



Q4

2025
LUXURY
CONDO
REPORT

MIAMI BEACH

Brown Harris Stevens THE Craft of Research

BHS 4779 COLLINS AVE, 1805

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

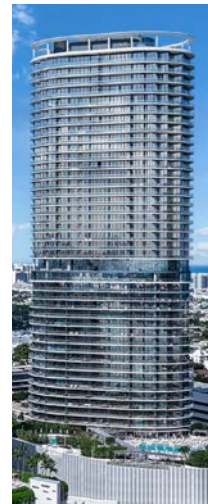
Address
3315 Collins Ave.

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

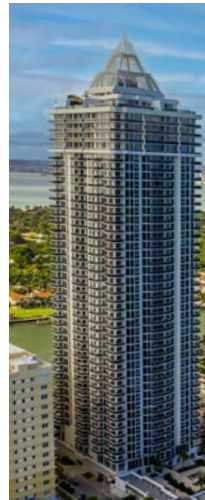
Address
9349 Collins Ave.

Project Area
Surfside

Floors
12

Units
58

Completion Date
2016



Project
Green Diamond

Developer
New Florida Properties

Architect
Robert Swedroe

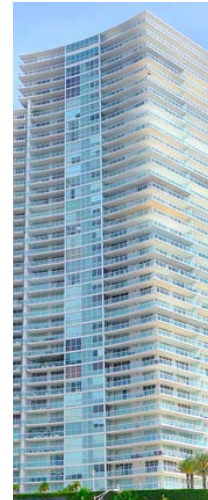
Address
4775 Collins Ave.

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

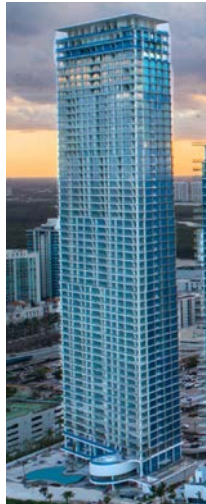
Units
290

Completion Date
2005

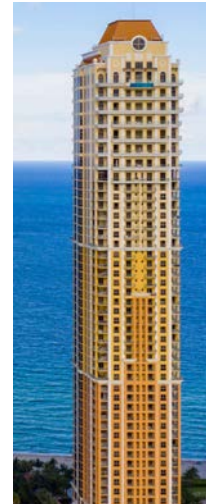
Condo Resales



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

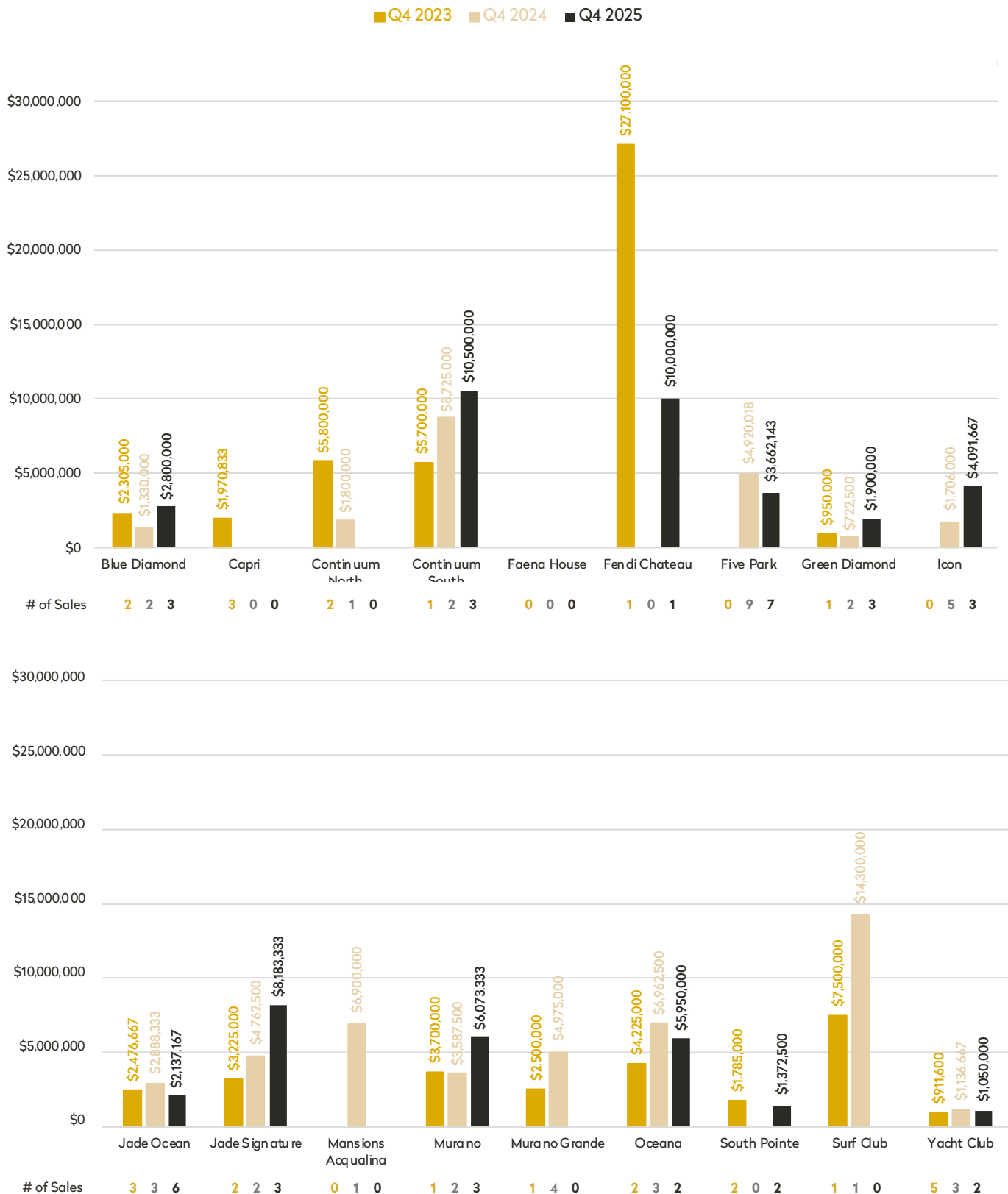


Project	Yacht Club at Portofino
Developer	The Related Group
Architect	CFE Architects
Address	90 Alton Rd.
Project Area	Miami Beach
Floors	33
Units	361
Completion Date	1999

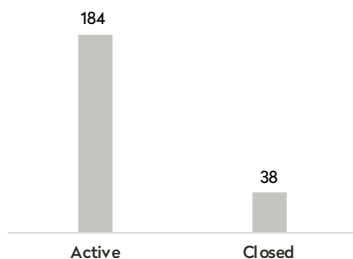
Condominium Resales

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	4	10.5%	\$1,282,500
2 Bedroom	14	36.8%	\$2,391,500
3 Bedroom	16	42.1%	\$3,817,500
4 Bedroom	3	8%	\$6,850,000
5 Bedroom	1	3%	\$12,800,000
6 Bedroom	0	0%	-

Total Sales Volume 100% \$165,847,999

CLOSED SALES

Average Sale Price	\$4,364,421
Average Sale Price Per Square Foot	\$1,826
Median Sale Price	\$2,775,000
Median Sale Price Per Square Foot	\$1,642
Number of Sales (Closed)	38
Average Days on Market	134

ACTIVE LISTINGS

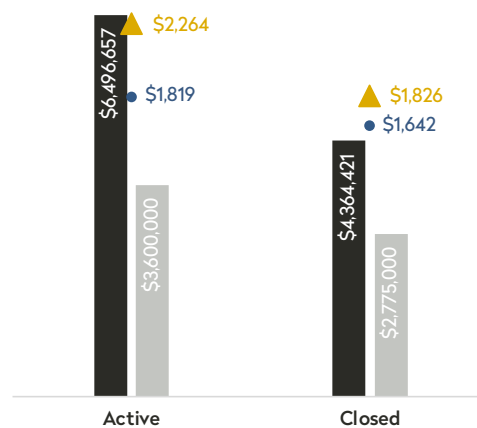
Average List Price	\$6,496,657
Average List Price Per Square Foot	\$2,264
Median List Price	\$3,600,000
Median List Price Per Square Foot	\$1,819
Listing Inventory (Active)	184

Average Listing Discount From Original List Price 10%

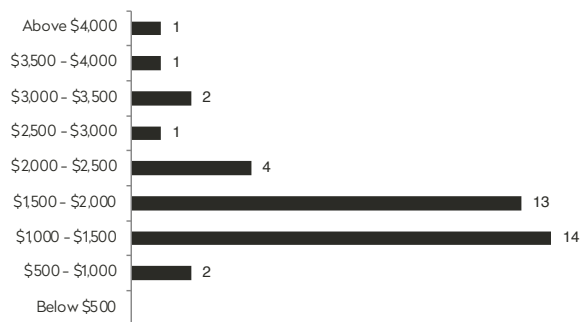
Absorption Period (Months) 14.5

AVERAGE AND MEDIAN PRICE & PPSF

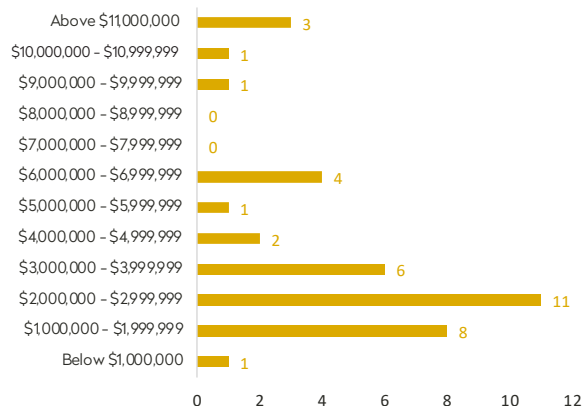
■ Average ■ Median ▲ Avg. PPSF ● Median PPSF



NUMBER OF SALES BY PPSF



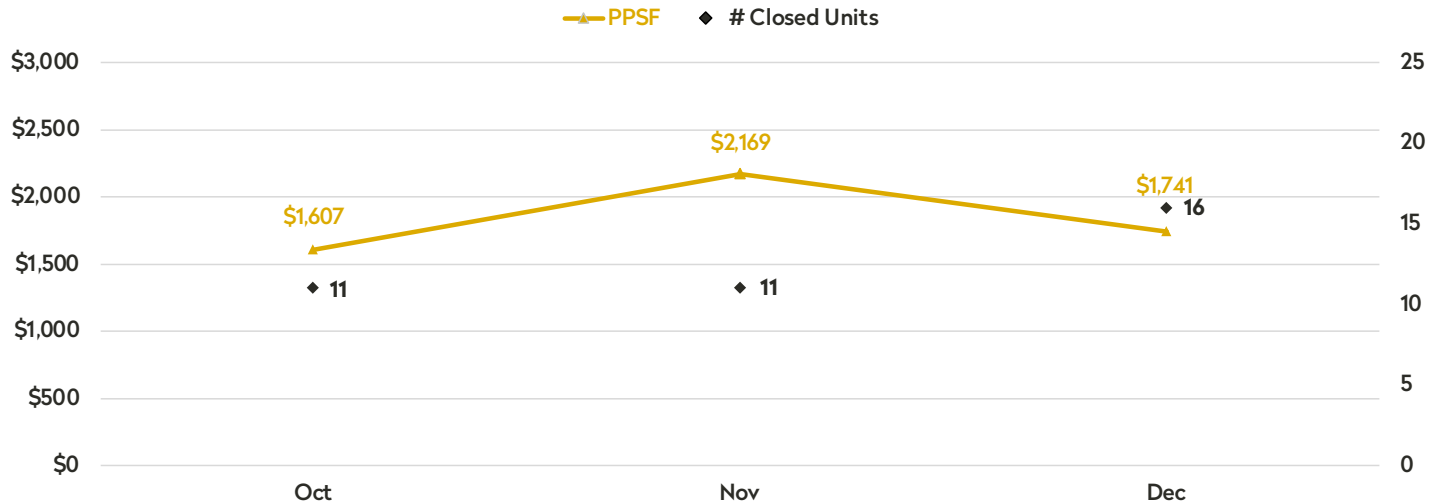
NUMBER OF SALES BY ABSOLUTE DOLLAR AMOUNT



Condominium Resales

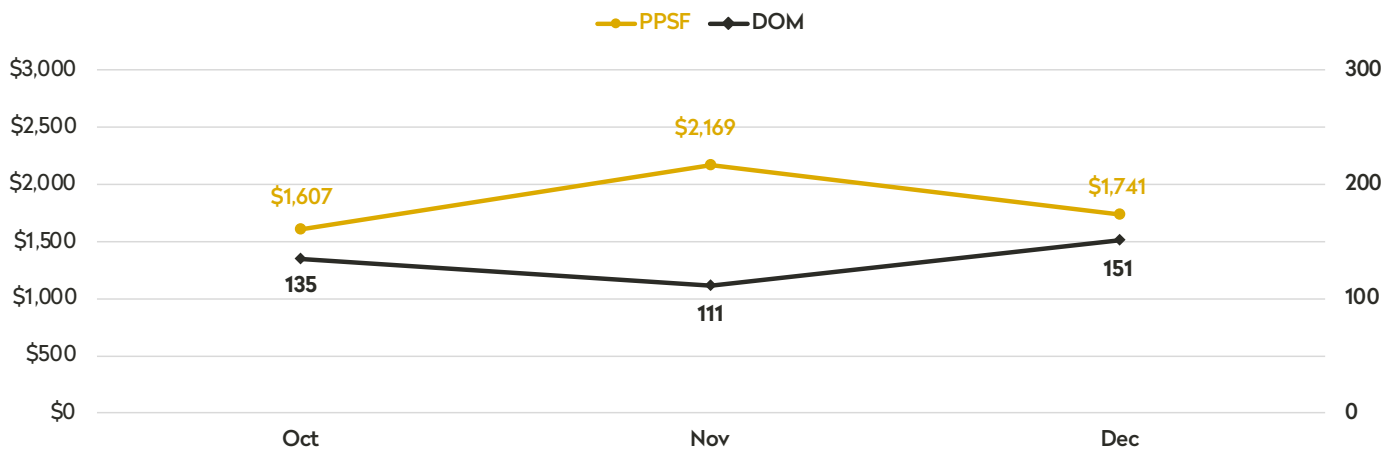
FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

AVERAGE PPSF AND # OF CLOSED UNITS BY MONTH



From October to December, closed sales **increased** from 11 to 16 transactions — an increase of five. During the same period, average price per square foot (PPSF) grew from \$1,607 in October to \$2,169 in November, then slightly to \$1,741 in December — a **total growth of \$134** from October.

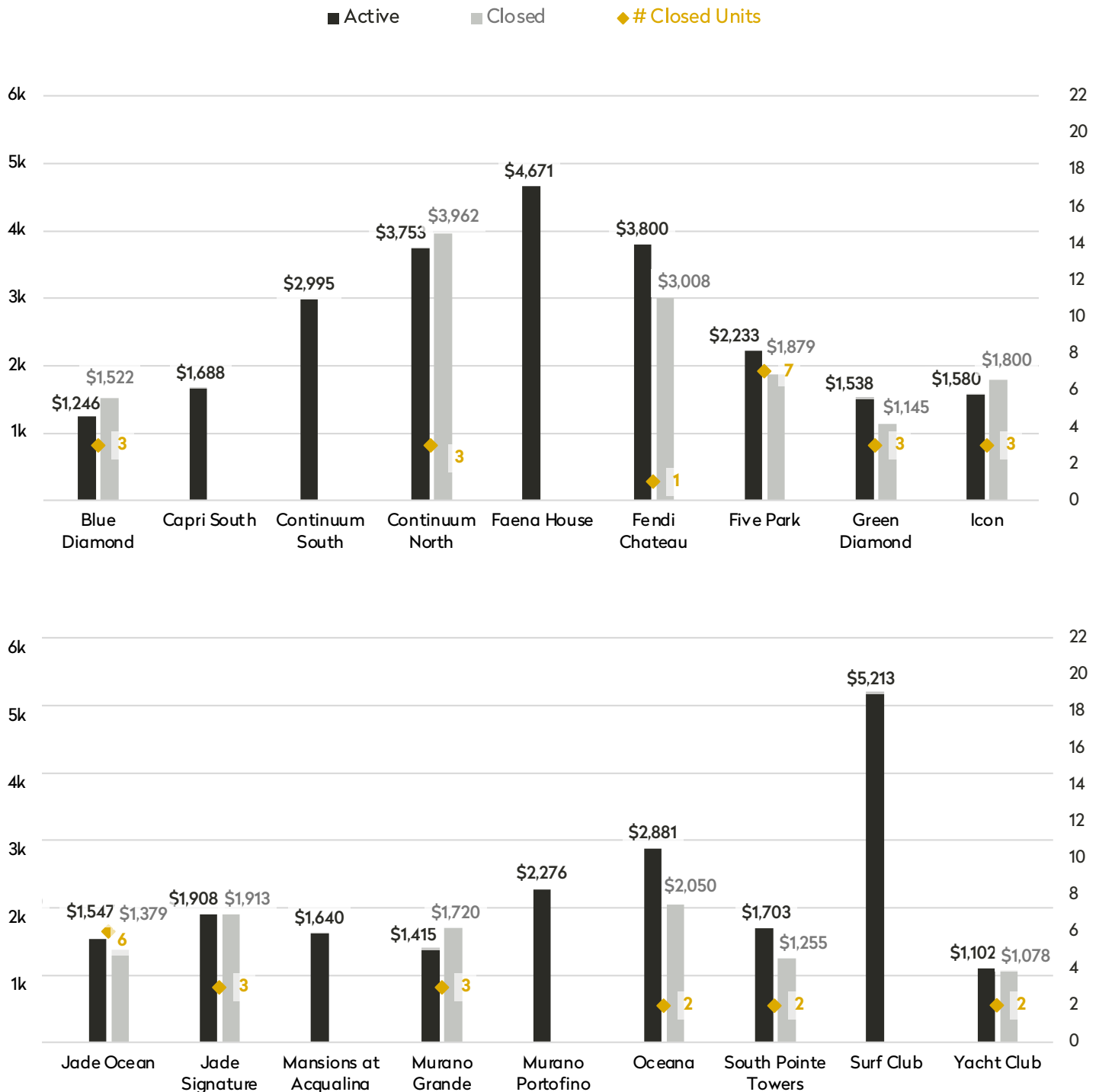
AVERAGE PPSF AND DOM BY MONTH



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

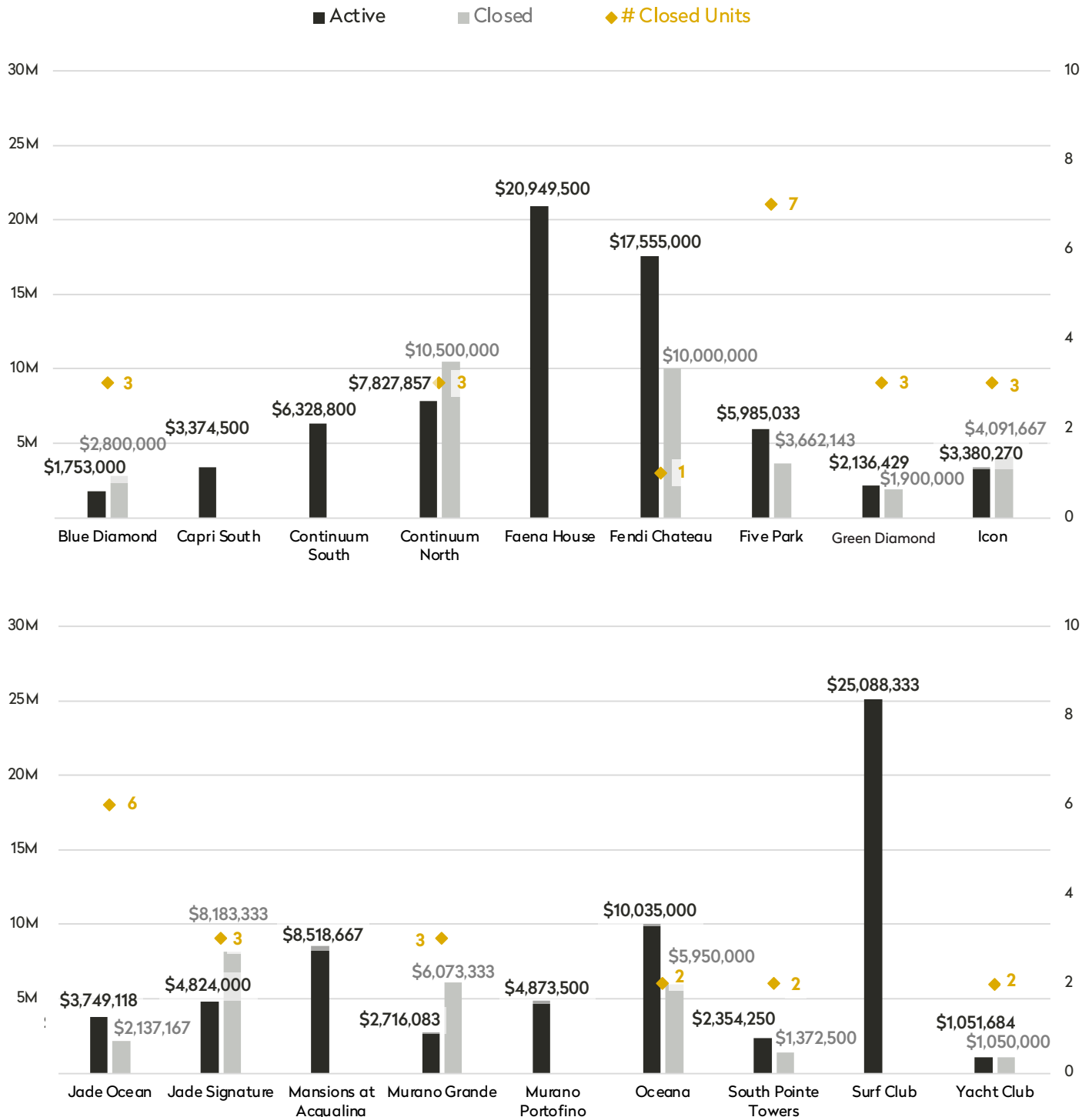
AVERAGE ACTIVE & CLOSED PPSF AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

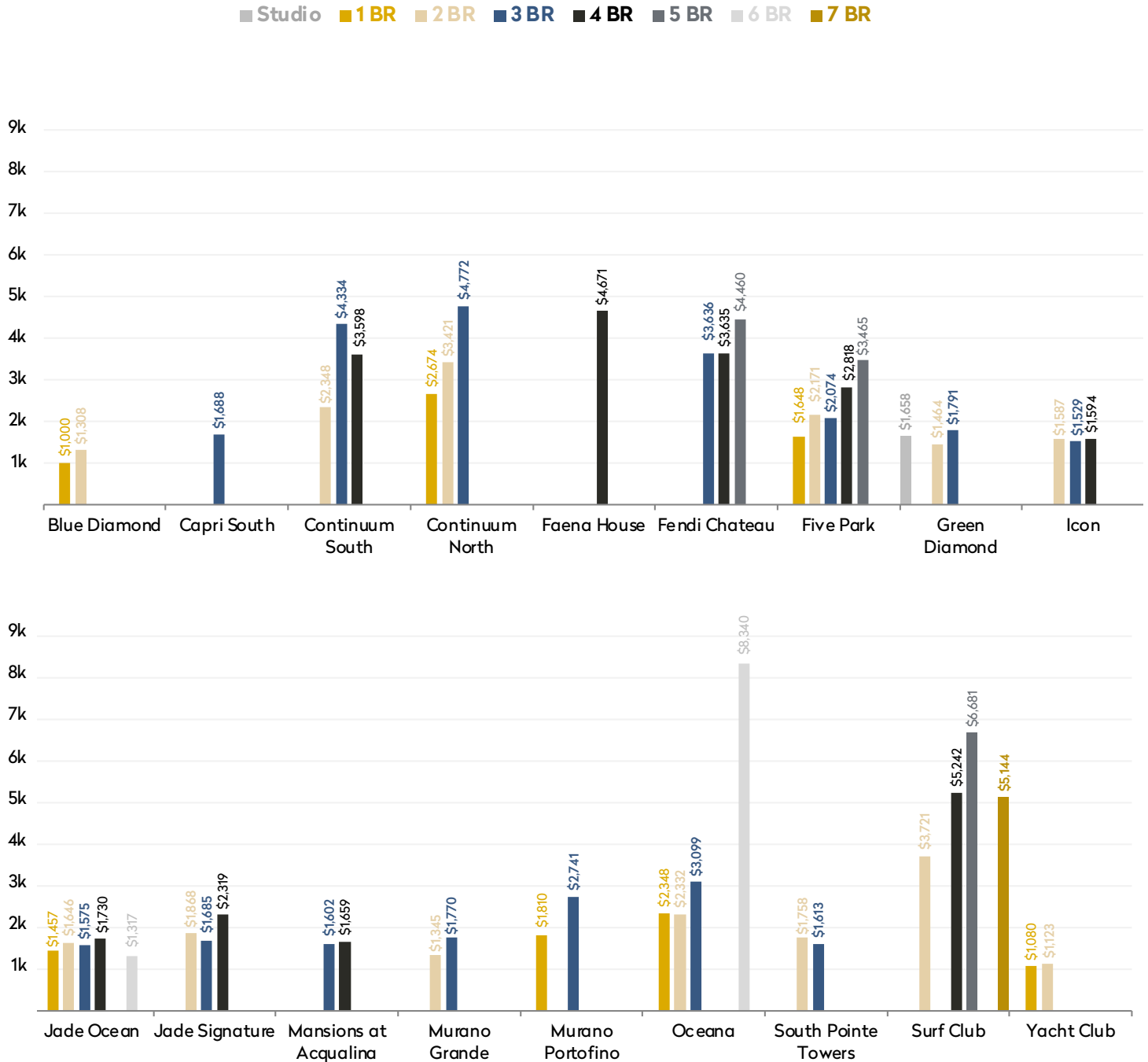
AVERAGE ACTIVE & CLOSED PRICE AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

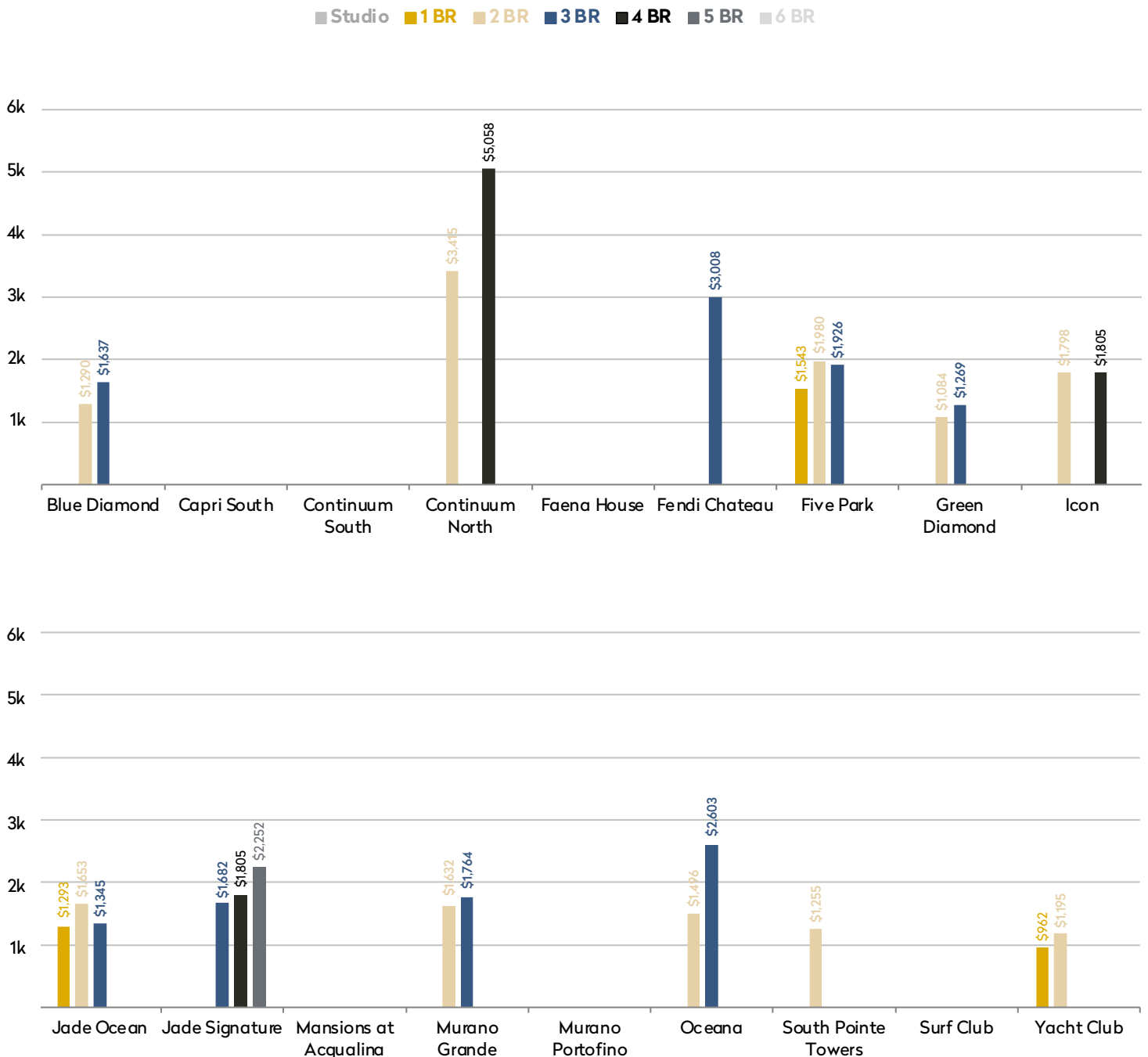
AVERAGE ACTIVE PPSF BY BUILDING AND UNIT TYPE



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

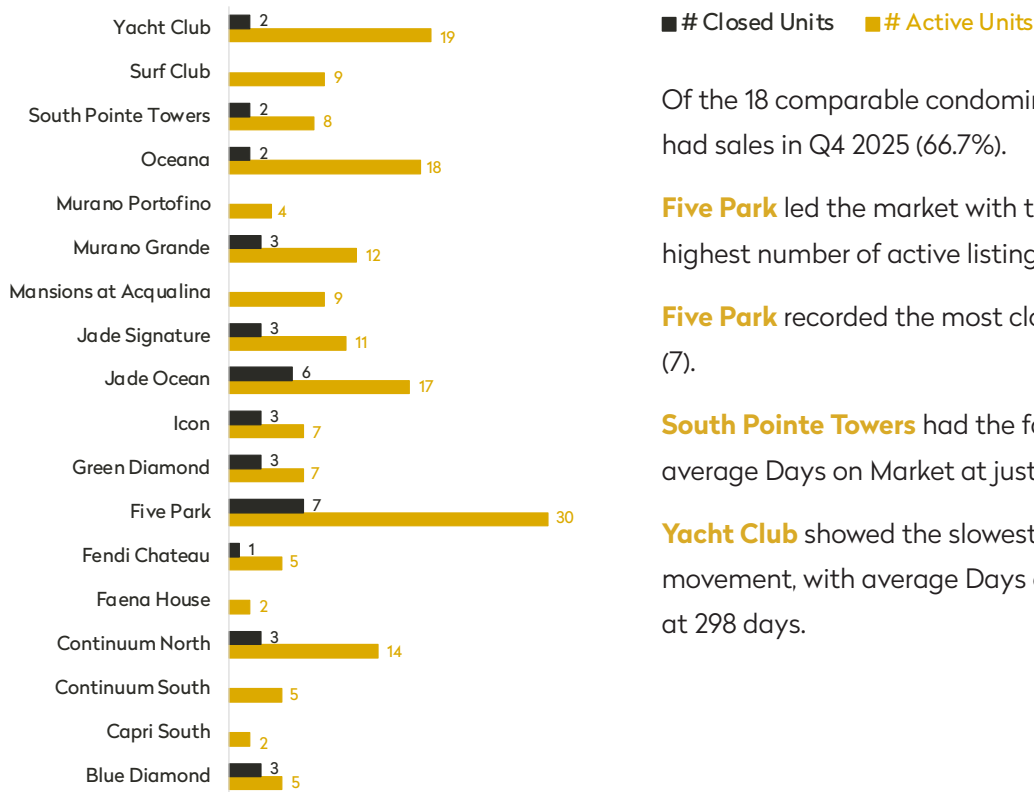
AVERAGE CLOSED PPSF BY BUILDING AND UNIT TYPE



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

TOTAL # OF ACTIVE AND CLOSED UNITS BY BUILDING



Of the 18 comparable condominiums, 12 had sales in Q4 2025 (66.7%).

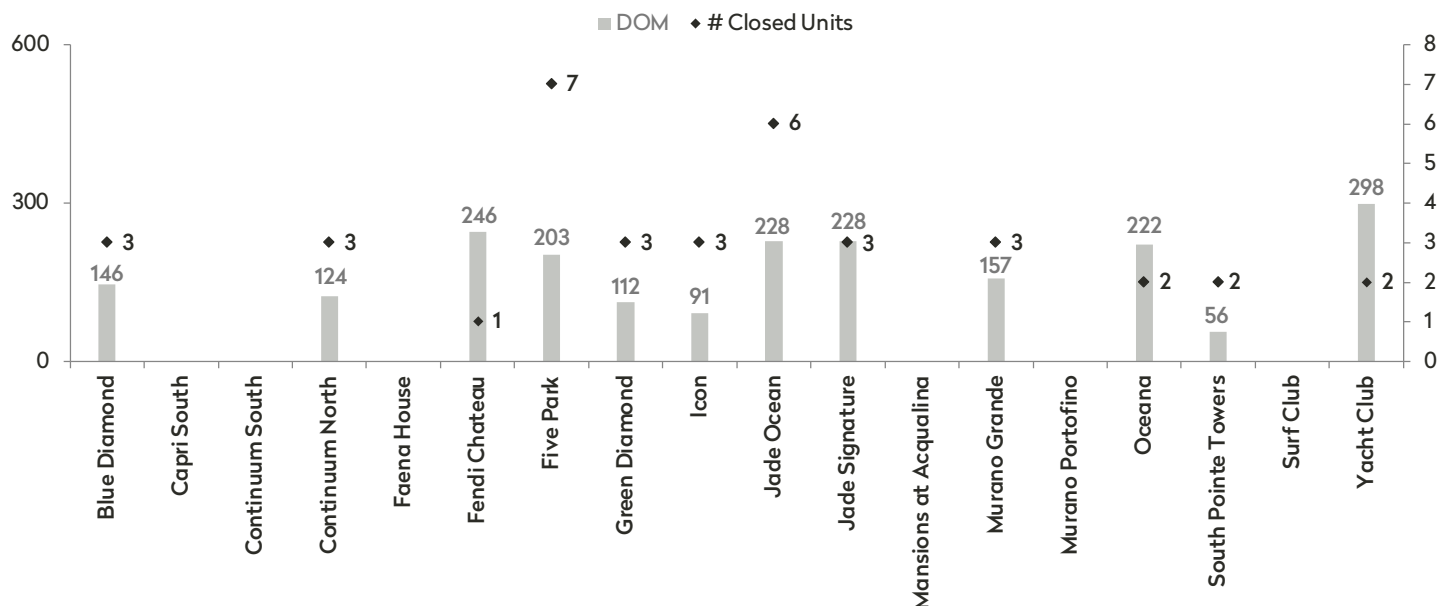
Five Park led the market with the highest number of active listings (30).

Five Park recorded the most closed sales (7).

South Pointe Towers had the fastest average Days on Market at just **56 days**.

Yacht Club showed the slowest movement, with average Days on Market at 298 days.

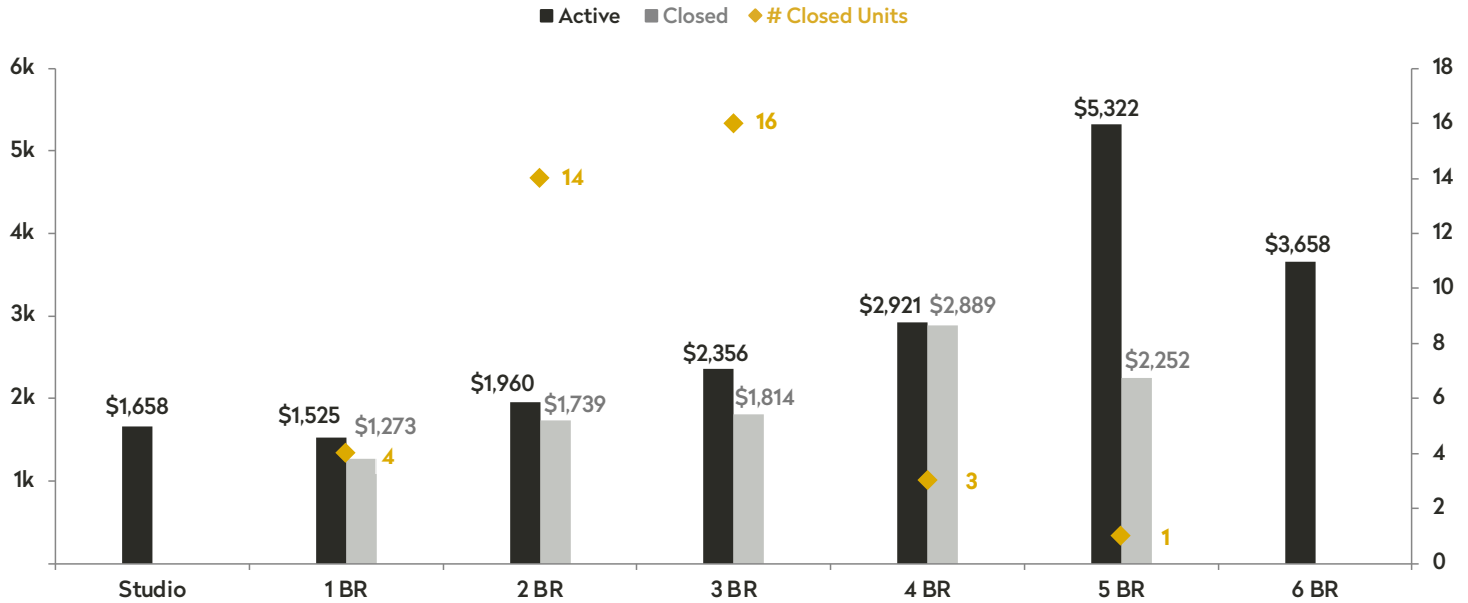
AVERAGE DAYS ON MARKET AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

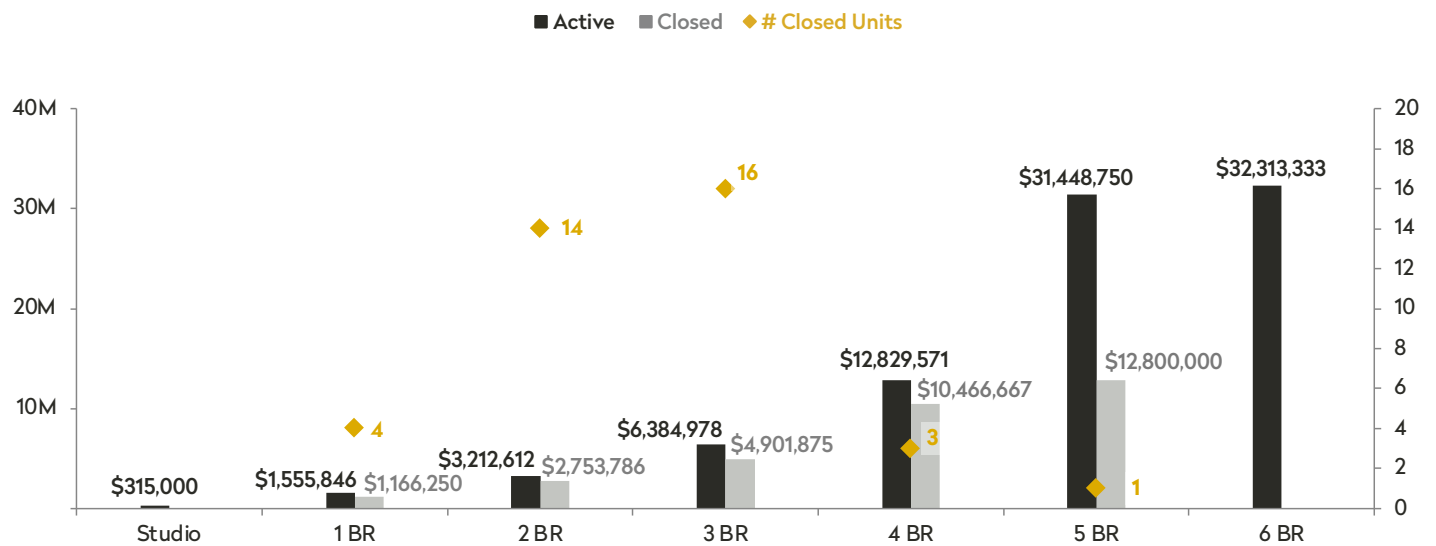
FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

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



Three-bedroom residences **surpassed** two-bedroom units for the first time in this market, leading all layouts with 16 closings.

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

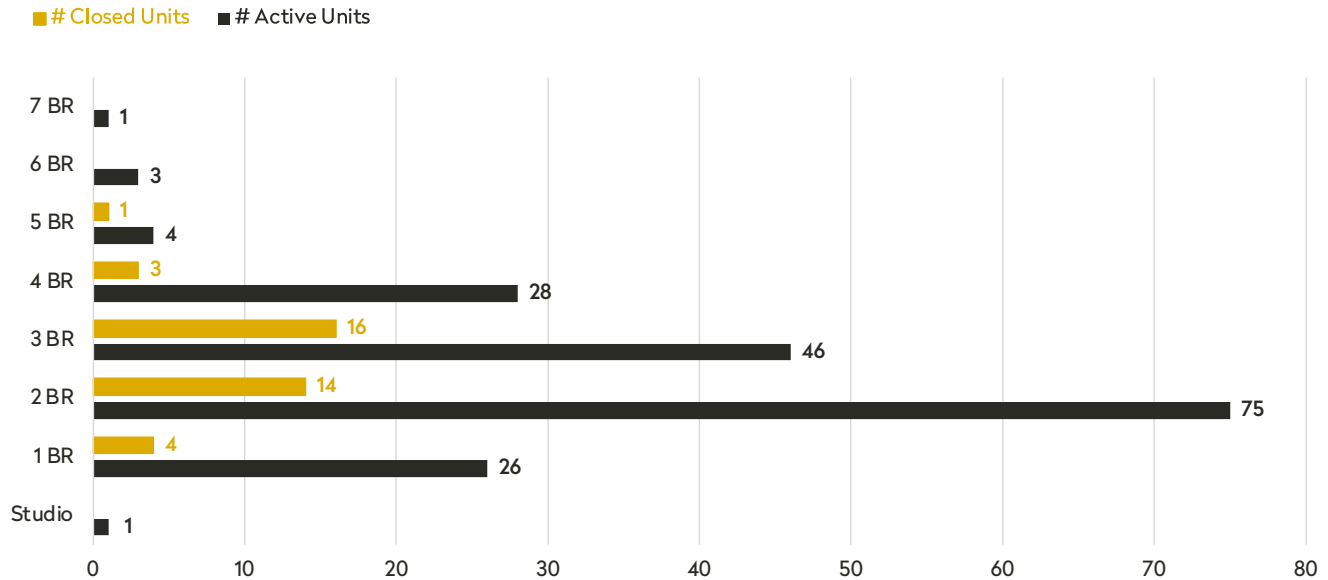


The average closed price for a 3-bedroom unit was \$4,901,875, with pricing **averaging \$1,814** per square foot.

Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

TOTAL # OF ACTIVE AND CLOSED UNITS BY UNIT TYPE

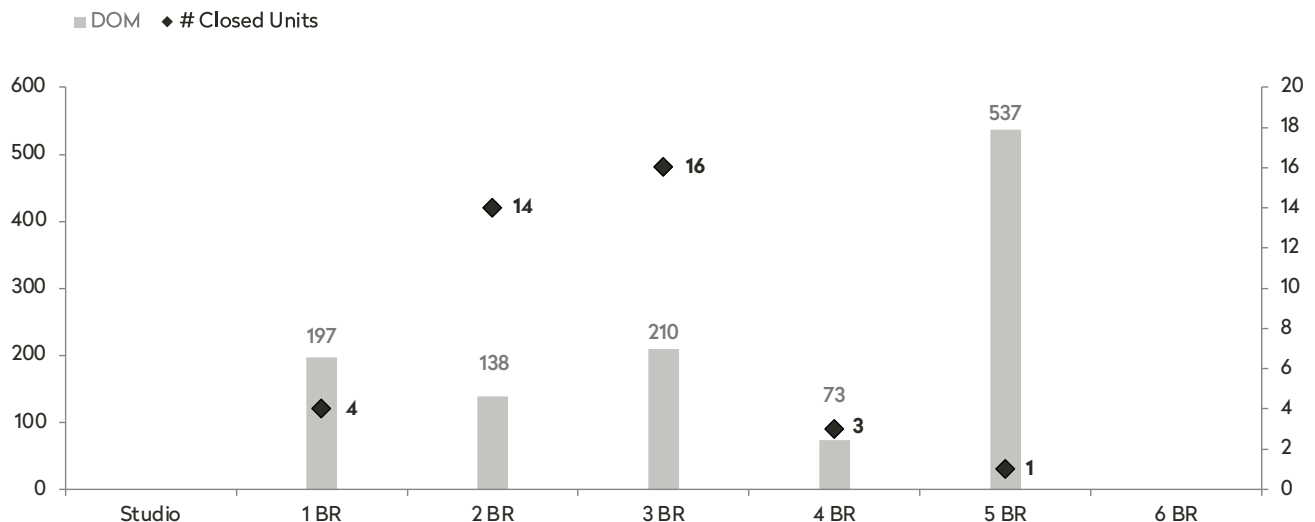


Two-bedroom units continue to **lead the market** in inventory with **75** active listings.

Five-bedroom units saw the slowest movement this quarter, averaging **537 Days** on Market.

Four-bedroom units moved the fastest, averaging just **73 Days** on Market.

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



Contact Us

FOURTH 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 1/8/2025 to 1/9/2026. 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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