INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

AUGUST
2025

MIAMI
FLORIDA

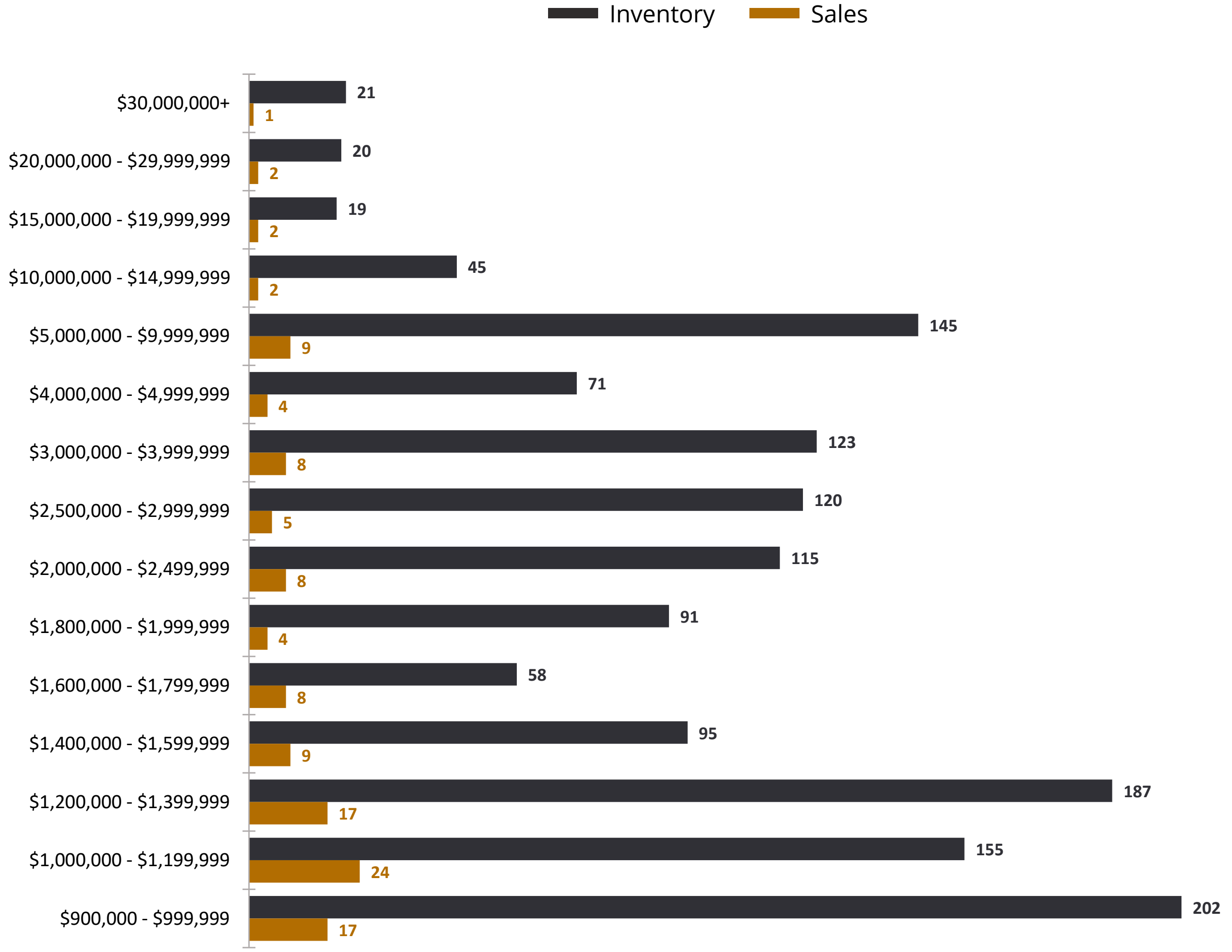
MIAMI

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$900,000**

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **1,467** | *Total Sales:* **120** | *Total Sales Ratio[2]:* **8%** | **Buyer's Market**



Square Feet[3] -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	$1,185,000	4	3	**68**	**804**	**8%**
3,000 - 3,499	$1,420,000	4	4	**13**	**162**	**8%**
3,500 - 3,999	$1,477,500	5	5	**6**	**124**	**5%**
4,000 - 4,499	$2,600,000	5	5	**5**	**78**	**6%**
4,500 - 4,999	$5,925,000	6	4	**2**	**54**	**4%**
5,000+	$6,425,000	6	7	**18**	**151**	**12%**

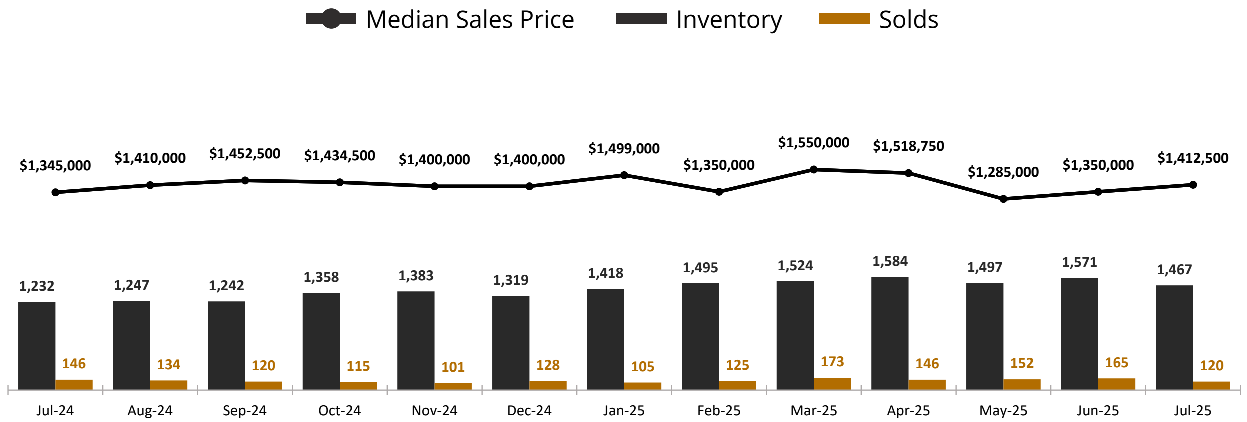
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

MIAMI

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]*:* **$900,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

	Jul. 2024	Jul. 2025	Variance
TOTAL INVENTORY	1,232	1,467	19%
TOTAL SOLDS	146	120	-18%
SALES PRICE	$1.35m	$1.41m	5%
SALE PRICE PER SQFT.	$607	$595	-2%
SALE TO LIST PRICE RATIO	94.40%	94.56%	0%
DAYS ON MARKET	53	50	-6%

MIAMI MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.56% of list price** in July 2025.
- The most active price band is **$1,000,000-$1,199,999**, where the sales ratio is **15%**.
- The median luxury sales price for single-family homes is **$1,412,500**.
- The median days on market for July 2025 was **50** days, down from **53** in July 2024.

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

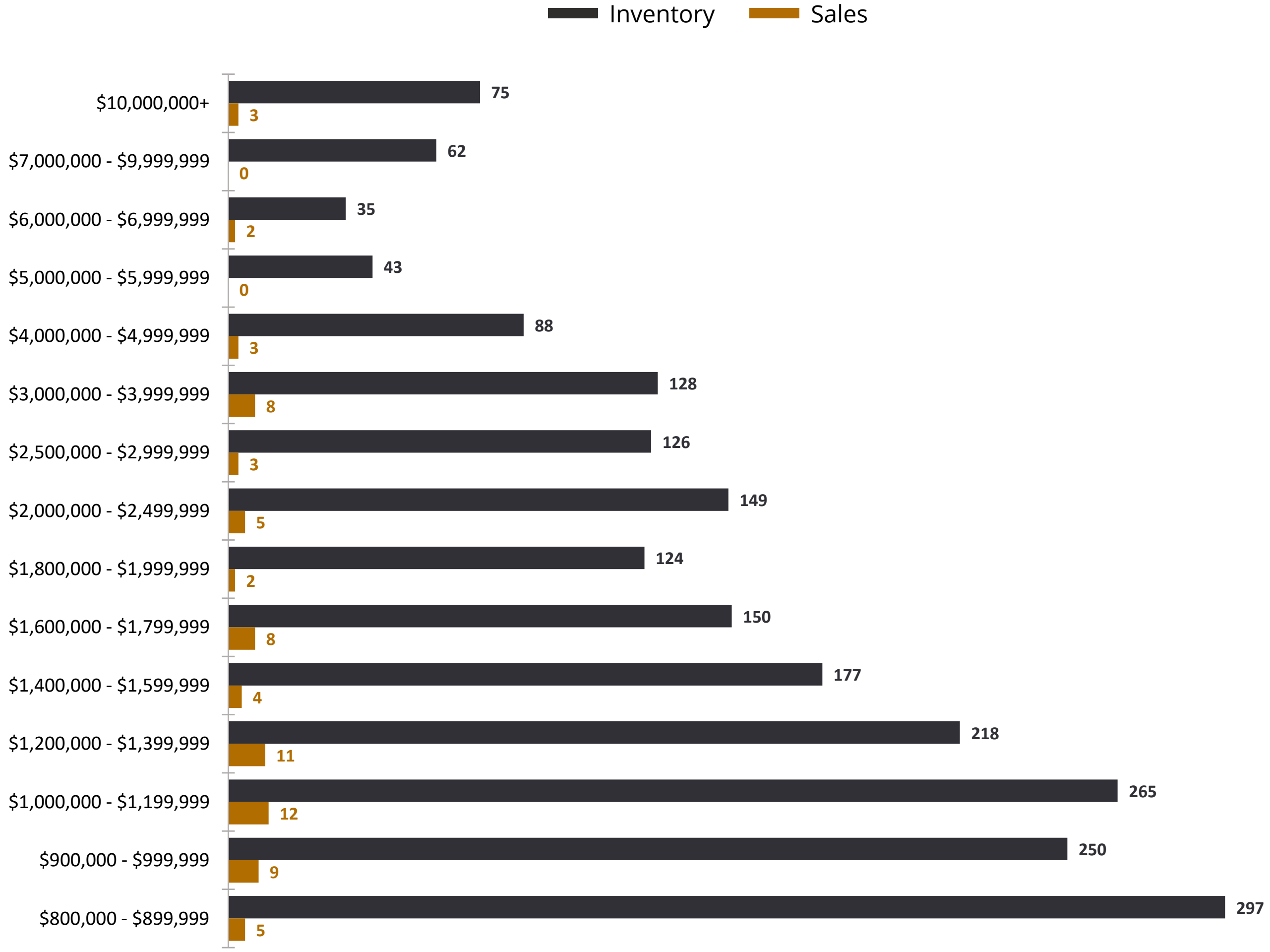
MIAMI

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$800,000**

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **2,187** | *Total Sales:* **75** | *Total Sales Ratio*[2]*:* **3%** | **Buyer's Market**



Square Feet[3] -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	$1,090,000	1	2	**2**	**285**	**1%**
1,000 - 1,499	$1,125,000	2	2	**23**	**759**	**3%**
1,500 - 1,999	$1,225,000	3	3	**21**	**480**	**4%**
2,000 - 2,499	$2,150,000	3	3	**15**	**229**	**7%**
2,500 - 2,999	$1,722,500	4	5	**6**	**105**	**6%**
3,000+	$6,600,000	4	5	**8**	**229**	**3%**

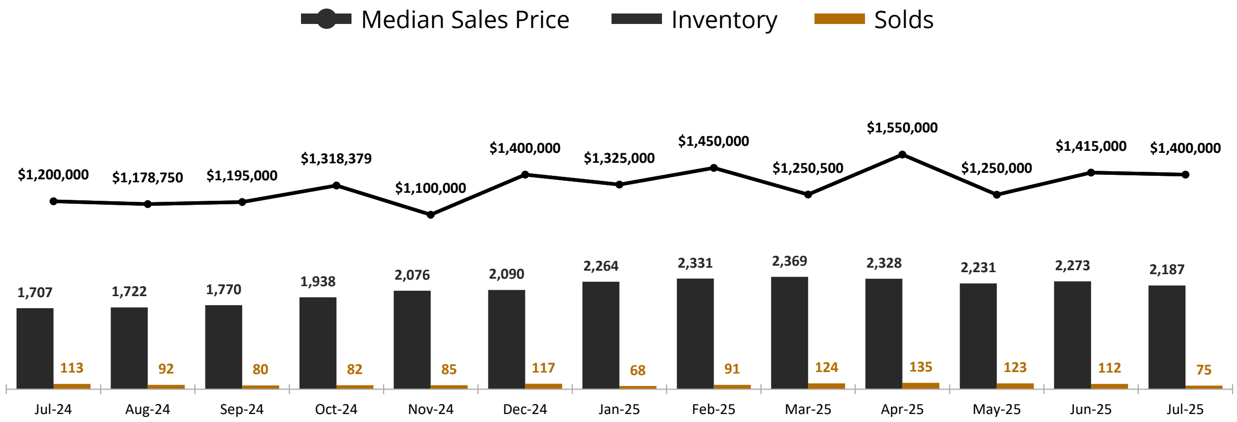
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

MIAMI

ATTACHED HOMES

Luxury Benchmark Price[1]: **$800,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

	Jul. 2024	Jul. 2025	Variance
TOTAL INVENTORY	1,707	2,187	28%
TOTAL SOLDS	113	75	-34%
SALES PRICE	$1.20m	$1.40m	17%
SALE PRICE PER SQFT.	$866	$916	6%
SALE TO LIST PRICE RATIO	94.93%	93.50%	-2%
DAYS ON MARKET	110	76	-31%

MIAMI MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **93.50% of list price** in July 2025.
- The most active price band is **$3,000,000-$3,999,999**, where the sales ratio is **6%**.
- The median luxury sales price for attached homes is **$1,400,000**.
- The median days on market for July 2025 was **76** days, down from **110** in July 2024.

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