

Elliman Report

Q4-2021

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

“The market has maintained a prolonged period of rising sales year over year despite the backdrop of falling listing inventory.”

Miami Beach Matrix	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$1,549,943	10.1%	\$1,408,174	7.9%	\$1,436,176
Average Price Per Sq Ft	\$992	13.6%	\$873	28.0%	\$775
Median Sales Price	\$555,000	-6.7%	\$595,000	4.7%	\$530,000
Number of Sales (Closed)	1,652	-3.3%	1,709	40.5%	1,176
Days on Market (From Last List Date)	104	-15.4%	123	-37.7%	167
Listing Discount (From Last List Price)	0.7%		1.9%		8.6%
Listing Inventory	2,967	-16.3%	3,546	-50.7%	6,020
Months of Supply	5.4	-12.9%	6.2	-64.9%	15.4
Miami Beach Luxury Condo Matrix (Top 10% of Sales)	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$5,458,178	25.8%	\$4,339,441	28.9%	\$4,234,514
Average Price Per Sq Ft	\$1,793	24.0%	\$1,446	37.6%	\$1,303
Median Sales Price	\$3,700,000	6.6%	\$3,470,000	28.5%	\$2,880,000
Number of Sales (Closed)	148	-2.0%	151	52.6%	97
Days on Market (From Last List Date)	138	-5.5%	146	-42.5%	240
Listing Discount (From Last List Price)	7.4%		3.7%		9.8%
Miami Beach Luxury Single Family Matrix (Top 10% of Sales)	Q4-2021	%Δ (QTR)	Q3-2021	%Δ (YR)	Q4-2020
Average Sales Price	\$22,234,722	9.3%	\$20,346,171	50.9%	\$14,737,500
Average Price Per Sq Ft	\$2,835	19.9%	\$2,364	51.4%	\$1,873
Median Sales Price	\$17,250,000	-4.2%	\$18,000,000	27.1%	\$13,575,000
Number of Sales (Closed)	18	-14.3%	21	-25.0%	24
Days on Market (From Last List Date)	131	-9.7%	145	-31.4%	191
Listing Discount (From Last List Price)	8.8%		7.1%		8.6%

Market-wide sales year to date more than doubled last year's total as bidding war market share rose to its highest level in more than four years of tracking. As a result, the pace of the market fell to the second-fastest on record.