

INSTITUTE *for*
LUXURY HOME
MARKETING®

by Colibri Real Estate

MARCH
2026

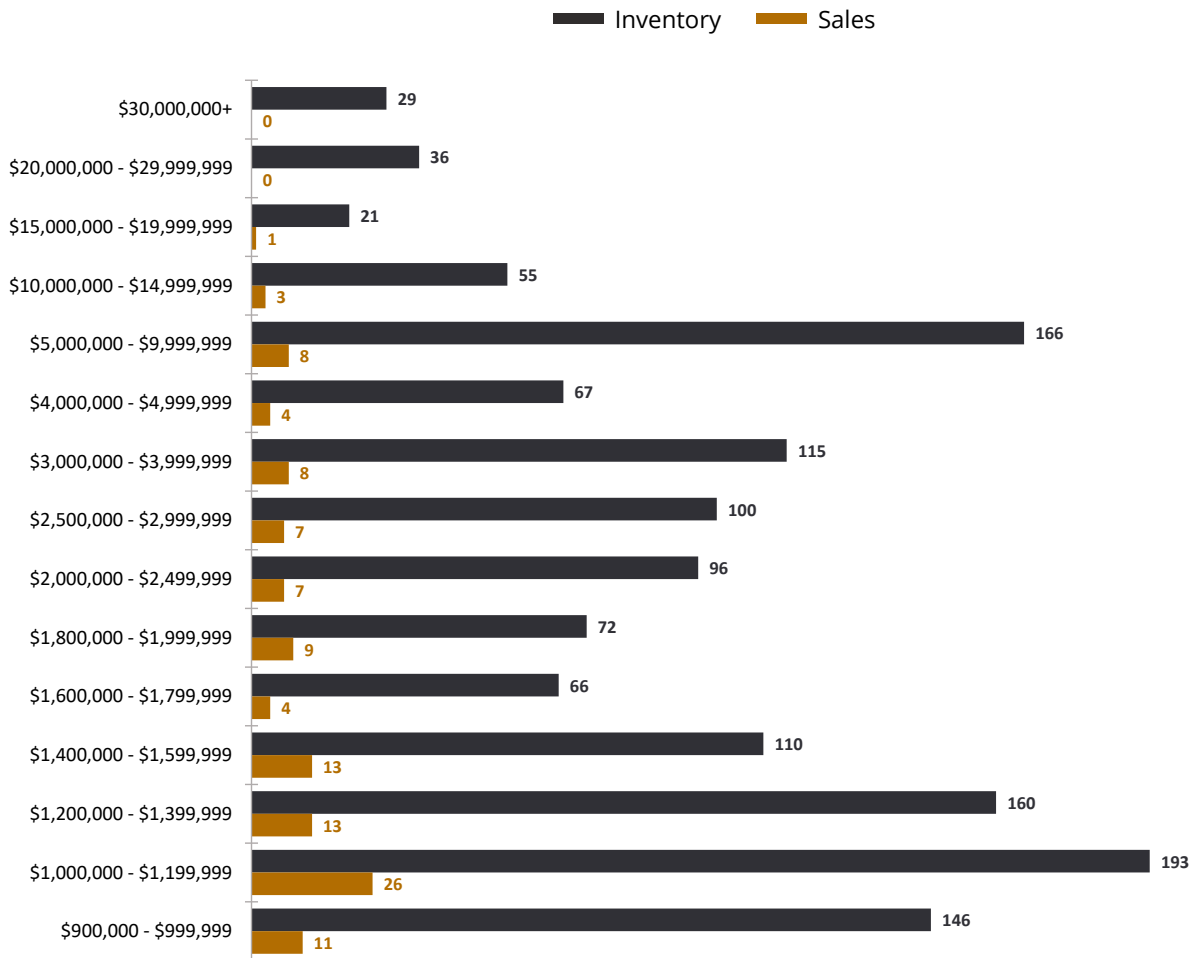


MIAMI
FLORIDA

www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

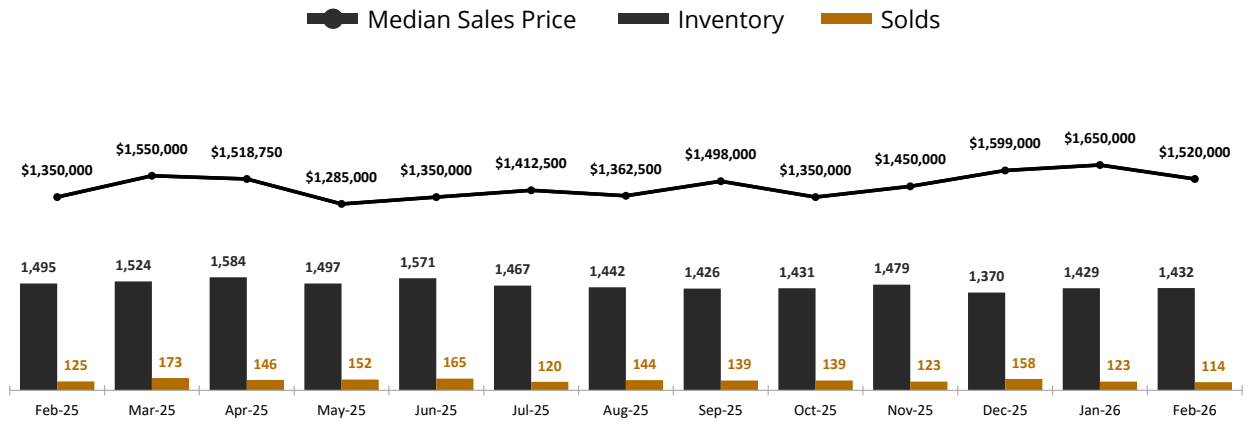
Total Inventory: 1,432 **Total Sales: 114** **Total Sales Ratio²: 8%** **Buyer's Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,320,000	4	3	71	758	9%
3,000 - 3,499	\$1,540,000	4	4	13	174	7%
3,500 - 3,999	\$1,700,000	5	5	10	105	10%
4,000 - 4,499	\$4,660,000	5	6	4	80	5%
4,500 - 4,999	\$1,400,000	6	6	3	47	6%
5,000+	\$8,775,000	6	7	10	191	5%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
1,495 **1,432**

VARIANCE: **-4%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
125 **114**

VARIANCE: **-9%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.35m **\$1.52m**

VARIANCE: **13%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$556 **\$658**

VARIANCE: **18%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
94.24% **94.36%**

VARIANCE: **0%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
73 **62**

VARIANCE: **-15%**

MIAMI MARKET SUMMARY | FEBRUARY 2026

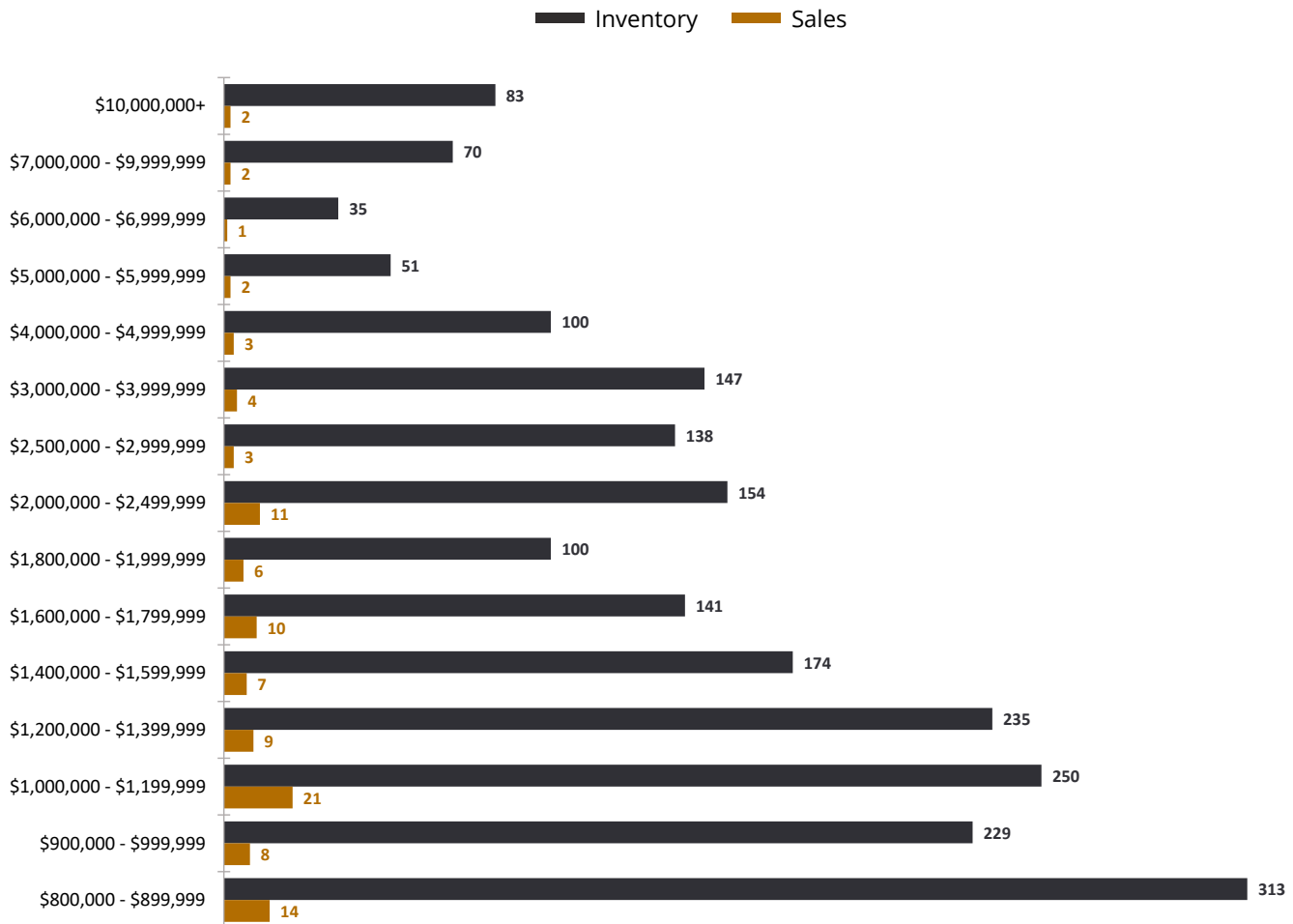
- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.36% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **13%**.
- The median luxury sales price for single-family homes is **\$1,520,000**.
- The median days on market for February 2026 was **62** days, down from **73** in February 2025.

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 INVENTORY VS. SALES | FEBRUARY 2026

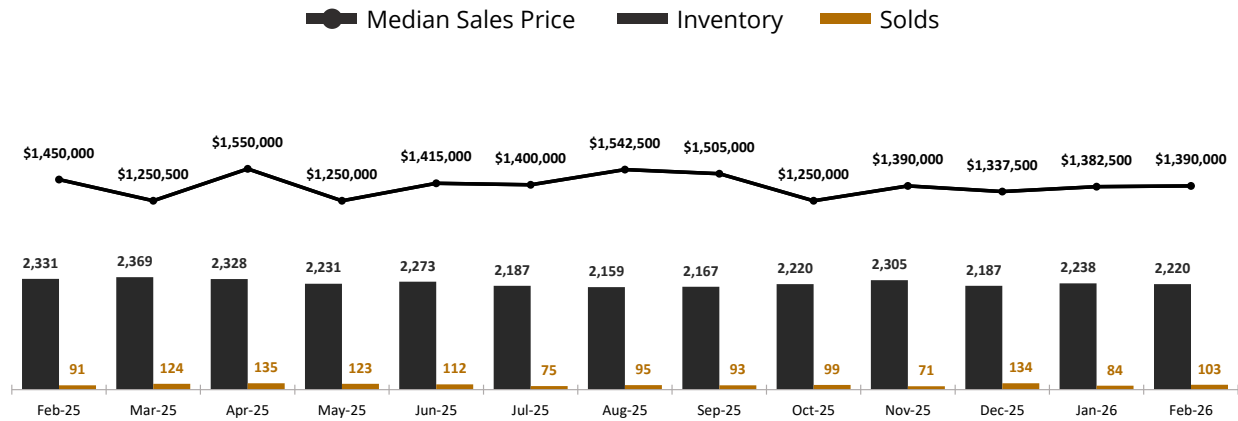
Total Inventory: 2,220 **Total Sales: 103** **Total Sales Ratio²: 5%** **Buyer's Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$992,500	1	2	8	293	3%
1,000 - 1,499	\$1,045,000	2	2	34	741	5%
1,500 - 1,999	\$1,450,000	3	3	33	500	7%
2,000 - 2,499	\$2,000,000	3	3	11	214	5%
2,500 - 2,999	\$1,500,000	4	5	3	142	2%
3,000+	\$5,082,500	4	5	12	241	5%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
2,331 **2,220**

VARIANCE: **-5%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
91 **103**

VARIANCE: **13%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.45m **\$1.39m**

VARIANCE: **-4%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$990 **\$921**

VARIANCE: **-7%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
95.31% **94.12%**

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
94 **87**

VARIANCE: **-7%**

MIAMI MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **94.12% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **8%**.
- The median luxury sales price for attached homes is **\$1,390,000**.
- The median days on market for February 2026 was **87** days, down from **94** in February 2025.

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.