



# Q3

2026  
RESIDENTIAL  
MARKET  
REPORT

# FINAL

**Brown Harris Stevens** THE Craft of Research

467 NE 55 TERRACE, MIAMI, FLORIDA

Q3  
2026

Miami Beach &  
Surrounding Areas

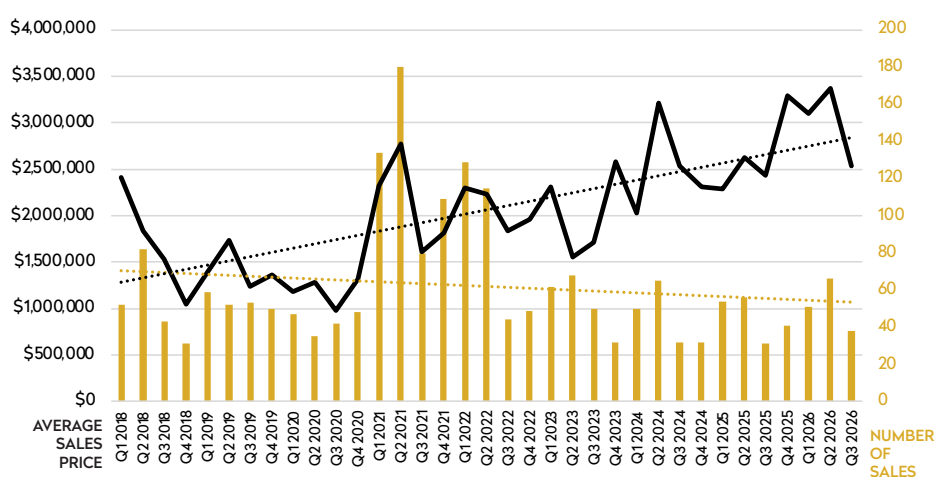


# South of Fifth

## MIAMI BEACH'S CONDOMINIUM SALES

South of Fifth recorded 38 condominium closings in the third quarter of 2026, down 42.4% from the 66 sales in Q2 as the market entered its seasonally slower summer months, yet up 22.6% from a year earlier. The average sale price of \$2,542,579 rose 4.5% year-over-year, the highest third-quarter average on record. The median sale price fell 33.9% annually to \$1,057,500, as one-bedroom and two-bedroom residences made up 65.8% of closings. Pricing gained strength as the quarter progressed, with the average sale price climbing from \$1,075,250 in July to \$4,226,250 in September, and price per square foot rising from \$934 to \$1,814.

Active inventory rose 5.2% from last quarter to 162 units, and with fewer closings the absorption period stretched to 12.8 months from 7.0 in Q2, though it remains well below the 16.3 months recorded a year ago. Buyers who did transact moved quickly and paid closer to asking: Days on Market shortened to 93 days, down 13.2% from Q2, and the average listing discount narrowed to 6%, from 9% last quarter and 11% a year earlier. One-bedroom residences continued to lead sales at 34.2%, followed by two-bedroom units at 31.6%.



### Q3 2026 VS Q3 2025

|                     |               |
|---------------------|---------------|
| Sale Price          | <b>+4.5%</b>  |
| Price Per Sq Ft     | <b>+2.9%</b>  |
| Closed Sales        | <b>+22.6%</b> |
| Active Inventory    | <b>-3.6%</b>  |
| Days On Market      | <b>-5.2%</b>  |
| Months Of Inventory | <b>12.8</b>   |

|           | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|-----------|---------------|------------------|-----------------|
| July      | 16            | \$1,075,250      | \$934           |
| August    | 12            | \$3,095,958      | \$1,461         |
| September | 10            | \$4,226,250      | \$1,814         |

**38** Closed Sales



**86** New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$442,500    | 10.5%       |
| 1 Bedroom  | \$500,000    | 34.2%       |
| 2 Bedroom  | \$1,470,000  | 31.6%       |
| 3 Bedroom  | \$3,900,000  | 18.4%       |
| 4 Bedroom  | \$9,900,000  | 2.6%        |
| 5+ Bedroom | \$18,367,500 | 2.6%        |
| Penthouses | \$0          | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$2,542,579 | 4.5%    | \$2,431,935 | -24.7%   | \$3,374,777 |
| Average Price Per SQ FT                     | \$1,328     | 2.9%    | \$1,291     | -22.6%   | \$1,715     |
| Median Sale Price                           | \$1,057,500 | -33.9%  | \$1,600,000 | -41.8%   | \$1,817,500 |
| Number of Closings                          | 38          | 22.6%   | 31          | -42.4%   | 66          |
| Days on Market                              | 93          | -5.2%   | 98          | -13.2%   | 107         |
| Listing Discount (From Original List Price) | 6%          |         | 11%         |          | 9%          |
| New Listings (Listed Within The Quarter)    | 86          | 10.3%   | 78          | -12.2%   | 98          |
| Active Listing Inventory                    | 162         | -3.6%   | 168         | 5.2%     | 154         |
| Absorption Period (Months)                  | 12.8        | -21.3%  | 16.3        | 82.7%    | 7.0         |

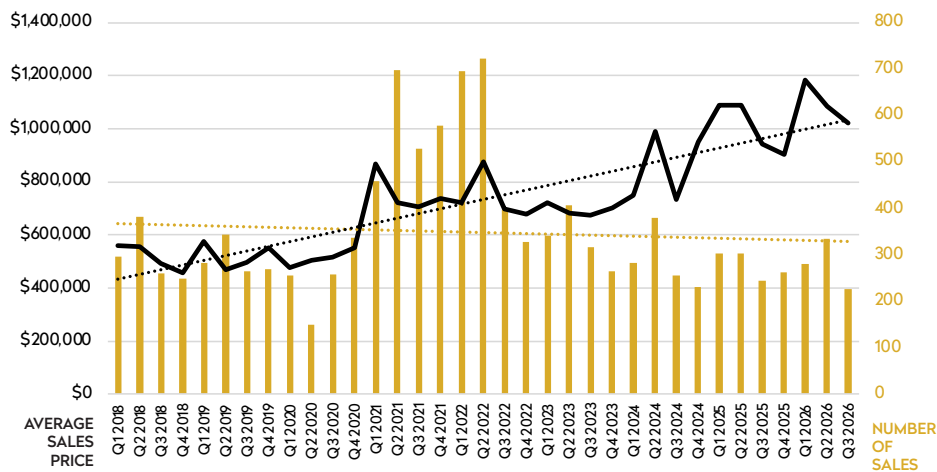
# Miami Beach

5th St. to W. 63rd St.

## MIAMI BEACH'S CONDOMINIUM SALES

The Miami Beach condominium market posted an average sale price of \$1,021,311 in the third quarter of 2026, up 8.6% year-over-year and the highest third-quarter average on record. The median sale price rose 14.7% annually to \$487,500, outpacing the gain in the average. Compared with Q2, prices softened modestly, with the average sales price down 5.9% and price per square foot down 3.0% to \$764. Within the quarter, price per square foot climbed steadily, from \$676 in July to \$878 in September.

Activity slowed to 226 closings, down 32.5% from Q2 and 7.4% year-over-year, the fewest of any quarter since Q2 2020. New listings fell 18.4% year-over-year to 551, and active inventory stood 19.5% below a year ago at 1,108 units. With sales slowing faster than supply, the absorption period lengthened to 14.7 months from 9.9 in Q2, though it remains shorter than the 16.9 months of Q3 2025. Days on Market eased to 114, and the average listing discount slipped to 9%, from 10% both last quarter and a year earlier. One-bedroom residences remained the most active segment at 38.5%, ahead of two-bedroom units at 32.7%, while studios accounted for 13.7%.



### Q3 2026 VS Q3 2025

|                     |               |
|---------------------|---------------|
| Sale Price          | <b>+8.6%</b>  |
| Price Per Sq Ft     | <b>+3.4%</b>  |
| Closed Sales        | <b>-7.4%</b>  |
| Active Inventory    | <b>-19.5%</b> |
| Days On Market      | <b>-3.0%</b>  |
| Months Of Inventory | <b>14.7</b>   |

|           | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|-----------|---------------|------------------|-----------------|
| July      | 98            | \$858,698        | \$676           |
| August    | 63            | \$1,189,210      | \$793           |
| September | 65            | \$1,103,748      | \$878           |

**226** Closed Sales



**551** New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$195,000    | 13.7%       |
| 1 Bedroom  | \$350,000    | 38.5%       |
| 2 Bedroom  | \$612,500    | 32.7%       |
| 3 Bedroom  | \$1,300,000  | 9.3%        |
| 4 Bedroom  | \$4,412,500  | 2.7%        |
| 5+ Bedroom | \$2,475,000  | 0.9%        |
| Penthouses | \$675,000    | 2.2%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-----------|----------|-------------|
| Average Sale Price                          | \$1,021,311 | 8.6%    | \$940,133 | -5.9%    | \$1,085,735 |
| Average Price Per SQ FT                     | \$764       | 3.4%    | \$739     | -3.0%    | \$788       |
| Median Sale Price                           | \$487,500   | 14.7%   | \$425,000 | 1.6%     | \$480,000   |
| Number of Closings                          | 226         | -7.4%   | 244       | -32.5%   | 335         |
| Days on Market                              | 114         | -3.0%   | 118       | -6.9%    | 123         |
| Listing Discount (From Original List Price) | 9%          |         | 10%       |          | 10%         |
| New Listings (Listed Within The Quarter)    | 551         | -18.4%  | 675       | -1.8%    | 561         |
| Active Listing Inventory                    | 1108        | -19.5%  | 1377      | 0.5%     | 1102        |
| Absorption Period (Months)                  | 14.7        | -13.1%  | 16.9      | 49.0%    | 9.9         |

# North Beach

63rd St. to 86th Terrace

## CONDOMINIUM MARKET

The median sale price held relatively steady, while the average sale price slipped year-over-year.

The Listing Discount narrowed as condo closings rose from a year ago.

Active inventory grew faster than closings, extending the absorption period to 12.3 months.

One-bedroom units took over the top spot with 47.1% of sales, overtaking two-bedroom units.

87 Closed Sales



212 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$143,750    | 9.2%        |
| 1 Bedroom  | \$262,500    | 47.1%       |
| 2 Bedroom  | \$630,000    | 35.6%       |
| 3 Bedroom  | \$915,000    | 2.3%        |
| 4 Bedroom  | \$2,218,849  | 1.1%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$350,000    | 4.6%        |

|                                          | Q3 2026   | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026   |
|------------------------------------------|-----------|---------|-----------|----------|-----------|
| Average Sales Price                      | \$470,487 | -26.1%  | \$636,672 | -22.8%   | \$609,123 |
| Average Price Per SQ FT                  | \$477     | -15.2%  | \$563     | -6.2%    | \$509     |
| Median Sale Price                        | \$345,000 | -1.4%   | \$350,000 | -1.4%    | \$350,000 |
| Number of Closings                       | 87        | 7.4%    | 81        | -6.5%    | 93        |
| Days on Market                           | 182       | 57.7%   | 116       | -0.6%    | 184       |
| Listing Discount                         | 9%        |         | 12%       |          | 11%       |
| New Listings (Listed Within The Quarter) | 212       | 1.4%    | 209       | 6.0%     | 200       |
| Active Listing Inventory                 | 358       | 9.5%    | 327       | 39.8%    | 256       |
| Absorption Period (Months)               | 12.3      | 1.9%    | 12.1      | 49.5%    | 8.3       |

# Bal Harbour

## CONDOMINIUM MARKET

Despite a year-over-year dip, the average sale price rebounded 37.4% from last quarter.

Closed sales outpaced last year's quarter, while Days on Market shortened.

A drop in active inventory paired with higher sales brought absorption down to 12.9 months.

Two-bedroom units continued to lead, capturing 53.6% of total volume.

28 Closed Sales



59 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$300,000    | 7.1%        |
| 1 Bedroom  | \$628,000    | 10.7%       |
| 2 Bedroom  | \$2,585,000  | 53.6%       |
| 3 Bedroom  | \$6,275,000  | 21.4%       |
| 4 Bedroom  | \$0          | 0.0%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$11,414,000 | 7.1%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sales Price                         | \$3,764,929 | -12.8%  | \$4,318,295 | 37.4%    | \$2,740,514 |
| Average Price Per SQ FT                     | \$1,464     | -9.3%   | \$1,615     | 21.2%    | \$1,208     |
| Median Sale Price                           | \$2,342,500 | -6.8%   | \$2,512,500 | 60.2%    | \$1,462,500 |
| Number of Closings                          | 28          | 27.3%   | 22          | 0.0%     | 28          |
| Days on Market                              | 91          | -34.1%  | 137         | -39.7%   | 150         |
| Listing Discount (From Original Sale Price) | 11%         |         | 15%         |          | 12%         |
| New Listings (Listed Within The Quarter)    | 59          | -9.2%   | 65          | 3.5%     | 57          |
| Active Listing Inventory                    | 120         | -21.1%  | 152         | 0.8%     | 119         |
| Absorption Period (Months)                  | 12.9        | -38.0%  | 20.7        | 0.8%     | 12.8        |

# Sunny Isles

## CONDOMINIUM MARKET

Median pricing climbed 15.6% from last quarter, even as the average sale price fell year-over-year.

Closings increased from a year ago, and Days on Market shortened.

Absorption fell to 20.0 months, helped by fewer active listings and more closings.

Two-bedroom units remained the top seller at 35.0% of closings.

160 Closed Sales



461 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$170,000    | 13.1%       |
| 1 Bedroom  | \$250,000    | 21.3%       |
| 2 Bedroom  | \$597,500    | 35.0%       |
| 3 Bedroom  | \$1,650,000  | 21.9%       |
| 4 Bedroom  | \$3,700,000  | 6.9%        |
| 5+ Bedroom | \$8,175,000  | 0.6%        |
| Penthouses | \$342,500    | 1.3%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sales Price                         | \$1,204,628 | -31.0%  | \$1,745,152 | -20.6%   | \$1,516,219 |
| Average Price Per SQ FT                     | \$637       | -10.0%  | \$708       | -3.6%    | \$660       |
| Median Sale Price                           | \$630,000   | 3.3%    | \$610,000   | 15.6%    | \$545,000   |
| Number of Closings                          | 160         | 8.8%    | 147         | -12.1%   | 182         |
| Days on Market                              | 134         | -30.3%  | 192         | -45.8%   | 247         |
| Listing Discount (From Original List Price) | 12%         |         | 12%         |          | 11%         |
| New Listings (Listed Within The Quarter)    | 461         | -5.5%   | 488         | -5.7%    | 489         |
| Active Listing Inventory                    | 1064        | -15.4%  | 1257        | 0.4%     | 1060        |
| Absorption Period (Months)                  | 20.0        | -22.2%  | 25.7        | 14.2%    | 17.5        |

# Key Biscayne

## CONDOMINIUM MARKET

Average sale price declined year-over-year, while the average price per square foot and median sale price rose.

Total closings grew year-over-year, as Days on Market shortened and the Listing Discount narrowed.

Lower active inventory and stronger sales tightened the absorption period to 6.3 months.

Two-bedroom units held their lead, accounting for 50.9% of sales.

53 Closed Sales



67 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$1,012,500  | 3.8%        |
| 1 Bedroom  | \$573,750    | 11.3%       |
| 2 Bedroom  | \$1,325,000  | 50.9%       |
| 3 Bedroom  | \$1,700,000  | 28.3%       |
| 4 Bedroom  | \$0          | 0.0%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$1,550,000  | 5.7%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sales Price                         | \$1,624,419 | -5.4%   | \$1,717,094 | -24.7%   | \$2,157,263 |
| Average Price Per SQ FT                     | \$1,033     | 13.3%   | \$912       | 0.2%     | \$1,031     |
| Median Sale Price                           | \$1,380,000 | 7.0%    | \$1,290,000 | -10.5%   | \$1,542,500 |
| Number of Closings                          | 53          | 17.8%   | 45          | -5.4%    | 56          |
| Days on Market                              | 75          | -12.8%  | 86          | -12.9%   | 86          |
| Listing Discount (From Original Sale Price) | 6%          |         | 10%         |          | 8%          |
| New Listings (Listed Within The Quarter)    | 67          | -2.9%   | 69          | -35.6%   | 104         |
| Active Listing Inventory                    | 111         | -9.8%   | 123         | 7.8%     | 103         |
| Absorption Period (Months)                  | 6.3         | -23.4%  | 8.2         | 13.9%    | 5.5         |

# Surfside Condos

## CONDOMINIUM MARKET

Average sale price edged up year-over-year, while the median sale price rose 12.8%.

Listing Discount narrowed to 8% from 13% a year ago and Days on Market shortened.

With closings flat from last quarter and active inventory down 11.6%, the absorption period improved to 12.7 months.

Two-bedroom units again led the market at 50.0%.

18 Closed Sales



41 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$0          | 0.0%        |
| 1 Bedroom  | \$400,000    | 16.7%       |
| 2 Bedroom  | \$1,000,000  | 50.0%       |
| 3 Bedroom  | \$4,050,000  | 16.7%       |
| 4 Bedroom  | \$27,925,000 | 11.1%       |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$2,650,000  | 5.6%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$5,128,700 | 0.7%    | \$5,093,450 | -14.4%   | \$5,991,000 |
| Average Price Per SQ FT                     | \$1,713     | 3.7%    | \$1,652     | -11.1%   | \$1,927     |
| Median Sale Price                           | \$1,190,000 | 12.8%   | \$1,055,000 | -4.2%    | \$1,241,750 |
| Number of Closings                          | 18          | -28.0%  | 25          | 0.0%     | 18          |
| Days on Market                              | 125         | -22.8%  | 162         | 8.9%     | 115         |
| Listing Discount (From Original List Price) | 8%          |         | 13%         |          | 6%          |
| New Listings (Listed Within The Quarter)    | 41          | -12.8%  | 47          | 28.1%    | 32          |
| Active Listing Inventory                    | 76          | -25.5%  | 102         | -11.6%   | 86          |
| Absorption Period (Months)                  | 12.7        | 3.5%    | 12          | -11.6%   | 14.3        |

# Miami Beach

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

## SINGLE FAMILY HOME MARKET

Average sale price jumped 82.5% year-over-year, alongside gains in the median sale price and price per square foot.

Home sales rose 12.2% from a year ago, and Days on Market came down.

Shrinking inventory and more sales cut the absorption period to 7.6 months.

Four-bedroom homes stayed on top with 34.8% of sales.

46 Closed Sales



67 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$2,286,415  | 23.9%       |
| 4 Bedroom  | \$3,385,000  | 34.8%       |
| 5 Bedroom  | \$6,800,000  | 19.6%       |
| 6 Bedroom  | \$8,025,000  | 13.0%       |
| 7+ Bedroom | \$10,759,000 | 8.7%        |

|                                             | Q3 2026      | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026      |
|---------------------------------------------|--------------|---------|-------------|----------|--------------|
| Average Sale Price                          | \$10,114,483 | 82.5%   | \$5,543,313 | -1.0%    | \$10,216,920 |
| Average Price Per SQ FT                     | \$1,843      | 36.3%   | \$1,352     | -16.4%   | \$2,204      |
| Median Sale Price                           | \$3,385,000  | 30.2%   | \$2,600,000 | -45.0%   | \$6,150,000  |
| Number of Closings                          | 46           | 12.2%   | 41          | -30.3%   | 66           |
| Days on Market                              | 120          | -40.5%  | 202         | -42.9%   | 211          |
| Listing Discount (From Original List Price) | 13%          |         | 17%         |          | 12%          |
| New Listings (Listed Within The Quarter)    | 67           | -9.5%   | 74          | -10.7%   | 75           |
| Active Listing Inventory                    | 117          | -20.9%  | 148         | -7.1%    | 126          |
| Absorption Period (Months)                  | 7.6          | -29.5%  | 10.8        | 33.2%    | 5.7          |

# Key Biscayne

## SINGLE FAMILY HOME MARKET

The average sale price more than doubled from last quarter, and the median sales price also rose year-over-year.

Thirteen homes sold, up from 11 both a year ago and last quarter.

With active inventory down 25.0% and closings up 18.2% from a year ago, absorption shortened to 7.6 months.

Four- and five-bedroom homes shared the lead at 30.8% each, replacing Q2's three- and six-bedroom leaders.

13 Closed Sales



16 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$3,010,000  | 23.1%       |
| 4 Bedroom  | \$5,100,000  | 30.8%       |
| 5 Bedroom  | \$4,810,312  | 30.8%       |
| 6 Bedroom  | \$0          | 0.0%        |
| 7+ Bedroom | \$14,175,000 | 15.4%       |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$8,390,817 | 56.4%   | \$5,363,386 | 113.1%   | \$3,937,727 |
| Average Price Per SQ FT                     | \$1,960     | 20.3%   | \$1,629     | 20.8%    | \$1,623     |
| Median Sale Price                           | \$5,000,000 | 26.6%   | \$3,950,000 | 66.7%    | \$3,000,000 |
| Number of Closings                          | 13          | 18.2%   | 11          | 18.2%    | 11          |
| Days on Market                              | 176         | 32.5%   | 133         | 57.5%    | 112         |
| Listing Discount (From Original List Price) | 13%         |         | 8%          |          | 6%          |
| New Listings (Listed Within The Quarter)    | 16          | -15.8%  | 19          | -42.9%   | 28          |
| Active Listing Inventory                    | 33          | -25.0%  | 44          | -21.4%   | 42          |
| Absorption Period (Months)                  | 7.6         | -36.5%  | 12.0        | -33.5%   | 11.5        |

# Bal Harbour, Bay Harbor Islands & Indian Creek

## SINGLE FAMILY HOME MARKET

Pricing moved higher year-over-year across the average, median and price per square foot.

The discount off original list price eased to 16%, down from 19% a year earlier.

Active inventory declined 28.6% from a year ago.

Five-bedroom homes kept their lead, splitting sales evenly with seven-bedroom-plus homes.

2 Closed Sales



7 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  | \$11,162,500 | 50.0%       |
| 6 Bedroom  | \$0          | 0.0%        |
| 7+ Bedroom | \$20,000,000 | 50.0%       |

|                                             | Q3 2026      | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026      |
|---------------------------------------------|--------------|---------|-------------|----------|--------------|
| Average Sale Price                          | \$15,581,250 | 351.7%  | \$3,449,167 | -16.7%   | \$18,708,375 |
| Average Price Per SQ FT                     | \$3,467      | 133.0%  | \$1,488     | -10.4%   | \$3,867      |
| Median Sale Price                           | \$15,581,250 | 415.5%  | \$3,022,500 | -19.5%   | \$19,360,000 |
| Number of Closings                          | 2            | -33.3%  | 3           | -80.0%   | 10           |
| Days on Market                              | 103          | 17.7%   | 88          | 73.1%    | 60           |
| Listing Discount (From Original List Price) | 16%          |         | 19%         |          | 6%           |
| New Listings (Listed Within The Quarter)    | 7            | -36.4%  | 11          | 75.0%    | 4            |
| Active Listing Inventory                    | 10           | -28.6%  | 14          | 11.1%    | 9            |
| Absorption Period (Months)                  | 15.0         | 7.1%    | 14.0        | 455.6%   | 2.7          |

Q3  
2026

Greater Miami



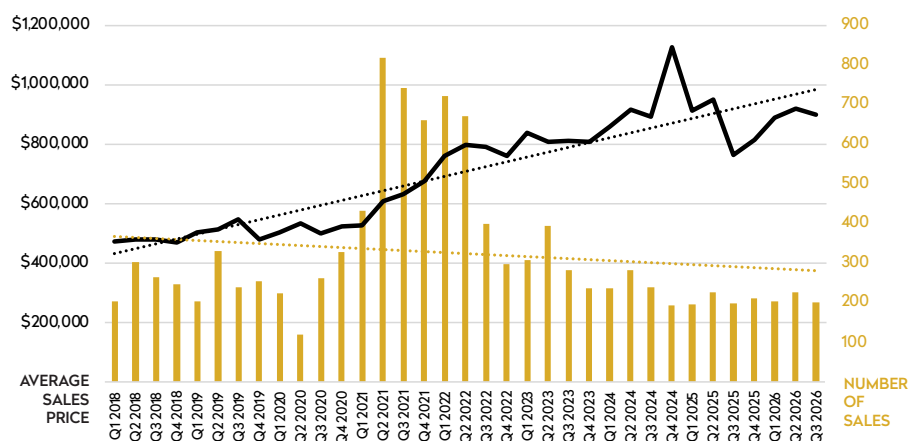
# Brickell

The Miami River to Interstate 95 to the Rickenbacker Causeway

## CONDOMINIUM SALES

The Brickell condominium market recorded an average sale price of \$901,391 in the third quarter of 2026, up 17.7% year-over-year and the highest third-quarter average on record. Price per square foot rose 4.1% annually to \$671, while the median sale price edged up 3.2% to \$617,500. August was the quarter's strongest month, with an average sale price of \$981,121 and \$692 per square foot.

Sales activity remained steady, with 202 closings, up 2.0% year-over-year and down 11.4% from Q2, keeping Brickell between 197 and 228 sales per quarter for the past seven quarters. Supply edged higher: new listings rose 3.8% from last quarter to 626, and active inventory grew 3.8% to 1,212 units. As a result, the absorption period lengthened to 18.0 months from 15.4 in Q2, in line with the 18.2 months of a year ago. Buyers took more time, with Days on Market rising 18.5% year-over-year to 125 days, while the average listing discount held at 9%. Two-bedroom residences continued to lead sales at 43.6%, followed by one-bedroom units at 34.2% and three-bedroom units at 15.4%.



### Q3 2026 VS Q3 2025

|                     |               |
|---------------------|---------------|
| Sale Price          | <b>+17.7%</b> |
| Price Per Sq Ft     | <b>+4.1%</b>  |
| Closed Sales        | <b>+2.0%</b>  |
| Active Inventory    | <b>+0.8%</b>  |
| Days On Market      | <b>+18.5%</b> |
| Months Of Inventory | <b>18.0</b>   |

|           | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|-----------|---------------|------------------|-----------------|
| July      | 74            | \$871,885        | \$661           |
| August    | 72            | \$981,121        | \$692           |
| September | 56            | \$837,871        | \$657           |

### 202 Closed Sales



### 626 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$370,000    | 3.0%        |
| 1 Bedroom  | \$454,000    | 34.2%       |
| 2 Bedroom  | \$677,500    | 43.6%       |
| 3 Bedroom  | \$1,375,000  | 15.3%       |
| 4 Bedroom  | \$4,200,000  | 1.5%        |
| 5+ Bedroom | \$3,000,000  | 0.5%        |
| Penthouses | \$1,135,000  | 2.0%        |

|                                             | Q3 2026   | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026   |
|---------------------------------------------|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$901,391 | 17.7%   | \$765,598 | -1.8%    | \$917,464 |
| Average Price Per SQ FT                     | \$671     | 4.1%    | \$644     | -2.3%    | \$687     |
| Median Sale Price                           | \$617,500 | 3.2%    | \$598,500 | -6.1%    | \$657,500 |
| Number of Closings                          | 202       | 2.0%    | 198       | -11.4%   | 228       |
| Days on Market                              | 125       | 18.5%   | 105       | 0.3%     | 124       |
| Listing Discount (From Original List Price) | 9%        |         | 9%        |          | 9%        |
| New Listings (Listed Within The Quarter)    | 626       | 2.1%    | 613       | 3.8%     | 603       |
| Active Listing Inventory                    | 1212      | 0.8%    | 1202      | 3.8%     | 1168      |
| Absorption Period (Months)                  | 18.0      | -1.2%   | 18.2      | 17.1%    | 15.4      |

# Downtown Miami

## CONDOMINIUM MARKET

New listings climbed 19.5% year-over-year, and active inventory rose 11.5%.

With more supply and fewer closings, the absorption period extended to 33.7 months.

Average sale price surged 56.4% from last quarter and finished above last year's level.

Two-bedroom units took the lead at 35.1%, overtaking one-bedroom units.

**77** Closed Sales



**423** New Listings

|                   | Median Price | Sales Share |
|-------------------|--------------|-------------|
| <b>Studio</b>     | \$360,000    | 18.2%       |
| <b>1 Bedroom</b>  | \$400,000    | 28.6%       |
| <b>2 Bedroom</b>  | \$625,000    | 35.1%       |
| <b>3 Bedroom</b>  | \$1,200,000  | 13.0%       |
| <b>4 Bedroom</b>  | \$7,000,000  | 3.9%        |
| <b>5+ Bedroom</b> | \$21,925,000 | 1.3%        |
| <b>Penthouses</b> | \$0          | 0.0%        |

|                                                    | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026   |
|----------------------------------------------------|-------------|---------|-------------|----------|-----------|
| <b>Average Sale Price</b>                          | \$1,172,333 | 15.3%   | \$1,017,178 | 56.4%    | \$749,791 |
| <b>Average Price Per SQ FT</b>                     | \$707       | 0.0%    | \$707       | 2.5%     | \$690     |
| <b>Median Sale Price</b>                           | \$530,000   | -5.4%   | \$560,000   | 4.1%     | \$509,000 |
| <b>Number of Closings</b>                          | 77          | -23.8%  | 101         | -32.5%   | 114       |
| <b>Days on Market</b>                              | 143         | 0.1%    | 143         | 16.5%    | 123       |
| <b>Listing Discount (From Original List Price)</b> | 10%         |         | 11%         |          | 10%       |
| <b>New Listings (Listed Within The Quarter)</b>    | 423         | 19.5%   | 354         | 10.2%    | 384       |
| <b>Active Listing Inventory</b>                    | 865         | 11.5%   | 776         | 3.5%     | 836       |
| <b>Absorption Period (Months)</b>                  | 33.7        | 46.2%   | 23.0        | 53.2%    | 22.0      |

# Edgewater

## CONDOMINIUM MARKET

Closings rose 10.5% from a year ago as Days on Market fell 24.4%.

Because closings grew faster than active inventory, absorption improved to 14.6 months.

Pricing softened year-over-year across the average, median and price per square foot.

One- and two-bedroom units tied for the lead, each with 37.1% of sales.

**116** Closed Sales



**315** New Listings

|                   | Median Price | Sales Share |
|-------------------|--------------|-------------|
| <b>Studio</b>     | \$255,000    | 2.6%        |
| <b>1 Bedroom</b>  | \$415,000    | 37.1%       |
| <b>2 Bedroom</b>  | \$740,000    | 37.1%       |
| <b>3 Bedroom</b>  | \$1,410,000  | 16.4%       |
| <b>4 Bedroom</b>  | \$2,750,000  | 6.0%        |
| <b>5+ Bedroom</b> | \$2,750,000  | 0.9%        |
| <b>Penthouses</b> | \$0          | 0.0%        |

|                                                    | Q3 2026   | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026   |
|----------------------------------------------------|-----------|---------|-------------|----------|-----------|
| <b>Average Sale Price</b>                          | \$882,694 | -31.7%  | \$1,293,205 | -6.7%    | \$946,361 |
| <b>Average Price Per SQ FT</b>                     | \$650     | -9.4%   | \$718       | -2.9%    | \$669     |
| <b>Median Sale Price</b>                           | \$580,000 | -25.6%  | \$780,000   | -11.5%   | \$655,000 |
| <b>Number of Closings</b>                          | 116       | 10.5%   | 105         | -21.1%   | 147       |
| <b>Days on Market</b>                              | 113       | -24.4%  | 150         | -12.3%   | 129       |
| <b>Listing Discount (From Original List Price)</b> | 8%        |         | 11%         |          | 8%        |
| <b>New Listings (Listed Within The Quarter)</b>    | 315       | -4.3%   | 329         | 10.9%    | 284       |
| <b>Active Listing Inventory</b>                    | 566       | 2.2%    | 554         | 25.2%    | 452       |
| <b>Absorption Period (Months)</b>                  | 14.6      | -7.5%   | 15.8        | 58.7%    | 9.2       |

# Coconut Grove

## CONDOMINIUM MARKET

Closings were roughly halved from both a year ago and last quarter, while Days on Market dropped 37.0% from Q2.

Closings fell faster than active inventory, lengthening the absorption period to 11.3 months.

Average and median sale prices both moved higher from last quarter and a year ago.

Three-bedroom units continued to lead with 33.3% of sales.

9 Closed Sales



18 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$0          | 0.0%        |
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$1,025,000  | 22.2%       |
| 3 Bedroom  | \$1,799,000  | 33.3%       |
| 4 Bedroom  | \$3,900,000  | 22.2%       |
| 5+ Bedroom | \$2,635,000  | 11.1%       |
| Penthouses | \$16,150,000 | 11.1%       |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$3,783,222 | 94.7%   | \$1,943,361 | 15.1%    | \$3,287,418 |
| Average Price Per SQ FT                     | \$1,191     | 22.0%   | \$975       | -1.3%    | \$1,206     |
| Median Sale Price                           | \$1,865,000 | 18.8%   | \$1,570,000 | 18.9%    | \$1,568,000 |
| Number of Closings                          | 9           | -50.0%  | 18          | -55.0%   | 20          |
| Days on Market                              | 78          | 42.8%   | 55          | -37.0%   | 124         |
| Listing Discount (From Original List Price) | 8%          |         | 9%          |          | 8%          |
| New Listings (Listed Within The Quarter)    | 18          | -5.3%   | 19          | -33.3%   | 27          |
| Active Listing Inventory                    | 34          | -12.8%  | 39          | -10.5%   | 38          |
| Absorption Period (Months)                  | 11.3        | 74.4%   | 6.5         | 98.8%    | 5.7         |

# Coral Gables

## CONDOMINIUM MARKET

Median sale price jumped 17.8% year-over-year, and the average sales price gained 15.9%.

New listings increased 14.1% from a year ago, and active inventory came in 7.2% lower.

Active inventory and closings both dipped from a year ago, keeping absorption near last year's level at 7.7 months.

Two-bedroom units held the top spot with 45.5% of closings.

55 Closed Sales



105 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$188,200    | 7.3%        |
| 1 Bedroom  | \$421,000    | 10.9%       |
| 2 Bedroom  | \$560,000    | 45.5%       |
| 3 Bedroom  | \$1,337,500  | 25.5%       |
| 4 Bedroom  | \$3,167,500  | 3.6%        |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$555,000    | 7.3%        |

|                                             | Q3 2026   | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026   |
|---------------------------------------------|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$941,697 | 15.9%   | \$812,716 | 9.0%     | \$863,832 |
| Average Price Per SQ FT                     | \$599     | 4.1%    | \$576     | 3.6%     | \$579     |
| Median Sale Price                           | \$630,000 | 17.8%   | \$535,000 | 8.6%     | \$580,000 |
| Number of Closings                          | 55        | -5.2%   | 58        | -22.5%   | 71        |
| Days on Market                              | 85        | 26.5%   | 67        | -21.5%   | 108       |
| Listing Discount (From Original List Price) | 8%        |         | 7%        |          | 7%        |
| New Listings (Listed Within The Quarter)    | 105       | 14.1%   | 92        | 8.2%     | 97        |
| Active Listing Inventory                    | 141       | -7.2%   | 152       | 9.3%     | 129       |
| Absorption Period (Months)                  | 7.7       | -2.2%   | 7.9       | 41.1%    | 5.5       |

# Pinecrest

## CONDOMINIUM MARKET

Closings matched a year ago but slid 46.2% from Q2, and Days on Market shortened sharply year-over-year.

Average sale price fell 19.4% year-over-year, yet rose 42.6% from last quarter.

With closings flat and active inventory down 34.8% year-over-year, absorption shortened to 6.4 months.

One-bedroom units remained the top seller at 42.9% of sales.

7 Closed Sales



14 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$185,000    | 14.3%       |
| 1 Bedroom  | \$240,000    | 42.9%       |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$765,000    | 14.3%       |
| 4 Bedroom  | \$1,164,000  | 28.6%       |
| 5+ Bedroom | \$0          | 0.0%        |
| Penthouses | \$0          | 0.0%        |

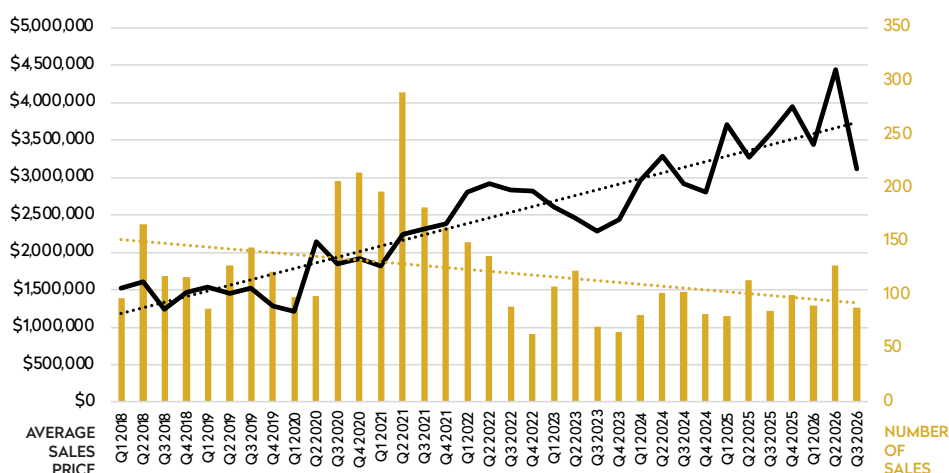
|                                             | Q3 2026   | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026   |
|---------------------------------------------|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$580,286 | -19.4%  | \$720,361 | 42.6%    | \$406,846 |
| Average Price Per SQ FT                     | \$428     | 9.9%    | \$390     | 27.3%    | \$336     |
| Median Sale Price                           | \$320,000 | -31.6%  | \$467,525 | 20.8%    | \$265,000 |
| Number of Closings                          | 7         | 0.0%    | 7         | -46.2%   | 13        |
| Days on Market                              | 47        | -70.1%  | 159       | -5.1%    | 50        |
| Listing Discount (From Original List Price) | 6%        |         | 11%       |          | 6%        |
| New Listings (Listed Within The Quarter)    | 14        | -17.6%  | 17        | 27.3%    | 11        |
| Active Listing Inventory                    | 15        | -34.8%  | 23        | 66.7%    | 9         |
| Absorption Period (Months)                  | 6.4       | -34.8%  | 9.9       | 209.5%   | 2.1       |

# Coral Gables

## SINGLE FAMILY HOME SALES

The Coral Gables single-family home market posted an average sale price of \$3,112,774 in the third quarter of 2026, down 12.9% year-over-year. The median sale price rose 10.3% annually to \$2,150,000, while average price per square foot advanced 4.1% to \$1,041. July was the quarter's strongest month, with an average sale price of \$3,982,242 and \$1,129 per square foot.

Sales held firm, with 88 closings recorded, up 3.5% year-over-year, as activity eased from a busy spring quarter of 128 sales. Homes continued to sell quickly, averaging 65 days on market, in line with a year ago and 20.8% faster than in Q2, while the average listing discount narrowed to 8% from 11% a year earlier. Supply tightened considerably: new listings declined 6.1% annually to 124, and active inventory contracted 25.3% to 139 homes. The absorption period stood at 4.7 months, improving 27.8% year-over-year and signaling a tight supply-demand balance. Three-bedroom homes remained the most popular at 45.5% of closings, followed by four-bedroom homes at 23.9% and five-bedroom homes at 12.5%.



### Q3 2026 VS Q3 2025

|                     |        |
|---------------------|--------|
| Sale Price          | -12.9% |
| Price Per Sq Ft     | +4.1%  |
| Closed Sales        | +3.5%  |
| Active Inventory    | -25.3% |
| Days On Market      | +0.5%  |
| Months Of Inventory | 4.7    |

|           | # of Closings | Avg. Sales Price | Avg. Sales PPSF |
|-----------|---------------|------------------|-----------------|
| July      | 33            | \$3,982,242      | \$1,129         |
| August    | 25            | \$2,978,860      | \$1,027         |
| September | 30            | \$2,267,953      | \$957           |

88 Closed Sales



124 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$1,049,000  | 10.2%       |
| 3 Bedroom  | \$1,617,500  | 45.5%       |
| 4 Bedroom  | \$2,765,000  | 23.9%       |
| 5 Bedroom  | \$5,250,000  | 12.5%       |
| 6 Bedroom  | \$5,625,000  | 5.7%        |
| 7+ Bedroom | \$17,500,000 | 2.3%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$3,112,774 | -12.9%  | \$3,575,095 | -29.9%   | \$4,439,236 |
| Average Price Per SQ FT                     | \$1,041     | 4.1%    | \$1,000     | -9.8%    | \$1,153     |
| Median Sale Price                           | \$2,150,000 | 10.3%   | \$1,950,000 | -17.9%   | \$2,617,500 |
| Number of Closings                          | 88          | 3.5%    | 85          | -31.3%   | 128         |
| Days on Market                              | 65          | 0.5%    | 65          | -20.8%   | 82          |
| Listing Discount (From Original List Price) | 8%          |         | 11%         |          | 8%          |
| New Listings (Listed Within The Quarter)    | 124         | -6.1%   | 132         | -16.8%   | 149         |
| Active Listing Inventory                    | 139         | -25.3%  | 186         | -17.3%   | 168         |
| Absorption Period (Months)                  | 4.7         | -27.8%  | 6.6         | 20.3%    | 3.9         |

# Coconut Grove

## SINGLE FAMILY HOME MARKET

Closings fell by half from a year ago and 57.1% from last quarter, while Days on Market dropped 39.1% year-over-year.

A steeper drop in active inventory than in closings tightened absorption to 2.0 months.

Average sale price rose 23.9% year-over-year, and price per square foot gained 13.8%.

Two- and four-bedroom homes tied for the lead, each with 33.3% of sales.

6 Closed Sales



5 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$1,442,500  | 33.3%       |
| 3 Bedroom  | \$2,850,000  | 16.7%       |
| 4 Bedroom  | \$2,380,000  | 33.3%       |
| 5 Bedroom  | \$7,525,000  | 16.7%       |
| 6 Bedroom  | \$0          | 0.0%        |
| 7+ Bedroom | \$0          | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$3,003,333 | 23.9%   | \$2,424,833 | 2.7%     | \$2,923,214 |
| Average Price Per SQ FT                     | \$1,193     | 13.8%   | \$1,048     | 5.5%     | \$1,131     |
| Median Sale Price                           | \$2,380,000 | 0.2%    | \$2,375,000 | -15.8%   | \$2,825,000 |
| Number of Closings                          | 6           | -50.0%  | 12          | -57.1%   | 14          |
| Days on Market                              | 41          | -39.1%  | 67          | -58.1%   | 97          |
| Listing Discount (From Original List Price) | 4%          |         | 13%         |          | 11%         |
| New Listings (Listed Within The Quarter)    | 5           | -44.4%  | 9           | -16.7%   | 6           |
| Active Listing Inventory                    | 4           | -60.0%  | 10          | 0.0%     | 4           |
| Absorption Period (Months)                  | 2.0         | -20.0%  | 2.5         | 133.3%   | 0.9         |

# South Miami

## SINGLE FAMILY HOME MARKET

Average sale price climbed 23.6% year-over-year, and the median sale price increased 16.0%.

Due to a greater drop in active listings than closings, the absorption period improved to 5.6 months.

Closings declined 15.8% from a year ago and 42.9% from last quarter.

Three-bedroom homes extended their lead, accounting for 56.3% of sales.

16 Closed Sales



29 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$575,000    | 6.3%        |
| 3 Bedroom  | \$1,280,000  | 56.3%       |
| 4 Bedroom  | \$1,375,000  | 12.5%       |
| 5 Bedroom  | \$4,171,500  | 18.8%       |
| 6 Bedroom  | \$5,795,000  | 6.3%        |
| 7+ Bedroom | \$0          | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$2,006,219 | 23.6%   | \$1,623,421 | 2.8%     | \$1,951,228 |
| Average Price Per SQ FT                     | \$802       | 11.9%   | \$717       | 12.6%    | \$712       |
| Median Sale Price                           | \$1,391,500 | 16.0%   | \$1,200,000 | 10.3%    | \$1,261,250 |
| Number of Closings                          | 16          | -15.8%  | 19          | -42.9%   | 28          |
| Days on Market                              | 56          | 4.3%    | 54          | -31.3%   | 81          |
| Listing Discount (From Original List Price) | 10%         |         | 7%          |          | 9%          |
| New Listings (Listed Within The Quarter)    | 29          | -17.1%  | 35          | -12.1%   | 33          |
| Active Listing Inventory                    | 30          | -28.6%  | 42          | -9.1%    | 33          |
| Absorption Period (Months)                  | 5.6         | -15.2%  | 6.6         | 59.1%    | 3.5         |

# Ponce Davis

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

## SINGLE FAMILY HOME MARKET

Active inventory nearly doubled while closings fell, lengthening the absorption period to 11.4 months.

Closings dropped to five homes, down from nine a year ago and 12 last quarter.

Average price per square foot rose 21.2% year-over-year, while the average and median sale prices declined.

Three-bedroom homes took the lead at 60% of sales, overtaking six-bedroom homes.

5 Closed Sales



10 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0%          |
| 2 Bedroom  | \$0          | 0%          |
| 3 Bedroom  | \$2,940,000  | 60%         |
| 4 Bedroom  | \$2,770,000  | 20%         |
| 5 Bedroom  | \$0          | 0%          |
| 6 Bedroom  | \$9,250,000  | 20%         |
| 7+ Bedroom | 0            | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$4,082,000 | -41.3%  | \$6,959,500 | -39.5%   | \$6,744,000 |
| Average Price Per SQ FT                     | \$1,537     | 21.2%   | \$1,268     | 10.3%    | \$1,393     |
| Median Sale Price                           | \$2,940,000 | -32.2%  | \$4,337,500 | -46.0%   | \$5,440,000 |
| Number of Closings                          | 5           | -44.4%  | 9           | -58.3%   | 12          |
| Days on Market                              | 57          | -7.6%   | 61          | -14.1%   | 66          |
| Listing Discount (From Original List Price) | 6%          |         | 7%          |          | 6%          |
| New Listings (Listed Within The Quarter)    | 10          | -9.1%   | 11          | 11.1%    | 9           |
| Active Listing Inventory                    | 19          | 90.0%   | 10          | 137.5%   | 8           |
| Absorption Period (Months)                  | 11.4        | 242.0%  | 3.3         | 470.0%   | 2           |

# High Pines

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

## SINGLE FAMILY HOME MARKET

Only one home sold this quarter, compared with 5 a year ago and 11 in Q2.

New listings slowed to three, and active inventory held even with a year ago at 10 homes.

With inventory flat and closings sharply lower, the absorption period surged to 30 months.

The single sale, a four-bedroom home, closed at \$3.2 million.

1 Closed Sales



3 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$0          | 0.0%        |
| 4 Bedroom  | \$3,200,000  | 100.0%      |
| 5 Bedroom  | \$0          | 0.0%        |
| 6 Bedroom  | \$0          | 0.0%        |
| 7+ Bedroom | \$0          | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$3,200,000 | -15.0%  | \$3,763,000 | -47.4%   | \$6,077,955 |
| Average Price Per SQ FT                     | \$868       | -10.4%  | \$968       | -23.0%   | \$1,127     |
| Median Sale Price                           | \$3,200,000 | 36.2%   | \$2,350,000 | -35.4%   | \$4,950,000 |
| Number of Closings                          | 1           | -80.0%  | 5           | -90.9%   | 11          |
| Days on Market                              | 176         | 665.2%  | 23          | 134.0%   | 75          |
| Listing Discount (From Original List Price) | 20%         |         | 4%          |          | 7%          |
| New Listings (Listed Within The Quarter)    | 3           | -72.7%  | 11          | -78.6%   | 14          |
| Active Listing Inventory                    | 10          | 0.0%    | 10          | -37.5%   | 16          |
| Absorption Period (Months)                  | 30.0        | 400.0%  | 6.0         | 587.5%   | 4.4         |

# Pinecrest

## SINGLE FAMILY HOME MARKET

Average sale price edged up 5.3% year-over-year, while the median sale price rose 17.1%.

With more closings and 20.3% reduction in active inventory, the absorption period improved to 5.2 months.

Closings increased 10.9% from a year ago, and the Listing Discount narrowed to 8% from 14%.

Four-bedroom homes took the lead at 31.1%, overtaking five-bedroom homes.

61 Closed Sales



65 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$3,400,000  | 4.9%        |
| 3 Bedroom  | \$1,440,000  | 8.2%        |
| 4 Bedroom  | \$1,777,500  | 31.1%       |
| 5 Bedroom  | \$2,900,000  | 24.6%       |
| 6 Bedroom  | \$5,475,000  | 14.8%       |
| 7+ Bedroom | \$6,637,500  | 16.4%       |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$3,955,065 | 5.3%    | \$3,757,548 | 1.4%     | \$3,899,475 |
| Average Price Per SQ FT                     | \$908       | 14.3%   | \$795       | 14.1%    | \$796       |
| Median Sale Price                           | \$3,045,000 | 17.1%   | \$2,600,000 | 29.0%    | \$2,360,000 |
| Number of Closings                          | 61          | 10.9%   | 55          | 19.6%    | 51          |
| Days on Market                              | 84          | -24.2%  | 110         | 6.5%     | 79          |
| Listing Discount (From Original List Price) | 8%          |         | 14%         |          | 9%          |
| New Listings (Listed Within The Quarter)    | 65          | -22.6%  | 84          | -30.9%   | 94          |
| Active Listing Inventory                    | 106         | -20.3%  | 133         | -12.4%   | 121         |
| Absorption Period (Months)                  | 5.2         | -28.1%  | 7           | -26.8%   | 7.1         |

# Palmetto Bay

## SINGLE FAMILY HOME MARKET

Average and median sale prices each rose more than 10% from a year ago.

Active inventory fell 45.2% year-over-year while closings rose 11.8%, cutting the absorption period roughly in half to 2.9 months.

The Listing Discount narrowed to 8% from 10% a year earlier.

Half of all sales were four-bedroom homes, which continued to lead the market.

76 Closed Sales



91 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$0          | 0.0%        |
| 3 Bedroom  | \$887,500    | 26.3%       |
| 4 Bedroom  | \$1,212,500  | 50.0%       |
| 5 Bedroom  | \$1,640,000  | 21.1%       |
| 6 Bedroom  | \$3,275,000  | 2.6%        |
| 7+ Bedroom | \$0          | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$1,438,122 | 11.0%   | \$1,295,346 | -1.7%    | \$1,463,716 |
| Average Price Per SQ FT                     | \$527       | 6.8%    | \$493       | 0.5%     | \$524       |
| Median Sale Price                           | \$1,217,500 | 10.7%   | \$1,100,000 | -3.8%    | \$1,265,000 |
| Number of Closings                          | 76          | 11.8%   | 68          | -20.0%   | 95          |
| Days on Market                              | 81          | 24.2%   | 65          | -20.6%   | 102         |
| Listing Discount (From Original List Price) | 8%          |         | 10%         |          | 8%          |
| New Listings (Listed Within The Quarter)    | 91          | -15.7%  | 108         | -15.0%   | 107         |
| Active Listing Inventory                    | 74          | -45.2%  | 135         | -22.9%   | 96          |
| Absorption Period (Months)                  | 2.9         | -51.0%  | 6.0         | -3.6%    | 3.0         |

Q3  
2026

Fort Lauderdale



# Las Olas

## CONDOMINIUM MARKET

Average sale price rose 19.9% year-over-year, and the median gained 10.9%.

Active inventory fell faster than closings from a year ago, improving the absorption period slightly to 17.2 months.

New listings matched last year's pace while Days on Market fell.

Two-bedroom units continued to lead at 34.8%, with one-bedroom units close behind at 31.8%.

66 Closed Sales



164 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| Studio     | \$409,000    | 1.5%        |
| 1 Bedroom  | \$250,000    | 31.8%       |
| 2 Bedroom  | \$870,000    | 34.8%       |
| 3 Bedroom  | \$2,050,000  | 27.3%       |
| 4 Bedroom  | \$2,200,000  | 3.0%        |
| 5 Bedroom  | \$0          | 0.0%        |
| 6 Bedroom  | \$2,600,000  | 1.5%        |
| 7+ Bedroom | \$0          | 0.0%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-----------|----------|-------------|
| Average Sale Price                          | \$1,099,447 | 19.9%   | \$916,783 | -3.2%    | \$1,135,347 |
| Average Price Per SQ FT                     | \$611       | 6.8%    | \$572     | -3.5%    | \$633       |
| Median Sale Price                           | \$737,500   | 10.9%   | \$665,000 | 1.7%     | \$725,000   |
| Number of Closings                          | 66          | -7.0%   | 71        | -34.7%   | 101         |
| Days on Market                              | 127         | -6.2%   | 136       | -8.1%    | 139         |
| Listing Discount (From Original List Price) | 12%         |         | 12%       |          | 11%         |
| New Listings (Listed Within The Quarter)    | 164         | 0.0%    | 164       | -23.4%   | 214         |
| Active Listing Inventory                    | 378         | -10.4%  | 422       | -16.2%   | 451         |
| Absorption Period (Months)                  | 17.2        | -3.6%   | 17.8      | 28.3%    | 13.4        |

# Las Olas

## SINGLE FAMILY HOME MARKET

Average sale price climbed 20.9% year-over-year, and the median sale price rose as well.

Closings rose 20.0% from a year ago, though they were roughly halved from Q2.

Fewer active listings and more closings than a year ago improved the absorption period to 15.1 months.

Five-bedroom homes continued to lead with 37.5% of sales.

24 Closed Sales



68 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$800,000    | 12.5%       |
| 3 Bedroom  | \$2,850,000  | 12.5%       |
| 4 Bedroom  | \$4,050,000  | 16.7%       |
| 5 Bedroom  | \$5,975,000  | 37.5%       |
| 6 Bedroom  | \$6,562,500  | 16.7%       |
| 7+ Bedroom | \$5,850,000  | 4.2%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$5,165,979 | 20.9%   | \$4,271,178 | -1.9%    | \$5,267,426 |
| Average Price Per SQ FT                     | \$1,154     | -2.8%   | \$1,187     | 2.9%     | \$1,121     |
| Median Sale Price                           | \$5,270,500 | 68.1%   | \$3,135,000 | 38.9%    | \$3,795,000 |
| Number of Closings                          | 24          | 20.0%   | 20          | -51.0%   | 49          |
| Days on Market                              | 97          | -33.5%  | 146         | -19.8%   | 121         |
| Listing Discount (From Original List Price) | 15%         |         | 12%         |          | 14%         |
| New Listings (Listed Within The Quarter)    | 68          | 36.0%   | 50          | -5.6%    | 72          |
| Active Listing Inventory                    | 121         | -10.4%  | 135         | 11.0%    | 109         |
| Absorption Period (Months)                  | 15.1        | -25.3%  | 20.3        | 126.6%   | 7           |

# Hollywood

## SINGLE FAMILY HOME MARKET

Average sale price rose 3.1% year-over-year, while the median sales price held near last year's level.

Days on Market shortened 7.2% year-over-year, and the Listing Discount narrowed to 6% from 9%.

Active inventory fell 24.1% while closings edged up 2.5%, improving the absorption period to 4.8 months.

Three-bedroom homes continued to lead with 55.2% of sales.

288 Closed Sales



461 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$200,000    | 0.3%        |
| 2 Bedroom  | \$410,000    | 12.5%       |
| 3 Bedroom  | \$520,000    | 55.2%       |
| 4 Bedroom  | \$660,000    | 23.6%       |
| 5 Bedroom  | \$1,200,000  | 4.9%        |
| 6 Bedroom  | \$1,580,000  | 3.1%        |
| 7+ Bedroom | \$1,550,000  | 0.3%        |

|                                             | Q3 2026   | % Δ(YR) | Q3 2025   | % Δ(QTR) | Q2 2026   |
|---------------------------------------------|-----------|---------|-----------|----------|-----------|
| Average Sale Price                          | \$701,353 | 3.1%    | \$680,225 | 4.4%     | \$672,016 |
| Average Price Per SQ FT                     | \$399     | 2.4%    | \$390     | 0.2%     | \$398     |
| Median Sale Price                           | \$550,000 | -0.9%   | \$555,000 | -1.8%    | \$560,000 |
| Number of Closings                          | 288       | 2.5%    | 281       | -14.5%   | 337       |
| Days on Market                              | 65        | -7.2%   | 70        | -3.0%    | 67        |
| Listing Discount (From Original List Price) | 6%        |         | 9%        |          | 5%        |
| New Listings (Listed Within The Quarter)    | 461       | -19.3%  | 571       | -7.1%    | 496       |
| Active Listing Inventory                    | 463       | -24.1%  | 610       | -9.0%    | 509       |
| Absorption Period (Months)                  | 4.8       | -25.9%  | 6.5       | 6.4%     | 4.5       |

# Hallandale Beach

## SINGLE FAMILY HOME MARKET

Median sale price rose 25.7% year-over-year, while the average sales price edged up 3.7%.

With closings up 10.0% and active inventory down 19.2% from a year ago, the absorption period improved to 8.0 months.

The Listing Discount narrowed to 8%, down from 9% a year ago and 12% in Q2.

Three-bedroom homes remained the top seller at 36.4% of sales.

22 Closed Sales



42 New Listings

|            | Median Price | Sales Share |
|------------|--------------|-------------|
| 1 Bedroom  | \$0          | 0.0%        |
| 2 Bedroom  | \$249,000    | 13.6%       |
| 3 Bedroom  | \$512,000    | 36.4%       |
| 4 Bedroom  | \$493,500    | 27.3%       |
| 5 Bedroom  | \$2,962,500  | 18.2%       |
| 6 Bedroom  | \$0          | 0.0%        |
| 7+ Bedroom | \$9,975,000  | 4.5%        |

|                                             | Q3 2026     | % Δ(YR) | Q3 2025     | % Δ(QTR) | Q2 2026     |
|---------------------------------------------|-------------|---------|-------------|----------|-------------|
| Average Sale Price                          | \$1,518,455 | 3.7%    | \$1,464,470 | -1.3%    | \$1,538,143 |
| Average Price Per SQ FT                     | \$532       | 21.4%   | \$438       | 3.6%     | \$513       |
| Median Sale Price                           | \$528,000   | 25.7%   | \$420,000   | -9.0%    | \$580,000   |
| Number of Closings                          | 22          | 10.0%   | 20          | 4.8%     | 21          |
| Days on Market                              | 90          | 8.3%    | 83          | -10.2%   | 100         |
| Listing Discount (From Original List Price) | 8%          |         | 9%          |          | 12%         |
| New Listings (Listed Within The Quarter)    | 42          | -23.6%  | 55          | -10.6%   | 47          |
| Active Listing Inventory                    | 59          | -19.2%  | 73          | -1.7%    | 60          |
| Absorption Period (Months)                  | 8.0         | -26.5%  | 11.0        | -6.1%    | 8.6         |

# Contact Us

## THIRD QUARTER 2026

### Residential Market Report

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All data was pulled on the dates 10/2/2026, 10/3/2026, and 10/6/2026. 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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