALES: APR. 1 - MAR. 31

% CHANGE FROM:

	2015-2016	2014-2015	1 YEAR AGO
Average Sale Price	\$4,463,359	\$3,569,242	25.1%
Average Sale Price per Sq Ft	\$1,256	\$1,186	5.9%
Median Sale Price	\$3,806,250	\$2,750,000	38.4%
Number of Closed Sales	32	33	-3.0%
Average Days on Market	228	165	38.1%
Discount From Last List Price	6.9%	3.8%	
Highest Sale Price	\$13,750,000	\$10,950,000	

### 3-MONTH SNAPSHOT

CLOSED SALES: JAN. 1 - MAR. 31

% CHANGE FROM:

	2015-2016	2014-2015	1 YEAR AGO
Average Sale Price	\$5,305,000	\$3,031,000	75.0%
Average Sale Price per Sq Ft	\$1,225	\$1,122	9.2%
Median Sale Price	\$5,500,000	\$1,460,000	276.7%
Number of Closed Sales	10	5	100.0%
Average Days on Market	176	147	19.7%
Discount From Last List Price	10.2%	7.4%	
Highest Sale Price	\$11,300,000	\$8,900,000	

### 12-MONTH REVIEW | BY NEIGHBORHOOD

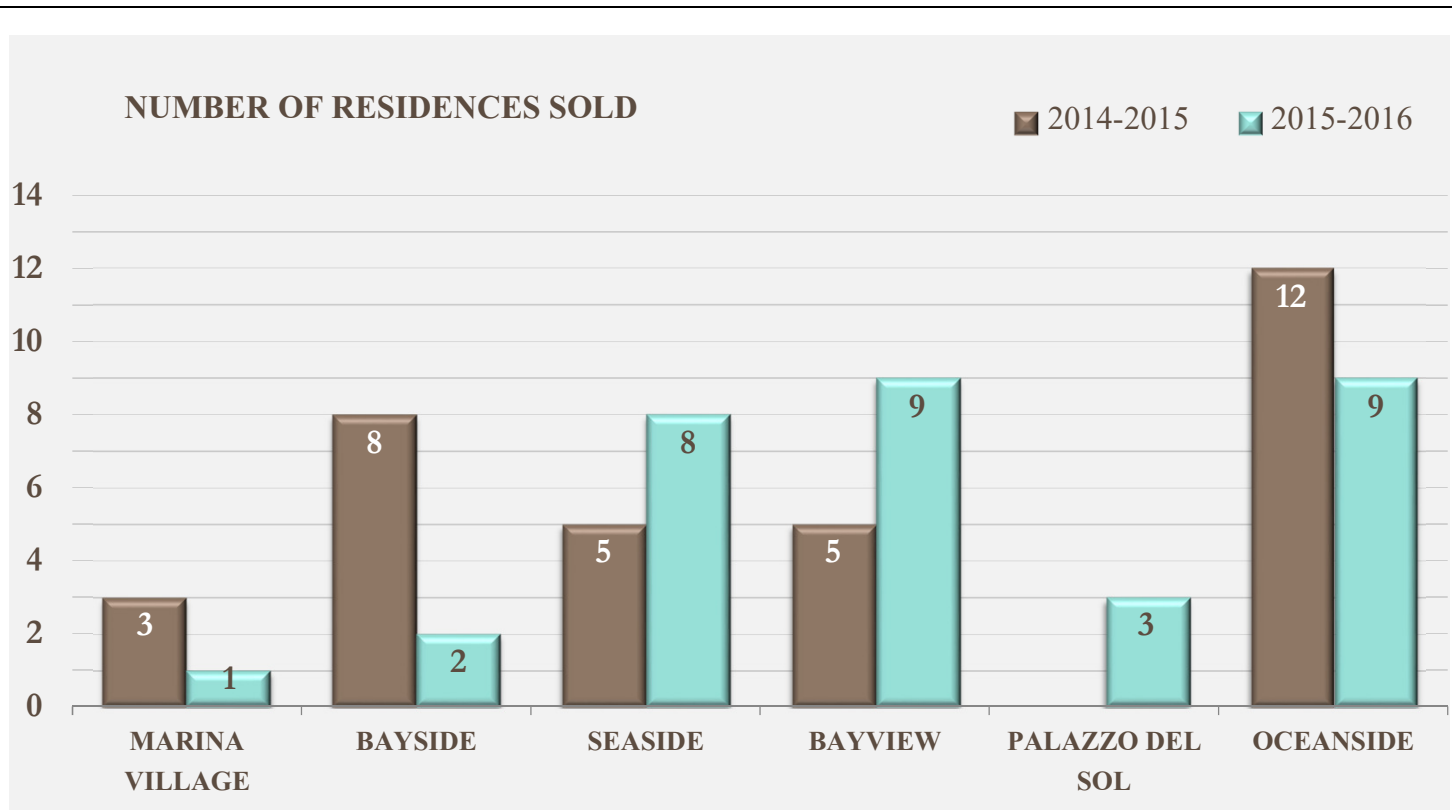
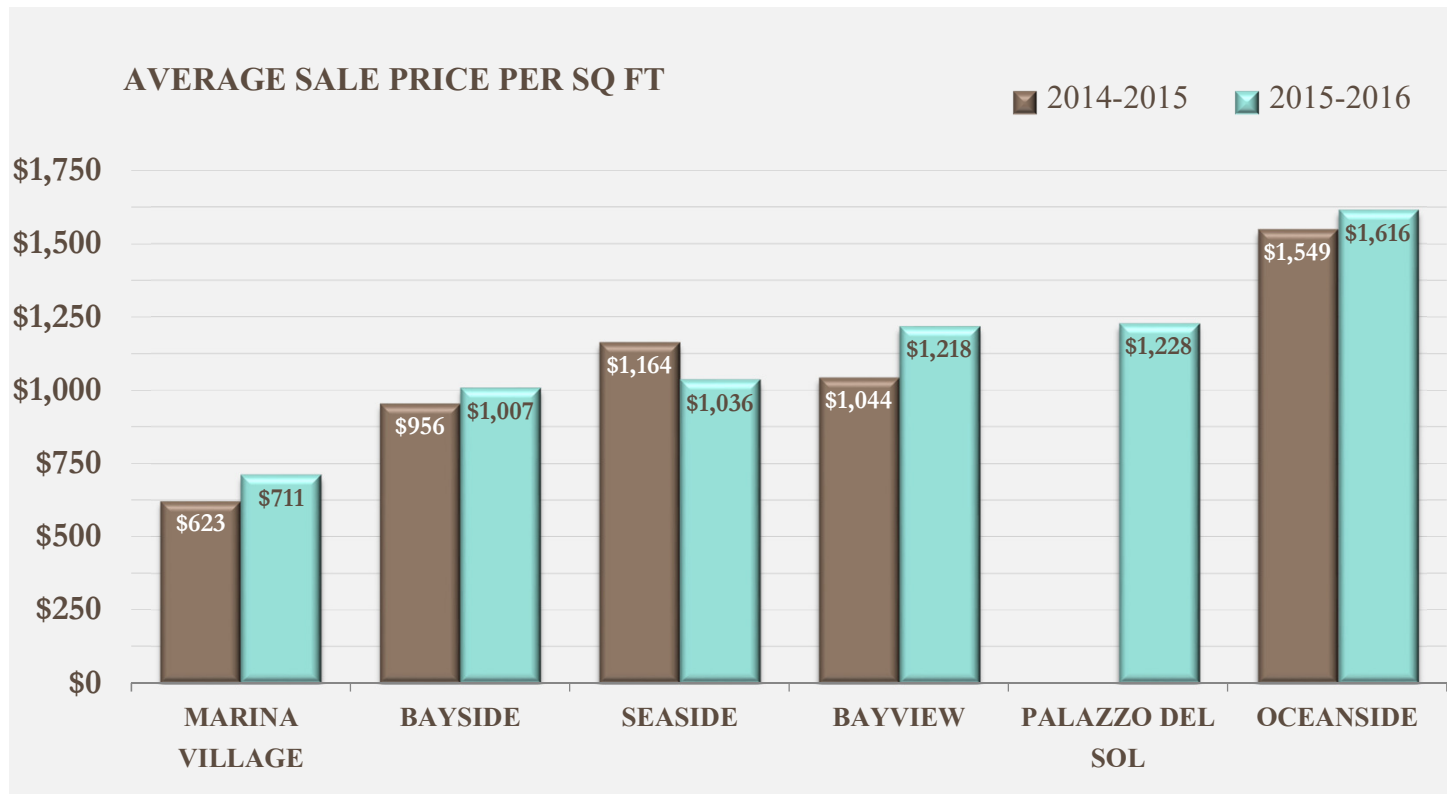
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For additional information, please call (+1) 305 389 2922 or email [Info@OceanInsiders.com](mailto:Info@OceanInsiders.com)

PLEASE NOTE: Report is based upon Closed Sales data as recorded in the South Florida MLS. Data includes units with varying floor plans, views and elevations.

12-MONTH REVIEW | BY NEIGHBORHOOD

Period ending Mar. 31, 2016 vs. preceding 12 months



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## 12-MONTH REVIEW | THE DETAILS

Period ending Mar. 31, 2016 vs. preceding 12 months

NEIGHBORHOOD	# BEDS	CLOSED SALES: APR. 1 - MAR. 31				% CHANGE FROM PREVIOUS YEAR:	
		UNITS SOLD	AVG \$ / SQ FT	UNITS SOLD	AVG \$ / SQ FT	UNITS SOLD	AVG \$ / SQ FT
BAYSIDE	2	2	\$709	1	\$812	-50%	15%
	3	5	\$1,122	1	\$1,203	-80%	7%
	5	1	\$617	n/a	n/a	n/a	n/a
BAYSIDE Total		8	\$956	2	\$1,007	-75%	5%
BAYVIEW	2	1	\$897	1	\$1,103	0%	23%
	3	2	\$874	3	\$1,120	50%	28%
	4	1	\$905	4	\$1,100	300%	22%
	5	1	\$1,670	1	\$2,097	0%	26%
BAYVIEW Total		5	\$1,044	9	\$1,218	80%	17%
MARINA VILLAGE	0	1	\$548	n/a	n/a	n/a	n/a
	1	2	\$660	1	\$711	-50%	8%
MARINA VILLAGE Total		3	\$623	1	\$711	-67%	14%
OCEANSIDE	2	3	\$1,326	n/a	n/a	n/a	n/a
	3	5	\$1,373	6	\$1,594	20%	16%
	4	4	\$1,935	3	\$1,659	-25%	-14%
OCEANSIDE Total		12	\$1,549	9	\$1,616	-25%	4%
PALAZZO DEL SOL	3	n/a	n/a	3	\$1,228	n/a	n/a
PALAZZO DEL SOL Total		n/a	n/a	3	\$1,228	n/a	n/a
SEASIDE	1	1	\$1,649	3	\$1,272	200%	-23%
	2	1	\$854	3	\$823	200%	-4%
	3	3	\$1,106	2	\$1,001	-33%	-10%
SEASIDE Total		5	\$1,164	8	\$1,036	60%	-11%
<b>Grand Total</b>		<b>33</b>	<b>\$1,186</b>	<b>32</b>	<b>\$1,256</b>	<b>-3%</b>	<b>6%</b>

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# OCEAN INSIDERS

FISHER ISLAND SPECIALISTS

