



# Fourth Quarter 2019 Miami Beach Luxury Condo Report

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This report highlights any transactions entered into the Multiple Listing Service (MLS) and does not include developer sales or new construction that is not included within the MLS.

# Miami Beach Market Report **Condo Resales**

<b>PROJECT</b>		One Ocean		Apogee		Continuum South		Continuum North
<b>DEVELOPER</b>		Related Group		Related		Bruce Eichner		Bruce Eichner
<b>ARCHITECT</b>		Enrique Norten/ TEN Arquitectos		Sieger-Suarez		Fullerton-Diaz		Sieger-Suarez
<b>ADDRESS</b>		1 Collins Ave.		800 S. Pointe Dr.		100 S. Pointe Dr.		50 S. Pointe Dr.
<b>PROJECT AREA</b>		Miami Beach		Miami Beach		Miami Beach		Miami Beach
<b>FLOORS</b>		7		22		40		37
<b>UNITS</b>		50		67		318		203
<b>COMPLETION DATE</b>		2016		2007		2002		2007

<b>PROJECT</b>		ICON South Beach		The Setai		Faena House		Edition
<b>DEVELOPER</b>		Related		Setai Group		Faena Group		Ian Schrager
<b>ARCHITECT</b>		Michael Graves		Alayo & Denniston		Foster +Partners		John Pawson
<b>ADDRESS</b>		450 Alton Rd.		101 20th St.		3315 Collins Ave.		2901 Collins Ave.
<b>PROJECT AREA</b>		Miami Beach		Miami Beach		Miami Beach		Miami Beach
<b>FLOORS</b>		35, 40		41		16		11
<b>UNITS</b>		290		163		44		26
<b>COMPLETION DATE</b>		2005		2004		2015		2014

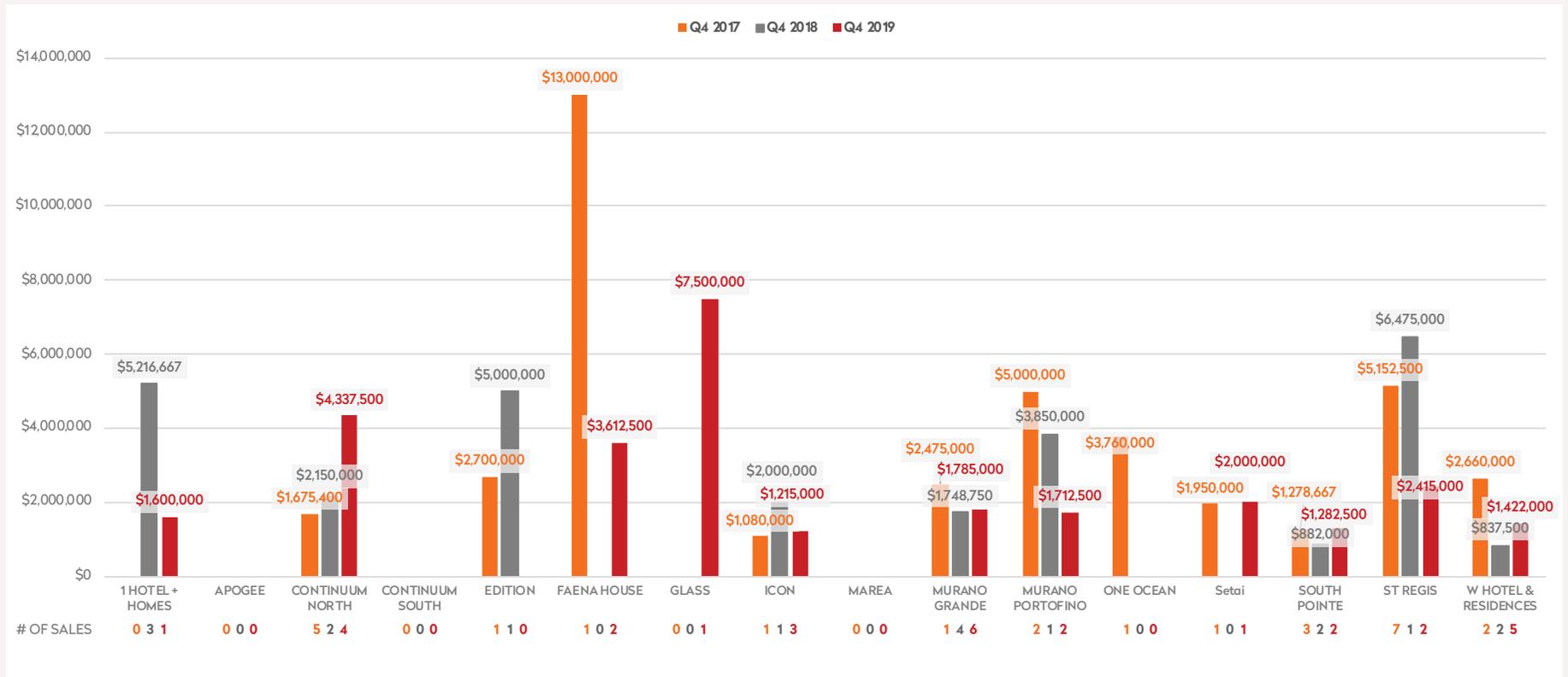
# Miami Beach Market Report **Condo Resales**

<b>PROJECT</b>		The St. Regis		Marea Miami Beach		South Pointe Towers		Murano Grande
<b>DEVELOPER</b>		Starwood		Related		John A. Hinson		Related
<b>ARCHITECT</b>		Sieger-Suarez		Sieger-Suarez		–		Sieger-Suarez
<b>ADDRESS</b>		9701, 9703, & 9705 Collins Ave.		801 S Pointe Dr.		400 South Pointe Dr.		400 Alton Rd.
<b>PROJECT AREA</b>		Miami Beach		Miami Beach		Miami Beach		Miami Beach
<b>FLOORS</b>		24		8		25		25, 31, 37
<b>UNITS</b>		268		30		208		270
<b>COMPLETION DATE</b>		2012		2015		1987		2003

<b>PROJECT</b>		Murano Portofino		W Hotel/Residences		One Hotel & Homes		Glass
<b>DEVELOPER</b>		Related		Tristar, Related, Starwood		LeFrak and Starwood Capital		Terra Group
<b>ARCHITECT</b>		Sieger-Suarez		Nichols Brosch & Costas Kondylis		HKS Inc. & Kobi Karp		Rene Gonzalez
<b>ADDRESS</b>		1000 S. Pointe Dr.		2201 Collins Ave.		102 24th St.		120 Ocean Dr.
<b>PROJECT AREA</b>		Miami Beach		Miami Beach		Miami Beach		Miami Beach
<b>FLOORS</b>		17, 28, 37		20		17		18
<b>UNITS</b>		189		511		158		10
<b>COMPLETION DATE</b>		2002		2008		2015		2015

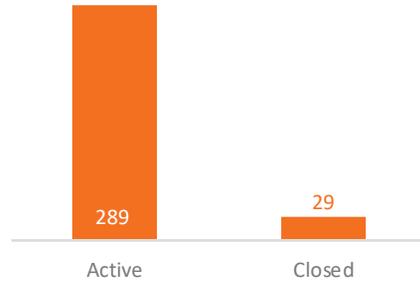
# Miami Beach Market Report **Condo Resales** Year Over Year Sales

Average **Active** PPSF by Building and Unit Type



# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales Market Snapshot

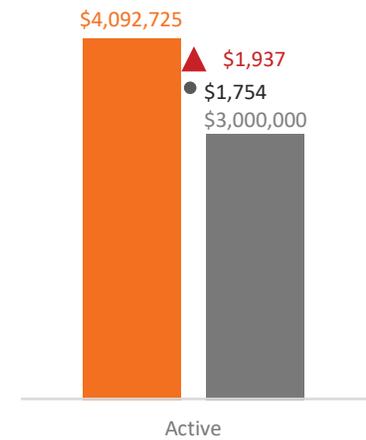
## Total # of Active & Closed Units



Condo Mix	# Sold	Sales Share	Med. Sales Price
Studio	2	7%	\$925,000
1 - bedroom	5	17%	\$1,600,000
2 - bedroom	17	59%	\$1,400,000
3 - bedroom	5	17%	\$3,850,000
4 - bedroom	0	0%	\$0
5 - bedroom	0	0%	\$0
<b>Total Sales Volume</b>			<b>\$67,960,000</b>

## Average and Median Price & PPSF

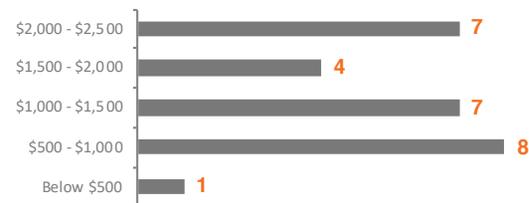
■ Average      ■ Median  
▲ Avg. PPSF      ● Median PPSF



## CLOSED SALES

Average Sale Price	\$2,343,448
Average Sale Price Per Square Foot	\$1,371
Median Sale Price	\$1,600,000
Median Sale Price Per Square Foot	\$1,313
Number of Sales (Closed)	29
Days on Market	234

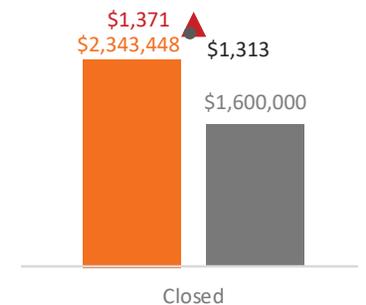
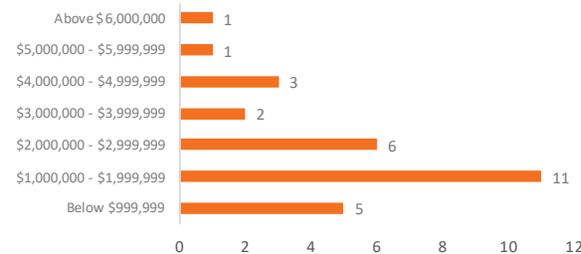
## Number of Sales by PPSF



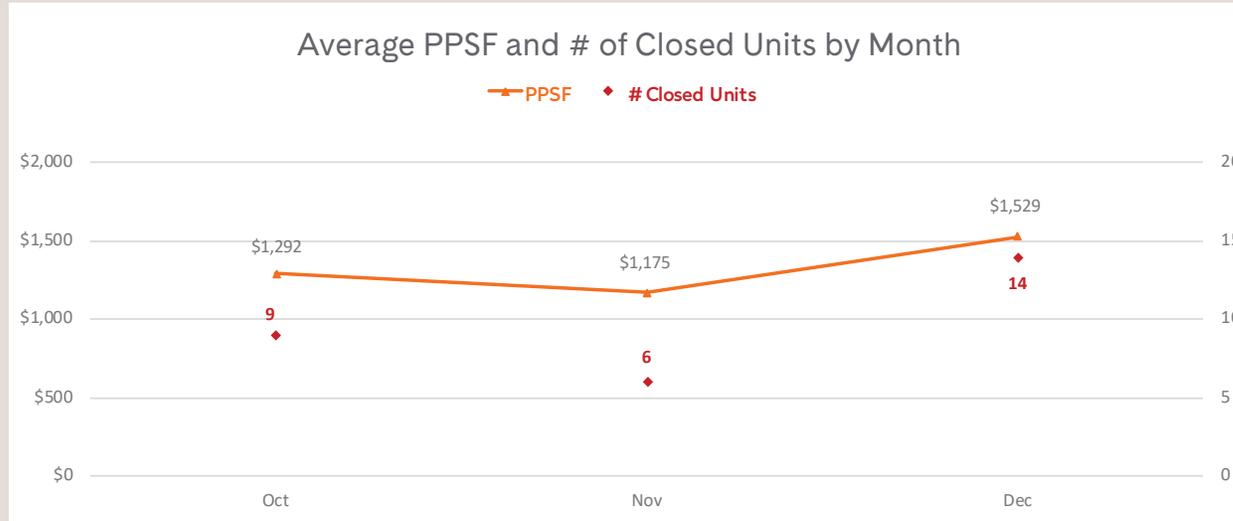
## ACTIVE LISTINGS

Average List Price	\$4,092,725
Average List Price Per Square Foot	\$1,937
Median List Price	\$3,000,000
Median List Price Per Square Foot	\$1,754
Listing Inventory (Active)	289
Listing Discount From Original List Price	15%
Absorption Period (Months)	29.9

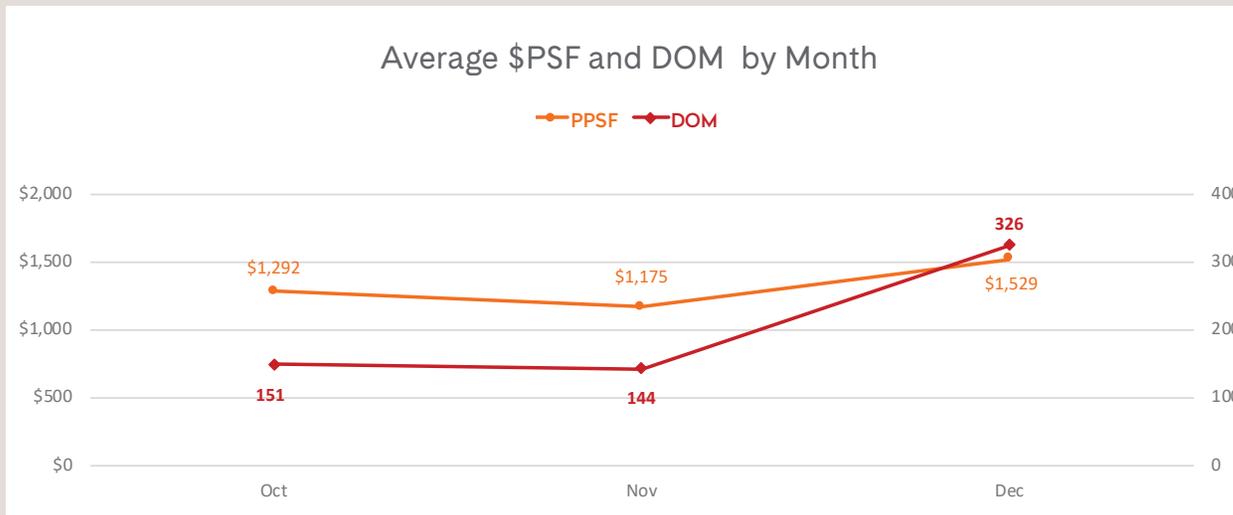
## Number of Sales By Absolute Dollar Amount



# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales



From October to December, the number of sales grew by 5 sales and the average price per SQFT increased by \$237 dollars.



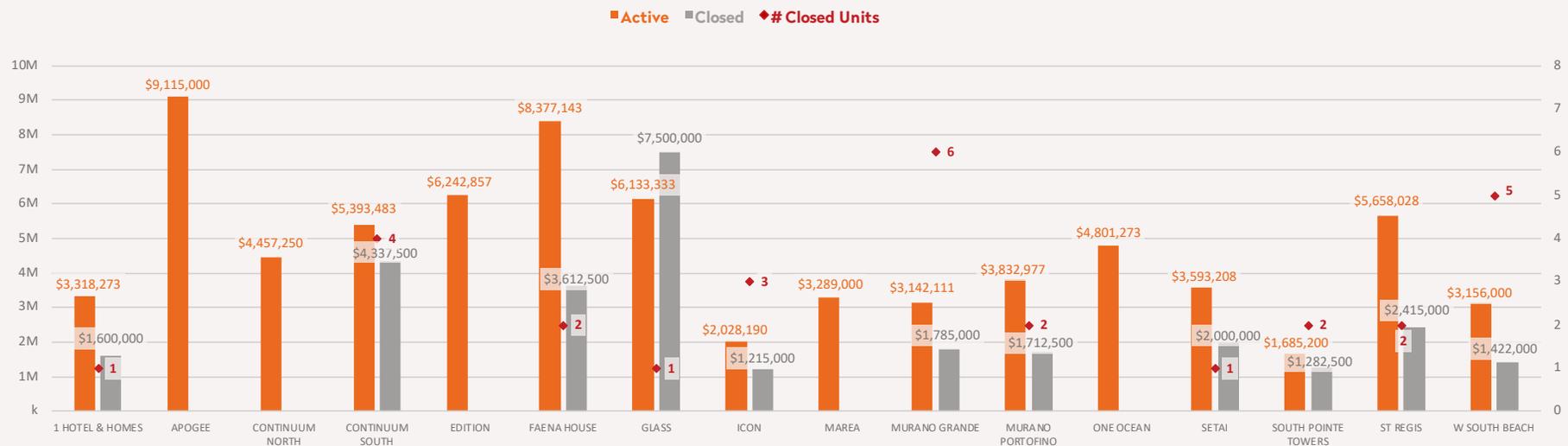
The average Days on Market increased 175 days, from October to December.

# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales

## Average Active & Closed **\$PSF** and Total # of Units Sold by Building

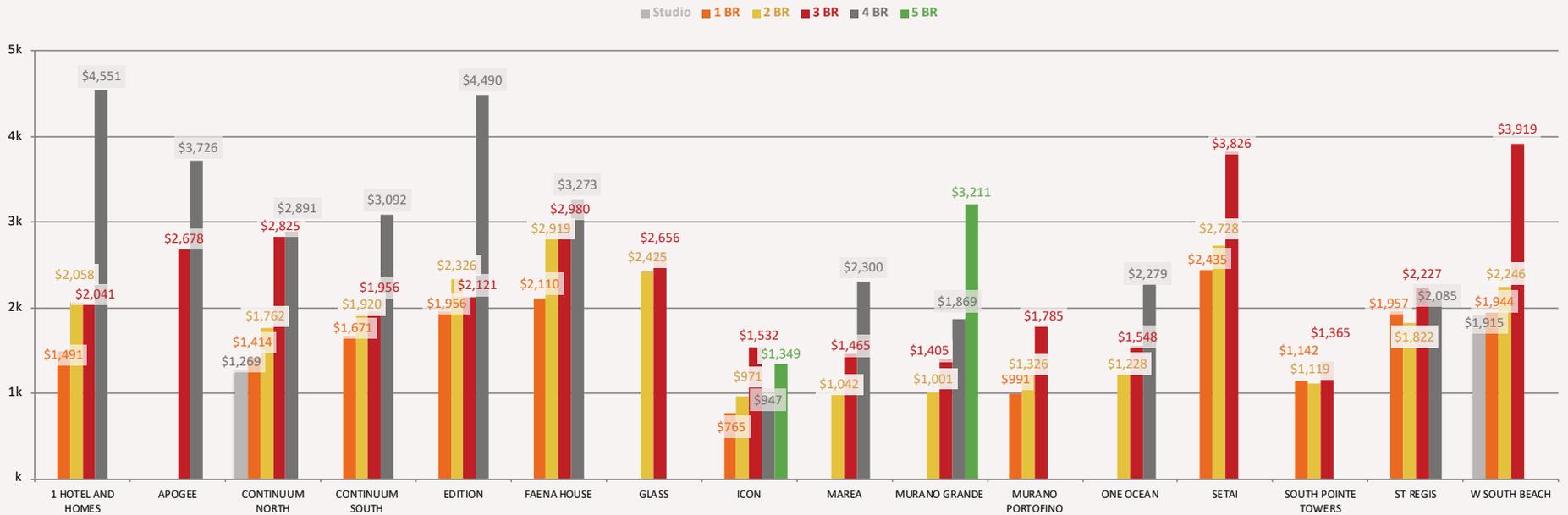


## Average Active & Closed **Price** and Total # of Units Sold by Building

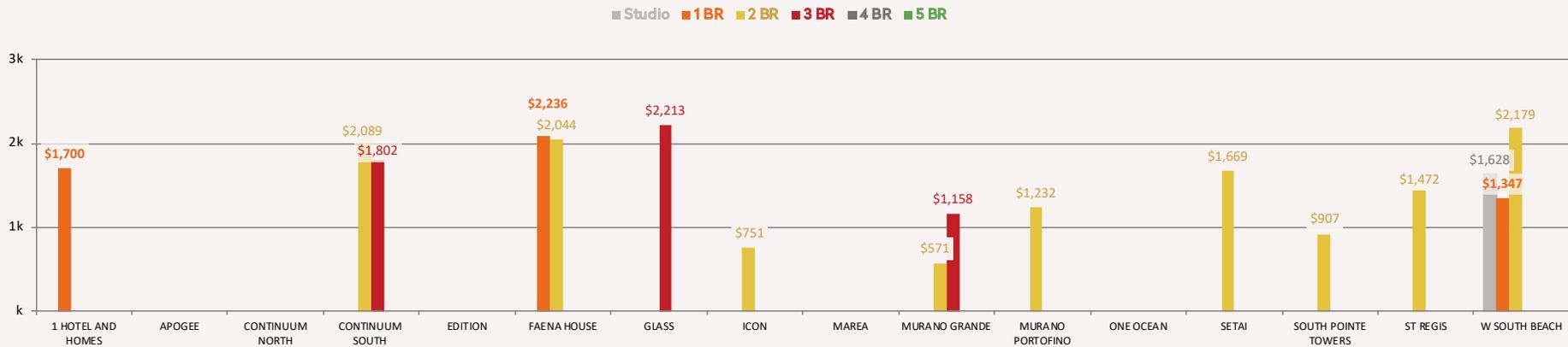


# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales

## Average **Active** PPSF by Building and Unit Type

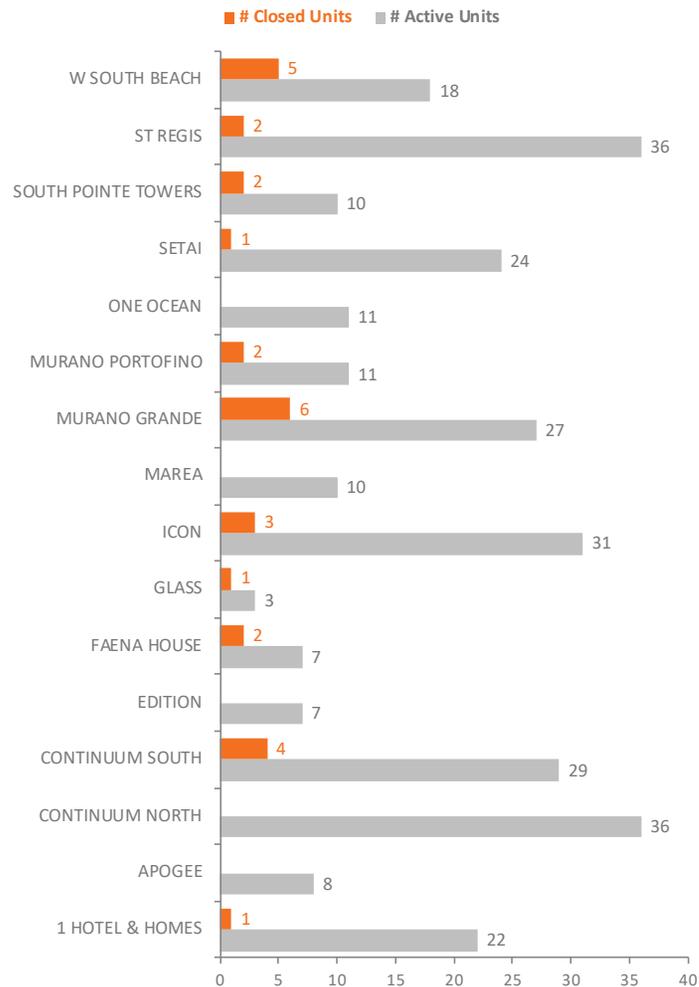


## Average **Closed** PPSF by Building and Unit Type



# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales

Total # of Active and Closed Units by Building



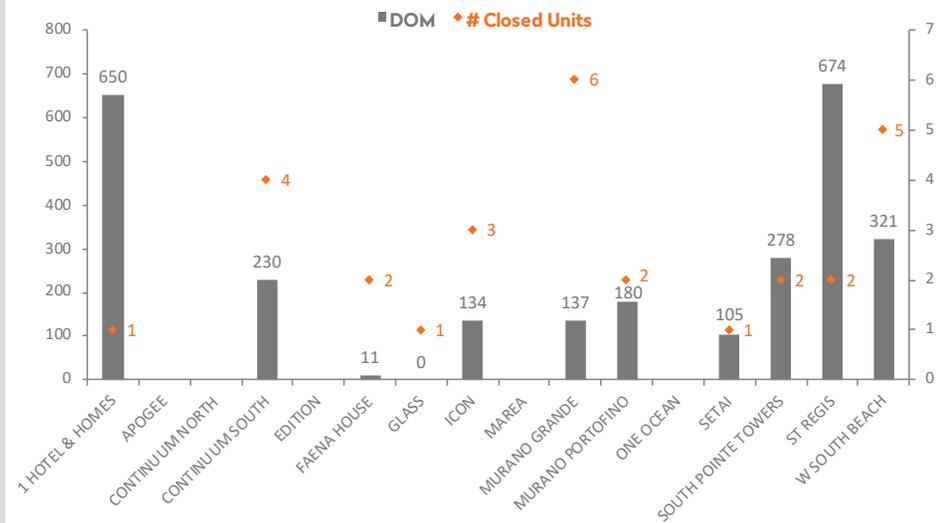
Of the 16 comparable condominiums noted, 11 had sales in Q4 2019 (69%).

Murano Grande held the highest number of closings at 6 sales.

The St. Regis and Continuum North held the highest number of active inventory at 36 listings each.

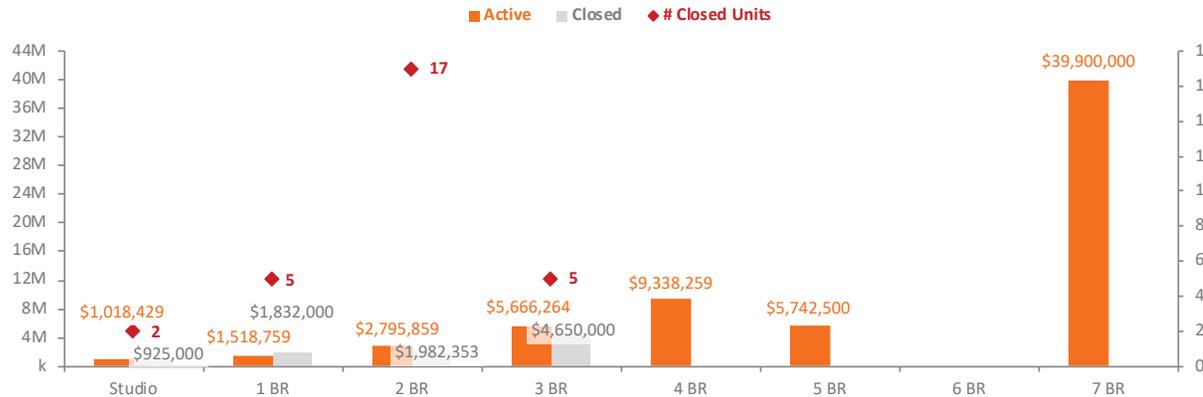
Glass held the lowest average Days on Market at 0 days.

Average Days On Market and Total # of Units Sold by Building



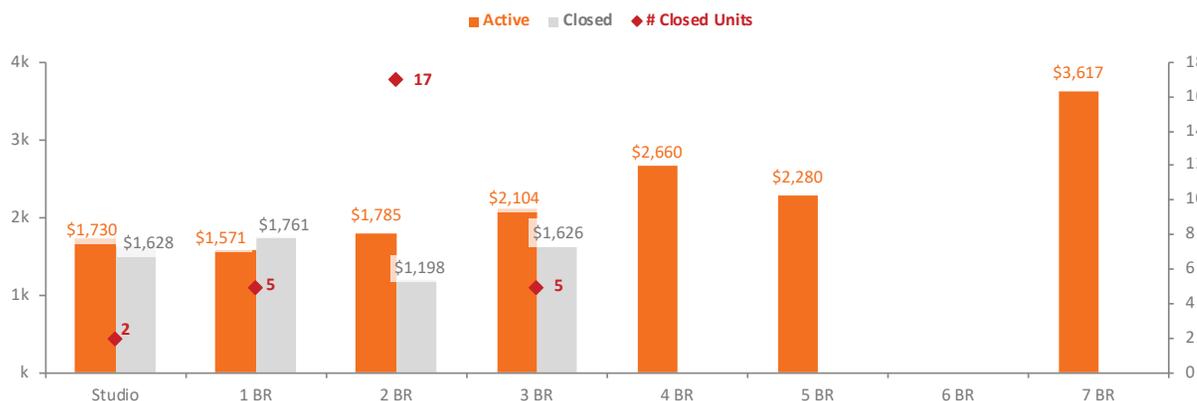
# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales

### Average Active & Closed **\$PSF** and # of Units Sold by Unit Type



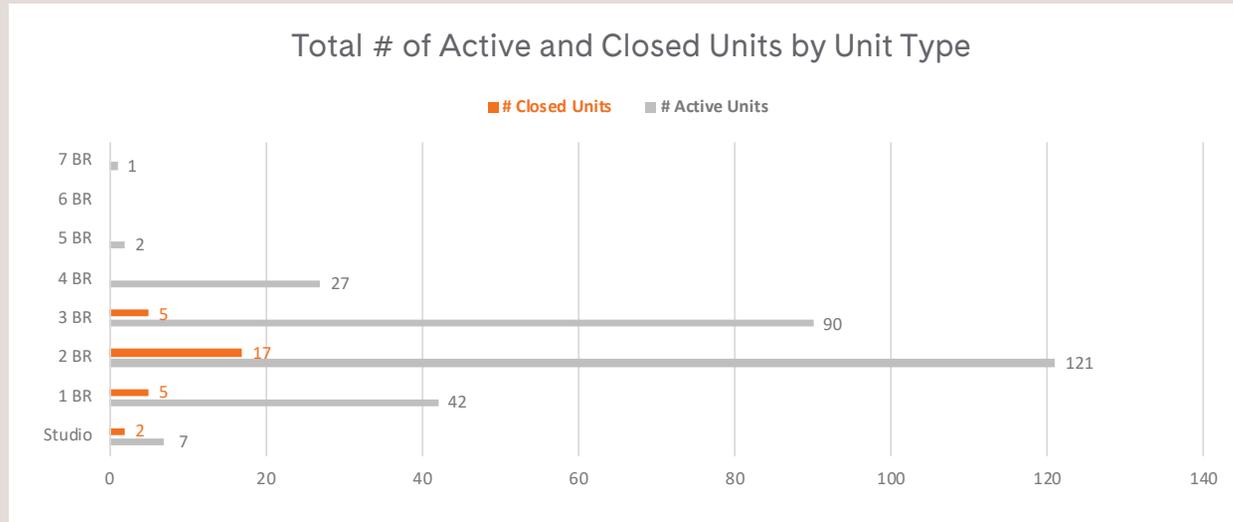
Two bedroom units continue to hold the highest number of closings at 17 sales.

### Average Active & Closed **Price** and Total # of Units Sold by Unit Type



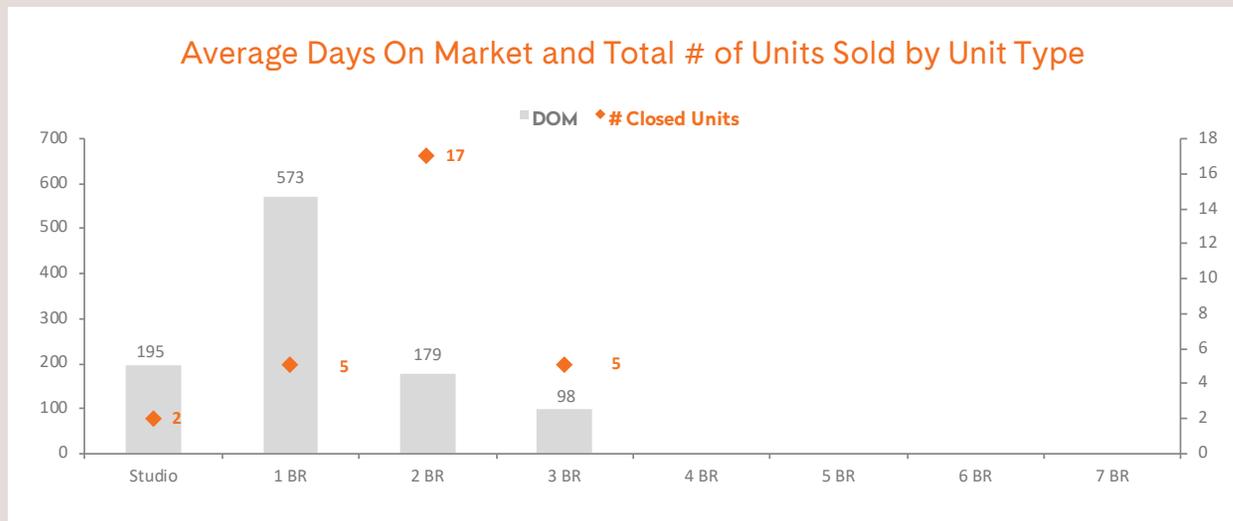
Two bedroom units hold an average sales price of \$1,982,353 and a closed price per SQFT of \$1,198.

# Miami Beach Market Report **Condo Resales** Q4 2019 (Oct-Dec) Sales



Two bedroom units continue to hold the highest active inventory at 121 listings.

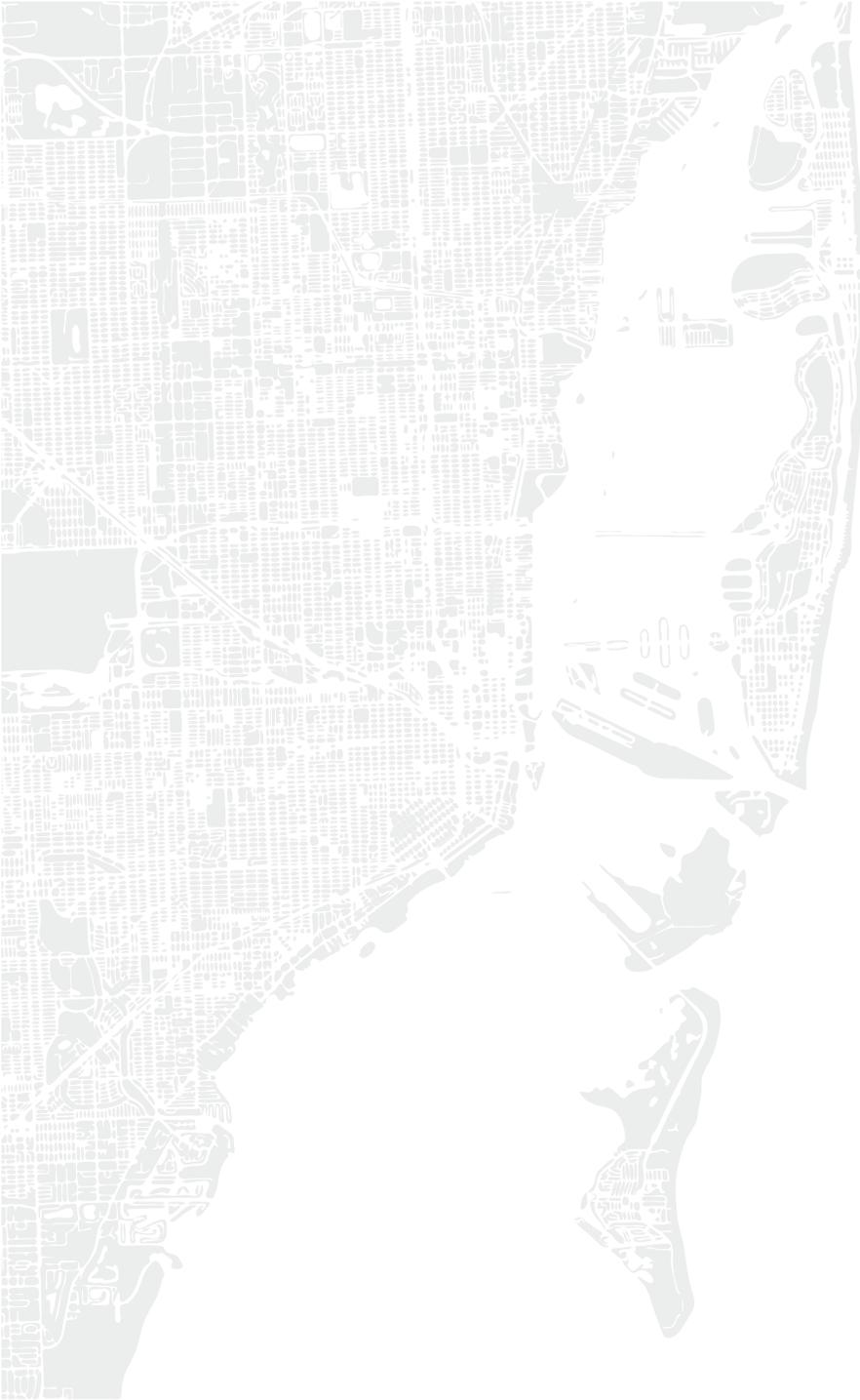
One bedroom units hold the highest Days on Market at 573 days.



Four plus bedroom units hold the lowest closings at 0 sales each.

Three bedroom units hold the lowest average Days on Market at 98 days.

# Brown Harris Stevens



**CONTINUUM** 40 S Pointe Dr, Suite 110, Miami Beach, FL 33139 **t:** 305.695.1111

**SUNSET HARBOUR** 1820 Bay Road, Miami Beach, FL 33139 **t:** 305.726.0100

**COCONUT GROVE** 2665 S Bayshore Dr, Suite 100, Miami, FL 33133 **t:** 305.666.1800

**SOUTH MIAMI** 7500 Red Road, Suite A, South Miami, FL 33143 **t:** 305.662.9975

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Active units represent the number of currently active units on 1/3/2020. Source for all re-sale values: flexmls.com.