

# Q1

## 2026 RESIDENTIAL MARKET REPORT

# RESALE

**Brown Harris Stevens** THE Craft of Research

6700 SW 132ND STREET, PINECREST, FLORIDA

# Q1 2026

Miami Beach &  
Surrounding Areas



# South of Fifth

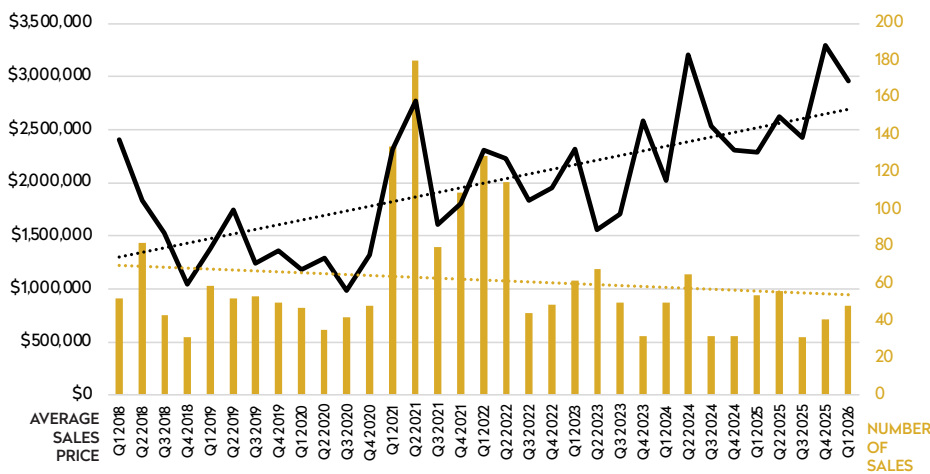
## MIAMI BEACH'S CONDOMINIUM SALES

The South of Fifth condominium market opened 2026 with an average sale price of \$2,957,199, up 29.4% year-over-year — marking the third-highest quarterly average sale price on record.

In the first quarter, the market posted an average price per square foot of \$1,376, down 2.9% year-over-year, while the median sale price rose 36.3% annually to \$1,475,000.

Sales activity softened, with 48 closings recorded in Q1, representing an 11.1% year-over-year decline. Days on Market lengthened to an average of 154 days, up 30.6% year-over-year. New listings decreased 13.7% year-over-year to 120, and total active inventory fell 17.8% to 189 units. The absorption period improved to 11.8 months, supported by a decline in active inventory.

Two-bedroom residences continued to lead the market, accounting for 33.3% of total closed sales during the quarter, followed by one-bedroom units at 29.2%.



### Q1 2026 VS Q1 2025

|                     |               |
|---------------------|---------------|
| Sale Price          | <b>+29.4%</b> |
| Price Per Sq Ft     | <b>-2.9%</b>  |
| Closed Sales        | <b>-11.1%</b> |
| Active Inventory    | <b>-17.8%</b> |
| Days On Market      | <b>+30.6%</b> |
| Months Of Inventory | <b>11.8</b>   |

|          | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|----------|---------------|------------------|-----------------|
| January  | 12            | \$4,018,000      | \$19,983        |
| February | 17            | \$3,338,504      | \$1,318         |
| March    | 19            | \$1,946,053      | \$1,183         |

**48** Closed Sales



**120** New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$970,000    | 4.2%        |
| 1 Bedroom  | \$425,000    | 29.2%       |
| 2 Bedroom  | \$1,445,000  | 33.3%       |
| 3 Bedroom  | \$3,210,000  | 22.9%       |
| 4 Bedroom  | \$13,900,000 | 10.4%       |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$0          | 0.0%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$2,957,199 | 29.4%   | \$2,285,889 | -10.2%   | \$3,292,118 |
| Average Price Per SQ FT                     | \$1,376     | -2.9%   | \$1,417     | -6.1%    | \$1,466     |
| Median Sale Price                           | \$1,475,000 | 36.3%   | \$1,082,500 | 9.3%     | \$1,350,000 |
| Number of Closings                          | 48          | -11.1%  | 54          | 17.1%    | 41          |
| Days on Market                              | 154         | 30.6%   | 118         | 0.8%     | 153         |
| Listing Discount (From Original List Price) | 11%         |         | 8%          |          | 12%         |
| New Listings (Listed Within The Quarter)    | 120         | -13.7%  | 139         | 12.1%    | 107         |
| Active Listing Inventory                    | 189         | -17.8%  | 230         | 4.4%     | 181         |
| Absorption Period (Months)                  | 11.8        | -7.6%   | 12.8        | -10.8%   | 13.2        |

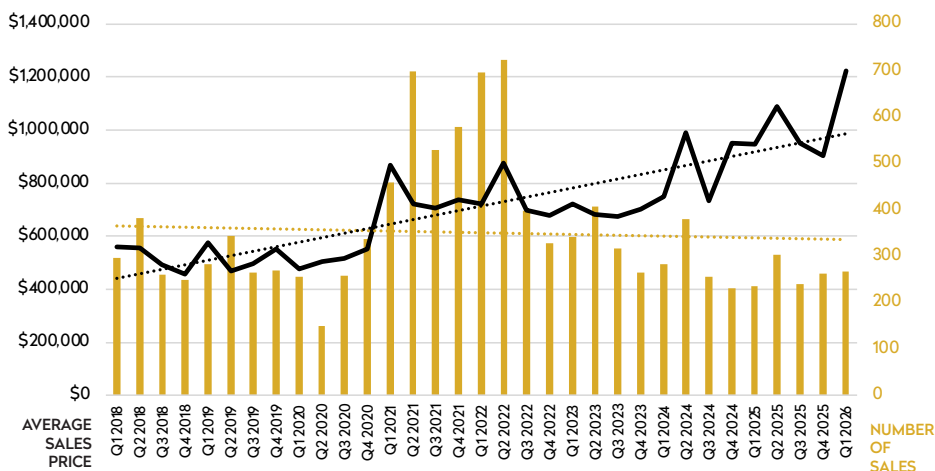
# Miami Beach 5th St. to W. 63rd St.

## MIAMI BEACH'S CONDOMINIUM SALES

The Miami Beach condominium market began 2026 on a strong note, with the average sale price climbing 28.8% year-over-year to \$1,222,071 — the highest quarterly average on record for this market. Average price per square foot advanced 6.5% annually to \$815, while the median sale price reached \$504,000, a 7.2% gain from the prior year period.

Buyer demand picked up meaningfully, with 267 transactions closed during the quarter, a 13.6% increase year-over-year. Days on Market averaged 113 days, and the absorption period — the number of months needed to sell current inventory at the prevailing pace — improved to 14.6 months from 16.0 months in Q4 2025. New listings declined 26.1% year-over-year to 720, and active inventory tightened by 17.7% to 1,303 units.

One-bedroom residences continue to drive sales volume, representing 36.7% of all condominium transactions closed during the quarter.



### Q1 2026 VS Q1 2025

|                     |               |
|---------------------|---------------|
| Sale Price          | <b>+28.8%</b> |
| Price Per Sq Ft     | <b>+6.5%</b>  |
| Closed Sales        | <b>+13.6%</b> |
| Active Inventory    | <b>-17.7%</b> |
| Days On Market      | <b>+1.6%</b>  |
| Months Of Inventory | <b>14.6</b>   |

|          | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|----------|---------------|------------------|-----------------|
| January  | 84            | \$1,549,384      | \$899           |
| February | 68            | \$941,902        | \$810           |
| March    | 115           | \$1,148,657      | \$753           |

**267** Closed Sales



**720** New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$265,000    | 14.2%       |
| 1 Bedroom  | \$350,000    | 36.7%       |
| 2 Bedroom  | \$690,000    | 29.2%       |
| 3 Bedroom  | \$2,687,500  | 12.0%       |
| 4 Bedroom  | \$5,125,000  | 3.0%        |
| 5+ Bedroom | \$4,300,000  | 0.7%        |
| Penthouses | \$1,300,000  | 4.1%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-------------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$1,222,071 | 28.8%   | \$948,857 | 35.4%    | \$902,584 |
| Average Price Per SQ FT                     | \$815       | 6.5%    | \$765     | 10.9%    | \$735     |
| Median Sale Price                           | \$504,000   | 7.2%    | \$470,000 | 1.1%     | \$498,500 |
| Number of Closings                          | 267         | 13.6%   | 235       | 1.9%     | 262       |
| Days on Market                              | 113         | 1.6%    | 112       | -7.1%    | 122       |
| Listing Discount (From Original List Price) | 9%          |         | 10%       |          | 11%       |
| New Listings (Listed Within The Quarter)    | 720         | -26.1%  | 974       | 4.0%     | 692       |
| Active Listing Inventory                    | 1303        | -17.7%  | 1584      | -6.6%    | 1395      |
| Absorption Period (Months)                  | 14.6        | -27.6%  | 20.2      | -8.3%    | 16.0      |

# North Beach 63rd St. to 86th Terrace

## CONDOMINIUM MARKET

Average sale price declined year-over-year but increased from last quarter.

The number of closings decreased while Days on Market increased.

Due to a drop in active inventory, the absorption period improved to 13.9 months.

One-bedroom units continued to lead sales at 37.3%, followed by two-bedroom units at 35.6% as the second-largest segment.

**59** Closed Sales



**160** New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$164,000    | 16.9%       |
| 1 Bedroom  | \$270,750    | 37.3%       |
| 2 Bedroom  | \$700,000    | 35.6%       |
| 3 Bedroom  | \$1,365,000  | 3.4%        |
| 4 Bedroom  | \$0          | 0.0%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$1,350,000  | 6.8%        |

|   | Q1 2026   | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-----------|---------|-----------|----------|-----------|
| Average Sales Price                         | \$668,720 | -31.6%  | \$978,066 | 16.2%    | \$575,378 |
| Average Price Per SQ FT                     | \$587     | -36.8%  | \$930     | 8.8%     | \$540     |
| Median Sale Price                           | \$350,000 | -30.0%  | \$500,000 | -6.7%    | \$375,000 |
| Number of Closings                          | 59        | -6.3%   | 63        | -7.8%    | 64        |
| Days on Market (From Original List Date)    | 128       | 1.5%    | 126       | 12.9%    | 113       |
| Listing Discount (From Original Sale Price) | 11%       |         | 7%        |          | 10%       |
| New Listings (Listed Within The Quarter)    | 160       | -35.7%  | 249       | 0.6%     | 159       |
| Active Listing Inventory                    | 274       | -17.7%  | 333       | -2.5%    | 281       |
| Absorption Period (Months)                  | 13.9      | -12.1%  | 15.9      | 5.8%     | 13.2      |

# Bal Harbour

## CONDOMINIUM MARKET

Median sale price decreased year-over-year but increased from last quarter.

Total closings and Days on Market both increased year-over-year.

The absorption period improved significantly, driven by the strong rise in closings.

Three-bedroom units took the lead this quarter, surpassing two-bedroom units which had led sales in Q4 2025.

**34** Closed Sales



**71** New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$295,000    | 2.9%        |
| 1 Bedroom  | \$630,000    | 14.7%       |
| 2 Bedroom  | \$1,400,000  | 32.4%       |
| 3 Bedroom  | \$2,525,000  | 35.3%       |
| 4 Bedroom  | \$2,725,000  | 5.9%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$3,060,000  | 8.8%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sales Price                         | \$2,655,987 | 4.3%    | \$2,546,190 | -2.0%    | \$2,710,180 |
| Average Price Per SQ FT                     | \$1,104     | -2.5%   | \$1,133     | -0.4%    | \$1,108     |
| Median Sale Price                           | \$1,628,500 | -26.0%  | \$2,200,000 | 14.7%    | \$1,420,000 |
| Number of Closings                          | 34          | 61.9%   | 21          | 36.0%    | 25          |
| Days on Market (From Original List Date)    | 141         | 20.6%   | 117         | 13.9%    | 124         |
| Listing Discount (From Original Sale Price) | 15%         |         | 12%         |          | 10%         |
| New Listings (Listed Within The Quarter)    | 71          | -16.5%  | 85          | 10.9%    | 64          |
| Active Listing Inventory                    | 134         | -3.6%   | 139         | -11.8%   | 152         |
| Absorption Period (Months)                  | 11.8        | -40.5%  | 19.9        | -35.2%   | 18.2        |

# Sunny Isles

## CONDOMINIUM MARKET

Median sale price and average sale price declined.

Total closings decreased from both comparable quarters.

Days on market increased year-over-year but decreased from last quarter.

Two-bedroom units continued to lead sales at 37.8%.

172 Closed Sales



543 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$195,000    | 9.9%        |
| 1 Bedroom  | \$260,000    | 20.9%       |
| 2 Bedroom  | \$465,000    | 37.8%       |
| 3 Bedroom  | \$1,730,000  | 25.6%       |
| 4 Bedroom  | \$6,550,000  | 3.5%        |
| 5+ Bedroom | \$9,700,000  | 0.6%        |
| Penthouses | \$460,000    | 1.7%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sales Price                         | \$1,304,648 | -28.3%  | \$1,818,542 | -17.6%   | \$1,583,107 |
| Average Price Per SQ FT                     | \$626       | -21.1%  | \$793       | -11.4%   | \$707       |
| Median Sale Price                           | \$462,500   | -42.5%  | \$805,000   | -38.3%   | \$750,000   |
| Number of Closings                          | 172         | -1.1%   | 174         | -5.0%    | 181         |
| Days on Market (From Original List Date)    | 137         | 2.6%    | 134         | -9.2%    | 151         |
| Listing Discount (From Original List Price) | 12%         |         | 12%         |          | 13%         |
| New Listings (Listed Within The Quarter)    | 543         | -23.3%  | 708         | 4.0%     | 522         |
| Active Listing Inventory                    | 1110        | -10.6%  | 1241        | -4.6%    | 1163        |
| Absorption Period (Months)                  | 19.4        | -9.5%   | 21.4        | 0.4%     | 19.3        |

# Key Biscayne

## CONDOMINIUM MARKET

Median sale price and average sale price declined.

Total closings and Days on Market both increased, with Days on Market nearly doubling year-over-year.

The absorption period nearly halved, improving significantly.

Two-bedroom units continued to lead sales, consistent with Q4 2025.

47 Closed Sales



91 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$445,000    | 2.1%        |
| 1 Bedroom  | \$480,000    | 10.6%       |
| 2 Bedroom  | \$1,075,000  | 44.7%       |
| 3 Bedroom  | \$2,087,500  | 34.0%       |
| 4 Bedroom  | \$4,000,000  | 6.4%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$1,650,000  | 2.1%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sales Price                         | \$1,643,797 | -30.6%  | \$2,368,575 | -18.4%   | \$2,013,853 |
| Average Price Per SQ FT                     | \$896       | -17.8%  | \$1,091     | -11.1%   | \$1,009     |
| Median Sale Price                           | \$1,197,000 | -18.2%  | \$1,462,500 | -5.6%    | \$1,267,500 |
| Number of Closings                          | 47          | 17.5%   | 40          | 38.2%    | 34          |
| Days on Market (From Original List Date)    | 134         | 40.8%   | 95          | 17.0%    | 115         |
| Listing Discount (From Original Sale Price) | 9%          |         | 8%          |          | 8%          |
| New Listings (Listed Within The Quarter)    | 91          | -9.9%   | 101         | 21.3%    | 75          |
| Active Listing Inventory                    | 102         | -24.4%  | 135         | -12.8%   | 117         |
| Absorption Period (Months)                  | 6.5         | -35.7%  | 10.1        | -36.9%   | 10.3        |

# Surfside Condos

## CONDOMINIUM MARKET

Average sale price increased, more than tripled from last quarter.

Total closings doubled from last quarter while Days on Market decreased.

The absorption period improved dramatically, dropping by more than half.

Two-bedroom units continued to lead the market with 45.5% of total sales.

22 Closed Sales



44 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$308,750    | 9.1%        |
| 1 Bedroom  | \$480,000    | 13.6%       |
| 2 Bedroom  | \$777,500    | 45.5%       |
| 3 Bedroom  | \$2,795,000  | 18.2%       |
| 4 Bedroom  | \$17,000,000 | 4.5%        |
| 5+ Bedroom | \$33,000,000 | 4.5%        |
| Penthouses | \$44,000,000 | 4.5%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$6,078,505 | 21.9%   | \$4,986,357 | 262.7%   | \$1,675,752 |
| Average Price Per SQ FT                     | \$1,607     | -10.0%  | \$1,784     | 98.9%    | \$808       |
| Median Sale Price                           | \$820,000   | -45.8%  | \$1,512,500 | 42.6%    | \$575,000   |
| Number of Closings                          | 22          | 57.1%   | 14          | 100.0%   | 11          |
| Days on Market                              | 107         | -12.5%  | 122         | 63.1%    | 66          |
| Listing Discount (From Original List Price) | 11%         |         | 9%          |          | 11%         |
| New Listings (Listed Within The Quarter)    | 44          | -15.4%  | 52          | -25.4%   | 59          |
| Active Listing Inventory                    | 84          | -27.6%  | 116         | -19.2%   | 104         |
| Absorption Period (Months)                  | 11.5        | -53.9%  | 25          | -59.6%   | 28.36       |

# Miami Beach

South Pointe Dr. to 63rd St., Star Island, Venetian Islands, Sunset Islands, Palm Island and Hibiscus Island.

## SINGLE FAMILY HOME MARKET

Median sale price declined sharply, dropping 32.2% from the prior year.

Average sale price also declined, though total closings improved from last quarter.

Days on market increased while the absorption period remained relatively stable.

Four-bedroom units took the lead this quarter with 36.8%, surpassing three-bedroom homes which had led sales last quarter.

38 Closed Sales



100 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$1,700,000  | 2.6%        |
| 3 Bedroom  | \$2,300,000  | 23.7%       |
| 4 Bedroom  | \$3,582,500  | 36.8%       |
| 5 Bedroom  | \$4,011,663  | 15.8%       |
| 6 Bedroom  | \$24,500,000 | 13.2%       |
| 7+ Bedroom | \$8,750,000  | 7.9%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$6,841,197 | -23.2%  | \$8,905,807 | -3.2%    | \$7,064,586 |
| Average Price Per SQ FT                     | \$1,575     | -14.6%  | \$1,845     | -5.5%    | \$1,667     |
| Median Sale Price                           | \$3,389,522 | -32.2%  | \$5,000,000 | -10.2%   | \$3,775,000 |
| Number of Closings                          | 38          | -11.6%  | 43          | 5.6%     | 36          |
| Days on Market                              | 120         | 13.4%   | 106         | -19.4%   | 149         |
| Listing Discount (From Original List Price) | 16%         |         | 13%         |          | 11%         |
| New Listings (Listed Within The Quarter)    | 100         | -18.7%  | 123         | -1.0%    | 101         |
| Active Listing Inventory                    | 166         | -19.4%  | 206         | -1.2%    | 168         |
| Absorption Period (Months)                  | 13.1        | -8.8%   | 14.4        | -6.4%    | 14.0        |

# Key Biscayne

## SINGLE FAMILY HOME MARKET

Overall sales price increased year-over-year.

Total closings increased despite only 10 transactions recorded.

Days on market nearly tripled while the absorption period improved significantly.

Five and six-bedroom homes led sales equally, each capturing 30.0% of transactions.

10 Closed Sales



24 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$4,435,000  | 20.0%       |
| 4 Bedroom  | \$3,500,000  | 10.0%       |
| 5 Bedroom  | \$3,475,000  | 30.0%       |
| 6 Bedroom  | \$8,200,000  | 30.0%       |
| 7+ Bedroom | \$6,500,000  | 10.0%       |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$6,257,000 | 12.8%   | \$5,549,375 | -10.7%   | \$7,010,625 |
| Average Price Per SQ FT                     | \$1,436     | 3.8%    | \$1,384     | -10.0%   | \$1,595     |
| Median Sale Price                           | \$4,160,000 | 25.9%   | \$3,305,000 | -20.6%   | \$5,242,500 |
| Number of Closings                          | 10          | 25.0%   | 8           | 25.0%    | 8           |
| Days on Market                              | 231         | 138.8%  | 97          | 149.7%   | 93          |
| Listing Discount (From Original List Price) | 12%         |         | 11%         |          | 7%          |
| New Listings (Listed Within The Quarter)    | 24          | -27.3%  | 33          | 50.0%    | 16          |
| Active Listing Inventory                    | 43          | -15.7%  | 51          | -8.5%    | 47          |
| Absorption Period (Months)                  | 12.9        | -32.5%  | 19.1        | -26.8%   | 17.6        |

# Bal Harbour, Bay Harbor Islands & Indian Creek

## SINGLE FAMILY HOME MARKET

Overall sale price declined significantly year-over-year.

Total closings quadrupled from last quarter.

The absorption period improved dramatically, from 60 to 10.5 months.

Seven-bedroom+ homes led sales, with five and six-bedroom homes tied for second.

4 Closed Sales



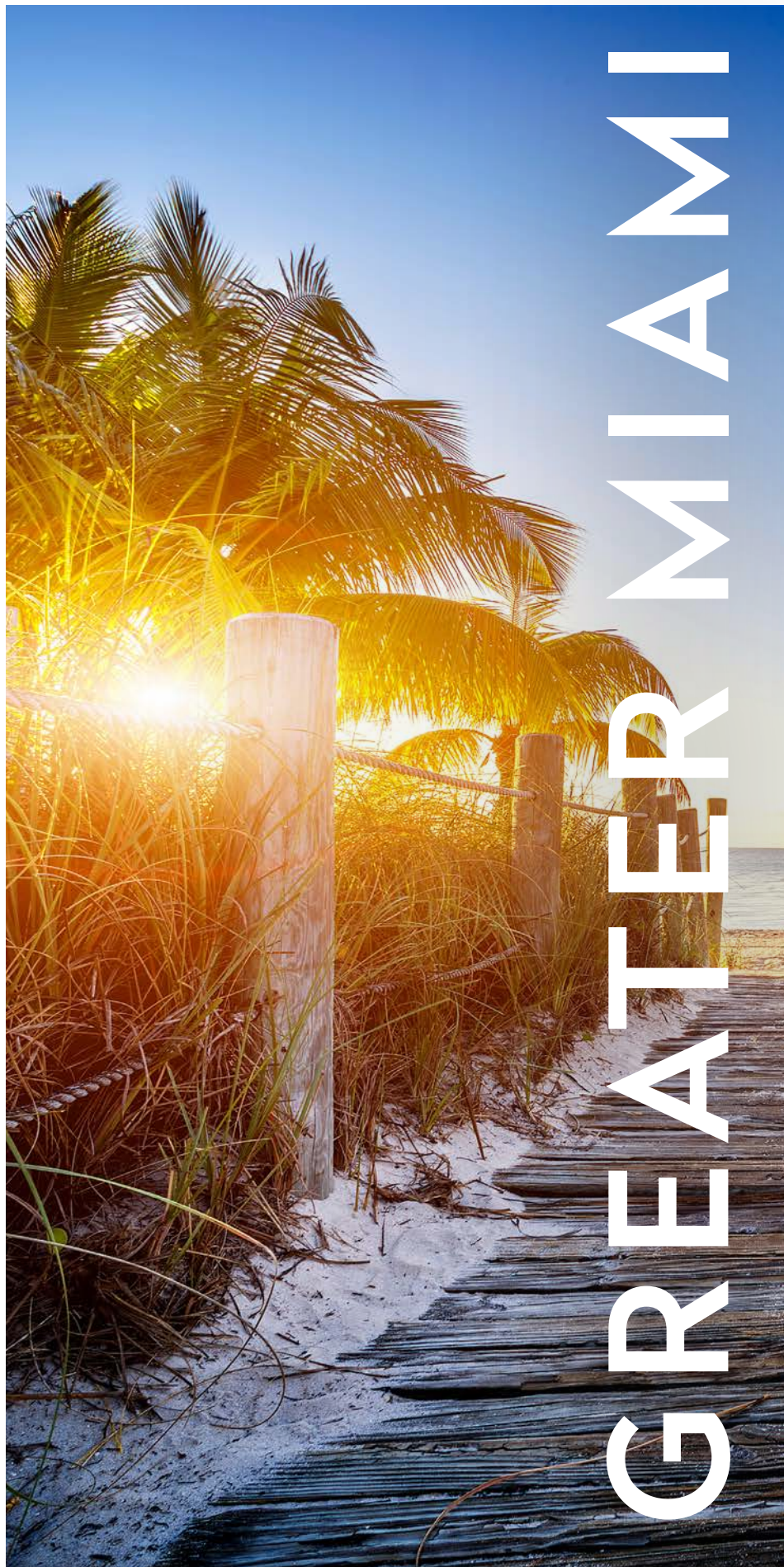
6 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$0          | 0.0%        |
| 4 Bedroom  | \$0          | 0.0%        |
| 5 Bedroom  | \$6,750,000  | 25.0%       |
| 6 Bedroom  | \$10,800,000 | 25.0%       |
| 7+ Bedroom | \$89,000,000 | 50.0%       |

|   | Q1 2026      | % Δ(YR) | Q1 2025      | % Δ(QTR) | Q4 2025     |
|---|--------------|---------|--------------|----------|-------------|
| Average Sale Price                          | \$48,887,500 | -29.7%  | \$69,500,000 | 671.7%   | \$6,335,000 |
| Average Price Per SQ FT                     | \$2,727      | -64.3%  | \$7,634      | 64.6%    | \$1,657     |
| Median Sale Price                           | \$9,400,000  | -86.5%  | \$69,500,000 | 48.4%    | \$6,335,000 |
| Number of Closings                          | 4            | 300.0%  | 1            | 100.0%   | 2           |
| Days on Market                              | 87           | -       | 0            | -22.1%   | 112         |
| Listing Discount (From Original List Price) | 11%          |         | 0%           |          | 13%         |
| New Listings (Listed Within The Quarter)    | 6            | -33.3%  | 9            | -45.5%   | 11          |
| Active Listing Inventory                    | 14           | -30.0%  | 20           | -26.3%   | 19          |
| Absorption Period (Months)                  | 10.5         | -82.5%  | 60.0         | -63.2%   | 28.5        |

# Q1 2026

Greater Miami



# GREATER MIAMI

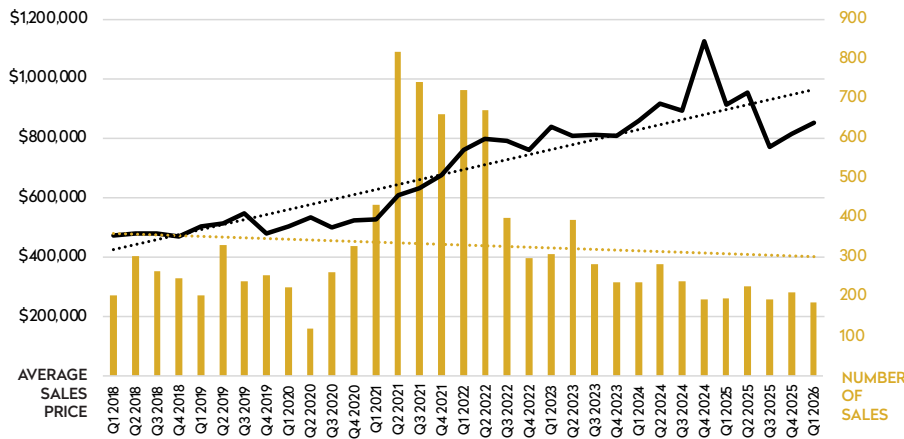
# Brickell The Miami River to Interstate 95 to the Rickenbacker Causeway

## CONDOMINIUM SALES

The Brickell condominium market entered 2026 with an average sale price of \$851,629, reflecting a 6.9% decline year-over-year. Average price per square foot fell 5.7% annually to \$666, while the median sale price decreased 11.9% to \$590,000, continuing the pricing pressure observed through 2025.

Sales activity eased modestly, with 187 closings recorded during the quarter, down 5.1% from the prior year period. Days on Market stretched to 125 days, a 32.4% increase year-over-year, while listing discounts held at 9%. The absorption period stood at 19.0 months, a 4.4% increase from Q1 2025, suggesting inventory continues to build relative to current demand. New listings declined 10.5% year-over-year to 667, with total active inventory relatively stable at 1,182 units.

One-bedroom and two-bedroom residences continued to compete for the top position in sales activity this quarter, with one-bedroom units edging ahead at 41.2% of all closed sales, compared to 40.1% for two-bedroom residences — a reversal from Q4 2025 when two-bedrooms led the market.



### Q1 2026 VS Q1 2025

|                     |       |
|---------------------|-------|
| Sale Price          | -6.9% |
| Price Per Sq Ft     | -5.7% |
| Closed Sales        | -5.1% |
| Active Inventory    | -0.9% |
| Days On Market      | 32.4% |
| Months Of Inventory | 19.0  |

|          | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|----------|---------------|------------------|-----------------|
| January  | 62            | \$737,427        | \$639           |
| February | 50            | \$788,318        | \$648           |
| March    | 75            | \$988,243        | \$702           |

187 Closed Sales



667 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$320,000    | 3.2%        |
| 1 Bedroom  | \$445,000    | 41.2%       |
| 2 Bedroom  | \$700,000    | 40.1%       |
| 3 Bedroom  | \$1,275,000  | 10.7%       |
| 4 Bedroom  | \$3,735,000  | 1.6%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$3,275,000  | 3.2%        |

|   | Q1 2026   | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$851,629 | -6.9%   | \$914,476 | 4.9%     | \$812,234 |
| Average Price Per SQ FT                     | \$666     | -5.7%   | \$707     | 1.8%     | \$654     |
| Median Sale Price                           | \$590,000 | -11.9%  | \$670,000 | -9.6%    | \$652,500 |
| Number of Closings                          | 187       | -5.1%   | 197       | -11.4%   | 211       |
| Days on Market                              | 125       | 32.4%   | 94        | 10.3%    | 113       |
| Listing Discount (From Original List Price) | 9%        |         | 7%        |          | 7%        |
| New Listings (Listed Within The Quarter)    | 667       | -10.5%  | 745       | 21.5%    | 549       |
| Active Listing Inventory                    | 1182      | -0.9%   | 1193      | 3.7%     | 1140      |
| Absorption Period (Months)                  | 19.0      | 4.4%    | 18.2      | 17.0%    | 16.2      |

# Downtown Miami

## CONDOMINIUM MARKET

Average sale price and price per SQFT increased.

Total closings held flat while Days on Market rose significantly.

The absorption period expanded slightly, due to a growth in active inventory.

One-bedroom and two-bedroom units tied for the lead at 39.3% each, a shift from Q4 2025 when one-bedroom units led alone.

89 Closed Sales



411 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$382,500    | 4.5%        |
| 1 Bedroom  | \$410,000    | 39.3%       |
| 2 Bedroom  | \$690,000    | 39.3%       |
| 3 Bedroom  | \$1,385,000  | 11.2%       |
| 4 Bedroom  | \$4,150,000  | 3.4%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$3,645,250  | 2.2%        |

|   | Q1 2026   | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$951,860 | 17.3%   | \$811,217 | 24.5%    | \$764,429 |
| Average Price Per SQ FT                     | \$683     | 2.7%    | \$665     | 2.1%     | \$669     |
| Median Sale Price                           | \$570,000 | -6.6%   | \$610,000 | 0.9%     | \$565,000 |
| Number of Closings                          | 89        | 0.0%    | 89        | -25.2%   | 119       |
| Days on Market                              | 122       | 37.1%   | 89        | 5.8%     | 116       |
| Listing Discount (From Original List Price) | 12%       |         | 7%        |          | 11%       |
| New Listings (Listed Within The Quarter)    | 411       | -7.6%   | 445       | 9.0%     | 377       |
| Active Listing Inventory                    | 858       | 3.2%    | 831       | 7.0%     | 802       |
| Absorption Period (Months)                  | 28.9      | 3.2%    | 28.0      | 43.0%    | 20.2      |

# Edgewater

## CONDOMINIUM MARKET

Median sale price and average sale price increased.

Total closings nearly doubled year-over-year while Days on Market remained stable.

The absorption period improved significantly, dropping by more than half.

Two-bedroom units continued to lead the market with 40.2% of total sales.

107 Closed Sales



291 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$255,000    | 1.9%        |
| 1 Bedroom  | \$470,000    | 27.1%       |
| 2 Bedroom  | \$705,000    | 40.2%       |
| 3 Bedroom  | \$1,551,000  | 20.6%       |
| 4 Bedroom  | \$2,575,000  | 6.5%        |
| 5+ Bedroom | \$2,000,000  | 0.9%        |
| Penthouses | \$1,342,000  | 2.8%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025   |
|---|-------------|---------|-------------|----------|-----------|
| Average Sale Price                          | \$1,064,951 | 5.2%    | \$1,011,909 | 9.7%     | \$970,347 |
| Average Price Per SQ FT                     | \$721       | -1.3%   | \$730       | 7.7%     | \$669     |
| Median Sale Price                           | \$805,000   | 13.4%   | \$710,000   | 23.8%    | \$650,000 |
| Number of Closings                          | 107         | 94.5%   | 55          | 16.3%    | 92        |
| Days on Market                              | 127         | 4.7%    | 121         | -1.9%    | 129       |
| Listing Discount (From Original List Price) | 9%          |         | 9%          |          | 9%        |
| New Listings (Listed Within The Quarter)    | 291         | -14.7%  | 341         | 19.8%    | 243       |
| Active Listing Inventory                    | 509         | -7.3%   | 549         | -2.9%    | 524       |
| Absorption Period (Months)                  | 14.27       | -52.3%  | 29.9        | -16.5%   | 17.1      |

# Coconut Grove

## CONDOMINIUM MARKET

Average sale price increased while median sale price declined from last quarter.

Total closings tripled from last quarter.

The absorption period dropped by nearly half from last quarter.

Three-bedroom units took the lead this quarter at 44.4%, surpassing two-bedroom units which had led sales in Q4 2025.

18 Closed Sales



34 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$0          | 0.0%        |
| 1 Bedroom  | \$554,500    | 11.1%       |
| 2 Bedroom  | \$1,105,000  | 22.2%       |
| 3 Bedroom  | \$1,635,000  | 44.4%       |
| 4 Bedroom  | \$2,450,000  | 16.7%       |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$550,000    | 5.6%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$2,376,889 | 36.1%   | \$1,746,077 | 50.2%    | \$1,582,187 |
| Average Price Per SQ FT                     | \$902       | 8.1%    | \$834       | -13.4%   | \$1,042     |
| Median Sale Price                           | \$1,372,500 | 12.0%   | \$1,225,000 | -5.3%    | \$1,450,000 |
| Number of Closings                          | 18          | 38.5%   | 13          | 200.0%   | 6           |
| Days on Market                              | 93          | -36.3%  | 145         | 38.1%    | 67          |
| Listing Discount (From Original List Price) | 12%         |         | 14%         |          | 10%         |
| New Listings (Listed Within The Quarter)    | 34          | -12.8%  | 39          | 88.9%    | 18          |
| Active Listing Inventory                    | 33          | -28.3%  | 46          | -10.8%   | 37          |
| Absorption Period (Months)                  | 5.5         | -48.2%  | 10.6        | -70.3%   | 18.5        |

# Coral Gables

## CONDOMINIUM MARKET

Average sale price and median sale price increased from last quarter.

Total closings decreased while Days on Market rose.

The absorption period expanded significantly.

Two-bedroom units continued to lead the market with 47.2% of total sales.

53 Closed Sales



125 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$200,000    | 5.7%        |
| 1 Bedroom  | \$331,000    | 22.6%       |
| 2 Bedroom  | \$610,000    | 47.2%       |
| 3 Bedroom  | \$2,050,000  | 18.9%       |
| 4 Bedroom  | \$3,465,000  | 3.8%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$3,900,000  | 1.9%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-------------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$1,040,196 | 12.1%   | \$927,511 | 36.5%    | \$762,031 |
| Average Price Per SQ FT                     | \$591       | -1.6%   | \$601     | 6.8%     | \$553     |
| Median Sale Price                           | \$575,250   | -2.5%   | \$590,000 | 7.5%     | \$535,000 |
| Number of Closings                          | 53          | -33.8%  | 80        | -19.7%   | 66        |
| Days on Market                              | 122         | 26.9%   | 96        | 39.7%    | 87        |
| Listing Discount (From Original List Price) | 10%         |         | 9%        |          | 8%        |
| New Listings (Listed Within The Quarter)    | 125         | -3.8%   | 130       | 52.4%    | 82        |
| Active Listing Inventory                    | 143         | -8.9%   | 157       | 11.7%    | 128       |
| Absorption Period (Months)                  | 8.1         | 37.5%   | 5.9       | 39.1%    | 5.8       |

# Pinecrest

## CONDOMINIUM MARKET

Overall sales price declined significantly.

Total closings remained flat at just 5 transactions while Days on Market more than doubled.

The absorption period improved year-over-year.

Two-bedroom units led the market with 60.0% of total sales, surpassing the tie between one and two-bedroom units seen in Q4 2025.

5 Closed Sales



24 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$0          | 0.0%        |
| 1 Bedroom  | \$218,000    | 40.0%       |
| 2 Bedroom  | \$285,000    | 60.0%       |
| 3 Bedroom  | \$0          | 0.0%        |
| 4 Bedroom  | \$0          | 0.0%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$0          | 0.0%        |

|   | Q1 2026   | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$249,700 | -53.1%  | \$532,300 | -3.7%    | \$259,337 |
| Average Price Per SQ FT                     | \$293     | -32.4%  | \$433     | -11.4%   | \$330     |
| Median Sale Price                           | \$230,000 | -49.5%  | \$455,000 | -15.3%   | \$271,537 |
| Number of Closings                          | 5         | 0.0%    | 5         | -44.4%   | 9         |
| Days on Market                              | 165       | 144.1%  | 68        | 77.6%    | 93        |
| Listing Discount (From Original List Price) | 17%       |         | 8%        |          | 12%       |
| New Listings (Listed Within The Quarter)    | 24        | 20.0%   | 20        | 71.4%    | 14        |
| Active Listing Inventory                    | 22        | -24.1%  | 29        | -12.0%   | 25        |
| Absorption Period (Months)                  | 13.2      | -24.1%  | 17.4      | 58.4%    | 8.3       |

# Coral Gables

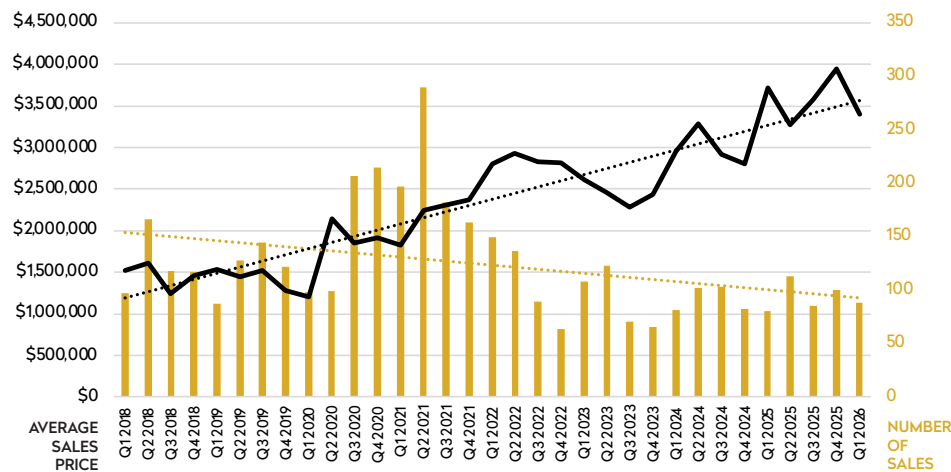
## SINGLE FAMILY HOME SALES

The Coral Gables single-family home market opened 2026 with an average sale price of \$3,403,063, representing the fourth-highest quarterly average sales price on record for this market. Despite a 8.3% year-over-year decline from the record-setting pace of early 2025, pricing remained well above longer-term historical norms.

Average price per square foot dipped 1.8% annually to \$997, while the median sale price decreased 19.5% year-over-year to \$2,012,500, reflecting a shift in the mix of transactions closed during the quarter.

Sales momentum continued to build, with 88 closings recorded, up 10.0% from the prior year period. Days on Market averaged 90 days, increasing 11.4% year-over-year, while listing discounts improved to 8%. New listings declined 8.2% annually to 190, and active inventory contracted 10.6% to 185 listings. The absorption period stood at 6.3 months, improving 18.8% year-over-year, signaling a tighter supply-demand balance relative to Q1 2025.

Three-bedroom residences continued to lead sales activity, accounting for 39.8% of all closings during the quarter, followed by four-bedroom homes at 23.9% and five-bedroom homes at 13.6%.



### Q1 2026 VS Q1 2025

|                     |               |
|---------------------|---------------|
| Sale Price          | <b>-8.3%</b>  |
| Price Per Sq Ft     | <b>-1.8%</b>  |
| Closed Sales        | <b>10.0%</b>  |
| Active Inventory    | <b>-10.6%</b> |
| Days On Market      | <b>+11.4%</b> |
| Months Of Inventory | <b>6.3</b>    |

|          | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|----------|---------------|------------------|-----------------|
| January  | 25            | \$2,945,360      | \$952           |
| February | 34            | \$2,896,824      | \$934           |
| March    | 29            | \$4,391,155      | \$1,111         |

**88** Closed Sales



**190** New Listings

|                   | Median Price | Sales Share |
|-------------------|--------------|-------------|
| <b>1 Bedroom</b>  | \$0          | 0.0%        |
| <b>2 Bedroom</b>  | \$1,037,500  | 11.4%       |
| <b>3 Bedroom</b>  | \$1,475,000  | 39.8%       |
| <b>4 Bedroom</b>  | \$2,670,000  | 23.9%       |
| <b>5 Bedroom</b>  | \$3,575,000  | 13.6%       |
| <b>6 Bedroom</b>  | \$10,250,000 | 5.7%        |
| <b>7+ Bedroom</b> | \$11,650,000 | 5.7%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$3,403,063 | -8.3%   | \$3,710,713 | -13.8%   | \$3,947,798 |
| Average Price Per SQ FT                     | \$997       | -1.8%   | \$1,015     | -1.4%    | \$1,012     |
| Median Sale Price                           | \$2,012,500 | -19.5%  | \$2,500,000 | 2.5%     | \$1,963,750 |
| Number of Closings                          | 88          | 10.0%   | 80          | -12.0%   | 100         |
| Days on Market                              | 90          | 11.4%   | 81          | 1.9%     | 88          |
| Listing Discount (From Original List Price) | 8%          |         | 9%          |          | 12%         |
| New Listings (Listed Within The Quarter)    | 190         | -8.2%   | 207         | 38.7%    | 137         |
| Active Listing Inventory                    | 185         | -10.6%  | 207         | 8.2%     | 171         |
| Absorption Period (Months)                  | 6.3         | -18.8%  | 7.8         | 22.9%    | 5.1         |

# Coconut Grove

## SINGLE FAMILY HOME MARKET

Average sales price increased year-over-year, up 75.3% from Q1 2025.

Total closings decreased while Days on Market nearly tripled year-over-year.

The absorption period worsened slightly from last quarter, though improved 15.4% year-over-year.

Four-bedroom homes took the lead this quarter at 40.0%, surpassing two and five-bedroom homes which had tied for the lead in Q4 2025.

5 Closed Sales



15 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$1,800,000  | 20.0%       |
| 4 Bedroom  | \$2,512,500  | 40.0%       |
| 5 Bedroom  | \$7,600,000  | 20.0%       |
| 6 Bedroom  | \$6,200,000  | 20.0%       |
| 7+ Bedroom | \$0          | 0.0%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$4,125,000 | 75.3%   | \$2,353,182 | 17.8%    | \$3,501,167 |
| Average Price Per SQ FT                     | \$1,093     | 8.8%    | \$1,004     | -1.1%    | \$1,105     |
| Median Sale Price                           | \$2,850,000 | 50.0%   | \$1,900,000 | 21.3%    | \$2,350,000 |
| Number of Closings                          | 5           | -54.5%  | 11          | -16.7%   | 6           |
| Days on Market                              | 252         | 188.0%  | 87          | 72.9%    | 146         |
| Listing Discount (From Original List Price) | 9%          |         | 14%         |          | 12%         |
| New Listings (Listed Within The Quarter)    | 15          | -44.4%  | 27          | 114.3%   | 7           |
| Active Listing Inventory                    | 10          | -61.5%  | 26          | -9.1%    | 11          |
| Absorption Period (Months)                  | 6.0         | -15.4%  | 7.1         | 9.1%     | 5.5         |

# South Miami

## SINGLE FAMILY HOME MARKET

Average sale price and price per square foot increased.

Total closings increased while Days on Market decreased.

The absorption period improved significantly, dropping nearly 30%.

Three-bedroom homes continued to lead the market with 45.8%, consistent with Q4 2025.

24 Closed Sales



39 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$1,368,000  | 45.8%       |
| 4 Bedroom  | \$1,560,000  | 37.5%       |
| 5 Bedroom  | \$4,287,500  | 8.3%        |
| 6 Bedroom  | \$6,350,000  | 8.3%        |
| 7+ Bedroom | \$0          | 0.0%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$2,298,396 | 7.5%    | \$2,137,368 | 66.6%    | \$1,380,000 |
| Average Price Per SQ FT                     | \$809       | 6.8%    | \$758       | 29.5%    | \$625       |
| Median Sale Price                           | \$1,555,000 | -19.2%  | \$1,925,000 | 38.2%    | \$1,125,000 |
| Number of Closings                          | 24          | 26.3%   | 19          | 26.3%    | 19          |
| Days on Market                              | 64          | -15.1%  | 75          | -27.0%   | 87          |
| Listing Discount (From Original List Price) | 7%          |         | 11%         |          | 9%          |
| New Listings (Listed Within The Quarter)    | 39          | -31.6%  | 57          | 44.4%    | 27          |
| Active Listing Inventory                    | 43          | -12.2%  | 49          | 38.7%    | 31          |
| Absorption Period (Months)                  | 5.4         | -30.5%  | 7.7         | 9.8%     | 4.9         |

# Ponce Davis

SW 72nd St. to Erwin Rd. and SW 88th St. to School House Rd.

## SINGLE FAMILY HOME MARKET

Overall sales price increased significantly year-over-year.  
 Total closings increased, nearly doubling from last quarter.  
 The absorption period improved notably from Q4 2025.  
 Five and seven-bedroom+ homes tied for the lead at 43.0% each.



|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0%          |
| 2 Bedroom  | \$0          | 0%          |
| 3 Bedroom  | \$3,800,000  | 14%         |
| 4 Bedroom  | \$0          | 0%          |
| 5 Bedroom  | \$4,550,000  | 43%         |
| 6 Bedroom  | \$0          | 0%          |
| 7+ Bedroom | \$12,230,000 | 43%         |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025      |
|---|-------------|---------|-------------|----------|--------------|
| Average Sale Price                          | \$7,568,571 | 26.5%   | \$5,985,400 | -35.8%   | \$11,790,000 |
| Average Price Per SQ FT                     | \$1,461     | 24.3%   | \$1,175     | -19.2%   | \$1,810      |
| Median Sale Price                           | \$6,900,000 | 27.5%   | \$5,410,000 | -36.9%   | \$10,930,000 |
| Number of Closings                          | 7           | 16.7%   | 6           | 75.0%    | 4            |
| Days on Market                              | 122         | -5.2%   | 128.2       | 168.2%   | 45           |
| Listing Discount (From Original List Price) | 14%         |         | 7%          |          | 3%           |
| New Listings (Listed Within The Quarter)    | 11          | 10.0%   | 10          | 120.0%   | 5            |
| Active Listing Inventory                    | 12          | 33.3%   | 9           | 0.0%     | 12           |
| Absorption Period (Months)                  | 5.1         | 14.3%   | 4.5         | -42.9%   | 9            |

# High Pines

SW 72nd St. to School House Rd. and SW 88th St. to Red Rd.

## SINGLE FAMILY HOME MARKET

Average sale price and median sale price declined significantly.  
 Total closings doubled from last quarter.  
 The absorption period improved dramatically, dropping nearly 70%.  
 Five-bedroom homes led the market with 37.5% of total sales.



|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$2,375,000  | 12.5%       |
| 4 Bedroom  | \$7,602,000  | 25.0%       |
| 5 Bedroom  | \$4,100,000  | 37.5%       |
| 6 Bedroom  | \$4,500,000  | 12.5%       |
| 7+ Bedroom | \$7,525,000  | 12.5%       |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$5,331,750 | -38.5%  | \$8,675,000 | -11.8%   | \$6,043,750 |
| Average Price Per SQ FT                     | \$1,251     | -3.0%   | \$1,290     | 16.2%    | \$1,077     |
| Median Sale Price                           | \$4,300,000 | -50.4%  | \$8,675,000 | -22.2%   | \$5,525,000 |
| Number of Closings                          | 8           | 300.0%  | 2           | 100.0%   | 4           |
| Days on Market                              | 103         | -72.7%  | 378         | -52.3%   | 216         |
| Listing Discount (From Original List Price) | 6%          |         | 4%          |          | 5%          |
| New Listings (Listed Within The Quarter)    | 12          | 100.0%  | 6           | 0.0%     | 12          |
| Active Listing Inventory                    | 14          | 16.7%   | 12          | 7.7%     | 13          |
| Absorption Period (Months)                  | 5.3         | -70.8%  | 18.0        | -46.2%   | 9.8         |

# Pinecrest

## SINGLE FAMILY HOME MARKET

Average sale price and median sale price increased.

Total closings increased year-over-year.

Days on market, marketing time, decreased.

Five-bedroom units took the lead this quarter at 24.5%, surpassing four-bedroom homes which had led in Q4 2025.

49 Closed Sales



99 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$1,250,000  | 2.0%        |
| 3 Bedroom  | \$1,575,000  | 16.3%       |
| 4 Bedroom  | \$2,012,500  | 22.4%       |
| 5 Bedroom  | \$2,730,000  | 24.5%       |
| 6 Bedroom  | \$5,500,000  | 18.4%       |
| 7+ Bedroom | \$7,737,500  | 16.3%       |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$4,445,720 | 17.5%   | \$3,782,514 | 43.2%    | \$3,104,792 |
| Average Price Per SQ FT                     | \$875       | 10.6%   | \$792       | 14.9%    | \$762       |
| Median Sale Price                           | \$2,885,000 | 4.9%    | \$2,750,000 | 9.9%     | \$2,625,000 |
| Number of Closings                          | 49          | 32.4%   | 37          | -7.5%    | 53          |
| Days on Market                              | 103         | -4.9%   | 108         | -9.6%    | 114         |
| Listing Discount (From Original List Price) | 9%          |         | 9%          |          | 10%         |
| New Listings (Listed Within The Quarter)    | 99          | -14.7%  | 116         | 30.3%    | 76          |
| Active Listing Inventory                    | 132         | 32.0%   | 100         | 3.9%     | 127         |
| Absorption Period (Months)                  | 8.1         | -0.3%   | 8           | 12.4%    | 7.2         |

# Palmetto Bay

## SINGLE FAMILY HOME MARKET

Average and median sale price decreased while average price per SQFT increased.

Total closings increased year-over-year while Days on market increased significantly.

The absorption period improved notably, dropping 27.7%.

Four-bedroom units continued to dominate with 60.0% of total sales, up from 56.7% in Q4 2025.

60 Closed Sales



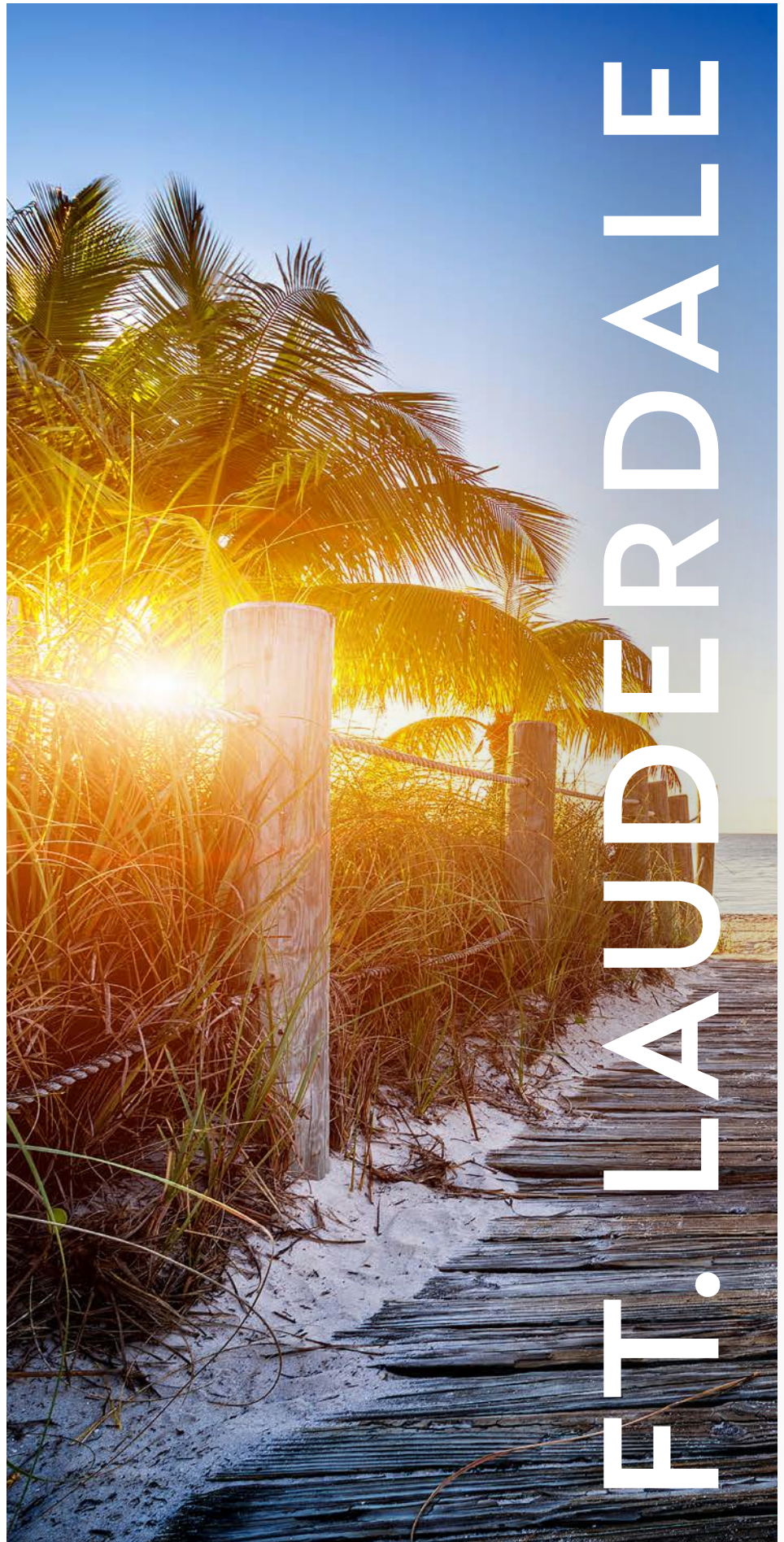
117 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$489,825    | 3.3%        |
| 3 Bedroom  | \$817,500    | 26.7%       |
| 4 Bedroom  | \$1,150,000  | 60.0%       |
| 5 Bedroom  | \$1,450,000  | 6.7%        |
| 6 Bedroom  | \$3,887,500  | 3.3%        |
| 7+ Bedroom | \$0          | 0.0%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$1,170,492 | -6.5%   | \$1,251,960 | -3.2%    | \$1,209,280 |
| Average Price Per SQ FT                     | \$497       | 3.5%    | \$480       | 1.8%     | \$488       |
| Median Sale Price                           | \$1,066,500 | -5.6%   | \$1,130,000 | -7.3%    | \$1,150,000 |
| Number of Closings                          | 60          | 15.4%   | 52          | -10.4%   | 67          |
| Days on Market                              | 90          | 40.1%   | 64          | 18.3%    | 76          |
| Listing Discount (From Original List Price) | 10%         |         | 9%          |          | 10%         |
| New Listings (Listed Within The Quarter)    | 117         | -21.5%  | 149         | 21.9%    | 96          |
| Active Listing Inventory                    | 111         | -16.5%  | 133         | -0.9%    | 112         |
| Absorption Period (Months)                  | 5.6         | -27.7%  | 7.7         | 10.7%    | 5.0         |

# Q1 2026

Fort Lauderdale



# Las Olas

## CONDOMINIUM MARKET

Overall sales price, average and median, increased.

Total closings decreased year-over-year, yet grew from last quarter.

The absorption period improved from last quarter.

Two-bedroom units continued to lead the market with 43.7%, though sales share declined from 47.9% in Q4 2025.

87 Closed Sales



250 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$175,000    | 4.6%        |
| 1 Bedroom  | \$302,000    | 24.1%       |
| 2 Bedroom  | \$707,250    | 43.7%       |
| 3 Bedroom  | \$1,565,625  | 20.7%       |
| 4 Bedroom  | \$3,300,000  | 5.7%        |
| 5 Bedroom  | \$0          | 0.0%        |
| 6 Bedroom  | \$3,200,000  | 1.1%        |
| 7+ Bedroom | \$0          | 0.0%        |

|   | Q1 2026     | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025     |
|---|-------------|---------|-----------|----------|-------------|
| Average Sale Price                          | \$1,129,570 | 28.8%   | \$876,916 | 3.3%     | \$1,093,049 |
| Average Price Per SQ FT                     | \$617       | 13.3%   | \$545     | 0.9%     | \$611       |
| Median Sale Price                           | \$630,000   | 32.6%   | \$475,000 | 6.8%     | \$590,000   |
| Number of Closings                          | 87          | -10.3%  | 97        | 16.0%    | 75          |
| Days on Market                              | 113         | 23.1%   | 92        | -23.4%   | 147         |
| Listing Discount (From Original List Price) | 11%         |         | 11%       |          | 11%         |
| New Listings (Listed Within The Quarter)    | 250         | -12.3%  | 285       | -4.6%    | 262         |
| Active Listing Inventory                    | 498         | 0.0%    | 498       | -0.4%    | 500         |
| Absorption Period (Months)                  | 17.2        | 11.5%   | 15.4      | -14.1%   | 20.0        |

# Hallandale Beach

## SINGLE FAMILY HOME MARKET

Average sale price and median sale price declined significantly.

Total closings decreased while Days on Market nearly tripled year-over-year.

The absorption period expanded significantly, doubling from Q4 2025.

Three-bedroom homes took the lead at 50.0%, surpassing three-bedroom homes which had led in Q4 2025 at 42.9%.

10 Closed Sales



43 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$370,000    | 40.0%       |
| 3 Bedroom  | \$535,000    | 50.0%       |
| 4 Bedroom  | \$0          | 0.0%        |
| 5 Bedroom  | \$840,000    | 10.0%       |
| 6 Bedroom  | \$0          | 0.0%        |
| 7+ Bedroom | \$0          | 0.0%        |

|   | Q1 2026   | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|---|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$495,150 | -41.4%  | \$844,600 | -50.3%   | \$996,438 |
| Average Price Per SQ FT                     | \$349     | -24.2%  | \$460     | -11.8%   | \$395     |
| Median Sale Price                           | \$520,000 | -4.6%   | \$545,000 | 1.6%     | \$512,000 |
| Number of Closings                          | 10        | -33.3%  | 15        | -58.3%   | 24        |
| Days on Market                              | 187       | 192.6%  | 64        | 84.3%    | 101       |
| Listing Discount (From Original List Price) | 15%       |         | 10%       |          | 8%        |
| New Listings (Listed Within The Quarter)    | 43        | -23.2%  | 56        | 0.0%     | 43        |
| Active Listing Inventory                    | 60        | 0.0%    | 60        | -9.1%    | 66        |
| Absorption Period (Months)                  | 18.0      | 50.0%   | 12.0      | 118.2%   | 8.3       |

# Hollywood

## SINGLE FAMILY HOME MARKET

Average sale price increased year-over-year while median sale price decreased.

Total closings remained relatively flat, although dropped from last quarter.

The absorption period improved slightly year-over-year.

Three-bedroom homes continued to lead the market with 55.9% of total sales, up slightly from 42.9% in Q4 2025.

**229** Closed Sales



**563** New Listings

|                   | Median Price | Sales Share |
|-------------------|--------------|-------------|
| <b>1 Bedroom</b>  | \$325,000    | 0.4%        |
| <b>2 Bedroom</b>  | \$450,000    | 11.8%       |
| <b>3 Bedroom</b>  | \$515,000    | 55.9%       |
| <b>4 Bedroom</b>  | \$637,500    | 24.5%       |
| <b>5 Bedroom</b>  | \$1,180,000  | 5.2%        |
| <b>6 Bedroom</b>  | \$2,160,000  | 2.2%        |
| <b>7+ Bedroom</b> | \$0          | 0.0%        |

|  | Q1 2026   | % Δ(YR) | Q1 2025   | % Δ(QTR) | Q4 2025   |
|--|-----------|---------|-----------|----------|-----------|
| <b>Average Sale Price</b>                          | \$691,657 | 10.5%   | \$625,807 | -5.0%    | \$728,396 |
| <b>Average Price Per SQ FT</b>                     | \$389     | -0.2%   | \$390     | -2.3%    | \$398     |
| <b>Median Sale Price</b>                           | \$540,000 | -1.8%   | \$550,000 | -1.8%    | \$550,000 |
| <b>Number of Closings</b>                          | 229       | 0.4%    | 228       | -12.6%   | 262       |
| <b>Days on Market</b>                              | 75        | 20.1%   | 62        | -10.8%   | 84        |
| <b>Listing Discount (From Original List Price)</b> | 8%        |         | 7%        |          | 8%        |
| <b>New Listings (Listed Within The Quarter)</b>    | 563       | -10.4%  | 628       | 22.4%    | 460       |
| <b>Active Listing Inventory</b>                    | 544       | -0.7%   | 548       | -4.1%    | 567       |
| <b>Absorption Period (Months)</b>                  | 7.1       | -1.2%   | 7.2       | 9.8%     | 6.5       |

# Las Olas

## SINGLE FAMILY HOME MARKET

Average sale price grew significantly quarter-over-quarter.

Total closings increased as listing discount decreased.

The absorption period improved significantly, dropping nearly 30%.

Four and five-bedroom homes tied for the lead at 26.0% each, a shift from Q4 2025 when three and four-bedroom homes had tied.

**42** Closed Sales



**71** New Listings

|                   | Median Price | Sales Share |
|-------------------|--------------|-------------|
| <b>1 Bedroom</b>  | \$0          | 0.0%        |
| <b>2 Bedroom</b>  | \$1,730,000  | 2%          |
| <b>3 Bedroom</b>  | \$2,110,000  | 19%         |
| <b>4 Bedroom</b>  | \$3,000,000  | 26%         |
| <b>5 Bedroom</b>  | \$5,400,000  | 26%         |
| <b>6 Bedroom</b>  | \$15,375,000 | 14%         |
| <b>7+ Bedroom</b> | \$9,950,000  | 12%         |

|  | Q1 2026     | % Δ(YR) | Q1 2025     | % Δ(QTR) | Q4 2025     |
|--|-------------|---------|-------------|----------|-------------|
| <b>Average Sale Price</b>                          | \$6,257,833 | 22.3%   | \$5,115,026 | 37.1%    | \$4,564,144 |
| <b>Average Price Per SQ FT</b>                     | \$1,214     | 0.8%    | \$1,204     | 13.0%    | \$1,074     |
| <b>Median Sale Price</b>                           | \$4,700,000 | 8.0%    | \$4,350,000 | 51.2%    | \$3,109,450 |
| <b>Number of Closings</b>                          | 42          | 10.5%   | 38          | 31.3%    | 32          |
| <b>Days on Market</b>                              | 131         | -10.5%  | 147         | 11.9%    | 117         |
| <b>Listing Discount (From Original List Price)</b> | 10%         |         | 11%         |          | 12%         |
| <b>New Listings (Listed Within The Quarter)</b>    | 71          | -12.3%  | 81          | -23.7%   | 93          |
| <b>Active Listing Inventory</b>                    | 132         | -       | -           | -7.0%    | 142         |
| <b>Absorption Period (Months)</b>                  | 9.4         | -       | -           | -29.2%   | 13          |

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**FIRST QUARTER 2026**

Residential Market Report

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**BHS** THE Craft of Research

All data was pulled on the dates 4/2/2026, 4/3/2026, and 4/6/2026. 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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