

# Elliman Report

**Q2-2022**

**Miami Beach/  
Barrier Islands, FL Sales**

“Listing inventory continued to fall as the number of sales declined.”

Miami Beach Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,585,816	4.4%	\$1,518,287	3.0%	\$1,539,603
Average Price Per Sq Ft	\$1,083	10.1%	\$984	22.0%	\$888
Median Sales Price	\$585,000	-2.5%	\$600,000	-7.9%	\$635,000
Number of Sales (Closed)	1,849	-3.0%	1,907	-22.7%	2,393
Days on Market (From Last List Date)	87	-14.7%	102	-42.8%	152
Listing Discount (From Last List Price)	0.8%		3.9%		6.5%
Listing Inventory	2,363	11.2%	2,125	-33.1%	3,534
Months of Supply	3.8	15.2%	3.3	-13.6%	4.4
Miami Beach Luxury Single Family Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$22,204,631	24.3%	\$17,858,235	36.9%	\$16,219,303
Average Price Per Sq Ft	\$3,019	9.1%	\$2,766	48.3%	\$2,036
Median Sales Price	\$21,000,000	31.3%	\$16,000,000	40.5%	\$14,950,000
Number of Sales (Closed)	15	-11.8%	17	-50.0%	30
Days on Market (From Last List Date)	142	57.8%	90	-30.0%	203
Listing Discount (From Last List Price)	4.3%		10.2%		6.8%
Miami Beach Luxury Condo Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$5,928,285	-5.1%	\$6,243,744	-2.1%	\$6,053,396
Average Price Per Sq Ft	\$1,954	6.0%	\$1,843	9.3%	\$1,787
Median Sales Price	\$4,700,000	3.3%	\$4,550,000	4.2%	\$4,512,500
Number of Sales (Closed)	176	-1.1%	178	-17.0%	212
Days on Market (From Last List Date)	134	-11.8%	152	-34.3%	204
Listing Discount (From Last List Price)	4.6%		5.8%		8.3%

Single family median sales price surged 70.3% annually to \$3,500,000, a new record for the seventh time in eight quarters and more than double pre-pandemic levels. Condo's median sales price slipped 2.8% to the third-highest on record and was 50% above pre-pandemic levels.