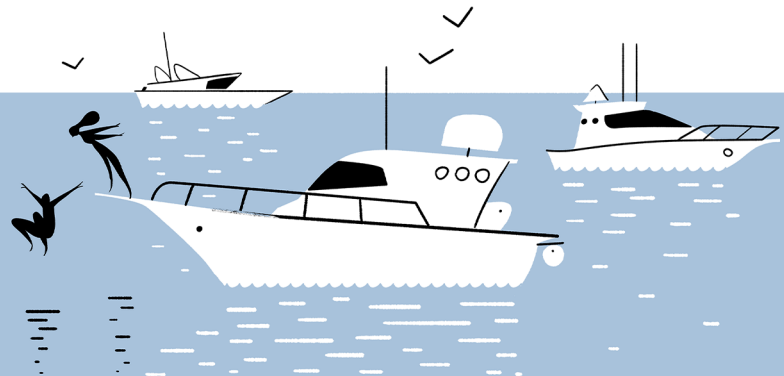


corcoran

The Corcoran Report

1Q | 2026 | MIAMI BEACHES & MIAMI COASTAL MAINLAND





94 S Hibiscus Drive | \$21,999,000 | Web# 102206472

Miami Beaches

The Miami Beaches include the following areas:
Sunny Isles Beach, Bal Harbour, Bay Harbor Islands,
Surfside, Miami Beach, Fisher Island, and Key Biscayne

- Single-family sales rose for the first time since Second Quarter 2024, climbing 13% year-over-year to 85 closings, driven by double-digit gains in La Gorce and Nautilus.
- Condo closings increased year-over-year for the fourth time in five quarters, up 15% annually to a four-year high of 693 sales, with nine of twelve submarkets posting annual gains.
- Single-family pricing was mixed. Median price declined 4% to \$3.5M. Average price, however, surged 9% as it was skewed up by a record-breaking \$170M sale on Indian Creek.
- Condo median price fell 9% year-over-year to \$640K, and average price per square foot dipped 1% to \$1,119, as a rebound in sales under \$1M weighed on overall price figures. Average price bucked the trend, however, rising 3% to \$1.6M, lifted by a \$44M closing at The Surf Club.
- Single-family and condo active listings each fell for the first time since 2023, down 13% and 15% to 398 and 3,919 units, respectively. Surfside had the biggest yearly percentage declines for both product types.
- The quarter's highest-priced single-family sale was Mark Zuckerberg's purchase of the 27,889-square-foot 7 Indian Creek Island Road for a record-breaking \$170M.
- The most expensive condo sale of the quarter was The Surf Club NPH6 for \$44M (\$7,949 per square foot), the highest price per square foot ever achieved on Miami Beach.

Condo/Co-Op/Townhouse

Closed Sales

693

+15% YEAR OVER YEAR

Median Sales Price

\$640K

-9% YEAR OVER YEAR

Average Sales Price

\$1.6M

+3% YEAR OVER YEAR

Inventory

3,919

-13% YEAR OVER YEAR

Single Family

Closed Sales

85

+13% YEAR OVER YEAR

Median Sales Price

\$3.5M

-4% YEAR OVER YEAR

Average Sales Price

\$8.2M

+9% YEAR OVER YEAR

Inventory

398

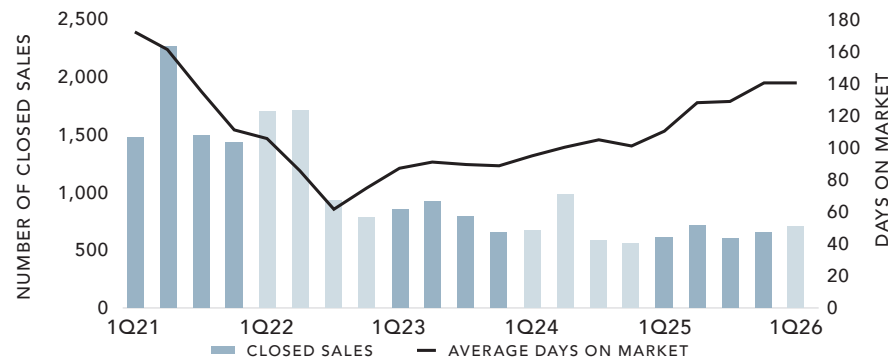
-15% YEAR OVER YEAR

Miami Beaches by Product Type

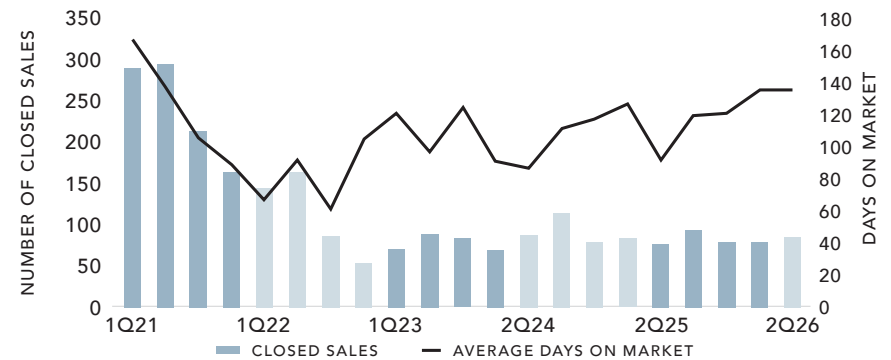
CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	693	647	+7%	601	+15%
SALES VOLUME	\$1.1B	\$901.5M	+23%	\$937.6M	+19%
DAYS ON MARKET	133	134	-1%	119	+12%
MEDIAN PRICE	\$640K	\$585K	+9%	\$640K	0%
AVERAGE PRICE	\$1.6M	\$1.4M	+15%	\$1.6M	+3%
AVERAGE PPSF	\$1,119	\$1,009	+11%	\$1,130	-1%
INVENTORY	3,919	4,130	-5%	4,492	-13%
AVERAGE DISCOUNT	-8.1%	-7.2%	-1%	-5.9%	-2%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	85	80	+6%	75	+13%
SALES VOLUME	\$695.3M	\$451.3M	+54%	\$564.0M	+23%
DAYS ON MARKET	128	136	-6%	96	+34%
MEDIAN PRICE	\$3.5M	\$3.5M	-3%	\$3.5M	0%
AVERAGE PRICE	\$8.2M	\$5.6M	+45%	\$7.5M	+9%
AVERAGE PPSF	\$2,081	\$1,662	+25%	\$2,083	0%
INVENTORY	398	393	+1%	466	-15%
AVERAGE DISCOUNT	-8.7%	-9.5%	+1%	-9.8%	+1%

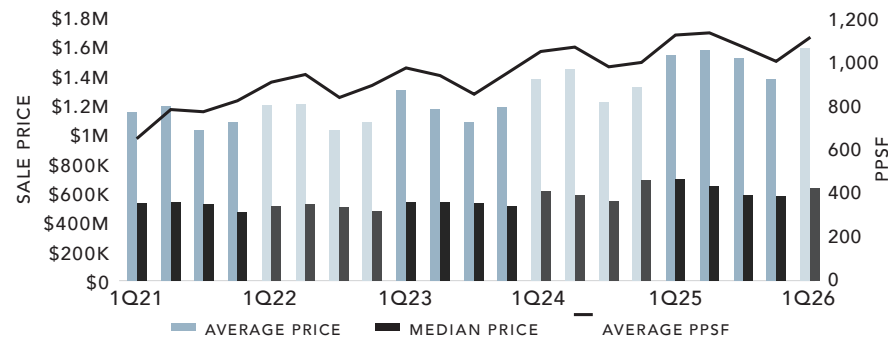
Condo/Co-Op Closed Sales



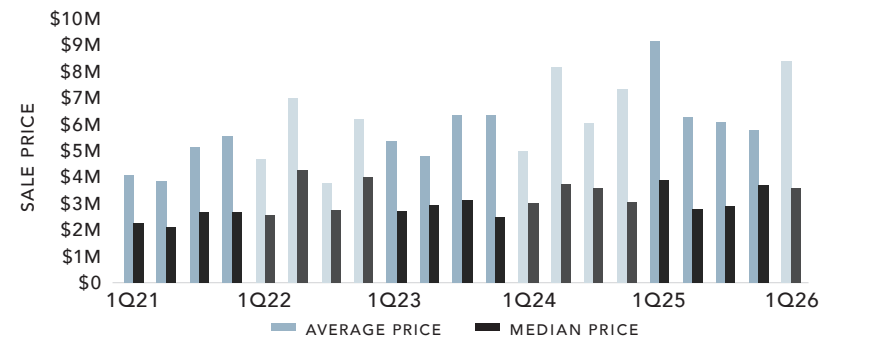
Single Family Closed Sales



Condo/Co-Op Median and Average Price



Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

Sunny Isles Beach

CONDO AVG PRICE

\$1.5M

-26%

SINGLE FAMILY AVG PRICE

\$1.7M

+14%

Surfside

CONDO AVG PRICE

\$6.1M

+23%

SINGLE FAMILY AVG PRICE

\$2.4M

+45%

North Beach

CONDO AVG PRICE

\$544K

-32%

SINGLE FAMILY AVG PRICE

\$11.5M

+134%

Mid-Beach

CONDO AVG PRICE

\$1.2M

-7%

SINGLE FAMILY AVG PRICE

\$8.9M

-1%

South Beach Islands

CONDO AVG PRICE

\$1.1M

-6%

SINGLE FAMILY AVG PRICE

\$7.2M

-49%

Key Biscayne

CONDO AVG PRICE

\$1.6M

-24%

SINGLE FAMILY AVG PRICE

\$6.3M

+14%

Bal Harbour

CONDO AVG PRICE

\$2.7M

+5%

Bay Harbor Islands

CONDO AVG PRICE

\$1.7M

+48%

South Beach, Oceanfront

CONDO AVG PRICE

\$1.6M

+25%

South Beach, West of Collins

CONDO AVG PRICE

\$1.1M

+66%

South Of Fifth

CONDO AVG PRICE

\$3.0M

+27%

Fisher Island

CONDO AVG PRICE

\$7.1M

+14%

321 Ocean Drive, 200 | \$10,350,000 | Web# 104811901

South Of Fifth

From South Pointe Drive to 5th Street

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	47	40	+18%	51	-8%
SALES VOLUME	\$140.4M	\$111.1M	+26%	\$119.7M	+17%
DAYS ON MARKET	125	161	-22%	126	-1%
MEDIAN PRICE	\$1.5M	\$1.3M	+14%	\$1.5M	0%
AVERAGE PRICE	\$3.0M	\$2.8M	+8%	\$2.3M	+27%
AVERAGE PPSF	\$1,802	\$1,821	-1%	\$1,806	0%
INVENTORY	204	210	-3%	243	-16%
AVERAGE DISCOUNT	-9.2%	-6.8%	-2%	-5.8%	-3%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

South Beach, Oceanfront

From 5th Street to 24th Street, East of Collins Avenue and Ocean Court

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	43	21	+105%	15	+187%
SALES VOLUME	\$69.2M	\$30.5M	+127%	\$19.2M	+260%
DAYS ON MARKET	135	172	-22%	107	+25%
MEDIAN PRICE	\$700K	\$1.1M	-33%	\$700K	0%
AVERAGE PRICE	\$1.6M	\$1.5M	+11%	\$1.3M	+25%
AVERAGE PPSF	\$1,579	\$1,558	+1%	\$1,316	+20%
INVENTORY	187	201	-7%	223	-16%
AVERAGE DISCOUNT	-6.6%	-8.4%	+2%	-5.8%	-1%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.



401 E Rivo Alto Drive | \$16,500,000 | Web# 83641996

South Beach, West of Collins

From 5th Street to 24th Street, West of Collins Avenue and Ocean Court

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	130	133	-2%	109	+19%
SALES VOLUME	\$144.6M	\$88.1M	+64%	\$72.9M	+98%
DAYS ON MARKET	108	114	-5%	105	+4%
MEDIAN PRICE	\$375K	\$324K	+16%	\$375K	0%
AVERAGE PRICE	\$1.1M	\$663K	+68%	\$669K	+66%
AVERAGE PPSF	\$1,063	\$740	+44%	\$789	+35%
INVENTORY	665	715	-7%	813	-18%
AVERAGE DISCOUNT	-7.3%	-6.8%	0%	-5.9%	-1%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

South Beach Islands

Including Palm, Hibiscus, Star and the Venetian Islands

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	13	13	0%	19	-32%
SALES VOLUME	\$14.6M	\$20.8M	-30%	\$22.7M	-35%
DAYS ON MARKET	171	146	+17%	106	+61%
MEDIAN PRICE	\$1.0M	\$1.5M	-33%	\$1.0M	0%
AVERAGE PRICE	\$1.1M	\$1.6M	-30%	\$1.2M	-6%
AVERAGE PPSF	\$836	\$1,055	-21%	\$864	-3%
INVENTORY	55	70	-21%	67	-18%
AVERAGE DISCOUNT	-8.0%	-8.9%	+1%	-8.5%	0%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	10	5	+100%	12	-17%
SALES VOLUME	\$71.7M	\$62.2M	+15%	\$170.2M	-58%
DAYS ON MARKET	199	157	+27%	127	+57%
MEDIAN PRICE	\$4.5M	\$10.8M	-59%	\$4.5M	0%
AVERAGE PRICE	\$7.2M	\$12.4M	-42%	\$14.2M	-49%
AVERAGE PPSF	\$1,880	\$2,691	-30%	\$3,065	-39%
INVENTORY	70	64	+9%	69	1%
AVERAGE DISCOUNT	-11.1%	-8.7%	-2%	-8.4%	-3%

1560 Cleveland Road | \$3,850,000 | Web# 105017903

Mid-Beach

From 24th Street to 63rd Street, including Sunset, La Gorce and Allison Islands

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	85	91	-7%	77	+10%
SALES VOLUME	\$101.7M	\$102.8M	-1%	\$98.8M	+3%
DAYS ON MARKET	131	121	+9%	129	+2%
MEDIAN PRICE	\$625K	\$670K	-7%	\$625K	0%
AVERAGE PRICE	\$1.2M	\$1.1M	+6%	\$1.3M	+7%
AVERAGE PPSF	\$821	\$855	-4%	\$979	-16%
INVENTORY	521	573	-9%	614	-15%
AVERAGE DISCOUNT	-6.5%	-7.9%	+1%	-6.4%	0%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	30	29	+3%	26	+15%
SALES VOLUME	\$267.7M	\$195.8M	+37%	\$234.2M	+14%
DAYS ON MARKET	103	157	-34%	111	-7%
MEDIAN PRICE	\$3.9M	\$3.7M	+7%	\$3.9M	0%
AVERAGE PRICE	\$8.9M	\$6.8M	+32%	\$9.0M	-1%
AVERAGE PPSF	\$2,054	\$1,728	+19%	\$2,065	-1%
INVENTORY	126	123	+2%	156	-19%
AVERAGE DISCOUNT	-12.1%	-10.9%	-1%	-11.2%	-1%

North Beach

From 63rd Street to 87th Street, including North Bay Village and Normandy Isles

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	96	94	+2%	84	+14%
SALES VOLUME	\$52.2M	\$48.8M	+7%	\$67.2M	-22%
DAYS ON MARKET	137	106	+29%	101	+35%
MEDIAN PRICE	\$349K	\$363K	-4%	\$349K	0%
AVERAGE PRICE	\$544K	\$519K	+5%	\$800K	-32%
AVERAGE PPSF	\$547	\$502	+9%	\$786	-30%
INVENTORY	524	556	-6%	641	-18%
AVERAGE DISCOUNT	-7.0%	-6.9%	0%	-4.2%	-3%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	21	25	-16%	17	+24%
SALES VOLUME	\$241.9M	\$98.9M	+145%	\$83.5M	+190%
DAYS ON MARKET	123	107	+15%	70	+76%
MEDIAN PRICE	\$1.5M	\$3.0M	-50%	\$1.5M	0%
AVERAGE PRICE	\$11.5M	\$4.0M	+191%	\$4.9M	+134%
AVERAGE PPSF	\$2,981	\$1,394	+114%	\$1,706	+75%
INVENTORY	70	74	-5%	86	-19%
AVERAGE DISCOUNT	-3.8%	-7.8%	+4%	-9.8%	+6%

1135 103 Street, 303 | \$5,500,000 | Web# 93410609

Surfside

From 87th Street to 96th Street

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	22	10	+120%	14	+57%
SALES VOLUME	\$134.9M	\$17.3M	+680%	\$69.8M	+93%
DAYS ON MARKET	114	69	+66%	139	-18%
MEDIAN PRICE	\$862K	\$525K	+64%	\$862K	0%
AVERAGE PRICE	\$6.1M	\$1.7M	+255%	\$5.0M	+23%
AVERAGE PPSF	\$2,893	\$1,181	+145%	\$2,732	+6%
INVENTORY	92	105	-12%	123	-25%
AVERAGE DISCOUNT	-11.9%	-8.2%	-4%	-4.9%	-7%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	10	9	+11%	8	+25%
SALES VOLUME	\$24.1M	\$22.4M	+7%	\$13.3M	+81%
DAYS ON MARKET	47	193	-76%	79	-41%
MEDIAN PRICE	\$1.6M	\$1.8M	-10%	\$1.6M	0%
AVERAGE PRICE	\$2.4M	\$2.5M	-3%	\$1.7M	+45%
AVERAGE PPSF	\$914	\$1,140	-20%	\$874	+5%
INVENTORY	36	32	+13%	51	-29%
AVERAGE DISCOUNT	-9.1%	-10.8%	+2%	-6.6%	-2%

Bay Harbor Islands

Including Indian Creek Island

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	24	28	28	24	0%
SALES VOLUME	\$39.7M	\$25.8M	\$25.8M	\$26.7M	+48%
DAYS ON MARKET	151	199	199	135	+12%
MEDIAN PRICE	\$760K	\$768K	\$768K	\$760K	0%
AVERAGE PRICE	\$1.7M	\$922K	\$922K	\$1.1M	+48%
AVERAGE PPSF	\$870	\$592	\$592	\$812	+7%
INVENTORY	263	180	180	180	+46%
AVERAGE DISCOUNT	-9.0%	-10.1%	-10.1%	-5.0%	-4%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	1	2	-50%	0	NA
SALES VOLUME	\$8.0M	\$12.7M	-37%	NA	NA
DAYS ON MARKET	68	112	-39%	NA	NA
MEDIAN PRICE	\$8.0M	\$6.3M	+26%	\$8.0M	0%
AVERAGE PRICE	\$8.0M	\$6.3M	+26%	NA	NA
AVERAGE PPSF	\$1,333	\$1,707	-22%	NA	NA
INVENTORY	12	9	+33%	8	+50%
AVERAGE DISCOUNT	-8.0%	-15.2%	+7%	NA	NA

9705 Collins Ave, 1001N | \$8,500,000 | Web# 101622012

Bal Harbour

From 96th Street to Haulover Beach Park

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	32	25	+28%	21	+52%
SALES VOLUME	\$85.8M	\$67.8M	+27%	\$53.5M	+60%
DAYS ON MARKET	138	130	+6%	121	+14%
MEDIAN PRICE	\$1.6M	\$1.4M	+15%	\$1.6M	0%
AVERAGE PRICE	\$2.7M	\$2.7M	-1%	\$2.5M	+5%
AVERAGE PPSF	\$1,291	\$1,301	-1%	\$1,217	+6%
INVENTORY	139	156	-11%	142	-2%
AVERAGE DISCOUNT	-12.4%	-7.8%	-5%	-7.6%	-5%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	2	0	NA	0	NA
SALES VOLUME	\$17.6M	NA	NA	NA	NA
DAYS ON MARKET	86	NA	NA	NA	NA
MEDIAN PRICE	\$8.8M	\$0K	NA	\$8.8M	0%
AVERAGE PRICE	\$8.8M	NA	NA	NA	NA
AVERAGE PPSF	\$1,761	NA	NA	NA	NA
INVENTORY	4	9	-56%	12	-67%
AVERAGE DISCOUNT	-10.0%	NA	NA	NA	NA

Sunny Isles Beach

From Haulover Beach Park to Terracina Avenue

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	149	154	-3%	148	+1%
SALES VOLUME	\$216.6M	\$266.7M	-19%	\$290.9M	-26%
DAYS ON MARKET	143	156	-8%	133	+7%
MEDIAN PRICE	\$560K	\$853K	-34%	\$560K	0%
AVERAGE PRICE	\$1.5M	\$1.7M	-16%	\$2.0M	-26%
AVERAGE PPSF	\$879	\$996	-12%	\$1,087	-19%
INVENTORY	1,111	1,191	-7%	1,253	-11%
AVERAGE DISCOUNT	-6.3%	-8.3%	+2%	-6.4%	0%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	1	1	0%	1	0%
SALES VOLUME	\$1.7M	\$1.6M	+6%	\$1.5M	+14%
DAYS ON MARKET	81	43	+88%	13	+523%
MEDIAN PRICE	\$1.7M	\$1.6M	+6%	\$1.7M	0%
AVERAGE PRICE	\$1.7M	\$1.6M	+6%	\$1.5M	+14%
AVERAGE PPSF	\$810	\$626	+29%	\$1,250	-35%
INVENTORY	17	20	-15%	20	-15%
AVERAGE DISCOUNT	-8.1%	0%	-8%	0%	-8%

6893 Fisher Island Drive, LPH 6893 | \$45,000,000 | Web# 97937388

Fisher Island

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	5	5	0%	3	+67%
SALES VOLUME	\$35.3M	\$54.7M	-36%	\$18.6M	+90%
DAYS ON MARKET	153	149	+3%	95	+61%
MEDIAN PRICE	\$5.4M	\$5.0M	+7%	\$5.4M	0%
AVERAGE PRICE	\$7.1M	\$10.9M	-36%	\$6.2M	+14%
AVERAGE PPSF	\$2,430	\$3,031	-20%	\$2,117	+15%
INVENTORY	45	51	-12%	46	-2%
AVERAGE DISCOUNT	-6.5%	-2.6%	-4%	-8.3%	+2%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

Key Biscayne

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	47	33	+42%	36	+31%
SALES VOLUME	\$77.3M	\$67.2M	+15%	\$77.7M	-1%
DAYS ON MARKET	144	124	+17%	97	+49%
MEDIAN PRICE	\$1.2M	\$1.3M	-6%	\$1.2M	0%
AVERAGE PRICE	\$1.6M	\$2.0M	-19%	\$2.2M	-24%
AVERAGE PPSF	\$965	\$1,106	-13%	\$1,198	-19%
INVENTORY	113	122	-7%	147	-23%
AVERAGE DISCOUNT	-4.9%	-4.2%	-1%	-3.2%	-2%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	10	8	+25%	8	+25%
SALES VOLUME	\$62.6M	\$56.1M	+12%	\$43.8M	+43%
DAYS ON MARKET	233	93	+151%	100	+132%
MEDIAN PRICE	\$4.2M	\$5.2M	-21%	\$4.2M	0%
AVERAGE PRICE	\$6.3M	\$7.0M	-11%	\$5.5M	+14%
AVERAGE PPSF	\$1,562	\$1,696	-8%	\$1,615	-3%
INVENTORY	47	47	0%	48	-2%
AVERAGE DISCOUNT	-8.9%	-6.7%	-2%	-9.2%	0%



7900 SW 54th Avenue | \$5,395,000 | Web# 104997315

Miami Coastal Mainland

The Miami Coastal Mainland covers the following areas:

Aventura, Miami Shores, Upper East Side, Edgewater, Downtown Miami, Brickell, Coral Gables, and Coconut Grove

- Single-family sales rose annually for the seventh consecutive quarter, up 16% to a five-year high of 220 closings, fueled primarily by nearly 30% gains in Coral Gables and Coconut Grove.
- Condo sales saw their first meaningful annual gain since early 2022, up 13% from last year's 15-year first-quarter low to 759 closings, although this was still 21% below the ten-year average.
- Single-family median price rose 11% year-over-year to a record \$2.095M. The number of single-family home sales over \$5M rose at twice the rate of the overall mainland market in First Quarter 2026.
- However, single-family average price fell 9% to \$3.25M because of last year's record-setting \$85.2M Upper East Side closing at 445 Sabal Palm Road, without which average price figures would have also posted annual gains alongside median price.
- In contrast to Miami Beach, condo price figures rose versus a year ago to record highs, with average price up 18% to \$1.0M and average price per square foot up 9% to \$728. Condo sales over \$3M essentially tripled compared to a year ago, the driving force behind the all-time highs.
- The quarter's most notable single-family transaction was Matthew Womble's purchase of 12 Tahiti Beach Island Road in Coral Gables for \$32M. The highest-priced condo sale was Vita Grove Isle PH-S04 for \$19.8M (\$3,364 per square foot), which was Coconut Grove's third highest-priced condo sale ever.

Condo/Co-Op/Townhouse

Closed Sales

759

+13% YEAR OVER YEAR

Median Sales Price

\$602K

+1% YEAR OVER YEAR

Average Sales Price

\$1.0M

+18% YEAR OVER YEAR

Inventory

4,584

-4% YEAR OVER YEAR

Single Family

Closed Sales

220

+16% YEAR OVER YEAR

Median Sales Price

\$2.1M

+11% YEAR OVER YEAR

Average Sales Price

\$3.3M

-9% YEAR OVER YEAR

Inventory

555

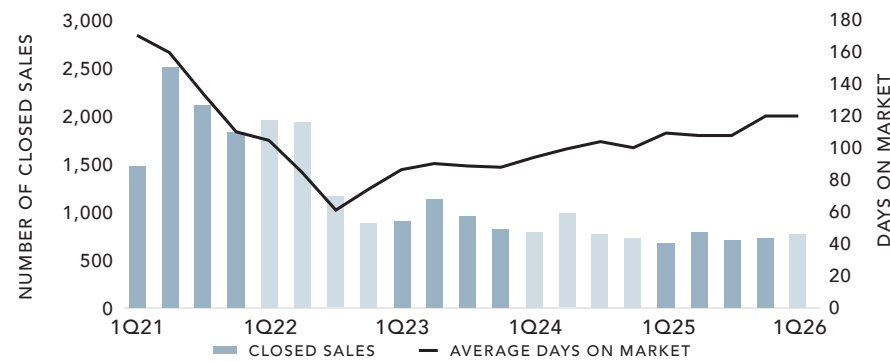
-6% YEAR OVER YEAR

Miami Coastal Mainland by Product Type

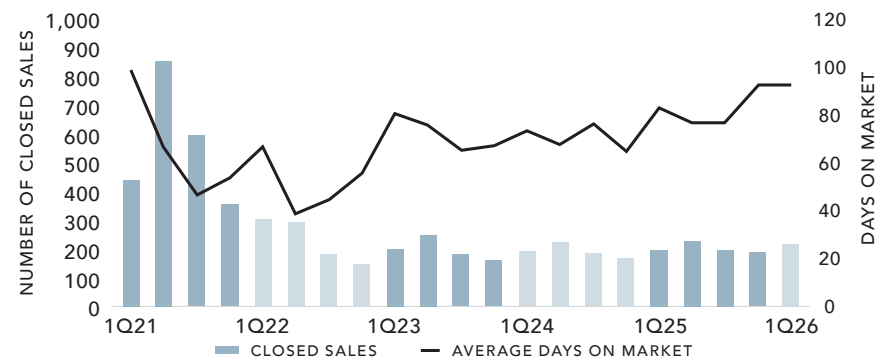
CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	759	725	+5%	674	+13%
SALES VOLUME	\$796.0M	\$635.7M	+25%	\$600.2M	+33%
DAYS ON MARKET	132	120	+10%	104	+27%
MEDIAN PRICE	\$602K	\$570K	+6%	\$602K	0%
AVERAGE PRICE	\$1.0M	\$877K	+20%	\$891K	+18%
AVERAGE PPSF	\$728	\$645	+13%	\$668	+9%
INVENTORY	4,584	4,491	+2%	4,751	-4%
AVERAGE DISCOUNT	-6.5%	-7.1%	+1%	-6.2%	0%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	220	189	+16%	193	+14%
SALES VOLUME	\$715.4M	\$767.6M	-7%	\$684.5M	+5%
DAYS ON MARKET	97	94	+4%	86	+13%
MEDIAN PRICE	\$2.1M	\$1.9M	+11%	\$2.1M	0%
AVERAGE PRICE	\$3.3M	\$4.1M	-20%	\$3.5M	-8%
AVERAGE PPSF	\$1,115	\$1,328	-16%	\$1,187	-6%
INVENTORY	555	538	+3%	589	-6%
AVERAGE DISCOUNT	-7%	-8%	+1%	-8%	+1%

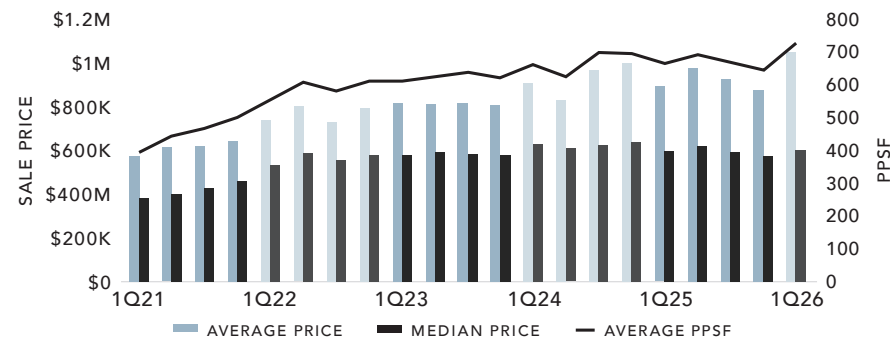
Condo/Co-Op Closed Sales



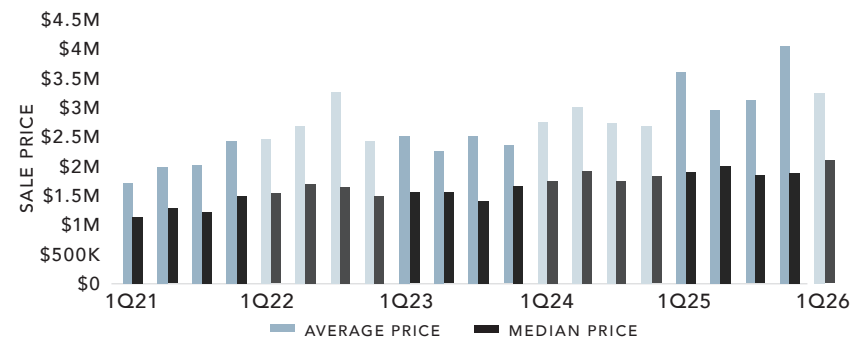
Single Family Closed Sales



Condo/Co-Op Median and Average Price



Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

Aventura

CONDO AVG PRICE

\$734K

+16%

SINGLE FAMILY AVG PRICE

\$1.4M

+10%

Miami Shores

SINGLE FAMILY AVG PRICE

\$1.5M

+7%

Upper East Side

CONDO AVG PRICE

\$652K

+66%

SINGLE FAMILY AVG PRICE

\$2.2M

-72%

Edgewater

CONDO AVG PRICE

\$984K

+10%

Downtown Miami

CONDO AVG PRICE

\$928K

+16%

Brickell

CONDO AVG PRICE

\$856K

-8%

Coconut Grove

CONDO AVG PRICE

\$2.5M

+37%

SINGLE FAMILY AVG PRICE

\$4.1M

+57%

Coral Gables

CONDO AVG PRICE

\$1.1M

+16%

SINGLE FAMILY AVG PRICE

\$3.8M

-2%

1320 San Benito Avenue | \$2,399,000 | Web# 104507164

Coral Gables

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	59	68	-13%	78	-24%
SALES VOLUME	\$62.3M	\$53.5M	+17%	\$70.9M	-12%
DAYS ON MARKET	120	83	+44%	98	+22%
MEDIAN PRICE	\$575K	\$528K	+9%	\$575K	0%
AVERAGE PRICE	\$1.1M	\$786K	+34%	\$909K	+16%
AVERAGE PPSF	\$679	\$563	+21%	\$659	+3%
INVENTORY	172	147	+17%	185	-7%
AVERAGE DISCOUNT	-7%	-8%	+1%	-6%	-1%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	102	105	-3%	81	+26%
SALES VOLUME	\$392.1M	\$438.6M	-11%	\$317.1M	+24%
DAYS ON MARKET	87	100	-12%	96	-9%
MEDIAN PRICE	\$2.3M	\$2.2M	+6%	\$2.3M	0%
AVERAGE PRICE	\$3.8M	\$4.2M	-8%	\$3.9M	-2%
AVERAGE PPSF	\$1,239	\$1,254	-1%	\$1,122	+10%
INVENTORY	239	213	+12%	242	-1%
AVERAGE DISCOUNT	-7%	-9%	+1%	-8%	+1%

Coconut Grove

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	87	56	+55%	59	+47%
SALES VOLUME	\$217.4M	\$113.7M	+91%	\$107.3M	+103%
DAYS ON MARKET	119	116	+2%	111	+7%
MEDIAN PRICE	\$1.4M	\$1.4M	+4%	\$1.4M	0%
AVERAGE PRICE	\$2.5M	\$2.0M	+23%	\$1.8M	+37%
AVERAGE PPSF	\$1,263	\$1,128	+12%	\$1,152	+10%
INVENTORY	186	196	-5%	245	-24%
AVERAGE DISCOUNT	-6%	-8%	+2%	-8%	+2%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	47	23	+104%	37	+27%
SALES VOLUME	\$194.6M	\$188.4M	+3%	\$97.5M	+100%
DAYS ON MARKET	116	94	+23%	75	+53%
MEDIAN PRICE	\$3.0M	\$3.2M	-6%	\$3.0M	0%
AVERAGE PRICE	\$4.1M	\$8.2M	-49%	\$2.6M	+57%
AVERAGE PPSF	\$1,216	\$2,331	-48%	\$1,069	+14%
INVENTORY	130	120	+8%	130	0%
AVERAGE DISCOUNT	-7%	-8%	+1%	-7%	0%

300 Biscayne Blvd Way, 3407 | \$3,500,000 | Web# 102784550

Brickell

The Miami River to Interstate 95 to the Rickenbacker Causeway

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	182	202	-10%	185	-2%
SALES VOLUME	\$155.9M	\$166.6M	-6%	\$172.6M	-10%
DAYS ON MARKET	131	115	+14%	96	36%
MEDIAN PRICE	\$594K	\$660K	-10%	\$594K	0%
AVERAGE PRICE	\$856K	\$825K	+4%	\$933K	-8%
AVERAGE PPSF	\$723	\$687	+5%	\$764	-5%
INVENTORY	1,231	1,211	+2%	1,251	-2%
AVERAGE DISCOUNT	-5%	-7%	+1%	-5%	-1%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

Downtown Miami

The Miami River to Interstate 95 to NE 17th Street

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	93	106	-12%	85	+9%
SALES VOLUME	\$86.3M	\$82.6M	+5%	\$68.2M	+27%
DAYS ON MARKET	131	120	+9%	97	+34%
MEDIAN PRICE	\$570K	\$547K	+4%	\$570K	0%
AVERAGE PRICE	\$928K	\$779K	+19%	\$802K	+16%
AVERAGE PPSF	\$761	\$673	+13%	\$707	+8%
INVENTORY	888	863	+3%	880	+1%
AVERAGE DISCOUNT	-8%	-7%	-1%	-5%	-3%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.



2020 N Bayshore Drive, PH 4702 | \$5,650,000 | Web# 104893996

Edgewater

NE 17th Street to N Miami Ave to Interstate 195

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	128	105	+22%	70	+83%
SALES VOLUME	\$125.9M	\$95.1M	+32%	\$62.4M	+102%
DAYS ON MARKET	131	131	0%	121	+8%
MEDIAN PRICE	\$718K	\$590K	+22%	\$718K	0%
AVERAGE PRICE	\$984K	\$906K	+9%	\$891K	+10%
AVERAGE PPSF	\$754	\$742	+2%	\$746	+1%
INVENTORY	680	710	-4%	721	-6%
AVERAGE DISCOUNT	-6%	-6%	0%	-6%	0%

SINGLE FAMILY

DUE TO THE LIMITED NUMBER OF SINGLE FAMILY HOMES IN THIS SUBMARKET, SINGLE FAMILY HOME STATISTICS ARE EXCLUDED FROM THIS REPORT.

Upper East Side

East of Biscayne Boulevard from NE 37th St to NE 86th St

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	13	6	+117%	15	-13%
SALES VOLUME	\$8.5M	\$3.5M	+140%	\$5.9M	+44%
DAYS ON MARKET	110	51	+116%	130	-15%
MEDIAN PRICE	\$590K	\$330K	+79%	\$590K	0%
AVERAGE PRICE	\$652K	\$590K	+11%	\$392K	+66%
AVERAGE PPSF	\$547	\$518	+6%	\$425	+29%
INVENTORY	65	61	+7%	68	-4%
AVERAGE DISCOUNT	-5.3%	-6.8%	+1%	-6.8%	+1%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	34	25	+36%	26	+31%
SALES VOLUME	\$74.8M	\$72.9M	+3%	\$202.3M	-63%
DAYS ON MARKET	133	101	+31%	104	+27%
MEDIAN PRICE	\$1.7M	\$1.9M	-10%	\$1.7M	0%
AVERAGE PRICE	\$2.2M	\$2.9M	-25%	\$7.8M	-72%
AVERAGE PPSF	\$856	\$1,141	-25%	\$2,068	-59%
INVENTORY	85	89	-4%	104	-18%
AVERAGE DISCOUNT	-5.9%	-7.6%	+2%	-8.2%	+2%

19600 NE 26th Avenue | \$2,995,000 | Web# 102794843

Miami Shores

CONDO/CO-OP/TOWNHOUSE

DUE TO THE LIMITED NUMBER OF CONDOS, CO-OPS,
AND TOWNHOUSES IN THIS SUBMARKET, CONDOS, CO-
OPS, AND TOWNHOUSES STATISTICS ARE EXCLUDED
FROM THIS REPORT.

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	32	32	0%	45	-29%
SALES VOLUME	\$46.9M	\$49.7M	-6%	\$61.7M	-24%
DAYS ON MARKET	70	69	+1%	65	+8%
MEDIAN PRICE	\$1.3M	\$1.1M	+11%	\$1.3M	0%
AVERAGE PRICE	\$1.5M	\$1.6M	-6%	\$1.4M	+7%
AVERAGE PPSF	\$710	\$728	-3%	\$657	+8%
INVENTORY	82	94	-13%	95	-14%
AVERAGE DISCOUNT	-5.8%	-7.9%	+2%	-4.5%	-1%

Aventura

CONDO/CO-OP/TOWNHOUSE

CONDO/CO-OP/TOWNHOUSE	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	183	166	+10%	170	+8%
SALES VOLUME	\$134.3M	\$114.1M	+18%	\$107.7M	+25%
DAYS ON MARKET	144	135	+7%	108	+34%
MEDIAN PRICE	\$450K	\$380K	+18%	\$450K	0%
AVERAGE PRICE	\$734K	\$687K	+7%	\$634K	+16%
AVERAGE PPSF	\$450	\$429	+5%	\$413	+9%
INVENTORY	1,296	1,244	+4%	1,334	-3%
AVERAGE DISCOUNT	-7.0%	-6.9%	0%	-7.7%	+1%

SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	5	4	+25%	1	+400%
SALES VOLUME	\$7.0M	\$18.2M	-62%	\$1.3M	+449%
DAYS ON MARKET	62	83	-25%	61	+2%
MEDIAN PRICE	\$1.4M	\$1.6M	-10%	\$1.4M	0%
AVERAGE PRICE	\$1.4M	\$4.5M	-69%	\$1.3M	+10%
AVERAGE PPSF	\$595	\$1,176	-49%	\$538	+11%
INVENTORY	19	22	-14%	18	+6%
AVERAGE DISCOUNT	-6.2%	-8.8%	+3%	-7.6%	+1%

Methodology

METRICS

METRICS previous quarter statistics for sales and prices are revised in the subsequent report once data are available for the full quarter period.

CLOSED SALES figures for the current quarter are based on reported transactions at the time the report is prepared.

DAYS ON MARKET averages how long a unit takes to sell and is calculated from subtracting list date from contract date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing. New developments are excluded because many available, unsold units are held off the market for long periods of time.

AVERAGE PRICE PER SQUARE FOOT is the average price divided by the average square footage. In prior Corcoran Reports this was calculated as an average of all prices per square foot, which gives a number less skewed by high price sales and more similar to a median price per square foot. The two metrics are now separated to give more insight to market dynamics.

LISTING DISCOUNT is the percentage difference between the average of the verified sale prices and last asking prices.

MEDIAN PRICE is the middle or midpoint price where half of sales fall below and half fall above this number.

INVENTORY is a count of all currently listed units and is measured at the end of the quarter. It does not include unsold yet unlisted units in new developments ("shadow" inventory).

SOURCE

Figures in this report are based on publicly reported closed sales information via the Miami MLS.

DISCLAIMER

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. The Corcoran Group is a licensed real estate broker located at 1688 Meridian Avenue, Ste 400, Miami Beach, FL 33139. All material presented herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal notice.

THE FOLLOWING MEMBERS OF THE CORCORAN GROUP MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:

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