

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

by Colibri Real Estate

FEBRUARY  
2026

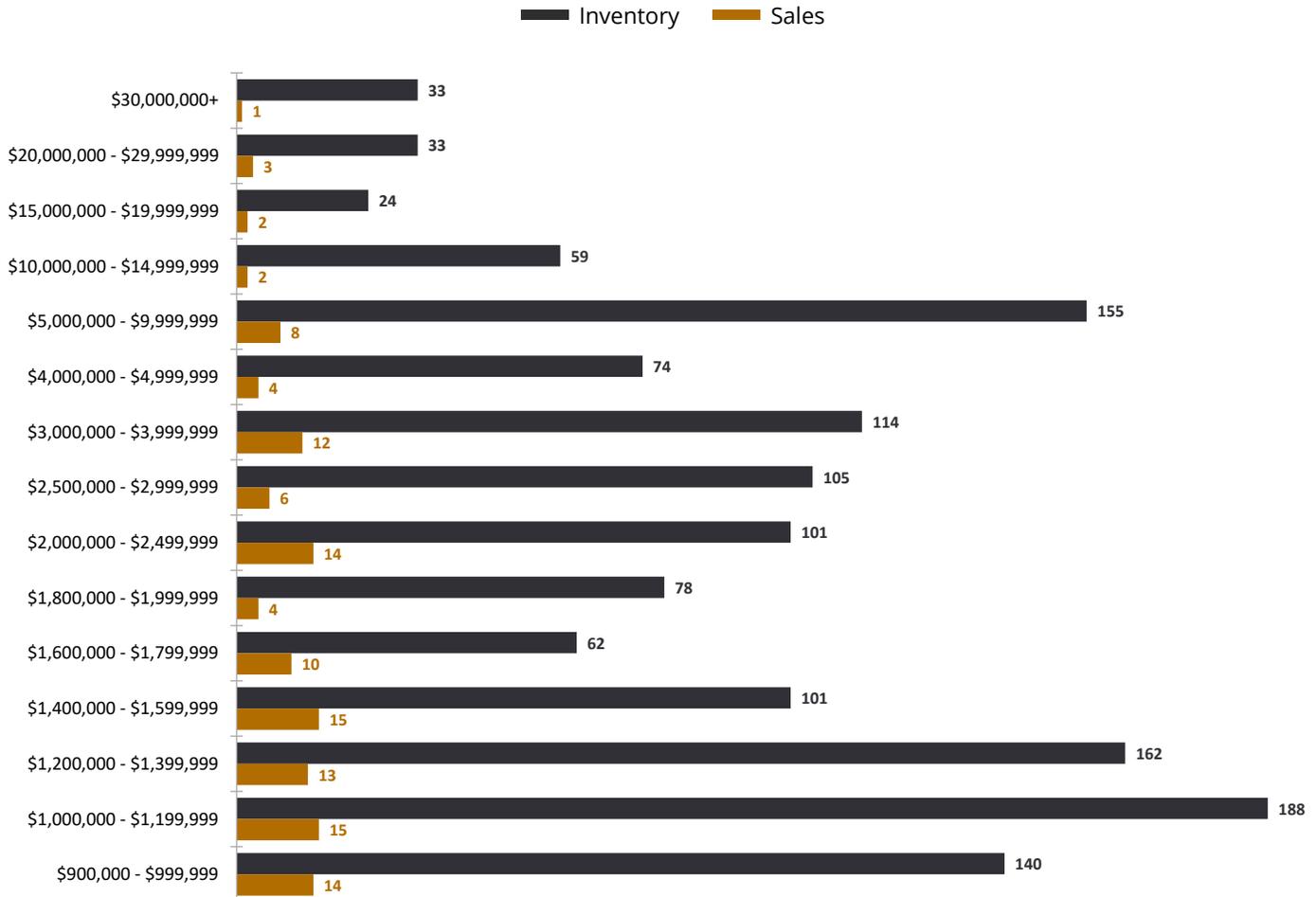


MIAMI  
FLORIDA

[www.LuxuryHomeMarketing.com](http://www.LuxuryHomeMarketing.com)

### LUXURY INVENTORY VS. SALES | JANUARY 2026

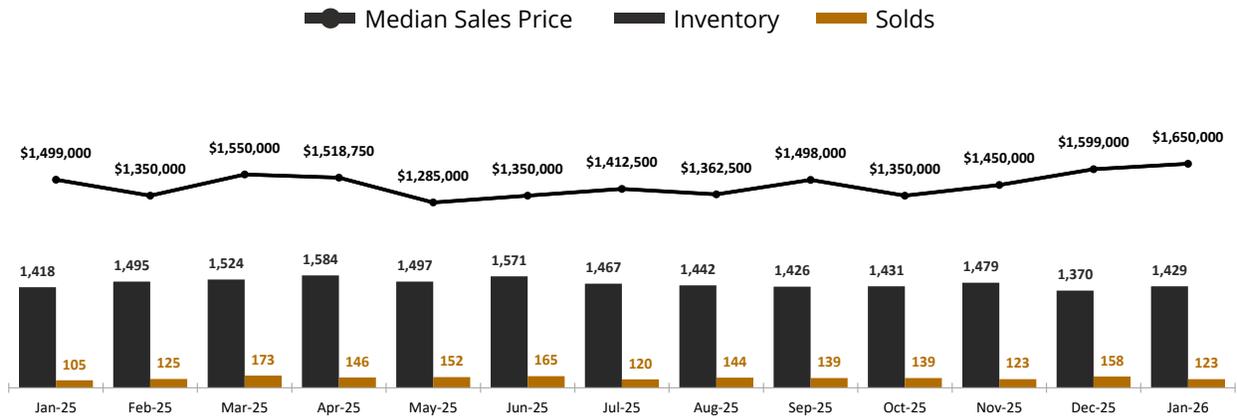
**Total Inventory: 1,429**    **Total Sales: 123**    **Total Sales Ratio<sup>2</sup>: 9%**    **Buyer's Market**



| Square Feet <sup>3</sup><br>-Range- | Price<br>-Median Sold- | Beds<br>-Median Sold- | Baths<br>-Median Sold- | Sold<br>-Total- | Inventory<br>-Total- | Sales Ratio<br>-Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 2,999                           | \$1,400,000            | 4                     | 3                      | 68              | 750                  | 9%                              |
| 3,000 - 3,499                       | \$1,410,000            | 5                     | 4                      | 17              | 153                  | 11%                             |
| 3,500 - 3,999                       | \$3,485,000            | 4                     | 4                      | 7               | 108                  | 6%                              |
| 4,000 - 4,499                       | \$3,500,000            | 5                     | 5                      | 7               | 86                   | 8%                              |
| 4,500 - 4,999                       | \$4,180,000            | 5                     | 5                      | 6               | 44                   | 14%                             |
| 5,000+                              | \$8,100,000            | 6                     | 7                      | 14              | 199                  | 7%                              |

<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.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JANUARY

#### TOTAL INVENTORY

Jan. 2025      Jan. 2026  
**1,418**      **1,429**

VARIANCE: **1%**

#### TOTAL SOLDS

Jan. 2025      Jan. 2026  
**105**      **123**

VARIANCE: **17%**

#### SALES PRICE

Jan. 2025      Jan. 2026  
**\$1.50m**      **\$1.65m**

VARIANCE: **10%**

#### SALE PRICE PER SQFT.

Jan. 2025      Jan. 2026  
**\$676**      **\$687**

VARIANCE: **2%**

#### SALE TO LIST PRICE RATIO

Jan. 2025      Jan. 2026  
**94.44%**      **94.82%**

VARIANCE: **0%**

#### DAYS ON MARKET

Jan. 2025      Jan. 2026  
**84**      **55**

VARIANCE: **-35%**

## MIAMI MARKET SUMMARY | JANUARY 2026

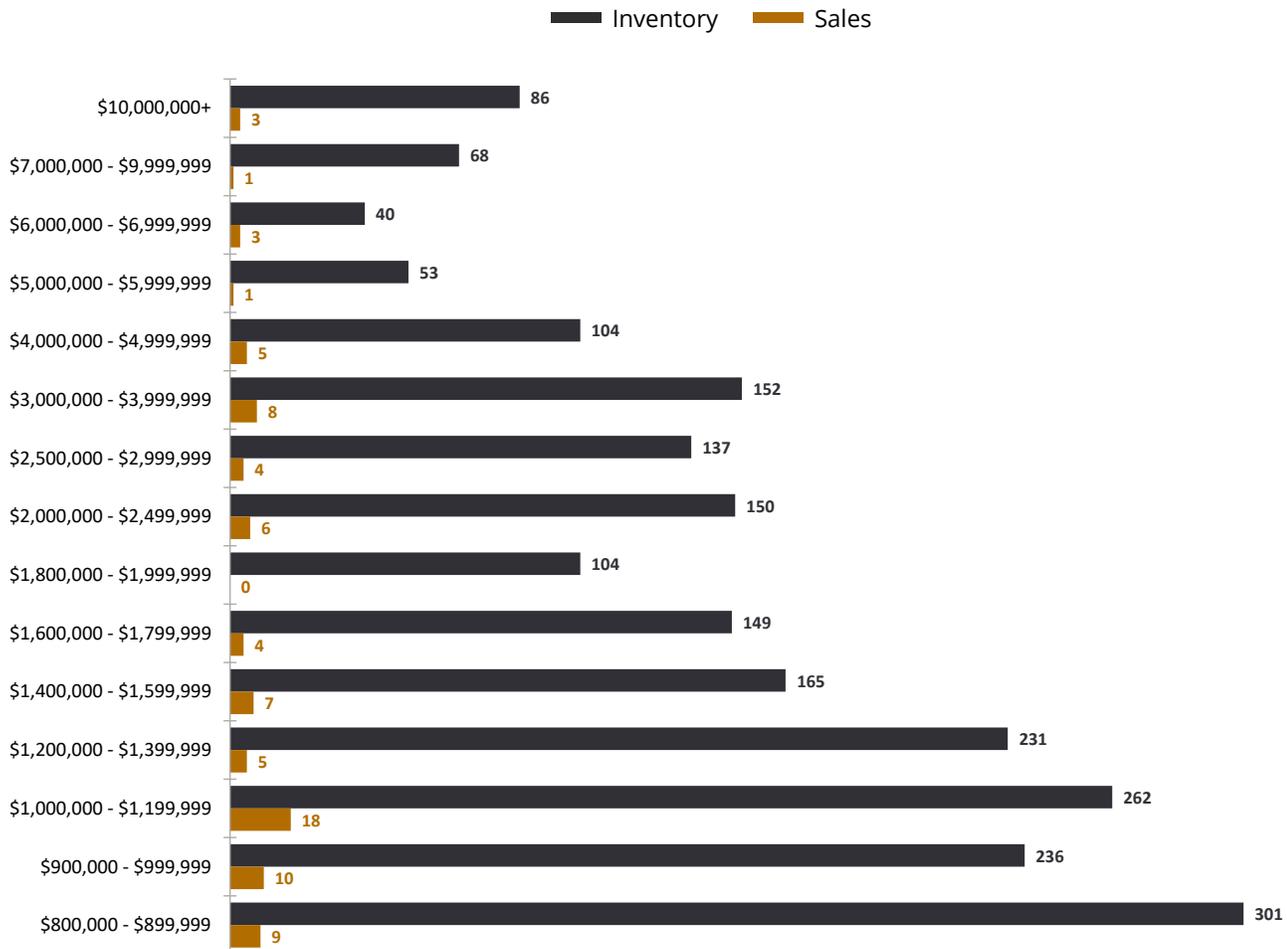
- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.82% of list price** in January 2026.
- The most active price band is **\$1,600,000-\$1,799,999**, where the sales ratio is **16%**.
- The median luxury sales price for single-family homes is **\$1,650,000**.
- The median days on market for January 2026 was **55** days, down from **84** in January 2025.

<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 INVENTORY VS. SALES | JANUARY 2026

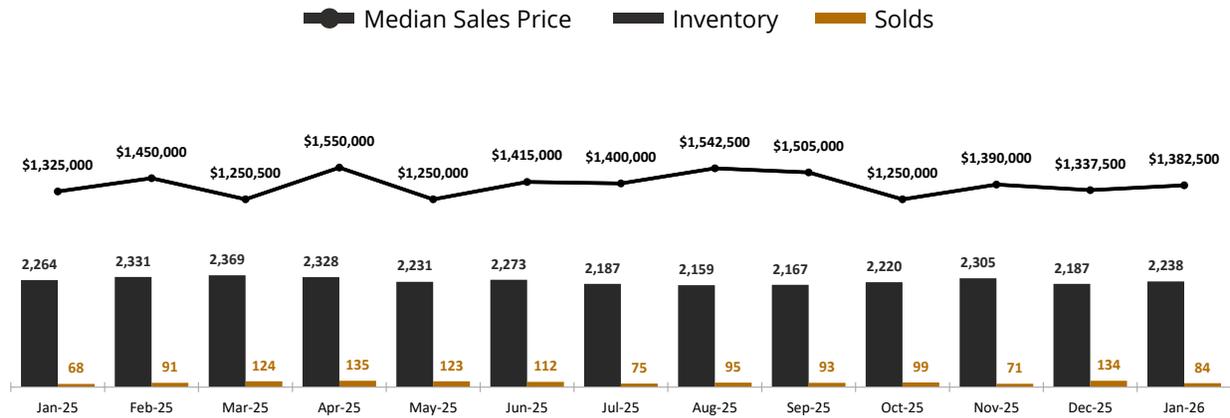
**Total Inventory: 2,238**    **Total Sales: 84**    **Total Sales Ratio<sup>2</sup>: 4%**    **Buyer's Market**



| Square Feet <sup>3</sup><br>-Range- | Price<br>-Median Sold- | Beds<br>-Median Sold- | Baths<br>-Median Sold- | Sold<br>-Total- | Inventory<br>-Total- | Sales Ratio<br>-Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 999                             | \$1,090,000            | 1                     | 2                      | 7               | 294                  | 2%                              |
| 1,000 - 1,499                       | \$1,040,000            | 2                     | 3                      | 27              | 739                  | 4%                              |
| 1,500 - 1,999                       | \$1,586,400            | 3                     | 3                      | 16              | 509                  | 3%                              |
| 2,000 - 2,499                       | \$1,553,500            | 3                     | 3                      | 17              | 221                  | 8%                              |
| 2,500 - 2,999                       | \$2,800,000            | 3                     | 4                      | 7               | 146                  | 5%                              |
| 3,000+                              | \$4,750,000            | 4                     | 5                      | 10              | 244                  | 4%                              |

<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.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JANUARY

### TOTAL INVENTORY

Jan. 2025      Jan. 2026  
**2,264**      **2,238**

VARIANCE: **-1%**

### TOTAL SOLDS

Jan. 2025      Jan. 2026  
**68**      **84**

VARIANCE: **24%**

### SALES PRICE

Jan. 2025      Jan. 2026  
**\$1.33m**      **\$1.38m**

VARIANCE: **4%**

### SALE PRICE PER SQFT.

Jan. 2025      Jan. 2026  
**\$938**      **\$954**

VARIANCE: **2%**

### SALE TO LIST PRICE RATIO

Jan. 2025      Jan. 2026  
**96.45%**      **94.10%**

VARIANCE: **-2%**

### DAYS ON MARKET

Jan. 2025      Jan. 2026  
**100**      **79**

VARIANCE: **-21%**

## MIAMI MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **94.10% of list price** in January 2026.
- The most active price band is **\$6,000,000-\$6,999,999**, where the sales ratio is **8%**.
- The median luxury sales price for attached homes is **\$1,382,500**.
- The median days on market for January 2026 was **79** days, down from **100** in January 2025.

<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.