

Third Quarter 2021
Luxury Condo Report

Miami Beach

Brown Harris Stevens

This report highlights any transactions entered into the Multiple Listing Service (MLS) and does not include developer sales or new construction that is not included within the MLS.



Project
Apogee

Developer
Related

Architect
Sieger-Suarez

Address
800 S. Pointe Dr.

Project Area
Miami Beach

Floors
22

Units
67

Completion Date
2007



Project
Continuum South

Developer
Bruce Eichner

Architect
Fullerton-Diaz

Address
100 S. Pointe Dr.

Project Area
Miami Beach

Floors
40

Units
318

Completion Date
2002



Project
Continuum North

Developer
Bruce Eichner

Architect
Sieger-Suarez

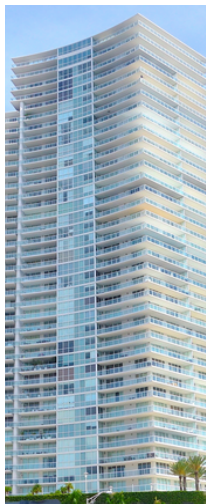
Address
50 S. Pointe Dr.

Project Area
Miami Beach

Floors
37

Units
203

Completion Date
2007



Project
ICON South Beach

Developer
Related

Architect
Michael Graves

Address
450 Alton Rd.

Project Area
Miami Beach

Floors
35, 40

Units
290

Completion Date
2005



Project
The Setai

Developer
Setai Group

Architect
Alayo & Denniston

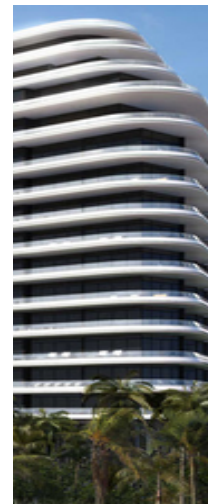
Address
101 20th St.

Project Area
Miami Beach

Floors
41

Units
163

Completion Date
2004



Project
Faena House

Developer
Faena Group

Architect
Foster + Partners

Address
3315 Collins Ave.

Project Area
Miami Beach

Floors
16

Units
44

Completion Date
2015



Project
The St. Regis

Developer
Starwood

Architect
Sieger-Suarez

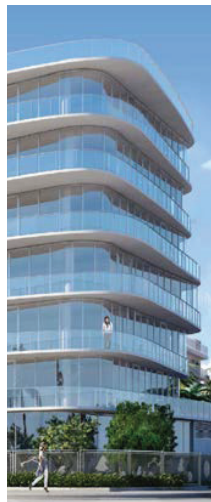
Address
9701, 9703, & 9705
Collins Ave.

Project Area
Miami Beach

Floors
24

Units
268

Completion Date
2012



Project
Marea Miami Beach

Developer
Related

Architect
Sieger-Suarez

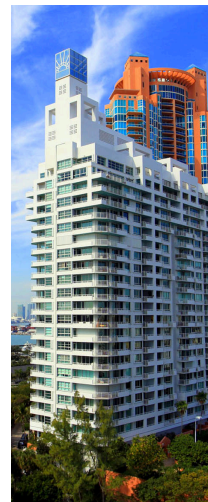
Address
801 S Pointe Dr.

Project Area
Miami Beach

Floors
8

Units
30

Completion Date
2015



Project
South Pointe Towers

Developer
John A. Hinson

Architect
—

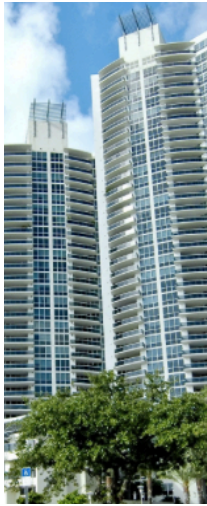
Address
400 South Pointe Dr.

Project Area
Miami Beach

Floors
25

Units
208

Completion Date
1987



Project
Murano Grande

Developer
Related

Architect
Sieger-Suarez

Address
400 Alton Rd.

Project Area
Miami Beach

Floors
25, 31, 37

Units
270

Completion Date
2003



Project
Murano Portofino

Developer
Related

Architect
Sieger-Suarez

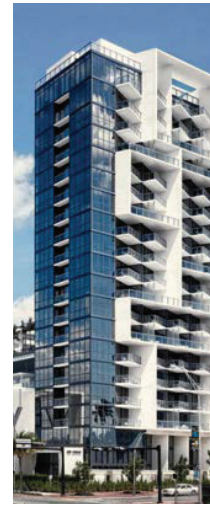
Address
1000 S. Pointe Dr.

Project Area
Miami Beach

Floors
17, 28, 37

Units
189

Completion Date
2002



Project
W Hotel/Residences

Developer
Tristar, Related, Starwood

Architect
Nichols Brosch & Costas Kondylis

Address
2201 Collins Ave.

Project Area
Miami Beach

Floors
20

Units
511

Completion Date
2008



Project
One Hotel & Homes

Developer
LeFrak and Starwood Capital

Architect
HKS Inc. & Kobi Karp

Address
102 24th St.

Project Area
Miami Beach

Floors
17

Units
158

Completion Date
2015



Project
Oceana

Developer
Consultatio USA

Architect
Arquitectonica

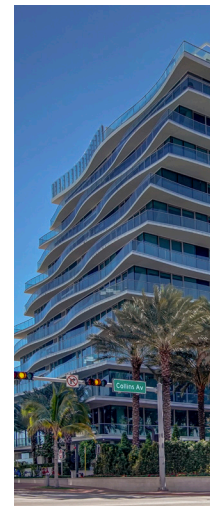
Address
10201 Collins Ave

Project Area
Bal Harbour

Floors
28

Units
240

Completion Date
2016



Project
Fendi Chateau

Developer
Chateau Group

Architect
Arquitectonica

Address
9349 Collins Ave

Project Area
Surfside

Floors
12

Units
58

Completion Date
2016



Project
Jade Beach

Developer
Fortune International Group

Architect
Carlos Ott

Address
17001 Collins Ave

Project Area
Sunny Isles Beach

Floors
51

Units
248

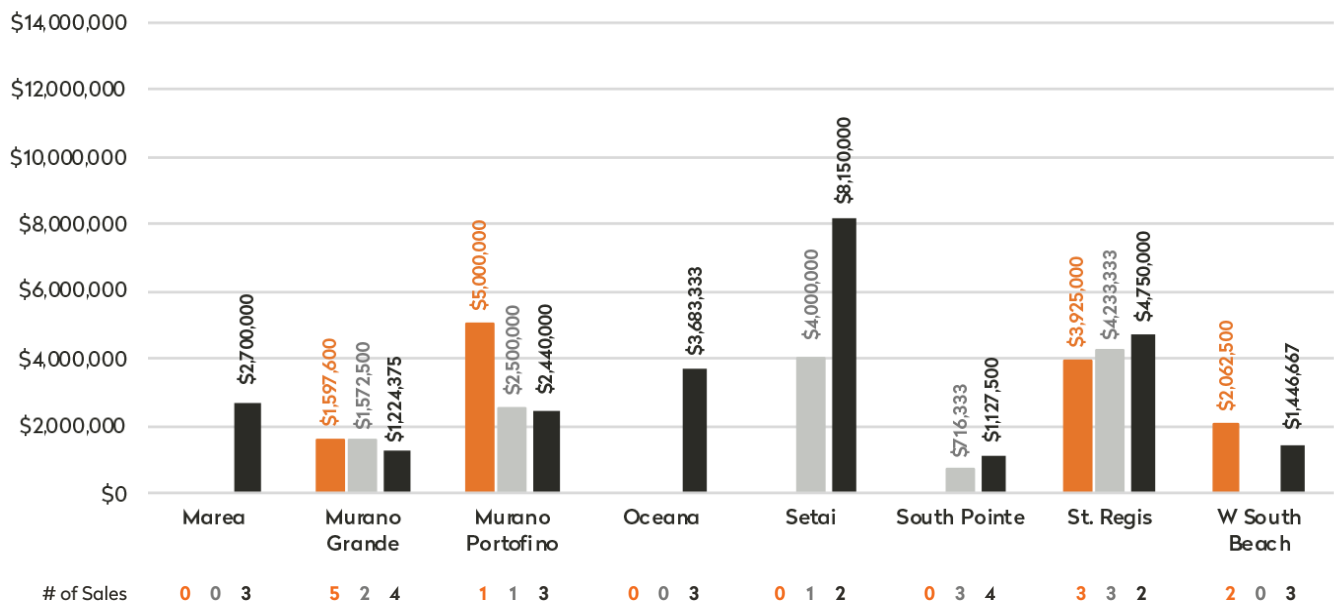
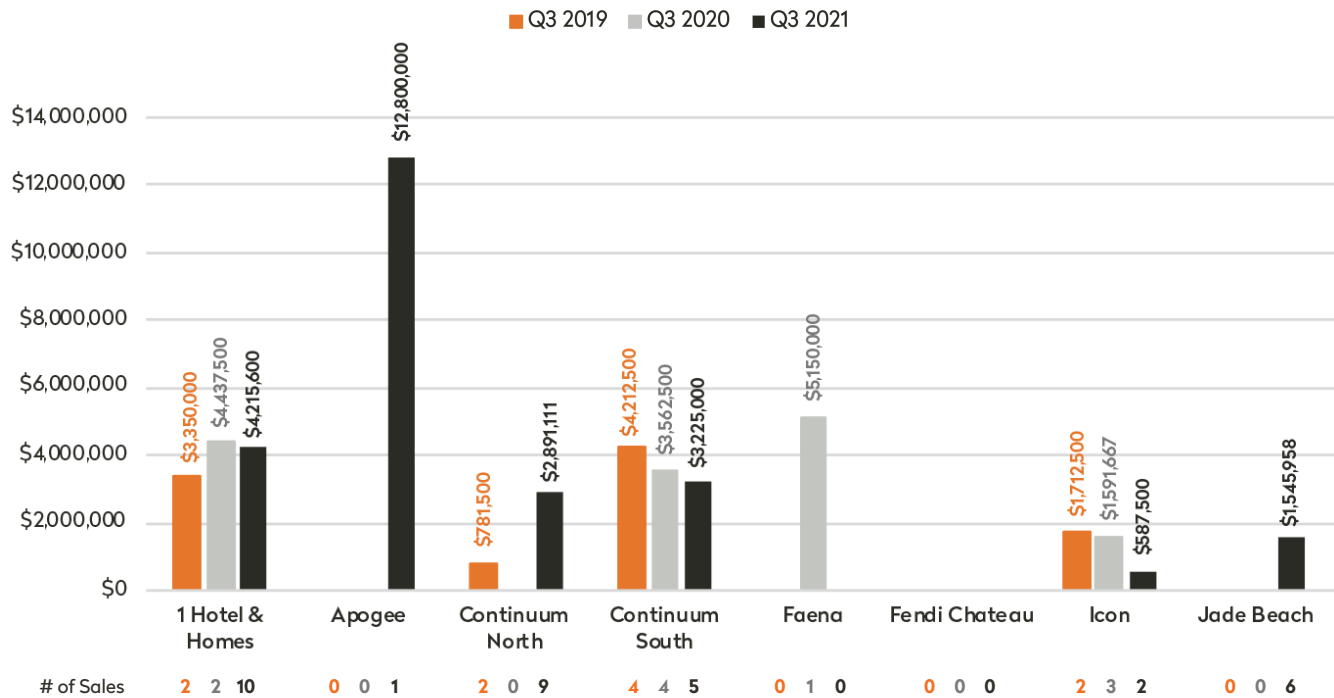
Completion Date
2009

Condo Resales

Year Over Year Sales

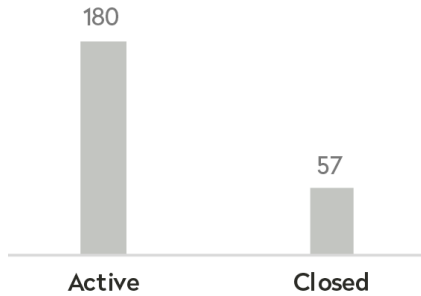
Q3 2021 [BHSMiami.com](https://www.bhsmiami.com)

Average Closed Sales Price by Building and Year



Q3 2021 (July-September) Sales Market Snapshot

Total # of
Active & Closed Units



Condo Mix # Sold Sales Share Med. Sales Price

Studio	3	5%	\$760,000
1 - bedroom	16	28%	\$1,300,000
2 - bedroom	21	37%	\$2,400,000
3 - bedroom	13	23%	\$5,100,000
4 - bedroom	3	5%	\$12,300,000
5 - bedroom	1	2%	\$8,350,000

Total Sales Volume \$173,569,250

Closed Sales

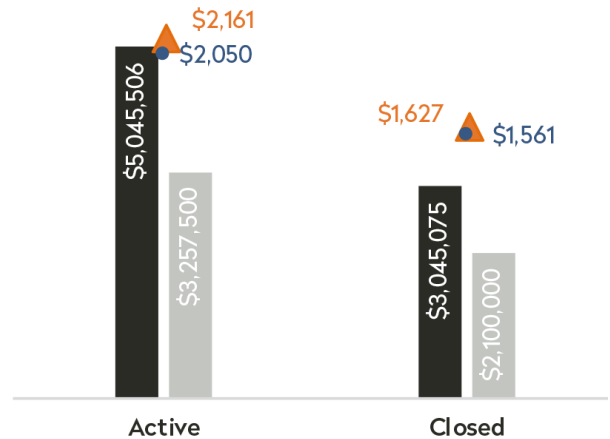
Average Sale Price	\$3,045,075
Average Sale Price Per Square Foot	\$1,627
Median Sale Price	\$2,100,000
Median Sale Price Per Square Foot	\$1,561
Number of Sales (Closed)	57
Days on Market	192

Active Listings

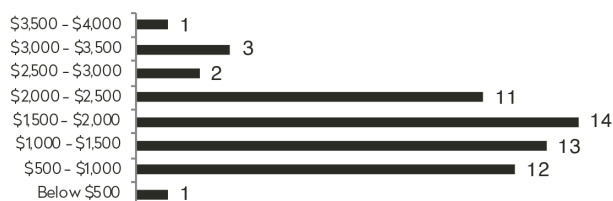
Average List Price	\$5,045,506
Average List Price Per Square Foot	\$2,161
Median List Price	\$3,257,500
Median List Price Per Square Foot	\$2,050
Listing Inventory (Active)	180
Listing Discount From Original List Price	7%
Absorption Period (Months)	9.5

Average and Median Price & PSF

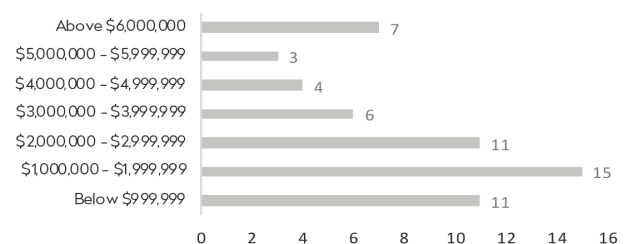
■ Average ■ Median
▲ Avg. PPSF ● Median



Number of Sales by PSF

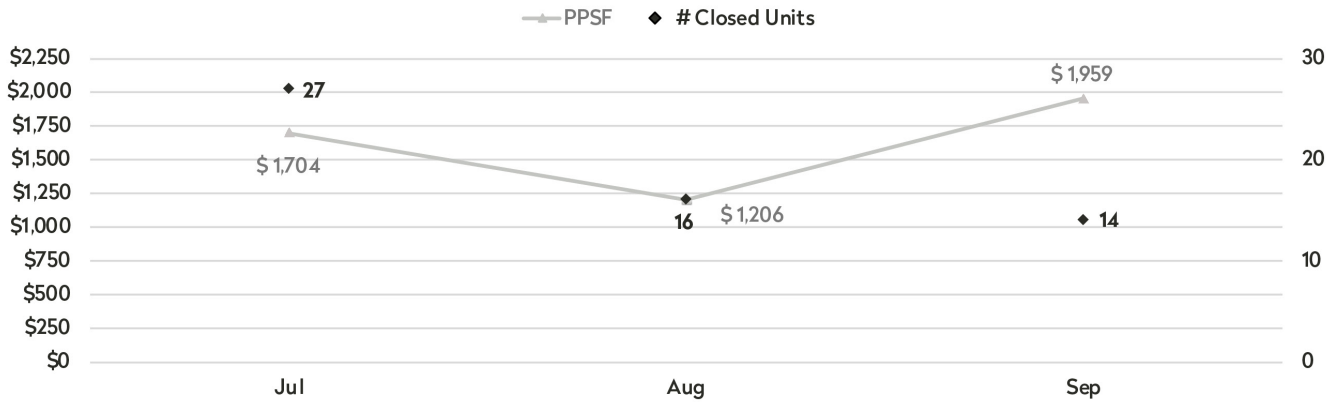


Number of Sales By Absolute
Dollar Amount



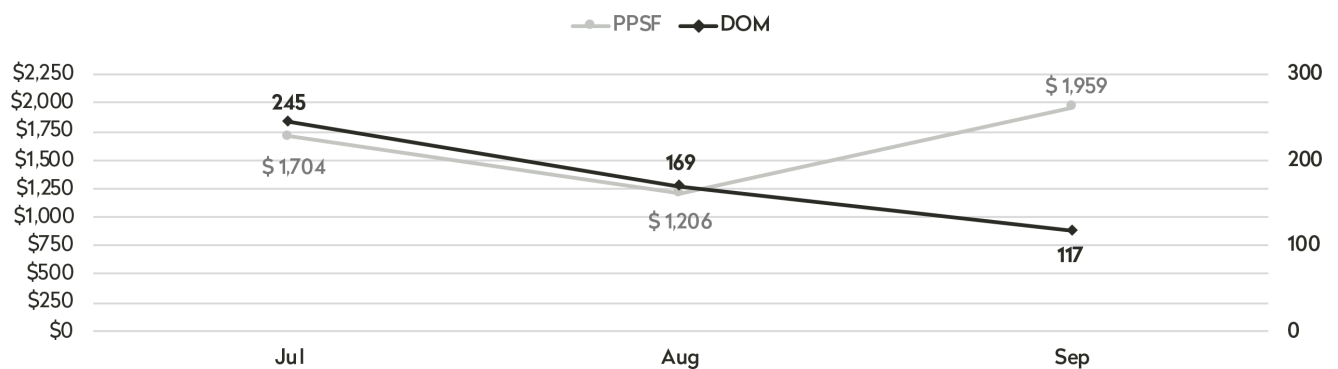
Q3 2021 (July-September) Sales

Average PSF and #of Closed Units by Month



From July to September, the number of sales **decreased** by 13 sales and the average price per SQFT increased by \$255.

Average \$PSF and DOM by Month



The average Days on Market **decreased** by 128 days, from July to September.

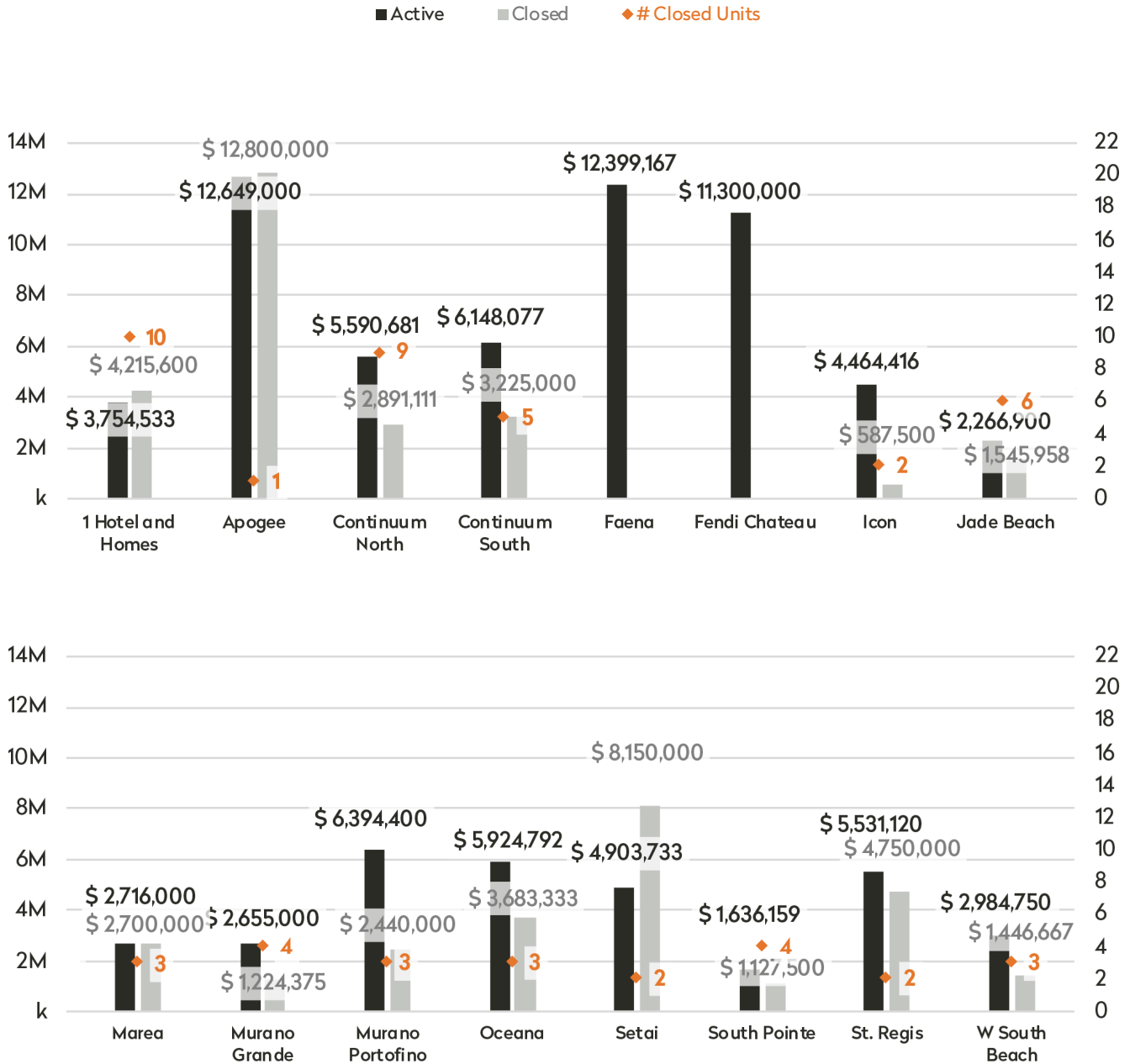
Q3 2021 (July-September) Sales

Average Active & Closed \$PSF and Total # of Units Sold by Building



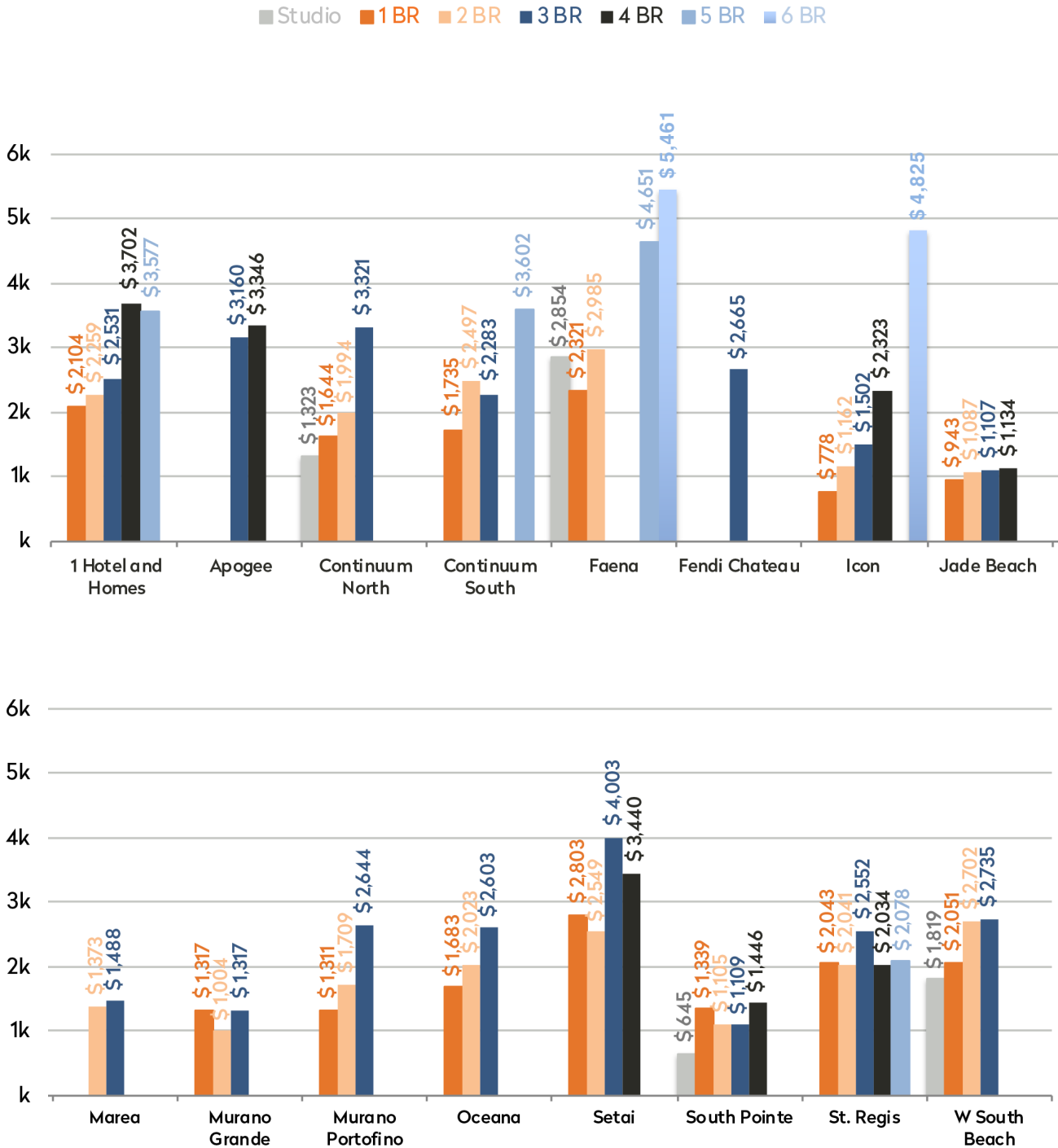
Q3 2021 (July-September) Sales

Average Active & Closed Price and Total # of Units Sold by Building



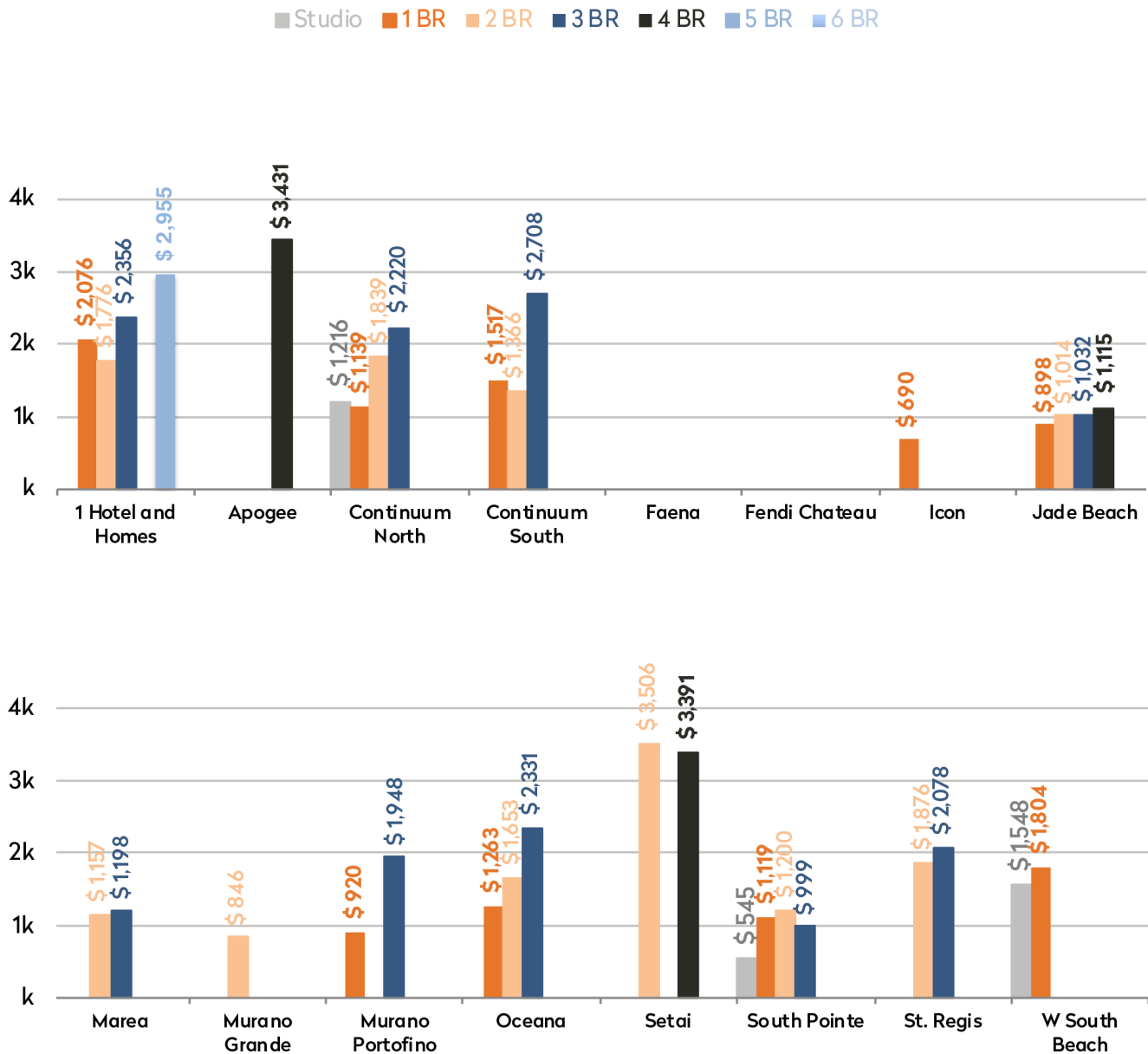
Q3 2021 (July-September) Sales

Average Active PSF by Building and Unit Type



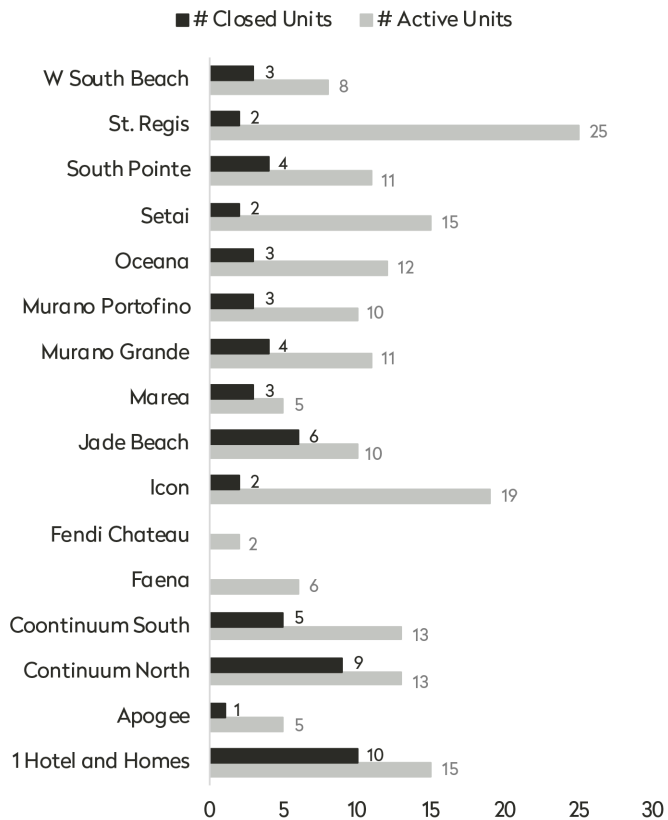
Q3 2021 (July-September) Sales

Average Closed PSF by Building and Unit Type



Q3 2021 (July-September) Sales

Total # of Active and Closed Units by Building



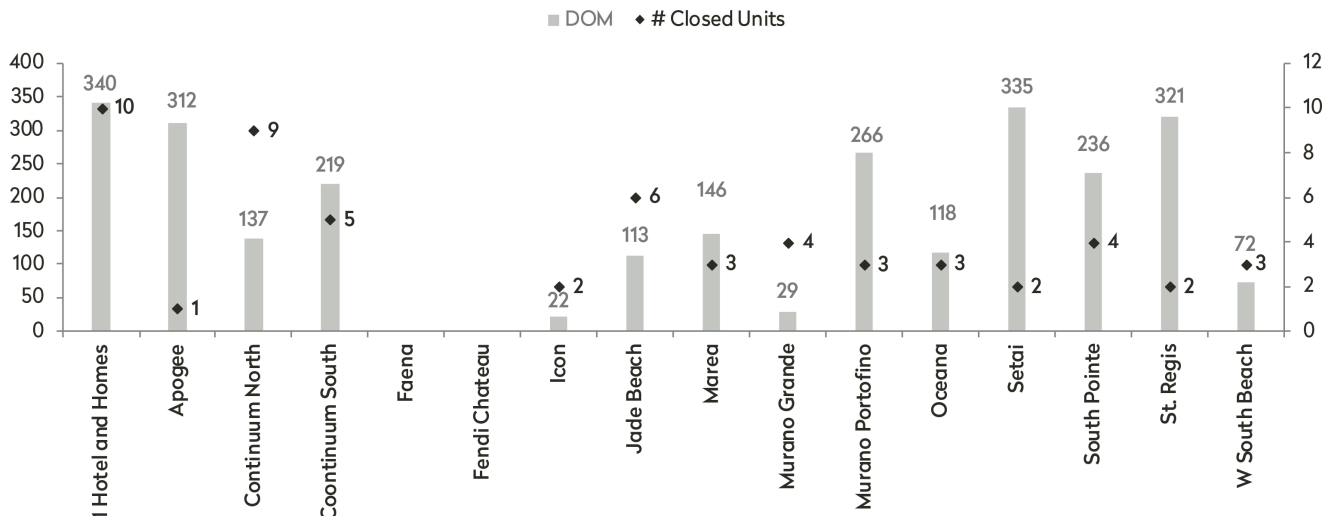
Of the 16 comparable condominiums, all but Fendi Chateau and Faena had sales in Q3 2021 (87.5%).

1 Hotel and Homes held the highest number of closings at 10 sales.

St. Regis held the highest number of active inventory at 25 listings.

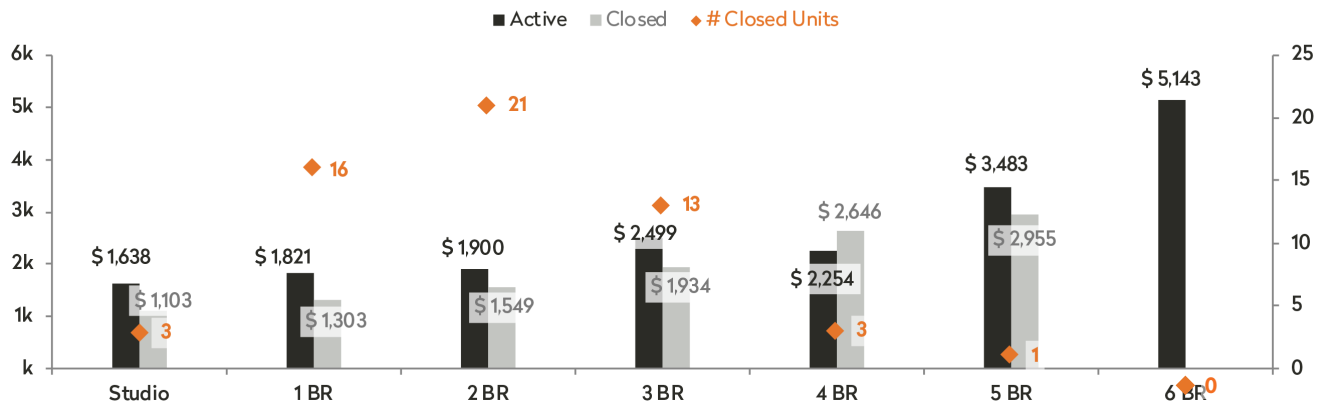
Icon held the lowest average Days on Market at 22 days

Average Days On Market and Total # of Units Sold by Building



Q3 2021 (July–September) Sales

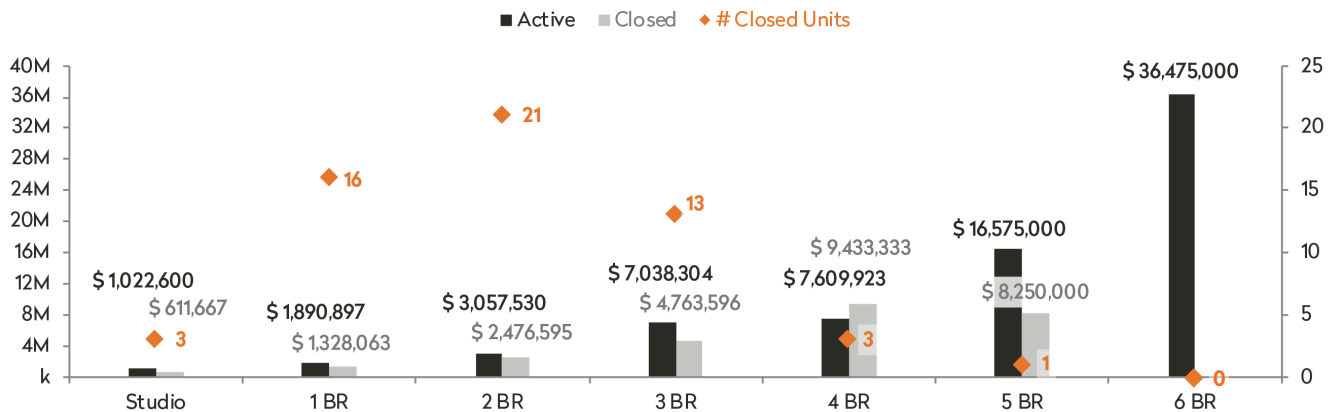
Average Active & Closed \$PSF and #of Units Sold by Unit Type



Two-bedroom units continue to hold the highest number of closings at 21 sales.

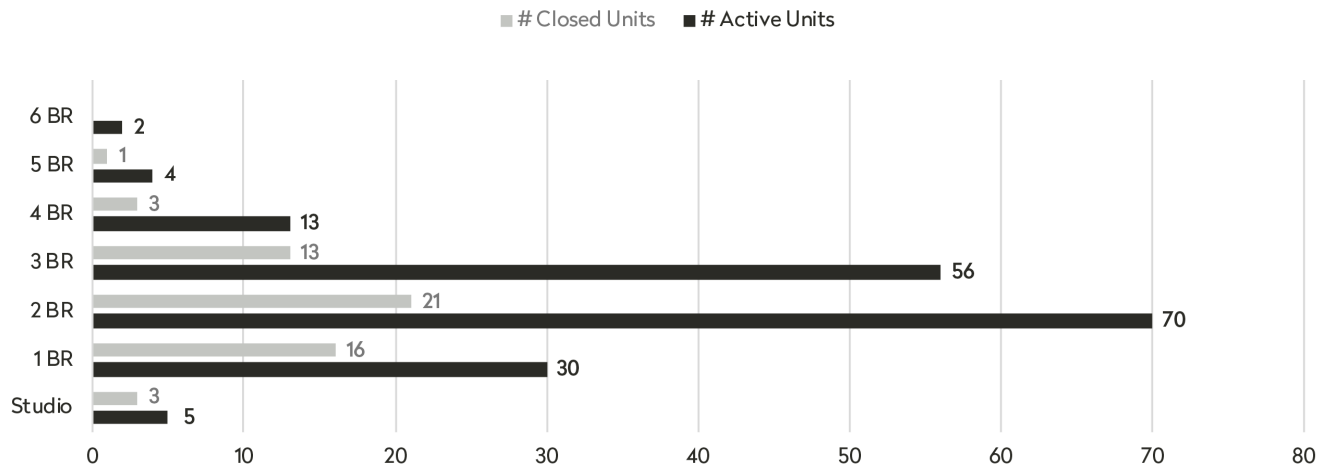
Two-bedroom units hold an average sales price of \$2,476,595 and a closed price per SQFT of \$1,549.

Average Active & Closed Price and Total # of Units Sold by Unit Type



Q3 2021 (July-September) Sales

Total # of Active and Closed Units by Unit Type

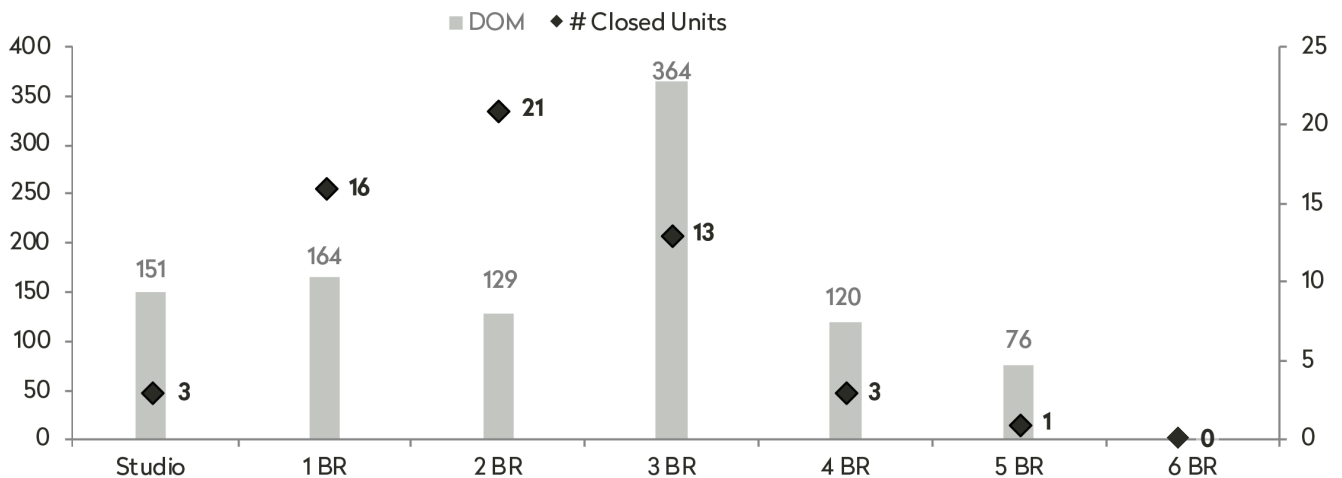


Two-bedroom units continue to hold the highest active inventory at 70 listings.

Three-bedroom units hold the highest average Days on Market at 364 days.

Five-bedroom units hold the lowest average Days on Market at 76 days.

Average Days On Market and Total # of Units Sold by Unit Type





Brown Harris Stevens

Q3 2021 Miami Beach *Luxury Condo Report*

bhsmiami.com

Continuum

40 S Pointe Dr, Suite 110
Miami Beach, FL 33139
t: 305.695.1111

Sunset Harbour

1820 Bay Road
Miami Beach, FL 33139
t: 305.726.0100

Coconut Grove

2665 S Bayshore Dr, Suite 100
Miami, FL 33133
t: 305.666.1800

South Miami

7500 Red Road, Suite A
South Miami, FL 33143
t: 305.662.9975

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WORLDWIDE®

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REAL ESTATE COMPANIES
IN THE WORLD

Active units represent the number of currently active units on 10/03/2021. Source for all re-sale values: flexmls.com.