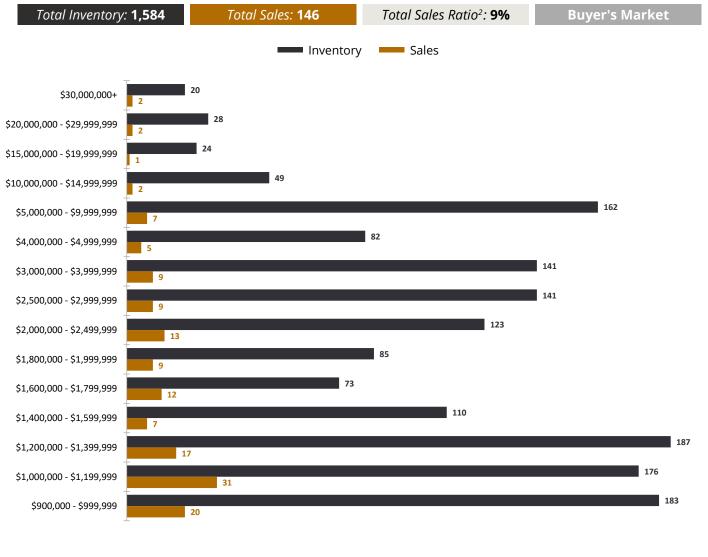




Luxury Benchmark Price 1: \$900,000

## LUXURY INVENTORY VS. SALES | APRIL 2025



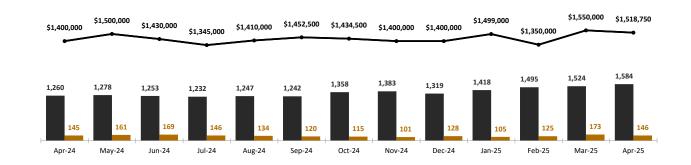
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,229,000	4	3	89	868	10%
3,000 - 3,499	\$1,322,500	5	4	22	181	12%
3,500 - 3,999	\$1,900,000	5	5	13	136	10%
4,000 - 4,499	\$3,275,000	5	5	6	86	7%
4,500 - 4,999	\$5,200,000	5	5	3	43	7%
5,000+	\$12,400,000	7	7	10	177	6%

<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

Luxury Benchmark Price 1: \$900,000

### 13-MONTH LUXURY MARKET TREND4





### MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025

1,260 1,584

VARIANCE: 26%

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025

\$590 \$676

VARIANCE: 15%

TOTAL SOLDS

Apr. 2024 Apr. 2025

145 146

VARIANCE: 1%

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025

95.96% 94.72%

VARIANCE: -1%

SALES PRICE

Apr. 2024 Apr. 2025

\$1.40m \$1.52m

VARIANCE: 8%

DAYS ON MARKET

Apr. 2024 Apr. 2025

57 52

VARIANCE: -9%

# MIAMI MARKET SUMMARY | APRIL 2025

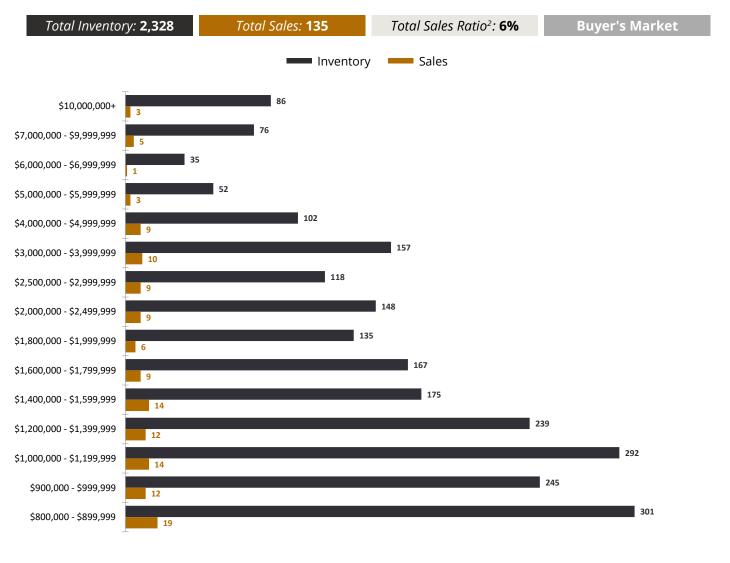
- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.72% of list price** in April 2025.
- The most active price band is \$1,000,000-\$1,199,999, where the sales ratio is 18%.
- The median luxury sales price for single-family homes is \$1,518,750.
- The median days on market for April 2025 was **52** days, down from **57** in April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.



Luxury Benchmark Price 1: \$800,000

## LUXURY INVENTORY VS. SALES | APRIL 2025



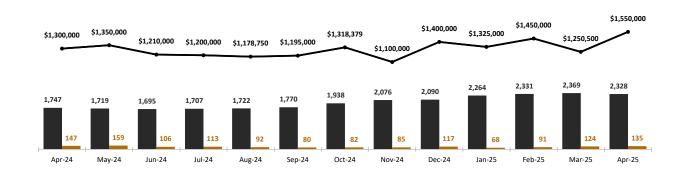
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$889,500	1	2	12	280	4%
1,000 - 1,499	\$1,160,000	2	2	47	792	6%
1,500 - 1,999	\$1,607,500	3	3	30	506	6%
2,000 - 2,499	\$1,600,000	3	4	21	265	8%
2,500 - 2,999	\$3,850,000	4	4	8	127	6%
3,000+	\$5,625,000	4	5	16	255	6%

<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

Luxury Benchmark Price 1: \$800,000

### 13-MONTH LUXURY MARKET TREND4





### MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025

1,747 2,328

VARIANCE: 33%

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025

\$852 \$1.001

VARIANCE: 17%

TOTAL SOLDS

Apr. 2024 Apr. 2025

147 135

VARIANCE: -8%

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025

94.52% 94.42%

VARIANCE: **0**%

SALES PRICE

Apr. 2024 Apr. 2025

\$1.30m \$1.55m

VARIANCE: 19%

DAYS ON MARKET

Apr. 2024 Apr. 2025

73 78

VARIANCE: 7%

### MIAMI MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **94.42% of list price** in April 2025.
- The most active price band is \$4,000,000-\$4,999,999, where the sales ratio is 9%.
- The median luxury sales price for attached homes is \$1,550,000.
- The median days on market for April 2025 was 78 days, up from 73 in April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.