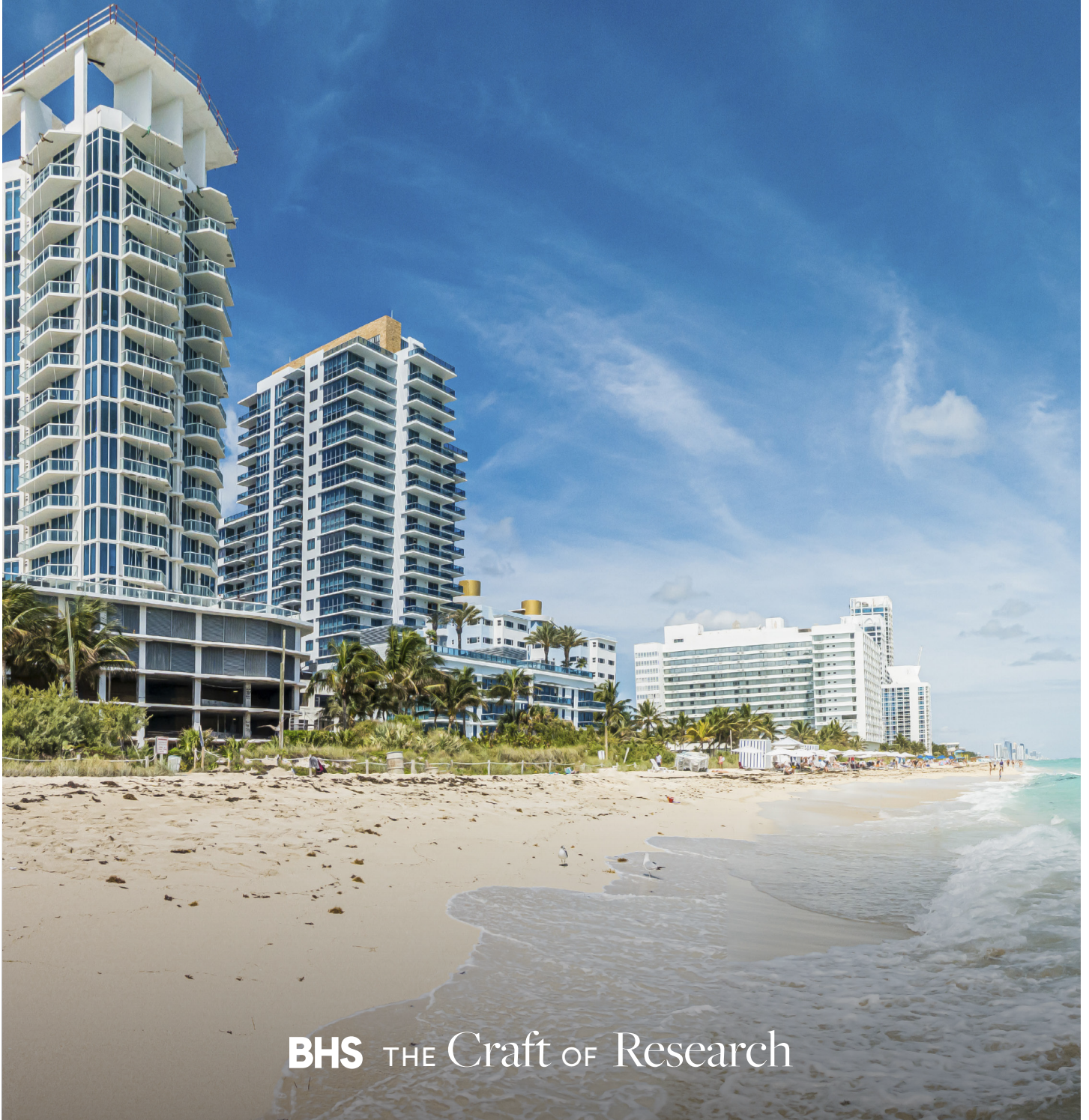


Miami Beach

FOURTH QUARTER 2021

LUXURY CONDO REPORT



BHS THE Craft of Research



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

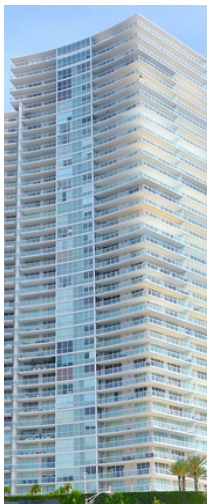
Address
50 S. Pointe Dr.

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

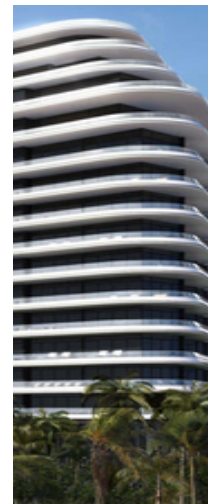
Address
101 20th St.

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

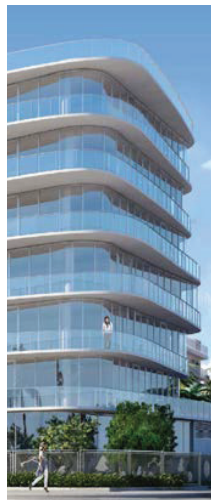
Address
9701, 9703, & 9705
Collins Ave.

Project Area
Miami Beach

Floors
24

Units
268

Completion Date
2012



Project
Marea Miami Beach

Developer
Related

Architect
Sieger-Suarez

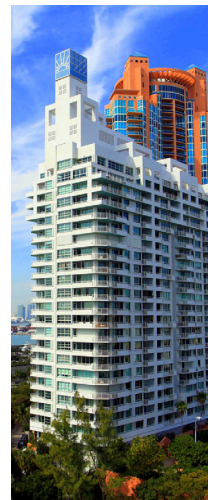
Address
801 S Pointe Dr.

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

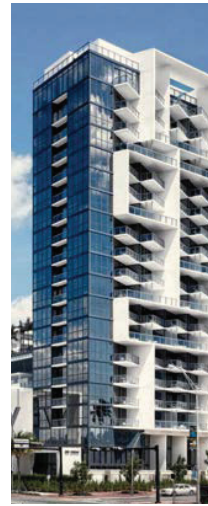
Address
1000 S. Pointe Dr.

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

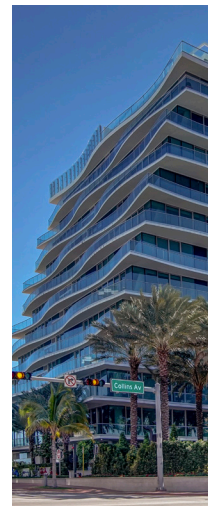
Address
10201 Collins Ave

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

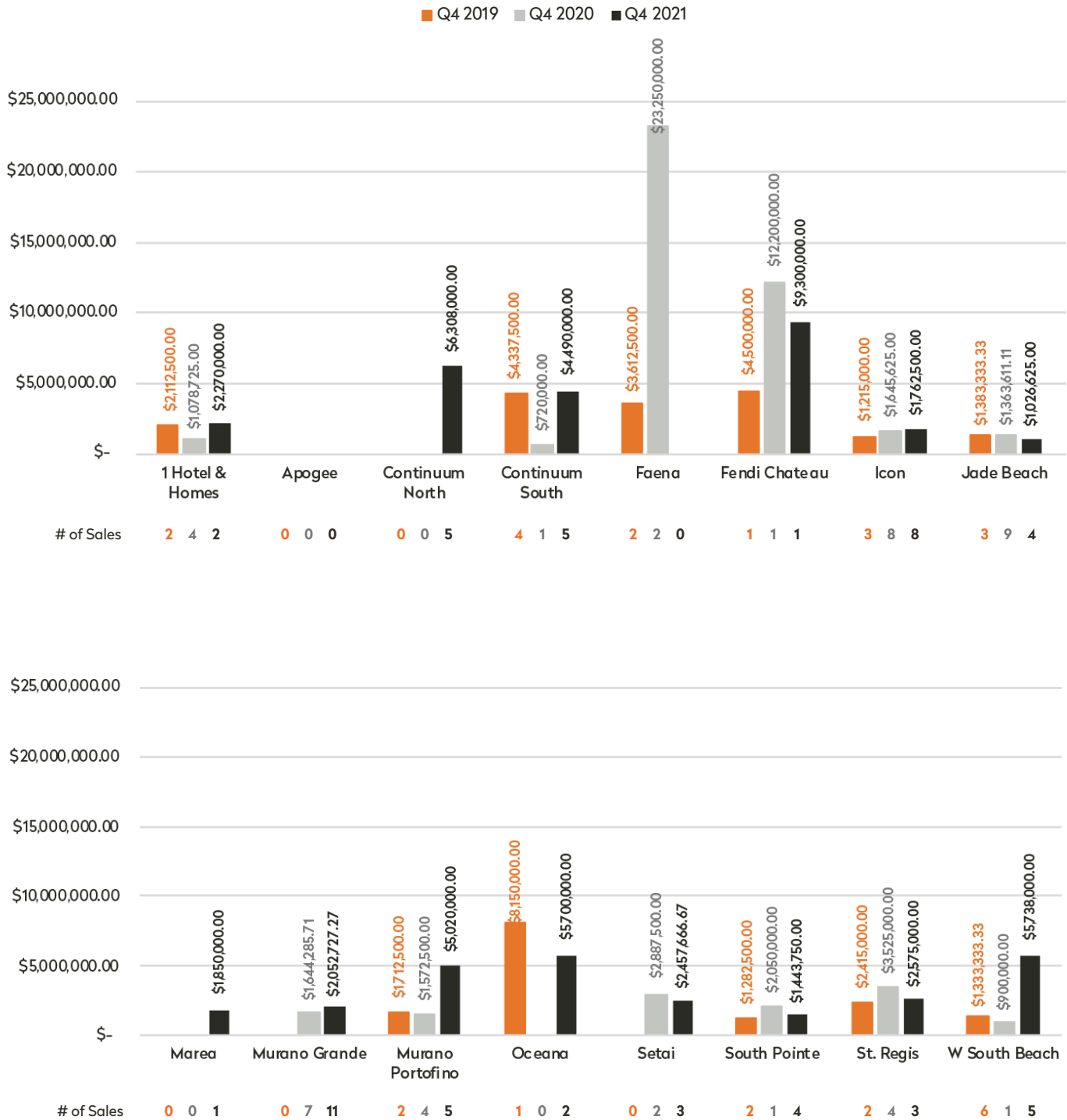
Completion Date
2009

Condo Resales

Year Over Year Sales

Q4 2021 [BHSMiami.com](https://www.BHSMiami.com)

Average Closed Sales Price by Building and Year



Q4 2021 (October-December) Sales Market Snapshot

Total # of Active & Closed Units



Condo Mix # Sold Sales Share Med. Sales Price

Condo Mix	# Sold	Sales Share	Med. Sales Price
Studio	0	0%	\$0
1 - bedroom	10	17%	\$888,250
2 - bedroom	32	54%	\$1,950,000
3 - bedroom	14	24%	\$4,325,000
4 - bedroom	3	5%	\$9,750,000
5 - bedroom	0	0%	\$0

Total Sales Volume \$196,529,500

Closed Sales

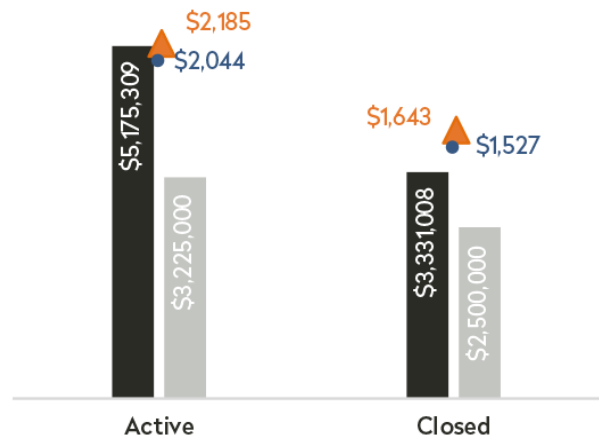
Average Sale Price	\$3,331,008
Average Sale Price Per Square Foot	\$1,643
Median Sale Price	\$2,500,000
Median Sale Price Per Square Foot	\$1,527
Number of Sales (Closed)	59
Days on Market	143

Active Listings

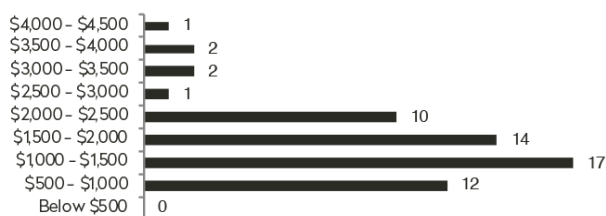
Average List Price	\$5,175,309
Average List Price Per Square Foot	\$2,185
Median List Price	\$3,225,000
Median List Price Per Square Foot	\$2,044
Listing Inventory (Active)	164
Listing Discount From Original List Price	6%
Absorption Period (Months)	8.3

Average and Median Price & PSF

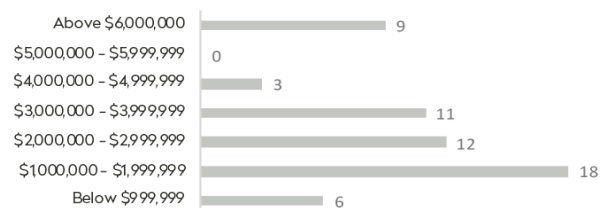
■ Average ■ Median
▲ Avg. PPSF ● Median



Number of Sales by PSF

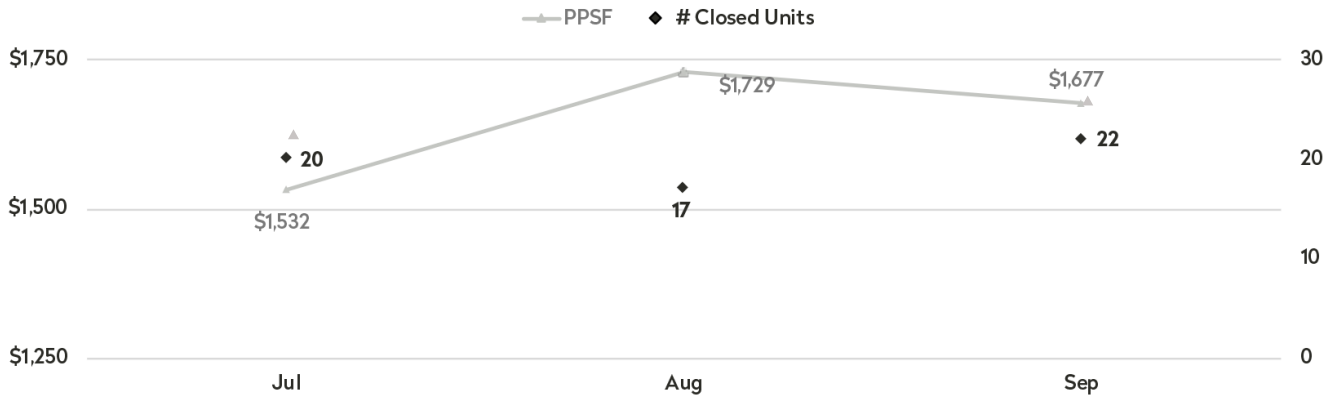


Number of Sales By Absolute Dollar Amount



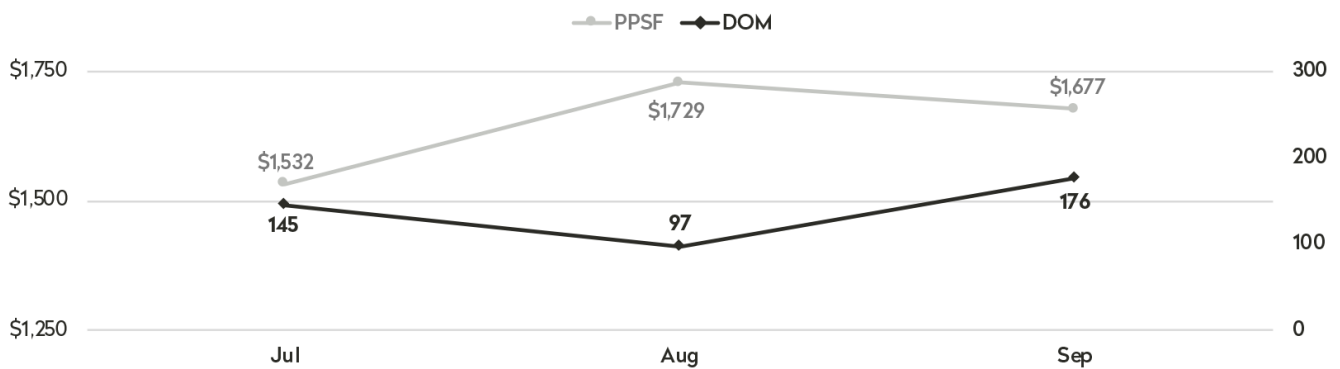
Q4 2021 (October-December) Sales

Average PSF and #of Closed Units by Month



From October to December, the number of sales **increased** by 2 sales and the average price per SQFT increased by \$145.

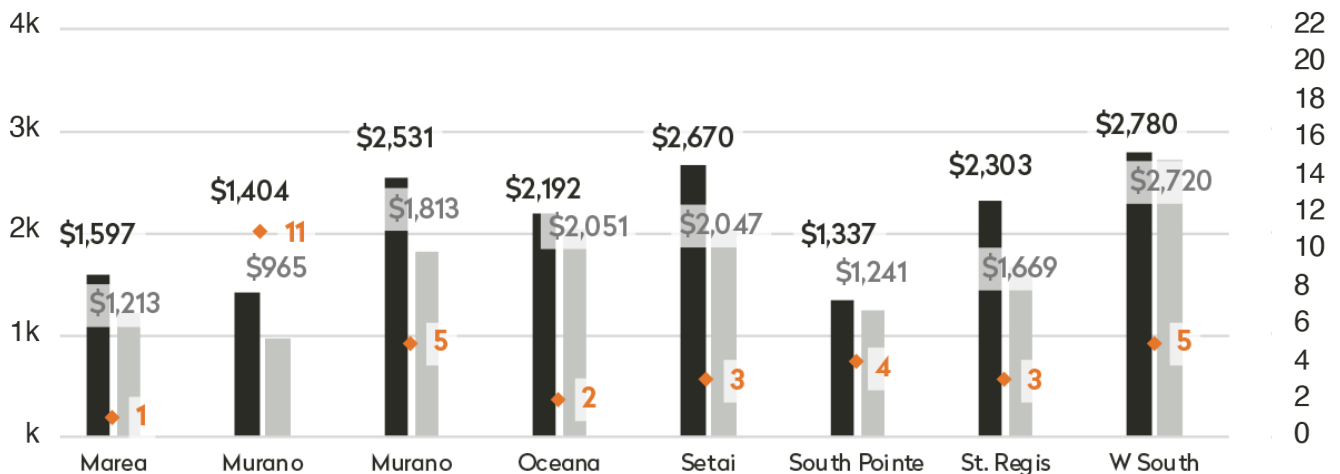
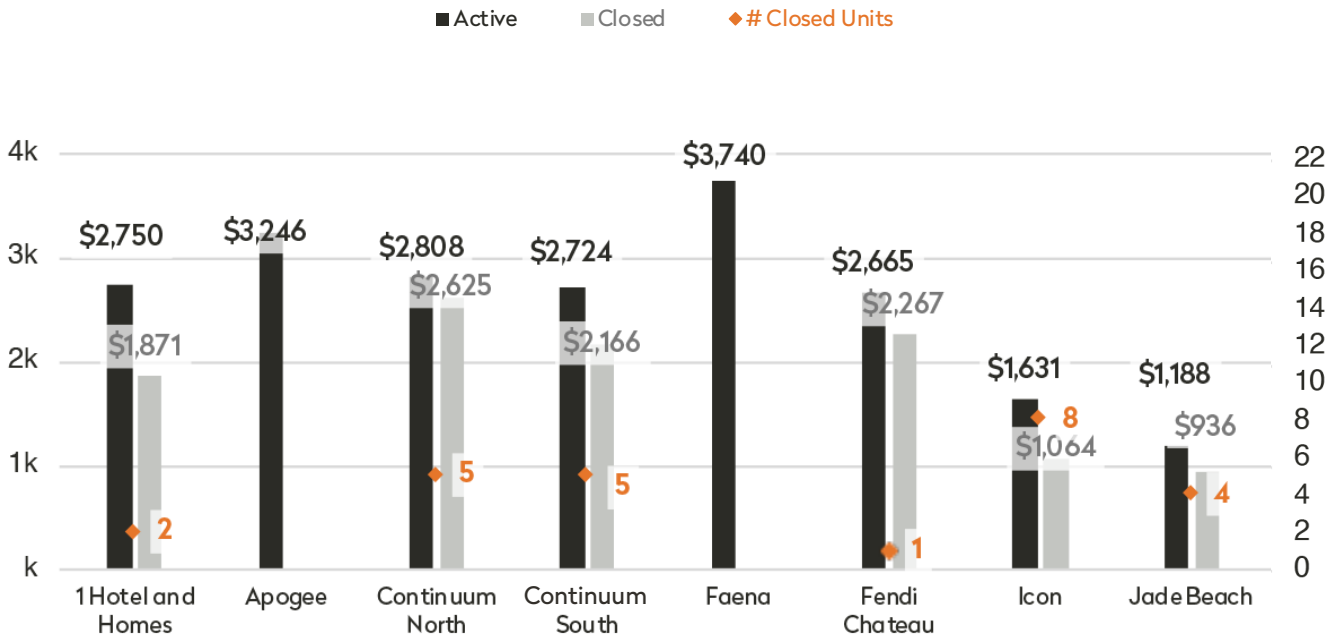
Average \$PSF and DOM by Month



The average Days on Market **increased** by 31 days, from October to December.

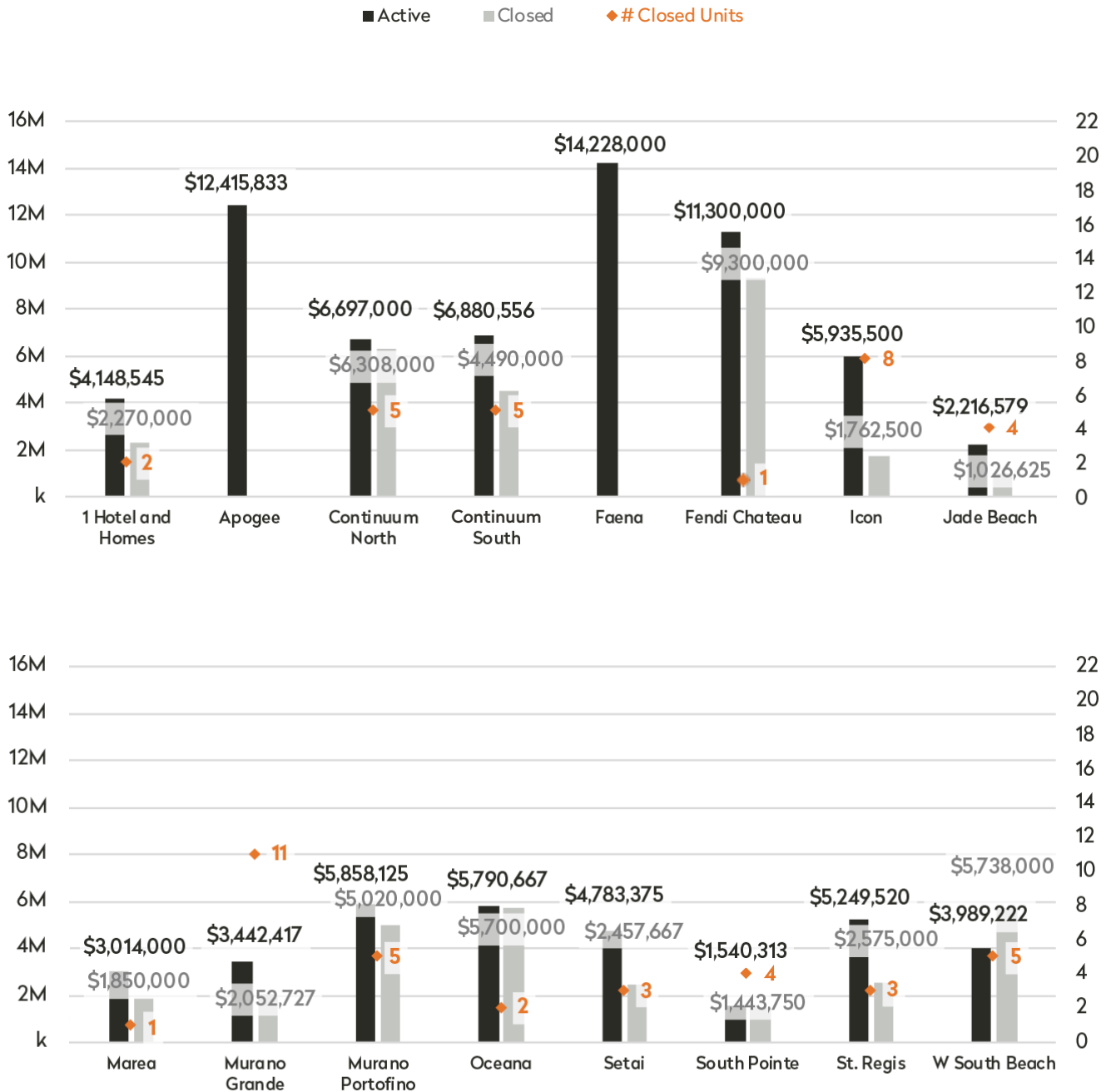
Q4 2021 (October-December) Sales

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



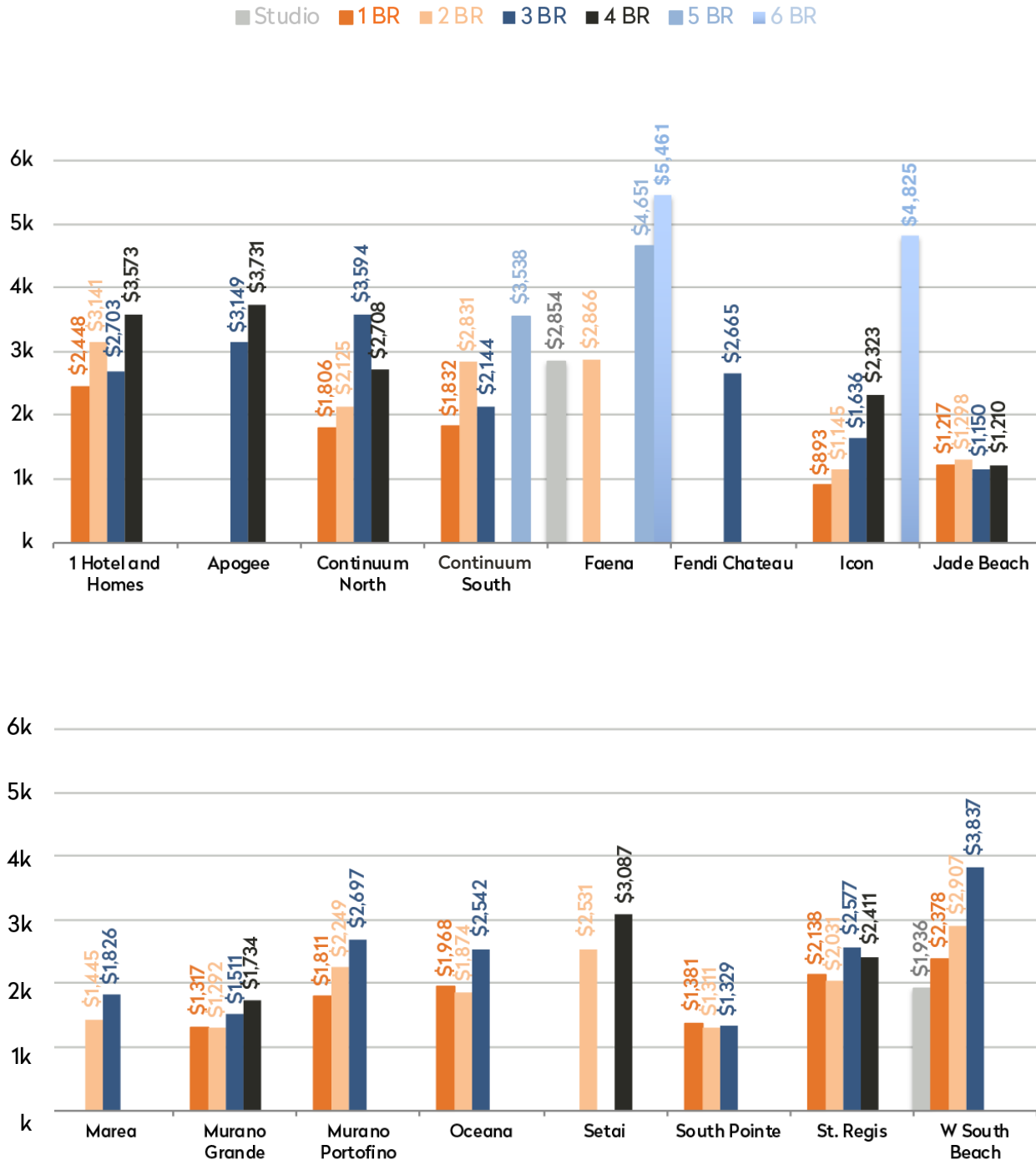
Q4 2021 (October-December) Sales

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



Q4 2021 (October-December) Sales

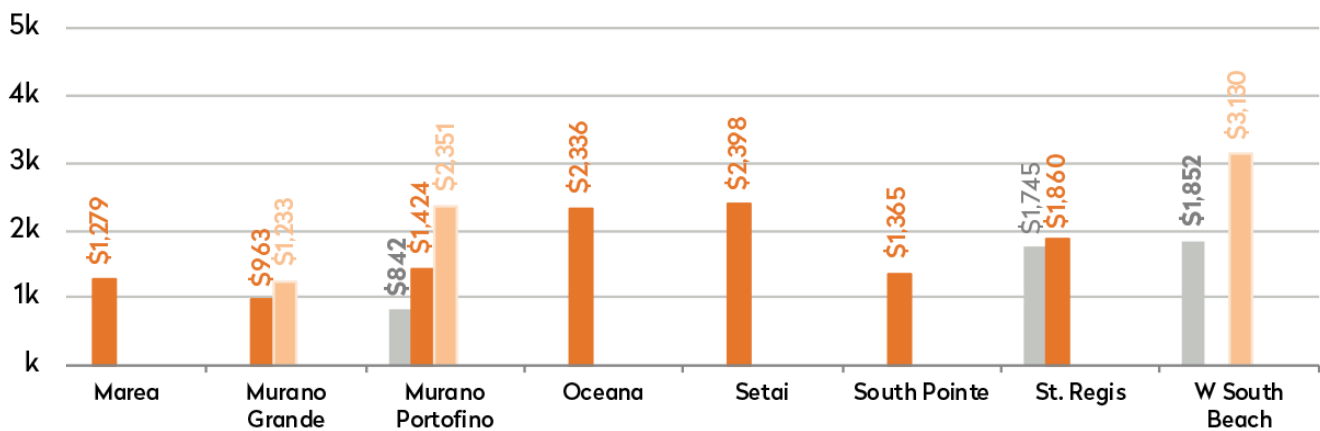
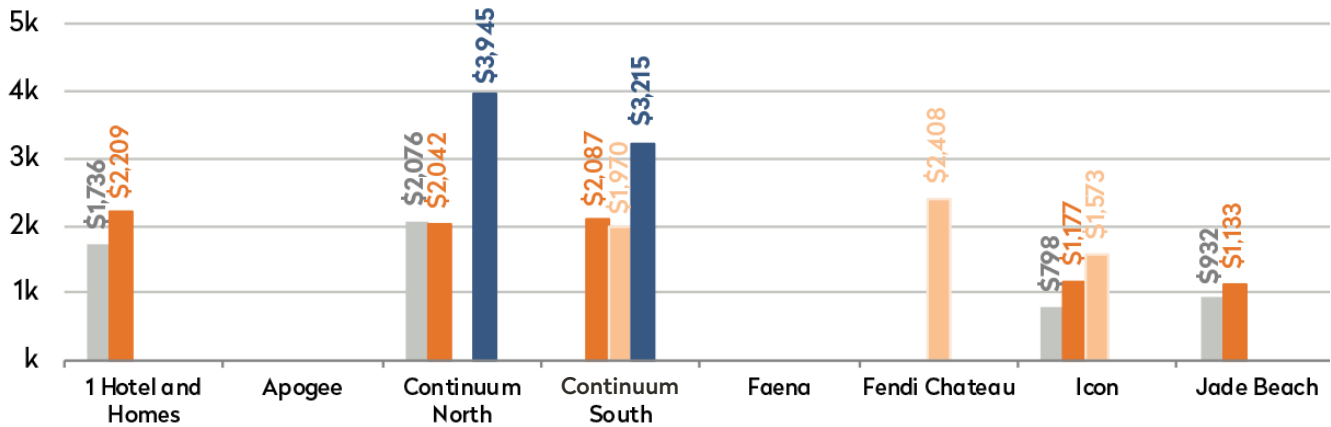
Average Active PSF by Building and Unit Type



Q4 2021 (October-December) Sales

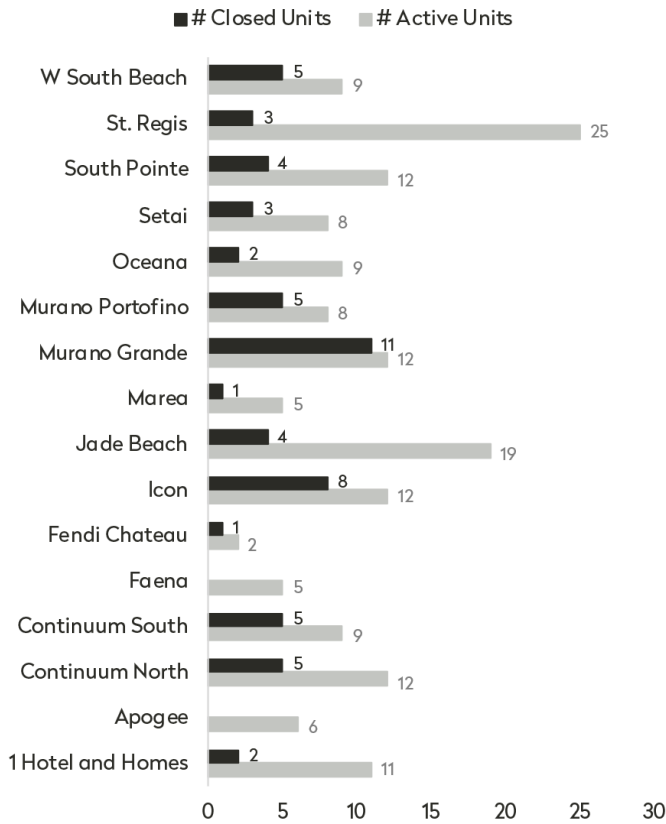
Average Closed PSF by Building and Unit Type

■ Studio ■ 1 BR ■ 2 BR ■ 3 BR ■ 4 BR ■ 5 BR ■ 6 BR



Q4 2021 (October-December) Sales

Total # of Active and Closed Units by Building



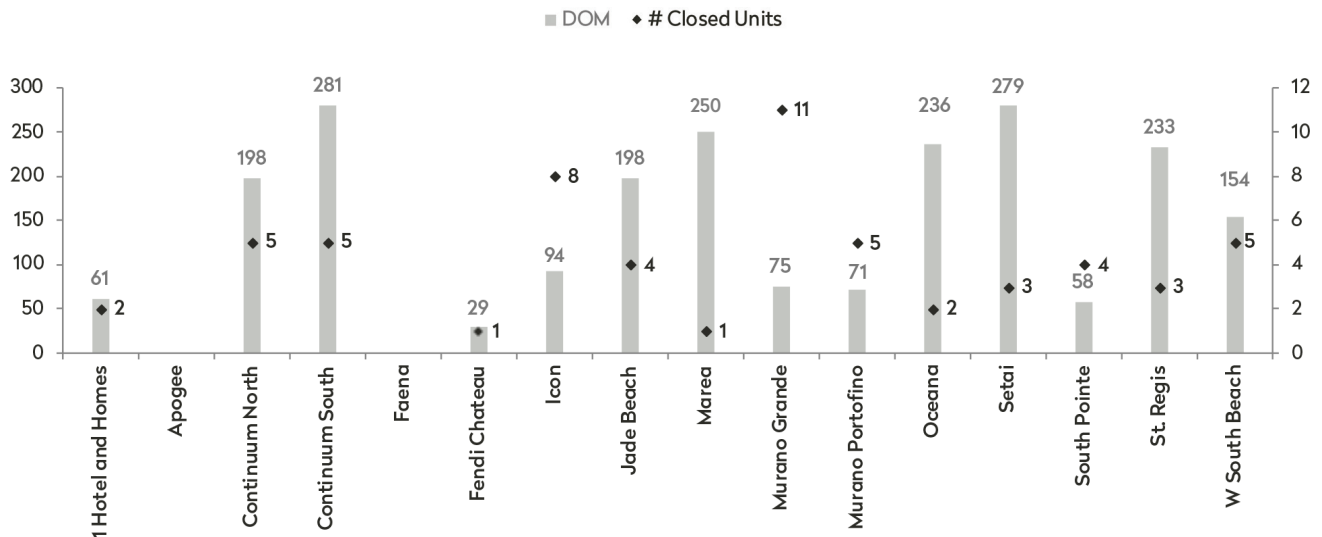
Of the 16 comparable condominiums, 14 had sales in Q4 2021 (88.0%).

Murano Grande held the highest number of closings at 11 sales.

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

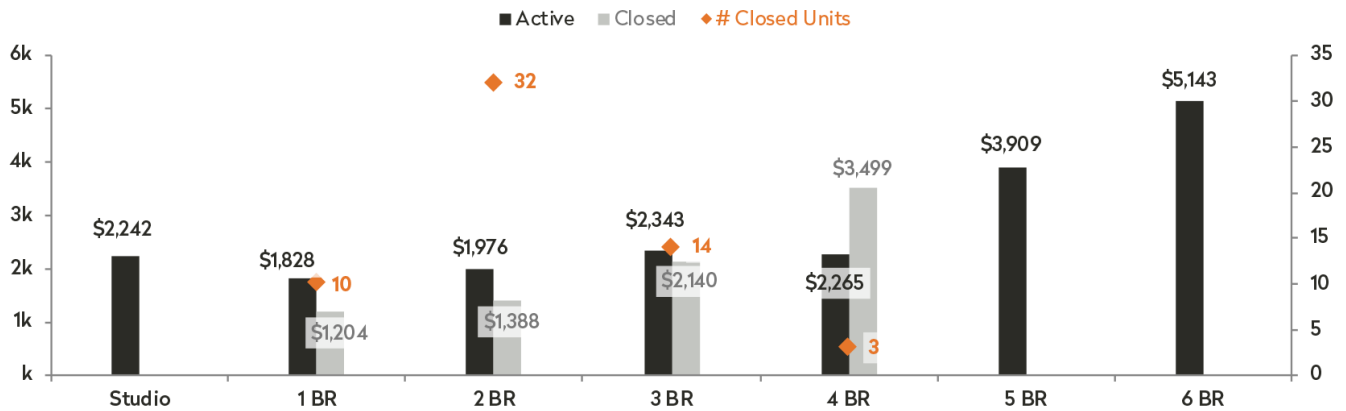
Fendi Chateau held the lowest average Days on Market at 29 days

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



Q4 2021 (October-December) Sales

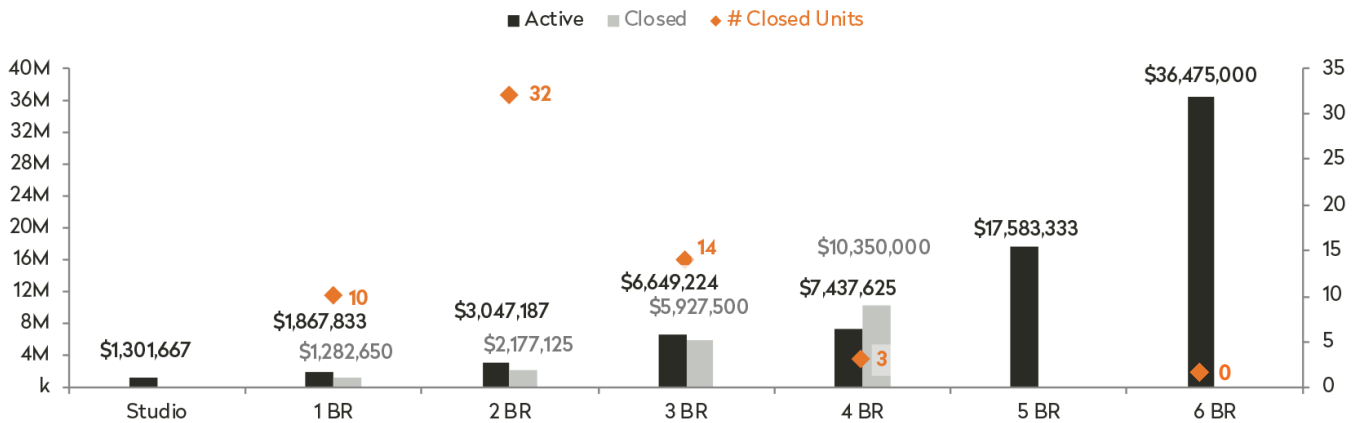
Average Active & Closed \$PSF and #of Units Sold by Unit Type



Two-bedroom units continue to hold the highest number of closings at 32 sales.

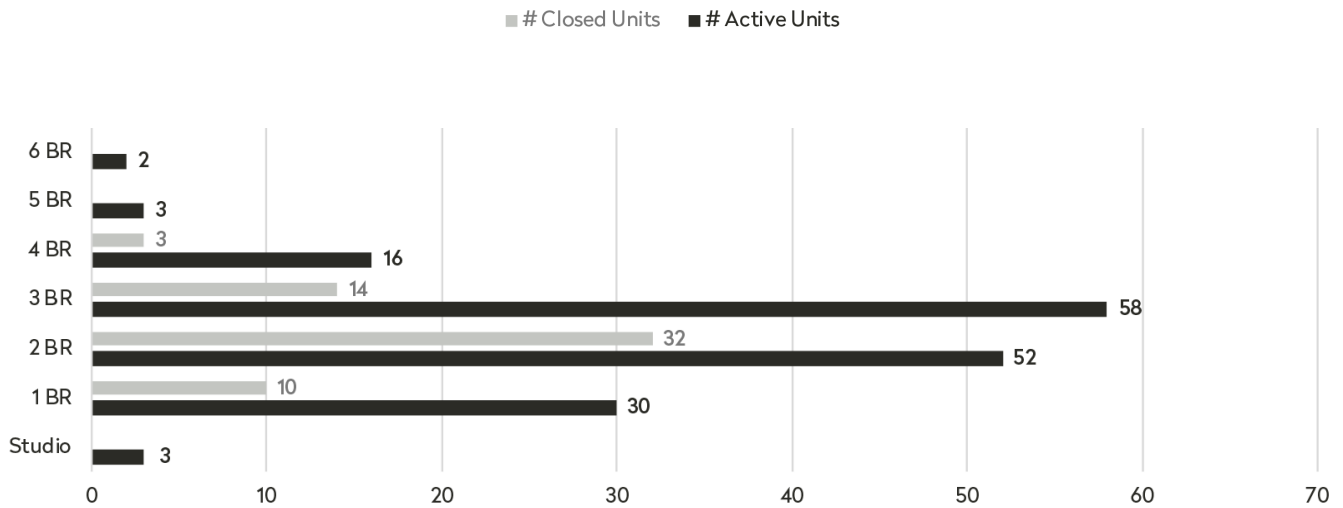
Two-bedroom units hold an average sales price of \$2,177,125 and a closed price per SQFT of \$1,388.

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



Q4 2021 (October-December) Sales

Total # of Active and Closed Units by Unit Type

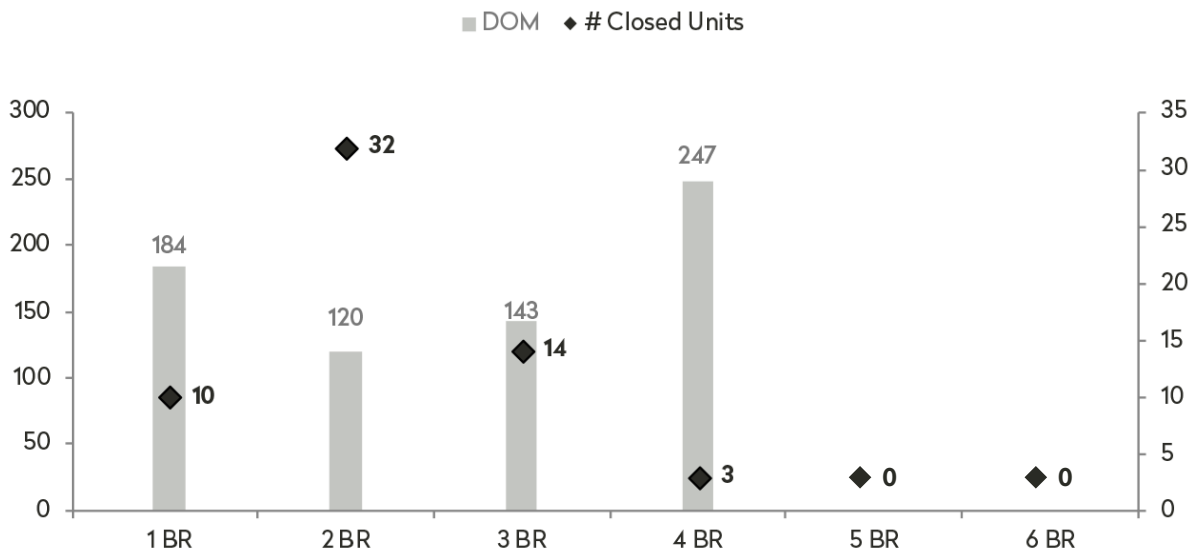


Three-bedroom units continue to hold the highest active inventory at **58** listings.

Four-bedroom units hold the highest average Days on Market at **247** days.

Two-bedroom units hold the lowest average Days on Market at **120** days.

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



Contact Us

**Fourth
Quarter 2021**

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

BHS THE Craft OF Research

All data was pulled on the dates 1/1/2022, 1/2/2022 and 1/3/2022. Information is derived from the Southeast Multiple Listing Service. New listings entered into the market include active, closed, pending, withdrawn, expired, and cancelled listings.

©2022 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.