

Q4

2025
LUXURY
CONDO
REPORT

H A C K B E A C H M A N A M



Brown Harris Stevens THE Craft OF Research

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



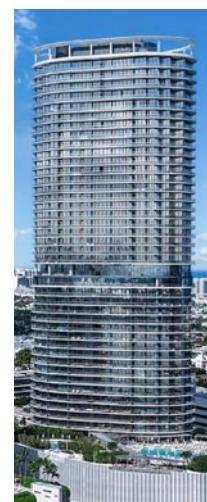
Project	Continuum South
Developer	Bruce Eichner
Architect	Fullerton-Diaz
Address	100 S. Pointe Dr.
Project Area	Miami Beach
Floors	40
Units	318
Completion Date	2002



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	4779 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

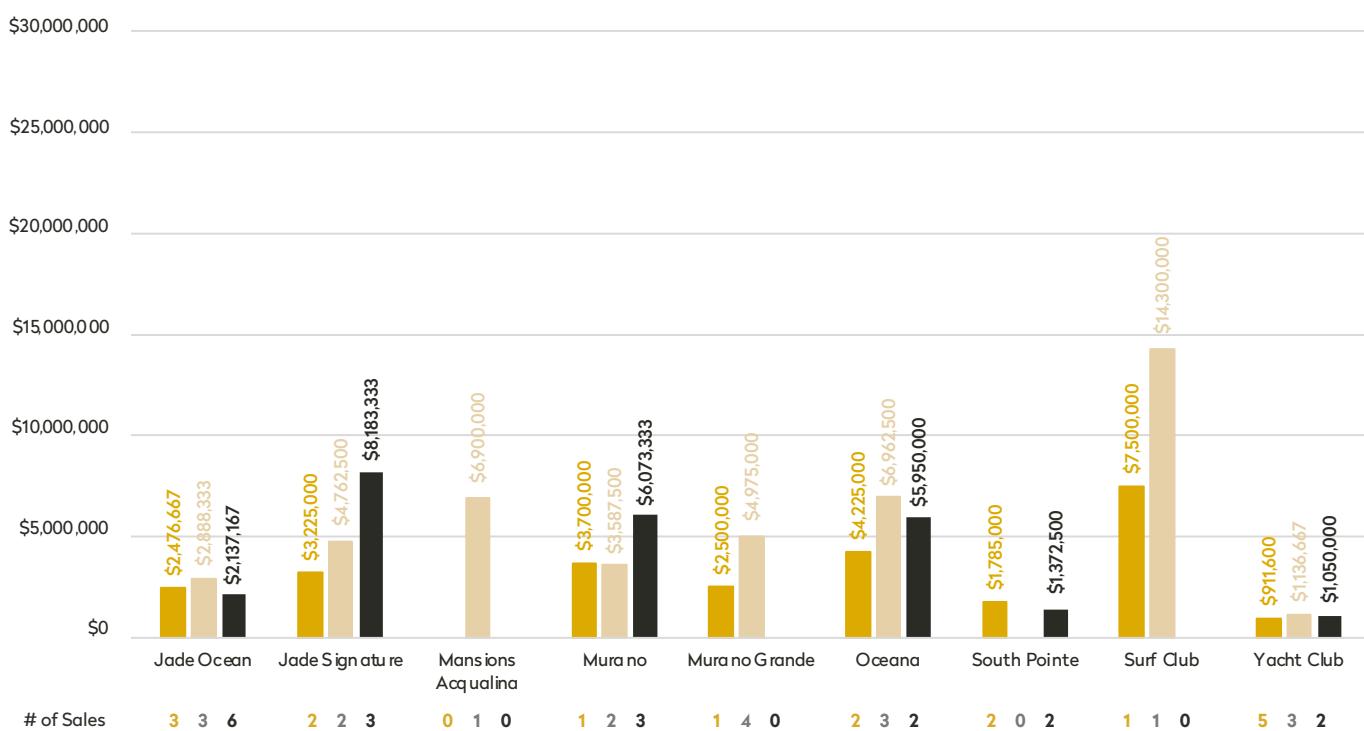
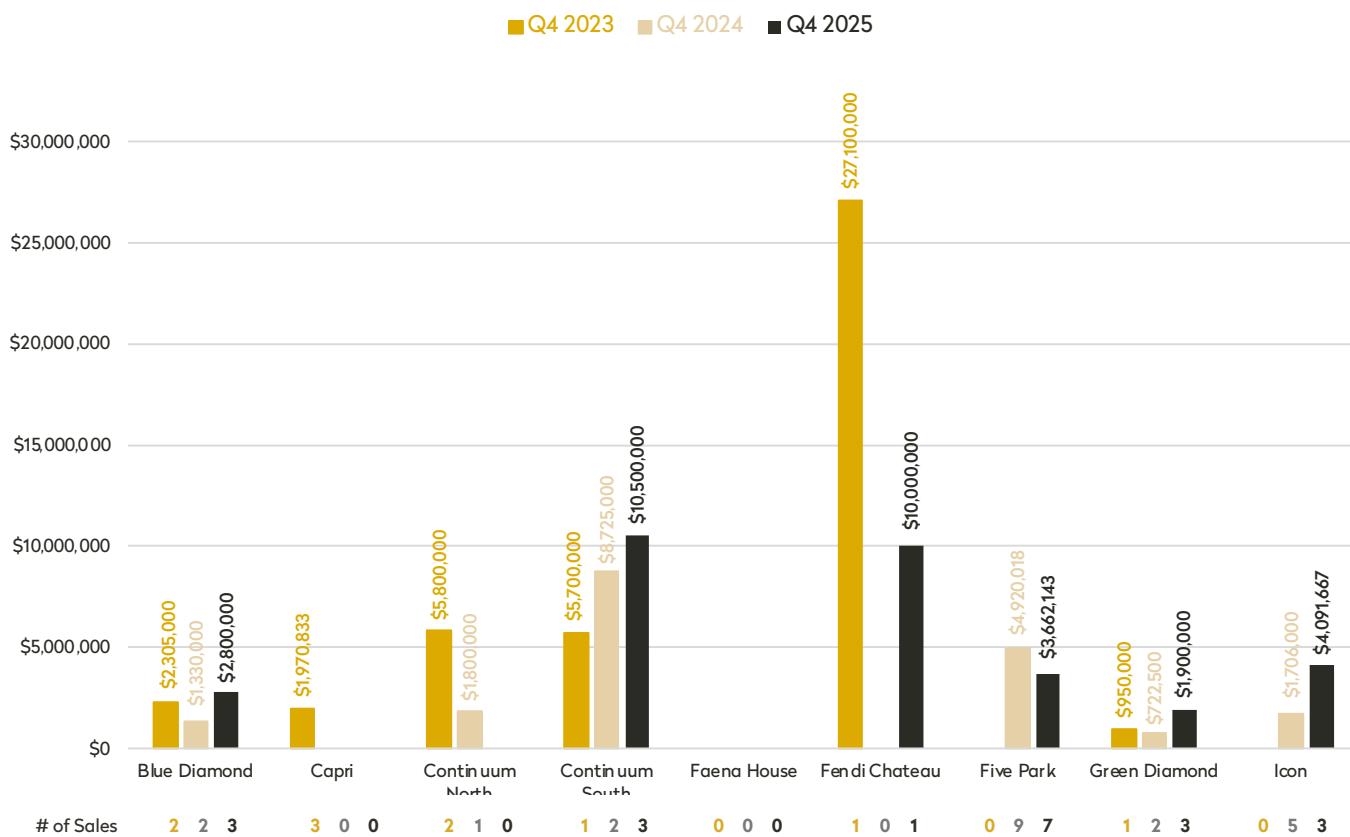


Project	Yacht Club at Portofino
Developer	The Related Group
Architect	CFE Architects
Address	90 Alton Rd.
Project Area	Miami Beach
Floors	33
Units	361
Completion Date	1999

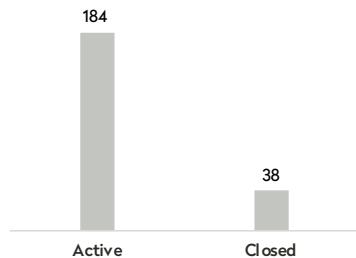
Condominium Resales

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

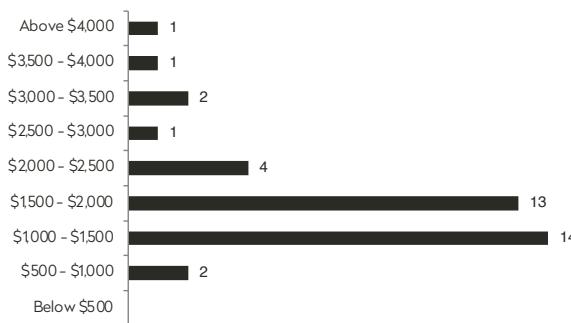
Average Sale Price	\$4,364,421
Average Sale Price Per Square Foot	\$1,826
Median Sale Price	\$2,775,000
Median Sale Price Per Square Foot	\$1,642
Number of Sales (Closed)	38
Average Days on Market	134

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

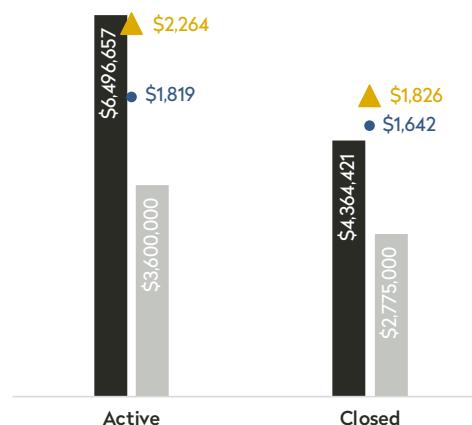
Average Listing Discount From Original List Price	10%
Absorption Period (Months)	14.5

NUMBER OF SALES BY PPSF

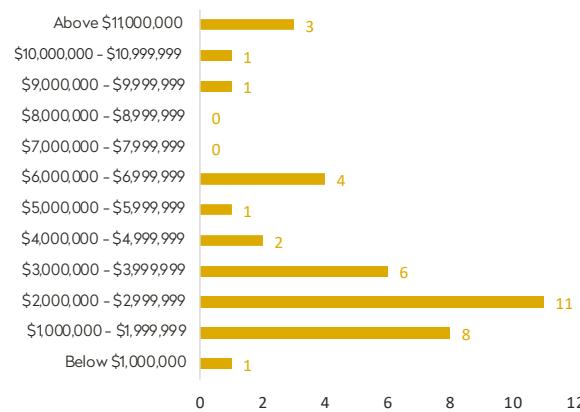


AVERAGE AND MEDIAN PRICE & PPSF

■ Average ■ Median ▲ Avg. PPSF ● Median PPSF



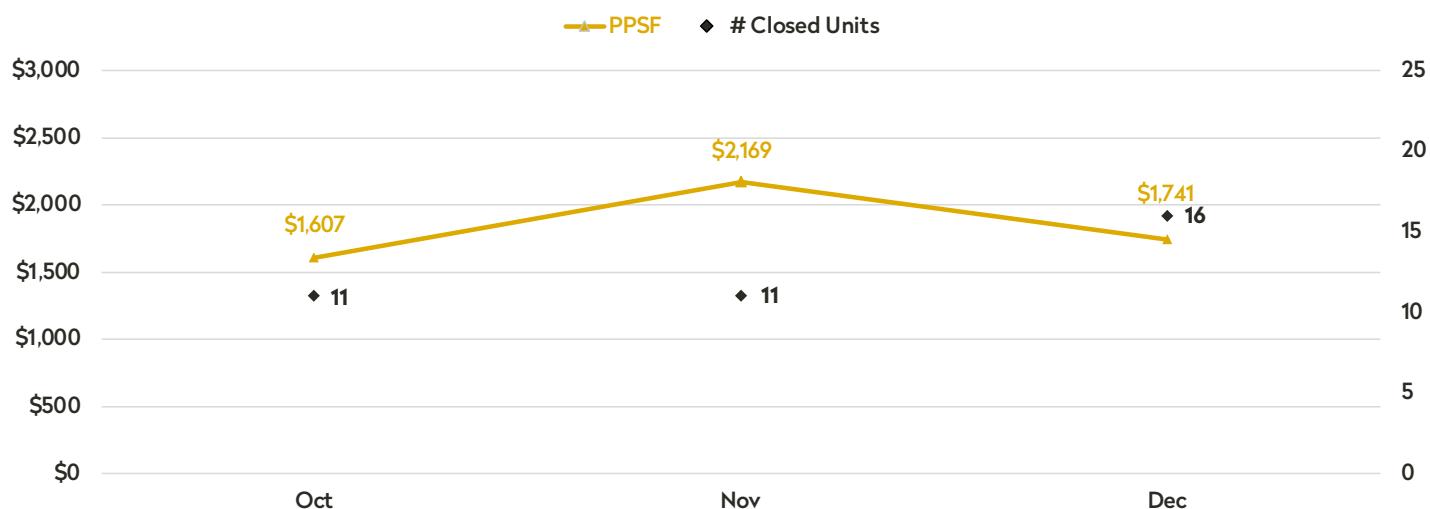
NUMBER OF SALES BY ABSOLUTE DOLLAR AMOUNT



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.

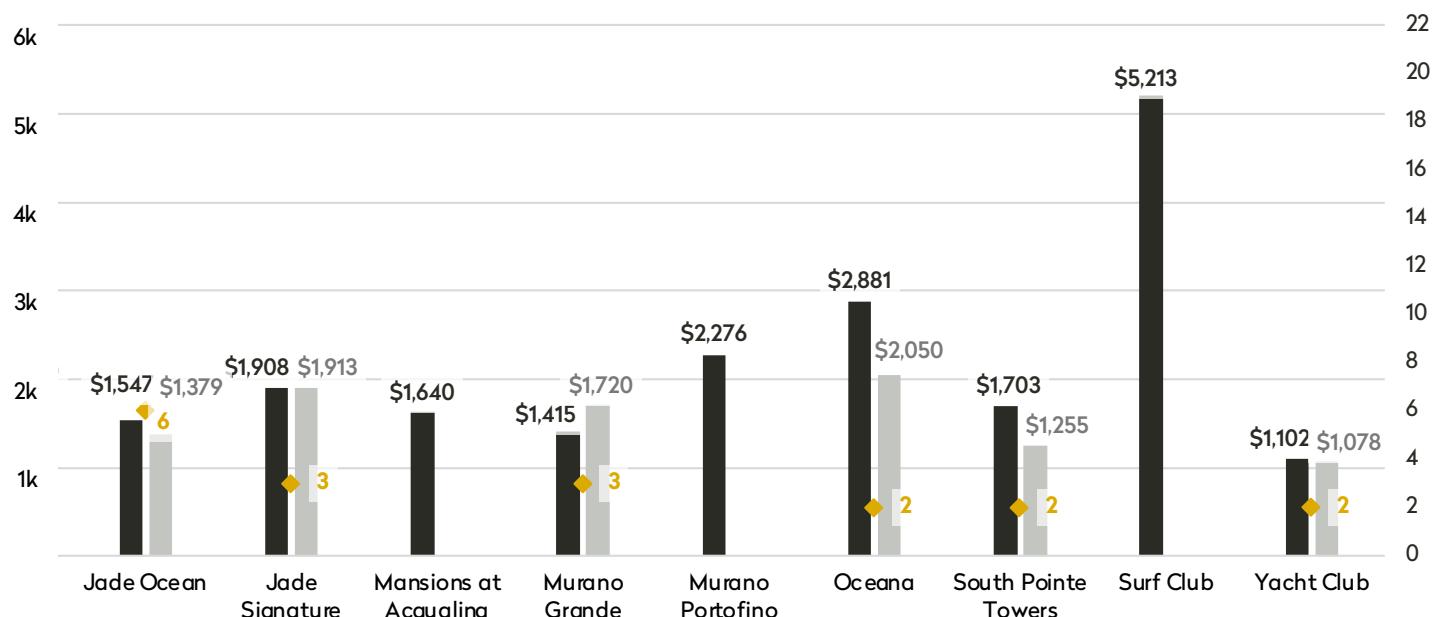
AVERAGE PPSF AND DOM BY MONTH



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

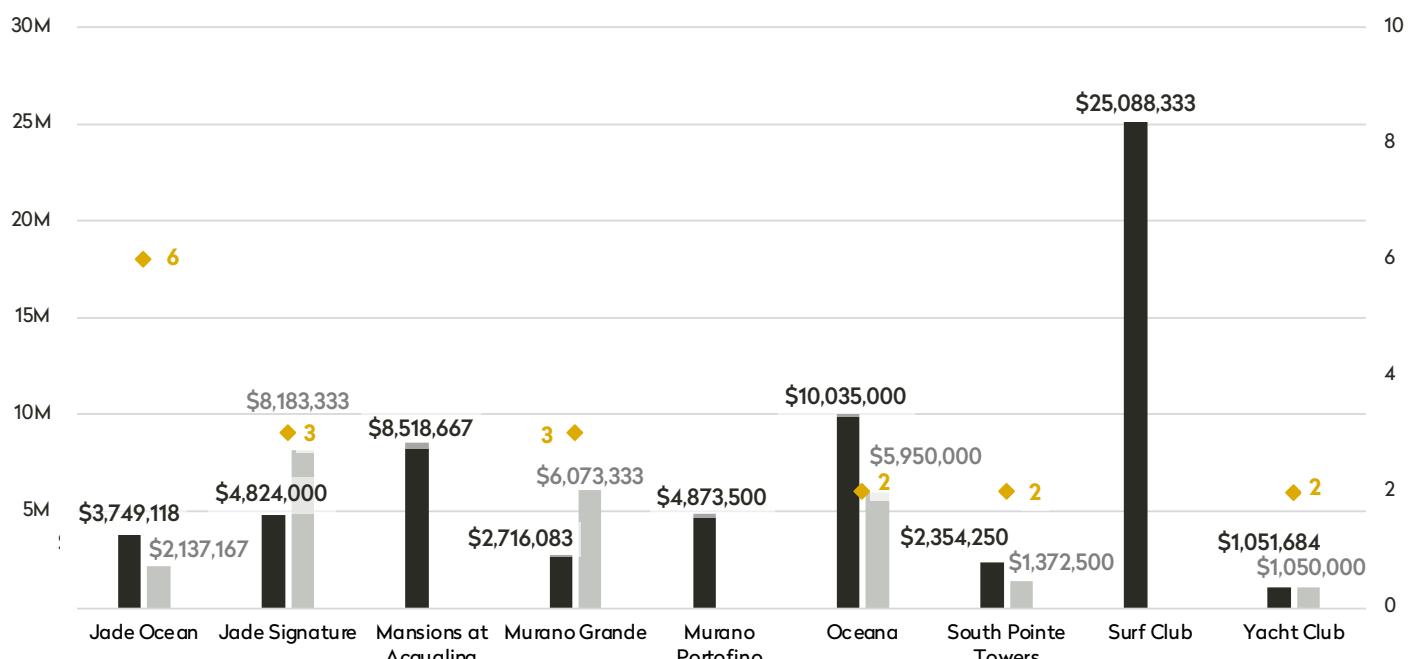
AVERAGE ACTIVE & CLOSED PPSF AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

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

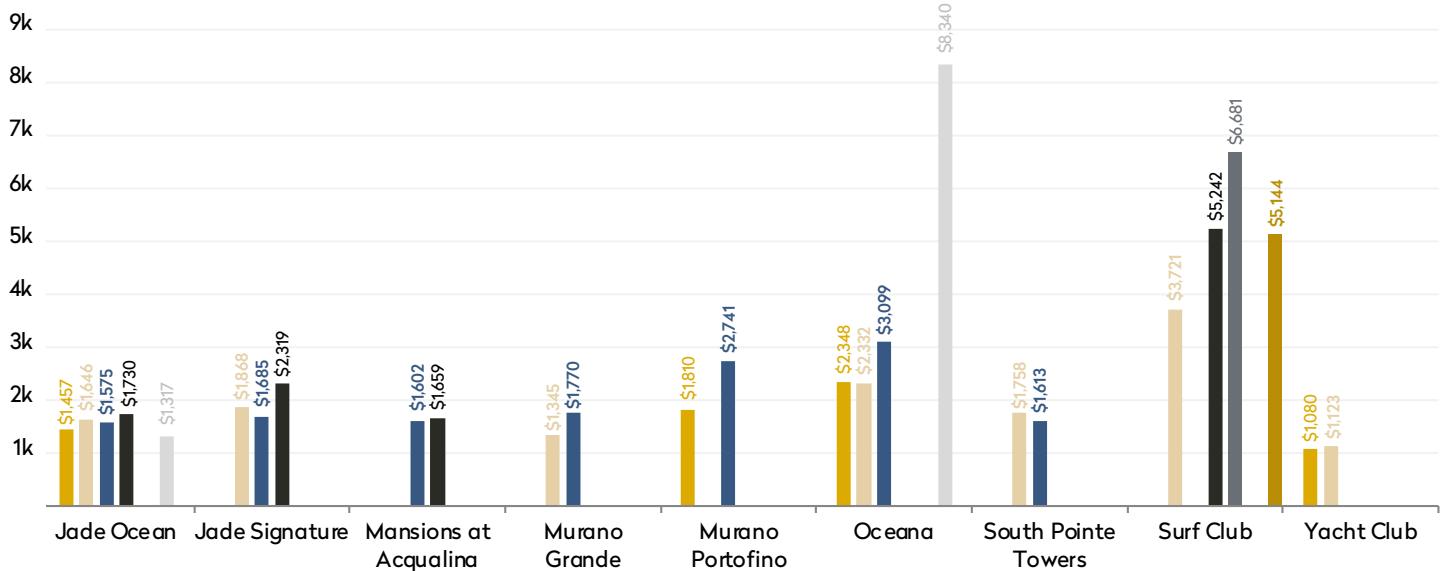
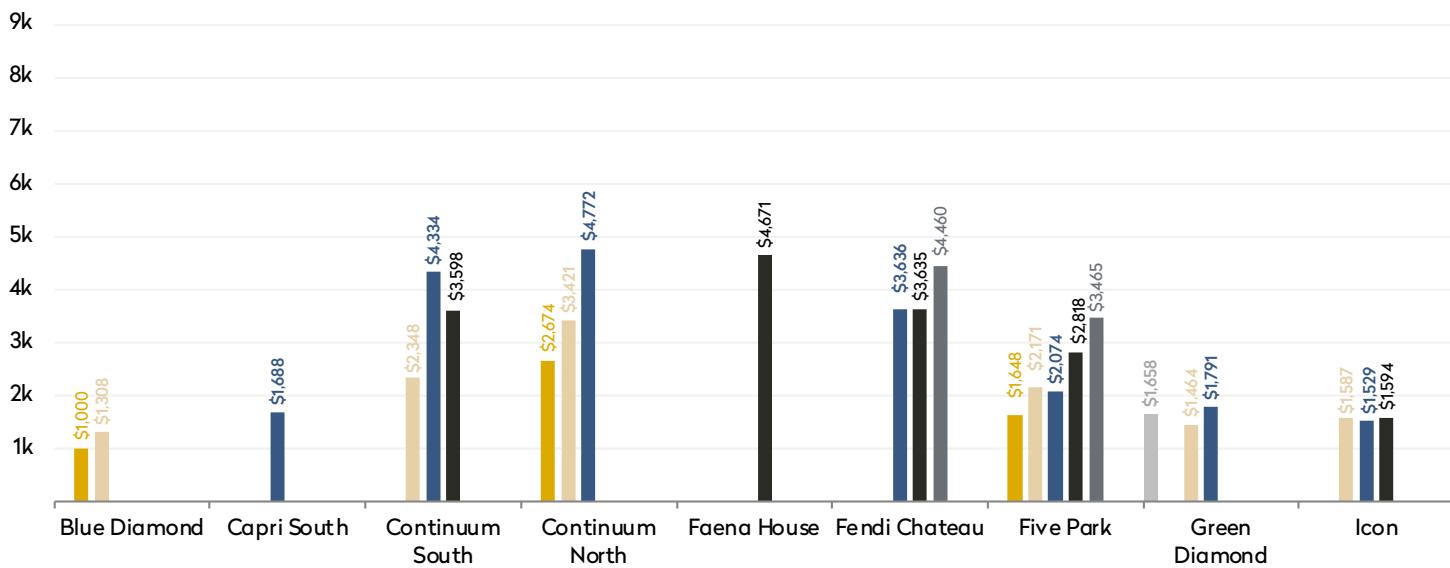


Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

AVERAGE ACTIVE PPSF BY BUILDING AND UNIT TYPE

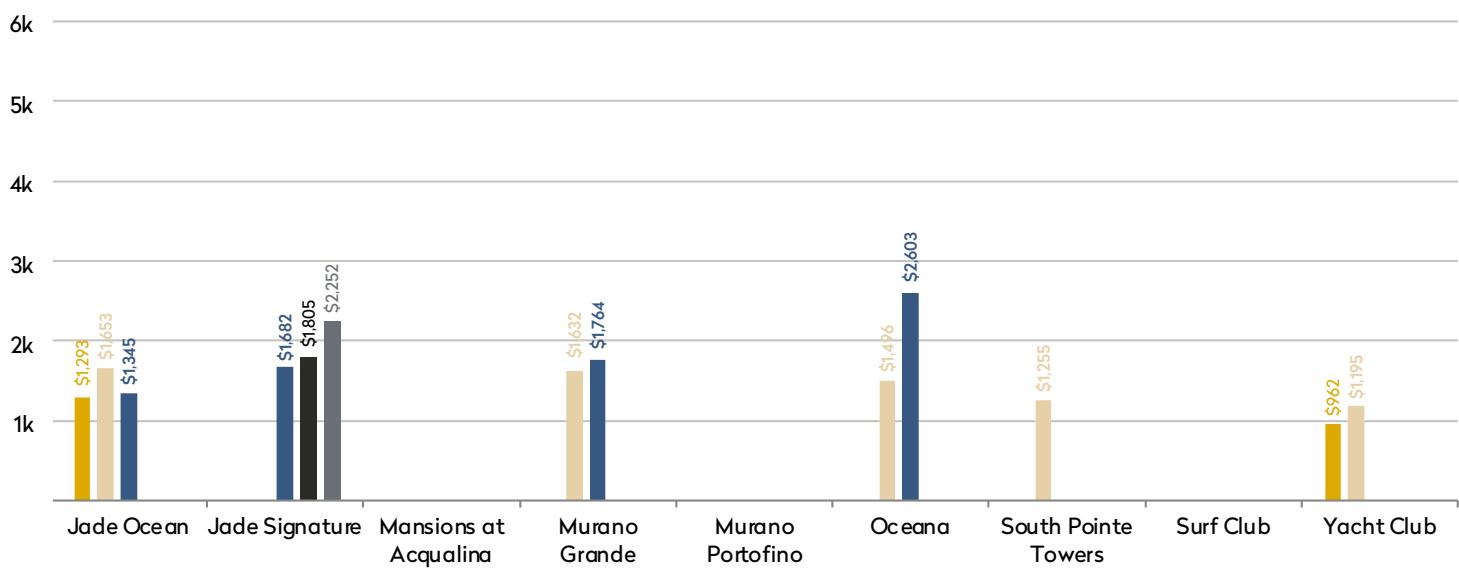
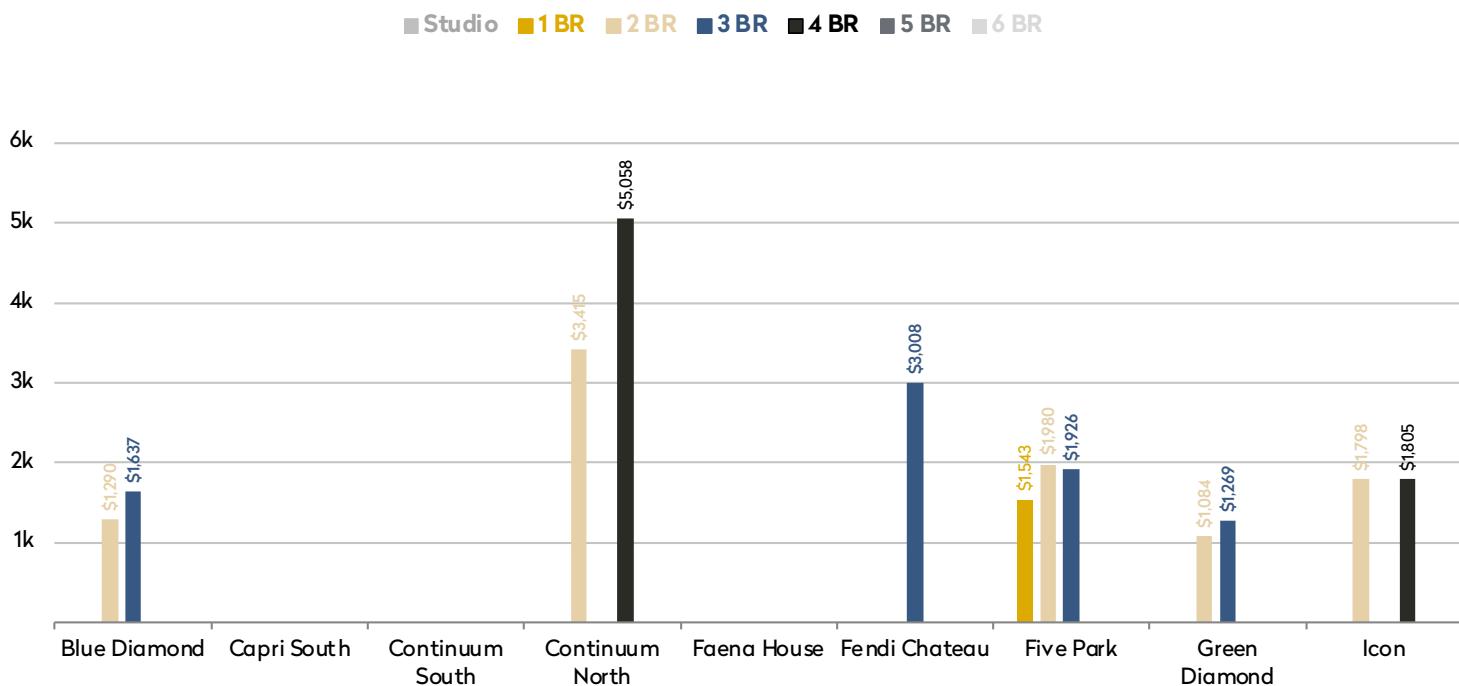
■ Studio ■ 1 BR ■ 2 BR ■ 3 BR ■ 4 BR ■ 5 BR ■ 6 BR ■ 7 BR



Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

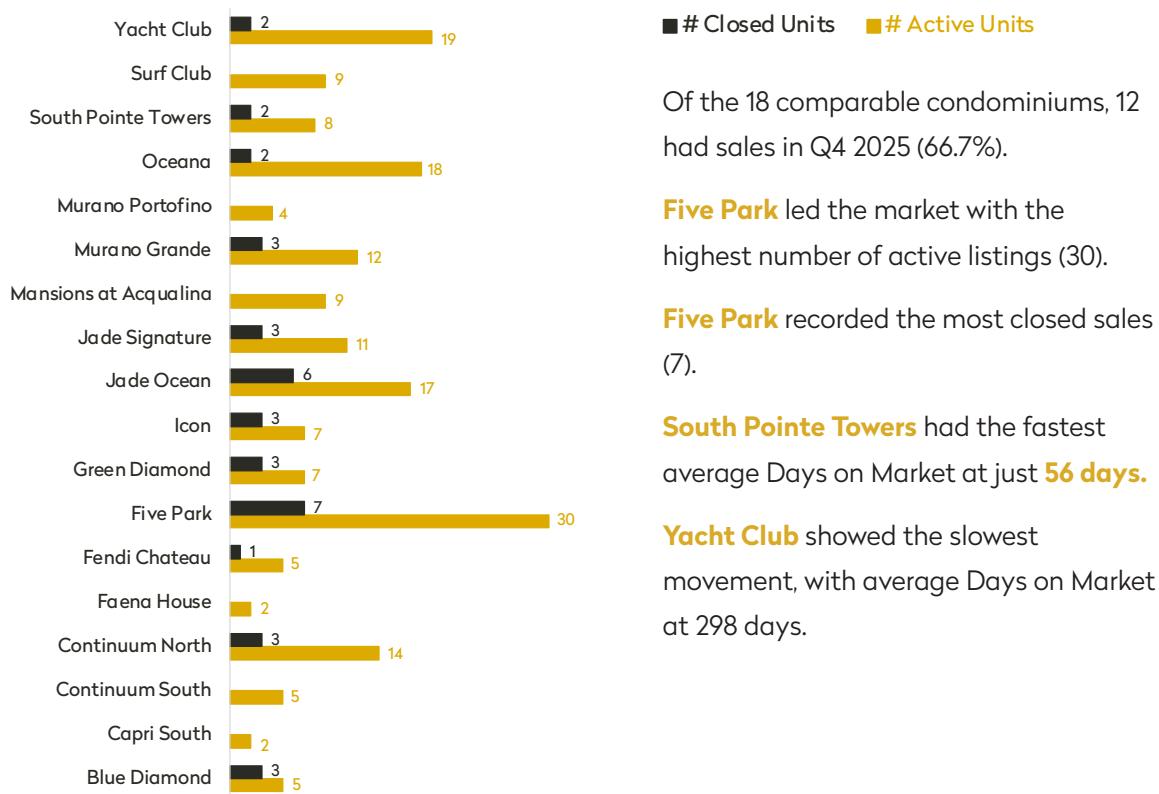
AVERAGE CLOSED PPSF BY BUILDING AND UNIT TYPE



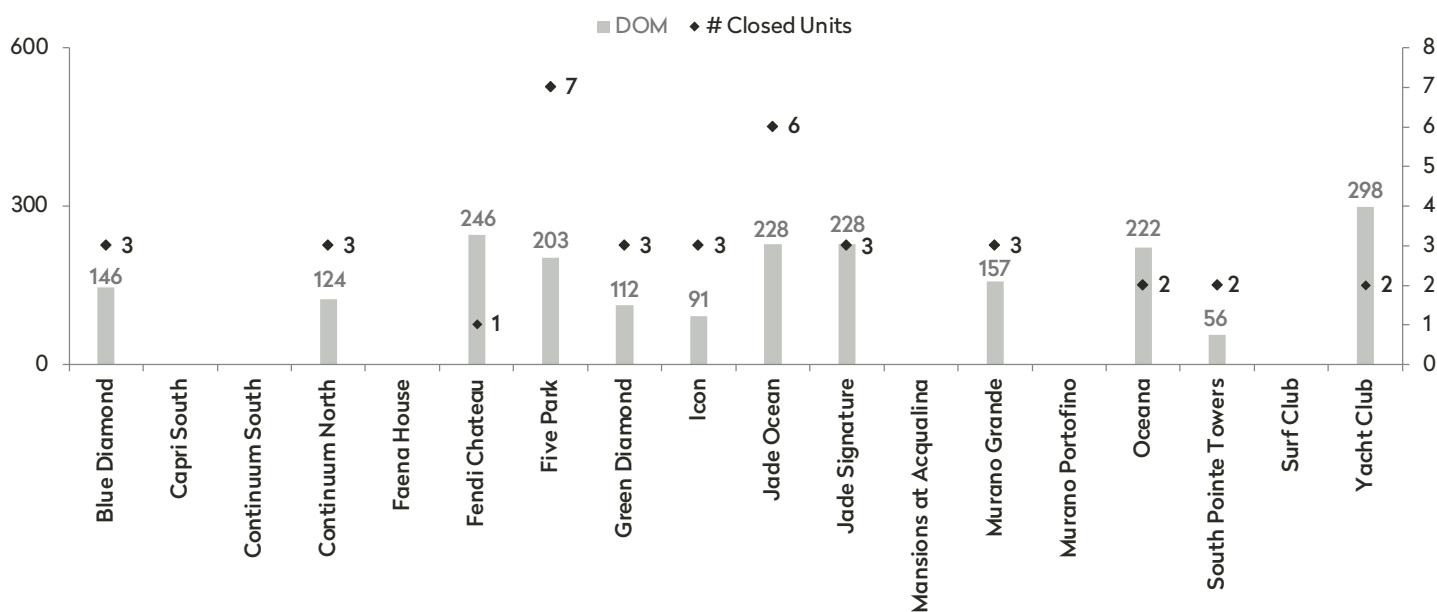
Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

TOTAL # OF ACTIVE AND CLOSED UNITS BY BUILDING



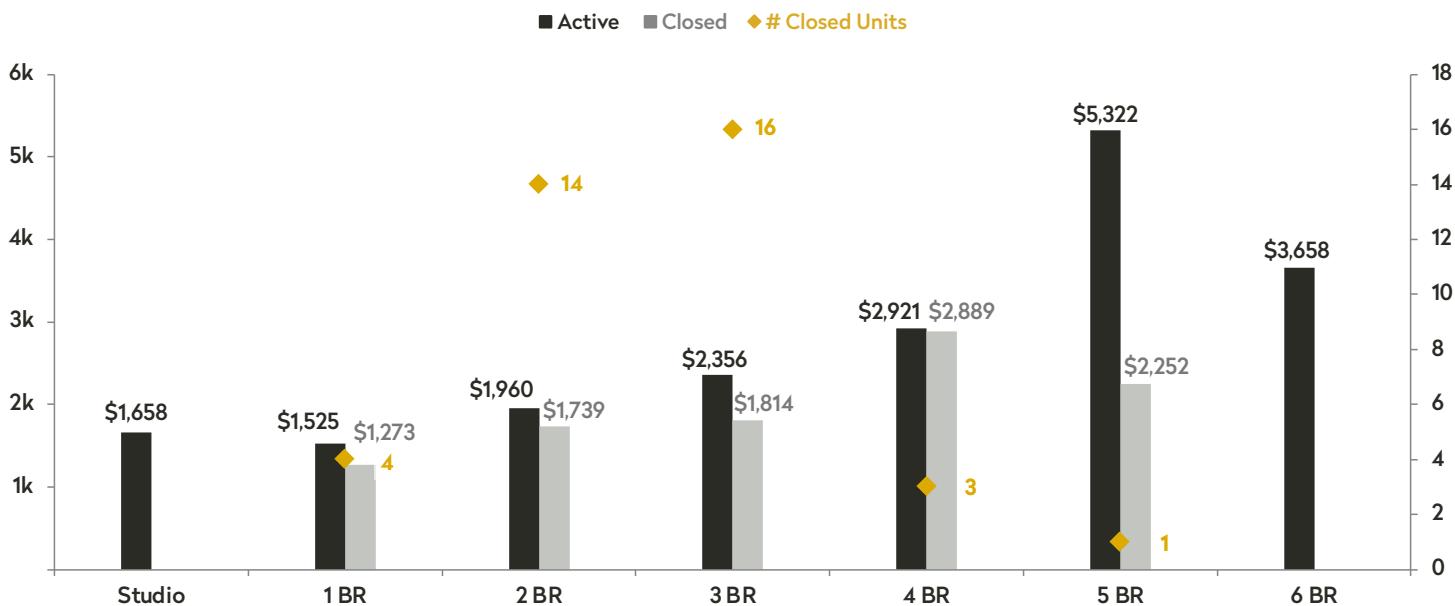
AVERAGE DAYS ON MARKET AND TOTAL # OF UNITS SOLD BY BUILDING



Condominium Resales

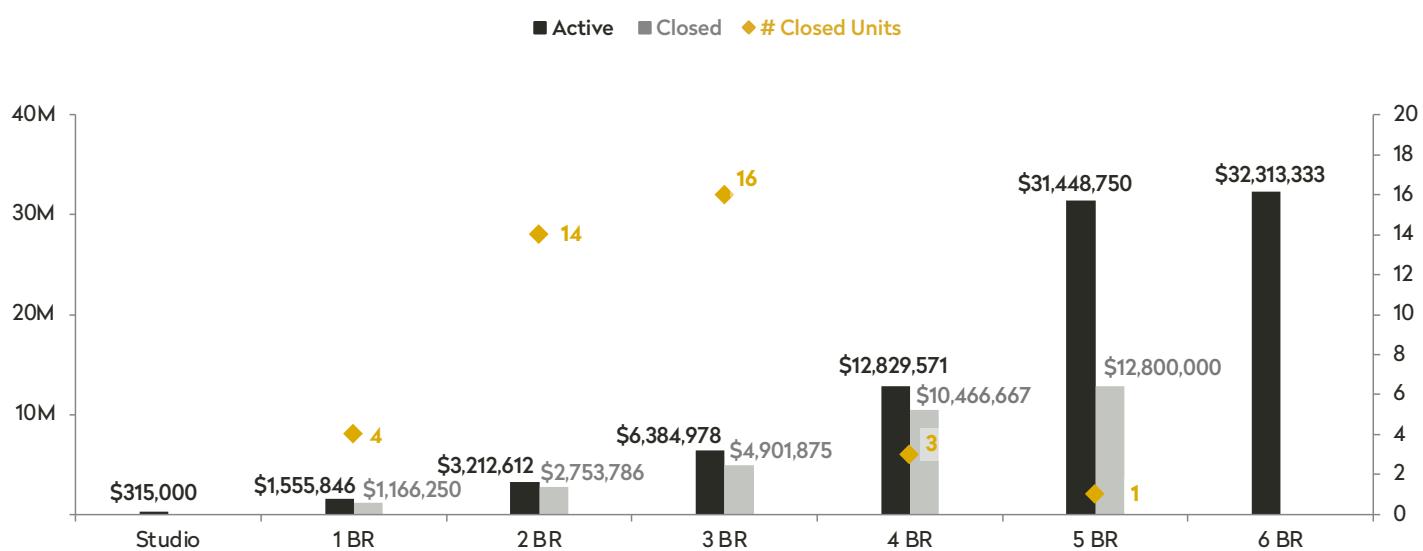
FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

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

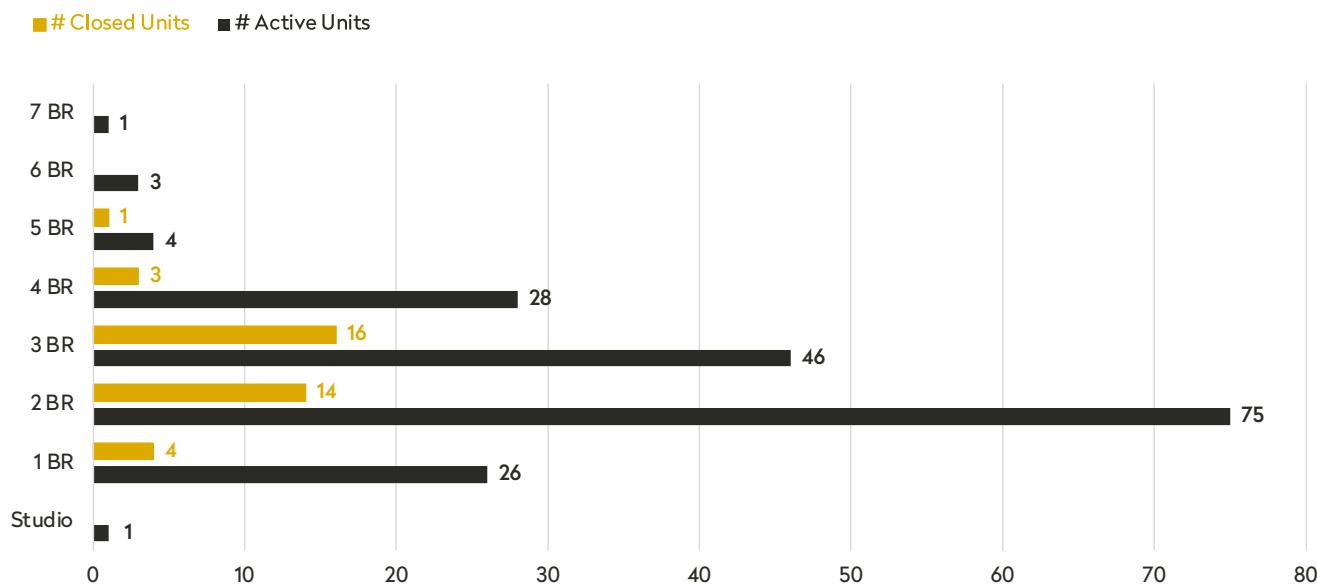


The average closed price for a 3-bedroom unit was \$4,901,875, with pricing **averaging \$1,814** per square foot.

Condominium Resales

FOURTH QUARTER 2025 SALES MARKET SNAPSHOT

TOTAL # OF ACTIVE AND CLOSED UNITS BY UNIT TYPE

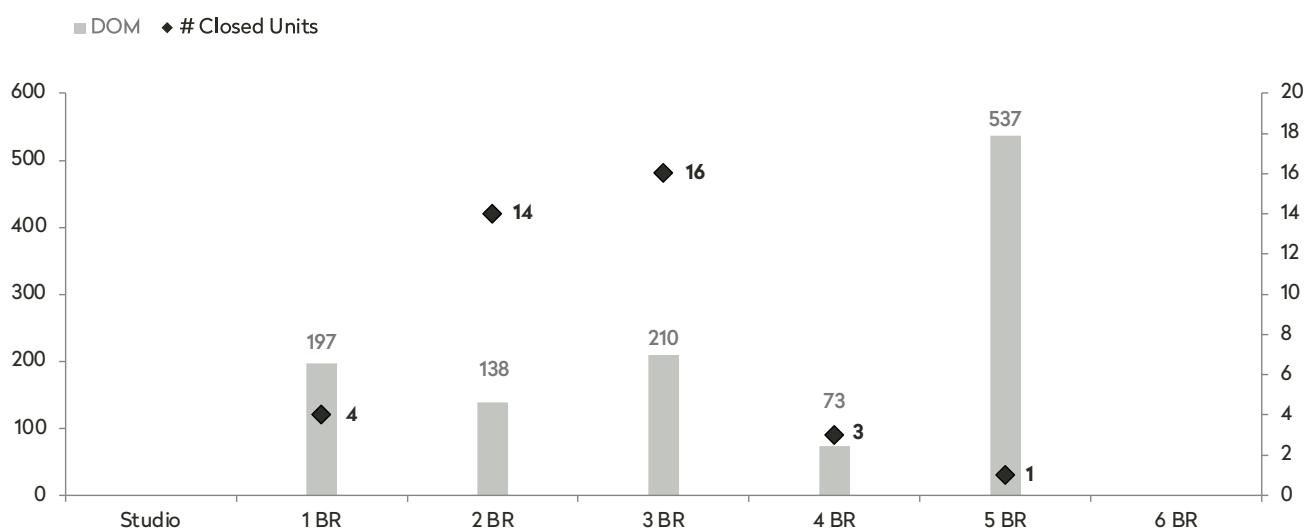


Two-bedroom units continue to **lead the market** in inventory with **75** active listings.

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

40 S Pointe Dr, Suite 110
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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