

Elliman Report

Q3-2021 Miami Coastal Mainland, FL Sales

“All price trend indicators increased to record levels as sales levels remained unusually high.”

Miami Coastal Mainland Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$667,894	-6.3%	\$712,843	20.9%	\$552,604
Average Price Per Sq Ft	\$401	0.3%	\$400	27.7%	\$314
Median Sales Price	\$424,000	-0.2%	\$425,000	13.2%	\$374,450
Number of Sales (Closed)	5,767	-7.3%	6,219	34.6%	4,286
Days on Market (From Last List Date)	69	-16.9%	83	-26.6%	94
Listing Discount (From Last List Price)	2.2%		4.3%		6.6%
Listing Inventory	5,255	-2.9%	5,411	-42.5%	9,145
Months of Supply	2.7	3.8%	2.6	-57.8%	6.4
Miami Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$484,808	-0.7%	\$488,450	36.4%	\$355,416
Average Price Per Sq Ft	\$381	2.4%	\$372	35.1%	\$282
Median Sales Price	\$340,000	4.6%	\$325,000	25.0%	\$272,000
Number of Sales (Closed)	3,475	-4.3%	3,630	74.8%	1,988
Days on Market (From Last List Date)	88	-17.0%	106	-17.0%	106
Listing Discount (From Last List Price)	3.4%		4.9%		5.9%
Miami Single Family Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$945,479	-8.0%	\$1,027,461	30.7%	\$723,191
Average Price Per Sq Ft	\$419	-0.5%	\$421	27.0%	\$330
Median Sales Price	\$555,000	0.9%	\$550,000	19.4%	\$465,000
Number of Sales (Closed)	2,292	-11.5%	2,589	-0.3%	2,298
Days on Market (From Last List Date)	39	-23.5%	51	-53.6%	84
Listing Discount (From Last List Price)	1.3%		4.0%		6.9%

Condo price trend indicators rose to record levels as sales surged annually to the second-highest total in more than eight years. Single family price trend indicators surged annually to record levels as listing inventory fell sharply. The luxury condo market share of cash buyers was at its highest level in five years.