

Q4

2025 RESIDENTIAL MARKET REPORT

INDEX

Brown Harris Stevens THE Craft of Research

9500 SW 61ST CT, PINECREST, FLORIDA

Q4

2025

Miami Beach &
Surrounding Areas



South of Fifth

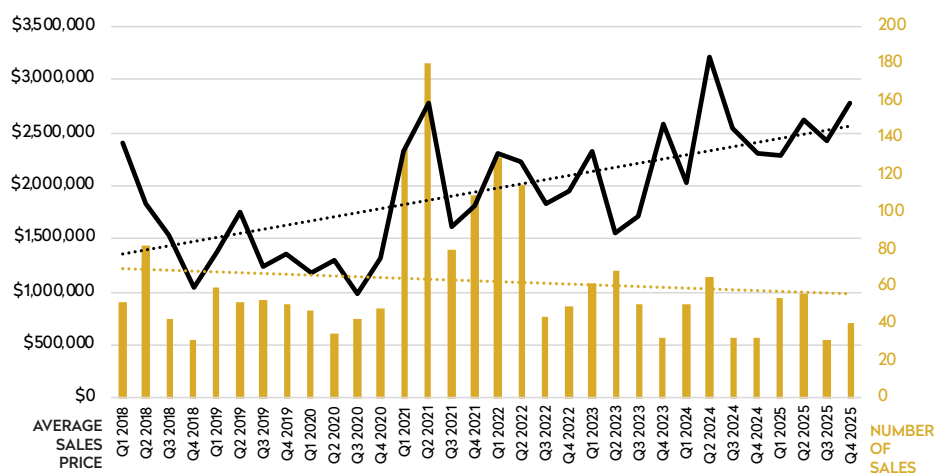
MIAMI BEACH'S CONDOMINIUM SALES

The South of Fifth condominium market closed 2025 with an annual average sale price of \$2,523,786, down 3.2% year-over-year. Total annual closings reached 181 transactions, up 1.7% from the prior year, reflecting stable sales activity despite softer pricing relative to 2024.

In the fourth quarter, the market posted the second-highest quarterly average sale price on record at \$2,776,921, up 17.0% year-over-year. Average price per square foot increased modestly to \$1,378, while the median sale price declined 15.2% annually to \$1,272,500.

Sales activity strengthened, with 40 closings recorded in Q4, representing a 29.0% year-over-year increase. Days on Market lengthened to an average of 153 days, while the absorption period (the number of months needed to sell current inventory at the current pace) improved, declining to 13.6 months.

Two-bedroom residences continued to lead the market, accounting for 37.5% of total closed sales during the quarter.



Q4 2025 VS Q4 2024

Sale Price	+17.0%
Price Per Sq Ft	+0.3%
Closed Sales	+29.0%
Active Inventory	-19.6%
Days On Market	+64.7%
Months Of Inventory	13.6

	# of Closings	% Δ	Avg. Sales Price	% Δ
2018	208	-5.5%	\$1,924,971	46.8%
2019	214	2.9%	\$1,429,574	-25.7%
2020	172	-19.6%	\$1,323,415	-7.4%
2021	503	192.4%	\$2,257,339	70.6%
2022	334	-33.6%	\$2,173,435	-3.7%
2023	212	-36.5%	\$1,969,713	-9.4%
2024	178	-16.0%	\$2,605,995	32.3%
2025	181	1.7%	\$2,523,786	-3.2%

40 Closed Sales



104 New Listings

	Median Price	Sales Share
Studio	\$215,000	2.5%
1 Bedroom	\$425,000	32.5%
2 Bedroom	\$1,550,000	37.5%
3 Bedroom	\$2,799,999	17.5%
4 Bedroom	\$12,275,000	5.0%
5+ Bedroom	\$0	0.0%
Penthouses	\$9,422,500	5.0%

	Q4 2025	% Δ (YR)	Q4 2024	% Δ (QTR)	Q3 2025
Average Sale Price	\$2,776,921	17.0%	\$2,374,097	14.2%	\$2,431,935
Average Price Per SQ FT	\$1,378	0.3%	\$1,373	6.7%	\$1,291
Median Sale Price	\$1,272,500	-15.2%	\$1,500,000	-20.5%	\$1,600,000
Number of Closings	40	29.0%	31	29.0%	31
Days on Market	153	64.7%	93	56.3%	98
Listing Discount (From Original List Price)	12%		13%		11%
New Listings (Listed Within The Quarter)	104	-24.6%	138	33.3%	78
Active Listing Inventory	181	-19.6%	225	7.7%	168
Absorption Period (Months)	13.6	-37.7%	21.8	-16.5%	16.3

Miami Beach

5th St. to W. 63rd St.

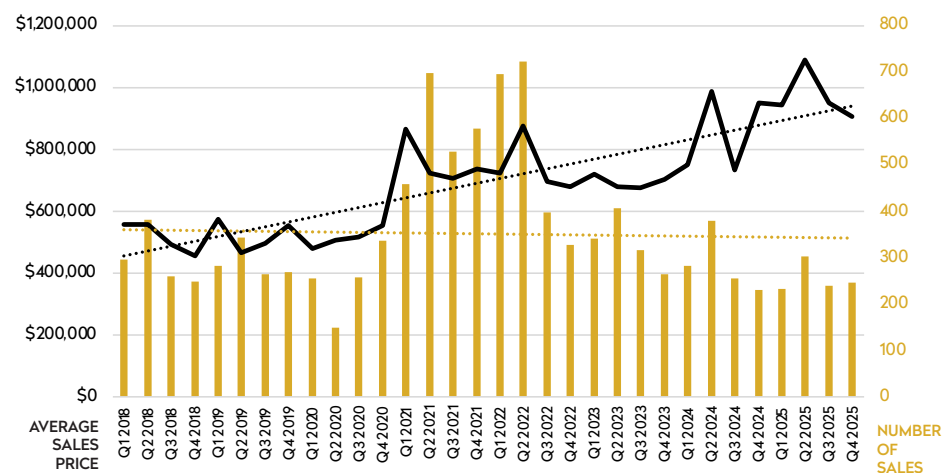
MIAMI BEACH'S CONDOMINIUM SALES

The Miami Beach condominium market closed 2025 with an annual average sale price of \$979,864, marking the highest annual average on record for this market. Despite elevated pricing, total annual sales activity remained below historical norms.

During the fourth quarter, the average sale price totaled \$906,910, down 4.6% year-over-year, while the median sale price rose to \$496,500, increasing 9.1% annually and 15.5% from Q3 2025. Price performance reflected continued resilience in mid-range transactions.

Sales activity improved toward year-end, with 248 closings recorded, exceeding the prior year's fourth quarter. Days on Market averaged 121 days, increasing year-over-year, while the absorption period (the number of months needed to sell current inventory at the current pace) declined to 16.9 months, indicating improved market balance.

One-bedroom residences remained the dominant product type, accounting for 41.9% of total condominium sales during the quarter.



Q4 2025 VS Q4 2024

Sale Price	-4.6%
Price Per Sq Ft	-3.4%
Closed Sales	+7.4%
Active Inventory	-2.9%
Days On Market	+31.0%
Months Of Inventory	16.9

	# of Closings	% Δ	Avg. Sales Price	% Δ
2018	1191	0.8%	\$522,434	-2.0%
2019	1167	-2.0%	\$525,654	0.6%
2020	1001	-14.2%	\$552,709	5.1%
2021	2265	126.3%	\$752,455	36.1%
2022	2102	-7.2%	\$758,849	0.8%
2023	1320	-37.2%	\$697,416	-8.1%
2024	1120	-15.2%	\$844,808	21.1%
2025	1025	-8.5%	\$979,864	16.0%

248 Closed Sales



688 New Listings

	Median Price	Sales Share
Studio	\$280,000	13.3%
1 Bedroom	\$320,000	41.9%
2 Bedroom	\$622,500	32.3%
3 Bedroom	\$2,900,000	8.1%
4 Bedroom	\$4,075,000	2.4%
5+ Bedroom	\$0	0.0%
Penthouses	\$820,000	2.0%

	Q4 2025	% Δ (YR)	Q4 2024	% Δ (QTR)	Q3 2025
Average Sale Price	\$906,910	-4.6%	\$950,579	-4.5%	\$949,347
Average Price Per SQ FT	\$737	-3.4%	\$763	-0.8%	\$743
Median Sale Price	\$496,500	9.1%	\$455,000	15.5%	\$430,000
Number of Closings	248	7.4%	231	2.9%	241
Days on Market	121	31.0%	92	2.1%	118
Listing Discount (From Original List Price)	11%		9%		10%
New Listings (Listed Within The Quarter)	688	-16.5%	824	1.9%	675
Active Listing Inventory	1395	-2.9%	1437	1.3%	1377
Absorption Period (Months)	16.9	-9.6%	18.7	-1.6%	17.1

North Beach

63rd St. to 86th Terrace

CONDOMINIUM MARKET

Average sales price and median price both decreased.

Total closings surged annually.

Days on market significantly reduced, dropping to 107 days.

One-bedroom units led the market, capturing 41.3% of total sales and maintaining their dominance.

63 Closed Sales



159 New Listings

	Median Price	Sales Share
Studio	\$145,000	17.5%
1 Bedroom	\$324,500	41.3%
2 Bedroom	\$675,000	31.7%
3 Bedroom	\$980,000	9.5%
4 Bedroom	\$0	0.0%
5+ Bedroom	\$0	0.0%
Penthouses	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sales Price	\$579,590	-13.2%	\$667,648	-17.6%	\$703,491
Average Price Per SQ FT	\$543	-10.3%	\$606	-11.3%	\$612
Median Sale Price	\$380,000	-17.6%	\$461,000	-14.6%	\$445,000
Number of Closings	63	26.0%	50	-1.6%	64
Days on Market (From Original List Date)	107	-23.8%	141	-5.5%	114
Listing Discount (From Original Sale Price)	10%		10%		11%
New Listings (Listed Within The Quarter)	159	-3.6%	165	-2.5%	163
Active Listing Inventory	281	0.4%	280	-9.6%	311
Absorption Period (Months)	13.4	-20.4%	16.8	-8.2%	14.6

Bal Harbour

CONDOMINIUM MARKET

Median sales price showed resilience, increasing while average sales price fell.

Total closings increased from last quarter.

Days on Market and listing discounts both declined.

Two-bedroom units led sales with 37.5%, replacing three-bedrooms as the top segment from last quarter.

24 Closed Sales



64 New Listings

	Median Price	Sales Share
Studio	\$445,000	8.3%
1 Bedroom	\$368,000	12.5%
2 Bedroom	\$1,400,000	37.5%
3 Bedroom	\$6,760,000	25.0%
4 Bedroom	\$4,250,000	12.5%
5+ Bedroom	\$0	0.0%
Penthouses	\$1,290,000	4.2%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sales Price	\$2,776,021	-4.7%	\$2,913,850	-35.7%	\$4,318,295
Average Price Per SQ FT	\$1,121	-9.0%	\$1,232	-30.6%	\$1,615
Median Sale Price	\$1,610,000	7.3%	\$1,500,000	-35.9%	\$2,512,500
Number of Closings	24	-20.0%	30	9.1%	22
Days on Market (From Original List Date)	125	-8.0%	136	-8.2%	136
Listing Discount (From Original Sale Price)	9%		12%		13%
New Listings (Listed Within The Quarter)	64	-16.9%	77	-1.5%	65
Active Listing Inventory	152	13.4%	134	0.0%	152
Absorption Period (Months)	19.0	41.8%	13.4	-8.3%	20.7

Sunny Isles

CONDOMINIUM MARKET

Median sales price grew significantly compared to last quarter.

Closings rose sharply compared to both prior periods.

Days on Market nearly doubled year-over-year.

Two-bedroom units remained the top sellers with 38.6% of total sales.

176 Closed Sales



518 New Listings

	Median Price	Sales Share
Studio	\$125,000	9.7%
1 Bedroom	\$293,000	19.9%
2 Bedroom	\$567,500	38.6%
3 Bedroom	\$2,000,000	22.2%
4 Bedroom	\$6,100,000	7.4%
5+ Bedroom	\$8,000,000	1.1%
Penthouses	\$1,800,000	1.1%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sales Price	\$1,606,747	6.0%	\$1,515,707	-7.9%	\$1,745,152
Average Price Per SQ FT	\$714	-3.5%	\$740	0.8%	\$708
Median Sale Price	\$705,000	-20.3%	\$885,000	15.6%	\$610,000
Number of Closings	176	30.4%	135	19.7%	147
Days on Market (From Original List Date)	150	52.6%	98	27.4%	118
Listing Discount (From Original List Price)	13%		3%		12%
New Listings (Listed Within The Quarter)	518	3.8%	499	6.6%	486
Active Listing Inventory	1147	3.3%	1110	-4.2%	1197
Absorption Period (Months)	19.6	-20.7%	24.7	-20.0%	24.4

Key Biscayne

CONDOMINIUM MARKET

Overall average sales price and price per square foot inclined.

Closings and active inventory declined.

Days on Market nearly doubled from last year.

Two-bedroom units continue to lead the market with 45.2% of total sales.

31 Closed Sales



70 New Listings

	Median Price	Sales Share
Studio	\$0	0.0%
1 Bedroom	\$550,000	9.7%
2 Bedroom	\$1,108,000	45.2%
3 Bedroom	\$2,910,000	38.7%
4 Bedroom	\$2,000,000	3.2%
5+ Bedroom	\$0	0.0%
Penthouses	\$2,850,000	3.2%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sales Price	\$2,094,065	67.2%	\$1,252,602	22.0%	\$1,717,094
Average Price Per SQ FT	\$1,025	25.9%	\$814	12.4%	\$912
Median Sale Price	\$1,275,000	20.3%	\$1,060,000	-1.2%	\$1,290,000
Number of Closings	31	-24.4%	41	-31.1%	45
Days on Market (From Original List Date)	123	84.0%	67	43.1%	86
Listing Discount (From Original Sale Price)	8%		6%		9%
New Listings (Listed Within The Quarter)	70	-22.2%	90	2.9%	68
Active Listing Inventory	117	4.5%	112	-4.9%	123
Absorption Period (Months)	11.3	38.2%	8.2	38.1%	8.2

Surfside Condos

CONDOMINIUM MARKET

Median and average sales prices experienced a notable decline.

Number of closings rose annually, yet fell from last quarter.

The absorption period significantly expanded, more than doubling from the previous quarter.

One- and two- bedroom units led the market with 40% of sales each, whereas last quarter, two-bedroom units held the highest.

10 Closed Sales



59 New Listings

	Median Price	Sales Share
Studio	\$0	0.0%
1 Bedroom	\$405,000	40.0%
2 Bedroom	\$605,388	40.0%
3 Bedroom	\$6,590,000	20.0%
4 Bedroom	\$0	0.0%
5+ Bedroom	\$0	0.0%
Penthouses	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$1,729,328	-32.0%	\$2,543,444	-66.0%	\$5,093,450
Average Price Per SQ FT	\$801	-35.8%	\$1,247	-51.5%	\$1,652
Median Sale Price	\$525,000	-43.2%	\$925,000	-50.2%	\$1,055,000
Number of Closings	10	11.1%	9	-60.0%	25
Days on Market	68	-47.7%	131	-57.8%	162
Listing Discount (From Original List Price)	11%		7%		12%
New Listings (Listed Within The Quarter)	59	9.3%	54	25.5%	47
Active Listing Inventory	104	-19.4%	129	2.0%	102
Absorption Period (Months)	31.2	-27.4%	43	154.9%	12.24

Miami Beach

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

SINGLE FAMILY HOME MARKET

Sales prices fluctuated, showing a quarterly increase but an annual decline.

Number of closings dropped from both comparable quarters.

Absorption period dropped year-over-year due to a larger drop in active listings.

Three-bedroom homes led sales capturing 31.3% of the market, whereas, last quarter five-bedroom homes held the highest.

32 Closed Sales



101 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$0	0.0%
3 Bedroom	\$2,352,100	31.3%
4 Bedroom	\$2,700,000	18.8%
5 Bedroom	\$5,675,000	18.8%
6 Bedroom	\$7,175,000	15.6%
7+ Bedroom	\$17,500,000	15.6%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$7,508,596	-22.7%	\$9,716,712	35.5%	\$5,543,313
Average Price Per SQ FT	\$1,725	-7.1%	\$1,857	27.6%	\$1,352
Median Sale Price	\$3,900,000	-19.6%	\$4,850,000	50.0%	\$2,600,000
Number of Closings	32	-3.0%	33	-22.0%	41
Days on Market	147	-7.8%	159	11.0%	132
Listing Discount (From Original List Price)	11%		14%		16%
New Listings (Listed Within The Quarter)	101	-20.5%	127	48.5%	68
Active Listing Inventory	169	-8.2%	184	14.2%	148
Absorption Period (Months)	15.8	-5.3%	16.7	46.3%	10.8

Key Biscayne

SINGLE FAMILY HOME MARKET

Average sales price continued to trend upward.

Number of closings declined, while Days on Market extended.

The absorption period expanded significantly due to reduced sales volume.

Listing discounts softened to an average 7% off original list price.

8 Closed Sales



15 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$0	0.0%
3 Bedroom	\$2,625,000	37.5%
4 Bedroom	\$0	0.0%
5 Bedroom	\$5,732,500	50.0%
6 Bedroom	\$5,220,000	12.5%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$7,010,625	33.1%	\$5,265,775	30.7%	\$5,363,386
Average Price Per SQ FT	\$1,595	-18.3%	\$1,953	-2.1%	\$1,629
Median Sale Price	\$5,242,500	71.0%	\$3,066,375	32.7%	\$3,950,000
Number of Closings	8	-20.0%	10	-27.3%	11
Days on Market	93	-30.8%	134	-30.5%	133
Listing Discount (From Original List Price)	7%		11%		8%
New Listings (Listed Within The Quarter)	15	-16.7%	18	-21.1%	19
Active Listing Inventory	47	38.2%	34	6.8%	44
Absorption Period (Months)	17.6	72.8%	10.2	46.9%	12.0

Bal Harbour, Bay Harbor Islands & Indian Creek

SINGLE FAMILY HOME MARKET

The median sales price more than doubled from the prior quarter.

Closings matched Q4 2024 levels but declined from Q3 2025.

Active inventory continued to rise.

Higher inventory and fewer sales extended the absorption period.

2 Closed Sales



11 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$0	0.0%
3 Bedroom	\$0	0.0%
4 Bedroom	\$6,335,000	100.0%
5 Bedroom	\$0	0.0%
6 Bedroom	\$0	0.0%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$6,335,000	-62.7%	\$17,000,000	83.7%	\$3,449,167
Average Price Per SQ FT	\$1,657	-36.0%	\$2,587	11.3%	\$1,488
Median Sale Price	\$6,335,000	-62.7%	\$17,000,000	109.6%	\$3,022,500
Number of Closings	2	0.0%	2	-33.3%	3
Days on Market	112	-52.6%	237	28.0%	88
Listing Discount (From Original List Price)	13%		15%		8%
New Listings (Listed Within The Quarter)	11	37.5%	8	0.0%	11
Active Listing Inventory	19	11.8%	17	35.7%	14
Absorption Period (Months)	28.5	11.8%	25.5	103.6%	14.0

Q4
2025

Greater Miami



Brickell

The Miami River to Interstate 95 to the Rickenbacker Causeway

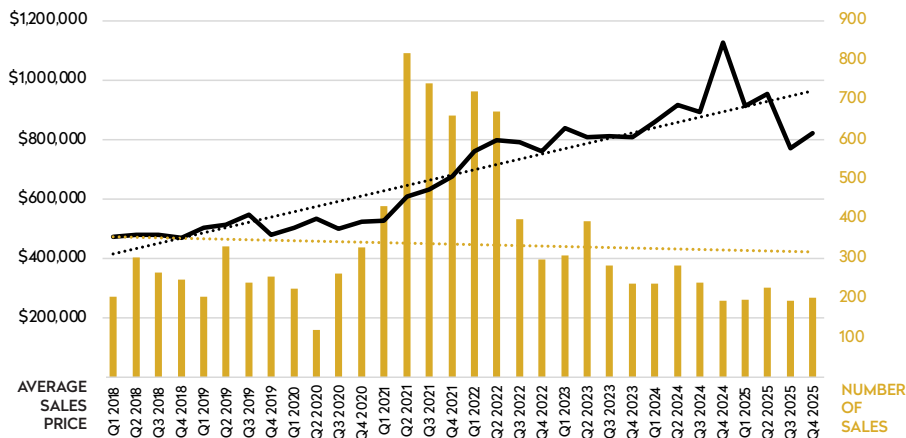
CONDOMINIUM SALES

The Brickell condominium market closed 2025 with an annual average sales price of \$868,269, reflecting a 7.5% decrease year-over-year. Total annual sales reached 819 transactions, down 12.6% from the prior year, continuing a decline in overall transaction volume.

In the fourth quarter, the average sale price totaled \$821,989, down 33.7% year-over-year. Average price per square foot declined to \$657, reflecting a 12.0% annual decrease, while the median sale price fell to \$660,000, down 14.8% from the same quarter last year.

Despite pricing pressure, sales activity improved modestly, with 201 closings recorded, up 3.1% year-over-year. Days on Market averaged 113 days, increasing 16.6% annually, while listing discounts averaged 8%. The absorption period (months of inventory at the current pace) expanded to 17.0 months, reflecting a 4.6% increase year-over-year.

Two-bedroom residences led market activity, accounting for 44.8% of all closed sales during the quarter, maintaining their position as the dominant unit type in Brickell.



Q4 2025 VS Q4 2024

Sale Price	-33.7%
Price Per Sq Ft	-12.0%
Closed Sales	+3.1%
Active Inventory	+7.9%
Days On Market	+16.6%
Months Of Inventory	17.0

	# of Closings	% Δ	Avg. Sales Price	% Δ
2018	1003	10.8%	\$476,207	1.7%
2019	1025	2.2%	\$506,997	6.5%
2020	934	-8.9%	\$510,226	0.6%
2021	2656	184.4%	\$619,375	21.4%
2022	2016	-24.1%	\$801,686	29.4%
2023	1204	-40.3%	\$820,168	2.3%
2024	937	-22.2%	\$939,175	14.5%
2025	819	-12.6%	\$868,269	-7.5%

201 Closed Sales



546 New Listings

	Median Price	Sales Share
Studio	\$330,000	3.5%
1 Bedroom	\$489,500	35.8%
2 Bedroom	\$782,500	44.8%
3 Bedroom	\$1,195,000	11.4%
4 Bedroom	\$4,200,000	1.5%
5+ Bedroom	\$0	0.0%
Penthouses	\$960,000	3.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$821,989	-33.7%	\$1,240,527	8.8%	\$755,847
Average Price Per SQ FT	\$657	-12.0%	\$746	2.0%	\$644
Median Sale Price	\$660,000	-14.8%	\$775,000	10.2%	\$599,000
Number of Closings	201	3.1%	195	3.1%	195
Days on Market	113	16.6%	97	6.7%	106
Listing Discount (From Original List Price)	8%		8%		9%
New Listings (Listed Within The Quarter)	546	-7.5%	590	-10.8%	612
Active Listing Inventory	1140	7.9%	1057	-5.2%	1202
Absorption Period (Months)	17.0	4.6%	16.3	-8.0%	18.5

Downtown Miami

CONDOMINIUM MARKET

Average and median sales prices declined.

Closings decreased, extending the absorption period.

Days on Market increased significantly year over year.

One-bedroom units continue to lead the market with 41.6% of total sales.

101 Closed Sales



375 New Listings

	Median Price	Sales Share
Studio	\$412,500	5.9%
1 Bedroom	\$450,000	41.6%
2 Bedroom	\$642,000	34.7%
3 Bedroom	\$1,275,000	12.9%
4 Bedroom	\$0	0.0%
5+ Bedroom	\$6,550,000	2.0%
Penthouses	\$605,000	3.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$793,875	-31.4%	\$1,156,715	-24.4%	\$1,049,825
Average Price Per SQ FT	\$662	-8.9%	\$727	-6.1%	\$705
Median Sale Price	\$565,000	-11.0%	\$635,000	-4.2%	\$590,000
Number of Closings	101	-7.3%	109	-6.5%	108
Days on Market	117	33.5%	88	-16.2%	140
Listing Discount (From Original List Price)	11%		8%		11%
New Listings (Listed Within The Quarter)	375	-9.6%	415	1.1%	371
Active Listing Inventory	801	5.5%	759	3.2%	776
Absorption Period (Months)	23.8	13.9%	20.9	10.4%	21.6

Edgewater

CONDOMINIUM MARKET

Overall sales price and number of closings declined.

Days on market fluctuated to 132 marketing days.

Due to a larger drop in active inventory, the absorption period fell from Q3 2025.

One-bedroom and two-bedroom units tied for market leadership, whereas last quarter two-bedroom units led.

86 Closed Sales



238 New Listings

	Median Price	Sales Share
Studio	\$230,000	3.5%
1 Bedroom	\$380,000	33.7%
2 Bedroom	\$720,000	33.7%
3 Bedroom	\$1,452,500	23.3%
4 Bedroom	\$3,900,000	2.3%
5+ Bedroom	\$0	0.0%
Penthouses	\$3,390,000	3.5%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$970,981	-2.3%	\$993,928	-32.1%	\$1,430,156
Average Price Per SQ FT	\$672	-6.7%	\$721	-10.8%	\$754
Median Sale Price	\$657,500	-13.5%	\$760,000	-23.5%	\$860,000
Number of Closings	86	-11.3%	97	-1.1%	87
Days on Market	132	9.8%	120	-16.4%	158
Listing Discount (From Original List Price)	9%		9%		11%
New Listings (Listed Within The Quarter)	238	16.1%	205	-15.9%	283
Active Listing Inventory	524	14.4%	458	-5.4%	554
Absorption Period (Months)	18.28	29.0%	14.2	-4.3%	19.1

Coconut Grove

CONDOMINIUM MARKET

Average sale price declined year-over-year.

Sales activity slowed, with fewer closings.

Days on market, or marketing time, expanded.

Three-bedroom units continue to lead the market with 60% of sales.

5 Closed Sales



18 New Listings

	Median Price	Sales Share
Studio	\$0	0.0%
1 Bedroom	\$0	0.0%
2 Bedroom	\$1,305,000	40.0%
3 Bedroom	\$1,700,000	60.0%
4 Bedroom	\$0	0.0%
5+ Bedroom	\$0	0.0%
Penthouses	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$1,752,000	-15.6%	\$2,075,188	-9.8%	\$1,943,361
Average Price Per SQ FT	\$1,007	-26.3%	\$1,366	3.2%	\$975
Median Sale Price	\$1,650,000	-3.6%	\$1,711,250	5.1%	\$1,570,000
Number of Closings	5	-37.5%	8	-72.2%	18
Days on Market	67	3.5%	65	22.3%	55
Listing Discount (From Original List Price)	10%		12%		9%
New Listings (Listed Within The Quarter)	18	-18.2%	22	-14.3%	21
Active Listing Inventory	37	-5.1%	39	-5.1%	39
Absorption Period (Months)	22.2	51.8%	14.6	241.5%	6.5

Coral Gables

CONDOMINIUM MARKET

Overall average and median sales price fell.

Number of closings increased, as Days on Market expanded.

Due to a growth in sales, the absorption period declined.

Two-bedroom units continued to lead the market, representing 51.6% of total sales.

62 Closed Sales



82 New Listings

	Median Price	Sales Share
Studio	\$0	0.0%
1 Bedroom	\$335,750	19.4%
2 Bedroom	\$528,000	51.6%
3 Bedroom	\$1,100,000	21.0%
4 Bedroom	\$1,300,000	1.6%
5+ Bedroom	\$3,800,000	1.6%
Penthouses	\$1,800,000	4.8%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$746,102	-10.3%	\$831,499	-8.2%	\$812,716
Average Price Per SQ FT	\$512	-15.7%	\$608	-11.0%	\$576
Median Sale Price	\$528,000	-8.2%	\$575,000	-1.3%	\$535,000
Number of Closings	62	31.9%	47	6.9%	58
Days on Market	87	12.3%	78	30.4%	67
Listing Discount (From Original List Price)	8%		7%		7%
New Listings (Listed Within The Quarter)	82	-24.1%	108	-8.9%	90
Active Listing Inventory	128	-17.4%	155	-15.8%	152
Absorption Period (Months)	6.2	-37.4%	9.9	-21.2%	7.9

Pinecrest

CONDOMINIUM MARKET

Average and median sales prices declined.

Closings increased, improving absorption from the prior quarter.

Days on market decreased from the previous quarter.

One-bedroom and two-bedroom units tied at 44.4% each of total sales.

9 Closed Sales



14 New Listings

	Median Price	Sales Share
Studio	\$0	0.0%
1 Bedroom	\$231,000	44.4%
2 Bedroom	\$283,000	44.4%
3 Bedroom	\$320,000	11.1%
4 Bedroom	\$0	0.0%
5+ Bedroom	\$0	0.0%
Penthouses	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$259,337	-32.3%	\$382,863	-64.0%	\$720,361
Average Price Per SQ FT	\$330	-15.4%	\$390	-15.3%	\$390
Median Sale Price	\$271,537	-16.8%	\$326,450	-41.9%	\$467,525
Number of Closings	9	12.5%	8	28.6%	7
Days on Market	93	17.4%	79	-41.5%	159
Listing Discount (From Original List Price)	12%		6%		11%
New Listings (Listed Within The Quarter)	14	16.7%	12	-17.6%	17
Active Listing Inventory	25	13.6%	22	8.7%	23
Absorption Period (Months)	8.3	1.0%	8.3	-15.5%	9.9

Coral Gables

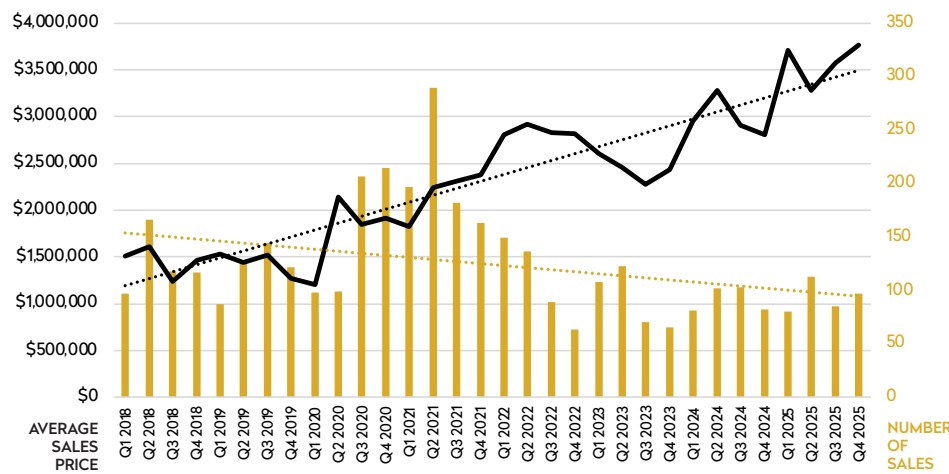
SINGLE FAMILY HOME SALES

The Coral Gables single-family home market closed 2025 with an annual average sales price of \$3,565,126, marking the highest annual average sales price on record for this market. Total annual sales reached 375 transactions, up 4.2% year-over-year, reflecting stable sales activity alongside record pricing.

In the fourth quarter, the average sale price rose to \$3,771,441, representing a 34.5% increase year-over-year and the highest quarterly average sales price ever recorded in the Coral Gables single-family market. Average price per square foot increased to \$996, up 2.7% annually, while the median sale price registered \$1,915,000, rising 0.1% from the same quarter last year.

The quarter recorded 97 closings, reflecting a 18.3% year-over-year increase. Days on Market averaged 89 days, increasing 52.1% annually. Listing discounts averaged 11%, while new listings totaled 137, down 2.8% year-over-year. Active inventory held steady at 171 listings, and the absorption period (months of inventory at the current pace) declined to 5.3 months, down 17.4% year-over-year.

Three-bedroom residences continue to lead sales accounting for 45.4%, followed by four-bedroom homes at 21.6% and five-bedroom homes at 13.4%.



Q4 2025 VS Q4 2024

Sale Price	+34.5%
Price Per Sq Ft	+2.7%
Closed Sales	+18.3%
Active Inventory	-2.3%
Days On Market	+52.1%
Months Of Inventory	5.3

	# of Closings	% Δ	Avg. Sales Price	% Δ
2018	498	-4.2%	\$1,469,053	18.5%
2019	482	-3.2%	\$1,443,280	-1.8%
2020	619	28.4%	\$1,819,812	26.1%
2021	832	34.4%	\$2,184,432	20.0%
2022	439	-47.2%	\$2,852,290	30.6%
2023	368	-16.2%	\$2,462,481	-13.7%
2024	360	-2.2%	\$3,037,118	23.3%
2025	375	4.2%	\$3,565,126	17.4%

97 Closed Sales



137 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$1,300,000	6.2%
3 Bedroom	\$1,485,000	45.4%
4 Bedroom	\$2,400,000	21.6%
5 Bedroom	\$3,925,000	13.4%
6 Bedroom	\$6,200,000	9.3%
7+ Bedroom	\$15,000,000	4.1%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$3,771,441	34.5%	\$2,803,997	5.5%	\$3,575,095
Average Price Per SQ FT	\$996	2.7%	\$970	-0.4%	\$1,000
Median Sale Price	\$1,915,000	0.1%	\$1,912,237	-1.8%	\$1,950,000
Number of Closings	97	18.3%	82	14.1%	85
Days on Market	89	52.1%	58	37.8%	65
Listing Discount (From Original List Price)	11%		9%		11%
New Listings (Listed Within The Quarter)	137	-2.8%	141	3.8%	132
Active Listing Inventory	171	-2.3%	175	-8.1%	186
Absorption Period (Months)	5.3	-17.4%	6.4	-19.4%	6.6

Coconut Grove

SINGLE FAMILY HOME MARKET

Average sales price increased from Q3 2025.

Closings matched last year's quarter.

Days on Market, or marketing time, doubled from last quarter.

Lower inventory levels shortened the absorption period year-over-year.

6 Closed Sales



7 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$1,658,500	33.3%
3 Bedroom	\$1,395,000	16.7%
4 Bedroom	\$3,000,000	16.7%
5 Bedroom	\$6,647,500	33.3%
6 Bedroom	\$0	0.0%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$3,501,167	-32.0%	\$5,148,411	44.4%	\$2,424,833
Average Price Per SQ FT	\$1,105	-2.5%	\$1,133	5.4%	\$1,048
Median Sale Price	\$2,350,000	-59.1%	\$5,750,000	-1.1%	\$2,375,000
Number of Closings	6	0.0%	6	-50.0%	12
Days on Market	146	46.0%	100	118.8%	67
Listing Discount (From Original List Price)	12%		12%		13%
New Listings (Listed Within The Quarter)	7	-36.4%	11	-22.2%	9
Active Listing Inventory	11	-21.4%	14	10.0%	10
Absorption Period (Months)	5.5	-21.4%	7.0	120.0%	2.5

South Miami

SINGLE FAMILY HOME MARKET

Average sales price increased year-over-year.

Closings declined as Days on Market increased.

Reduced inventory improved absorption from the prior quarter.

Three-bedroom and four-bedroom homes tied for market leadership.

17 Closed Sales



24 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$663,750	23.5%
3 Bedroom	\$1,097,500	35.3%
4 Bedroom	\$1,777,500	35.3%
5 Bedroom	\$3,488,000	5.9%
6 Bedroom	\$0	0.0%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$1,364,118	5.4%	\$1,294,375	-16.0%	\$1,623,421
Average Price Per SQ FT	\$634	-7.1%	\$683	-11.5%	\$717
Median Sale Price	\$1,070,000	-4.0%	\$1,115,000	-10.8%	\$1,200,000
Number of Closings	17	-34.6%	26	-10.5%	19
Days on Market	87	2.9%	84	61.7%	54
Listing Discount (From Original List Price)	9%		15%		7%
New Listings (Listed Within The Quarter)	24	-4.0%	25	-31.4%	35
Active Listing Inventory	31	-20.5%	39	-26.2%	42
Absorption Period (Months)	5.5	21.6%	4.5	-17.5%	6.6

Ponce Davis

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

SINGLE FAMILY HOME MARKET

Average sale price rose sharply due to two higher-priced transactions.

Number of closings doubled annually.

Listing discount, declined to 3%.

Four-bedroom homes led sales, replacing six-bedroom homes from last quarter.

4 Closed Sales



5 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0%
2 Bedroom	\$0	0%
3 Bedroom	\$0	0%
4 Bedroom	\$6,000,000	50%
5 Bedroom	\$15,660,000	25%
6 Bedroom	\$19,500,000	25%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$11,790,000	223.0%	\$3,650,000	38.2%	\$8,532,500
Average Price Per SQ FT	\$1,810	79.6%	\$1,008	33.0%	\$1,360
Median Sale Price	\$10,930,000	199.5%	\$3,650,000	84.5%	\$5,925,000
Number of Closings	4	100.0%	2	-33.3%	6
Days on Market	45	-40.4%	76	-43.5%	80
Listing Discount (From Original List Price)	3%		4%		9%
New Listings (Listed Within The Quarter)	5	-28.6%	7	-28.6%	7
Active Listing Inventory	12	0.0%	12	20.0%	10
Absorption Period (Months)	9	-50.0%	18	80.0%	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, while number of closings fell.

Days on Market more than doubled from the previous year.

New listings rose notably during the quarter.

Lower sales volume extended the absorption period.

4 Closed Sales



12 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$0	0.0%
3 Bedroom	\$0	0.0%
4 Bedroom	\$3,475,000	25.0%
5 Bedroom	\$5,600,000	25.0%
6 Bedroom	\$5,450,000	25.0%
7+ Bedroom	\$9,650,000	25.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$6,043,750	50.7%	\$4,009,167	52.9%	\$3,952,500
Average Price Per SQ FT	\$1,077	3.2%	\$1,043	7.9%	\$998
Median Sale Price	\$5,525,000	27.4%	\$4,337,500	52.4%	\$3,625,000
Number of Closings	4	-33.3%	6	-33.3%	6
Days on Market	216	99.5%	108	433.4%	40
Listing Discount (From Original List Price)	5%		4%		6%
New Listings (Listed Within The Quarter)	12	300.0%	3	20.0%	10
Active Listing Inventory	13	-13.3%	15	30.0%	10
Absorption Period (Months)	9.8	30.0%	7.5	95.0%	5.0

Pinecrest

SINGLE FAMILY HOME MARKET

Average sale price declined while closings increased.

Listing discounts narrowed to 10%

Higher sales volume reduced the absorption period.

Four-bedroom homes led activity with 35.4% of total sales, whereas last quarter five-bedroom homes led.

48 Closed Sales



76 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$0	0.0%
3 Bedroom	\$1,375,000	2.1%
4 Bedroom	\$2,390,000	35.4%
5 Bedroom	\$2,500,000	29.2%
6 Bedroom	\$3,999,500	25.0%
7+ Bedroom	\$6,412,500	8.3%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$3,342,684	-12.4%	\$3,815,902	-11.0%	\$3,757,548
Average Price Per SQ FT	\$763	-11.1%	\$858	-4.0%	\$795
Median Sale Price	\$2,825,000	-0.2%	\$2,832,000	8.7%	\$2,600,000
Number of Closings	48	45.5%	33	-12.7%	55
Days on Market	116	19.6%	97	5.2%	110
Listing Discount (From Original List Price)	10%		11%		13%
New Listings (Listed Within The Quarter)	76	-2.6%	78	-9.5%	84
Active Listing Inventory	122	22.0%	100	-8.3%	133
Absorption Period (Months)	7.6	-16.1%	9	5.1%	7.3

Palmetto Bay

SINGLE FAMILY HOME MARKET

Overall sales price dropped.

Number of closings increased yearly.

The absorption period declined due to sales.

Four-bedroom homes continue lead the market with the largest share of sales at 56.7%.

67 Closed Sales



96 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$0	0.0%
3 Bedroom	\$965,000	26.9%
4 Bedroom	\$1,165,000	56.7%
5 Bedroom	\$1,600,000	13.4%
6 Bedroom	\$1,412,500	3.0%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$1,209,280	-5.6%	\$1,280,828	-6.6%	\$1,295,346
Average Price Per SQ FT	\$488	-1.3%	\$495	-1.0%	\$493
Median Sale Price	\$1,150,000	-4.2%	\$1,200,000	4.5%	\$1,100,000
Number of Closings	67	19.6%	56	-1.5%	68
Days on Market	76	26.3%	60	17.4%	65
Listing Discount (From Original List Price)	10%		10%		10%
New Listings (Listed Within The Quarter)	96	5.5%	91	-11.1%	108
Active Listing Inventory	112	13.1%	99	-17.0%	135
Absorption Period (Months)	5.0	-5.4%	5.3	-15.8%	6.0

Q4

2025

Fort Lauderdale



Las Olas

CONDOMINIUM MARKET

Average sales price and price per square foot increased.

Closings declined modestly.

Days on Market continued to lengthen.

Two-bedroom units continue to lead the market, representing 47.9% of total sales.

73 Closed Sales



274 New Listings

	Median Price	Sales Share
Studio	\$185,000	4.1%
1 Bedroom	\$275,000	26.0%
2 Bedroom	\$625,000	47.9%
3 Bedroom	\$1,675,000	13.7%
4 Bedroom	\$6,342,500	2.7%
5 Bedroom	\$0	0.0%
6 Bedroom	\$2,488,500	5.5%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$1,108,749	37.5%	\$806,076	29.9%	\$853,450
Average Price Per SQ FT	\$618	18.5%	\$522	13.1%	\$547
Median Sale Price	\$590,000	14.6%	\$515,000	15.7%	\$510,000
Number of Closings	73	-7.6%	79	-5.2%	77
Days on Market	151	18.5%	128	3.1%	147
Listing Discount (From Original List Price)	11%		13%		12%
New Listings (Listed Within The Quarter)	274	19.1%	230	45.7%	188
Active Listing Inventory	500	-	507	-	422
Absorption Period (Months)	20.5	-	19.3	-	16.4

Hallandale Beach

SINGLE FAMILY HOME MARKET

Average sales price rose annually, while price per square foot declined.

Median sale price moved higher.

Closings increased while Days on Market expanded significantly.

Three-bedroom homes continue to lead the market, accounting for 42.9% of total sales.

21 Closed Sales



43 New Listings

	Median Price	Sales Share
1 Bedroom	\$61,500	4.8%
2 Bedroom	\$370,000	19.0%
3 Bedroom	\$525,000	42.9%
4 Bedroom	\$509,000	14.3%
5 Bedroom	\$587,500	9.5%
6 Bedroom	\$5,850,000	9.5%
7+ Bedroom	\$0	0.0%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$979,024	41.9%	\$689,800	-33.1%	\$1,464,470
Average Price Per SQ FT	\$370	-13.1%	\$425	-15.6%	\$438
Median Sale Price	\$515,000	12.0%	\$460,000	22.6%	\$420,000
Number of Closings	21	5.0%	20	5.0%	20
Days on Market	104	110.3%	50	26.2%	83
Listing Discount (From Original List Price)	8%		7%		9%
New Listings (Listed Within The Quarter)	43	-12.2%	49	-15.7%	51
Active Listing Inventory	66	-	70	-	73
Absorption Period (Months)	9.4	-	10.5	-	11.0

Hollywood

SINGLE FAMILY HOME MARKET

Average sale price increased while median sales price declined.

Sales volume remained stable annually, as days on market extended.

Inventory expanded, pushing absorption to 6.8 months.

Three-bedroom homes continue to lead with 54.4% of transactions.

250 Closed Sales



569 New Listings

	Median Price	Sales Share
1 Bedroom	\$411,000	0.8%
2 Bedroom	\$435,000	15.2%
3 Bedroom	\$504,500	54.4%
4 Bedroom	\$730,000	23.6%
5 Bedroom	\$1,200,000	4.0%
6 Bedroom	\$2,256,250	1.6%
7+ Bedroom	\$2,600,000	0.4%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$725,255	5.6%	\$686,531	6.6%	\$680,513
Average Price Per SQ FT	\$397	2.1%	\$388	1.9%	\$389
Median Sale Price	\$540,000	-6.9%	\$580,000	-2.7%	\$555,000
Number of Closings	250	1.2%	247	-10.4%	279
Days on Market	85	27.7%	66	20.5%	70
Listing Discount (From Original List Price)	8%		7%		8%
New Listings (Listed Within The Quarter)	569	14.9%	495	0.0%	569
Active Listing Inventory	567	-	0	-	610
Absorption Period (Months)	6.8	-	0.0	-	6.6

Las Olas

SINGLE FAMILY HOME MARKET

Overall average sales price fell.

Transaction activity increased alongside a rise in new listings.

Listing discounts narrowed to 7%.

A growth in sales shortened the absorption period from Q3 2025.

30 Closed Sales



91 New Listings

	Median Price	Sales Share
1 Bedroom	\$0	0.0%
2 Bedroom	\$858,600	3%
3 Bedroom	\$1,613,188	33%
4 Bedroom	\$3,370,000	33%
5 Bedroom	\$4,050,000	17%
6 Bedroom	\$7,250,000	10%
7+ Bedroom	\$9,500,000	3%

	Q4 2025	% Δ(YR)	Q4 2024	% Δ(QTR)	Q3 2025
Average Sale Price	\$4,700,087	-15.1%	\$5,533,842	14.3%	\$4,113,026
Average Price Per SQ FT	\$1,090	-9.1%	\$1,198	-5.3%	\$1,150
Median Sale Price	\$3,109,450	-18.2%	\$3,800,000	0.3%	\$3,100,000
Number of Closings	30	42.9%	21	42.9%	21
Days on Market	123	43.4%	86	-16.4%	148
Listing Discount (From Original List Price)	7%		12%		12%
New Listings (Listed Within The Quarter)	91	37.9%	66	78.4%	51
Active Listing Inventory	142	-	0	5.2%	135
Absorption Period (Months)	14.2	-	0	-26.4%	19

Contact Us

FOURTH QUARTER 2025

Residential Market Report

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BHS THE Craft OF Research

All data was pulled on the dates 1/2/2026, 1/5/2026, and 1/6/2026. 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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