

## Discount Discrepancies Grow Between Miami's Barrier Island and Miami's Mainland

The average Vultures Database™ price discounts in percentage terms and dollars are growing on Miami's Mainland and shrinking on Miami's Barrier Island.

Totals By Month	Average Drop %	Average Price Drop \$	Average Days on Market	Total Units	Share of Total Inventory
<b>July Totals (South Florida)</b>					
	-30%	-\$175,147	600	3,321	
<b>Miami's Barrier Island</b>	<b>-27%</b>	<b>-\$198,199</b>	<b>639</b>	<b>967</b>	<b>29.1%</b>
Miami Beach	-27%	-\$185,273	648	648	
Surfside	-30%	-\$239,959	761	31	
Bal Harbour	-25%	-\$420,745	619	33	
Sunny Isles Beach	-29%	-\$197,168	603	255	
<b>Miami's Mainland</b>	<b>-32%</b>	<b>-\$174,135</b>	<b>531</b>	<b>820</b>	<b>24.7%</b>
Miami	-32%	-\$173,365	527	755	
Coconut Grove	-30%	-\$239,530	618	23	
Coral Gables	-29%	-\$159,204	541	39	
South Miami	-29%	-\$60,700	765	3	
<b>June Totals (South Florida)</b>					
	-29%	-\$172,360	605	3,265	
<b>Miami's Barrier Island</b>	<b>-27%</b>	<b>-\$196,080</b>	<b>639</b>	<b>963</b>	<b>29.5%</b>
Miami Beach	-26%	-\$182,765	647	647	
Surfside	-29%	-\$241,245	779	31	
Bal Harbour	-25%	-\$429,212	637	32	
Sunny Isles Beach	-28%	-\$195,111	603	253	
<b>Miami's Mainland</b>	<b>-30%</b>	<b>-\$168,860</b>	<b>541</b>	<b>780</b>	<b>23.9%</b>
Miami	-30%	-\$168,106	538	715	
Coconut Grove	-30%	-\$238,526	609	23	
Coral Gables	-28%	-\$149,919	541	39	
South Miami	-29%	-\$60,700	748	3	
<b>May Totals (South Florida)</b>					
	-28%	-\$174,593	599	3,042	
<b>Miami's Barrier Island</b>	<b>-25%</b>	<b>-\$197,043</b>	<b>625</b>	<b>934</b>	<b>30.7%</b>
Miami Beach	-25%	-\$188,579	628	638	
Surfside	-29%	-\$252,586	719	30	
Bal Harbour	-23%	-\$391,171	637	31	
Sunny Isles Beach	-27%	-\$187,322	602	235	
<b>Miami's Mainland</b>	<b>-29%</b>	<b>-\$174,913</b>	<b>542</b>	<b>707</b>	<b>23.2%</b>
Miami	-29%	-\$173,926	541	646	
Coconut Grove	-27%	-\$244,033	562	24	
Coral Gables	-26%	-\$154,959	539	34	
South Miami	-29%	-\$60,700	704	3	