

ELLIMAN REPORT

Q4 2019
MIAMI COASTAL
MAINLAND SALES

Highlights of the Quarterly Survey
of Miami Coastal Mainland Sales

“ Most price trend indicators moved higher year over year and included a new record. ”

Miami Coastal Mainland Matrix	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$449,843	-1.2%	\$455,356	1.1%	\$445,007
Average Price per Sq Ft	\$268	-0.7%	\$270	0.4%	\$267
Median Sales Price	\$335,000	1.5%	\$330,000	4.7%	\$320,000
Number of Sales (Closed)	3,754	-7.2%	4,045	6.7%	3,518
Days on Market (From Last List Date)	87	0.0%	87	7.4%	81
Listing Discount (From Last List Price)	5.7%		5.7%		5.6%
Listing Inventory (Active)	10,924	-1.9%	11,139	-9.5%	12,071
Months of Supply	8.7	4.8%	8.3	-15.5%	10.3
Miami Condo Matrix	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$331,464	0.6%	\$329,579	0.8%	\$328,761
Average Price Per Square Foot	\$266	0.4%	\$265	-1.1%	\$269
Median Sales Price	\$250,500	-0.2%	\$251,000	0.3%	\$249,870
Number of Sales (Closed)	1,886	-4.3%	1,971	7.0%	1,763
Days on Market (From Last List Date)	98	-4.9%	103	4.3%	94
Listing Discount (From Last List Price)	6.1%		6.2%		6.0%
Miami Single Family Matrix	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$569,362	-1.0%	\$574,886	1.3%	\$561,783
Average Price Per Square Foot	\$269	-1.5%	\$273	1.1%	\$266
Median Sales Price	\$405,000	1.5%	\$399,050	5.2%	\$385,000
Number of Sales	1,868	-9.9%	2,074	6.4%	1,755
Days on Market (From Last List Date)	75	4.2%	72	10.3%	68
Listing Discount (From Last List Price)	5.4%		5.5%		5.5%

Overall condo activity showed a substantial uptick in sales and some evidence of price growth. The number of condo sales rose 7% to 1,886 from the same period last year and the highest fourth-quarter total in four years, consistent with the 1,834 five-year quarter average. Condo median sales price edged up 0.3% to \$250,000 from the same period last year, the twenty-third straight increase.