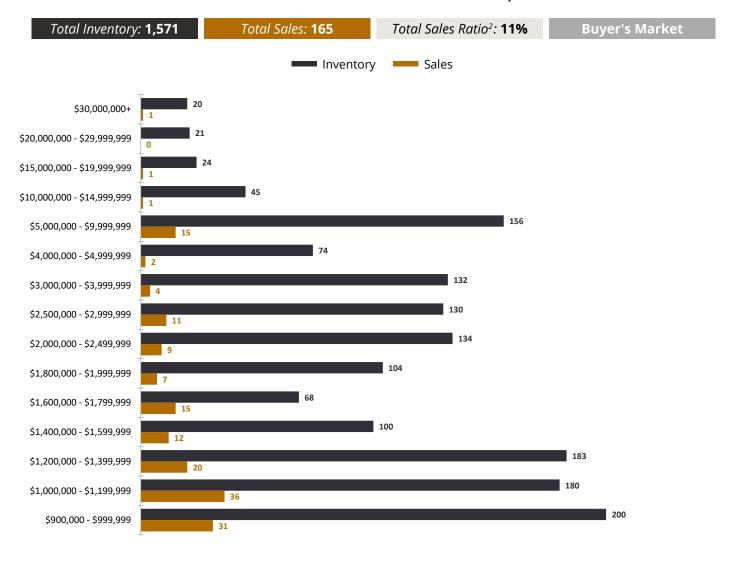




Luxury Benchmark Price 1: \$900,000

LUXURY INVENTORY VS. SALES | JUNE 2025



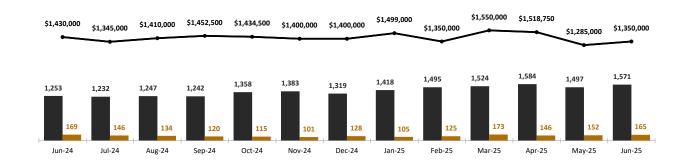
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,175,000	4	3	105	874	12%
3,000 - 3,499	\$1,575,000	4	4	25	174	14%
3,500 - 3,999	\$1,750,000	5	5	7	127	6%
4,000 - 4,499	\$4,544,900	5	5	11	79	14%
4,500 - 4,999	\$5,000,000	5	6	5	53	9%
5,000+	\$9,450,000	7	8	7	168	4%

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 | JUNE

TOTAL INVENTORY

Jun. 2024 Jun. 2025

1,253 1,571

VARIANCE: 25%

SALE PRICE PER SQFT.

Jun. 2024 Jun. 2025

\$628 \$615

VARIANCE: -2%

TOTAL SOLDS

Jun. 2024 Jun. 2025

169 165

VARIANCE: -2%

SALE TO LIST PRICE RATIO

Jun. 2024 Jun. 2025

94.92% 94.40%

VARIANCE: -1%

SALES PRICE

Jun. 2024 Jun. 2025

\$1.43m \$1.35m

VARIANCE: -6%

DAYS ON MARKET

Jun. 2024 Jun. 2025

44 50

VARIANCE: **14%**

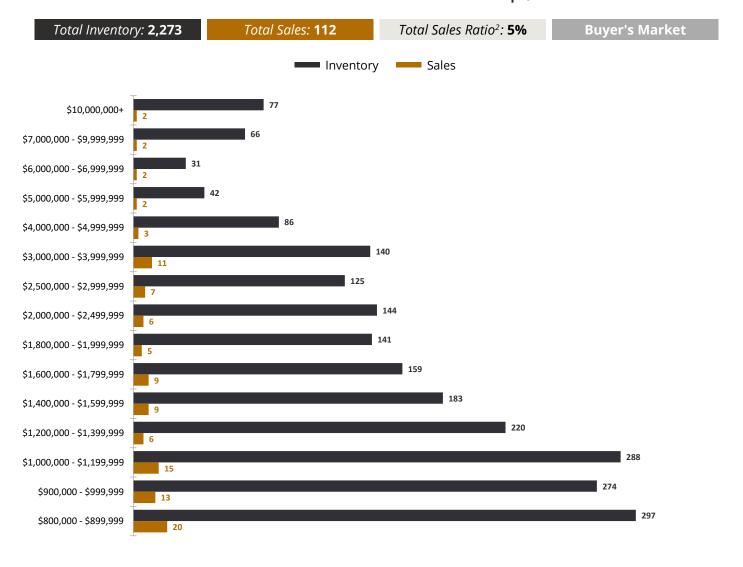
MIAMI MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **94.40% of list price** in June 2025.
- The most active price band is \$1,600,000-\$1,799,999, where the sales ratio is 22%.
- The median luxury sales price for single-family homes is \$1,350,000.
- The median days on market for June 2025 was 50 days, up from 44 in June 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 | JUNE 2025



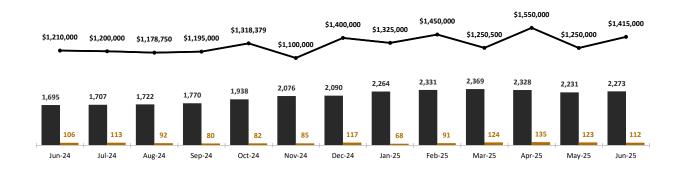
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$935,000	1	1	7	291	2%
1,000 - 1,499	\$1,050,000	2	2	41	794	5%
1,500 - 1,999	\$1,550,000	2	3	26	510	5%
2,000 - 2,499	\$1,700,000	3	4	17	250	7%
2,500 - 2,999	\$2,345,000	4	5	10	108	9%
3,000+	\$5,885,000	3	5	10	230	4%

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 | JUNE

TOTAL INVENTORY

Jun. 2024 Jun. 2025

1,695 2,273

VARIANCE: 34%

SALE PRICE PER SQFT.

Jun. 2024 Jun. 2025

\$875 \$902

VARIANCE: **3**%

TOTAL SOLDS

Jun. 2024 Jun. 2025

106 112

VARIANCE: **6**%

SALE TO LIST PRICE RATIO

Jun. 2024 Jun. 2025

94.39% 93.62%

VARIANCE: -1%

SALES PRICE

Jun. 2024 Jun. 2025

\$1.21m \$1.42m

VARIANCE: 17%

DAYS ON MARKET

Jun. 2024 Jun. 2025

102 101

VARIANCE: -1%

MIAMI MARKET SUMMARY | JUNE 2025

- The attached luxury market is a Buyer's Market with a 5% Sales Ratio.
- Homes sold for a median of **93.62% of list price** in June 2025.
- The most active price band is \$3,000,000-\$3,999,999, where the sales ratio is 8%.
- The median luxury sales price for attached homes is \$1,415,000.
- The median days on market for June 2025 was 101 days, down from 102 in June 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.