Elliman Report Q2-2020 coral Gables, FL Sales

"After a robust first quarter, the COVID-19 market shutdown during much of the second quarter caused sales to drop."

Coral Gables Single Family Matrix	Q2-2020	%∆ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Average Sales Price	\$2,159,930	77.1%	\$1,219,526	47.0%	\$1,469,685
Average Price Per Sq Ft	\$686	51.8%	\$452	32.4%	\$518
Median Sales Price	\$925,000	-5.1%	\$975,000	0.5%	\$920,000
Number of Sales (Closed)	98	3.2%	95	-18.3%	120
Days on Market (From Last List Date)	119	-1.7%	121	25.3%	95
Coral Gables Condo Matrix	Q2-2020	%∆ (qtr)	Q1-2020	%∆ (yr)	Q2-2019
Average Sales Price	\$545,984	-1.7%	\$555,631	10.4%	\$494,649
Average Price Per Sq Ft	\$403	8.3%	\$372	10.7%	\$364
Median Sales Price	\$327,500	-12.7%	\$375,000	-6.2%	\$349,000
Number of Sales (Closed)	32	-50.8%	65	-61.4%	83
Days on Market (From Last List Date)	78	-43.1%	137	-25.7%	105
Luxury Single Family Matrix	Q2-2020	$\%\Delta$ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Luxury Single Family Matrix Average Sales Price	Q2-2020 \$12,006,500	%∆ (qtr) 297.9%	Q1-2020 \$3,017,750	%∆ (YR) 125.7%	Q2-2019 \$5,319,231
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Average Sales Price	\$12,006,500	297.9%	\$3,017,750	125.7%	\$5,319,231
Average Sales Price Average Price Per Sq Ft	\$12,006,500 \$1,482	297.9% 121.9%	\$3,017,750 \$668	125.7% 60.4%	\$5,319,231 \$924
Average Sales Price Average Price Per Sq Ft Median Sales Price	\$12,006,500 \$1,482 \$6,862,500	297.9% 121.9% 147.3%	\$3,017,750 \$668 \$2,775,000	125.7% 60.4% 121.4%	\$5,319,231 \$924 \$3,100,000
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed)	\$12,006,500 \$1,482 \$6,862,500 10	297.9% 121.9% 147.3% 0.0%	\$3,017,750 \$668 \$2,775,000	125.7% 60.4% 121.4% -23.1%	\$5,319,231 \$924 \$3,100,000 13
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date)	\$12,006,500 \$1,482 \$6,862,500 10 296	297.9% 121.9% 147.3% 0.0% 57.4%	\$3,017,750 \$668 \$2,775,000 10 188	125.7% 60.4% 121.4% -23.1% 68.2%	\$5,319,231 \$924 \$3,100,000 13 176
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Condo Matrix	\$12,006,500 \$1,482 \$6,862,500 10 296 Q2-2020	297.9% 121.9% 147.3% 0.0% 57.4% %Δ (qtr)	\$3,017,750 \$668 \$2,775,000 10 188 Q1-2020	125.7% 60.4% 121.4% -23.1% 68.2% %Δ (YR)	\$5,319,231 \$924 \$3,100,000 13 176 Q2-2019
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Condo Matrix Average Sales Price	\$12,006,500 \$1,482 \$6,862,500 10 296 Q2-2020 \$1,792,500	297.9% 121.9% 147.3% 0.0% 57.4% %Δ (QTR) 22.1%	\$3,017,750 \$668 \$2,775,000 10 188 Q1-2020 \$1,467,857	125.7% 60.4% 121.4% -23.1% 68.2% %Δ (γr) 14.3%	\$5,319,231 \$924 \$3,100,000 13 176 Q2-2019 \$1,568,472
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Condo Matrix Average Sales Price Average Price Per Sq Ft	\$12,006,500 \$1,482 \$6,862,500 10 296 Q2-2020 \$1,792,500 \$620	297.9% 121.9% 147.3% 0.0% 57.4% %Δ (ατr.) 22.1% 19.7%	\$3,017,750 \$668 \$2,775,000 10 188 Q1-2020 \$1,467,857 \$518	125.7% 60.4% 121.4% -23.1% 68.2% %Δ (YR) 14.3% 14.0%	\$5,319,231 \$924 \$3,100,000 13 176 Q2-2019 \$1,568,472 \$544

The decline in sales represented what a spring housing market looks like when it is shut down to fight a global pandemic. There were 98 single family sales to close, down 18.3%, and 32 condo sales to close, down 61.4%, respectively, from the same period.

Single family listings declined 23.5% to 342 as would-be sellers either pulled their listing or delayed placing their listing on the market during the market shutdown. The number of condo listings fell 19.5% to 223 year over year.

