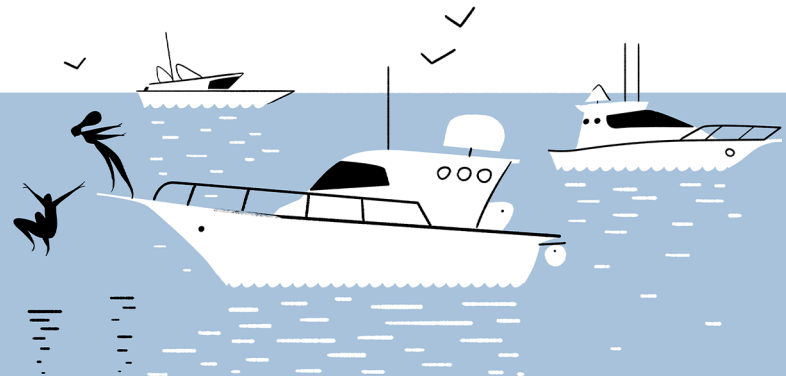


*corcoran*

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# The Corcoran Report

4Q | 2025 | MIAMI BEACHES & MIAMI COASTAL MAINLAND





4340 N Bay Road | \$30,000,000 | Web# 94173747

# 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 home sales declined 5% year-over-year to 80 closings, the second-strongest fourth quarter in five years and roughly in line with the five-year pre-pandemic average.
- Condo closings rose 18% annually to 646 sales, the best fourth quarter since 2022. Fourth quarter condo closings also had their greatest annual percentage increase since 2021.
- Single-family pricing showed divergent trends: average price fell 22% while median price rose 20%. The decline in average price reflects that there were half as many sales above \$10M compared to last year, while a 60% surge in transactions between \$3M and \$10M drove the median upward.
- Condo median price was \$580K, falling 17% year-over-year due to a 23% increase in sales under \$1M.
- The uptick in beachfront transactions also boosted sales exceeding \$2,000 per square foot, pushing condo average price per square foot up 2% annually to \$1,011.
- Active listings for both single-family homes and condos increased by low single-digit percentages year-over-year, reaching fourth-quarter highs since 2020.
- The quarter's highest-priced single-family sale was 1821 27th Street on Sunset Island at \$34M, while the top condo transaction was Fisher Island's Palazzo Del Sol 7093 at \$36M (\$3,784 per square foot).

## Condo/Co-Op/Townhouse

### Closed Sales

646

+18% YEAR OVER YEAR

### Median Sales Price

\$580K

-17% YEAR OVER YEAR

### Average Sales Price

\$1.4M

+4% YEAR OVER YEAR

### Inventory

3,981

+3% YEAR OVER YEAR

## Single Family

### Closed Sales

80

-5% YEAR OVER YEAR

### Median Sales Price

\$3.6M

+20% YEAR OVER YEAR

### Average Sales Price

\$5.6M

-22% YEAR OVER YEAR

### Inventory

388

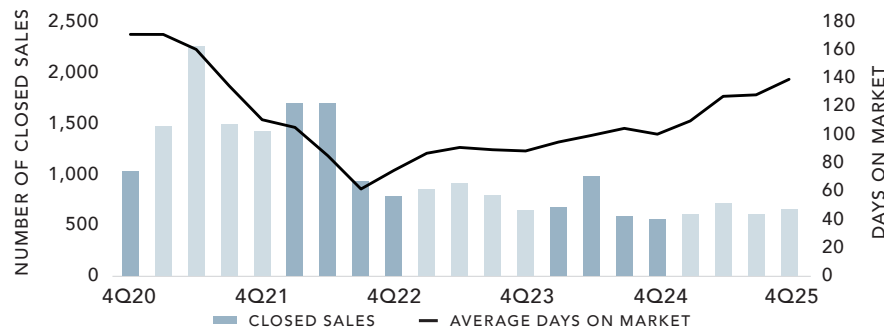
+2% YEAR OVER YEAR

# Miami Beaches by Product Type

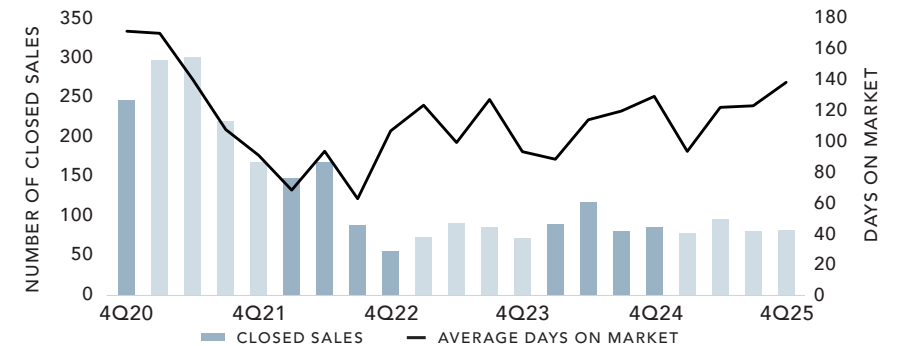
| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES          | 646      | 595      | +9%       | 548      | +18%     |
| SALES VOLUME          | \$897.6M | \$914.6M | -2%       | \$733.0M | +22%     |
| DAYS ON MARKET        | 134      | 121      | +10%      | 100      | +34%     |
| MEDIAN PRICE          | \$580K   | \$636K   | -9%       | \$695K   | -17%     |
| AVERAGE PRICE         | \$1.4M   | \$1.5M   | -10%      | \$1.3M   | +4%      |
| AVERAGE PPSF          | \$1,011  | \$1,072  | -6%       | \$992    | +2%      |
| INVENTORY             | 3,981    | 3,914    | +2%       | 3,851    | +3%      |
| AVERAGE DISCOUNT      | -7.2%    | -7.3%    | +0.1%     | -7.5%    | +0.3%    |

| SINGLE FAMILY    | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES     | 80       | 79       | +1%       | 84       | -5%      |
| SALES VOLUME     | \$451.3M | \$471.1M | -4%       | \$604.9M | -25%     |
| DAYS ON MARKET   | 136      | 134      | +2%       | 127      | +7%      |
| MEDIAN PRICE     | \$3.6M   | \$3.0M   | +20%      | \$3.0M   | +20%     |
| AVERAGE PRICE    | \$5.6M   | \$6.0M   | -5%       | \$7.2M   | -22%     |
| AVERAGE PPSF     | \$1,662  | \$1,708  | -3%       | \$1,999  | -17%     |
| INVENTORY        | 388      | 353      | +10%      | 379      | +2%      |
| AVERAGE DISCOUNT | -9.5%    | -10.3%   | +0.8%     | -12.1%   | +2.6%    |

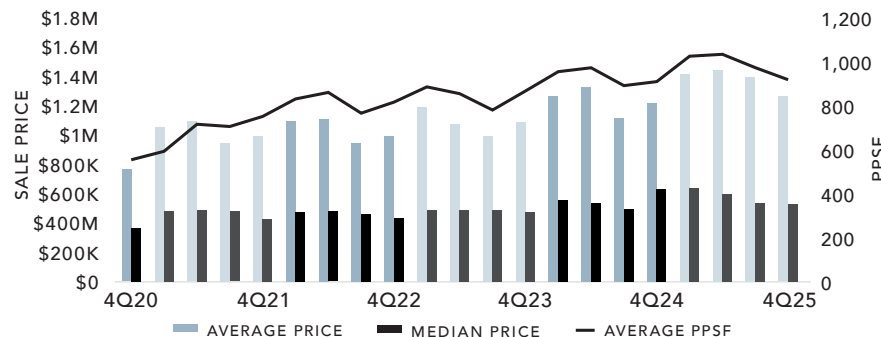
## Condo/Co-Op Closed Sales



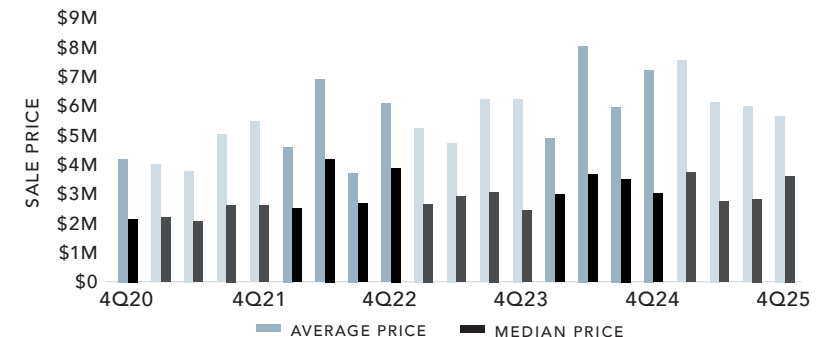
## Single Family Closed Sales



## Condo/Co-Op Median and Average Price



## Single Family Median and Average Price





# Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

## Sunny Isles Beach

CONDO AVG PRICE

\$1.7M

+5%

SINGLE FAMILY AVG PRICE

\$1.6M

-38%

## Surfside

CONDO AVG PRICE

\$1.7M

-32%

SINGLE FAMILY AVG PRICE

\$2.5M

-29%

## North Beach

CONDO AVG PRICE

\$519K

-8%

SINGLE FAMILY AVG PRICE

\$4.0M

-2%

## Mid-Beach

CONDO AVG PRICE

\$1.1M

+28%

SINGLE FAMILY AVG PRICE

\$6.8M

-38%

## South Beach Islands

CONDO AVG PRICE

\$1.6M

+26%

SINGLE FAMILY AVG PRICE

\$12.4M

0%

## Key Biscayne

CONDO AVG PRICE

\$2.0M

+58%

SINGLE FAMILY AVG PRICE

\$7.0M

+33%

## Bal Harbour

CONDO AVG PRICE

\$2.7M

-7%

## Bay Harbor Islands

CONDO AVG PRICE

\$922K

+14%

## South Beach, Oceanfront

CONDO AVG PRICE

\$1.5M

+65%

## South Beach, West of Collins

CONDO AVG PRICE

\$638K

-23%

## South Of Fifth

CONDO AVG PRICE

\$2.8M

+20%

## Fisher Island

CONDO AVG PRICE

\$10.9M

+49%



800 S Pointe Drive, 1204 | \$9,995,000 | Web# 93691420

## South Of Fifth

From South Pointe Drive to 5<sup>th</sup> Street

| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|----------|---------|-----------|---------|----------|
| CLOSED SALES          | 40       | 30      | +33%      | 32      | +25%     |
| SALES VOLUME          | \$111.1M | \$73.0M | +52%      | \$74.0M | +50%     |
| DAYS ON MARKET        | 161      | 101     | +59%      | 100     | +61%     |
| MEDIAN PRICE          | \$1.3M   | \$1.6M  | -20%      | \$1.5M  | -14%     |
| AVERAGE PRICE         | \$2.8M   | \$2.4M  | +14%      | \$2.3M  | +20%     |
| AVERAGE PPSF          | \$1,821  | \$1,672 | +9%       | \$1,577 | +15%     |
| INVENTORY             | 210      | 173     | +21%      | 233     | -10%     |
| AVERAGE DISCOUNT      | -6.8%    | -8.2%   | +1.4%     | -8.7%   | +1.9%    |

### 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 5<sup>th</sup> Street to 24<sup>th</sup> Street, East of Collins Avenue and Ocean Court

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 21      | 28      | -25%      | 20      | +5%      |
| SALES VOLUME          | \$30.5M | \$36.0M | -15%      | \$17.6M | +73%     |
| DAYS ON MARKET        | 172     | 157     | +10%      | 111     | +55%     |
| MEDIAN PRICE          | \$1.1M  | \$685K  | +53%      | \$783K  | +34%     |
| AVERAGE PRICE         | \$1.5M  | \$1.3M  | +13%      | \$882K  | +65%     |
| AVERAGE PPSF          | \$1,558 | \$1,311 | +19%      | \$1,076 | +45%     |
| INVENTORY             | 201     | 180     | +12%      | 194     | +4%      |
| AVERAGE DISCOUNT      | -8.4%   | -2.1%   | -6.3%     | -4.7%   | -3.7%    |

### SINGLE FAMILY

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

1300 Monad Terrace, PH-E | \$14,150,000 | Web# 102698855

## South Beach, West of Collins

From 5<sup>th</sup> Street to 24<sup>th</sup> Street, West of Collins Avenue and Ocean Court

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 132     | 112     | +18%      | 117     | +13%     |
| SALES VOLUME          | \$84.2M | \$83.9M | 0%        | \$96.5M | -13%     |
| DAYS ON MARKET        | 114     | 115     | -1%       | 79      | +45%     |
| MEDIAN PRICE          | \$322K  | \$510K  | -37%      | \$327K  | -2%      |
| AVERAGE PRICE         | \$638K  | \$749K  | -15%      | \$825K  | -23%     |
| AVERAGE PPSF          | \$739   | \$900   | -18%      | \$965   | -23%     |
| INVENTORY             | 714     | 713     | 0%        | 693     | +3%      |
| AVERAGE DISCOUNT      | -6.8%   | -7.3%   | +0.6%     | -5.6%   | -1.2%    |

### 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 | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 13      | 8       | +63%      | 11      | +18%     |
| SALES VOLUME          | \$20.8M | \$10.6M | +96%      | \$14.0M | +48%     |
| DAYS ON MARKET        | 146     | 126     | +16%      | 93      | +57%     |
| MEDIAN PRICE          | \$1.5M  | \$1.5M  | +3%       | \$900K  | +67%     |
| AVERAGE PRICE         | \$1.6M  | \$1.3M  | +21%      | \$1.3M  | +26%     |
| AVERAGE PPSF          | \$1,055 | \$787   | +34%      | \$894   | +18%     |
| INVENTORY             | 70      | 64      | +9%       | 61      | +15%     |
| AVERAGE DISCOUNT      | -8.9%   | -8.4%   | -0.4%     | -8.7%   | -0.2%    |

| SINGLE FAMILY    | 4Q25    | 3Q25     | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|---------|----------|-----------|---------|----------|
| CLOSED SALES     | 5       | 8        | -38%      | 6       | -17%     |
| SALES VOLUME     | \$62.2M | \$119.9M | -48%      | \$74.6M | -17%     |
| DAYS ON MARKET   | 157     | 137      | +15%      | 165     | -5%      |
| MEDIAN PRICE     | \$10.8M | \$9.5M   | +13%      | \$11.7M | -8%      |
| AVERAGE PRICE    | \$12.4M | \$15.0M  | -17%      | \$12.4M | 0%       |
| AVERAGE PPSF     | \$2,691 | \$2,726  | -1%       | \$3,267 | -18%     |
| INVENTORY        | 64      | 54       | +19%      | 58      | +10%     |
| AVERAGE DISCOUNT | -8.7%   | -14.0%   | +5.3%     | -14.0%  | +5.3%    |



3141 N Bay Road | \$4,500,000 | Web# 102628841

## Mid-Beach

From 24<sup>th</sup> Street to 63<sup>rd</sup> Street, including Sunset, La Gorce and Allison Islands

| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|----------|---------|-----------|---------|----------|
| CLOSED SALES          | 91       | 82      | +11%      | 68      | +34%     |
| SALES VOLUME          | \$102.8M | \$89.1M | +15%      | \$60.0M | +71%     |
| DAYS ON MARKET        | 121      | 132     | -9%       | 112     | +8%      |
| MEDIAN PRICE          | \$670K   | \$550K  | +22%      | \$586K  | +14%     |
| AVERAGE PRICE         | \$1.1M   | \$1.1M  | +4%       | \$882K  | +28%     |
| AVERAGE PPSF          | \$855    | \$830   | +3%       | \$758   | +13%     |
| INVENTORY             | 573      | 558     | +3%       | 567     | +1%      |
| AVERAGE DISCOUNT      | -7.9%    | -6.8%   | -1.1%     | -8.7%   | +0.8%    |

| SINGLE FAMILY    | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES     | 29       | 34       | -15%      | 26       | +12%     |
| SALES VOLUME     | \$195.8M | \$200.0M | -2%       | \$281.4M | -30%     |
| DAYS ON MARKET   | 157      | 144      | +9%       | 171      | -9%      |
| MEDIAN PRICE     | \$3.7M   | \$2.6M   | +39%      | \$4.9M   | -26%     |
| AVERAGE PRICE    | \$6.8M   | \$5.9M   | +15%      | \$10.8M  | -38%     |
| AVERAGE PPSF     | \$1,728  | \$1,653  | +5%       | \$2,238  | -23%     |
| INVENTORY        | 123      | 108      | +14%      | 131      | -6%      |
| AVERAGE DISCOUNT | -10.9%   | -10.7%   | -0.2%     | -12.7%   | +1.8%    |

## North Beach

From 63<sup>rd</sup> Street to 87<sup>th</sup> Street, including North Bay Village and Normandy Isles

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 94      | 98      | -4%       | 76      | +24%     |
| SALES VOLUME          | \$48.8M | \$58.4M | -17%      | \$43.0M | +13%     |
| DAYS ON MARKET        | 106     | 115     | -8%       | 102     | +4%      |
| MEDIAN PRICE          | \$515K  | \$388K  | +11%      | \$393K  | +31%     |
| AVERAGE PRICE         | \$519K  | \$596K  | -13%      | \$566K  | -8%      |
| AVERAGE PPSF          | \$502   | \$450   | +12%      | \$492   | +2%      |
| INVENTORY             | 556     | 572     | -3%       | 524     | +6%      |
| AVERAGE DISCOUNT      | -6.9%   | -7.1%   | +0.2%     | -6.5%   | -0.4%    |

| SINGLE FAMILY    | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24     | %CHG(YR) |
|------------------|---------|---------|-----------|----------|----------|
| CLOSED SALES     | 25      | 12      | +108%     | 25       | 0%       |
| SALES VOLUME     | \$98.9M | \$37.5M | +164%     | \$101.1M | -2%      |
| DAYS ON MARKET   | 107     | 93      | +15%      | 76       | +41%     |
| MEDIAN PRICE     | \$3.0M  | \$1.5M  | +102%     | \$1.6M   | +94%     |
| AVERAGE PRICE    | \$4.0M  | \$3.1M  | +27%      | \$4.0M   | -2%      |
| AVERAGE PPSF     | \$1,394 | \$1,201 | +16%      | \$1,360  | +3%      |
| INVENTORY        | 74      | 71      | +4%       | 71       | +4%      |
| AVERAGE DISCOUNT | -7.8%   | -8.1%   | +0.2%     | -11.3%   | +3.4%    |

9001 Collins Avenue, S-207 | \$22,750,000 | Web# 102206435

## Surfside

From 87<sup>th</sup> Street to 96<sup>th</sup> Street

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25     | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|----------|-----------|---------|----------|
| CLOSED SALES          | 10      | 25       | -60%      | 9       | +11%     |
| SALES VOLUME          | \$17.3M | \$127.3M | -86%      | \$22.9M | -24%     |
| DAYS ON MARKET        | 69      | 174      | -60%      | 131     | -47%     |
| MEDIAN PRICE          | \$525K  | \$1.1M   | -52%      | \$925K  | -43%     |
| AVERAGE PRICE         | \$1.7M  | \$5.1M   | -66%      | \$2.5M  | -32%     |
| AVERAGE PPSF          | \$1,181 | \$2,530  | -53%      | \$1,713 | -31%     |
| INVENTORY             | 103     | 104      | -1%       | 133     | -23%     |
| AVERAGE DISCOUNT      | -8.2%   | -4.9%    | -3.2%     | -5.3%   | -2.9%    |

| SINGLE FAMILY    | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES     | 9       | 8       | +13%      | 7       | +29%     |
| SALES VOLUME     | \$22.4M | \$30.6M | -27%      | \$24.6M | -9%      |
| DAYS ON MARKET   | 193     | 103     | +87%      | 141     | +37%     |
| MEDIAN PRICE     | \$1.8M  | \$1.2M  | +46%      | \$1.6M  | +13%     |
| AVERAGE PRICE    | \$2.5M  | \$3.8M  | -35%      | \$3.5M  | -29%     |
| AVERAGE PPSF     | \$1,140 | \$1,243 | -8%       | \$1,773 | -36%     |
| INVENTORY        | 31      | 33      | -6%       | 34      | -9%      |
| AVERAGE DISCOUNT | -10.8%  | -6.5%   | -4.3%     | -12.0%  | +1.2%    |

## Bay Harbor Islands

Including Indian Creek Island

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 28      | 25      | +12%      | 21      | +33%     |
| SALES VOLUME          | \$25.8M | \$18.1M | +43%      | \$16.9M | +53%     |
| DAYS ON MARKET        | 199     | 145     | +37%      | 101     | +97%     |
| MEDIAN PRICE          | \$768K  | \$510K  | +50%      | \$610K  | +26%     |
| AVERAGE PRICE         | \$922K  | \$725K  | +27%      | \$806K  | +14%     |
| AVERAGE PPSF          | \$592   | \$546   | +8%       | \$612   | -3%      |
| INVENTORY             | 180     | 165     | +9%       | 164     | +10%     |
| AVERAGE DISCOUNT      | -10.1%  | -5.7%   | -4.4%     | -7.6%   | -2.5%    |

| SINGLE FAMILY    | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24 | %CHG(YR) |
|------------------|---------|---------|-----------|------|----------|
| CLOSED SALES     | 2       | 2       | 0%        | 0    | NA       |
| SALES VOLUME     | \$12.7M | \$5.8M  | +117%     | NA   | NA       |
| DAYS ON MARKET   | 112     | 175     | -36%      | NA   | NA       |
| MEDIAN PRICE     | \$6.3M  | \$2.9M  | +117%     | NA   | NA       |
| AVERAGE PRICE    | \$6.3M  | \$2.9M  | +117%     | NA   | NA       |
| AVERAGE PPSF     | \$1,707 | \$1,493 | +14%      | NA   | NA       |
| INVENTORY        | 9       | 8       | +13%      | 6    | +50%     |
| AVERAGE DISCOUNT | -15.2%  | -8.5%   | -6.7%     | NA   | NA       |





10295 Collins Avenue, 1704 | \$7,195,000 | Web# 102495653

## Bal Harbour

From 96<sup>th</sup> Street to Haulover Beach Park

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 25      | 18      | +39%      | 29      | -14%     |
| SALES VOLUME          | \$67.8M | \$66.0M | +3%       | \$84.7M | -20%     |
| DAYS ON MARKET        | 130     | 111     | +17%      | 137     | -5%      |
| MEDIAN PRICE          | \$1.4M  | \$2.5M  | -42%      | \$1.4M  | +1%      |
| AVERAGE PRICE         | \$2.7M  | \$3.7M  | -26%      | \$2.9M  | -7%      |
| AVERAGE PPSF          | \$1,301 | \$1,514 | -14%      | \$1,344 | -3%      |
| INVENTORY             | 156     | 155     | +1%       | 138     | +13%     |
| AVERAGE DISCOUNT      | -7.8%   | -10.5%  | +2.7%     | -7.4%   | -0.4%    |

| SINGLE FAMILY    | 4Q25 | 3Q25 | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|------|------|-----------|---------|----------|
| CLOSED SALES     | 0    | 0    | NA        | 2       | -100%    |
| SALES VOLUME     | NA   | NA   | NA        | \$34.0M | NA       |
| DAYS ON MARKET   | NA   | NA   | NA        | 237     | NA       |
| MEDIAN PRICE     | NA   | NA   | NA        | \$17.0M | NA       |
| AVERAGE PRICE    | NA   | NA   | NA        | \$17.0M | NA       |
| AVERAGE PPSF     | NA   | NA   | NA        | \$2,586 | NA       |
| INVENTORY        | 9    | 8    | +13%      | 11      | -18%     |
| AVERAGE DISCOUNT | NA   | NA   | NA        | -15.0%  | NA       |

## Sunny Isles Beach

From Haulover Beach Park to Terracina Avenue

| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES          | 154      | 123      | +25%      | 117      | +32%     |
| SALES VOLUME          | \$266.7M | \$231.1M | +15%      | \$192.1M | +39%     |
| DAYS ON MARKET        | 156      | 119      | +31%      | 105      | +50%     |
| MEDIAN PRICE          | \$853K   | \$850K   | +0.3%     | \$1.0M   | -17%     |
| AVERAGE PRICE         | \$1.7M   | \$1.9M   | -8%       | \$1.6M   | +5%      |
| AVERAGE PPSF          | \$996    | \$1,053  | -5%       | \$941    | +6%      |
| INVENTORY             | 1,045    | 1,062    | -2%       | 978      | +7%      |
| AVERAGE DISCOUNT      | -8.3%    | -8.5%    | +0.2%     | -7.2%    | -1.1%    |

| SINGLE FAMILY    | 4Q25   | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|--------|---------|-----------|---------|----------|
| CLOSED SALES     | 1      | 4       | -75%      | 5       | -80%     |
| SALES VOLUME     | \$1.6M | \$19.3M | -92%      | \$13.0M | -88%     |
| DAYS ON MARKET   | 43     | 246     | -83%      | 45      | -5%      |
| MEDIAN PRICE     | \$1.6M | \$3.2M  | -50%      | \$1.7M  | -4%      |
| AVERAGE PRICE    | \$1.6M | \$4.8M  | -67%      | \$2.6M  | -38%     |
| AVERAGE PPSF     | \$626  | \$1,131 | -45%      | \$947   | -34%     |
| INVENTORY        | 16     | 19      | -16%      | 14      | +14%     |
| AVERAGE DISCOUNT | 0.0%   | -6.8%   | +6.8%     | -6.7%   | +6.7%    |



430 Grand Bay Drive PH 1AN | \$33,900,000 | Web# 19157

## Fisher Island

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 5       | 4       | +25%      | 8       | -38%     |
| SALES VOLUME          | \$54.7M | \$48.5M | +13%      | \$58.7M | -7%      |
| DAYS ON MARKET        | 149     | 104     | +43%      | 157     | -5%      |
| MEDIAN PRICE          | \$5.0M  | \$11.2M | -56%      | \$7.1M  | -29%     |
| AVERAGE PRICE         | \$10.9M | \$12.1M | -10%      | \$7.3M  | +49%     |
| AVERAGE PPSF          | \$3,031 | \$2,953 | +3%       | \$2,536 | +20%     |
| INVENTORY             | 51      | 44      | +16%      | 41      | +24%     |
| AVERAGE DISCOUNT      | -2.6%   | -10.0%  | +7.4%     | -12.4%  | +9.8%    |

### 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 | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 33      | 42      | -21%      | 39      | -15%     |
| SALES VOLUME          | \$67.2M | \$72.7M | -8%       | \$50.2M | +34%     |
| DAYS ON MARKET        | 124     | 84      | +47%      | 69      | +79%     |
| MEDIAN PRICE          | \$1.3M  | \$1.2M  | +5%       | \$1.1M  | +13%     |
| AVERAGE PRICE         | \$2.0M  | \$1.7M  | +18%      | \$1.3M  | +58%     |
| AVERAGE PPSF          | \$1,106 | \$962   | +15%      | \$841   | +31%     |
| INVENTORY             | 122     | 124     | -2%       | 125     | -2%      |
| AVERAGE DISCOUNT      | -4.2%   | -5.0%   | +0.8%     | -3.9%   | -0.3%    |

| SINGLE FAMILY    | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES     | 8       | 10      | -20%      | 10      | -20%     |
| SALES VOLUME     | \$56.1M | \$56.4M | -1%       | \$52.7M | +7%      |
| DAYS ON MARKET   | 93      | 118     | -22%      | 134     | -31%     |
| MEDIAN PRICE     | \$5.2M  | \$4.0M  | +28%      | \$3.1M  | +71%     |
| AVERAGE PRICE    | \$7.0M  | \$5.6M  | +24%      | \$5.3M  | +33%     |
| AVERAGE PPSF     | \$1,696 | \$1,750 | -3%       | \$1,960 | -13%     |
| INVENTORY        | 47      | 44      | +7%       | 37      | +27%     |
| AVERAGE DISCOUNT | -6.7%   | -5.1%   | -1.6%     | -6.9%   | +0.2%    |





7218 SW 102nd Street | \$7,800,000 | Web# 102745290

# 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 9% annually to a five-year high of 185 closings, driven by double-digit percentage gains in Coral Gables and the Upper East Side.
- Condo sales were roughly level with last year, edging up less than 1% to 725 closings, the second-worst fourth quarter in a decade. Special assessments continue to dampen condo sales.
- Single-family average price surged 51% annually to \$4.1M, as sales above \$5M increased 36% year-over-year. There were three sales exceeding \$30M, the best quarter since 3Q 2022.
- In contrast to Miami Beach, condo pricing metrics declined across the board compared to last year due to reduced activity at new developments completed within the last ten years.
- Listed inventory levels continued their trend of significant yearly increases, with both single-family and condo listed inventory levels increasing 8% year-over-year.
- The quarter's most notable transaction was Google founder Larry Page's \$101.5M purchase of the waterfront Banyan Ridge estate at 3585 Anchorage Way in Coconut Grove. The highest-priced condo sale was Two Park Grove 20AB (2821 South Bayshore Drive) in Coconut Grove for \$14M (\$2,162 per square foot).

## Condo/Co-Op/Townhouse

### Closed Sales

# 725

+0.3% YEAR OVER YEAR

### Median Sales Price

# \$575K

-10% YEAR OVER YEAR

### Average Sales Price

# \$877K

-12% YEAR OVER YEAR

### Inventory

# 4,491

+8% YEAR OVER YEAR

## Single Family

### Closed Sales

# 185

+9% YEAR OVER YEAR

### Median Sales Price

# \$1.9M

+4% YEAR OVER YEAR

### Average Sales Price

# \$4.1M

+51% YEAR OVER YEAR

### Inventory

# 539

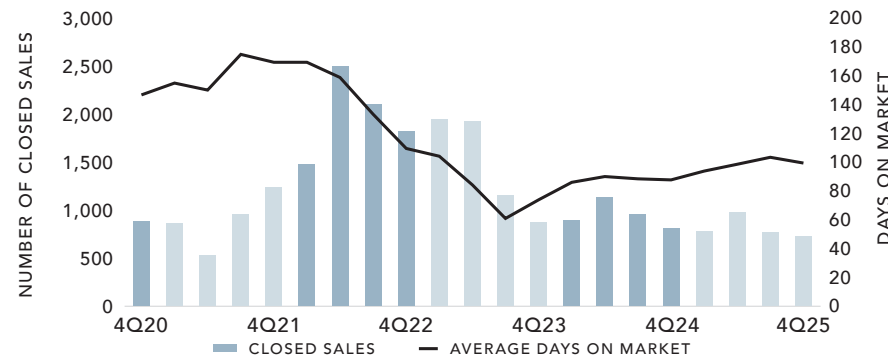
+8% YEAR OVER YEAR

# Miami Coastal Mainland by Product Type

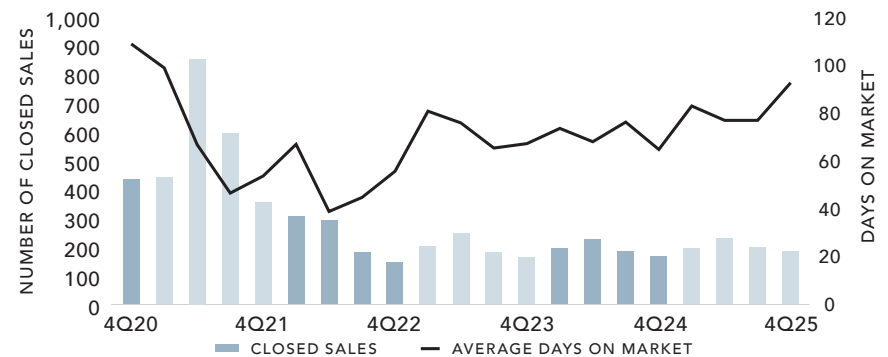
| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES          | 725      | 695      | +4%       | 723      | +0.3%    |
| SALES VOLUME          | \$635.7M | \$645.9M | -2%       | \$720.2M | -12%     |
| DAYS ON MARKET        | 119      | 111      | +7%       | 99       | +21%     |
| MEDIAN PRICE          | \$575K   | \$600K   | -4%       | \$637K   | -10%     |
| AVERAGE PRICE         | \$877K   | \$929K   | -6%       | \$996K   | -12%     |
| AVERAGE PPSF          | \$645    | \$669    | -4%       | \$696    | -7%      |
| INVENTORY             | 4,491    | 4,527    | -1%       | 4,147    | +8%      |
| AVERAGE DISCOUNT      | -7.1%    | -6.6%    | -0.5%     | -7.4%    | +0.4%    |

| SINGLE FAMILY    | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES     | 185      | 200      | -8%       | 169      | +9%      |
| SALES VOLUME     | \$749.5M | \$624.3M | +20%      | \$453.2M | +65%     |
| DAYS ON MARKET   | 94       | 78       | +20%      | 66       | +43%     |
| MEDIAN PRICE     | \$1.9M   | \$1.9M   | 0%        | \$1.8M   | +4%      |
| AVERAGE PRICE    | \$4.1M   | \$3.1M   | +30%      | \$2.7M   | +51%     |
| AVERAGE PPSF     | \$1,332  | \$1,092  | +22%      | \$986    | +35%     |
| INVENTORY        | 539      | 518      | +4%       | 500      | +8%      |
| AVERAGE DISCOUNT | -8.5%    | -8.7%    | +0.2%     | -7.6%    | -0.9%    |

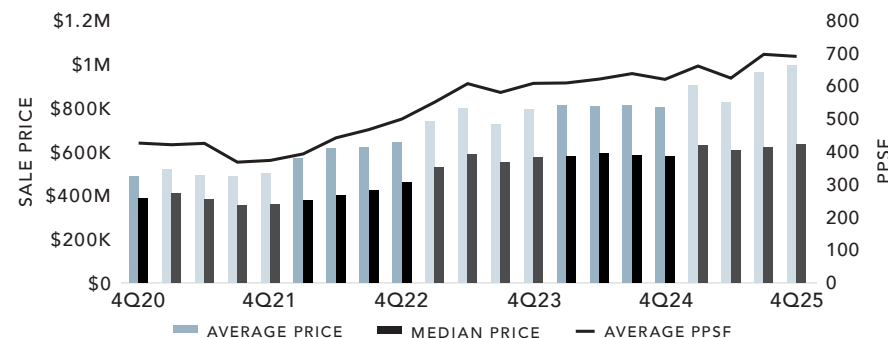
## Condo/Co-Op Closed Sales



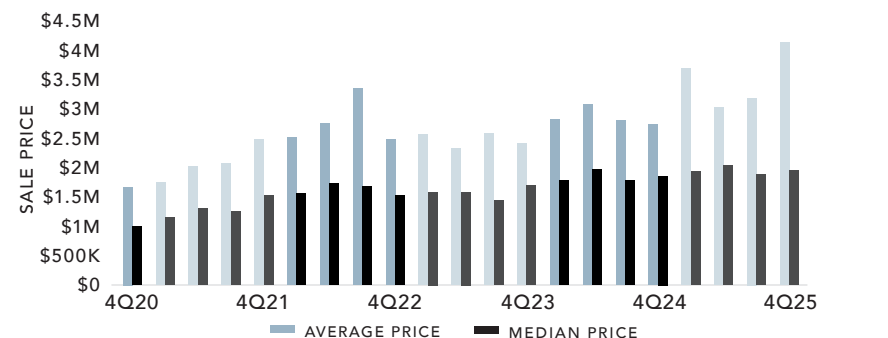
## Single Family Closed Sales



## Condo/Co-Op Median and Average Price



## Single Family Median and Average Price





# Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

## Aventura

CONDO AVG PRICE

\$687K

-4%

SINGLE FAMILY AVG PRICE

N/A

N/A

## Miami Shores

SINGLE FAMILY AVG PRICE

\$1.6M

+7%

## Upper East Side

CONDO AVG PRICE

\$590K

+53%

SINGLE FAMILY AVG PRICE

\$2.9M

-5%

## Edgewater

CONDO AVG PRICE

\$906K

-5%

## Downtown Miami

CONDO AVG PRICE

\$779K

-11%

## Brickell

CONDO AVG PRICE

\$825K

-28%

## Coconut Grove

CONDO AVG PRICE

\$2.0M

-3%

SINGLE FAMILY AVG PRICE

\$8.2M

+124%

## Coral Gables

CONDO AVG PRICE

\$786K

-3%

SINGLE FAMILY AVG PRICE

\$4.2M

+44%





3581 E Glencoe Street, 403 | \$3,850,000 | Web# 102439609

## Coral Gables

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 68      | 65      | +5%       | 43      | +58%     |
| SALES VOLUME          | \$53.5M | \$52.1M | +3%       | \$34.7M | +54%     |
| DAYS ON MARKET        | 83      | 66      | +26%      | 77      | +9%      |
| MEDIAN PRICE          | \$528K  | \$535K  | -1%       | \$560K  | -6%      |
| AVERAGE PRICE         | \$786K  | \$802K  | -2%       | \$807K  | -3%      |
| AVERAGE PPSF          | \$563   | \$631   | -11%      | \$640   | -12%     |
| INVENTORY             | 147     | 166     | -11%      | 163     | -10%     |
| AVERAGE DISCOUNT      | -7.5%   | -5.6%   | -1.9%     | -6.2%   | -1.3%    |

| SINGLE FAMILY    | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES     | 105      | 96       | +9%       | 90       | +17%     |
| SALES VOLUME     | \$438.6M | \$372.8M | +18%      | \$261.9M | +67%     |
| DAYS ON MARKET   | 100      | 65       | +53%      | 69       | +44%     |
| MEDIAN PRICE     | \$2.2M   | \$2.3M   | -5%       | \$2.0M   | +8%      |
| AVERAGE PRICE    | \$4.2M   | \$3.9M   | +8%       | \$2.9M   | +44%     |
| AVERAGE PPSF     | \$1,254  | \$1,261  | -1%       | \$1,033  | +21%     |
| INVENTORY        | 213      | 229      | -7%       | 228      | -7%      |
| AVERAGE DISCOUNT | -8.7%    | -8.7%    | 0%        | -8.2%    | -0.5%    |

## Coconut Grove

| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES          | 56       | 64       | -13%      | 62       | -10%     |
| SALES VOLUME          | \$113.7M | \$107.4M | +6%       | \$130.3M | -13%     |
| DAYS ON MARKET        | 116      | 80       | +46%      | 86       | +35%     |
| MEDIAN PRICE          | \$1.4M   | \$1.6M   | -13%      | \$1.7M   | -19%     |
| AVERAGE PRICE         | \$2.0M   | \$1.7M   | +21%      | \$2.1M   | -3%      |
| AVERAGE PPSF          | \$1,128  | \$952    | +18%      | \$1,003  | +12%     |
| INVENTORY             | 196      | 182      | +8%       | 229      | -14%     |
| AVERAGE DISCOUNT      | -8.2%    | -5.5%    | -2.6%     | -10.6%   | +2.5%    |

| SINGLE FAMILY    | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|----------|----------|-----------|---------|----------|
| CLOSED SALES     | 23       | 35       | -34%      | 23      | 0%       |
| SALES VOLUME     | \$188.4M | \$123.4M | +53%      | \$84.1M | +124%    |
| DAYS ON MARKET   | 94       | 100      | -6%       | 66      | +42%     |
| MEDIAN PRICE     | \$3.2M   | \$2.6M   | +22%      | \$2.5M  | +27%     |
| AVERAGE PRICE    | \$8.2M   | \$3.5M   | +132%     | \$3.7M  | +124%    |
| AVERAGE PPSF     | \$2,331  | \$993    | +135%     | \$1,153 | +102%    |
| INVENTORY        | 120      | 114      | +5%       | 102     | +18%     |
| AVERAGE DISCOUNT | -8.4%    | -8.9%    | +0.5%     | -6.2%   | -2.2%    |



300 Biscayne Boulevard Way, 3807W | \$3,999,000 | Web# 99019256

## Brickell

*The Miami River to Interstate 95 to the Rickenbacker Causeway*

| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES          | 202      | 185      | +9%       | 185      | +9%      |
| SALES VOLUME          | \$166.6M | \$142.5M | +17%      | \$210.6M | -21%     |
| DAYS ON MARKET        | 115      | 112      | +3%       | 92       | +25%     |
| MEDIAN PRICE          | \$660K   | \$610K   | +8%       | \$775K   | -15%     |
| AVERAGE PRICE         | \$825K   | \$770K   | +7%       | \$1.1M   | -28%     |
| AVERAGE PPSF          | \$687    | \$675    | +2%       | \$852    | -19%     |
| INVENTORY             | 1,211    | 1,254    | -3%       | 1,092    | +11%     |
| AVERAGE DISCOUNT      | -6.8%    | -5.0%    | -1.8%     | -6.6%    | -0.2%    |

### 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 17<sup>th</sup> Street*

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|-----------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES          | 106     | 97      | +9%       | 112     | -5%      |
| SALES VOLUME          | \$82.6M | \$96.1M | -14%      | \$97.7M | -15%     |
| DAYS ON MARKET        | 120     | 120     | 0%        | 90      | +33%     |
| MEDIAN PRICE          | \$547K  | \$490K  | +12%      | \$618K  | -11%     |
| AVERAGE PRICE         | \$779K  | \$991K  | -21%      | \$872K  | -11%     |
| AVERAGE PPSF          | \$673   | \$783   | -14%      | \$724   | -7%      |
| INVENTORY             | 863     | 813     | +6%       | 800     | +8%      |
| AVERAGE DISCOUNT      | -7.3%   | -8.9%   | +1.6%     | -4.4%   | -2.9%    |

### SINGLE FAMILY

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



700 NE 24th Street, PH-5903 | \$3,980,000 | Web# 102620657

## Edgewater

NE 17<sup>th</sup> Street to N Miami Ave to Interstate 195

| CONDO/CO-OP/TOWNHOUSE | 4Q25    | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|---------|----------|-----------|----------|----------|
| CLOSED SALES          | 105     | 102      | +3%       | 111      | -5%      |
| SALES VOLUME          | \$95.1M | \$127.4M | -25%      | \$105.3M | -10%     |
| DAYS ON MARKET        | 131     | 142      | -8%       | 118      | +11%     |
| MEDIAN PRICE          | \$590K  | \$750K   | -21%      | \$740K   | -20%     |
| AVERAGE PRICE         | \$906K  | \$1.2M   | -27%      | \$949K   | -5%      |
| AVERAGE PPSF          | \$742   | \$823    | -10%      | \$743    | 0%       |
| INVENTORY             | 710     | 711      | 0%        | 583      | +22%     |
| AVERAGE DISCOUNT      | -6.0%   | -6.8%    | +0.8%     | -6.7%    | +0.7%    |

### 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 37<sup>th</sup> St to NE 86<sup>th</sup> St

| CONDO/CO-OP/TOWNHOUSE | 4Q25   | 3Q25   | %CHG(QTR) | 4Q24   | %CHG(YR) |
|-----------------------|--------|--------|-----------|--------|----------|
| CLOSED SALES          | 6      | 15     | -60%      | 16     | -63%     |
| SALES VOLUME          | \$3.5M | \$6.8M | -48%      | \$6.2M | -43%     |
| DAYS ON MARKET        | 51     | 116    | -56%      | 118    | -57%     |
| MEDIAN PRICE          | \$330K | \$385K | -14%      | \$376K | -12%     |
| AVERAGE PRICE         | \$590K | \$454K | +30%      | \$387K | +53%     |
| AVERAGE PPSF          | \$518  | \$455  | +14%      | \$369  | +40%     |
| INVENTORY             | 61     | 57     | +7%       | 55     | +11%     |
| AVERAGE DISCOUNT      | -6.8%  | -4.7%  | -2.0%     | -6.6%  | -0.2%    |

| SINGLE FAMILY    | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES     | 25      | 31      | -19%      | 16      | +56%     |
| SALES VOLUME     | \$72.9M | \$71.7M | +2%       | \$49.0M | +49%     |
| DAYS ON MARKET   | 101     | 93      | +9%       | 84      | +20%     |
| MEDIAN PRICE     | \$1.9M  | \$1.8M  | +5%       | \$1.6M  | +22%     |
| AVERAGE PRICE    | \$2.9M  | \$2.3M  | +26%      | \$3.1M  | -5%      |
| AVERAGE PPSF     | \$1,141 | \$1,055 | +8%       | \$1,050 | +9%      |
| INVENTORY        | 90      | 80      | +13%      | 76      | +18%     |
| AVERAGE DISCOUNT | -7.6%   | -10.3%  | +2.7%     | -8.7%   | +1.0%    |



19600 NE 26th Avenue | \$3,750,000 | 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    | 4Q25    | 3Q25    | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|---------|---------|-----------|---------|----------|
| CLOSED SALES     | 32      | 37      | -14%      | 32      | 0%       |
| SALES VOLUME     | \$49.7M | \$55.8M | -11%      | \$46.4M | +7%      |
| DAYS ON MARKET   | 69      | 78      | -12%      | 57      | +21%     |
| MEDIAN PRICE     | \$1.1M  | \$1.2M  | -5%       | \$1.3M  | -10%     |
| AVERAGE PRICE    | \$1.6M  | \$1.5M  | +3%       | \$1.5M  | +7%      |
| AVERAGE PPSF     | \$728   | \$678   | +7%       | \$687   | +6%      |
| INVENTORY        | 94      | 77      | +22%      | 76      | +24%     |
| AVERAGE DISCOUNT | -7.9%   | -5.8%   | -2.1%     | -5.7%   | -2.2%    |

## Aventura

### CONDO/CO-OP/TOWNHOUSE

| CONDO/CO-OP/TOWNHOUSE | 4Q25     | 3Q25     | %CHG(QTR) | 4Q24     | %CHG(YR) |
|-----------------------|----------|----------|-----------|----------|----------|
| CLOSED SALES          | 166      | 153      | +8%       | 180      | -8%      |
| SALES VOLUME          | \$114.1M | \$107.3M | +6%       | \$129.4M | -12%     |
| DAYS ON MARKET        | 134      | 116      | +15%      | 107      | +25%     |
| MEDIAN PRICE          | \$380K   | \$460K   | -17%      | \$470K   | -19%     |
| AVERAGE PRICE         | \$687K   | \$701K   | -2%       | \$719K   | -4%      |
| AVERAGE PPSF          | \$429    | \$435    | -1%       | \$444    | -3%      |
| INVENTORY             | 1,244    | 1,285    | -3%       | 1,209    | +3%      |
| AVERAGE DISCOUNT      | -6.9%    | -8.1%    | +1.2%     | -8.3%    | +1.4%    |

| SINGLE FAMILY    | 4Q25 | 3Q25 | %CHG(QTR) | 4Q24    | %CHG(YR) |
|------------------|------|------|-----------|---------|----------|
| CLOSED SALES     | 0    | 0    | NA        | 6       | -100%    |
| SALES VOLUME     | NA   | NA   | NA        | \$10.7M | -100%    |
| DAYS ON MARKET   | NA   | NA   | NA        | 15      | NA       |
| MEDIAN PRICE     | NA   | NA   | NA        | \$2.0M  | NA       |
| AVERAGE PRICE    | NA   | NA   | NA        | \$1.8M  | NA       |
| AVERAGE PPSF     | NA   | NA   | NA        | \$656   | NA       |
| INVENTORY        | 22   | 18   | +22%      | 18      | +22%     |
| AVERAGE DISCOUNT | NA   | NA   | NA        | -6.2%   | NA       |

# Methodology

## METRICS

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**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

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

## DISCLAIMER

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