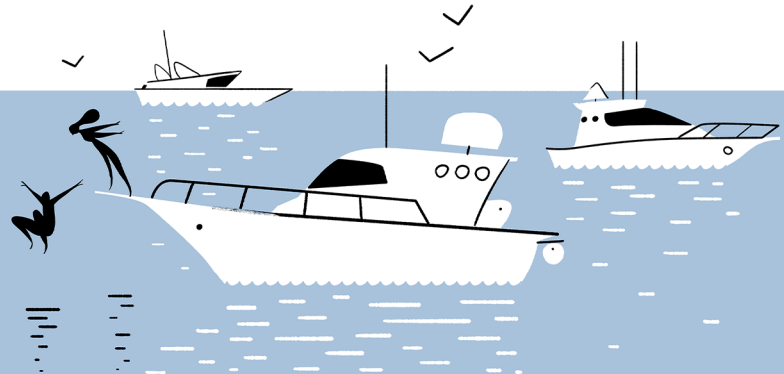


corcoran

The Corcoran Report

2Q | 2025 | MIAMI BEACHES & MIAMI COASTAL MAINLAND





6800 Fisher Island Dr, LPH 6893 | \$50,000,000 | Web# 97937388

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 fell 18% year-over-year to 94 closings, 68% below their second-quarter peak of 295 sales in 2021.
- Condo closings declined 27% year-over-year to about 700 closings. Besides 2020, this was the second-slowest second quarter for condo sales since 2013.
- Single-family average and median price figures fell by double-digit annual percentages due to a 58% drop in single-family closings over \$10M.
- Average and median condo price statistics increased year-over-year due to a 30% drop in closings of residences built before 1990.
- Amid fewer sales, the number of active single-family and condo listings each rose over 20% annually to five-year highs.
- The highest-priced single-family closing was 88 La Gorce Circle on La Gorce Island for \$74.2M.
- The top condo sale was Jade Signature PH5603 for \$28.6M (\$2,456 per square foot).

Condo/Co-Op/Townhouse

Closed Sales

704

-27% YEAR OVER YEAR

Median Sales Price

\$815K

+38% YEAR OVER YEAR

Average Sales Price

\$1.6M

+9% YEAR OVER YEAR

Inventory

4,255

+23% YEAR OVER YEAR

Single Family

Closed Sales

94

-18% YEAR OVER YEAR

Median Sales Price

\$2.9M

-20% YEAR OVER YEAR

Average Sales Price

\$6.1M

-24% YEAR OVER YEAR

Inventory

424

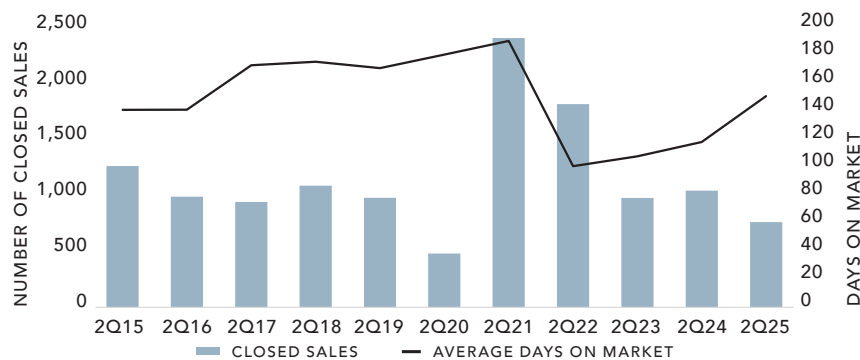
+21% YEAR OVER YEAR

Miami Beaches by Product Type

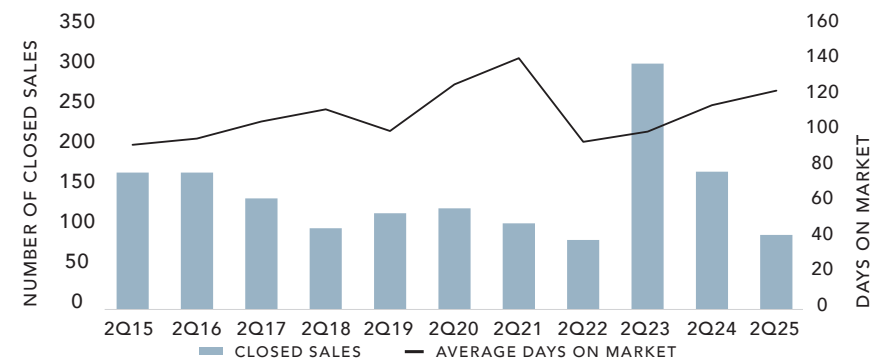
CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	704	601	+17%	966	-27%
SALES VOLUME	\$1.1B	\$938M	+19%	\$1.4B	-21%
DAYS ON MARKET	126	116	+8%	104	+21%
MEDIAN PRICE	\$815K	\$700K	+16%	\$590K	+38%
AVERAGE PRICE	\$1.6M	\$1.6M	+2%	\$1.5M	+9%
AVERAGE PPSF	\$1,140	\$1,130	+1%	\$1,072	+6%
INVENTORY	4,255	4,306	-1%	3,448	+23%
AVERAGE DISCOUNT	-8.8%	-5.8%	-3.0%	-7.7%	-1.1%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	94	76	24%	115	-18%
SALES VOLUME	\$576M	\$572M	1%	\$922M	-38%
DAYS ON MARKET	120	92	31%	112	+7%
MEDIAN PRICE	\$2.9M	\$3.7M	-21%	\$3.7M	-20%
AVERAGE PRICE	\$6.1M	\$7.5M	-19%	\$8.0M	-24%
AVERAGE PPSF	\$1,822	\$2,044	-11%	\$2,080	-12%
INVENTORY	424	462	-8%	351	+21%
AVERAGE DISCOUNT	-9.2%	-10.2%	+1.0%	-9.7%	+0.5%

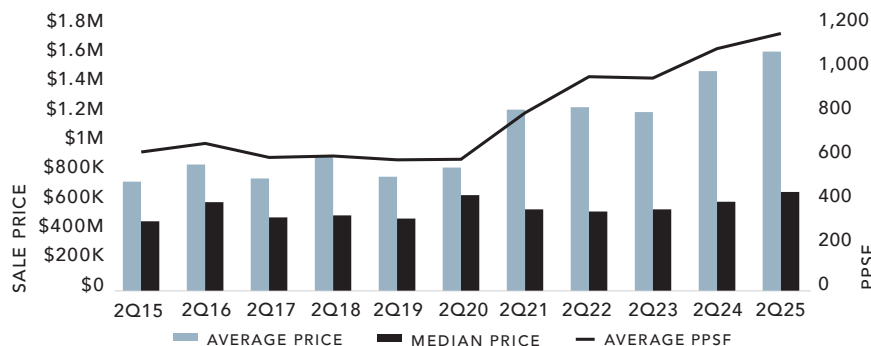
Condo/Co-Op Closed Sales



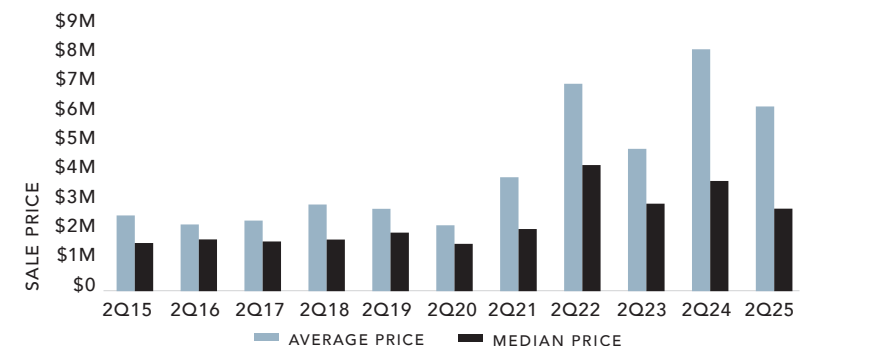
Single Family Closed Sales



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

+12%

SINGLE FAMILY AVG PRICE

\$2.2M

-32%

Surfside

CONDO AVG PRICE

\$2.6M

+170%

SINGLE FAMILY AVG PRICE

\$1.5M

-16%

North Beach

CONDO AVG PRICE

\$715K

+15%

SINGLE FAMILY AVG PRICE

\$2.6M

-9%

Mid-Beach

CONDO AVG PRICE

\$1.1M

-35%

SINGLE FAMILY AVG PRICE

\$8.5M

+12%

South Beach Islands

CONDO AVG PRICE

\$940K

-36%

SINGLE FAMILY AVG PRICE

\$12.3M

-23%

Key Biscayne

CONDO AVG PRICE

\$1.5M

-20%

SINGLE FAMILY AVG PRICE

\$7.1M

+12%

Bal Harbour

CONDO AVG PRICE

\$2.5M

0%

Bay Harbor Islands

CONDO AVG PRICE

\$1.0M

+36%

South Beach, Oceanfront

CONDO AVG PRICE

\$2.1M

+32%

South Beach, West of Collins

CONDO AVG PRICE

\$874K

+55%

South Of Fifth

CONDO AVG PRICE

\$2.7M

-15%

Fisher Island

CONDO AVG PRICE

\$9.3M

-22%

50 South Pointe Dr, 2703 | \$10,900,000 | Web# 91393166

South Of Fifth

From South Pointe Drive to 5th Street

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	53	51	+4%	63	-16%
SALES VOLUME	\$145.6M	\$119.7M	+22%	\$203.0M	-28%
DAYS ON MARKET	132	123	+7%	126	+5%
MEDIAN PRICE	\$1.3M	\$1.1M	+14%	\$1.6M	-22%
AVERAGE PRICE	\$2.7M	\$2.3M	+17%	\$3.2M	-15%
AVERAGE PPSF	\$1,834	\$1,806	+2%	\$2,090	-12%
INVENTORY	203	243	-16%	172	+18%
AVERAGE DISCOUNT	-7.0%	-5.8%	-1.2%	-8.3%	+1.3%

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	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	32	15	+113%	25	+28%
SALES VOLUME	\$66.8M	\$19.2M	+247%	\$39.6M	+69%
DAYS ON MARKET	148	100	+48%	112	+32%
MEDIAN PRICE	\$870K	\$783K	+109%	\$949K	+92%
AVERAGE PRICE	\$1.3M	\$882K	+63%	\$1.6M	+32%
AVERAGE PPSF	\$1,316	\$1,076	+54%	\$1,717	+18%
INVENTORY	219	194	-12%	146	+32%
AVERAGE DISCOUNT	-5.8%	-4.7%	-2.0%	-9.9%	+2.1%

SINGLE FAMILY

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

401 East Rivo Alto Drive | \$18,950,000 | Web# 83641996

South Beach, West of Collins

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

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	145	109	+33%	193	-25%
SALES VOLUME	\$126.7M	\$72.9M	+74%	\$108.7M	+17%
DAYS ON MARKET	106	102	+3%	76	+39%
MEDIAN PRICE	\$363K	\$365K	-1%	\$333K	+9%
AVERAGE PRICE	\$874K	\$669K	+31%	\$563K	+55%
AVERAGE PPSF	\$947	\$789	+20%	\$708	+34%
INVENTORY	730	801	-9%	600	+22%
AVERAGE DISCOUNT	-8.3%	-5.9%	-2.4%	-4.7%	-3.6%

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 Islands

Including Palm, Hibiscus, Star and the Venetian Islands

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	18	19	-5%	18	0%
SALES VOLUME	\$16.9M	\$22.7M	-25%	\$26.3M	-36%
DAYS ON MARKET	124	106	+17%	93	+34%
MEDIAN PRICE	\$769K	\$1.0M	-23%	\$958K	-20%
AVERAGE PRICE	\$940K	\$1.2M	-21%	\$1.5M	-36%
AVERAGE PPSF	\$826	\$864	-4%	\$888	-7%
INVENTORY	61	67	-9%	45	+36%
AVERAGE DISCOUNT	-6.5%	-8.5%	+2.0%	-12.2%	+5.7%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	7	13	-46%	13	-46%
SALES VOLUME	\$86.0M	\$178.2M	-52%	\$208.6M	-59%
DAYS ON MARKET	154	106	+45%	150	+2%
MEDIAN PRICE	\$8.9M	\$8.7M	+2%	\$15M	-40%
AVERAGE PRICE	\$12.3M	\$13.7M	-10%	\$16.0M	-23%
AVERAGE PPSF	\$2,802	\$2,762	+1%	\$2,887	-3%
INVENTORY	57	69	-17%	52	+10%
AVERAGE DISCOUNT	-6.5%	-9.8%	+3.2%	-12.5%	+5.9%

4340 North Bay Road | \$30,000,000 | Web# 94173747

Mid-Beach

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

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	95	77	+23%	126	-25%
SALES VOLUME	\$102.7M	\$98.8M	+4%	\$208.8M	-51%
DAYS ON MARKET	144	129	+11%	121	+19%
MEDIAN PRICE	\$615K	\$690K	-11%	\$613K	0%
AVERAGE PRICE	\$1.1M	\$1.3M	-16%	\$1.7M	-35%
AVERAGE PPSF	\$881	\$979	-10%	\$1,179	-25%
INVENTORY	578	614	-6%	483	+20%
AVERAGE DISCOUNT	-7.9%	-6.4%	-1.6%	-8.8%	+0.9%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	35	26	+35%	38	-8%
SALES VOLUME	\$297.2M	\$234.2M	+27%	\$288.9M	+3%
DAYS ON MARKET	126	111	+14%	117	+7%
MEDIAN PRICE	\$3.6M	\$5.3M	-31%	\$3.7M	-2%
AVERAGE PRICE	\$8.5M	\$9.0M	-6%	\$7.6M	12%
AVERAGE PPSF	\$2,020	\$2,065	-2%	\$1,926	+5%
INVENTORY	130	156	-17%	113	+15%
AVERAGE DISCOUNT	-11.3%	-11.2%	-0.1%	-8.3%	-3.0%

North Beach

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

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	95	84	+13%	157	-39%
SALES VOLUME	\$67.9M	\$67.2M	+1%	\$97.3M	-30%
DAYS ON MARKET	110	97	+13%	83	+32%
MEDIAN PRICE	\$580K	\$390K	+49%	\$410K	+41%
AVERAGE PRICE	\$715K	\$800K	-11%	\$620K	+15%
AVERAGE PPSF	\$672	\$786	-14%	\$598	+12%
INVENTORY	630	626	+1%	445	+42%
AVERAGE DISCOUNT	-7.3%	-4.2%	-3.1%	-7.0%	-0.3%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	27	17	59%	22	+23%
SALES VOLUME	\$69.9M	\$83.5M	-16%	\$62.4M	+12%
DAYS ON MARKET	108	70	55%	70	+55%
MEDIAN PRICE	\$1.3M	\$1.7M	-26%	\$1.7M	-24%
AVERAGE PRICE	\$2.6M	\$4.9M	-47%	\$2.8M	-9%
AVERAGE PPSF	\$1,109	\$1,706	-35%	\$1,148	-3%
INVENTORY	80	86	-7%	76	+5%
AVERAGE DISCOUNT	-5.5%	-9.8%	4.3%	-9.1%	+3.6%

9001 Collins Avenue, S-402 | \$7,000,000 | Web# 81332952

Surfside

From 87th Street to 96th Street

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	19	14	+36%	18	+6%
SALES VOLUME	\$49.3M	\$69.8M	-29%	\$17.3M	+185%
DAYS ON MARKET	157	139	+13%	124	+27%
MEDIAN PRICE	\$663K	\$1.5M	-56%	\$496K	+34%
AVERAGE PRICE	\$2.6M	\$5.0M	-48%	\$961K	+170%
AVERAGE PPSF	\$1,679	\$2,732	-39%	\$826	+103%
INVENTORY	111	120	-8%	88	+26%
AVERAGE DISCOUNT	-10.0%	-4.9%	-5.0%	-5.7%	-4.2%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	10	8	+25%	13	-23%
SALES VOLUME	\$15.3M	\$13.3M	+15%	\$23.8M	-36%
DAYS ON MARKET	116	79	+47%	82	+41%
MEDIAN PRICE	\$1.6M	\$1.8M	-9%	\$1.5M	+7%
AVERAGE PRICE	\$1.5M	\$1.7M	-8%	\$1.8M	-16%
AVERAGE PPSF	\$883	\$874	+1%	\$913	-3%
INVENTORY	42	50	-16%	33	+27%
AVERAGE DISCOUNT	-6.6%	-6.6%	+0.0%	-7.1%	+0.5%

Bay Harbor Islands

Including Indian Creek Island

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	18	24	-25%	31	-42%
SALES VOLUME	\$18.1M	\$26.7M	-32%	\$22.9M	-21%
DAYS ON MARKET	108	130	-16%	85	+27%
MEDIAN PRICE	\$900K	\$688K	+31%	\$585K	+54%
AVERAGE PRICE	\$1.0M	\$1.1M	-10%	\$738K	+36%
AVERAGE PPSF	\$669	\$812	-18%	\$551	+21%
INVENTORY	178	180	-1%	125	+42%
AVERAGE DISCOUNT	-11.2%	-5.0%	-6.2%	-5.1%	-6.1%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	2	0	NA	7	-71%
SALES VOLUME	\$21.0M	\$0	NA	\$217.1M	-90%
DAYS ON MARKET	312	NA	NA	278	+12%
MEDIAN PRICE	\$10.5M	NA	NA	\$18.0M	-42%
AVERAGE PRICE	\$10.5M	NA	NA	\$31.0M	-66%
AVERAGE PPSF	\$1,472	NA	NA	\$3,791	-61%
INVENTORY	11	8	+38%	5	+120%
AVERAGE DISCOUNT	-15.6%	NA	NA	-6.6%	NA

17475 Collins Ave #2002 | \$3,299,000 | Web# 92620115

Bal Harbour

From 96th Street to Haulover Beach Park

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	27	21	+29%	36	-25%
SALES VOLUME	\$67.2M	\$53.5M	+26%	\$89.7M	-25%
DAYS ON MARKET	117	121	-3%	95	+23%
MEDIAN PRICE	\$1.9M	\$2.2M	-16%	\$1.2M	+54%
AVERAGE PRICE	\$2.5M	\$2.5M	-2%	\$2.5M	0%
AVERAGE PPSF	\$1,305	\$1,217	+7%	\$1,340	-3%
INVENTORY	145	142	+2%	145	0%
AVERAGE DISCOUNT	-11.7%	-7.4%	-4.2%	-7.7%	-4.0%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	0	0	NA	2	-100%
SALES VOLUME	NA	\$0	NA	\$16.3M	NA
DAYS ON MARKET	NA	NA	NA	208	NA
MEDIAN PRICE	NA	NA	NA	\$8.1M	NA
AVERAGE PRICE	NA	NA	NA	\$8.1M	NA
AVERAGE PPSF	NA	NA	NA	\$2,094	NA
INVENTORY	10	12	-17%	5	+100%
AVERAGE DISCOUNT	NA	NA	NA	-20.0%	NA

Sunny Isles Beach

From Haulover Beach Park to Terracina Avenue

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	143	148	-3%	225	-36%
SALES VOLUME	\$270.7M	\$290.9M	-7%	\$381.4M	-29%
DAYS ON MARKET	141	132	+8%	125	+14%
MEDIAN PRICE	\$1.2M	\$892K	+37%	\$760K	+61%
AVERAGE PRICE	\$1.9M	\$2.0M	-4%	\$1.7M	+12%
AVERAGE PPSF	\$1,027	\$1,087	-5%	\$961	+7%
INVENTORY	1,244	1,101	+13%	1027	+21%
AVERAGE DISCOUNT	-9.3%	-6.4%	-2.9%	-7.3%	-2.0%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	1	1	0%	7	-86%
SALES VOLUME	\$2.2M	\$1.5M	+44%	\$22.2M	-90%
DAYS ON MARKET	127	13	+877%	113	+13%
MEDIAN PRICE	\$2.2M	\$1.5M	+44%	\$3.2M	-32%
AVERAGE PRICE	\$2.2M	\$1.5M	+44%	\$3.2M	-32%
AVERAGE PPSF	\$645	\$1,250	-48%	\$801	-20%
INVENTORY	26	18	+44%	15	+73%
AVERAGE DISCOUNT	-8.5%	0.0%	-8.5%	-5.7%	-2.8%



Fisher Island

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	12	3	+300%	7	+71%
SALES VOLUME	\$112.2M	\$18.6M	+505%	\$83.7M	+34%
DAYS ON MARKET	110	95	+17%	187	-41%
MEDIAN PRICE	\$7.4M	\$5.5M	+35%	\$5.7M	+30%
AVERAGE PRICE	\$9.3M	\$6.2M	+51%	\$12.0M	-22%
AVERAGE PPSF	\$2,444	\$2,117	+15%	\$2,993	-18%
INVENTORY	42	46	-9%	41	+2%
AVERAGE DISCOUNT	-12.1%	-8.3%	-3.8%	-11.8%	-0.3%

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	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	47	36	+31%	67	-30%
SALES VOLUME	\$72.8M	\$77.7M	-6%	\$129.4M	-44%
DAYS ON MARKET	118	92	+29%	108	+10%
MEDIAN PRICE	\$1.2M	\$1.3M	-6%	\$1.4M	-14%
AVERAGE PRICE	\$1.5M	\$2.2M	-28%	\$1.9M	-20%
AVERAGE PPSF	\$927	\$1,198	-23%	\$1,114	-17%
INVENTORY	140	147	-5%	131	+7%
AVERAGE DISCOUNT	-6.0%	-3.2%	-2.8%	-5.4%	-0.6%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	11	8	+38%	13	-15%
SALES VOLUME	\$77.8M	\$43.8M	+77%	\$82.3M	-6%
DAYS ON MARKET	86	100	-15%	113	-24%
MEDIAN PRICE	\$3.6M	\$3.2M	+11%	\$4.1M	-13%
AVERAGE PRICE	\$7.1M	\$5.5M	+29%	\$6.3M	+12%
AVERAGE PPSF	\$2,091	\$1,615	+29%	\$1,732	+21%
INVENTORY	53	48	+0%	34	+56%
AVERAGE DISCOUNT	-5.8%	-9.2%	+3.4%	-10.0%	+4.1%



18451 SW 158th Steet | \$8,300,000 | Web# 97524012

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 the fourth consecutive quarter.
- Condo sales fell annually for the 13th quarter in a row, down 19% to 784 closings. Excluding 2020, this was the worst second quarter for condo sales in at least 15 years.
- Single-family average price figures fell 2% to \$3M, whereas median price figures rose 4% to \$2M.
- Like Miami Beach, condo price figures increased due to fewer sales at older condominiums.
- Both single-family and condo listed inventory levels rose by double-digit annual percentages for the seventh consecutive quarter.
- The highest-priced single-family sale was the waterfront estate at 6801 Granada Boulevard in Coral Gables for \$23.4M.
- This quarter's most expensive condo sale was Four Seasons Residences PH2 in Brickell for \$14.8M (\$1,990 per square foot).

Condo/Co-Op/Townhouse

Closed Sales

784

-19% YEAR OVER YEAR

Median Sales Price

\$670K

+10% YEAR OVER YEAR

Average Sales Price

\$979K

+18% YEAR OVER YEAR

Inventory

4,804

+35% YEAR OVER YEAR

Single Family

Closed Sales

231

+2% YEAR OVER YEAR

Median Sales Price

\$2.0M

+4% YEAR OVER YEAR

Average Sales Price

\$3.0M

-2% YEAR OVER YEAR

Inventory

609

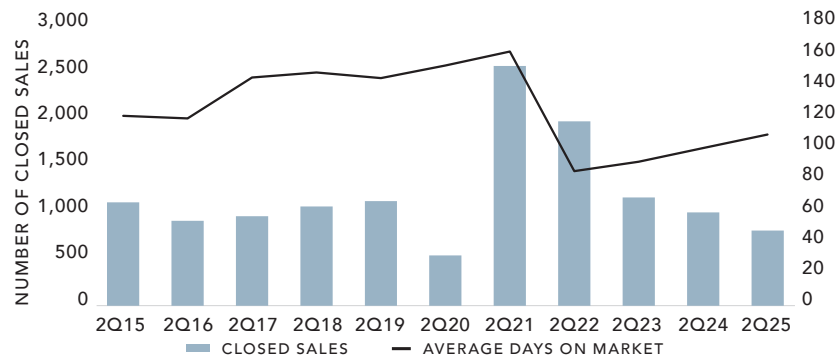
+22% YEAR OVER YEAR

Miami Coastal Mainland by Product Type

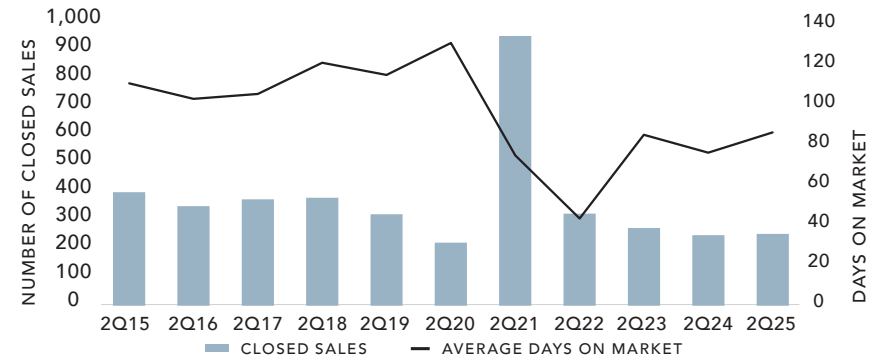
CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	784	673	+16%	973	-19%
SALES VOLUME	\$767.4M	\$599.9M	+28%	\$806.5M	-5%
DAYS ON MARKET	107	102	+5%	93	+14%
MEDIAN PRICE	\$670K	\$597K	+12%	\$608K	+10%
AVERAGE PRICE	\$979K	\$891K	+10%	\$829K	+18%
AVERAGE PPSF	\$692	\$666	+4%	\$626	+11%
INVENTORY	4,804	4,717	+2%	3,552	+35%
AVERAGE DISCOUNT	-6.6%	-6.2%	-0.4%	-5.4%	-1.2%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	231	197	+17%	227	+2%
SALES VOLUME	\$685.1M	\$712.4M	-4%	\$684.7M	0%
DAYS ON MARKET	78	84	-7%	69	+13%
MEDIAN PRICE	\$2.0M	\$1.9M	+5%	\$1.9M	+4%
AVERAGE PRICE	\$3.0M	\$3.6M	-18%	\$3.02M	-2%
AVERAGE PPSF	\$1,047	\$1,175	-11%	\$1,071	-2%
INVENTORY	609	587	+4%	501	+22%
AVERAGE DISCOUNT	-6.8%	-8.0%	+1.2%	-7.2%	+0.4%

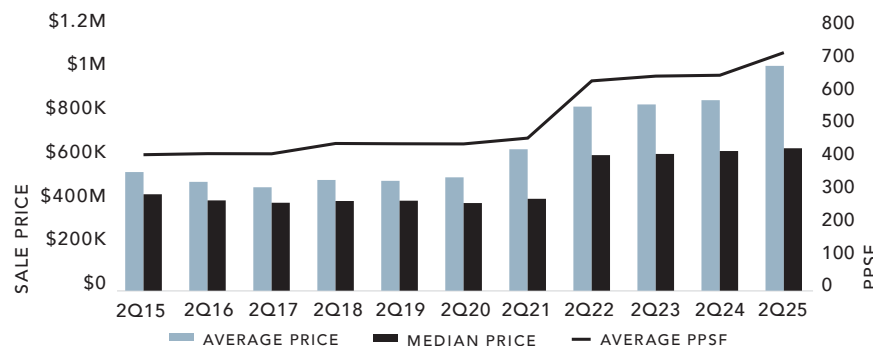
Condo/Co-Op Closed Sales



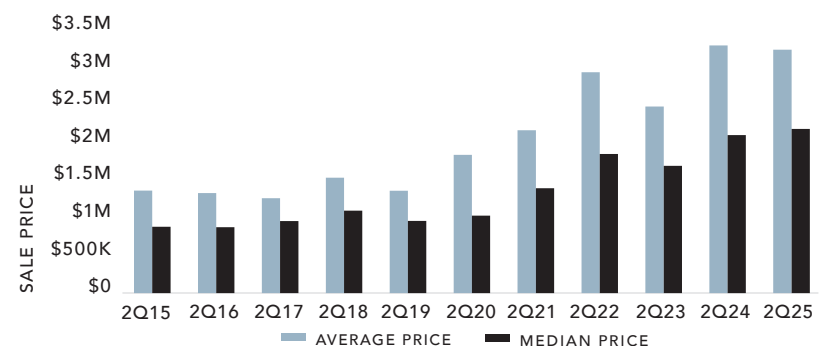
Single Family Closed Sales



Condo/Co-Op Median and Average Price



Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

Aventura

CONDO AVG PRICE

\$674K

+1%

SINGLE FAMILY AVG PRICE

N/A

N/A

Miami Shores

SINGLE FAMILY AVG PRICE

\$1.6M

+11%

Upper East Side

CONDO AVG PRICE

\$394K

-3%

SINGLE FAMILY AVG PRICE

\$1.9M

-7%

Edgewater

CONDO AVG PRICE

\$976K

+10%

Downtown Miami

CONDO AVG PRICE

\$1.1M

+52%

Brickell

CONDO AVG PRICE

\$972M

+6%

Coconut Grove

CONDO AVG PRICE

\$2.0M

+37%

SINGLE FAMILY AVG PRICE

\$3.1M

-9%

Coral Gables

CONDO AVG PRICE

\$877K

+25%

SINGLE FAMILY AVG PRICE

\$3.6M

-1%

6840 SW 82nd Avenue | \$3,699,999 | Web# 94340100

Coral Gables

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	69	78	-12%	72	-4%
SALES VOLUME	\$60.5M	\$70.9M	-15%	\$50.7M	+19%
DAYS ON MARKET	72	96	-25%	56	+29%
MEDIAN PRICE	\$685K	\$588K	+17%	\$584K	+17%
AVERAGE PRICE	\$877K	\$909K	-4%	\$704K	+25%
AVERAGE PPSF	\$602	\$659	-9%	\$587	+3%
INVENTORY	204	185	+10%	148	+38%
AVERAGE DISCOUNT	-6.1%	-5.7%	-0.4%	-4.1%	-2.1%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	111	83	+34%	104	+7%
SALES VOLUME	\$401.5M	\$337.1M	+19%	\$379.9M	+6%
DAYS ON MARKET	81	98	-18%	68	+19%
MEDIAN PRICE	\$2.6M	\$2.7M	-4%	\$2.2M	+15%
AVERAGE PRICE	\$3.6M	\$4.1M	-11%	\$3.7M	-1%
AVERAGE PPSF	\$1,130	\$1,119	+1%	\$1,142	-1%
INVENTORY	278	242	+15%	228	+22%
AVERAGE DISCOUNT	-6.2%	-8.9%	+2.6%	-7.5%	+1.3%

Coconut Grove

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	70	58	+21%	73	-4%
SALES VOLUME	\$141.7M	\$106.9M	+33%	\$107.5M	+32%
DAYS ON MARKET	92	107	-14%	74	+24%
MEDIAN PRICE	\$1.5M	\$1.1M	+37%	\$1.1M	+32%
AVERAGE PRICE	\$2.0M	\$1.8M	+10%	\$1.5M	+37%
AVERAGE PPSF	\$1,083	\$1,149	-6%	\$895	+21%
INVENTORY	235	245	-4%	154	+53%
AVERAGE DISCOUNT	-5.8%	-8.0%	+2.2%	-4.6%	-1.1%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	53	39	+36%	56	-5%
SALES VOLUME	\$165.8M	\$105.4M	+57%	\$193.0M	-14%
DAYS ON MARKET	73	70	+4%	80	-9%
MEDIAN PRICE	\$2.7M	\$1.9M	+40%	\$2.6M	+6%
AVERAGE PRICE	\$3.1M	\$2.7M	+16%	\$3.4M	-9%
AVERAGE PPSF	\$1,082	\$1,031	+5%	\$1,170	-8%
INVENTORY	120	130	-8%	94	+28%
AVERAGE DISCOUNT	-6.9%	-7.1%	+0.2%	-7.0%	+0.1%

1000 Biscayne Blvd, 5801 | \$21,000,000 | Web# 96751630

Brickell

The Miami River to Interstate 95 to the Rickenbacker Causeway

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	209	185	+13%	269	-22%
SALES VOLUME	\$203.2M	\$172.6M	+18%	\$247.0M	-18%
DAYS ON MARKET	110	96	+15%	95	+16%
MEDIAN PRICE	\$662K	\$680K	-3%	\$713K	-7%
AVERAGE PRICE	\$972K	\$933K	+4%	\$918K	+6%
AVERAGE PPSF	\$777	\$756	+3%	\$750	+4%
INVENTORY	1,327	1,251	+6%	970	+37%
AVERAGE DISCOUNT	-5.1%	-4.8%	-0.3%	-4.9%	-0.2%

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	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	112	85	+32%	139	-19%
SALES VOLUME	\$117.7M	\$68.2M	+73%	\$96.1M	+23%
DAYS ON MARKET	110	93	+19%	104	+7%
MEDIAN PRICE	\$570K	\$605K	-6%	\$550K	+4%
AVERAGE PRICE	\$1.1M	\$802K	+31%	\$691K	+52%
AVERAGE PPSF	\$820	\$708	+16%	\$617	+33%
INVENTORY	843	871	-3%	593	+42%
AVERAGE DISCOUNT	-9.6%	-5.2%	-4.4%	-5.6%	-4.0%

SINGLE FAMILY

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

650 NE 32nd Street, BH2 | \$4,900,000 | Web# 91945809

Edgewater

NE 17th Street to N Miami Ave to Interstate 195

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	117	70	+67%	137	-15%
SALES VOLUME	\$114.2M	\$62.4M	+83%	\$121.8M	-6%
DAYS ON MARKET	116	119	-3%	96	+20%
MEDIAN PRICE	\$720K	\$678K	+6%	\$650K	+11%
AVERAGE PRICE	\$976K	\$891K	+10%	\$889K	+10%
AVERAGE PPSF	\$751	\$746	+1%	\$740	+1%
INVENTORY	719	699	+3%	551	+30%
AVERAGE DISCOUNT	-6.3%	-6.0%	-0.3%	-5.2%	-1.1%

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	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	18	15	+20%	18	0%
SALES VOLUME	\$7.1M	\$5.9M	+21%	\$7.4M	-3%
DAYS ON MARKET	93	130	-28%	65	+43%
MEDIAN PRICE	\$378K	\$325K	+16%	\$373K	+1%
AVERAGE PRICE	\$394K	\$392K	+1%	\$409K	-3%
AVERAGE PPSF	\$390	\$425	-8%	\$350	+11%
INVENTORY	57	65	-12%	57	0%
AVERAGE DISCOUNT	-8.4%	-6.8%	-1.6%	-6.8%	-1.6%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	34	26	+31%	29	+17%
SALES VOLUME	\$63.2M	\$202.3M	-69%	\$57.8M	+9%
DAYS ON MARKET	81	96	-16%	75	+7%
MEDIAN PRICE	\$1.4M	\$2.0M	-30%	\$1.5M	-7%
AVERAGE PRICE	\$1.9M	\$7.8M	-76%	\$2.0M	-7%
AVERAGE PPSF	\$833	\$2,068	-60%	\$902	-8%
INVENTORY	92	102	-10%	88	+5%
AVERAGE DISCOUNT	-7.7%	-8.2%	+0.5%	-8.8%	+1.1%

17301 Biscayne Boulevard, 210 | \$1,699,000 | Web# 92533840

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	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	29	45	-36%	33	-12%
SALES VOLUME	\$46.4M	\$61.7M	-25%	\$47.5M	-2%
DAYS ON MARKET	78	62	+25%	51	+53%
MEDIAN PRICE	\$1.1M	\$1.3M	-10%	\$1.3M	-13%
AVERAGE PRICE	\$1.6M	\$1.4M	+17%	\$1.4M	+11%
AVERAGE PPSF	\$769	\$657	+17%	\$710	+8%
INVENTORY	99	95	+4%	66	+50%
AVERAGE DISCOUNT	-9.0%	-4.5%	-4.5%	-4.4%	-4.6%

Aventura

CONDO/CO-OP/TOWNHOUSE	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	174	170	+2%	265	-34%
SALES VOLUME	\$117.4M	\$107.7M	+9%	\$176.1M	-33%
DAYS ON MARKET	117	106	+11%	102	+15%
MEDIAN PRICE	\$620K	\$450K	+38%	\$472K	+31%
AVERAGE PRICE	\$674K	\$634K	+6%	\$665K	+1%
AVERAGE PPSF	\$414	\$413	0%	\$428	-3%
INVENTORY	1,359	1,334	+2%	1056	+29%
AVERAGE DISCOUNT	-7.6%	-7.7%	+0.1%	-6.9%	-0.7%

SINGLE FAMILY	2Q25	1Q25	%CHG(QTR)	2Q24	%CHG(YR)
CLOSED SALES	0	1	-100%	5	-100%
SALES VOLUME	\$0	\$1.3M	NA	\$6.4M	NA
DAYS ON MARKET	0	61	NA	39	NA
MEDIAN PRICE	\$0	\$1.3M	-100%	\$1.3M	-100%
AVERAGE PRICE	NA	\$1.3M	NA	\$1.3M	NA
AVERAGE PPSF	NA	\$538	NA	\$590	NA
INVENTORY	20	18	+11%	19	+5%
AVERAGE DISCOUNT	NA	-7.6%	NA	-1.9%	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.

THE FOLLOWING MEMBERS OF THE CORCORAN GROUP MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:

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