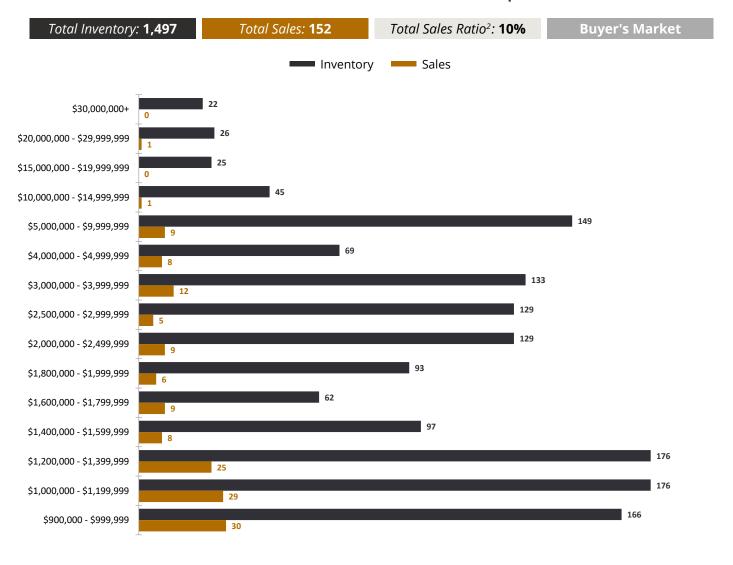


Luxury Benchmark Price 1: \$900,000

LUXURY INVENTORY VS. SALES | MAY 2025



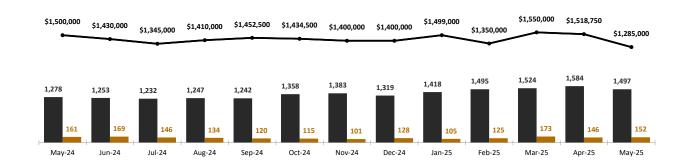
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,150,000	4	3	101	830	12%
3,000 - 3,499	\$2,535,000	4	4	16	166	10%
3,500 - 3,999	\$2,100,000	5	5	7	124	6%
4,000 - 4,499	\$1,917,500	5	5	8	82	10%
4,500 - 4,999	\$5,497,500	6	6	4	48	8%
5,000+	\$5,300,000	6	7	10	161	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales 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 | MAY

TOTAL INVENTORY

May 2024 May 2025

1,278 1,497

VARIANCE: 17%

SALE PRICE PER SQFT.

May 2024 May 2025

\$658 \$612

030 012

VARIANCE: -7%

TOTAL SOLDS

May 2024 May 2025

161 152

VARIANCE: -6%

SALE TO LIST PRICE RATIO

May 2024 May 2025

95.23% 94.08%

VARIANCE: -1%

SALES PRICE

May 2024 May 2025

\$1.50m \$1.29m

VARIANCE: -14%

DAYS ON MARKET

May 2024 May 2025

62 42

VARIANCE: -32%

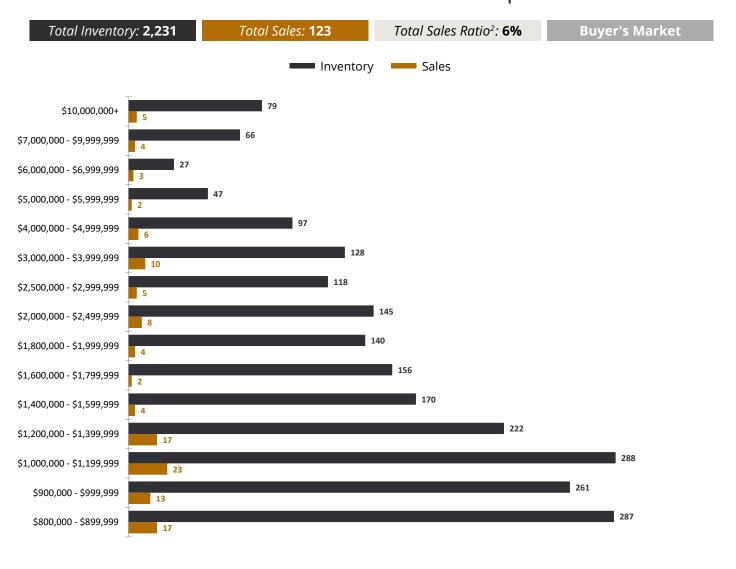
MIAMI MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **94.08% of list price** in May 2025.
- The most active price band is \$900,000-\$999,999, where the sales ratio is 18%.
- The median luxury sales price for single-family homes is \$1,285,000.
- The median days on market for May 2025 was 42 days, down from 62 in May 2024.

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

Luxury Benchmark Price 1: \$800,000

LUXURY INVENTORY VS. SALES | MAY 2025



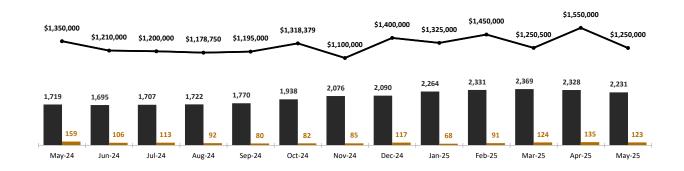
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$885,000	1	1	5	295	2%
1,000 - 1,499	\$1,100,000	2	2	43	780	6%
1,500 - 1,999	\$1,250,000	2	3	31	477	6%
2,000 - 2,499	\$1,675,000	3	4	18	240	8%
2,500 - 2,999	\$4,025,000	3	4	6	111	5%
3,000+	\$5,800,000	4	5	18	233	8%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales 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 | MAY

TOTAL INVENTORY

May 2024 May 2025

1,719 2,231

VARIANCE: **30**%

SALE PRICE PER SQFT.

May 2024 May 2025

\$914 \$896

VARIANCE: **-2%**

TOTAL SOLDS

May 2024 May 2025

159 123

VARIANCE: -23%

SALE TO LIST PRICE RATIO

May 2024 May 2025

95.05% 93.17%

VARIANCE: **-2%**

SALES PRICE

May 2024 May 2025

\$1.35m \$1.25m

VARIANCE: -7%

DAYS ON MARKET

May 2024 May 2025

87 84

VARIANCE: -3%

MIAMI MARKET SUMMARY | MAY 2025

- The attached luxury market is a Buyer's Market with a 6% Sales Ratio.
- Homes sold for a median of **93.17% of list price** in May 2025.
- The most active price band is \$6,000,000-\$6,999,999, where the sales ratio is 11%.
- The median luxury sales price for attached homes is \$1,250,000.
- The median days on market for May 2025 was 84 days, down from 87 in May 2024.

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