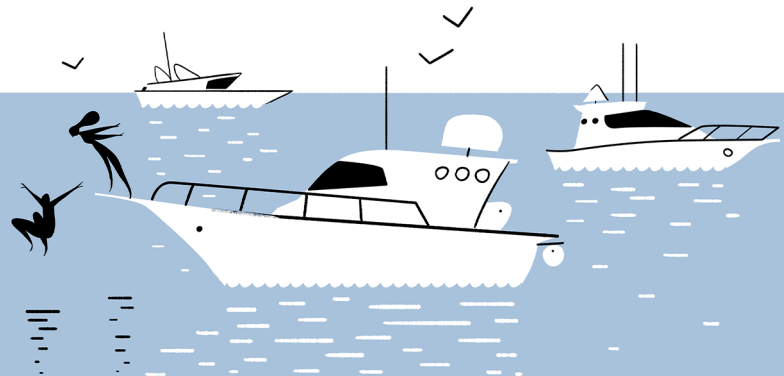


corcoran

The Corcoran Report

3Q | 2025 | MIAMI BEACHES & MIAMI COASTAL MAINLAND





3315 Collins Ave, 10B | \$16,900,000 | Web# 100071884

Miami Beaches

The Miami Beaches include the following areas:
Sunny Isles Beach, Bal Harbour, Bay Harbor Islands,
Surfside, Miami Beach, Fisher Island, and Key Biscayne

- Miami Beach single-family home sales were level with last year at 79 closings but were down 33% compared to the ten-year third quarter average.
- Condo closings declined 17% year-over-year to about 480 closings. This was the slowest third quarter for condo sales since 2013.
- Versus 2024, single-family average price figures were essentially unchanged, whereas median price fell 14%. A 33% increase in sales under \$3M drove the median down.
- Average and median condo price statistics increased by double digits year-over-year due to a 30% increase in closings over \$10M. Average and median price figures reached their highest levels to date.
- Alongside fewer sales, the number of active single-family and condo listings each rose annually to five-year highs for a third quarter.
- The highest-priced single-family closing was 43 Star Island Drive for \$36M.
- The top condo sale was The Surf Club S-PH2 for \$38.2M (\$6,731 per square foot).

Condo/Co-Op/Townhouse

Closed Sales

484

-17% YEAR OVER YEAR

Median Sales Price

\$740K

+35% YEAR OVER YEAR

Average Sales Price

\$1.7M

+40% YEAR OVER YEAR

Inventory

3,914

+8% YEAR OVER YEAR

Single Family

Closed Sales

79

0% YEAR OVER YEAR

Median Sales Price

\$3.0M

-14% YEAR OVER YEAR

Average Sales Price

\$6.0M

+0.4% YEAR OVER YEAR

Inventory

353

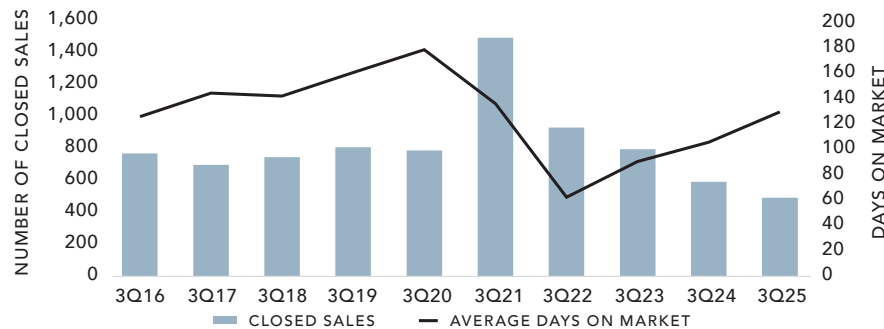
+2% YEAR OVER YEAR

Miami Beaches by Product Type

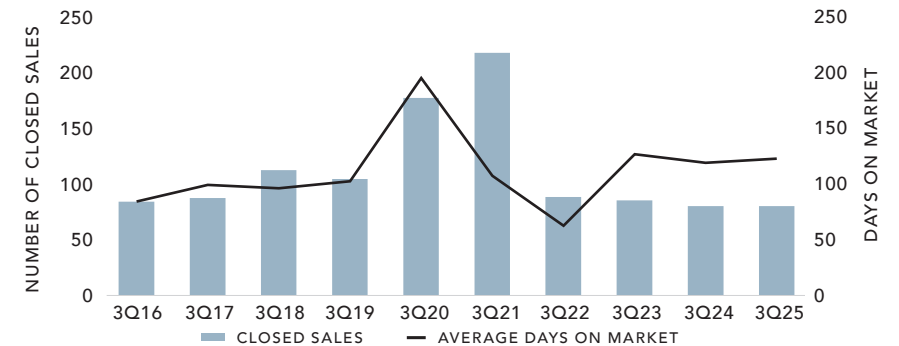
CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	484	704	-31%	583	-17%
SALES VOLUME	\$831.2M	\$1.1B	-26%	\$717.3M	+16%
DAYS ON MARKET	122	126	-3%	109	+12%
MEDIAN PRICE	\$740K	\$815K	-9%	\$547K	+35%
AVERAGE PRICE	\$1.7M	\$1.6M	+8%	\$1.2M	+40%
AVERAGE PPSF	\$1,092	\$1,140	-4%	\$982	+11%
INVENTORY	3,914	4,255	-8%	3,622	+8%
AVERAGE DISCOUNT	-7.3%	-8.8%	+1.5%	-7.5%	+0.2%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	79	94	-16%	79	0%
SALES VOLUME	\$471.1M	\$575.5M	-18%	\$469.4M	0%
DAYS ON MARKET	134	120	+12%	118	+14%
MEDIAN PRICE	\$3.0M	\$2.9M	+3%	\$3.5M	-14%
AVERAGE PRICE	\$6.0M	\$6.1M	-3%	\$5.9M	+0.4%
AVERAGE PPSF	\$1,708	\$1,822	-6%	\$1,715	0%
INVENTORY	353	424	-17%	345	+2%
AVERAGE DISCOUNT	-10.3%	-9.2%	-1.1%	-11.1%	+0.8%

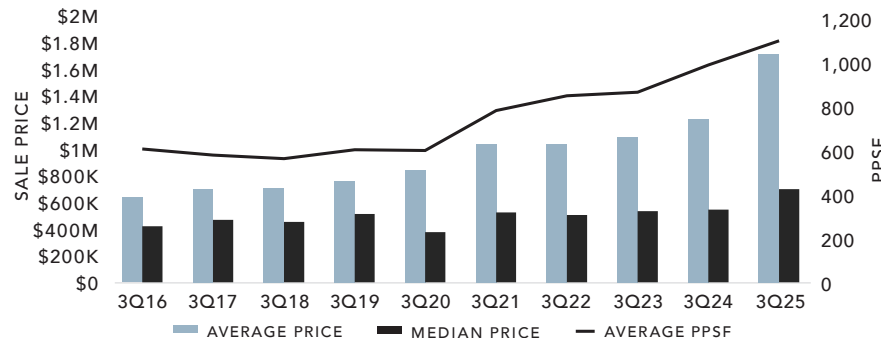
Condo/Co-Op Closed Sales



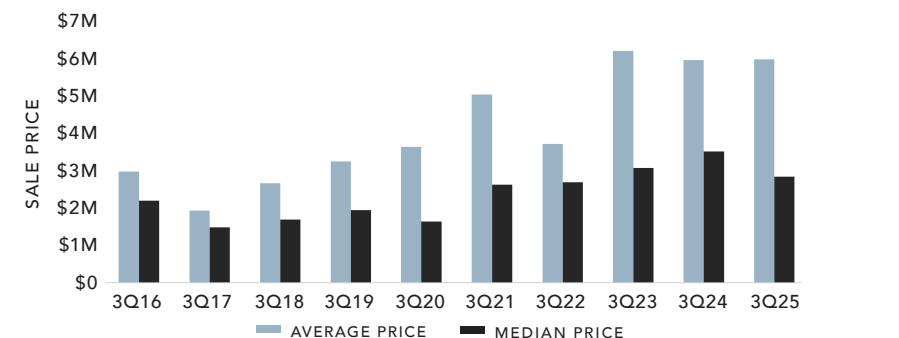
Single Family Closed Sales



Condo/Co-Op Median and Average Price



Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

Sunny Isles Beach

CONDO AVG PRICE

\$1.9M

+40%

SINGLE FAMILY AVG PRICE

\$4.8M

+9%

Surfside

CONDO AVG PRICE

\$5.1M

+31%

SINGLE FAMILY AVG PRICE

\$3.8M

-5%

North Beach

CONDO AVG PRICE

\$596K

+1%

SINGLE FAMILY AVG PRICE

\$3.1M

+29%

Mid-Beach

CONDO AVG PRICE

\$1.1M

+19%

SINGLE FAMILY AVG PRICE

\$5.9M

-20%

South Beach Islands

CONDO AVG PRICE

\$1.3M

+23%

SINGLE FAMILY AVG PRICE

\$15.0M

+97%

Key Biscayne

CONDO AVG PRICE

\$1.7M

+6%

SINGLE FAMILY AVG PRICE

\$5.6M

-16%

Bal Harbour

CONDO AVG PRICE

\$3.7M

+48%

Bay Harbor Islands

CONDO AVG PRICE

\$725K

-56%

South Beach, Oceanfront

CONDO AVG PRICE

\$1.3M

-44%

South Beach, West of Collins

CONDO AVG PRICE

\$510K

+14%

South Of Fifth

CONDO AVG PRICE

\$2.4M

-3%

Fisher Island

CONDO AVG PRICE

\$12.1M

+60%

800 S Pointe Dr, 1204 | \$15,000,000 | Web# 6492746

South Of Fifth

From South Pointe Drive to 5th Street

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	30	53	-43%	31	-3%
SALES VOLUME	\$73.0M	\$145.6M	-50%	\$77.9M	-6%
DAYS ON MARKET	101	132	-23%	115	-12%
MEDIAN PRICE	\$1.6M	\$1.3M	+28%	\$1.1M	+45%
AVERAGE PRICE	\$2.4M	\$2.7M	-11%	\$2.5M	-3%
AVERAGE PPSF	\$1,672	\$1,834	-9%	\$1,916	-13%
INVENTORY	173	203	-15%	172	+1%
AVERAGE DISCOUNT	-8.2%	-7.0%	-1.2%	-7.6%	-0.6%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

South Beach, Oceanfront

From 5th Street to 24th Street, East of Collins Avenue and Ocean Court

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	28	32	-13%	14	+100%
SALES VOLUME	\$36.0M	\$66.8M	-46%	\$31.9M	+13%
DAYS ON MARKET	157	148	+6%	217	-28%
MEDIAN PRICE	\$685K	\$1.8M	-62%	\$693K	-1%
AVERAGE PRICE	\$1.3M	\$2.1M	-39%	\$2.3M	-44%
AVERAGE PPSF	\$1,311	\$2,032	-35%	\$2,122	-38%
INVENTORY	180	193	-7%	149	+21%
AVERAGE DISCOUNT	-2.1%	-7.8%	5.7%	-4.9%	+2.7%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

1111 N Venetian Drive | \$12,500,000 | Web# 100091153

South Beach, West of Collins

From 5th Street to 24th Street, West of Collins Avenue and Ocean Court

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	1	145	-99%	137	-99%
SALES VOLUME	\$510.0K	\$126.7M	-100%	\$61.2M	-99%
DAYS ON MARKET	117	106	11%	97	20%
MEDIAN PRICE	\$510K	\$363K	41%	\$340K	50%
AVERAGE PRICE	\$510K	\$874K	-42%	\$447K	14%
AVERAGE PPSF	\$398	\$947	-58%	\$574	-31%
INVENTORY	713	730	-2%	629	13%
AVERAGE DISCOUNT	-13.7%	-8.3%	-5.4%	-4.5%	-9.2%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

South Beach Islands

Including Palm, Hibiscus, Star and the Venetian Islands

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	8	18	-56%	10	-20%
SALES VOLUME	\$10.6M	\$16.9M	-37%	\$10.8M	-2%
DAYS ON MARKET	126	124	+1%	128	-2%
MEDIAN PRICE	\$1.5M	\$769K	+88%	\$1.1M	+35%
AVERAGE PRICE	\$1.3M	\$940K	+41%	\$1.1M	+23%
AVERAGE PPSF	\$787	\$826	-5%	\$774	+2%
INVENTORY	64	61	+5%	57	+12%
AVERAGE DISCOUNT	-8.4%	-6.5%	-1.9%	-6.3%	-2.1%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	8	7	+14%	6	+33%
SALES VOLUME	\$119.9M	\$86.0M	+39%	\$45.7M	+162%
DAYS ON MARKET	137	154	-11%	104	+31%
MEDIAN PRICE	\$14.3M	\$8.9M	+60%	\$8M	+87%
AVERAGE PRICE	\$15.0M	\$12.3M	+22%	\$7.6M	+97%
AVERAGE PPSF	\$2,726	\$2,802	-3%	\$2,576	+6%
INVENTORY	54	57	-5%	45	+20%
AVERAGE DISCOUNT	-14.0%	-6.5%	-7.4%	-9.3%	-4.7%

3737 Collins Ave, S-503 | \$2,595,000 | Web# 97151581

Mid-Beach

From 24th Street to 63rd Street, including Sunset, La Gorce and Allison Islands

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	82	95	-14%	76	8%
SALES VOLUME	\$89.1M	\$102.7M	-13%	\$69.5M	28%
DAYS ON MARKET	132	144	-8%	110	20%
MEDIAN PRICE	\$550K	\$615K	-11%	\$555K	-1%
AVERAGE PRICE	\$1.1M	\$1.1M	0%	\$915K	19%
AVERAGE PPSF	\$830	\$881	-6%	\$833	0%
INVENTORY	558	578	-3%	505	10%
AVERAGE DISCOUNT	-6.8%	-7.9%	+1.2%	-7.8%	1.0%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	34	35	-3%	29	17%
SALES VOLUME	\$200.0M	\$297.2M	-33%	\$213.7M	-6%
DAYS ON MARKET	144	126	+14%	108	33%
MEDIAN PRICE	\$2.6M	\$3.6M	-27%	\$3.6M	-28%
AVERAGE PRICE	\$5.9M	\$8.5M	-31%	\$7.4M	-20%
AVERAGE PPSF	\$1,653	\$2,020	-18%	\$1,827	-10%
INVENTORY	108	130	-17%	112	-4%
AVERAGE DISCOUNT	-10.7%	-11.3%	+0.6%	-12.9%	2.2%

North Beach

From 63rd Street to 87th Street, including North Bay Village and Normandy Isles

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	98	95	+3%	93	+5%
SALES VOLUME	\$58.4M	\$67.9M	-14%	\$54.8M	+7%
DAYS ON MARKET	115	110	+5%	110	+5%
MEDIAN PRICE	\$465K	\$580K	-20%	\$360K	+29%
AVERAGE PRICE	\$596K	\$715K	-17%	\$589K	+1%
AVERAGE PPSF	\$450	\$672	-33%	\$564	-20%
INVENTORY	572	630	-9%	480	+19%
AVERAGE DISCOUNT	-7.1%	-7.3%	+0.1%	-6.0%	-1.2%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	12	27	-56%	12	0%
SALES VOLUME	\$37.5M	\$69.9M	-46%	\$29.0M	+29%
DAYS ON MARKET	93	108	-14%	122	-23%
MEDIAN PRICE	\$1.5M	\$1.3M	+17%	\$1.3M	+12%
AVERAGE PRICE	\$3.1M	\$2.6M	+21%	\$2.4M	+29%
AVERAGE PPSF	\$1,201	\$1,109	+8%	\$1,013	+19%
INVENTORY	71	80	-11%	70	+1%
AVERAGE DISCOUNT	-8.1%	-5.5%	-2.6%	-12.1%	+4.1%

1135 103rd Street, 203 | \$2,350,000 | Web# 97275256

Surfside

From 87th Street to 96th Street

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	25	19	+32%	13	+92%
SALES VOLUME	\$127.3M	\$49.3M	+158%	\$50.6M	+152%
DAYS ON MARKET	174	157	+11%	160	+8%
MEDIAN PRICE	\$1.1K	\$663K	+66%	\$750K	-47%
AVERAGE PRICE	\$5.1M	\$2.6M	+96%	\$3.9M	+31%
AVERAGE PPSF	\$2,530	\$1,679	+51%	\$2,342	+8%
INVENTORY	104	111	-6%	108	-4%
AVERAGE DISCOUNT	-4.9%	-10.0%	+5%	-7.3%	+2.4%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	8	10	-20%	9	-11%
SALES VOLUME	\$30.6M	\$15.3M	+100%	\$36.2M	-15%
DAYS ON MARKET	103	116	-11%	100	+3%
MEDIAN PRICE	\$2.1K	\$1.6M	-25%	\$1.4M	-11%
AVERAGE PRICE	\$3.8M	\$1.5M	+150%	\$4.0M	-5%
AVERAGE PPSF	\$1,243	\$883	+41%	\$1,503	-17%
INVENTORY	33	42	-21%	33	0%
AVERAGE DISCOUNT	-6.5%	-6.6%	+0.1%	-10.0%	+3.5%

Bay Harbor Islands

Including Indian Creek Island

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	25	18	+39%	23	+9%
SALES VOLUME	\$18.1M	\$18.1M	0%	\$38.1M	-52%
DAYS ON MARKET	145	108	+33%	88	+64%
MEDIAN PRICE	\$380K	\$900K	-58%	\$850K	-55%
AVERAGE PRICE	\$725K	\$1.0M	-28%	\$1.7M	-56%
AVERAGE PPSF	\$546	\$669	-18%	\$976	-44%
INVENTORY	165	178	-7%	142	+16%
AVERAGE DISCOUNT	-5.7%	-11.2%	+5.5%	-5.3%	-0.5%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	2	2	0%	2	0%
SALES VOLUME	\$5.8M	\$21.0M	-72%	\$7.4M	-21%
DAYS ON MARKET	175	312	-44%	172	+2%
MEDIAN PRICE	\$2.9M	\$11M	-72%	\$3.7M	-21%
AVERAGE PRICE	\$2.9M	\$11M	-72%	\$3.7M	-21%
AVERAGE PPSF	\$1,493	\$1,472	+1%	\$1,111	+34%
INVENTORY	8	11	-27%	4	+100%
AVERAGE DISCOUNT	-8.5%	-15.6%	+7.1%	-9.9%	1.4%

10155 Collins Ave, 1401 | \$5,850,000 | Web# 100435469

Bal Harbour

From 96th Street to Haulover Beach Park

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	18	27	-33%	21	-14%
SALES VOLUME	\$66.0M	\$67.2M	-2%	\$52.1M	+27%
DAYS ON MARKET	111	117	-5%	109	+2%
MEDIAN PRICE	\$2.5M	\$1.9M	+33%	\$1.2M	+102%
AVERAGE PRICE	\$3.7M	\$2.5M	+47%	\$2.5M	+48%
AVERAGE PPSF	\$1,514	\$1,305	+16%	\$1,242	+22%
INVENTORY	155	145	+7%	131	+18%
AVERAGE DISCOUNT	-10.5%	-11.7%	+1.2%	-11.8%	+1.3%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	0	0	NA	2	-100%
SALES VOLUME	NA	NA	NA	\$28.7M	NA
DAYS ON MARKET	NA	NA	NA	112	NA
MEDIAN PRICE	NA	NA	NA	\$14.3M	NA
AVERAGE PRICE	NA	NA	NA	\$14.3M	NA
AVERAGE PPSF	NA	NA	NA	\$2,619	NA
INVENTORY	8	10	-20%	9	-11%
AVERAGE DISCOUNT	NA	NA	NA	-16.8%	NA

Sunny Isles Beach

From Haulover Beach Park to Terracina Avenue

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	123	143	-14%	117	+5%
SALES VOLUME	\$231.1M	\$270.7M	-15%	\$156.6M	+48%
DAYS ON MARKET	119	141	-16%	106	+12%
MEDIAN PRICE	\$850K	\$1.2M	-30%	\$690K	+23%
AVERAGE PRICE	\$1.9M	\$1.9M	-1%	\$1.3M	+40%
AVERAGE PPSF	\$1,053	\$1,027	+3%	\$859	+23%
INVENTORY	1,062	1,244	-15%	1091	-3%
AVERAGE DISCOUNT	-8.5%	-9.3%	+0.8%	-6.7%	-1.8%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	4	1	+300%	6	-33%
SALES VOLUME	\$19.3M	\$2.2M	+795%	\$26.5M	-27%
DAYS ON MARKET	246	127	+94%	160	+54%
MEDIAN PRICE	\$3.2M	\$2.2M	+50%	\$3.5M	-8%
AVERAGE PRICE	\$4.8M	\$2.2M	+124%	\$4.4M	+9%
AVERAGE PPSF	\$1,131	\$645	+76%	\$1,207	-6%
INVENTORY	19	26	-27%	20	-5%
AVERAGE DISCOUNT	-6.8%	-8.5%	+1.7%	-8.5%	+1.7%



960 Mariner Drive | \$21,900,000 | Web# 92913128

Fisher Island

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	4	12	-67%	6	-33%
SALES VOLUME	\$48.5M	\$112.2M	-57%	\$45.4M	+7%
DAYS ON MARKET	104	110	-6%	141	-26%
MEDIAN PRICE	\$11.2M	\$7.4M	+52%	\$8.3M	+35%
AVERAGE PRICE	\$12.1M	\$9.3M	+30%	\$7.6M	+60%
AVERAGE PPSF	\$2,953	\$2,444	+21%	\$2,133	+38%
INVENTORY	44	42	+5%	43	+2%
AVERAGE DISCOUNT	-10.0%	-12.1%	+2.1%	-15.7%	+5.7%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

Key Biscayne

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	42	47	-11%	42	0%
SALES VOLUME	\$72.7M	\$72.8M	0%	\$68.4M	+6%
DAYS ON MARKET	84	118	-29%	102	-17%
MEDIAN PRICE	\$1.2M	\$1.2M	0%	\$1.1M	+9%
AVERAGE PRICE	\$1.7M	\$1.5M	+12%	\$1.6M	+6%
AVERAGE PPSF	\$962	\$927	+4%	\$1,013	-5%
INVENTORY	124	140	-11%	115	+8%
AVERAGE DISCOUNT	-5.0%	-6.0%	+1.0%	-5.9%	+0.9%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	10	11	-9%	12	-17%
SALES VOLUME	\$56.4M	\$77.8M	-28%	\$80.7M	-30%
DAYS ON MARKET	118	86	+38%	119	-1%
MEDIAN PRICE	\$4.1M	\$3.6M	+15%	\$4.2M	-2%
AVERAGE PRICE	\$5.6M	\$7.1M	-20%	\$6.7M	-16%
AVERAGE PPSF	\$1,750	\$2,091	-16%	\$1,831	-4%
INVENTORY	44	53	-17%	35	+26%
AVERAGE DISCOUNT	-5.1%	-5.8%	+0.7%	-5.8%	+0.7%



Miami Coastal Mainland

The Miami Coastal Mainland covers the following areas:
Aventura, Miami Shores, Upper East Side, Edgewater,
Downtown Miami, Brickell, Coral Gables, and Coconut Grove

- Miami Coastal Mainland single-family home sales were essentially unchanged versus the year prior for a fifth consecutive quarter.
- Condo sales fell annually for the 14th quarter in a row, down 9% to 695 closings. This was the worst third quarter for condo sales in at least 15 years.
- Single-family average price rose 14% to \$3.1M while median price figures rose 9% to \$1.9M due to a 40% increase in sales over \$3M.
- In contrast to Miami Beach, condo price figures fell year-over-year as a result of a 33% decrease in closings over \$5M.
- Both single-family and condo listed inventory levels have risen year-over-year for two years largely due to recently launched condominium projects and ongoing economic uncertainty.
- The highest-priced single-family sale was the waterfront estate at 555 Reinante Avenue in Coral Gables for \$40M.
- This quarter's most expensive condo sale was Biscayne Beach 5102 in Edgewater for \$9.05M (\$1,073 per square foot).

Condo/Co-Op/Townhouse

Closed Sales

695

-9% YEAR OVER YEAR

Median Sales Price

\$600K

-3% YEAR OVER YEAR

Average Sales Price

\$929K

-4% YEAR OVER YEAR

Inventory

4,527

+16% YEAR OVER YEAR

Single Family

Closed Sales

200

+7% YEAR OVER YEAR

Median Sales Price

\$1.9M

+9% YEAR OVER YEAR

Average Sales Price

\$3.1M

+14% YEAR OVER YEAR

Inventory

518

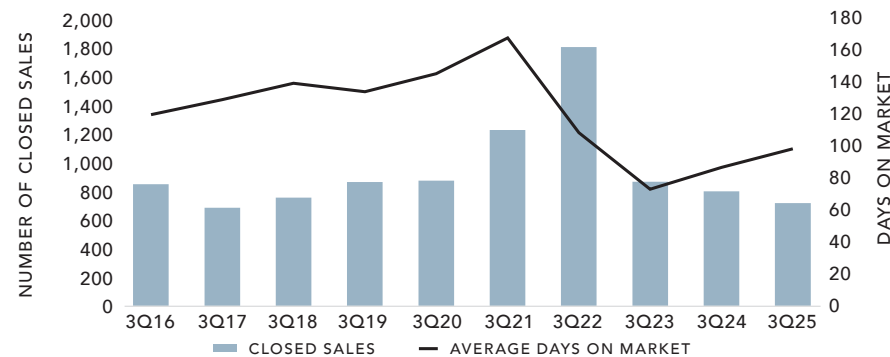
+7% YEAR OVER YEAR

Miami Coastal Mainland by Product Type

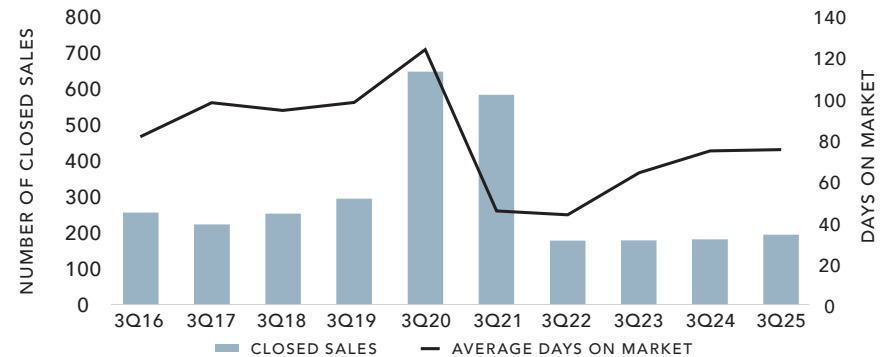
CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	695	784	-11%	766	-9%
SALES VOLUME	\$645.9M	\$767.4M	-16%	\$741.5M	-13%
DAYS ON MARKET	111	107	+4%	99	+12%
MEDIAN PRICE	\$600K	\$670K	-10%	\$622K	-3%
AVERAGE PRICE	\$929K	\$979K	-5%	\$968K	-4%
AVERAGE PPSF	\$669	\$692	-3%	\$699	-4%
INVENTORY	4,527	4,804	-6%	3,903	+16%
AVERAGE DISCOUNT	-6.6%	-6.6%	0.0%	-5.8%	-0.8%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	200	231	-13%	187	+7%
SALES VOLUME	\$624.3M	\$685.1M	-9%	\$512.4M	+22%
DAYS ON MARKET	78	78	0%	77	+1%
MEDIAN PRICE	\$1.9M	\$2.0M	-5%	\$1.8M	+9%
AVERAGE PRICE	\$3.1M	\$3.0M	+5%	\$2.74M	+14%
AVERAGE PPSF	\$1,092	\$1,047	+4%	\$1,027	+6%
INVENTORY	518	609	-15%	485	+7%
AVERAGE DISCOUNT	-8.7%	-6.8%	-1.9%	-7.4%	-1.3%

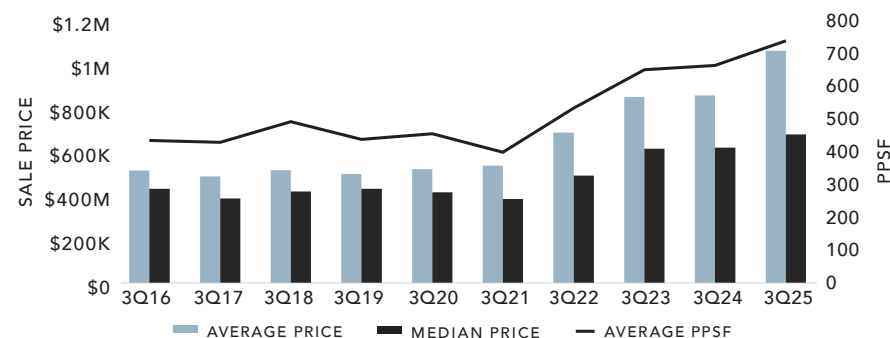
Condo/Co-Op Closed Sales



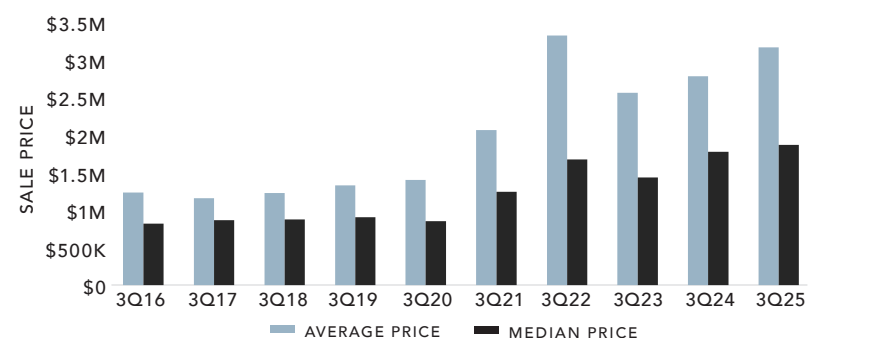
Single Family Closed Sales



Condo/Co-Op Median and Average Price



Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

Aventura

CONDO AVG PRICE

\$701K

-3%

SINGLE FAMILY AVG PRICE

N/A

N/A

Miami Shores

SINGLE FAMILY AVG PRICE

\$1.5M

-16%

Upper East Side

CONDO AVG PRICE

\$454K

-1%

SINGLE FAMILY AVG PRICE

\$2.3M

-18%

Edgewater

CONDO AVG PRICE

\$1.2M

+27%

Downtown Miami

CONDO AVG PRICE

\$991K

+1%

Brickell

CONDO AVG PRICE

\$770M

-15%

Coconut Grove

CONDO AVG PRICE

\$1.7M

-29%

SINGLE FAMILY AVG PRICE

\$3.5M

+14%

Coral Gables

CONDO AVG PRICE

\$802K

+9%

SINGLE FAMILY AVG PRICE

\$3.9M

+26%

3861 Kumquat Avenue | \$4,500,000 | Web# 100583992

Coral Gables

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	65	69	-6%	51	+27%
SALES VOLUME	\$52.1M	\$60.5M	-14%	\$37.4M	+39%
DAYS ON MARKET	66	72	-8%	67	-1%
MEDIAN PRICE	\$535K	\$685K	-22%	\$600K	-11%
AVERAGE PRICE	\$802K	\$877K	-9%	\$733K	+9%
AVERAGE PPSF	\$631	\$602	+5%	\$594	+6%
INVENTORY	166	204	-19%	163	+2%
AVERAGE DISCOUNT	-5.6%	-6.1%	+0.5%	-4.8%	-0.8%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	96	111	-14%	107	-10%
SALES VOLUME	\$372.8M	\$401.5M	-7%	\$329.6M	+13%
DAYS ON MARKET	65	81	-20%	78	-17%
MEDIAN PRICE	\$2.3M	\$2.6M	-11%	\$2.0M	+13%
AVERAGE PRICE	\$3.9M	\$3.6M	+7%	\$3.1M	+26%
AVERAGE PPSF	\$1,261	\$1,130	+12%	\$1,091	+16%
INVENTORY	229	278	-18%	228	0%
AVERAGE DISCOUNT	-8.7%	-6.2%	-2.5%	-7.9%	-0.9%

Coconut Grove

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	64	70	-9%	59	+8%
SALES VOLUME	\$107.4M	\$141.7M	-24%	\$139.1M	-23%
DAYS ON MARKET	80	92	-13%	69	+16%
MEDIAN PRICE	\$1.6M	\$1.5M	+8%	\$1.3M	+18%
AVERAGE PRICE	\$1.7M	\$2.0M	-17%	\$2.4M	-29%
AVERAGE PPSF	\$952	\$1,083	-12%	\$1,210	-21%
INVENTORY	182	235	-23%	192	-5%
AVERAGE DISCOUNT	-5.5%	-5.8%	+0.2%	-3.8%	-1.7%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	35	53	-34%	21	+67%
SALES VOLUME	\$123.4M	\$165.8M	-26%	\$65.0M	+90%
DAYS ON MARKET	100	73	+38%	93	+8%
MEDIAN PRICE	\$2.6M	\$2.7M	-4%	\$2.2M	+20%
AVERAGE PRICE	\$3.5M	\$3.1M	+13%	\$3.1M	+14%
AVERAGE PPSF	\$993	\$1,082	-8%	\$1,154	-14%
INVENTORY	114	120	-5%	86	+33%
AVERAGE DISCOUNT	-8.9%	-6.9%	-2.1%	-5.2%	-3.8%

300 Biscayne Boulevard Way, 3807W | \$4,250,000 | Web# 99019256

Brickell

The Miami River to Interstate 95 to the Rickenbacker Causeway

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	185	209	-11%	229	-19%
SALES VOLUME	\$142.5M	\$203.2M	-30%	\$207.1M	-31%
DAYS ON MARKET	112	110	+1%	104	+7%
MEDIAN PRICE	\$610K	\$662K	-8%	\$655K	-7%
AVERAGE PRICE	\$770K	\$972K	-21%	\$904K	-15%
AVERAGE PPSF	\$675	\$777	-13%	\$752	-10%
INVENTORY	1,254	1,327	-6%	985	+27%
AVERAGE DISCOUNT	-5.0%	-5.1%	+0.1%	-5.6%	+0.6%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

Downtown Miami

The Miami River to Interstate 95 to NE 17th Street

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	97	112	-13%	128	-24%
SALES VOLUME	\$96.1M	\$117.7M	-18%	\$125.9M	-24%
DAYS ON MARKET	120	110	9%	101	19%
MEDIAN PRICE	\$490K	\$570K	-14%	\$600K	-18%
AVERAGE PRICE	\$991K	\$1.1M	-6%	\$983K	1%
AVERAGE PPSF	\$783	\$820	-4%	\$771	2%
INVENTORY	813	843	-4%	709	15%
AVERAGE DISCOUNT	-8.9%	-9.6%	0.7%	-5.9%	-3.0%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

788 NE 23rd Street, 2001 | \$2,980,000 | Web# 92176570

Edgewater

NE 17th Street to N Miami Ave to Interstate 195

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	102	117	-13%	89	+15%
SALES VOLUME	\$127.4M	\$114.2M	+12%	\$87.6M	+45%
DAYS ON MARKET	142	116	+23%	105	+36%
MEDIAN PRICE	\$750K	\$720K	+4%	\$770K	-3%
AVERAGE PRICE	\$1.2M	\$976K	+28%	\$984K	+27%
AVERAGE PPSF	\$823	\$751	+10%	\$780	+5%
INVENTORY	711	719	-1%	581	+22%
AVERAGE DISCOUNT	-6.8%	-6.3%	-0.6%	-6.8%	-0.1%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

Upper East Side

East of Biscayne Boulevard from NE 37th St to NE 86th St

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	15	18	-17%	23	-35%
SALES VOLUME	\$6.8M	\$7.1M	-4%	\$10.6M	-36%
DAYS ON MARKET	116	93	+24%	67	+73%
MEDIAN PRICE	\$385K	\$378K	+2%	\$360K	+7%
AVERAGE PRICE	\$454K	\$394K	+15%	\$460K	-1%
AVERAGE PPSF	\$455	\$390	+17%	\$430	+6%
INVENTORY	57	57	0%	55	+4%
AVERAGE DISCOUNT	-4.7%	-8.4%	+3.6%	-5.0%	+0.2%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	31	34	-9%	14	+121%
SALES VOLUME	\$71.7M	\$63.2M	+13%	\$39.6M	+81%
DAYS ON MARKET	93	81	+15%	71	+31%
MEDIAN PRICE	\$1.8M	\$1.4M	+31%	\$1.7M	+10%
AVERAGE PRICE	\$2.3M	\$1.9M	+24%	\$2.8M	-18%
AVERAGE PPSF	\$1,055	\$833	+27%	\$1,096	-4%
INVENTORY	80	92	-13%	84	-5%
AVERAGE DISCOUNT	-10.3%	-7.7%	-2.6%	-7.0%	-3.3%

232 NW 59th Street | \$1,300,000 | Web# 93983740

Miami Shores

CONDO/CO-OP/TOWNHOUSE

DUE TO THE LIMITED NUMBER OF CONDOS, CO-OPS,
AND TOWNHOUSES IN THIS SUBMARKET, CONDOS, CO-
OPS, AND TOWNHOUSES STATISTICS ARE EXCLUDED
FROM THIS REPORT.

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	37	29	+28%	39	-5%
SALES VOLUME	\$55.8M	\$46.4M	+20%	\$70.3M	-21%
DAYS ON MARKET	78	78	0%	65	+20%
MEDIAN PRICE	\$1.2M	\$1.1M	+6%	\$1.5M	-20%
AVERAGE PRICE	\$1.5M	\$1.6M	-6%	\$1.8M	-16%
AVERAGE PPSF	\$678	\$769	-12%	\$769	-12%
INVENTORY	77	99	-22%	67	+15%
AVERAGE DISCOUNT	-5.8%	-9.0%	+3.2%	-6.4%	+0.7%

Aventura

CONDO/CO-OP/TOWNHOUSE	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	153	174	-12%	182	-16%
SALES VOLUME	\$107.3M	\$117.4M	-9%	\$132.1M	-19%
DAYS ON MARKET	116	117	-1%	106	+9%
MEDIAN PRICE	\$460K	\$620K	-26%	\$503K	-8%
AVERAGE PRICE	\$701K	\$674K	+4%	\$726K	-3%
AVERAGE PPSF	\$435	\$414	+5%	\$439	-1%
INVENTORY	1,285	1,359	-5%	1203	+7%
AVERAGE DISCOUNT	-8.1%	-7.6%	-0.5%	-7.1%	-1.0%

SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	0	0	NA	5	-100%
SALES VOLUME	\$0K	\$0.0K	NA	\$6.3M	-100%
DAYS ON MARKET	NA	NA	NA	120	NA
MEDIAN PRICE	NA	NA	NA	\$1.3M	NA
AVERAGE PRICE	NA	NA	NA	\$1.3M	NA
AVERAGE PPSF	NA	NA	NA	\$543	NA
INVENTORY	18	20	-10%	20	-10%
AVERAGE DISCOUNT	NA	NA	NA	-9.6%	NA

Methodology

METRICS

METRICS previous quarter statistics for sales and prices are revised in the subsequent report once data are available for the full quarter period.

CLOSED SALES figures for the current quarter are based on reported transactions at the time the report is prepared.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting list date from contract date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing. New developments are excluded because many available, unsold units are held off the market for long periods of time.

AVERAGE PRICE PER SQUARE FOOT is the average price divided by the average square footage. In prior Corcoran Reports this was calculated as an average of all prices per square foot, which gives a number less skewed by high price sales and more similar to a median price per square foot. The two metrics are now separated to give more insight to market dynamics.

LISTING DISCOUNT is the percentage difference between the average of the verified sale prices and last asking prices.

MEDIAN PRICE is the middle or midpoint price where half of sales fall below and half fall above this number.

INVENTORY is a count of all currently listed units and is measured at the end of the quarter. It does not include unsold yet unlisted units in new developments ("shadow" inventory).

SOURCE

Figures in this report are based on publicly reported closed sales information via the Miami MLS.

DISCLAIMER

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. The Corcoran Group is a licensed real estate broker located at 1688 Meridian Avenue, Ste 400, Miami Beach, FL 33139. All material presented herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal notice.

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