Q2 2026 RESIDENTIAL MARKET REPORT

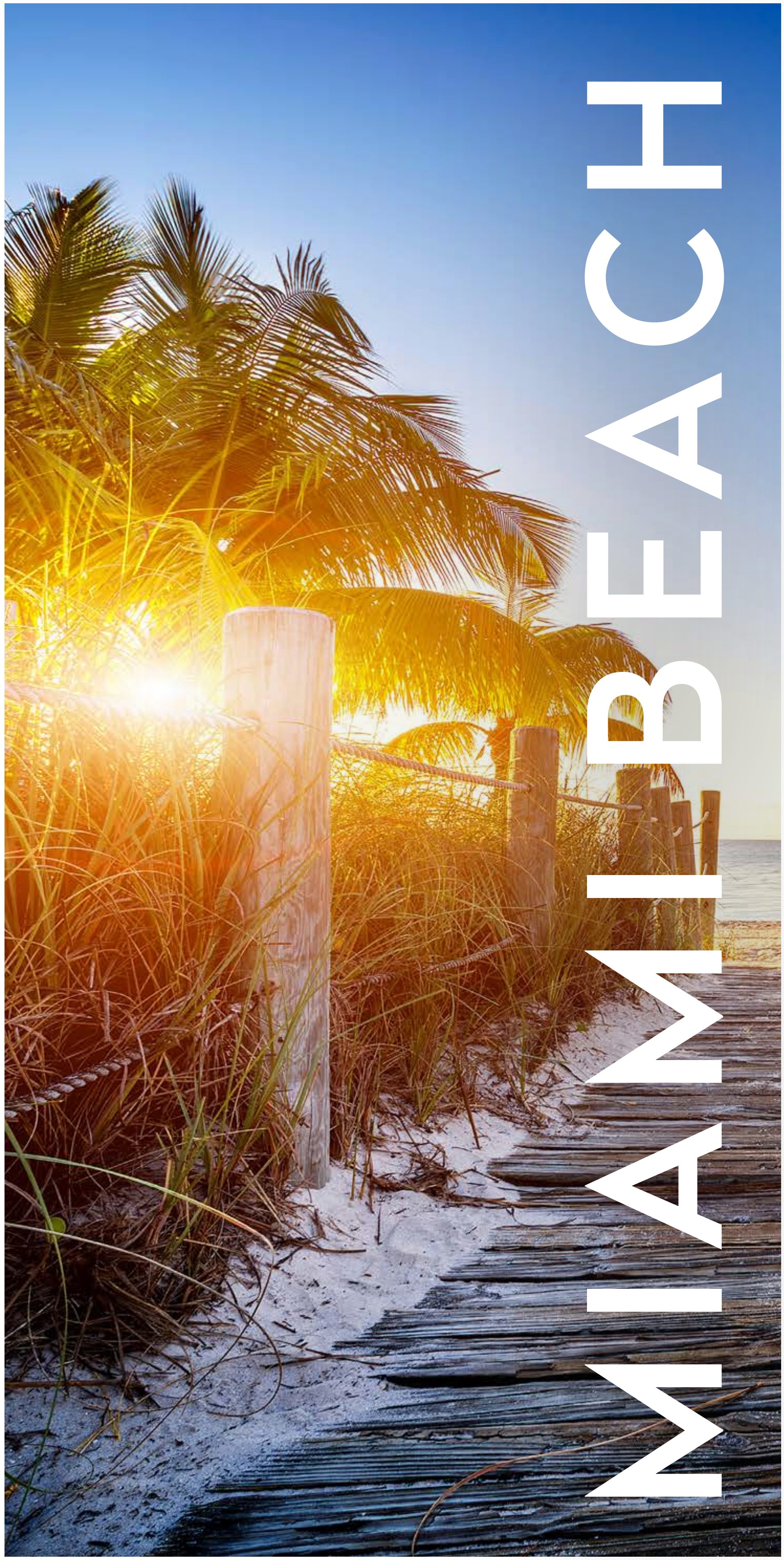
MIAMI

Brown Harris Stevens THE Craft OF Research

6350 SW 107 STREET, PINECREST FLORIDA

Q2 2026

Miami Beach & Surrounding Areas



South of Fifth

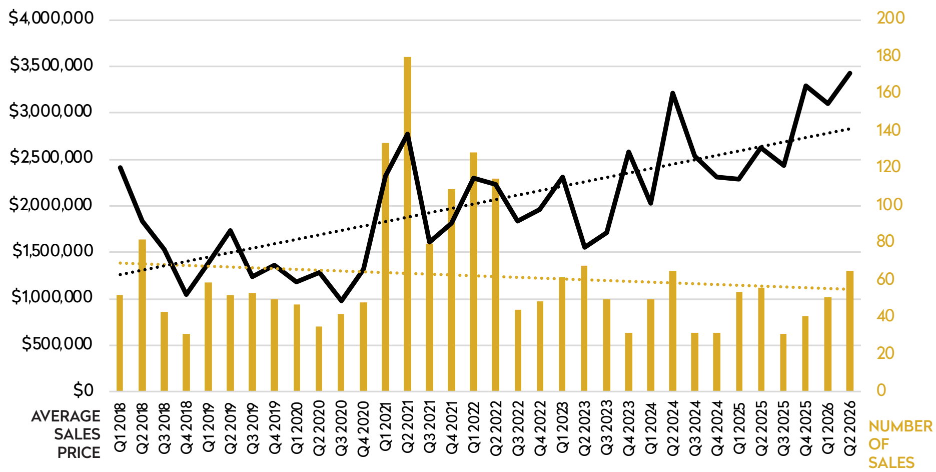
MIAMI BEACH'S CONDOMINIUM SALES

The South of Fifth condominium market recorded an average sale price of $3,423,312 in the second quarter of 2026, up 30.5% year-over-year — marking the highest quarterly average sale price on record.

In the second quarter, the market posted an average price per square foot of $1,735, up 28.3% year-over-year, while the median sale price rose 59.6% annually to $1,835,000.

Sales activity strengthened, with 65 closings recorded in Q2, representing a 16.1% year-over-year increase. Days on Market shortened to an average of 108 days, down 11.3% year-over-year. New listings decreased 6.7% year-over-year to 98, and total active inventory fell 14.0% to 154 units. The absorption period improved to 7.1 months, supported by a decline in active inventory, while the average listing discount narrowed to 9% of original list price, from 11% a year earlier.

One- and two-bedroom residences continued to compete for market share, with one-bedroom units leading the quarter at 35.4% of total closed sales, followed closely by two-bedroom units at 32.3% — a reversal from the prior quarter, when two-bedroom residences led.



Q2 2026 VS Q2 2025

Sale Price	**+30.5%**
Price Per Sq Ft	**+28.3%**
Closed Sales	**+16.1%**
Active Inventory	**-14.0%**
Days On Market	**-11.3%**
Months Of Inventory	**7.1**

	# of Closings	Avg. Sales Price	Avg. Sales PPSF
April	30	$2,470,009	$1,579
May	19	$2,472,579	$1,671
June	16	$6,339,750	$2,100

65 Closed Sales

98 New Listings

	Median Price	Sales Share
Studio	$320,000	4.6%
1 Bedroom	$600,000	35.4%
2 Bedroom	$1,920,000	32.3%
3 Bedroom	$5,750,000	20.0%
4 Bedroom	$12,450,000	6.2%
5+ Bedroom	$0	0.0%
Penthouses	$23,500,000	1.5%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$3,423,312	30.5%	$2,623,221	10.5%	$3,097,462
Average Price Per SQ FT	$1,735	28.3%	$1,353	21.0%	$1,434
Median Sale Price	$1,835,000	59.6%	$1,150,000	11.2%	$1,650,000
Number of Closings	65	16.1%	56	27.5%	51
Days on Market	108	-11.3%	122	-38.1%	175
Listing Discount (From Original List Price)	9%		11%		11%
New Listings (Listed Within The Quarter)	98	-6.7%	105	-19.0%	121
Active Listing Inventory	154	-14.0%	179	-18.5%	189
Absorption Period (Months)	7.1	-25.9%	9.6	-36.1%	11.1

 *The condominium market includes condos, villas and townhomes

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

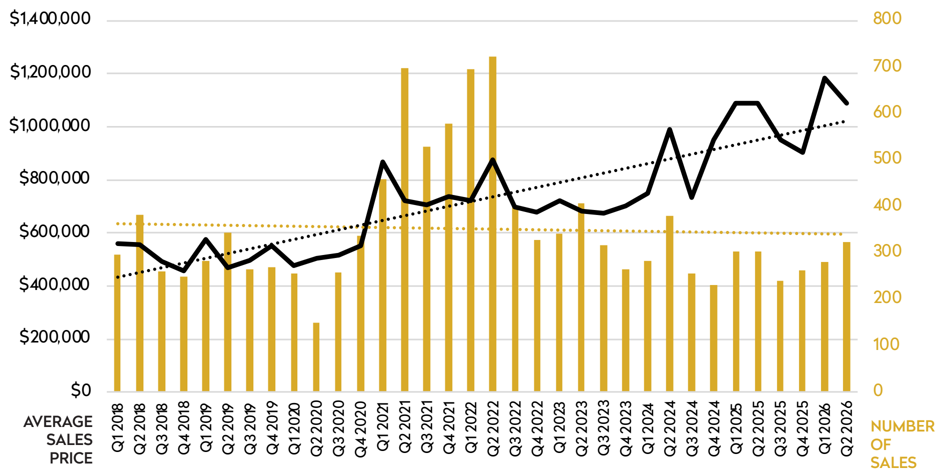
MIAMI BEACH'S CONDOMINIUM SALES

The Miami Beach condominium market recorded an average sale price of $1,088,559 in the second quarter of 2026, essentially unchanged year-over-year — marking the fourth-highest quarterly average sale price on record.

In the second quarter, the market posted an average price per square foot of $789, down 6.1% year-over-year, while the median sale price held at $480,000, level with the prior year period.

Sales activity strengthened, with 323 closings recorded in Q2, representing a 6.3% year-over-year increase. Days on Market lengthened to an average of 124 days, up 6.4% year-over-year. New listings decreased 11.6% year-over-year to 554, and total active inventory fell 22.8% to 1,102 units. The absorption period improved to 10.2 months, supported by a decline in active inventory, while the average listing discount narrowed to 10% of original list price, from 11% a year earlier.

One-bedroom residences continued to dominate the market, accounting for 43.0% of total closed sales during the quarter — up from 36.7% in the prior quarter, extending their lead.



Q2 2026 VS Q2 2025

Sale Price	**-0.05%**
Price Per Sq Ft	**-6.1%**
Closed Sales	**+6.3%**
Active Inventory	**-22.8%**
Days On Market	**+6.4%**
Months Of Inventory	**10.2**

	# of Closings	Avg. Sales Price	Avg. Sales PPSF
April	108	$901,172	$795
May	113	$1,257,071	$869
June	102	$1,100,286	$696

323 Closed Sales

554 New Listings

	Median Price	Sales Share
Studio	$260,000	9.6%
1 Bedroom	$360,000	43.0%
2 Bedroom	$626,250	31.6%
3 Bedroom	$3,000,000	10.8%
4 Bedroom	$12,304,500	1.2%
5+ Bedroom	$0	0.0%
Penthouses	$832,500	3.7%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$1,088,559	0.05%	$1,089,089	-8.0%	$1,183,107
Average Price Per SQ FT	$789	-6.1%	$840	-0.6%	$794
Median Sale Price	$480,000	0.0%	$480,000	-0.1%	$480,250
Number of Closings	323	6.3%	304	15.4%	280
Days on Market	124	6.4%	116	5.7%	117
Listing Discount (From Original List Price)	10%		11%		9%
New Listings (Listed Within The Quarter)	554	-11.6%	627	-23.4%	723
Active Listing Inventory	1102	-22.8%	1427	-15.4%	1303
Absorption Period (Months)	10.2	-27.3%	14.1	-26.7%	14.0

*The condominium market includes condos, villas and townhomes

North Beach
63rd St. to 86th Terrace

CONDOMINIUM MARKET

Median price rose year-over-year and jumped 26.1% from last quarter.

Condo closings grew from last quarter yet slightly fell year-over-year.

A drop in active inventory improved absorption to 12.0 months.

Two-bedroom units led sales at 46.9%, up from one-bedroom last quarter.

64 Closed Sales

144 New Listings

	Median Price	Sales Share
Studio	$175,000	4.7%
1 Bedroom	$299,000	35.9%
2 Bedroom	$480,500	46.9%
3 Bedroom	$1,375,000	9.4%
4 Bedroom	$0	0.0%
5+ Bedroom	$0	0.0%
Penthouses	$1,495,000	3.1%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sales Price	$662,727	-22.3%	$852,863	0.1%	$661,742
Average Price Per SQ FT	$571	-19.3%	$708	-2.0%	$583
Median Sale Price	$441,500	0.3%	$440,000	26.1%	$350,000
Number of Closings	64	-1.5%	65	6.7%	60
Days on Market (From Original List Date)	99	-45.0%	180	-24.0%	130
Listing Discount (From Original Sale Price)	11%		11%		11%
New Listings (Listed Within The Quarter)	144	-20.0%	180	-10.6%	161
Active Listing Inventory	256	-22.0%	328	-6.6%	274
Absorption Period (Months)	12.0	-20.7%	15.1	-12.4%	13.7

Bal Harbour

CONDOMINIUM MARKET

Average sales price grew while median sales price fell.

Total closings matched last year's quarter while Days on Market increased.

Due to a drop in active listings, the absorption period improved.

Two-bedroom units took the lead this quarter at 40.7% of sales, surpassing three-bedroom units, which had led in Q1 2026.

27 Closed Sales

55 New Listings

	Median Price	Sales Share
Studio	$440,000	14.8%
1 Bedroom	$592,500	18.5%
2 Bedroom	$1,700,000	40.7%
3 Bedroom	$8,500,000	18.5%
4 Bedroom	$0	0.0%
5+ Bedroom	$4,300,000	3.7%
Penthouses	$6,650,000	3.7%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sales Price	$2,784,607	11.8%	$2,490,305	6.6%	$2,611,530
Average Price Per SQ FT	$1,219	-5.9%	$1,296	11.3%	$1,095
Median Sale Price	$1,375,000	-25.7%	$1,850,000	-14.4%	$1,607,000
Number of Closings	27	0.0%	27	-22.9%	35
Days on Market (From Original List Date)	154	41.2%	109	9.5%	141
Listing Discount (From Original Sale Price)	11%		13%		15%
New Listings (Listed Within The Quarter)	55	-23.6%	72	-23.6%	72
Active Listing Inventory	119	-16.2%	142	-11.2%	134
Absorption Period (Months)	13.2	-16.2%	15.8	15.1%	11.5

*The condominium market includes condos, villas and townhomes

Sunny Isles

CONDOMINIUM MARKET

Median sale price and average sale price declined year-over-year.

Total closings grew as Listing Discount fell.

With a growth in sales and a drop in active listing inventory the absorption period dropped.

Two-bedroom units continued to lead sales at 44.1%.

177 Closed Sales

Activity

486 New Listings

	Median Price	Sales Share
Studio	$145,750	9.0%
1 Bedroom	$260,000	16.4%
2 Bedroom	$500,000	44.1%
3 Bedroom	$1,825,000	19.8%
4 Bedroom	$3,952,500	6.8%
5+ Bedroom	$7,675,000	1.7%
Penthouses	$2,150,000	2.3%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sales Price	$1,527,765	-12.2%	$1,739,679	18.2%	$1,292,243
Average Price Per SQ FT	$662	-7.7%	$717	6.4%	$623
Median Sale Price	$550,000	-25.7%	$740,000	19.6%	$460,000
Number of Closings	177	6.0%	167	1.1%	175
Days on Market (From Original List Date)	147	-2.5%	151	7.3%	137
Listing Discount (From Original List Price)	11%		14%		12%
New Listings (Listed Within The Quarter)	486	-13.7%	563	-11.3%	548
Active Listing Inventory	1060	-14.3%	1237	-4.5%	1110
Absorption Period (Months)	18.0	-19.2%	22.2	-5.6%	19.0

Key Biscayne

CONDOMINIUM MARKET

Median sale price and average sale price increased.

Total closings grew as Days on Market fell.

With a drop in active listing, the absorption period improved to 5.7 months.

Two-bedroom units continued to lead sales at 40.7%.

54 Closed Sales

Activity

104 New Listings

	Median Price	Sales Share
Studio	$0	0.0%
1 Bedroom	$530,000	13.0%
2 Bedroom	$1,185,000	40.7%
3 Bedroom	$2,500,000	31.5%
4 Bedroom	$3,125,000	14.8%
5+ Bedroom	$0	0.0%
Penthouses	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sales Price	$2,163,087	44.2%	$1,499,820	32.3%	$1,635,593
Average Price Per SQ FT	$1,034	19.9%	$862	15.5%	$895
Median Sale Price	$1,530,000	27.5%	$1,200,000	27.7%	$1,198,500
Number of Closings	54	8.0%	50	12.5%	48
Days on Market (From Original List Date)	88	-22.8%	113	-33.5%	132
Listing Discount (From Original Sale Price)	8%		9%		9%
New Listings (Listed Within The Quarter)	104	30.0%	80	14.3%	91
Active Listing Inventory	103	-14.2%	120	1.0%	102
Absorption Period (Months)	5.7	-20.5%	7.2	-10.2%	6.4

*The condominium market includes condos, villas and townhomes

Surfside Condos

CONDOMINIUM MARKET

Average sale price nearly tripled year-over-year, while the median sales price more than doubled.

Total closings declined year-over-year, while Days on Market shortened.

The Listing Discount narrowed to 7% as inventory tightened.

Two-bedroom units continued to lead sales at 50.0%.

16 Closed Sales

31 New Listings

	Median Price	Sales Share
Studio	$0	0.0%
1 Bedroom	$307,500	12.5%
2 Bedroom	$3,700,000	50.0%
3 Bedroom	$1,800,000	18.8%
4 Bedroom	$23,909,750	12.5%
5+ Bedroom	$0	0.0%
Penthouses	$520,000	6.3%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$6,653,938	172.0%	$2,446,524	13.6%	$5,856,396
Average Price Per SQ FT	$2,098	91.7%	$1,094	34.4%	$1,561
Median Sale Price	$1,541,750	120.3%	$700,000	83.5%	$840,000
Number of Closings	16	-23.8%	21	-30.4%	23
Days on Market	117	-15.2%	138	12.1%	104
Listing Discount (From Original List Price)	7%		11%		11%
New Listings (Listed Within The Quarter)	31	-49.2%	61	-32.6%	46
Active Listing Inventory	86	-13.1%	99	2.4%	84
Absorption Period (Months)	16.1	14.0%	14	47.2%	10.96

Miami Beach

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

SINGLE FAMILY HOME MARKET

Median and average sale prices both increased.

Total closings grew as the Listing Discount narrowed.

With a drop in active listings and a growth in sales, the absorption period nearly halved.

Four-bedroom homes continued to lead sales at 30.0%.

60 Closed Sales

72 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$3,262,500	5.0%
3 Bedroom	$3,125,000	20.0%
4 Bedroom	$4,800,000	30.0%
5 Bedroom	$9,700,000	23.3%
6 Bedroom	$11,875,000	16.7%
7+ Bedroom	$24,000,000	5.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$9,410,862	25.7%	$7,486,516	22.0%	$7,715,845
Average Price Per SQ FT	$2,133	39.4%	$1,530	12.9%	$1,889
Median Sale Price	$5,525,000	52.4%	$3,625,000	63.0%	$3,389,522
Number of Closings	60	30.4%	46	42.9%	42
Days on Market	130	4.6%	125	13.3%	115
Listing Discount (From Original List Price)	12%		16%		15%
New Listings (Listed Within The Quarter)	72	-27.3%	99	-28.0%	100
Active Listing Inventory	126	-25.4%	169	-24.1%	166
Absorption Period (Months)	6.3	-42.8%	11.0	-46.9%	11.9

*The condominium market includes condos, villas and townhomes

Key Biscayne

SINGLE FAMILY HOME MARKET

Median sale price increased while the average sales price declined.

Total closings declined, while Days on Market shortened.

The Listing Discount nearly halved from a year earlier, narrowing to 5%.

Three- and six-bedroom homes led sales equally at 33.3%.

9 Closed Sales

28 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$0	0.0%
3 Bedroom	$2,850,000	33.3%
4 Bedroom	$3,737,500	22.2%
5 Bedroom	$4,400,000	11.1%
6 Bedroom	$5,690,000	33.3%
7+ Bedroom	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$4,212,778	-40.4%	$7,074,091	-32.7%	$6,257,000
Average Price Per SQ FT	$1,545	-11.6%	$1,747	7.6%	$1,436
Median Sale Price	$4,400,000	23.1%	$3,575,000	5.8%	$4,160,000
Number of Closings	9	-18.2%	11	-10.0%	10
Days on Market	66	-20.7%	83	-71.5%	231
Listing Discount (From Original List Price)	5%		9%		12%
New Listings (Listed Within The Quarter)	28	3.7%	27	16.7%	24
Active Listing Inventory	42	-10.6%	47	-2.3%	43
Absorption Period (Months)	14.0	9.2%	12.8	8.5%	12.9

Bal Harbour, Bay Harbor Islands & Indian Creek

SINGLE FAMILY HOME MARKET

Median and average sale prices both rose sharply year-over-year, with price per square foot more than doubled.

Total closings quintupled year-over-year.

The absorption period improved more than tenfold, from 31.5 to 2.7 months.

Five-bedroom homes led sales at 33.3%, overtaking last quarter's seven-bedroom-plus leader.

10 Closed Sales

4 New Listings

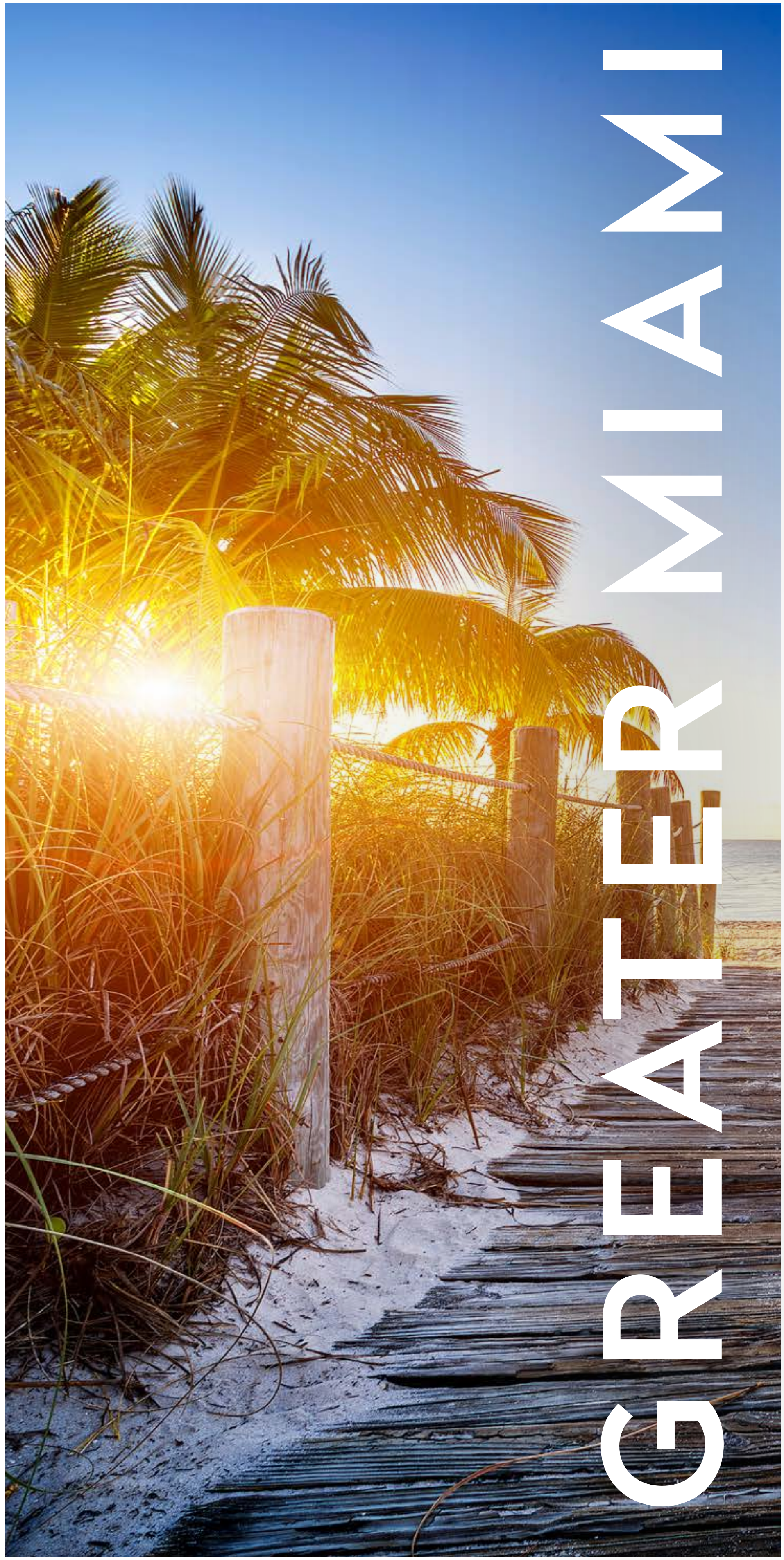
	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$0	0.0%
3 Bedroom	$16,910,000	22.2%
4 Bedroom	$18,575,000	22.2%
5 Bedroom	$4,570,000	33.3%
6 Bedroom	$0	0.0%
7+ Bedroom	$32,371,875	22.2%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$18,708,375	78.1%	$10,505,000	-61.7%	$48,887,500
Average Price Per SQ FT	$3,867	165.3%	$1,458	41.8%	$2,727
Median Sale Price	$19,360,000	84.3%	$10,505,000	106.0%	$9,400,000
Number of Closings	10	400.0%	2	150.0%	4
Days on Market	60	-	177	-31.8%	87
Listing Discount (From Original List Price)	6%		16%		11%
New Listings (Listed Within The Quarter)	4	-50.0%	8	-33.3%	6
Active Listing Inventory	9	-57.1%	21	-35.7%	14
Absorption Period (Months)	2.7	-91.4%	31.5	-74.3%	10.5

*The condominium market includes condos, villas and townhomes

Q2
2026

Greater Miami



Brickell

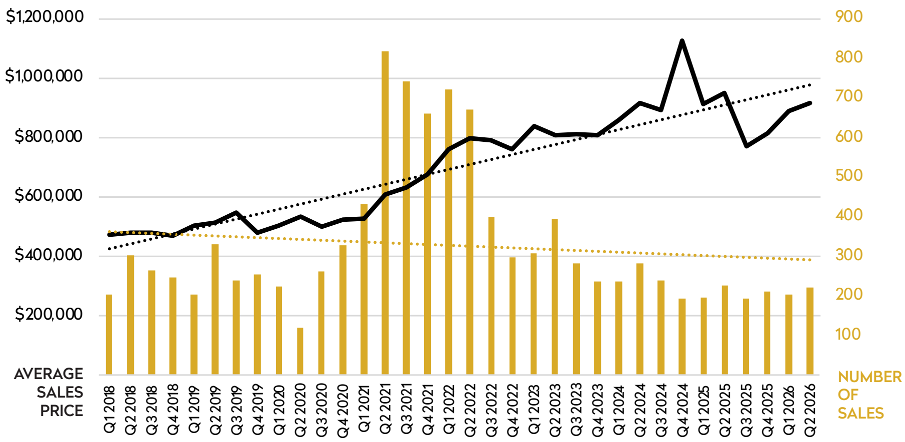
The Miami River to Interstate 95 to the Rickenbacker Causeway

CONDOMINIUM SALES

The Brickell condominium market recorded an average sale price of $918,267 in the second quarter of 2026, down 3.5% year-over-year. In the second quarter, the market posted an average price per square foot of $686, down 2.2% year-over-year, while the median sale price eased 2.0% annually to $650,000.

Sales activity was little changed, with 223 closings recorded in Q2, representing a 1.8% year-over-year decline. Days on Market lengthened to an average of 123 days, up 14.3% year-over-year. New listings decreased 13.7% year-over-year to 599, and total active inventory fell 8.4% to 1,168 units. The absorption period improved to 15.7 months, supported by a decline in active inventory, while the average listing discount held at 9% of original list price, level with a year earlier.

Two-bedroom residences took the lead this quarter at 47.5% of total closed sales, followed by one-bedroom units at 35.0% — a reversal from the prior quarter, when one-bedroom residences led.



Q2 2026 VS Q2 2025

Sale Price	**-3.5%**
Price Per Sq Ft	**-2.2%**
Closed Sales	**-1.8%**
Active Inventory	**-8.4%**
Days On Market	**+14.3%**
Months Of Inventory	**15.7**

	# of Closings	Avg. Sales Price	Avg. Sales PPSF
April	88	$994,316	$728
May	64	$915,940	$660
June	71	$826,106	$657

223 Closed Sales

599 New Listings

	Median Price	Sales Share
Studio	$332,500	1.8%
1 Bedroom	$450,000	35.0%
2 Bedroom	$730,000	47.5%
3 Bedroom	$1,302,500	12.6%
4 Bedroom	$7,486,000	0.9%
5+ Bedroom	$3,900,000	0.4%
Penthouses	$1,600,000	1.8%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$918,267	-3.5%	$951,510	7.2%	$856,913
Average Price Per SQ FT	$686	-2.2%	$701	1.0%	$679
Median Sale Price	$650,000	-2.0%	$663,000	8.3%	$600,000
Number of Closings	223	-1.8%	227	9.9%	203
Days on Market	123	14.3%	107	0.7%	122
Listing Discount (From Original List Price)	9%		9%		9%
New Listings (Listed Within The Quarter)	599	-13.7%	694	-10.7%	671
Active Listing Inventory	1168	-8.4%	1275	-1.2%	1182
Absorption Period (Months)	15.7	-6.7%	16.9	-10.0%	17.5

 *The condominium market includes condos, villas and townhomes

Downtown Miami

CONDOMINIUM MARKET

Average and median sale prices declined year-over-year.

Total closings grew from last quarter while Days on Market rose.

With a drop in active inventory, the absorption period improved from last quarter.

One-bedroom units led sales at 39.4%, edging out two-bedroom at 34.9%.

109 Closed Sales

392 New Listings

	Median Price	Sales Share
Studio	$361,000	11.0%
1 Bedroom	$400,000	39.4%
2 Bedroom	$674,500	34.9%
3 Bedroom	$1,175,000	8.3%
4 Bedroom	$4,518,750	1.8%
5+ Bedroom	$5,100,000	0.9%
Penthouses	$1,100,000	3.7%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$792,818	-28.5%	$1,108,090	-13.4%	$915,157
Average Price Per SQ FT	$693	-1.6%	$704	-1.7%	$705
Median Sale Price	$525,000	-11.8%	$595,000	-7.9%	$570,000
Number of Closings	109	-1.8%	111	6.9%	102
Days on Market	124	14.8%	108	3.2%	120
Listing Discount (From Original List Price)	10%		10%		12%
New Listings (Listed Within The Quarter)	392	4.3%	376	-6.0%	417
Active Listing Inventory	836	3.1%	811	-2.5%	857
Absorption Period (Months)	23.0	5.0%	21.9	-8.7%	25.2

Edgewater

CONDOMINIUM MARKET

Overall sales price declined.

Total closings grew significantly while Days on Market held stable.

With a drop in active inventory and growth in sales, the absorption period nearly halved.

Two-bedroom units continued to lead the market with 38.9% of total sales.

131 Closed Sales

223 New Listings

	Median Price	Sales Share
Studio	$275,000	0.8%
1 Bedroom	$388,000	32.1%
2 Bedroom	$720,000	38.9%
3 Bedroom	$1,450,000	18.3%
4 Bedroom	$2,998,900	6.9%
5+ Bedroom	$0	0.0%
Penthouses	$917,500	3.1%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$987,680	-6.1%	$1,051,583	-8.2%	$1,076,079
Average Price Per SQ FT	$685	-4.6%	$718	-5.2%	$722
Median Sale Price	$710,000	-15.5%	$840,000	-11.8%	$805,000
Number of Closings	131	40.9%	93	18.0%	111
Days on Market	127	13.6%	112	-3.6%	132
Listing Discount (From Original List Price)	8%		9%		10%
New Listings (Listed Within The Quarter)	223	-19.8%	278	-24.4%	295
Active Listing Inventory	452	-19.7%	563	-11.2%	509
Absorption Period (Months)	10.35	-43.0%	18.2	-24.8%	13.8

*The condominium market includes condos, villas and townhomes

Coconut Grove

CONDOMINIUM MARKET

Average sale price rose sharply.

Closings grew as Days on Market shortened from last quarter.

With a growth in sales and a drop in active inventory, the absorption period improved.

Three-bedroom units continued to lead sales at 30.0%.

20 Closed Sales

27 New Listings

	Median Price	Sales Share
Studio	$0	0.0%
1 Bedroom	$718,750	20.0%
2 Bedroom	$985,000	20.0%
3 Bedroom	$2,585,000	30.0%
4 Bedroom	$2,954,925	20.0%
5+ Bedroom	$0	0.0%
Penthouses	$6,687,500	10.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$3,287,418	76.5%	$1,862,467	38.3%	$2,376,889
Average Price Per SQ FT	$1,206	23.7%	$975	33.6%	$902
Median Sale Price	$1,568,000	-6.1%	$1,670,000	14.2%	$1,372,500
Number of Closings	20	33.3%	15	11.1%	18
Days on Market	124	31.1%	95	34.1%	93
Listing Discount (From Original List Price)	8%		10%		12%
New Listings (Listed Within The Quarter)	27	0.0%	27	-20.6%	34
Active Listing Inventory	38	-7.3%	41	15.2%	33
Absorption Period (Months)	5.7	-30.5%	8.2	3.6%	5.5

Coral Gables

CONDOMINIUM MARKET

Average sale price grew year-over-year while the median declined.

Total closings grew while Days on Market shortened from last quarter.

With a drop in active inventory, the absorption period nearly halved.

Two-bedroom units continued to lead the market with 55.1% of total sales.

69 Closed Sales

98 New Listings

	Median Price	Sales Share
Studio	$220,000	1.4%
1 Bedroom	$420,000	21.7%
2 Bedroom	$600,000	55.1%
3 Bedroom	$1,787,500	17.4%
4 Bedroom	$4,700,000	1.4%
5+ Bedroom	$4,325,000	1.4%
Penthouses	$470,000	1.4%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$879,769	3.5%	$850,030	-19.9%	$1,097,864
Average Price Per SQ FT	$582	1.6%	$573	-2.3%	$596
Median Sale Price	$580,000	-9.4%	$640,500	-2.1%	$592,625
Number of Closings	69	4.5%	66	23.2%	56
Days on Market	109	53.6%	71	-12.9%	126
Listing Discount (From Original List Price)	7%		7%		9%
New Listings (Listed Within The Quarter)	98	-31.9%	144	-21.6%	125
Active Listing Inventory	129	-28.7%	181	-9.8%	143
Absorption Period (Months)	5.6	-31.8%	8.2	-26.8%	7.7

*The condominium market includes condos, villas and townhomes

Pinecrest

CONDOMINIUM MARKET

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

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

With a sharp drop in active inventory, the absorption period fell by roughly three-quarters.

One-bedroom units led the market with 58.3% of total sales, surpassing two-bedroom units, which had led in Q1 2026.

12 Closed Sales

11 New Listings

	Median Price	Sales Share
Studio	$0	0.0%
1 Bedroom	$235,000	58.3%
2 Bedroom	$270,000	25.0%
3 Bedroom	$365,000	8.3%
4 Bedroom	$1,680,000	8.3%
5+ Bedroom	$0	0.0%
Penthouses	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$376,583	-25.0%	$502,188	46.9%	$256,417
Average Price Per SQ FT	$331	-13.7%	$384	8.6%	$305
Median Sale Price	$255,000	-4.9%	$268,250	-1.0%	$257,500
Number of Closings	12	50.0%	8	100.0%	6
Days on Market	53	-32.9%	79	-65.9%	155
Listing Discount (From Original List Price)	6%		9%		17%
New Listings (Listed Within The Quarter)	11	-31.3%	16	-54.2%	24
Active Listing Inventory	9	-62.5%	24	-59.1%	22
Absorption Period (Months)	2.3	-75.0%	9.0	-79.5%	11.0

*The condominium market includes condos, villas and townhomes

Coral Gables

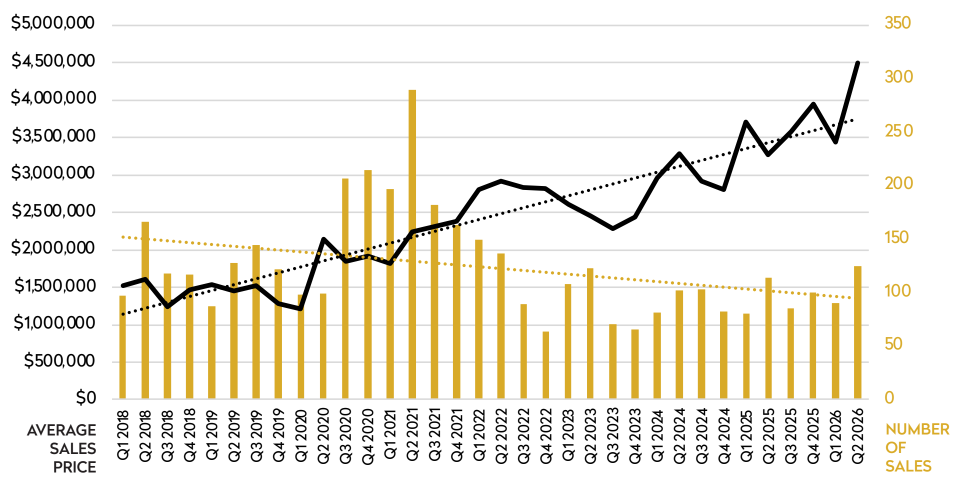
SINGLE FAMILY HOME SALES

The Coral Gables single-family home market posted an average sale price of $4,490,898 in the second quarter of 2026, up 37.1% year-over-year — marking the highest quarterly average sale price on record for this market.

Average price per square foot advanced 16.0% annually to $1,160, while the median sale price rose 13.3% year-over-year to $2,635,000, reflecting continued strength across the mix of transactions closed during the quarter.

Sales momentum continued to build, with 125 closings recorded, up 9.6% from the prior year period. Days on Market averaged 81 days, increasing 7.5% year-over-year, while listing discounts narrowed to 8%. New listings declined 30.6% annually to 150, and active inventory contracted 23.6% to 168 listings. The absorption period — the number of months needed to sell current inventory at the prevailing pace — stood at 4.0 months, improving 30.4% year-over-year, signaling a markedly tighter supply-demand balance relative to Q2 2025.

Three-bedroom residences continued to lead sales activity, accounting for 33.6% of all closings during the quarter, followed by four-bedroom homes at 28.8% and five-bedroom homes at 17.6%.



Q2 2026 VS Q2 2025

Sale Price	**+37.1%**
Price Per Sq Ft	**+16.0%**
Closed Sales	**+9.6%**
Active Inventory	**-23.6%**
Days On Market	**+7.5%**
Months Of Inventory	**4.0**

	# of Closings	Avg. Sales Price	Avg. Sales PPSF
April	48	$4,427,917	$1,180
May	46	$4,522,200	$1,128
June	31	$4,541,968	$1,178

125 Closed Sales

150 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$1,240,000	8.0%
3 Bedroom	$1,737,500	33.6%
4 Bedroom	$2,990,000	28.8%
5 Bedroom	$4,575,000	17.6%
6 Bedroom	$9,050,000	10.4%
7+ Bedroom	$15,300,000	1.6%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$4,490,898	37.1%	$3,275,898	30.4%	$3,444,383
Average Price Per SQ FT	$1,160	16.0%	$1,000	13.3%	$1,023
Median Sale Price	$2,635,000	13.3%	$2,325,000	30.9%	$2,012,500
Number of Closings	125	9.6%	114	38.9%	90
Days on Market	81	7.5%	76	-8.4%	89
Listing Discount (From Original List Price)	8%		10%		8%
New Listings (Listed Within The Quarter)	150	-30.6%	216	-21.1%	190
Active Listing Inventory	168	-23.6%	220	-9.2%	185
Absorption Period (Months)	4.0	-30.4%	5.8	-34.6%	6.2

Coconut Grove

SINGLE FAMILY HOME MARKET

Average sales price grew year-over-year.

Total closings nearly tripled from last quarter, while Days on Market dropped significantly.

With a sharp drop in active inventory, the absorption period fell by roughly three-quarters.

Three- and five-bedroom homes tied for the lead at 28.6%.

14 Closed Sales

6 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$1,275,000	21.4%
3 Bedroom	$1,937,500	28.6%
4 Bedroom	$3,700,000	21.4%
5 Bedroom	$4,000,000	28.6%
6 Bedroom	$0	0.0%
7+ Bedroom	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$2,923,214	5.6%	$2,767,446	-29.1%	$4,125,000
Average Price Per SQ FT	$1,131	17.6%	$962	3.5%	$1,093
Median Sale Price	$2,825,000	4.6%	$2,700,000	-0.9%	$2,850,000
Number of Closings	14	7.7%	13	180.0%	5
Days on Market	97	6.6%	91	-61.6%	252
Listing Discount (From Original List Price)	11%		15%		9%
New Listings (Listed Within The Quarter)	6	-62.5%	16	-60.0%	15
Active Listing Inventory	4	-73.3%	15	-60.0%	10
Absorption Period (Months)	0.9	-75.2%	3.5	-85.7%	6.0

South Miami

SINGLE FAMILY HOME MARKET

Median sale price increased year-over-year while the average sales price remained relatively flat.

Total closings declined, yet grew from last quarter.

With a drop in active inventory, the absorption period improved.

Three-bedroom homes continued to lead the market with 37.0% of total sales.

27 Closed Sales

31 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$647,000	7.4%
3 Bedroom	$822,500	37.0%
4 Bedroom	$1,350,000	33.3%
5 Bedroom	$4,850,000	11.1%
6 Bedroom	$6,200,000	11.1%
7+ Bedroom	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$2,001,130	-0.9%	$2,020,089	-12.9%	$2,298,396
Average Price Per SQ FT	$715	-1.7%	$727	-11.7%	$809
Median Sale Price	$1,272,500	9.1%	$1,166,250	-18.2%	$1,555,000
Number of Closings	27	-15.6%	32	12.5%	24
Days on Market	83	29.9%	64	30.7%	64
Listing Discount (From Original List Price)	9%		12%		7%
New Listings (Listed Within The Quarter)	31	-27.9%	43	-20.5%	39
Active Listing Inventory	33	-17.5%	40	-23.3%	43
Absorption Period (Months)	3.7	-2.2%	3.8	-31.8%	5.4

*The condominium market includes condos, villas and townhomes

Ponce Davis

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

SINGLE FAMILY HOME MARKET

Median sale price rose while the average sale price remained relatively flat from last quarter.

Total closings grew year-over-year, with 8 transactions.

With a drop in active inventory and a growth in sales, the absorption period fell.

Six-bedroom homes led the market with 38.0% of total sales, a shift from last quarter's five- and seven-bedroom tie.

8 Closed Sales

5 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0%
2 Bedroom	$3,400,000	25%
3 Bedroom	$0	0%
4 Bedroom	$2,650,000	13%
5 Bedroom	$7,250,000	13%
6 Bedroom	$10,148,000	38%
7+ Bedroom	$15,000,000	13%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$7,756,000	-5.5%	$8,208,637	2.5%	$7,568,571
Average Price Per SQ FT	$1,472	12.0%	$1,314	0.7%	$1,461
Median Sale Price	$7,875,000	20.3%	$6,545,000	14.1%	$6,900,000
Number of Closings	8	60.0%	5	14.3%	7
Days on Market	96	220.6%	30	-20.9%	122
Listing Discount (From Original List Price)	6%		4%		14%
New Listings (Listed Within The Quarter)	5	-58.3%	12	-54.5%	11
Active Listing Inventory	8	-46.7%	15	-33.3%	12
Absorption Period (Months)	3	-66.7%	9	-41.7%	5

High Pines

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

SINGLE FAMILY HOME MARKET

Overall sales price increased significantly year-over-year.

Total closings more than doubled year-over-year as Days on Market shortened.

With a growth in sales, the absorption period improved.

Three- and seven-bedroom-plus homes tied for the lead at 30.0% each, a shift from last quarter's five-bedroom lead.

10 Closed Sales

14 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$0	0.0%
3 Bedroom	$1,650,000	30.0%
4 Bedroom	$1,947,500	10.0%
5 Bedroom	$4,917,500	20.0%
6 Bedroom	$5,600,000	10.0%
7+ Bedroom	$12,550,000	30.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$6,190,750	65.0%	$3,751,250	16.1%	$5,331,750
Average Price Per SQ FT	$1,145	19.0%	$962	-8.5%	$1,251
Median Sale Price	$4,125,000	22.7%	$3,362,500	-4.1%	$4,300,000
Number of Closings	10	150.0%	4	25.0%	8
Days on Market	75	-11.2%	85	-26.9%	103
Listing Discount (From Original List Price)	7%		9%		6%
New Listings (Listed Within The Quarter)	14	133.3%	6	16.7%	12
Active Listing Inventory	16	60.0%	10	14.3%	14
Absorption Period (Months)	4.8	-36.0%	7.5	-8.6%	5.3

Pinecrest

SINGLE FAMILY HOME MARKET

Average and median sale prices both increased year-over-year.

Total closings grew as Days on Market, or marketing time, shortened.

The absorption period expanded as active inventory grew.

Five-bedroom homes continued to lead the market with 34.7% of total sales.

49 Closed Sales

93 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$2,000,000	2.0%
3 Bedroom	$1,400,000	10.2%
4 Bedroom	$1,950,000	24.5%
5 Bedroom	$2,757,200	34.7%
6 Bedroom	$3,150,000	10.2%
7+ Bedroom	$11,100,000	18.4%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$4,425,714	26.6%	$3,496,104	2.5%	$4,318,470
Average Price Per SQ FT	$926	3.2%	$897	6.5%	$869
Median Sale Price	$2,567,500	7.0%	$2,400,000	-6.8%	$2,755,000
Number of Closings	49	2.1%	48	-2.0%	50
Days on Market	80	-10.5%	89	-24.0%	105
Listing Discount (From Original List Price)	9%		10%		9%
New Listings (Listed Within The Quarter)	93	4.5%	89	-6.1%	99
Active Listing Inventory	121	21.0%	100	-8.3%	132
Absorption Period (Months)	7.4	18.5%	6	-6.5%	7.9

Palmetto Bay

SINGLE FAMILY HOME MARKET

Average and median sale prices both increased.

Total closings grew while Days on Market expanded.

With a drop in active inventory and a growth in sales, the absorption period nearly halved.

Four-bedroom homes continued to lead the market with 41.8% of total sales.

91 Closed Sales

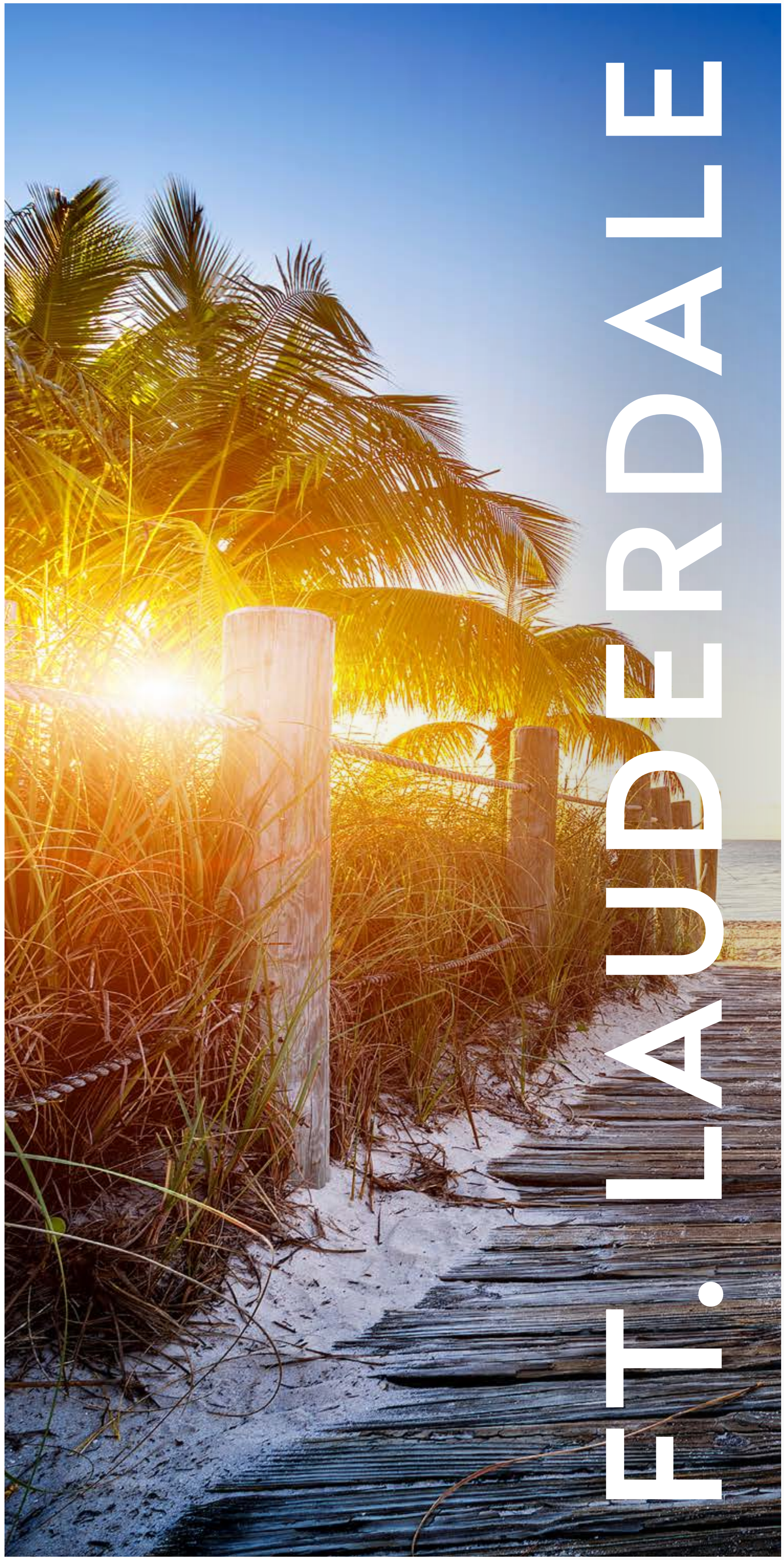
107 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$525,000	3.3%
3 Bedroom	$841,500	24.2%
4 Bedroom	$1,305,000	41.8%
5 Bedroom	$1,685,000	23.1%
6 Bedroom	$2,000,000	5.5%
7+ Bedroom	$3,910,000	2.2%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$1,460,472	12.8%	$1,294,321	23.4%	$1,183,138
Average Price Per SQ FT	$522	3.8%	$503	4.8%	$498
Median Sale Price	$1,265,000	5.4%	$1,200,000	17.0%	$1,081,500
Number of Closings	91	16.7%	78	46.8%	62
Days on Market	100	63.9%	61	11.8%	89
Listing Discount (From Original List Price)	8%		7%		9%
New Listings (Listed Within The Quarter)	107	-28.2%	149	-9.3%	118
Active Listing Inventory	96	-39.6%	159	-13.5%	111
Absorption Period (Months)	3.2	-48.2%	6.1	-41.1%	5.4

Q2 2026

Fort Lauderdale



Las Olas

CONDOMINIUM MARKET

Average sale price increased year-over-year while the median sales price declined.

Total closings grew, while Days on Market expanded.

With a growth in sales, the absorption period improved.

Two-bedroom units continued to lead the market with 43.3% of total sales.

104 Closed Sales

240 New Listings

	Median Price	Sales Share
Studio	$389,500	3.8%
1 Bedroom	$274,250	28.8%
2 Bedroom	$758,750	43.3%
3 Bedroom	$2,025,000	19.2%
4 Bedroom	$2,517,000	2.9%
5 Bedroom	$9,300,000	1.0%
6 Bedroom	$2,125,000	1.0%
7+ Bedroom	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$1,084,234	15.2%	$941,159	-3.1%	$1,119,354
Average Price Per SQ FT	$611	1.4%	$602	-0.8%	$616
Median Sale Price	$665,000	-11.3%	$750,000	5.6%	$630,000
Number of Closings	104	28.4%	81	16.9%	89
Days on Market	128	24.9%	102	15.4%	111
Listing Discount (From Original List Price)	11%		11%		11%
New Listings (Listed Within The Quarter)	240	14.8%	209	-2.8%	247
Active Listing Inventory	451	-0.4%	453	-9.4%	498
Absorption Period (Months)	13.0	-22.5%	16.8	-22.5%	16.8

Las Olas

SINGLE FAMILY HOME MARKET

Average and median sale prices both declined.

Total closings more than doubled year-over-year.

With a drop in active inventory and growth in sales, the absorption period improved.

Five-bedroom units led the market with 30.0% of total sales.

50 Closed Sales

75 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$2,500,000	6%
3 Bedroom	$2,300,000	18%
4 Bedroom	$3,050,000	22%
5 Bedroom	$5,100,000	30%
6 Bedroom	$4,473,750	16%
7+ Bedroom	$7,689,750	8%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$5,216,377	-24.0%	$6,866,304	-16.6%	$6,257,833
Average Price Per SQ FT	$1,110	-7.3%	$1,198	-8.5%	$1,214
Median Sale Price	$3,722,500	-15.4%	$4,400,000	-20.8%	$4,700,000
Number of Closings	50	117.4%	23	19.0%	42
Days on Market	118	-1.9%	120	-10.5%	131
Listing Discount (From Original List Price)	13%		12%		10%
New Listings (Listed Within The Quarter)	75	0.0%	75	7.1%	70
Active Listing Inventory	109	-19.9%	136	-17.4%	132
Absorption Period (Months)	6.5	-63.1%	17.7	-30.6%	9

*The condominium market includes condos, villas and townhomes

Hollywood

SINGLE FAMILY HOME MARKET

Average and median sale prices both remained relatively flat year-over-year.

Total closings grew as Days on Market held steady.

With a drop in active inventory and a growth in sales, the absorption period improved by roughly a third.

Three-bedroom units continued to lead the market with 57.8% of total sales.

329 Closed Sales

490 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$400,000	13.1%
3 Bedroom	$535,000	57.8%
4 Bedroom	$727,500	21.3%
5 Bedroom	$862,250	5.5%
6 Bedroom	$1,092,000	2.1%
7+ Bedroom	$0	0.0%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$679,177	0.4%	$676,648	-1.7%	$690,863
Average Price Per SQ FT	$399	0.3%	$398	2.6%	$389
Median Sale Price	$560,000	0.2%	$559,000	3.7%	$540,000
Number of Closings	329	15.4%	285	40.0%	235
Days on Market	67	3.9%	65	-8.6%	73
Listing Discount (From Original List Price)	3%		7%		8%
New Listings (Listed Within The Quarter)	490	-13.0%	563	-12.8%	562
Active Listing Inventory	509	-20.7%	642	-6.4%	544
Absorption Period (Months)	4.6	-31.3%	6.8	-33.2%	6.9

Hallandale Beach

SINGLE FAMILY HOME MARKET

Average and median sale prices both increased, with the average nearly tripling year-over-year.

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

With a drop in active inventory, the absorption period improved.

Three-bedroom homes continued to lead the market with 57.9% of total sales.

19 Closed Sales

46 New Listings

	Median Price	Sales Share
1 Bedroom	$0	0.0%
2 Bedroom	$380,000	15.8%
3 Bedroom	$489,000	57.9%
4 Bedroom	$1,540,000	10.5%
5 Bedroom	$3,000,000	5.3%
6 Bedroom	$7,000,000	5.3%
7+ Bedroom	$8,250,000	5.3%

	Q2 2026	% △(YR)	Q2 2025	% △(QTR)	Q1 2026
Average Sale Price	$1,642,158	175.7%	$595,738	241.7%	$480,542
Average Price Per SQ FT	$523	27.0%	$412	52.3%	$343
Median Sale Price	$580,000	20.8%	$480,000	14.9%	$505,000
Number of Closings	19	-9.5%	21	58.3%	12
Days on Market	106	19.5%	89	-40.0%	177
Listing Discount (From Original List Price)	12%		7%		16%
New Listings (Listed Within The Quarter)	46	-6.1%	49	4.5%	44
Active Listing Inventory	60	-22.1%	77	0.0%	60
Absorption Period (Months)	9.5	-13.9%	11.0	-36.8%	15.0

 *The condominium market includes condos, villas and townhomes

Contact Us

SECOND QUARTER 2026

Residential Market Report

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Miami, FL 33133
O. 305-666-1800

South Miami
7500 Red Road, Suite A
South Miami, FL 33143
O. 305-662-9975

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All data was pulled on the dates 7/2/2026, 7/3/2026, and 7/6/2026. Information is derived from the Southeast Multiple Listing Service. New listings entered into the market include active, closed, pending, withdrawn, expired, and cancelled listings.