

CONNIE NIETO

SVP OF TECHNOLOGY

SERVICES

MICHAEL

**TOP BROKER
TOOLS &
RESOURCES**



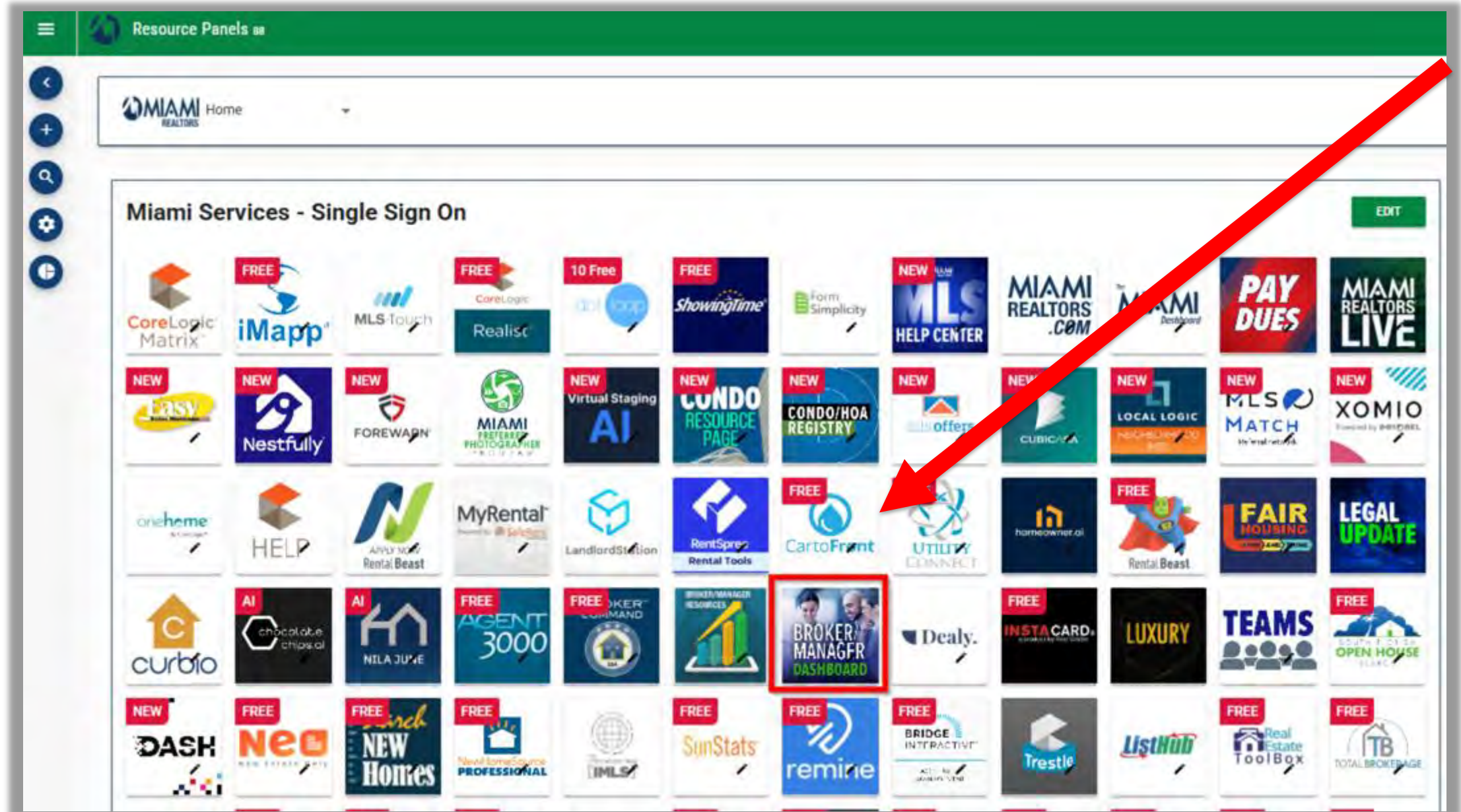
Broker Manager Dashboard

- New and Updated Sections

- Agent Permission/User Class

Changes

- Class Reports and Certificates
- Production Detail by Property Type
- Agent Inventory Summary

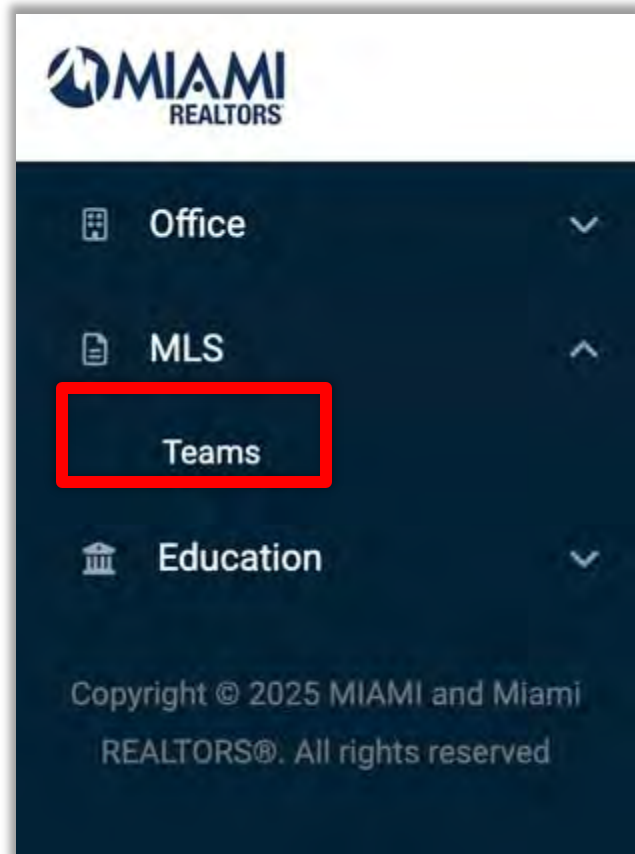


Broker/Manager DASHBOARD

Click on icon on your dashboard or go directly to <https://my.member.tools/>

MLS Teams

Create MLS teams which will allow you to list/close listings under team name







MIAMI REALTORS

- Office
- MLS
- Teams**
- Education

Copyright © 2025 MIAMI and Miami REALTORS®. All rights reserved

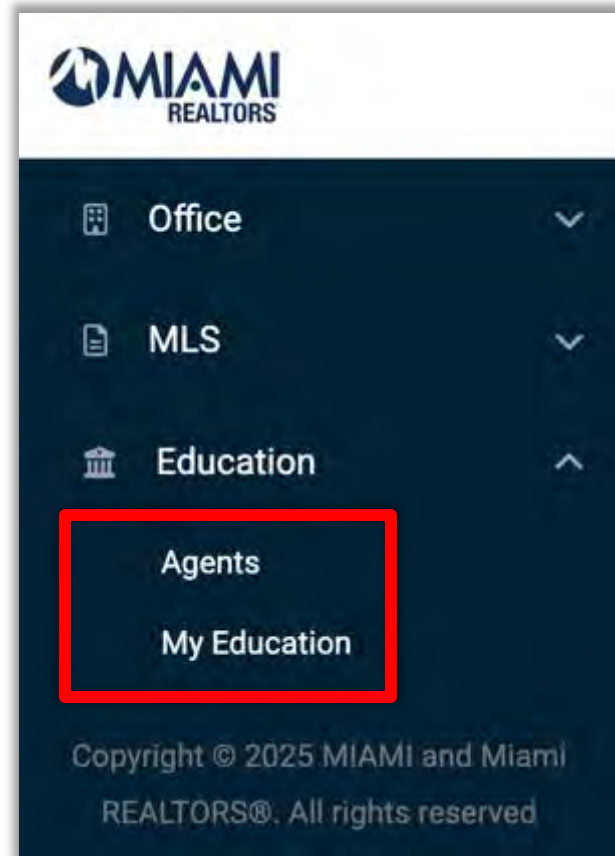
NAME	CREATED	LEADER	STATUS
Winning Team	03/18/2025	Hidalgo, Carlos	Active

Team ID:	Name	Joined	Leader	Action
TM00177	Hidalgo, Carlos	03/18/2025		
	Roche, Margarita L	03/18/2025		

+ CREATE MLS TEAM

Education


View your personal and agents class history including if CE (Continuing Education) credited



MIAMI REALTORS

- Office
- MLS
- Education
- Agents**
- My Education**

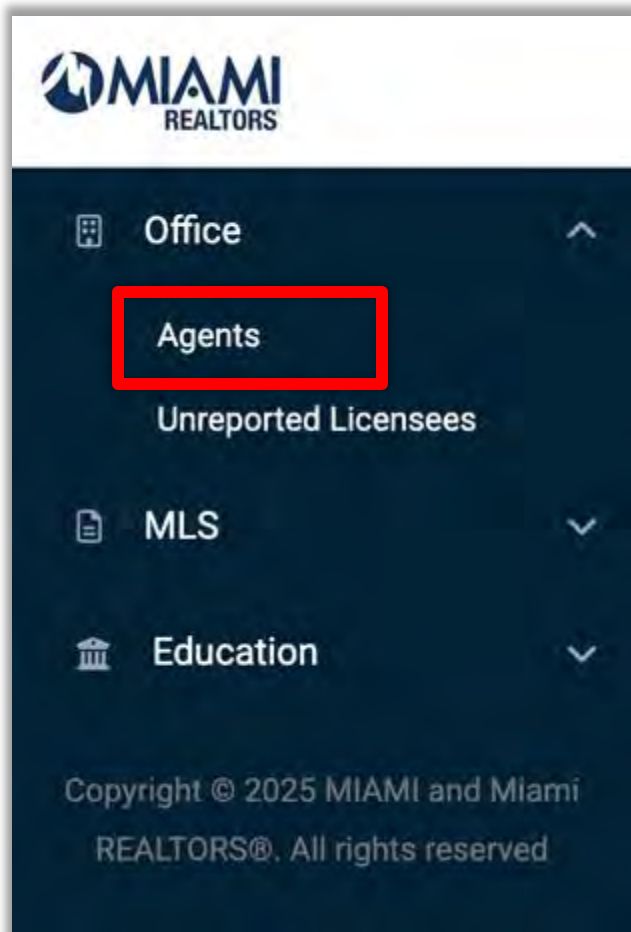
Copyright © 2025 MIAMI and Miami REALTORS®. All rights reserved

NAME			
Hidalgo, Carlos 3306796			
Class	Date	CE ⁱ	Attended ⁱ
(HQ) Exclusive Buyer Brokerage Agreement	08/16/2024	No	Yes
Hybrid (HQ) Roadmap on the new Florida Realtors Forms	08/14/2024	No	Yes
(HQ) Buyer Brokerage and Agency	08/14/2024	No	Yes
Zoom: How to do Business Now – Roadmap to Prepare for 8/17 and Beyond: Mls & Legal (Spanish)	08/12/2024	No	No
(HQ) Understanding 1031 Exchanges - 2 CE	07/22/2024		Yes

View your Office Roster

View office roster including all agents and admins

(If multi-licensed you can toggle between offices by clicking your office MLS ID on the top right)



A screenshot of the Office Roster page. The page header shows the Miami Realtors logo and the office MLS ID 'PAWR01' in a red box, with a red arrow pointing to it. The breadcrumb trail is 'Home / Office / Agents'. There is a search bar. Below is a table with columns: NAME, LICENSE NUMBER, STATUS, PRIMARY, MEMBER TYPE, MLS ACCESS LEVEL, and BALANCE. The table lists four agents: Carlos Hidalgo, Daniel Hidalgo-Sandoval, Derek Pascul, and Margarita L Roche.

NAME	LICENSE NUMBER	STATUS	PRIMARY	MEMBER TYPE	MLS ACCESS LEVEL	BALANCE
Hidalgo, Carlos carlos@pawhrealty.com	3306796	Active	Yes	REALTOR	CAI	
Hidalgo-Sandoval, Daniel daniel@pawhrealty.com	3561017	Active	Yes	REALTOR	RCAI	
Pascul, Derek dpascul@me.com		Active	Yes	MLS-Only	AS	
Roche, Margarita L mlroche53@gmail.com	0654020	Active	Yes	REALTOR	HB	

MLS Access Level **NEW**

View and update your agents MLS access level

NOW LIVE

MIAMI REALTORS

- Office
- Agents**
- Unreported Licensees
- MLS
- Education

Copyright © 2025 MIAMI and Miami REALTORS®. All rights reserved

Home / Office / Agents

Search

NAME	LICENSE NUMBER	STATUS	PRIMARY	MEMBER TYPE	MLS ACCESS LEVEL ?	BALANCE
Hidalgo, Carlos carlos@pawhrealty.com	3306796	Active	Yes	REALTOR	CAI	
Hidalgo-Sandoval, Daniel daniel@pawhrealty.com	3561017	Active	Yes	REALTOR	RCAI	
Pascul, Derek dpascul@me.com		Active	Yes	MLS-Only	AS	
Roche, Margarita L mlroche53@gmail.com	0654020	Active	Yes	REALTOR	HB	

Brand Kit

Easy Logo Update for both Matrix and MLS Touch

The image displays a web interface for managing brand kits. On the left, a sidebar titled "Brand Kit" provides instructions and options to "Create your own" or choose from "Available Brand Kits". A "My Brand Kit" section allows for creating a custom brand kit. Below, there are search options for "Additional brands".

The main area features a "Preview" section with three tabs: "OneHome", "Matrix Email", and "MLS-Client".

- The "OneHome" preview shows a desktop view of a real estate listing for "86 Funston Ave" with a "View Properties" button.
- The "Matrix Email" preview shows an email interface with a "MIAMI REALTORS" logo at the top and a "View Properties" button at the bottom.
- The "MLS-Client" preview shows a mobile view of the same email interface with the "MIAMI REALTORS" logo at the bottom.

Matrix Reports

- Agent Production Report
- On Demand Market Reports – Agent Production Report
- Production Section with Totals
- Production Detail by Property Type
- Agent Inventory Summary
- Inventory Detail

The screenshot displays the Miami Realtors Matrix Reports interface. The main navigation bar includes 'MY MATRIX', 'SEARCH', 'STATS', 'REALIST', 'IMAPP', 'LINKS', and 'FINANCE'. A search bar is present with the text 'Enter Keyword or MLS#'. The user is logged in as 'Hello, Connie'.

The interface features several sections:

- News & Alerts:** 'There are no active news postings.'
- Market Watch:** 'Coming Soon (3)', 'New (104)', 'Back On Market (16)', 'Price Decrease (87)', 'Price Increase (51)'. Includes a bar chart and a 'Street #' field.
- My Listings:** 'My Firm Active Listings (2)', 'My Bkr/Mgr/Admin Listings (2)', 'All System Incompletes (2271)'. Includes a 'Refresh' button.
- Contact Requests:** 'You have no contact requests.'
- My Favorite Searches:** 'All Ok to advertise...', 'doral rentals ok to advertise...', 'near redlands single family home for sale...', 'OK TO ADVERTISE 33154...', 'rentals in 33166 33178', 'Single Family Home close to office'.

The 'MARKET REPORTS' dropdown menu is open, showing 'On Demand' as the selected option. Below the navigation, a list of report options is shown:

- On Demand Reports
- Agent Production Report
- Office Production and Inventory
- Firm Production and Inventory
- General
 - Market Conditions (1004MC)
 - Ranking Report
 - Inventory Report
 - Tabular Stats Report
 - Tabular Data with High, Low, Average, Market Share
 - Market Share by Listing

Three detailed report pages are overlaid on the interface:

- Agent Production & Inventory Report (Page 1 of 3):**
 - Date Range: 03/18/2024 to 03/17/2025
 - Production Section:

	Count	List \$ Volume	Sold \$ Volume	Avg List Price	Avg Sold Price	SP % LP
Total Sold / Entire MLS	96,391	\$74,780,317,282				
Listed Sold	1	\$4,000,000				
Listed In-House Sold	0	\$0				
Listed Coop Sold	9	\$23,379,500				
Listed In-House Sold	0	\$0				
Coop Listed Sold	3	\$6,800,100				
CoList CoSold	0	\$0				
Total	13	\$34,679,600				
 - Inventory Summary:

Status	Count	Total Price	Average Price
Active	2	\$25,850,000	\$12,925,000
Property Type Total	2	\$25,850,000	\$12,925,000
 - Residential Rental:

Status	Count	Total Price	Average Price
Active	1	\$6,000	\$6,000
Property Type Total	1	\$6,000	\$6,000
 - Single Family:

Status	Count	Total Price	Average Price
Active	4	\$35,190,000	\$8,797,500
Property Type Total	4	\$35,190,000	\$8,797,500
Grand Total	7	\$61,046,000	\$8,720,857
 - Inventory Detail:

MLS #	Street Address	City	Org Price
A11650071	2821 Bayshore Dr UPH #B	Miami	\$21,500,000
A11753645	2821 Bayshore Dr #19B	Miami	\$5,950,000
 - Residential Rental:

MLS #	Street Address	City	Org Price
A11796547	3540 Main Hwy #308	Miami	\$6,000
 - Single Family:

MLS #	Street Address	City	Org Price
A11675887	10965 Old Cutler Rd	Coral Gables	\$8,500,000
A11737358	7222 Monaco St	Coral Gables	\$14,950,000
A11758258	7233 Los Pinos Blvd	Coral Gables	\$6,990,000
A11760540	3630 Bay Homes Dr	Miami	\$5,350,000
- Inventory Summary:

Status	Count	Total Price	Average Price
Active	1	\$64,500,000	\$64,500,000
Property Type Total	1	\$64,500,000	\$64,500,000
Grand Total	1	\$64,500,000	\$64,500,000
- Inventory Detail:

MLS #	Street Address	City	Org Price	List Price	List Date	Status Date	DOM
F10461153	1460 Ocean Blvd	Manalapan	\$79,000,000	\$64,500,000	09/12/2024	09/12/2024	186
- Agent Production & Inventory Report (Page 2 of 3):**
 - Date Range: 03/18/2024 to 03/17/2025
 - Production Section:

	Count	List \$ Volume	Sold \$ Volume	Avg List Price	Avg Sold Price	SP % LP
Total Sold / Entire MLS	96,391	\$74,780,317,282				
Listed Sold	1	\$4,000,000				
Listed In-House Sold	0	\$0				
Listed Coop Sold	9	\$23,379,500				
Listed In-House Sold	0	\$0				
Coop Listed Sold	3	\$6,800,100				
CoList CoSold	0	\$0				
Total	13	\$34,679,600				
 - Inventory Summary:

Status	Count	Total Price	Average Price
Active	2	\$25,850,000	\$12,925,000
Property Type Total	2	\$25,850,000	\$12,925,000
 - Residential Rental:

Status	Count	Total Price	Average Price
Active	1	\$6,000	\$6,000
Property Type Total	1	\$6,000	\$6,000
 - Single Family:

Status	Count	Total Price	Average Price
Active	4	\$35,190,000	\$8,797,500
Property Type Total	4	\$35,190,000	\$8,797,500
Grand Total	7	\$61,046,000	\$8,720,857
 - Inventory Detail:

MLS #	Street Address	City	Org Price
A11650071	2821 Bayshore Dr UPH #B	Miami	\$21,500,000
A11753645	2821 Bayshore Dr #19B	Miami	\$5,950,000
 - Residential Rental:

MLS #	Street Address	City	Org Price
A11796547	3540 Main Hwy #308	Miami	\$6,000
 - Single Family:

MLS #	Street Address	City	Org Price
A11675887	10965 Old Cutler Rd	Coral Gables	\$8,500,000
A11737358	7222 Monaco St	Coral Gables	\$14,950,000
A11758258	7233 Los Pinos Blvd	Coral Gables	\$6,990,000
A11760540	3630 Bay Homes Dr	Miami	\$5,350,000
- Agent Production & Inventory Report (Page 3 of 3):**
 - Date Range: 03/18/2024 to 03/17/2025
 - Production Section:

	Count	List \$ Volume	Sold \$ Volume	Avg List Price	Avg Sold Price	SP % LP
Total Sold / Entire MLS	96,391	\$74,780,317,282				
Listed Sold	0	\$0				
Listed In-House Sold	0	\$0				
Listed Coop Sold	0	\$0				
Listed In-House Sold	0	\$0				
Coop Listed Sold	0	\$0				
CoList CoSold	0	\$0				
Total	0	\$0				
 - Inventory Summary:

Status	Count	Total Price	Average Price
Active	1	\$64,500,000	\$64,500,000
Property Type Total	1	\$64,500,000	\$64,500,000
Grand Total	1	\$64,500,000	\$64,500,000
 - Inventory Detail:

MLS #	Street Address	City	Org Price	List Price	List Date	Status Date	DOM
F10461153	1460 Ocean Blvd	Manalapan	\$79,000,000	\$64,500,000	09/12/2024	09/12/2024	186

Matrix Reports

- Office Production and Inventory Report

- On demand Market Reports

- Production Section

- Property Type Sold

- Inventory Summary

- Inventory Detail

The screenshot shows the Miami Realtors Matrix Reports interface. At the top, there are navigation tabs: MY MATRIX, SEARCH, STATS, REALIST, IMAPP, LINKS, FINANCE. A 'MARKET REPORTS' dropdown menu is open, showing 'On Demand' and 'Scheduled' options. The main content area displays various report categories and options:

- On Demand Reports**: This page displays a list of the available On Demand reports. You can set the report by just clicking on the report name.
 - Agent: [Agent Production Report](#)
 - Office: [Office Production and Inventory](#)
 - Firm: [Firm Production and Inventory](#)
 - General:
 - [Market Conditions \(1004MC\)](#)
 - [Ranking Report](#)
 - [Inventory Report](#)
 - [Tabular Stats Report](#) (Tabular Data with High, Low, Average, Median and Totals)
 - [Market Share](#)
 - [Market Share by Listing](#)

Office Production & Inventory Report

Date Range : 01/01/2025 to 03/17/2025 Page 1 of 1

MIAMI Association of REALTORS® (ID: MMLS01)

Production Section

	Count	List \$ Volume	Sold \$ Volume	Avg List Price	Avg Sold Price	SP % LP
Total Sold / Entire MLS	15,923	\$13,572,129,111	\$12,691,118,383	\$852,360	\$797,031	96.38
Listed Sold	0	\$0	\$0	\$0	\$0	0.00
Listed Coop Sold	0	\$0	\$0	\$0	\$0	0.00
Coop Listed Sold	15	\$10,115,885	\$9,407,885	\$674,392	\$627,192	97.52
Total	15	\$10,115,885	\$9,407,885	\$674,392	\$627,192	97.52

Coop Listed | Sold

ML#	Street Address	City	List Price	Sold Price	List Date	Sold Date	DOM
A11533674	201 Ocean Reef Drive ES-05	Key Largo	\$1,950,000	\$1,875,000	02/12/2024	01/31/2025	313
A11619446	1630 Tigertail Ave	Coconut Grove	\$2,995,000	\$2,425,000	07/19/2024	03/11/2025	105
A11643455	7930 7th St #201	Pembroke Pines	\$2,300	\$2,300	08/18/2024	02/04/2025	150
A11652641	840 122nd St	North Miami	\$3,100	\$3,100	09/17/2024	02/01/2025	132
A11653778	N State Rd 7 21 A, C	Coral Springs	\$199,000	\$180,000	08/01/2024	01/15/2025	152
A11684525	840 17th Ter #9	Fort Lauderdale	\$1,595	\$1,595	10/29/2024	01/01/2025	51
A11705010	999 1 AVENUE #1808	Miami	\$3,100	\$3,100	12/05/2024	01/25/2025	35
A11707275	1760 58th Ave #7	Lauderhill	\$2,800	\$2,800	12/10/2024	01/14/2025	35
A11710862	502 75th Ave	North Lauderdale	\$3,000	\$3,000	12/17/2024	03/06/2025	73
A11714742	100 Lincoln Rd #1114A	Miami Beach	\$2,000	\$2,000	12/27/2024	01/31/2025	18
A11717154	7404 Gary Ave #-	Miami Beach	\$1,500,000	\$1,540,000	01/03/2025	01/03/2025	0
A11729316	322 3rd St #D	Hallandale Beach	\$3,295	\$3,295	01/21/2025	02/15/2025	9
A11729748	6752 Crooked Palm Ter	Miami Lakes	\$599,000	\$565,000	01/22/2025	02/28/2025	3
A11730171	1928 Jefferson St #3	Hollywood	\$1,695	\$1,695	01/22/2025	02/01/2025	7
A11730243	400 Pointe Dr #2304	Miami Beach	\$2,850,000	\$2,800,000	01/22/2025	01/22/2025	0

Inventory Summary

Single Family

Status	Count	Total Price	Average Price
Active	2	\$3	\$2
Property Type Total	2	\$3	\$2
Grand Total	2	\$3	\$2

Inventory Detail

Single Family

MLS #	Street Address	City	Org Price	List Price	List Date	Status Date	DOM
A11603288	3 Test Street	Other Country - Not li	\$1	\$3	06/07/2024	06/07/2024	283
A11734398	4 Test Street	Other Country - Not li	\$0	\$0	01/29/2025	01/29/2025	47

Prepared By: Connie Nieto
Information From Reliable Sources, But Not Guaranteed.

INTRAMATRIX

The POWER of MIAMI's SEFMLS
Sharing Reciprocal MLS Access with 300,000+ REALTORS

MIAMI REALTORS MY MATRIX | SEARCH | STATS | REALIST | IMAPP | LINKS | FINANCE | ADD/EDIT | MARKET REPORTS

Enter Shorthand or MLS#

News & Alerts
There are no active news postings.

My Listings
My Firm Active Listings (2)
My Bkr/Mgr/Admin Listings (2)
All System Incompletes (2271)

Contact Requests
You have no contact requests.

My Favorite Searches

All Ok to advertise	Manage
doral rentals ok to advertise	Manage
near redlands single family home for Lop...	Manage
OK TO ADVERTISE 33154	Manage
rentals in 33166 33178	Manage
Single Family Home close to office	Manage

Update All

Hot Sheets

- Single Family/Condo RE1/RE2
- RIN Res Income
- RES Land/Boats/Docks
- RES Rental
- CLD Land-Comm/Bus/Agr/Indust
- COM Improved Comm/Indust

Market Watch

- Coming Soon (1)
- New (104)
- Back On Market (16)
- Price Decrease (87)
- Price Increase (5)
- Active With Contract (33)
- Cancelled (30)
- Closed Sale (56)
- Pending Sale (39)
- Rented (0)
- Temp Off Market (11)
- Withdrawn (3)
- Expired (26)

Single Family/Condo (RE1/RE2) 7 Day

Search

ML#
Status
Street #
Street Dir
Street Name
Unit #

Additional
My Carts

Recent Use Contacts

- Denys Amore, Christy
- aventura Garcia, Kiara
- Urzua House, Carola
- nieto, connie

Matrix Learning Lab
Explore What's New & Get Quick Tip Videos

Learn More. Do More.

- Matrix™
- OneHome™
- Realist®
- MLS-Touch®

Learning Lab Access

ePropertyWatch
Be the Neighborhood Expert Every Month
Auto-email property insight reports to homeowners.

Home Value | Neighborhood Activity | Market Trends

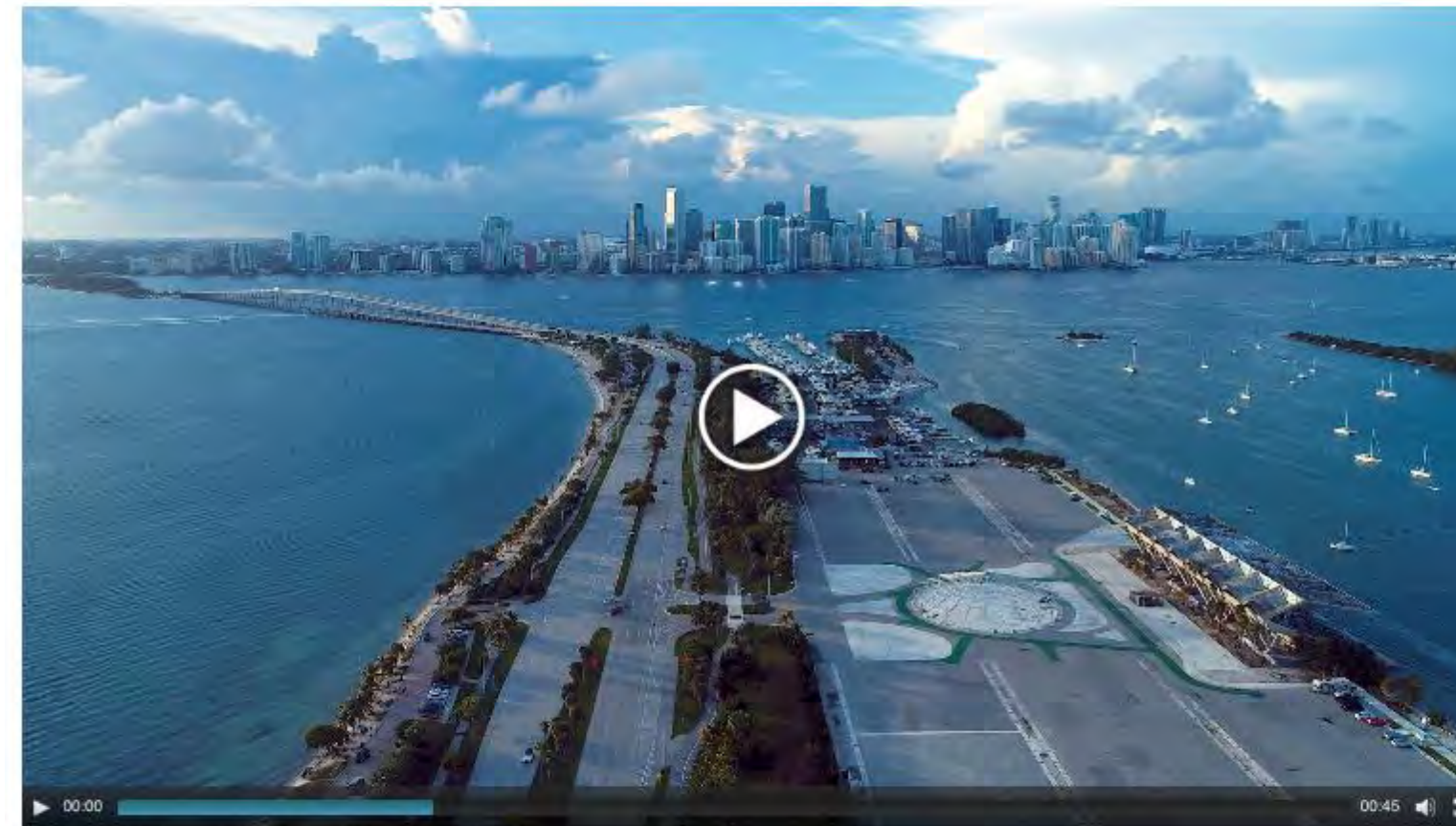
Monthly Report | Home Value
Neighborhood Activity | Market Trends
Start Your Free Trial Today!

INTRAMATRIX Aa 4

- FMLS/Georgia
- OMNI/Mexico
- CRMLS/California
- REcolorado
- Realcomp/Michigan
- Dayton/Ohio
- MLSL/Northern CA

Miami Realtors Live

miamirealtorslive.com



WELCOME!
Connie Nieto ▾
[Log Out](#)

- [Home](#)
- [Getting Started](#)
- [Catalog](#)
- [FAQs](#)
- [Dashboard](#)
- [Profile](#)
- [Cart \(0 items\)](#)

Search by Category

Search by Type

Search by Content Type

Search by Keyword

[Find](#)



Upcoming Zoom Webinars



On Demand Video Catalog

Broker Command



- Reports
- Highest Listing/Sold Ranking**
- Office Market Share
- Production Per Agent Ranking
- Office Ranking
- Agent Ranking
- Production Statistics
- Office Production & Inventory
- Agent Production & Inventory
- Area Sales Comparison
- Absorption Rate

- Agent Quick Search
- Agent Search**
- Office Search
- Listed Search
- Closed Search
- Recruiting
- Graphs

The graph below is based on TOTAL Units. Anything Co-Listed or Co-Sold is considered .5 units. Example: In May, 1 property is solely listed by agent and 3 properties were co-listed. So on the graph you would see 2.5 (1 + .5 + .5 + .5) units total.



Table below is inclusive for exactly the Last 365 days from today: March 19, 2024 to March 18, 2025

Units Listed: 2	Units Co-Listed: 0	Sides Sold: 6	Sides Co-Sold: 0
Volume Listed: \$3,950	Volume Co-Listed: \$0	Volume Sold: \$1,445,850	Volume Co-Sold: \$0
Listed Price Avg: \$1,975	Co-Listed Price Avg: \$0	Sold Price Avg: \$240,975	Co-Sold Price Avg: \$0

Agent 3000



RPR

Market Trends
Trade Area Report
AI Scriptwriter
Canva Templates

MIAMI REALTORS Trade Area Report Miami Springs, Florida

Criteria Used for Analysis

- Median Household Income: **\$78,455**
- Median Age: **44.7**
- Total Population: **13,615**
- 1st Dominant Segment: **Pleasantville**

Consumer Segmentation

Life Mode: What are the people like that live in this area?

- Upscale Avenues**: Prosperous married couples living in older suburban enclaves
- Urbanization**: Where do people like this usually live?
- Suburban Periphery**: The most populous and fastest-growing among Urbanization groups. Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Pleasantville	Diverse Convergence	Golden Years	City Lights	Home Improvement
% of Households	1,983 (39.0%)	1,666 (32.7%)	485 (9.5%)	434 (8.5%)	280 (5.5%)
% of Miami-Dade County	29,581 (3.0%)	29,465 (3.0%)	19,650 (2.0%)	16,957 (1.7%)	25,090 (2.5%)
Lifestyle Group	Upscale Avenues	Next Wave	Senior Styles	Middle Ground	Family Landscapes
Urbanization Group	Suburban Periphery	Urban Periphery	Suburban Periphery	Urban Periphery	Suburban Periphery
Residence Type	Single Family	High-Density Apartments; Single Family	Single Family; Multi-Units	Multi-Units; Single Family	Single Family
Household Type	Married Couples	Married Couples w/ Kids	Singles	Married Couples	Married Couples
Average Household Size	2.85	2.87	2.1	2.57	2.8
Median Age	43.4	33.7	53.6	40.1	38.6
Diversity Index	72.4	88.3	55.9	82.6	78.4
Median Household Income	\$115,400	\$64,500	\$86,800	\$87,800	\$86,800
Median Net Worth	\$522,700	\$35,300	\$264,300	\$152,800	\$247,800
Median Home Value	\$518,800	\$517,500	\$459,400	\$559,200	\$298,300
Homeownership	84.4 %	30.4 %	65.6 %	55.1 %	80.3 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	Bachelor's Degree	Some College No Degree



Canva Templates

Market Trends ScriptWriter

Create captivating video scripts and gain insight into market trends with just a few clicks, all powered by ChatGPT.

Choose Tone: Professional

Choose Audience: Buyers and Sellers

What would you like to do?

- Create Video Script
- Social Campaign
- Analyze Metrics

MIAMI REALTORS

Home | Research | Marketing | Reports | Help | Learn | My Work

Location: Enter a County, City, ZIP Code or Neighborhood

Home > Residential Market Trends > 33166

Miami, FL 33166

Print

Market Trends

Property Type: Single Family

February 2025

Market Type: Seller's Market | Balanced Market | Buyer's Market

Key Details:

- Months of Inventory: **4.73** (+10.51% Month Over Month)
- Sold to List Price %: **95.3%** (-0.78% Month Over Month)
- Median Days in RPR: **71** (+10.94% Month Over Month)
- Median Sold Price: **\$838,000** (+16.07% Month Over Month)

Realtors Property Resource®, LLC