

# Elliman Report

**Q1-2021** Miami Coastal Mainland, FL Sales

“The market was characterized by record pricing as well as falling supply.”

Miami Coastal Mainland Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$611,234	6.6%	\$573,258	33.4%	\$458,287
Average Price Per Sq Ft	\$356	8.2%	\$329	29.5%	\$275
Median Sales Price	\$387,000	1.8%	\$380,000	13.8%	\$340,000
Number of Sales (Closed)	3,491	-24.9%	4,650	4.4%	3,343
Days on Market (From Last List Date)	90	3.4%	87	-4.3%	94
Listing Discount (From Last List Price)	4.9%		5.6%		5.5%
Listing Inventory	6,645	-23.2%	8,654	-36.8%	10,519
Months of Supply	5.7	1.8%	5.6	-39.4%	9.4
Miami Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$419,960	13.3%	\$370,592	16.7%	\$360,016
Average Price Per Sq Ft	\$329	12.7%	\$292	16.3%	\$283
Median Sales Price	\$300,000	9.1%	\$275,000	13.6%	\$264,000
Number of Sales (Closed)	1,950	-17.6%	2,366	13.0%	1,725
Days on Market (From Last List Date)	109	-0.9%	110	0.0%	109
Listing Discount (From Last List Price)	6.0%		6.1%		5.4%
Miami Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$853,274	8.9%	\$783,200	51.5%	\$563,057
Average Price Per Sq Ft	\$375	6.8%	\$351	38.9%	\$270
Median Sales Price	\$510,000	6.5%	\$479,050	26.2%	\$404,000
Number of Sales (Closed)	1,541	-32.5%	2,284	-4.8%	1,618
Days on Market (From Last List Date)	66	4.8%	63	-14.3%	77
Listing Discount (From Last List Price)	4.3%		5.4%		5.5%

Condo sales rose annually for the third straight quarter as listing inventory fell for the seventh time. All single family price trend indicators set new records collectively for the fourth straight quarter. Listing inventory for all property types fell sharply to the lowest on record.