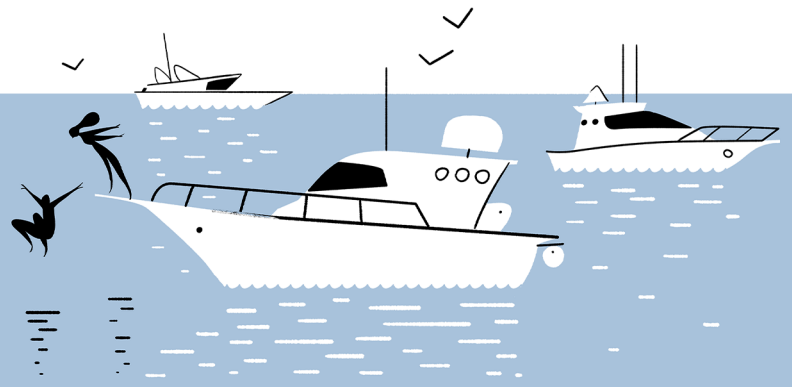
corcoran

The Corcoran Report

3Q | 2026 | MIAMI BEACHES & MIAMI COASTAL MAINLAND





90 NE 32nd, 411 | $940,000 | Web# 109671061

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 year-over-year for the third consecutive quarter, jumping 20% to 95 closings. This was the best third quarter since 2021, led by gains across the South Beach Islands, North Beach, Surfside, Sunny Isles Beach, and Key Biscayne.
- Condo closings increased annually for the fifth straight quarter, up 13% to 670 sales. Sales improved year-over-year in eight of 12 submarkets, with seven posting double-digit annual percentage gains, including more than double the number of closings on the South Beach Islands.
- Single-family pricing increased compared to a year ago due to strong activity at the high end of the market. Median price rose 17% to $3.3M and average price climbed 28% to $7.7M. Versus 2025, the number of sales over $5M jumped 72%, including twice as many sales over $20M.
- Condo price shifts were mixed. Median price rose 6% annually to $630K due to a lower share of sales under $500K. Yet average condo price declined 10% year-over-year to $1.4M, and average price per square foot slipped 2% to $1,051, due to a 30% drop in closings over $5M.
- Single-family and condo active listings fell annually for the third consecutive quarter, down 27% and 16% to 256 and 3,297 units, respectively. Single-family inventory hit a record low since 2014.
- The quarter's highest-priced single-family sale was 2740 North Bay Road in Mid Beach for $72M. The seller purchased the home in 2022 for $20.8M and resold it following an extensive renovation.
- The most expensive condo sale of the quarter was at The Surf Club Four Seasons in Surfside, where residence S-1003 closed for $30.25M ($7,143 PSF), 65% above its 2025 price of $18.4M.

Condo/Co-Op/Townhouse

Closed Sales	Median Sales Price	Average Sales Price	Inventory
670	$630K	$1.4M	3,297
+13% YEAR OVER YEAR	+6% YEAR OVER YEAR	-10% YEAR OVER YEAR	-16% YEAR OVER YEAR

Single Family

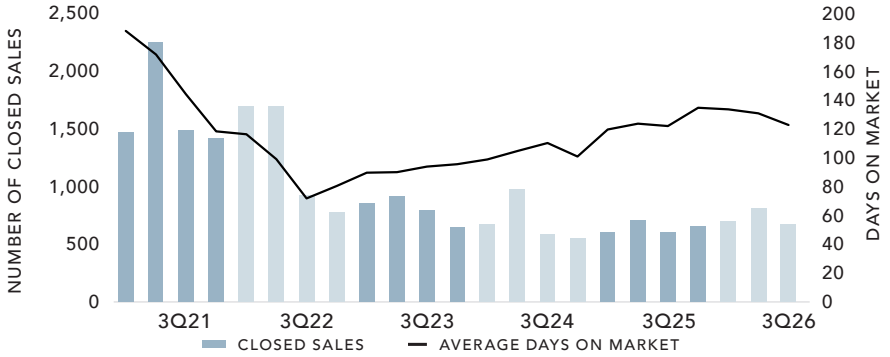
Closed Sales	Median Sales Price	Average Sales Price	Inventory
95	$3.3M	$7.7M	256
+20% YEAR OVER YEAR	+17% YEAR OVER YEAR	+28% YEAR OVER YEAR	-27% YEAR OVER YEAR

Miami Beaches by Product Type

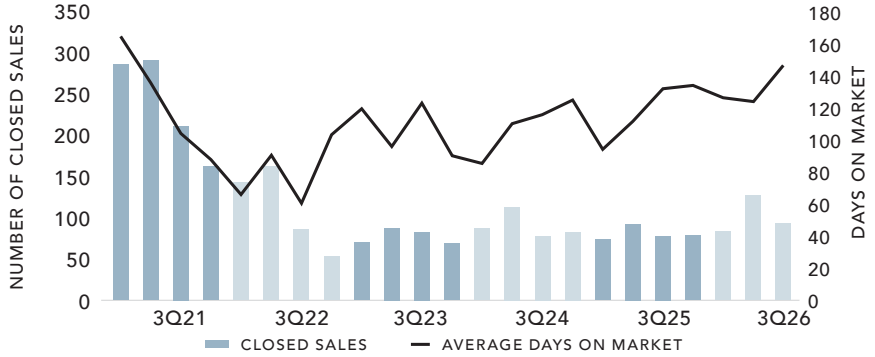
CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	670	808	-17%	594	+13%
SALES VOLUME	$924.1M	$1.4B	-32%	$914.1M	+1%
DAYS ON MARKET	122	130	-6%	121	+1%
MEDIAN PRICE	$630K	$630K	0%	$595K	+6%
AVERAGE PRICE	$1.4M	$1.7M	-18%	$1.5M	-10%
AVERAGE PPSF	$1,051	$1,179	-11%	$1,076	-2%
INVENTORY	3,297	3,548	-7%	3,914	-16%
AVERAGE DISCOUNT	-7.2%	-7.1%	0%	-7.3%	0%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	95	129	-26%	79	+20%
SALES VOLUME	$727.1M	$1.1B	-32%	$471.1M	+54%
DAYS ON MARKET	149	126	+18%	134	+11%
MEDIAN PRICE	$3.3M	$4.9M	-32%	$2.8M	+17%
AVERAGE PRICE	$7.7M	$8.3M	-7%	$6.0M	+28%
AVERAGE PPSF	$1,982	$2,208	-10%	$1,732	+14%
INVENTORY	256	303	-16%	353	-27%
AVERAGE DISCOUNT	-10.8%	-6.9%	-4%	-10.3%	0%

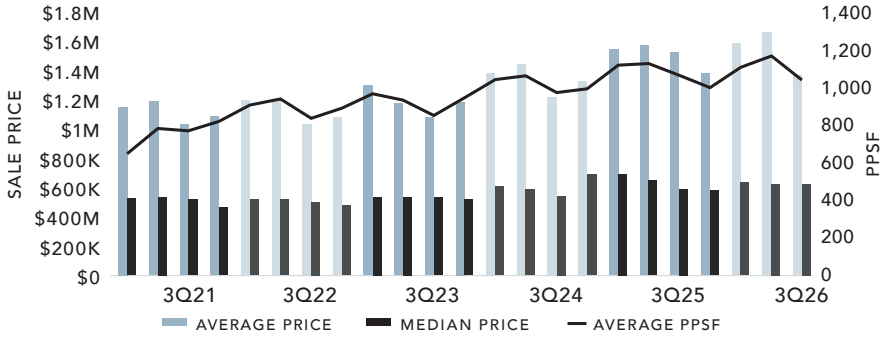
Condo/Co-Op Closed Sales



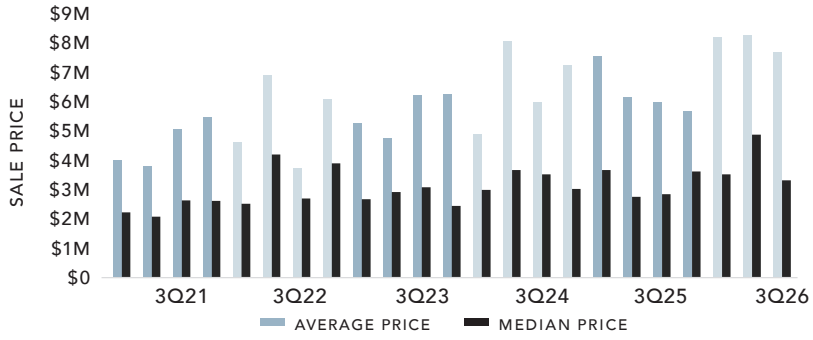
Single Family Closed Sales



Condo/Co-Op Median and Average Price



Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)

Sunny Isles Beach

CONDO AVG PRICE	SINGLE FAMILY AVG PRICE
$1.3M	$3.0M
-32%	-38%

Surfside

CONDO AVG PRICE	SINGLE FAMILY AVG PRICE
$4.9M	$1.9M
-3%	-50%

North Beach

CONDO AVG PRICE	SINGLE FAMILY AVG PRICE
$461K	$4.4M
-23%	+42%

Mid-Beach

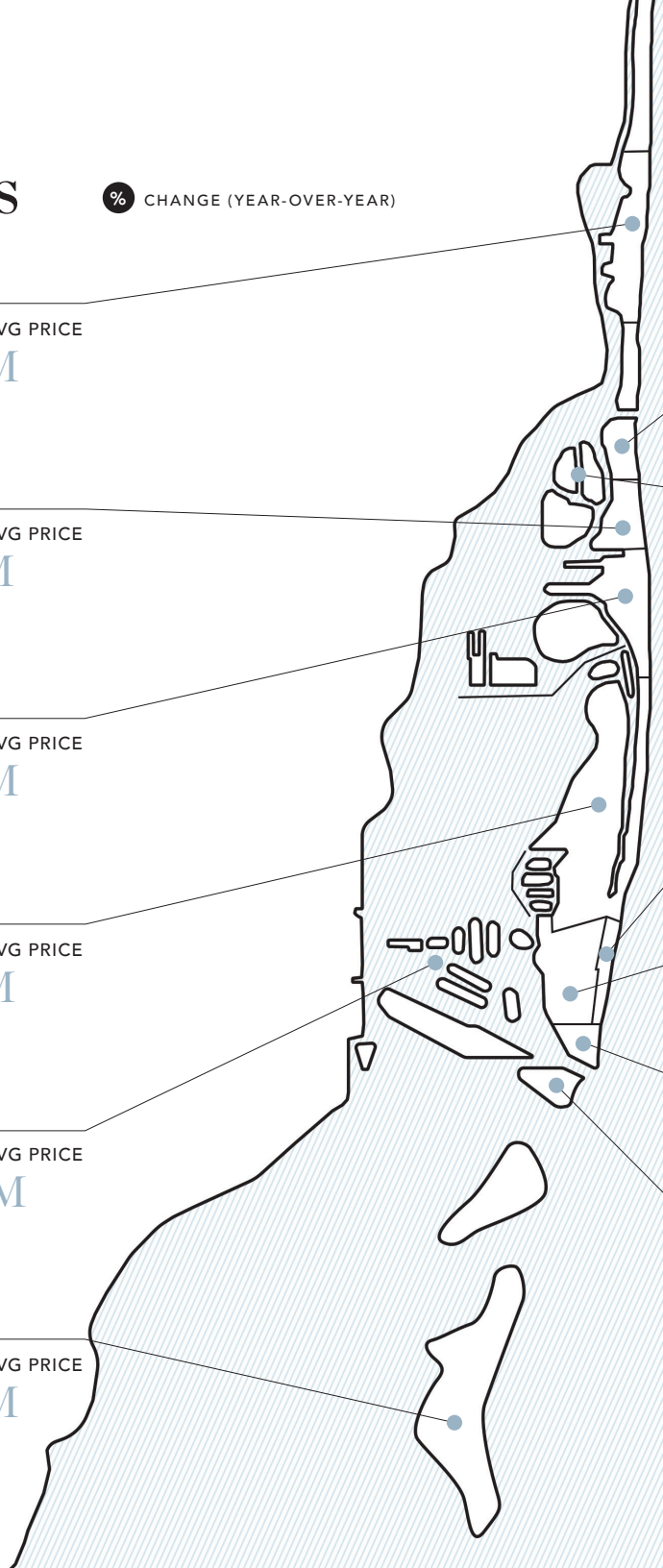
CONDO AVG PRICE	SINGLE FAMILY AVG PRICE
$1.4M	$7.8M
+29%	+33%

South Beach Islands

CONDO AVG PRICE	SINGLE FAMILY AVG PRICE
$1.5M	$14.8M
+15%	-1%

Key Biscayne

CONDO AVG PRICE	SINGLE FAMILY AVG PRICE
$1.6M	$8.4M
-6%	+49%



Bal Harbour

CONDO AVG PRICE
$3.8M
+3%

Bay Harbor Islands

CONDO AVG PRICE
$1.0M
+38%

South Beach, Oceanfront

CONDO AVG PRICE
$2.4M
+88%

South Beach, West of Collins

CONDO AVG PRICE
$655K
-13%

South Of Fifth

CONDO AVG PRICE
$2.7M
+10%

Fisher Island

CONDO AVG PRICE
$10.4M
-14%



South Of Fifth

From South Pointe Drive to 5th Street

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	36	64	-44%	30	+20%
SALES VOLUME	$95.9M	$220.6M	-57%	$73.0M	+31%
DAYS ON MARKET	106	116	-8%	101	+5%
MEDIAN PRICE	$1.1M	$1.8M	-39%	$1.6M	-29%
AVERAGE PRICE	$2.7M	$3.4M	-23%	$2.4M	+10%
AVERAGE PPSF	$1,745	$2,161	-19%	$1,672	+4%
INVENTORY	161	168	-4%	173	-7%
AVERAGE DISCOUNT	-8.9%	-8.0%	-1%	-8.2%	-1%

SINGLE FAMILY

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

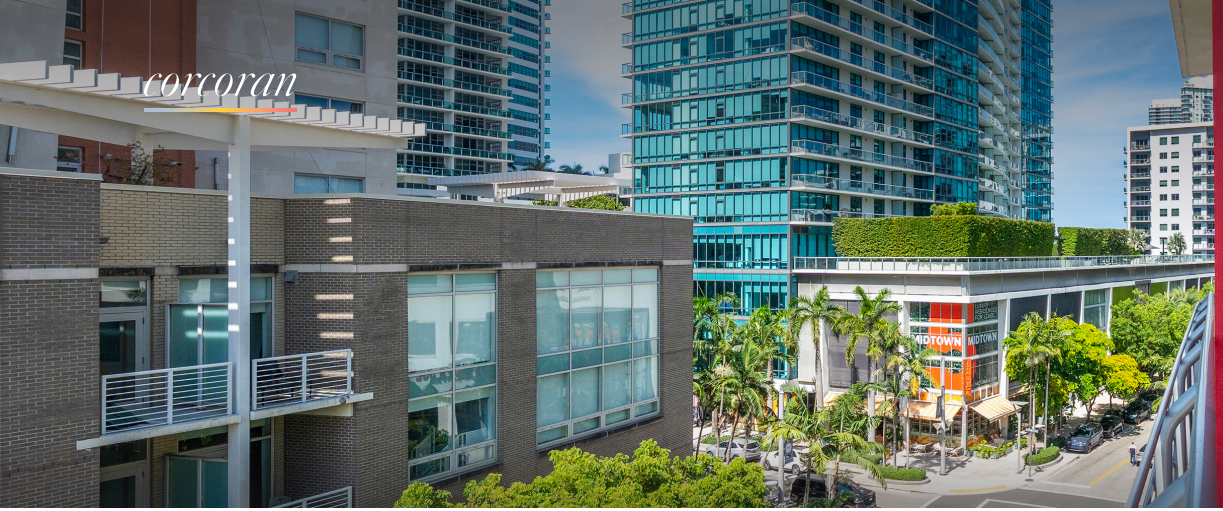
South Beach, Oceanfront

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

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	10	36	-72%	28	-64%
SALES VOLUME	$24.1M	$54.3M	-56%	$36.0M	-33%
DAYS ON MARKET	120	160	-25%	157	-23%
MEDIAN PRICE	$2.2M	$1.2M	+81%	$685K	+225%
AVERAGE PRICE	$2.4M	$1.5M	+60%	$1.3M	+88%
AVERAGE PPSF	$2,177	$1,603	+36%	$1,311	+66%
INVENTORY	161	158	+2%	180	-11%
AVERAGE DISCOUNT	-6.9%	-4.8%	-2%	-2.1%	-5%

SINGLE FAMILY

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



90 NE 32, 514 | $590,000 | Web# 108785608

South Beach, West of Collins

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

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	10	36	-72%	28	-64%
SALES VOLUME	$24.1M	$54.3M	-56%	$36.0M	-33%
DAYS ON MARKET	120	160	-25%	157	-23%
MEDIAN PRICE	$2.2M	$1.2M	+81%	$685K	+225%
AVERAGE PRICE	$2.4M	$1.5M	+60%	$1.3M	+88%
AVERAGE PPSF	$2,177	$1,603	+36%	$1,311	+66%
INVENTORY	161	158	+2%	180	-11%
AVERAGE DISCOUNT	-6.9%	-4.8%	-2%	-2.1%	-5%

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	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	20	17	+18%	8	+150%
SALES VOLUME	$30.4M	$26.0M	+17%	$10.6M	+186%
DAYS ON MARKET	99	157	-37%	126	-21%
MEDIAN PRICE	$1.4M	$820K	+71%	$1.5M	-4%
AVERAGE PRICE	$1.5M	$1.5M	0%	$1.3M	+15%
AVERAGE PPSF	$1,046	$934	+12%	$787	+33%
INVENTORY	36	47	-23%	64	-44%
AVERAGE DISCOUNT	-9.3%	-5.8%	-3%	-8.4%	-1%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	19	20	-5%	8	+138%
SALES VOLUME	$281.7M	$253.2M	+11%	$119.9M	+135%
DAYS ON MARKET	126	138	-8%	137	-8%
MEDIAN PRICE	$10.8M	$11.6M	-7%	$9.5M	+14%
AVERAGE PRICE	$14.8M	$12.7M	+17%	$15.0M	-1%
AVERAGE PPSF	$2,516	$2,792	-10%	$2,726	-8%
INVENTORY	36	44	-18%	54	-33%
AVERAGE DISCOUNT	-12.5%	-7.7%	-5%	-14.0%	+2%



Mid-Beach

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

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	78	123	-37%	82	-5%
SALES VOLUME	$109.1M	$176.1M	-38%	$89.1M	+23%
DAYS ON MARKET	132	151	-13%	132	0%
MEDIAN PRICE	$725K	$680K	+7%	$550K	+32%
AVERAGE PRICE	$1.4M	$1.4M	-2%	$1.1M	+29%
AVERAGE PPSF	$1,020	$1,035	-1%	$830	+23%
INVENTORY	436	484	-10%	558	-22%
AVERAGE DISCOUNT	-6.9%	-6.5%	0%	-6.8%	0%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	24	44	-45%	34	-29%
SALES VOLUME	$188.1M	$417.9M	-55%	$200.0M	-6%
DAYS ON MARKET	136	144	-6%	144	-6%
MEDIAN PRICE	$3.0M	$5.2M	-44%	$2.6M	+13%
AVERAGE PRICE	$7.8M	$9.5M	-17%	$5.9M	+33%
AVERAGE PPSF	$2,024	$2,281	-11%	$1,691	+20%
INVENTORY	72	85	-15%	108	-33%
AVERAGE DISCOUNT	-7.4%	-7.5%	0%	-10.7%	+3%

North Beach

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

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	118	106	+11%	98	+20%
SALES VOLUME	$54.4M	$59.8M	-9%	$58.4M	-7%
DAYS ON MARKET	110	96	+14%	114	-3%
MEDIAN PRICE	$350K	$350K	0%	$388K	-10%
AVERAGE PRICE	$461K	$564K	-18%	$596K	-23%
AVERAGE PPSF	$458	$538	-15%	$450	+2%
INVENTORY	494	526	-6%	572	-14%
AVERAGE DISCOUNT	-6.6%	-6.2%	0%	-7.1%	+1%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	15	20	-25%	12	+25%
SALES VOLUME	$66.4M	$73.1M	-9%	$37.5M	+77%
DAYS ON MARKET	160	130	+23%	93	+71%
MEDIAN PRICE	$3.0M	$2.2M	+35%	$1.9M	+56%
AVERAGE PRICE	$4.4M	$3.7M	+21%	$3.1M	+42%
AVERAGE PPSF	$1,461	$1,293	+13%	$1,201	+22%
INVENTORY	55	61	-10%	71	-23%
AVERAGE DISCOUNT	-10.9%	-9.8%	-1%	-8.1%	-3%



Surfside

From 87th Street to 96th Street

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	19	16	+19%	25	-24%
SALES VOLUME	$93.9M	$106.5M	-12%	$127.3M	-26%
DAYS ON MARKET	145	128	+13%	174	-16%
MEDIAN PRICE	$1.3M	$1.5M	-18%	$1.1M	+20%
AVERAGE PRICE	$4.9M	$6.7M	-26%	$5.1M	-3%
AVERAGE PPSF	$2,664	$2,980	-11%	$2,530	+5%
INVENTORY	73	94	-22%	104	-30%
AVERAGE DISCOUNT	-4.4%	-7.0%	+3%	-4.9%	+1%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	12	20	-40%	8	+50%
SALES VOLUME	$23.0M	$78.8M	-71%	$30.6M	-25%
DAYS ON MARKET	53	124	-58%	103	-49%
MEDIAN PRICE	$1.5M	$2.2M	-34%	$2.1M	-29%
AVERAGE PRICE	$1.9M	$3.9M	-51%	$3.8M	-50%
AVERAGE PPSF	$976	$1,469	-34%	$1,286	-24%
INVENTORY	16	23	-30%	33	-52%
AVERAGE DISCOUNT	-7.9%	-7.5%	0%	-6.5%	-1%

Bay Harbor Islands

Including Indian Creek Island

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	37	36	+3%	25	+48%
SALES VOLUME	$37.0M	$55.0M	-33%	$18.1M	+104%
DAYS ON MARKET	156	150	+4%	145	+8%
MEDIAN PRICE	$670K	$968K	-31%	$510K	+31%
AVERAGE PRICE	$1.0M	$1.5M	-35%	$725K	+38%
AVERAGE PPSF	$717	$950	-25%	$556	+29%
INVENTORY	155	175	-11%	165	-6%
AVERAGE DISCOUNT	-6.8%	-6.7%	0%	-6.7%	0%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	1	5	-80%	2	-50%
SALES VOLUME	$20.0M	$39.2M	-49%	$5.8M	+242%
DAYS ON MARKET	3	70	-96%	175	-98%
MEDIAN PRICE	$20.0M	$4.6M	+338%	$2.9M	+584%
AVERAGE PRICE	$20.0M	$7.8M	+155%	$2.9M	+584%
AVERAGE PPSF	$3,381	$1,773	+91%	$1,493	+126%
INVENTORY	8	7	+14%	8	0%
AVERAGE DISCOUNT	-9.1%	-11.0%	+2%	-8.5%	-1%



Bal Harbour

From 96th Street to Haulover Beach Park

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	28	27	+4%	18	+56%
SALES VOLUME	$105.4M	$75.4M	+40%	$66.0M	+60%
DAYS ON MARKET	108	147	-26%	109	-1%
MEDIAN PRICE	$2.3M	$1.6M	+51%	$2.8M	-15%
AVERAGE PRICE	$3.8M	$2.8M	+35%	$3.7M	+3%
AVERAGE PPSF	$1,803	$1,484	+22%	$1,514	+19%
INVENTORY	121	129	-6%	155	-22%
AVERAGE DISCOUNT	-8.5%	-9.4%	+1%	-10.5%	+2%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	1	5	-80%	0	NA
SALES VOLUME	$11.2M	$147.9M	-92%	NA	NA
DAYS ON MARKET	203	46	+345%	NA	NA
MEDIAN PRICE	$11.2M	$31.0M	-64%	NA	NA
AVERAGE PRICE	$11.2M	$29.6M	-62%	NA	NA
AVERAGE PPSF	$3,553	$4,709	-25%	NA	NA
INVENTORY	2	3	-33%	8	-75%
AVERAGE DISCOUNT	-17.3%	+0.1%	-17%	NA	NA

Sunny Isles Beach

From Haulover Beach Park to Terracina Avenue

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	142	161	-12%	123	+15%
SALES VOLUME	$182.8M	$261.2M	-30%	$231.1M	-21%
DAYS ON MARKET	141	148	-5%	119	+18%
MEDIAN PRICE	$683K	$685K	0%	$850K	-20%
AVERAGE PRICE	$1.3M	$1.6M	-21%	$1.9M	-32%
AVERAGE PPSF	$828	$932	-11%	$1,053	-21%
INVENTORY	1,018	1,081	-6%	1,062	-4%
AVERAGE DISCOUNT	-6.8%	-7.3%	0%	-8.5%	-2%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	6	5	+20%	4	+50%
SALES VOLUME	$18.0M	$14.5M	+24%	$19.3M	-6%
DAYS ON MARKET	365	87	+318%	246	+48%
MEDIAN PRICE	$2.2M	$2.8M	-21%	$3.2M	-33%
AVERAGE PRICE	$3.0M	$2.9M	+3%	$4.8M	-38%
AVERAGE PPSF	$1,176	$823	+43%	$1,131	+4%
INVENTORY	18	17	+6%	19	-5%
AVERAGE DISCOUNT	-3.8%	-6.3%	+2%	-6.8%	+3%



Fisher Island

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	2	9	-78%	4	-50%
SALES VOLUME	$20.8M	$93.9M	-78%	$48.5M	-57%
DAYS ON MARKET	159	258	-38%	104	+53%
MEDIAN PRICE	$10.4M	$10.2M	+2%	$11.2M	-8%
AVERAGE PRICE	$10.4M	$10.4M	0%	$12.1M	-14%
AVERAGE PPSF	$3,386	$2,444	+39%	$2,953	+15%
INVENTORY	40	35	+14%	44	-9%
AVERAGE DISCOUNT	-18.9%	-8.8%	-10%	-10.0%	-9%

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	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	54	54	0%	42	+29%
SALES VOLUME	$87.8M	$116.8M	-25%	$72.7M	+21%
DAYS ON MARKET	85	96	-12%	85	0%
MEDIAN PRICE	$1.4M	$1.5M	-9%	$1.3M	+9%
AVERAGE PRICE	$1.6M	$2.2M	-25%	$1.7M	-6%
AVERAGE PPSF	$1,038	$1,141	-9%	$978	+6%
INVENTORY	112	121	-7%	124	-10%
AVERAGE DISCOUNT	-4.3%	-6.2%	+2%	-5.0%	+1%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	13	10	+30%	10	+30%
SALES VOLUME	$109.1M	$40.7M	+168%	$56.4M	+93%
DAYS ON MARKET	180	101	+79%	118	+52%
MEDIAN PRICE	$5.0M	$3.7M	+35%	$4.0M	+24%
AVERAGE PRICE	$8.4M	$4.1M	+106%	$5.6M	+49%
AVERAGE PPSF	$2,050	$1,490	+38%	$1,750	+17%
INVENTORY	33	46	-28%	44	-25%
AVERAGE DISCOUNT	-10.1%	-3.6%	-6%	-5.1%	-5%



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 8% annually to 232 closings, the sixth consecutive quarter of year-over-year gains and the highest third-quarter total since 2021. Coconut Grove led the single-family market, where closings rose 37% year-over-year, followed by gains in Miami Shores and Wynwood/Midtown/Design District as well.
- Condo sales rose 8% annually to 751 closings, continuing the recovery that began earlier in the year. However, condo sales remained 24% below the 10-year third-quarter average.
- Single-family median price rose 19% annually to $2.1M due to a greater share of sales over $1M.
- Similarly, single-family average price and average price per square foot increased 2% and 7% to $3.0M and $1,135, respectively, as sales above $5M rose 15% year-over-year.
- Annual shifts in condo pricing were mixed. Median price fell 5% to $564K as sales under $500K reclaimed market share. In contrast, average price rose 4% to $964K and average price per square foot increased 3% to $677, driven by more than a threefold increase in sales above $5M in Coconut Grove.
- The quarter's highest-priced single-family transaction was the $27.25M sale of 720 Lake Road in the Upper East Side. The highest-priced condo sale was at One Thousand Museum in Downtown Miami, where residence 5501 closed for $21.925M ($2,383 PSF).

Condo/Co-Op/Townhouse

Closed Sales	Median Sales Price	Average Sales Price	Inventory
751	$564K	$964K	4,472
+8% YEAR OVER YEAR	-5% YEAR OVER YEAR	+4% YEAR OVER YEAR	-4% YEAR OVER YEAR

Single Family

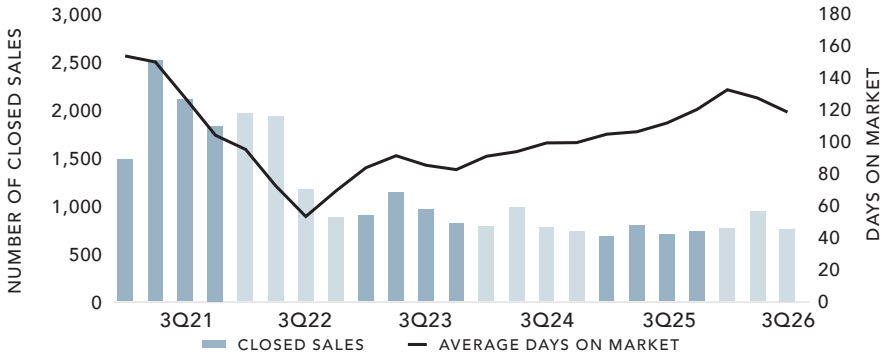
Closed Sales	Median Sales Price	Average Sales Price	Inventory
232	$2.1M	$3.0M	361
+8% YEAR OVER YEAR	+19% YEAR OVER YEAR	+2% YEAR OVER YEAR	-30% YEAR OVER YEAR

Miami Coastal Mainland by Product Type

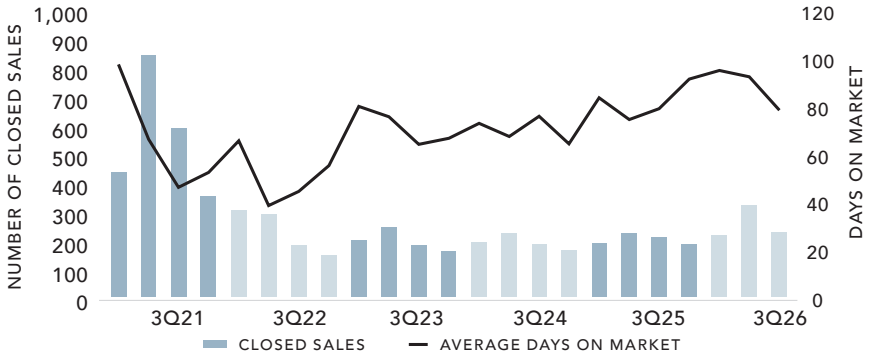
CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	751	935	-20%	697	+8%
SALES VOLUME	$724.1M	$885.3M	-18%	$645.3M	+12%
DAYS ON MARKET	118	127	-7%	111	+6%
MEDIAN PRICE	$564K	$595K	-5%	$595K	-5%
AVERAGE PRICE	$964K	$947K	+2%	$926K	+4%
AVERAGE PPSF	$677	$681	-1%	$655	+3%
INVENTORY	4,472	4,544	-2%	4,637	-4%
AVERAGE DISCOUNT	-6.7%	-6.4%	0%	-6.9%	0%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	232	327	-29%	215	+8%
SALES VOLUME	$702.6M	$1.2B	-39%	$638.9M	+10%
DAYS ON MARKET	80	95	-15%	81	-1%
MEDIAN PRICE	$2.1M	$2.1M	-1%	$1.7M	+19%
AVERAGE PRICE	$3.0M	$3.5M	-14%	$3.0M	+2%
AVERAGE PPSF	$1,135	$1,201	-6%	$1,064	+7%
INVENTORY	361	484	-25%	518	-30%
AVERAGE DISCOUNT	-7%	-7%	0%	-9%	+2%

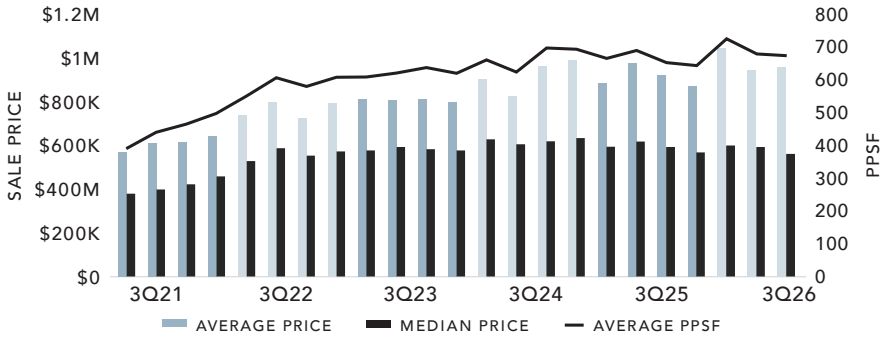
Condo/Co-Op Closed Sales



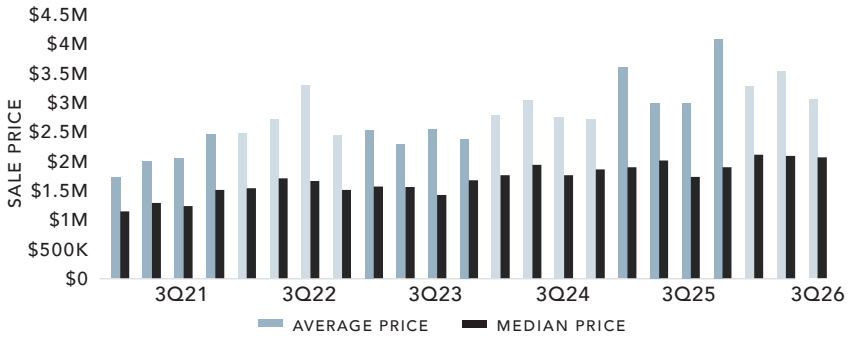
Single Family Closed Sales



Condo/Co-Op Median and Average Price

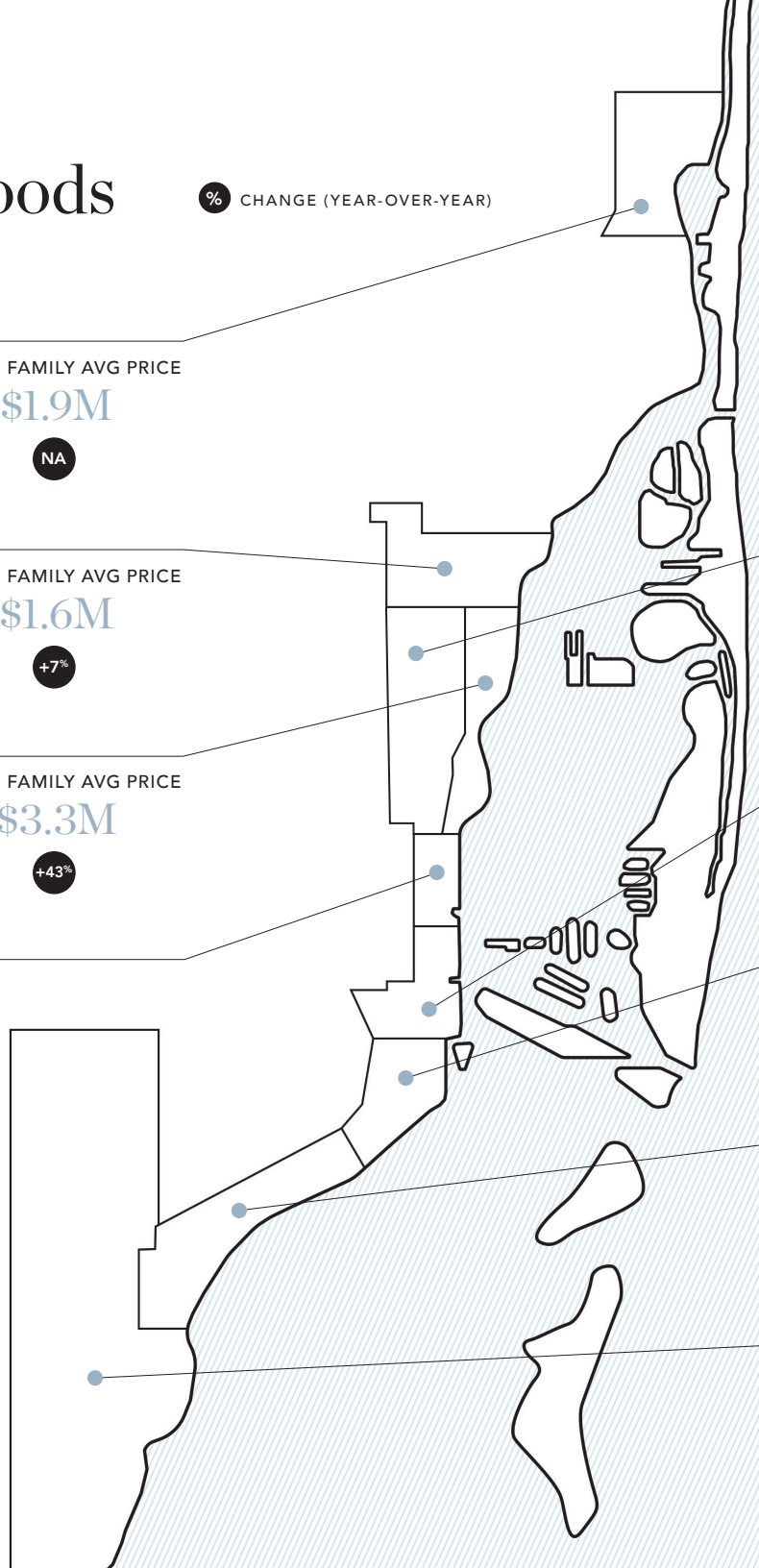


Single Family Median and Average Price



Neighborhoods

% CHANGE (YEAR-OVER-YEAR)



Aventura

CONDO AVG PRICE
$605K
-14%

SINGLE FAMILY AVG PRICE
$1.9M
NA

Miami Shores

SINGLE FAMILY AVG PRICE
$1.6M
+7%

Upper East Side

CONDO AVG PRICE
$385K
-15%

SINGLE FAMILY AVG PRICE
$3.3M
+43%

Edgewater

CONDO AVG PRICE
$906K
-30%

Wynwood/Design District

CONDO AVG PRICE
$564K
-22%

SINGLE FAMILY AVG PRICE
$1.2M
+20%

Downtown Miami

CONDO AVG PRICE
$1.2M
+23%

Brickell

CONDO AVG PRICE
$897K
+18%

Coconut Grove

CONDO AVG PRICE
$2.5M
+48%

SINGLE FAMILY AVG PRICE
$4.5M
+28%

Coral Gables

CONDO AVG PRICE
$957K
+19%

SINGLE FAMILY AVG PRICE
$3.2M
-18%



Coral Gables

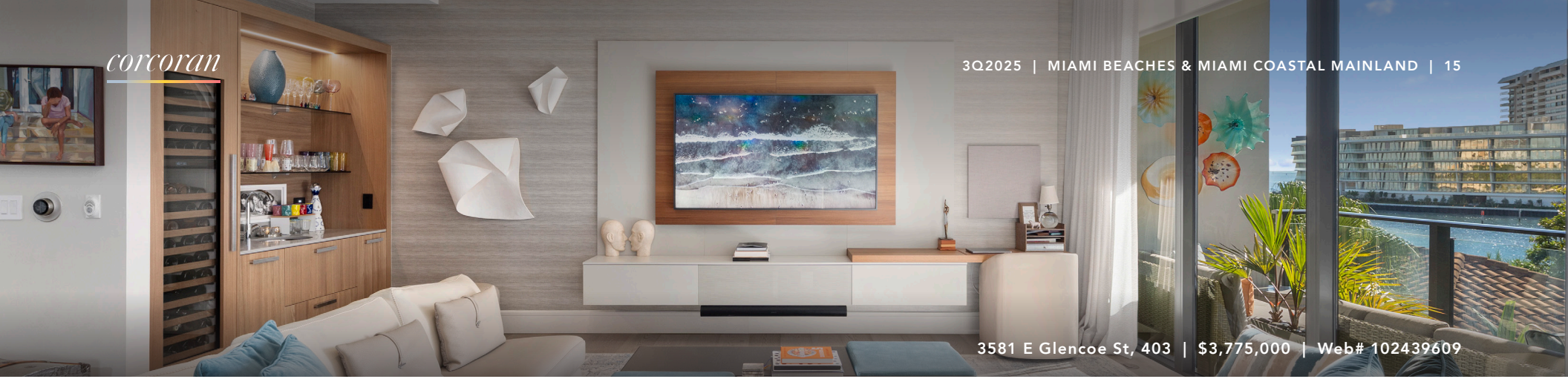
CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	63	73	-14%	65	-3%
SALES VOLUME	$60.3M	$62.6M	-4%	$52.1M	+16%
DAYS ON MARKET	82	113	-28%	66	+24%
MEDIAN PRICE	$630K	$575K	+10%	$505K	+25%
AVERAGE PRICE	$957K	$858K	+12%	$802K	+19%
AVERAGE PPSF	$637	$632	+1%	$631	+1%
INVENTORY	145	151	-4%	166	-13%
AVERAGE DISCOUNT	-6%	-5%	-1%	-6%	0%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	90	141	-36%	96	-6%
SALES VOLUME	$287.2M	$683.0M	-58%	$372.8M	-23%
DAYS ON MARKET	70	85	-18%	65	+7%
MEDIAN PRICE	$2.2M	$2.9M	-25%	$2.2M	+1%
AVERAGE PRICE	$3.2M	$4.8M	-34%	$3.9M	-18%
AVERAGE PPSF	$1,141	$1,360	-16%	$1,261	-10%
INVENTORY	167	212	-21%	229	-27%
AVERAGE DISCOUNT	-7%	-6%	-1%	-9%	+1%

Coconut Grove

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	61	87	-30%	64	-5%
SALES VOLUME	$151.7M	$200.3M	-24%	$107.4M	+41%
DAYS ON MARKET	83	109	-24%	80	+3%
MEDIAN PRICE	$1.8M	$1.7M	+6%	$1.6M	+11%
AVERAGE PRICE	$2.5M	$2.3M	+8%	$1.7M	+48%
AVERAGE PPSF	$1,313	$1,194	+10%	$944	+39%
INVENTORY	172	177	-3%	182	-5%
AVERAGE DISCOUNT	-7%	-6%	-1%	-6%	-1%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	48	61	-21%	35	+37%
SALES VOLUME	$216.9M	$201.1M	+8%	$123.4M	+76%
DAYS ON MARKET	94	98	-4%	100	-6%
MEDIAN PRICE	$3.0M	$2.8M	+11%	$2.6M	+17%
AVERAGE PRICE	$4.5M	$3.3M	+37%	$3.5M	+28%
AVERAGE PPSF	$1,414	$1,202	+18%	$995	+42%
INVENTORY	78	102	-24%	114	-32%
AVERAGE DISCOUNT	-5%	-7%	+2%	-9%	+4%



Brickell

The Miami River to Interstate 95 to the Rickenbacker Causeway

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	197	220	-10%	185	+6%
SALES VOLUME	$176.8M	$202.4M	-13%	$140.6M	+26%
DAYS ON MARKET	131	128	+3%	109	+20%
MEDIAN PRICE	$620K	$650K	-5%	$599K	+4%
AVERAGE PRICE	$897K	$920K	-2%	$760K	+18%
AVERAGE PPSF	$722	$741	-3%	$655	+10%
INVENTORY	1,214	1,225	-1%	1,254	-3%
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.

Downtown Miami

The Miami River to Interstate 95 to NE 17th Street

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	80	106	-25%	97	-18%
SALES VOLUME	$97.6M	$84.5M	+16%	$96.1M	+2%
DAYS ON MARKET	145	124	+18%	120	+21%
MEDIAN PRICE	$545K	$523K	+4%	$585K	-7%
AVERAGE PRICE	$1.2M	$797K	+53%	$991K	+23%
AVERAGE PPSF	$802	$734	+9%	$762	+5%
INVENTORY	941	890	+6%	813	+16%
AVERAGE DISCOUNT	-7%	-8%	+1%	-9%	+2%

SINGLE FAMILY

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



6893 Fisher Island Dr | $39,950,000 | Web# 109477925

Edgewater

NE 17th Street to N Miami Ave to Interstate 195

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	104	132	-21%	94	+11%
SALES VOLUME	$94.3M	$129.8M	-27%	$121.6M	-22%
DAYS ON MARKET	114	133	-14%	145	-21%
MEDIAN PRICE	$618K	$705K	-12%	$790K	-22%
AVERAGE PRICE	$906K	$983K	-8%	$1.3M	-30%
AVERAGE PPSF	$729	$756	-4%	$831	-12%
INVENTORY	589	621	-5%	711	-17%
AVERAGE DISCOUNT	-6%	-6%	0%	-7%	+1%

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	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	8	17	-53%	15	-47%
SALES VOLUME	$3.1M	$9.2M	-66%	$6.8M	-55%
DAYS ON MARKET	91	98	-8%	116	-21%
MEDIAN PRICE	$383K	$450K	-15%	$360K	+6%
AVERAGE PRICE	$385K	$541K	-29%	$454K	-15%
AVERAGE PPSF	$378	$500	-24%	$455	-17%
INVENTORY	59	71	-17%	57	+4%
AVERAGE DISCOUNT	-3.9%	-5.3%	+1%	-4.7%	+1%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	26	41	-37%	31	-16%
SALES VOLUME	$85.7M	$131.0M	-35%	$71.7M	+20%
DAYS ON MARKET	110	93	+18%	93	+18%
MEDIAN PRICE	$1.9M	$1.7M	+6%	$1.4M	+37%
AVERAGE PRICE	$3.3M	$3.2M	+3%	$2.3M	+43%
AVERAGE PPSF	$1,414	$1,244	+14%	$1,055	+34%
INVENTORY	55	77	-29%	80	-31%
AVERAGE DISCOUNT	-9.3%	-8.4%	-1%	-10.3%	+1%



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	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	44	42	+5%	37	+19%
SALES VOLUME	$70.8M	$81.6M	-13%	$55.8M	+27%
DAYS ON MARKET	71	75	-5%	78	-10%
MEDIAN PRICE	$1.4M	$1.2M	+12%	$1.2M	+15%
AVERAGE PRICE	$1.6M	$1.9M	-17%	$1.5M	+7%
AVERAGE PPSF	$730	$840	-13%	$608	+20%
INVENTORY	51	80	-36%	77	-34%
AVERAGE DISCOUNT	-6.8%	-6.7%	0%	-5.8%	-1%

Aventura

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	198	248	-20%	153	+29%
SALES VOLUME	$119.8M	$165.4M	-28%	$107.3M	+12%
DAYS ON MARKET	121	139	-13%	116	+4%
MEDIAN PRICE	$445K	$420K	+6%	$460K	-3%
AVERAGE PRICE	$605K	$667K	-9%	$701K	-14%
AVERAGE PPSF	$390	$418	-7%	$424	-8%
INVENTORY	1,109	1,173	-5%	1,285	-14%
AVERAGE DISCOUNT	-7.8%	-7.2%	-1%	-8.1%	0%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	6	13	-54%	0	NA
SALES VOLUME	$11.3M	$22.2M	-49%	NA	NA
DAYS ON MARKET	69	167	-59%	NA	NA
MEDIAN PRICE	$1.5M	$1.6M	-7%	NA	NA
AVERAGE PRICE	$1.9M	$1.7M	+10%	NA	NA
AVERAGE PPSF	$640	$614	+4%	NA	NA
INVENTORY	10	13	-23%	18	-44%
AVERAGE DISCOUNT	-5.2%	-8.3%	+3%	NA	NA



Wynwood/Design District

CONDO/CO-OP/TOWNHOUSE	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	22	37	-41%	10	+120%
SALES VOLUME	$12.4M	$25.4M	-51%	$7.2M	+72%
DAYS ON MARKET	96	98	-3%	136	-30%
MEDIAN PRICE	$581K	$640K	-9%	$633K	-8%
AVERAGE PRICE	$564K	$687K	-18%	$721K	-22%
AVERAGE PPSF	$609	$711	-14%	$643	-5%
INVENTORY	191	170	12%	110	+74%
AVERAGE DISCOUNT	-4.0%	-4.1%	0%	-5.9%	+2%

SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	16	29	-45%	15	+7%
SALES VOLUME	$18.8M	$31.2M	-40%	$14.7M	+28%
DAYS ON MARKET	62	134	-53%	117	-47%
MEDIAN PRICE	$888K	$855K	+4%	$795K	+12%
AVERAGE PRICE	$1.2M	$1.1M	+9%	$977K	+20%
AVERAGE PPSF	$651	$631	+3%	$547	+19%
INVENTORY	74	83	-11%	111	-33%
AVERAGE DISCOUNT	-6.3%	-6.5%	0%	-8.4%	+2%

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.

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