



Q3

2025
LUXURY
CONDO
REPORT

MIAMI BEACH

Brown Harris Stevens THE Craft of Research

CONTINUUM SOUTH

Condo Resales



Project
Blue Diamond

Developer
New Florida Properties

Architect
Robert Swedroe

Address
4779 Collins Ave.

Project Area
Miami Beach

Floors
44

Units
315

Completion Date
2002



Project
Capri

Developer
Maefield Development

Architect
Kobi Karp

Address
1445, 1470, 1491 16th St.

Project Area
Miami Beach

Floors
7

Units
67

Completion Date
2008



Project
Continuum South

Developer
Bruce Eichner

Architect
Fullerton-Diaz

Address
100 S. Pointe Dr.

Project Area
Miami Beach

Floors
40

Units
318

Completion Date
2002



Project
Continuum North

Developer
Bruce Eichner

Architect
Sieger-Suarez

Address
50 S. Pointe Dr.

Project Area
Miami Beach

Floors
37

Units
203

Completion Date
2007



Project
Faena House

Developer
Faena Group

Architect
Foster + Partners

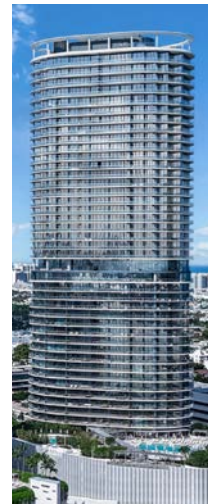
Address
3315 Collins Ave.

Project Area
Miami Beach

Floors
16

Units
44

Completion Date
2015



Project
Five Park

Developer
Terra Group

Architect
Gabellini Sheppard

Address
500 Alton Road

Project Area
Miami Beach

Floors
48

Units
226

Completion Date
2024



Project
Fendi Chateau

Developer
Chateau Group

Architect
Arquitectonica

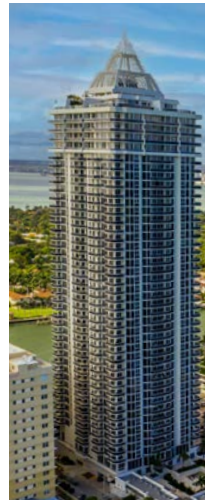
Address
9349 Collins Ave.

Project Area
Surfside

Floors
12

Units
58

Completion Date
2016



Project
Green Diamond

Developer
New Florida Properties

Architect
Robert Swedroe

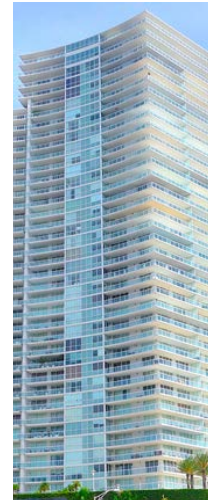
Address
4775 Collins Ave.

Project Area
Miami Beach

Floors
44

Units
315

Completion Date
2005



Project
ICON South Beach

Developer
Related Group

Architect
Michael Graves

Address
450 Alton Rd.

Project Area
Miami Beach

Floors
35, 40

Units
290

Completion Date
2005

Condo Resales



Project
Jade Ocean

Developer
Fortune International Group

Architect
Carlos Ott

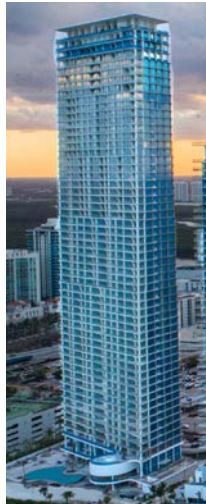
Address
17001 & 17121 Collins Ave.

Project Area
Sunny Isles Beach

Floors
51

Units
252

Completion Date
2009



Project
Jade Signature

Developer
Fortune International

Architect
Herzog de Meuron

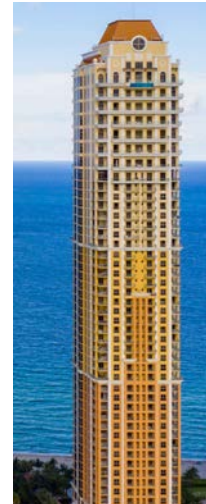
Address
16901 Collins Ave.

Project Area
Sunny Isles Beach

Floors
57

Units
191

Completion Date
2017



Project
Mansions Acqualina

Developer
BSG Development

Architect
Kobi Karp

Address
17749 Collins Ave.

Project Area
Sunny Isles Beach

Floors
47

Units
97

Completion Date
2015



Project
Murano Grande

Developer
The Related Group

Architect
Sieger-Suarez

Address
400 Alton Rd.

Project Area
Miami Beach

Floors
25, 31, 37

Units
270

Completion Date
2003



Project
Murano Portofino

Developer
The Related Group

Architect
Sieger-Suarez

Address
1000 S. Pointe Dr.

Project Area
Miami Beach

Floors
17, 28, 37

Units
189

Completion Date
2002



Project
Oceana

Developer
Consultatio USA

Architect
Arquitectonica

Address
10201 & 10203 Collins Ave.

Project Area
Bal Harbour

Floors
28

Units
239

Completion Date
2016



Project
South Pointe Towers

Developer
John A. Hinson

Architect
—

Address
400 South Pointe Dr.

Project Area
Miami Beach

Floors
25

Units
208

Completion Date
1987



Project
Surf Club - Four Seasons

Developer
Fort Capital

Architect
Richard Meier

Address
9001, 9111 Collins Avenue

Project Area
Surfside

Floors
12

Units
119

Completion Date
2017



Project
Yacht Club at Portofino

Developer
The Related Group

Architect
CFE Architects

Address
90 Alton Rd.

Project Area
Miami Beach

Floors
33

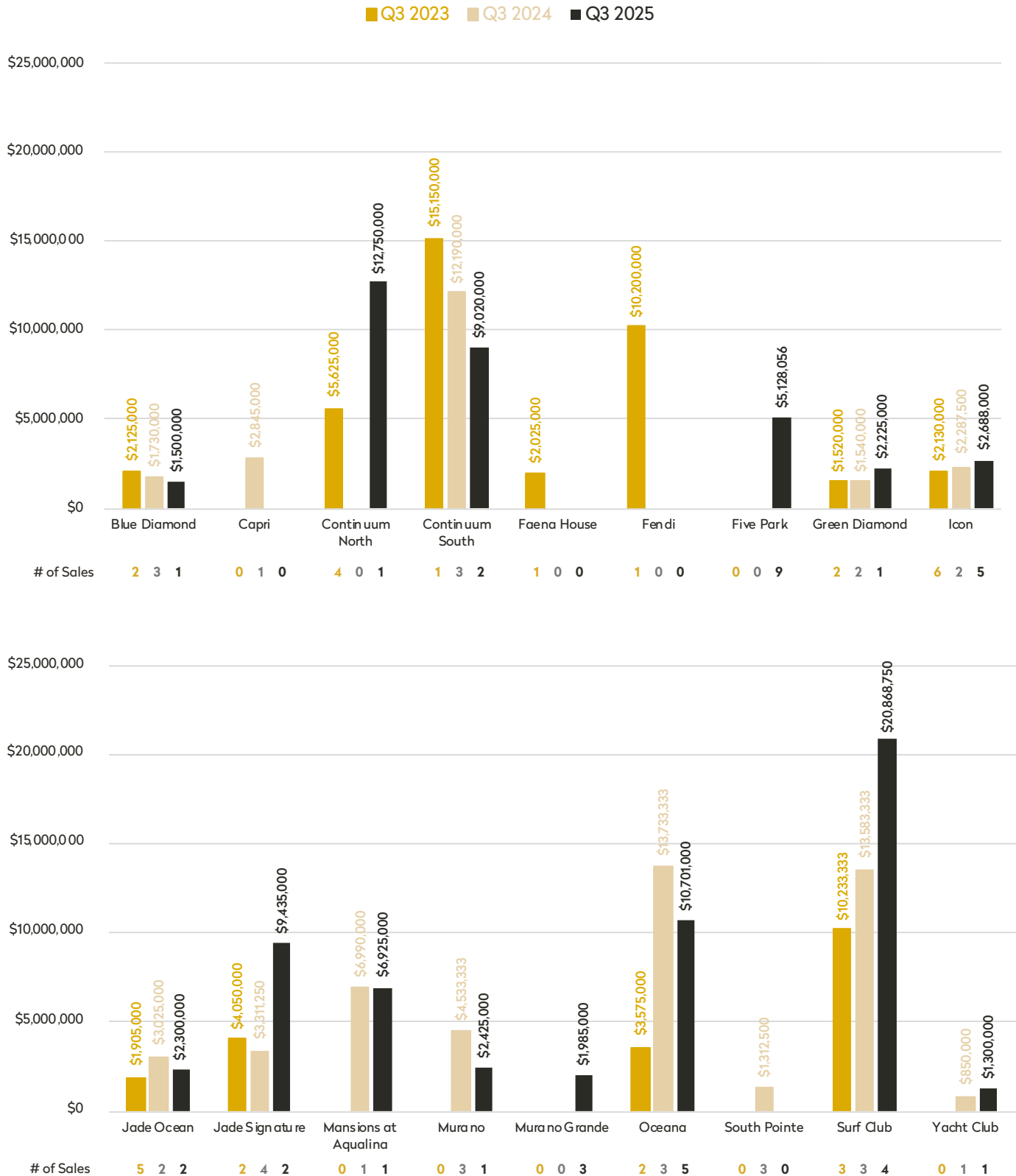
Units
361

Completion Date
1999

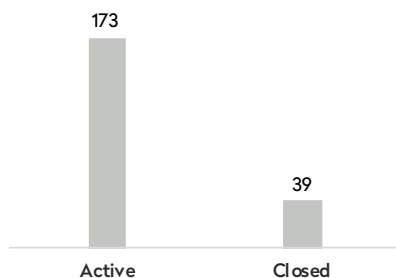
Condominium Resales

YEAR OVER YEAR SALES

AVERAGE CLOSED SALES PRICE BY BUILDING AND YEAR



TOTAL # OF ACTIVE & CLOSED UNITS



Condo Mix # Sold Sales Share Med. Sales Price

Studio	0	0.0%	-
1 Bedroom	7	17.9%	\$1,467,300
2 Bedroom	14	35.9%	\$2,312,500
3 Bedroom	10	25.6%	\$6,650,000
4 Bedroom	6	15%	\$12,212,500
5 Bedroom	2	5%	\$26,510,000
6 Bedroom	0	0.0%	-

Total Sales Volume 100% \$280,462,500

CLOSED SALES

Average Sale Price	\$7,191,346
Average Sale Price Per Square Foot	\$2,334
Median Sale Price	\$3,700,000
Median Sale Price Per Square Foot	\$1,865
Number of Sales (Closed)	39
Average Days on Market	111

ACTIVE LISTINGS

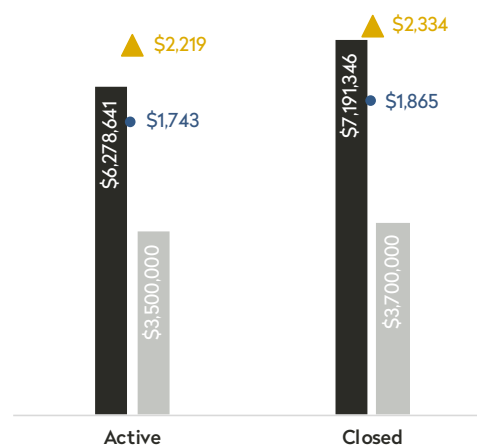
Average List Price	\$6,278,641
Average List Price Per Square Foot	\$2,219
Median List Price	\$3,500,000
Median List Price Per Square Foot	\$1,743
Listing Inventory (Active)	173

Average Listing Discount From Original List Price 11%

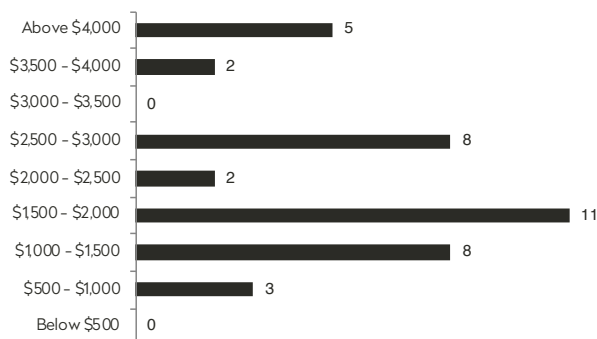
Absorption Period (Months) 13.3

AVERAGE AND MEDIAN PRICE & PPSF

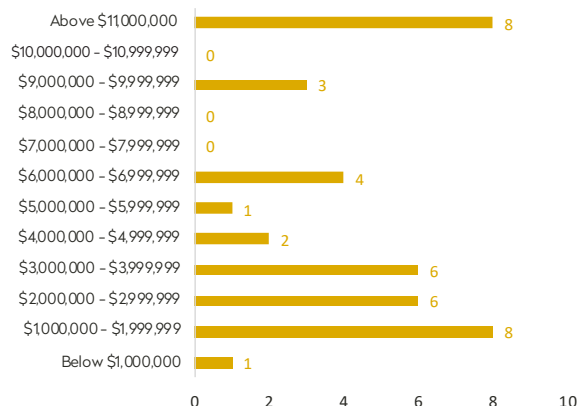
■ Average ■ Median ▲ Avg. PPSF ● Median PPSF



NUMBER OF SALES BY PPSF



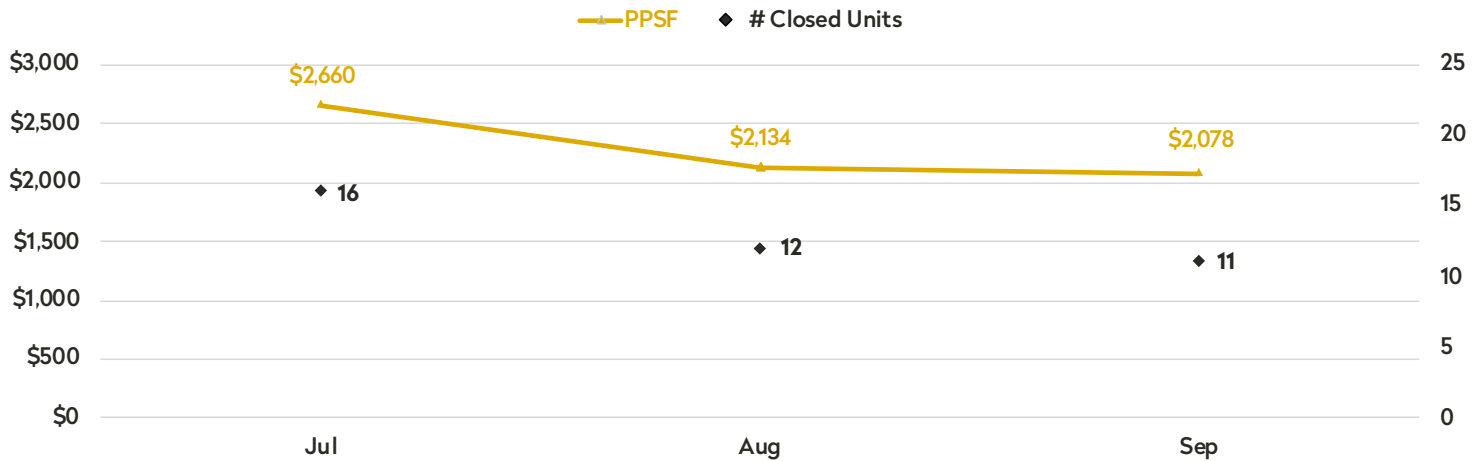
NUMBER OF SALES BY ABSOLUTE DOLLAR AMOUNT



Condominium Resales

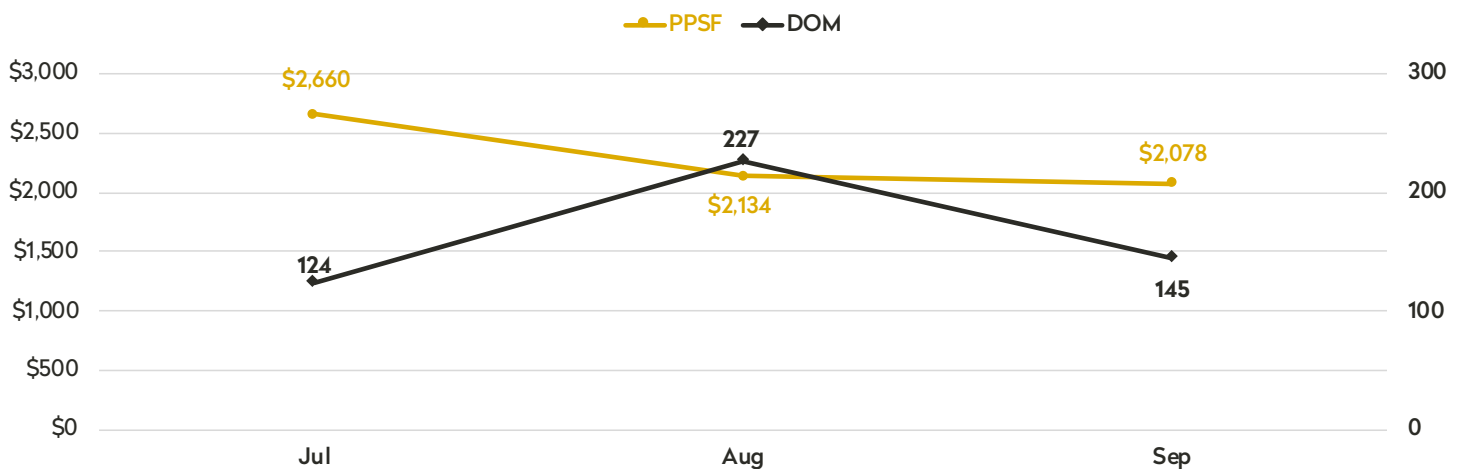
THIRD QUARTER 2025 SALES MARKET SNAPSHOT

AVERAGE PPSF AND # OF CLOSED UNITS BY MONTH



From July to September, closed sales declined **from 16 to 11** transactions — a decrease of five.

AVERAGE PPSF AND DOM BY MONTH

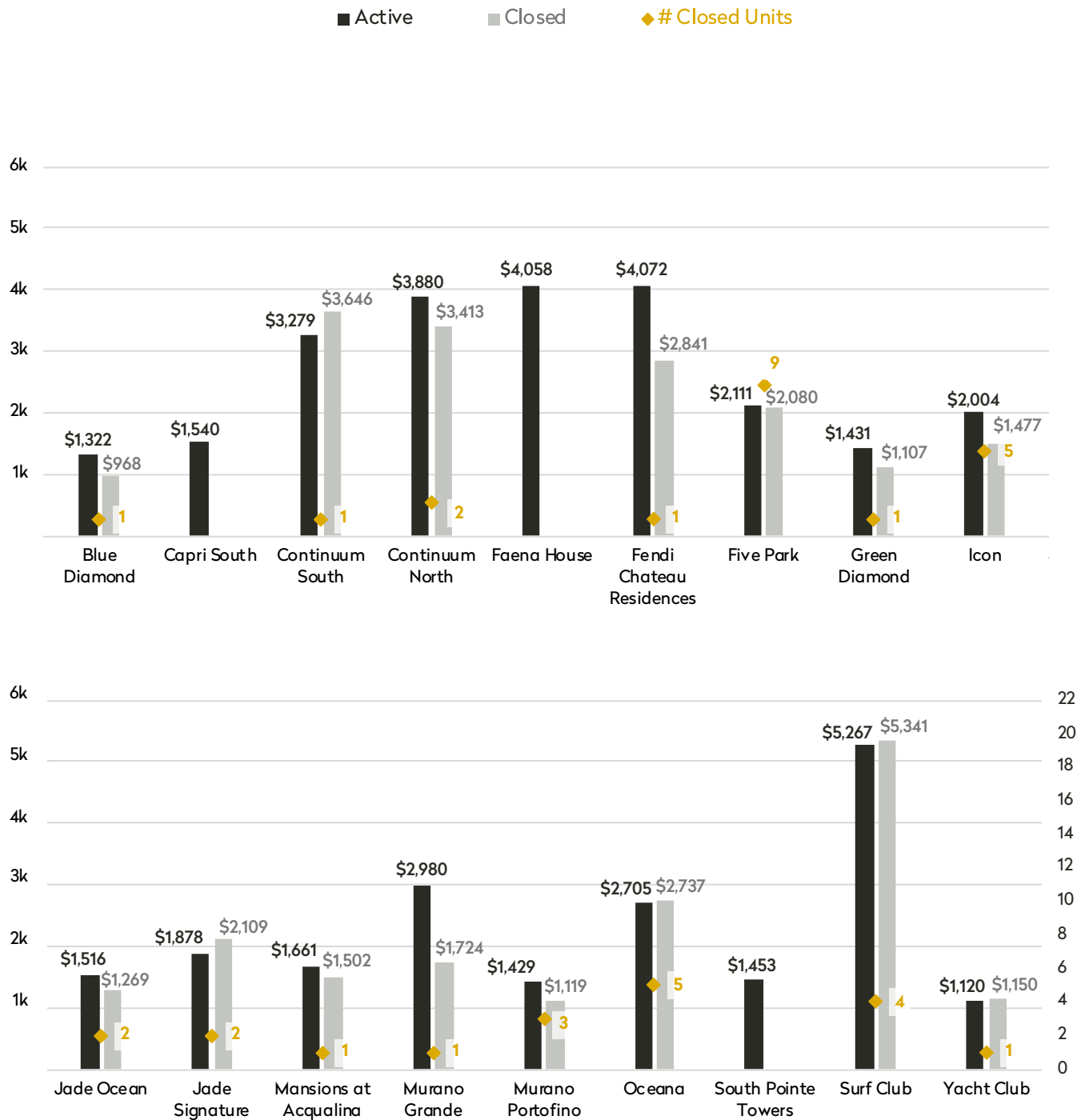


During the same period, average price per square foot (PPSF) fell from \$2,660 in July to \$2,134 in August, then slightly to \$2,078 in September — **a total drop of \$582** from the peak.

Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

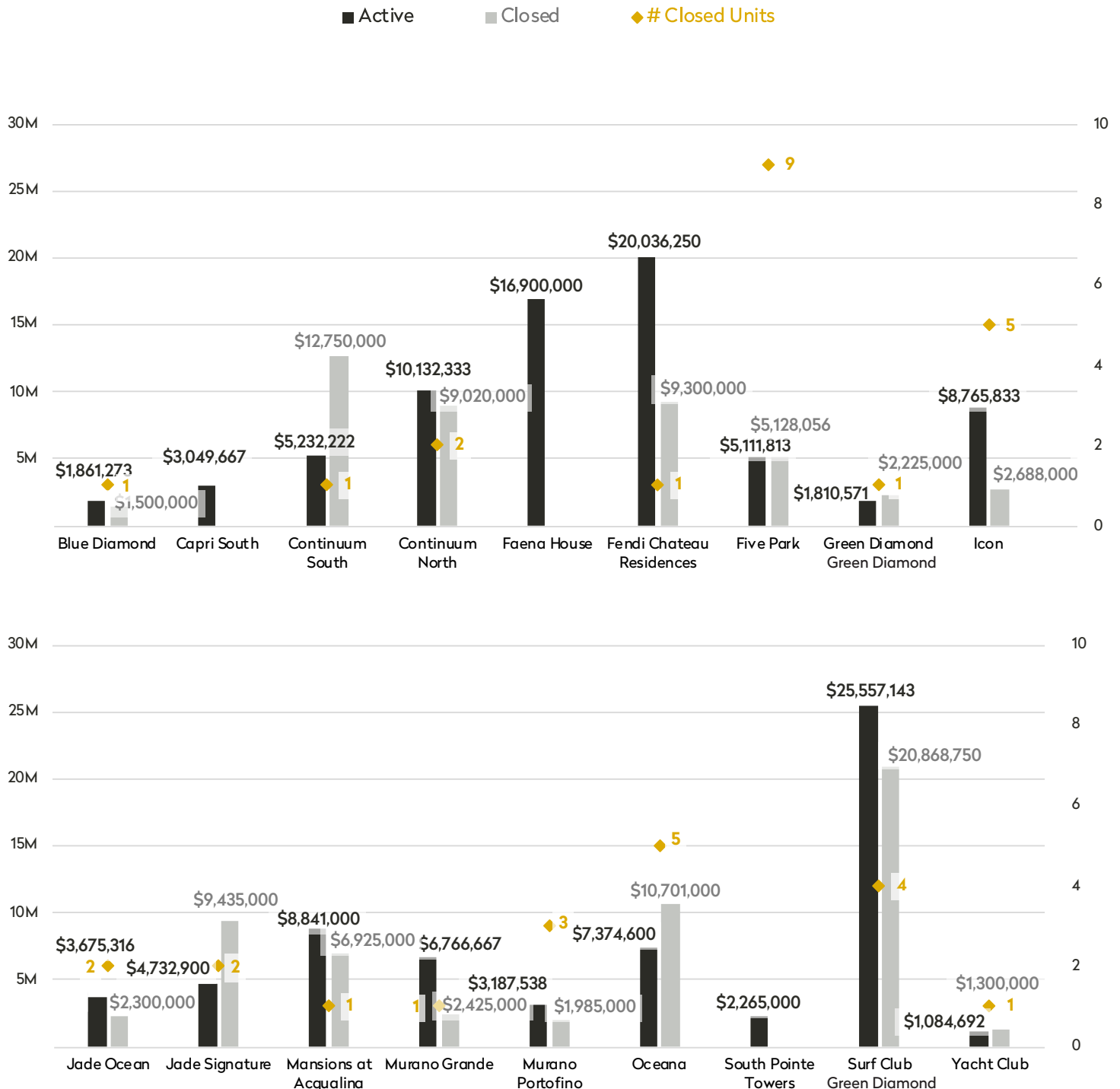
AVERAGE ACTIVE & CLOSED PPSF AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

AVERAGE ACTIVE & CLOSED PRICE AND TOTAL # OF UNITS SOLD BY BUILDING

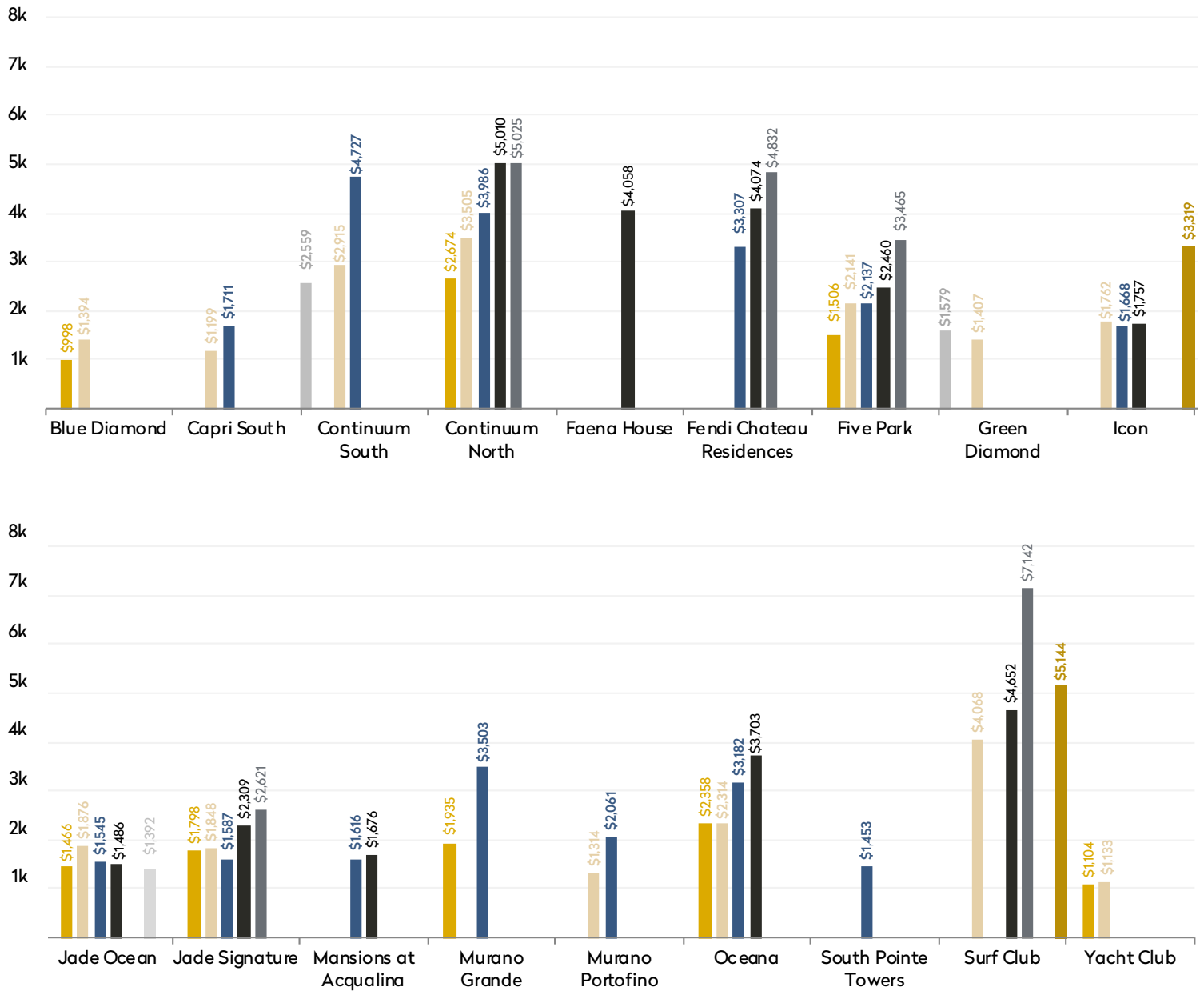


Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

AVERAGE ACTIVE PPSF BY BUILDING AND UNIT TYPE

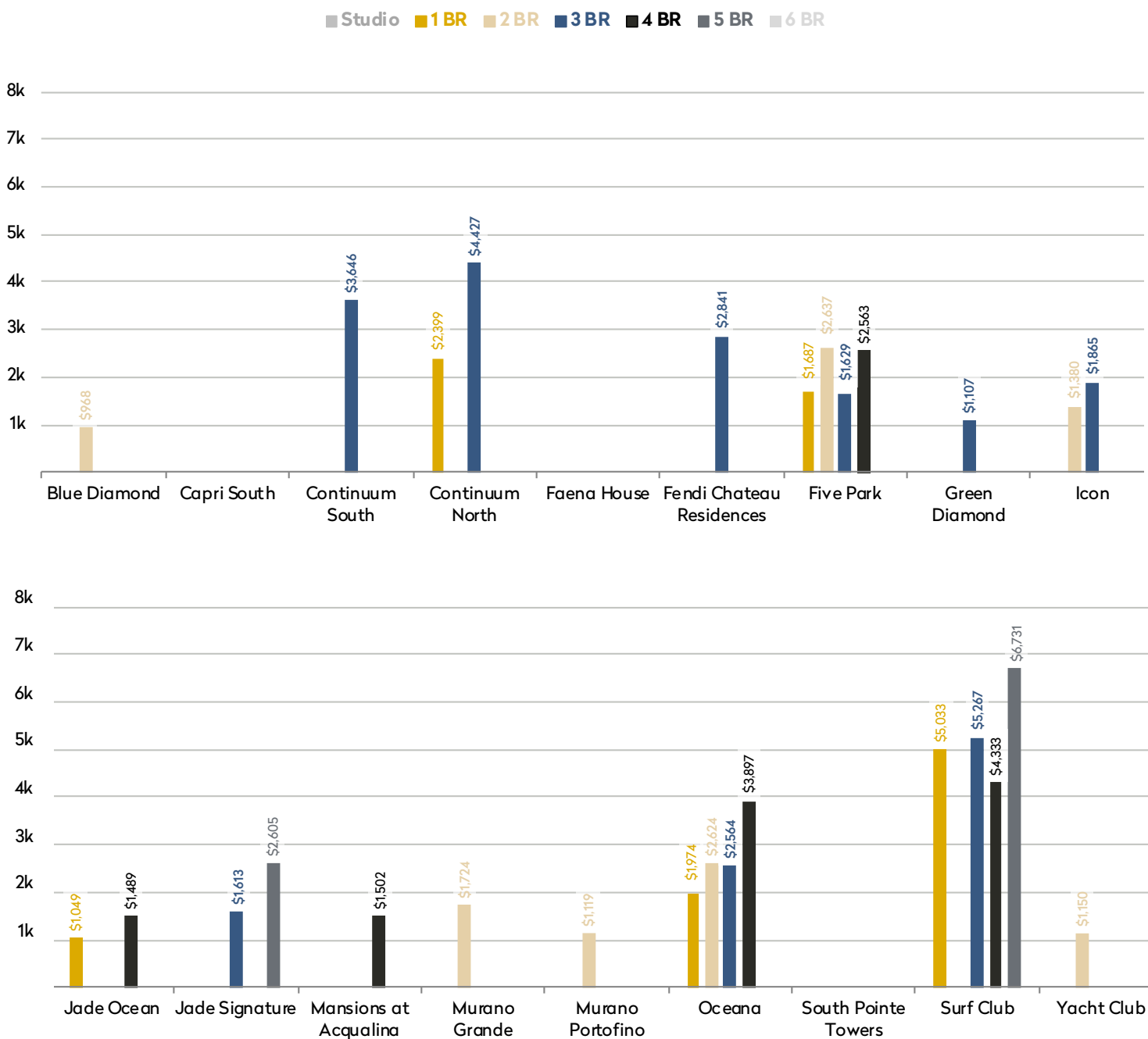
■ Studio ■ 1 BR ■ 2 BR ■ 3 BR ■ 4 BR ■ 5 BR ■ 6 BR ■ 7 BR



Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

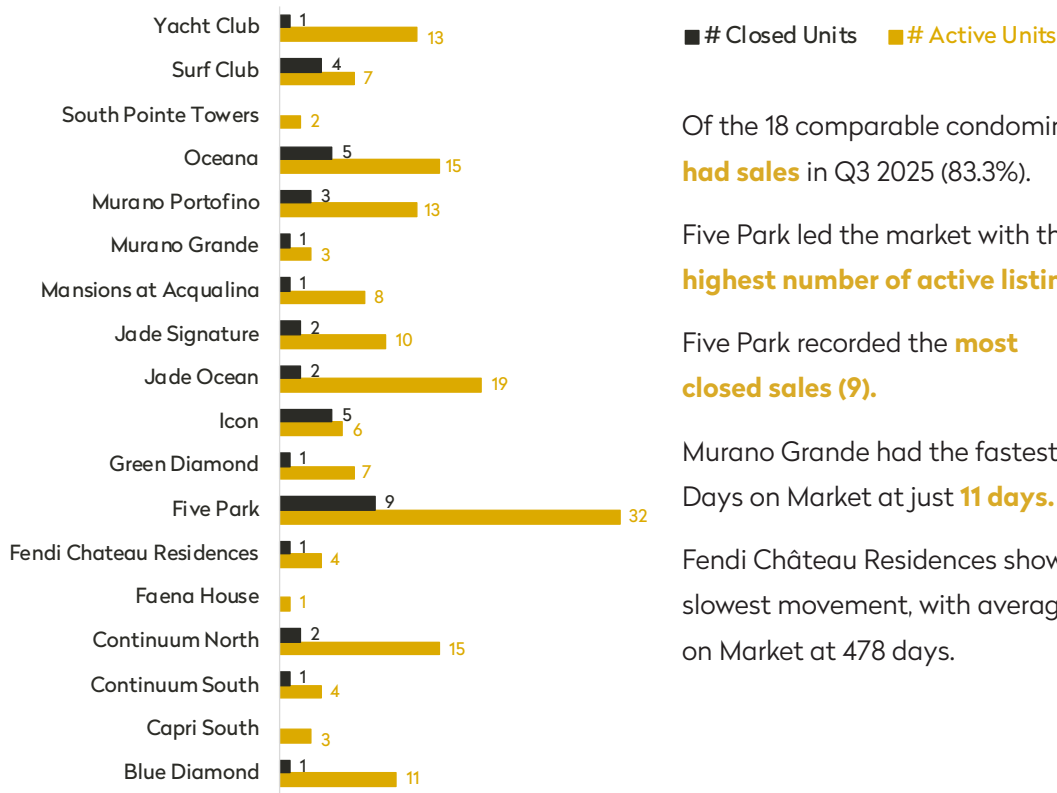
AVERAGE CLOSED PPSF BY BUILDING AND UNIT TYPE



Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

TOTAL # OF ACTIVE AND CLOSED UNITS BY BUILDING



Of the 18 comparable condominiums, **15** had sales in Q3 2025 (83.3%).

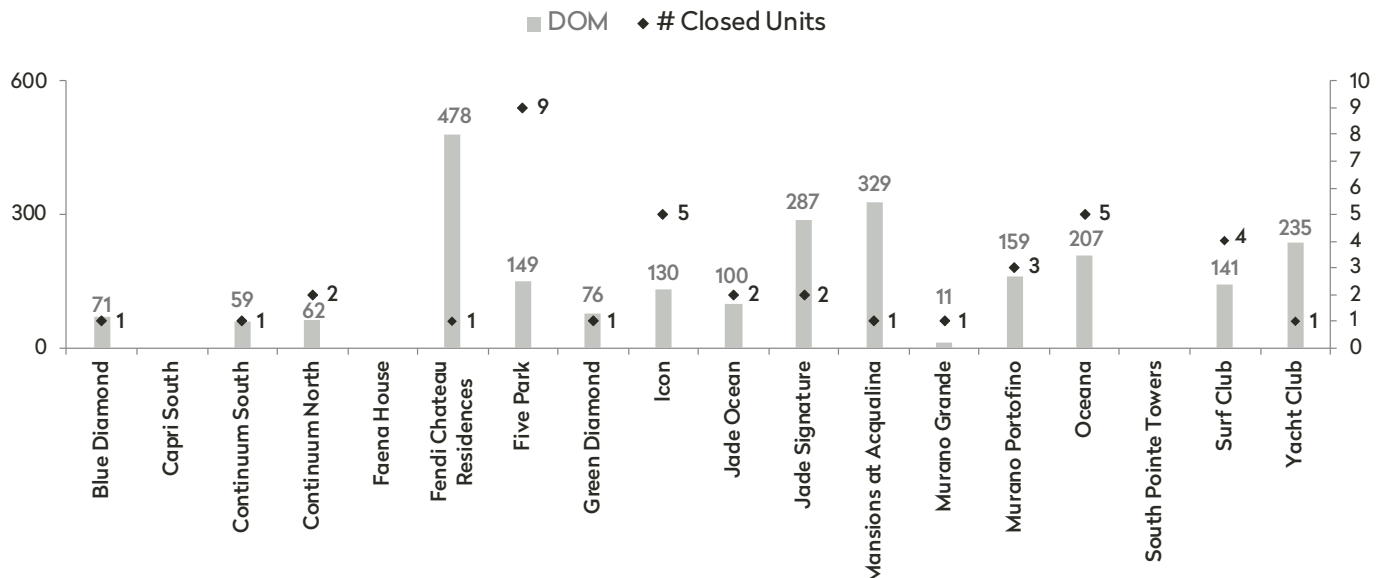
Five Park led the market with the **highest number of active listings (32)**.

Five Park recorded the **most closed sales (9)**.

Murano Grande had the fastest average Days on Market at just **11 days**.

Fendi Chateau Residences showed the slowest movement, with average Days on Market at 478 days.

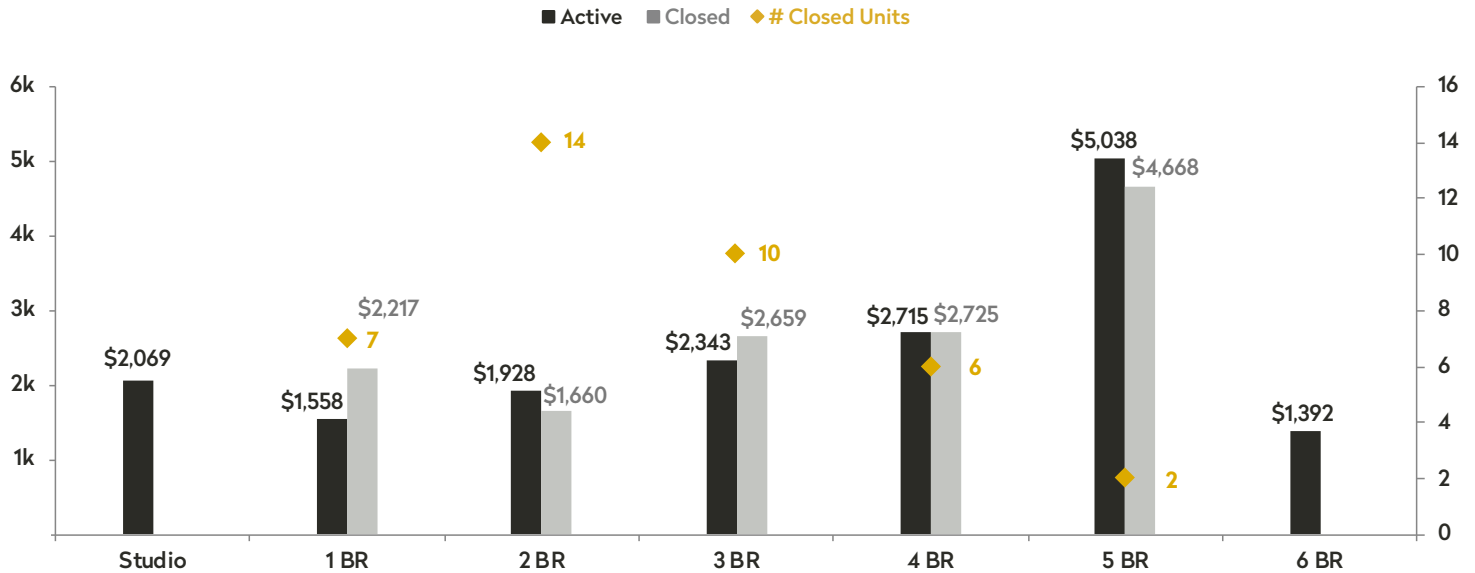
AVERAGE DAYS ON MARKET AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

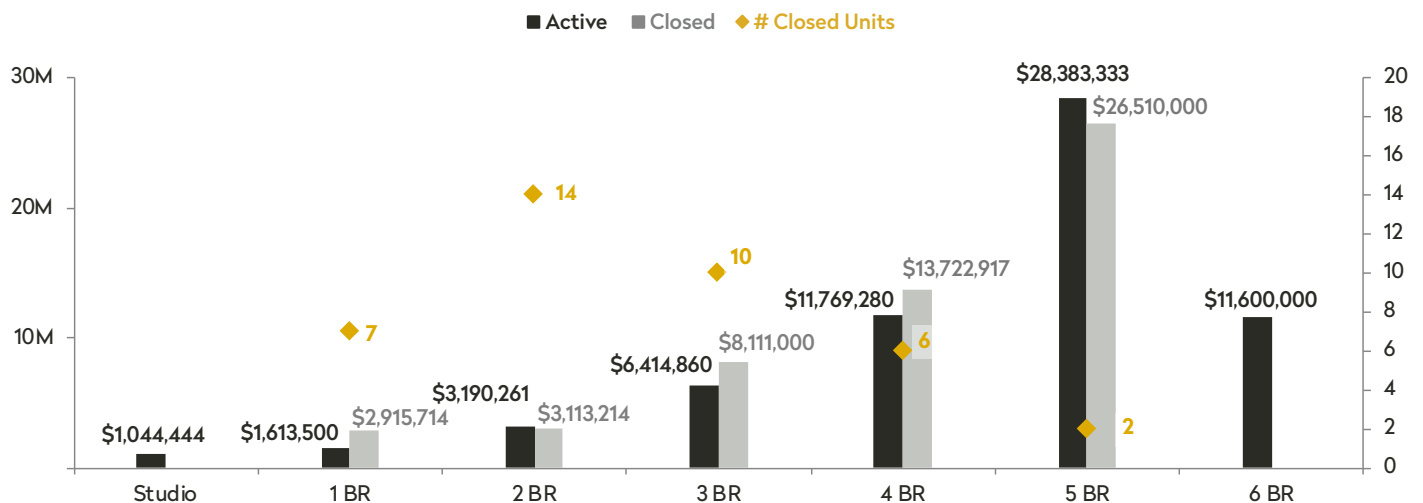
AVERAGE ACTIVE & CLOSED PPSF AND # OF UNITS SOLD BY UNIT TYPE



Two-bedroom residences continue to dominate sales activity, leading all other layouts with **14 closings** — reaffirming their position as the market's most sought-after floor plan.

With an average price of **\$3.113 million** and **\$1,660** per square foot, they continue to set the benchmark for balanced pricing and broad appeal.

AVERAGE ACTIVE & CLOSED PRICE AND TOTAL # OF UNITS SOLD BY UNIT TYPE

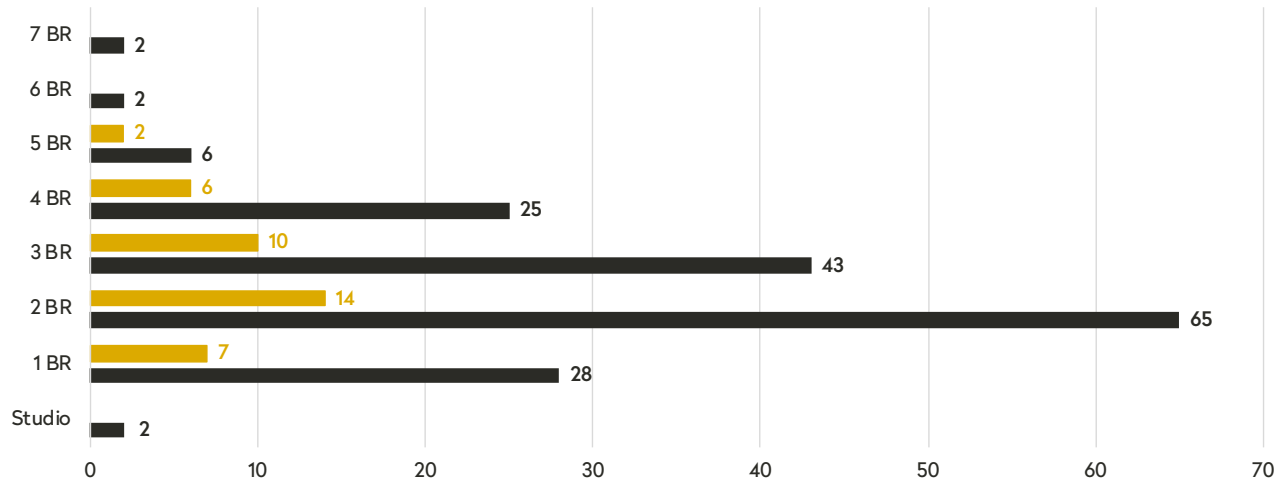


Condominium Resales

THIRD QUARTER 2025 SALES MARKET SNAPSHOT

TOTAL # OF ACTIVE AND CLOSED UNITS BY UNIT TYPE

■ # Closed Units ■ # Active Units



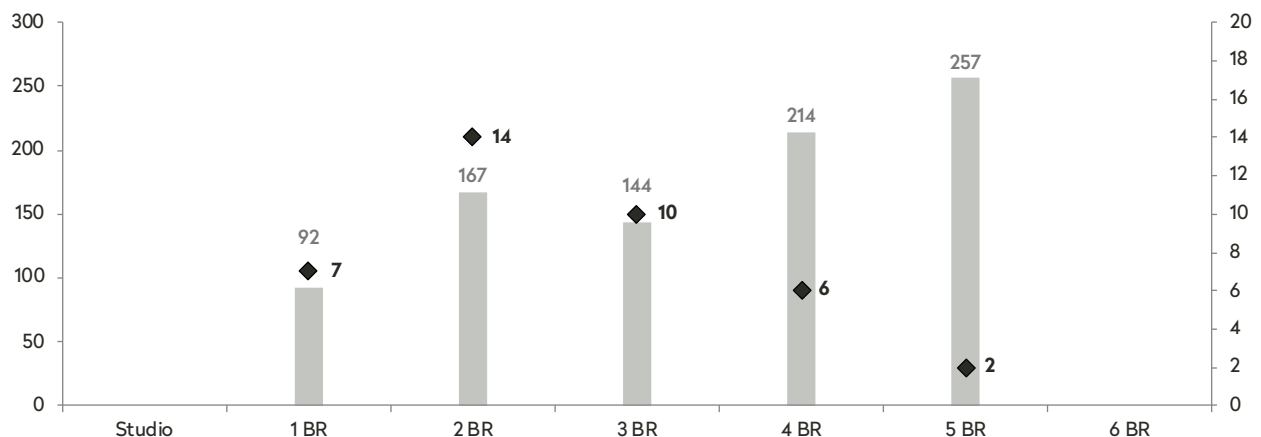
Two-bedroom units continue to lead the market in inventory with **65** active listings.

Five-bedroom units saw the slowest movement this quarter, averaging **257 Days** on Market.

In contrast, one-bedroom units continue to move the fastest, averaging just **92 Days** on Market.

AVERAGE DAYS ON MARKET AND TOTAL # OF UNITS SOLD BY UNIT TYPE

■ DOM ◆ # Closed Units



Contact Us

THIRD QUARTER 2025

Luxury Condo Report

BHSMIAMI.COM

Continuum

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Miami Beach, FL 33139
O. 305.695.1111

Coconut Grove

2665 S Bayshore Dr, Suite 305
Miami, FL 33133
O. 305.666.1800

South Miami

7500 Red Road, Suite A
South Miami, FL 33143
O. 305.662.9975

BHS THE Craft OF Research

All data was pulled on the dates 10/1/2025 to 10/3/2025. Information is derived from the Southeast Multiple Listing Service. New listings entered into the market include active, closed, pending, withdrawn, expired, and cancelled listings.

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While information is believed to be true, no guarantee is made of accuracy.