

First Quarter 2019

Miami Beach Luxury Condo Report

**Brown
Harris
Stevens**










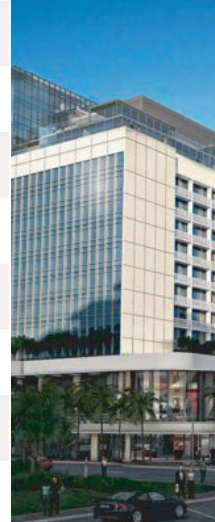
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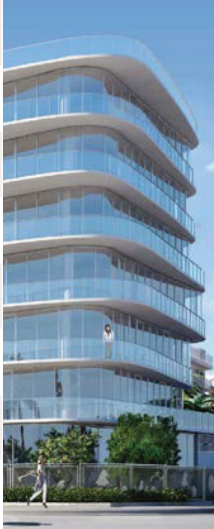


This report highlights any transactions entered into the Multiple Listing Service (MLS) and does not include developer sales or new construction that is not included within the MLS.



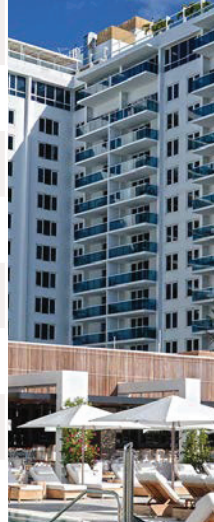
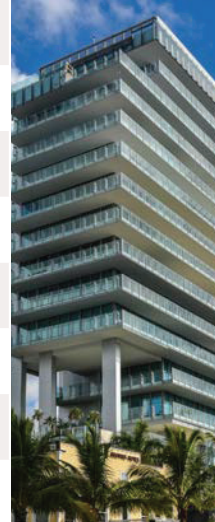
Miami Beach Market Report **Condo Resales**

PROJECT		One Ocean		Apogee		Continuum South		Continuum North
DEVELOPER		Related Group		Related		Bruce Eichner		Bruce Eichner
ARCHITECT		Enrique Norten/ TEN Arquitectos		Sieger-Suarez		Fullerton-Diaz		Sieger-Suarez
ADDRESS		1 Collins Ave.		800 S. Pointe Dr.		100 S. Pointe Dr.		50 S. Pointe Dr.
PROJECT AREA		Miami Beach		Miami Beach		Miami Beach		Miami Beach
FLOORS		7		22		40		37
UNITS		50		67		318		203
COMPLETION DATE		2016		2007		2002		2007

PROJECT		ICON South Beach		The Setai		Faena House		Edition
DEVELOPER		Related		Setai Group		Faena Group		Ian Schrager
ARCHITECT		Michael Graves		Alayo & Denniston		Foster +Partners		John Pawson
ADDRESS		450 Alton Rd.		101 20th St.		3315 Collins Ave.		2901 Collins Ave.
PROJECT AREA		Miami Beach		Miami Beach		Miami Beach		Miami Beach
FLOORS		35, 40		41		16		11
UNITS		290		163		44		26
COMPLETION DATE		2005		2004		2015		2014

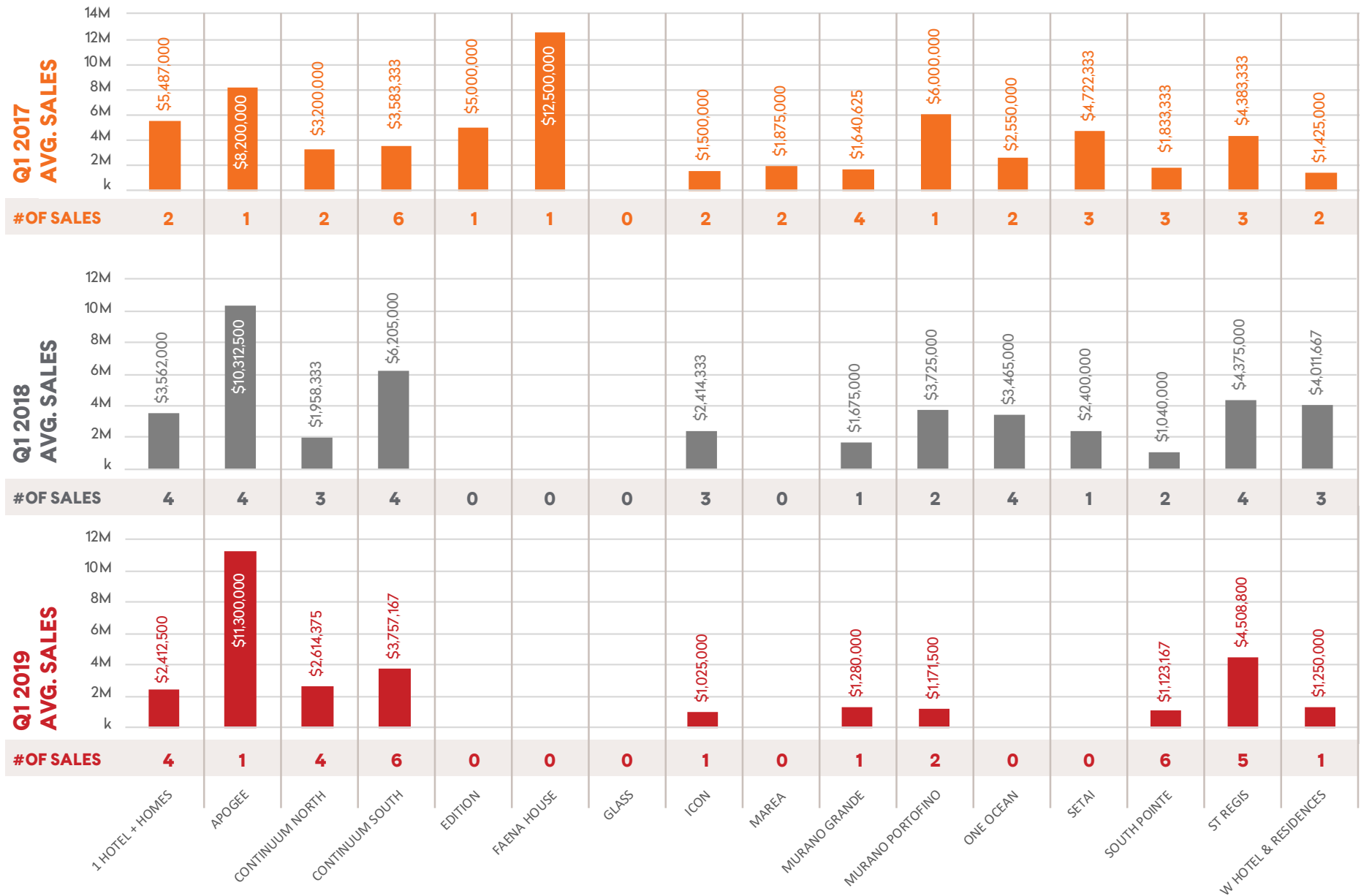
Miami Beach Market Report **Condo Resales**

PROJECT		The St. Regis		Marea Miami Beach		South Pointe Towers		Murano Grande
DEVELOPER		Starwood		Related		John A. Hinson		Related
ARCHITECT		Sieger-Suarez		Sieger-Suarez		–		Sieger-Suarez
ADDRESS		9701, 9703, & 9705 Collins Ave.		801 S Pointe Dr.		400 South Pointe Dr.		400 Alton Rd.
PROJECT AREA		Miami Beach		Miami Beach		Miami Beach		Miami Beach
FLOORS		24		8		25		25, 31, 37
UNITS		268		30		208		270
COMPLETION DATE		2012		2015		1987		2003

PROJECT		Murano Portofino		W Hotel/Residences		One Hotel & Homes		Glass
DEVELOPER		Related		Tristar, Related, Starwood		LeFrak and Starwood Capital		Terra Group
ARCHITECT		Sieger-Suarez		Nichols Brosch & Costas Kondylis		HKS Inc. & Kobi Karp		Rene Gonzalez
ADDRESS		1000 S. Pointe Dr.		2201 Collins Ave.		102 24th St.		120 Ocean Dr.
PROJECT AREA		Miami Beach		Miami Beach		Miami Beach		Miami Beach
FLOORS		17, 28, 37		20		17		18
UNITS		189		511		158		10
COMPLETION DATE		2002		2008		2015		2015

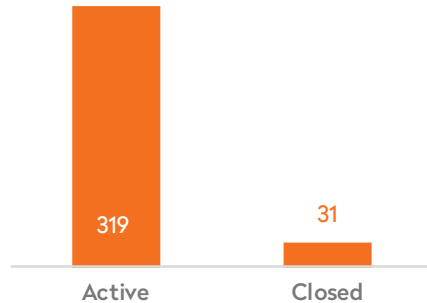
Miami Beach Market Report

Condo Resales Year Over Year Sales



Miami Beach Market Report **Condo Resales** Q1 2019 (Jan-Mar) Sales Market Snapshot

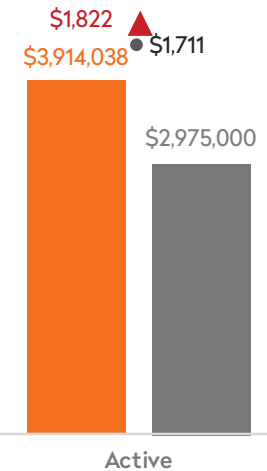
Total # of
Active & Closed Units



Condo Mix	# Sold	Sales Share	Med. Sales Price
Studio	0	0%	\$0
1 - bedroom	7	23%	\$800,000
2 - bedroom	15	48%	\$1,600,000
3 - bedroom	6	19%	\$4,200,000
4 - bedroom	3	10%	\$7,430,000
5 - bedroom	0	0%	\$0
Total Sales Volume			\$89,131,500

Average and Median
Price & PPSF

■ Average ■ Median
▲ Avg. PPSF ● Median PPSF



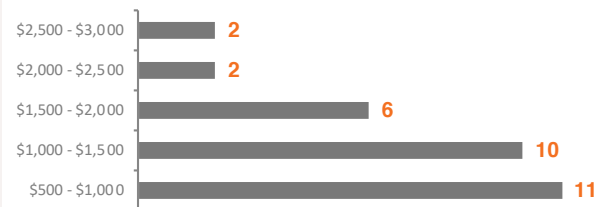
CLOSED SALES

Average Sale Price	\$2,875,210
Average Sale Price Per Square Foot	\$1,329
Median Sale Price	\$1,600,000
Median Sale Price Per Square Foot	\$1,151
Number of Sales (Closed)	31
Days on Market	199

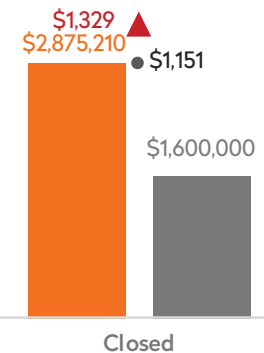
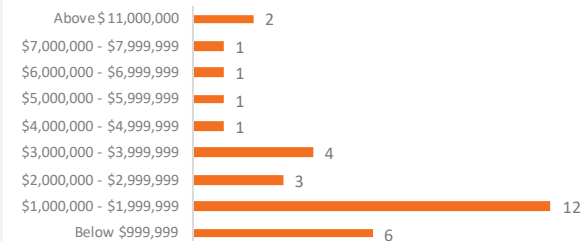
ACTIVE LISTINGS

Average List Price	\$3,914,038
Average List Price Per Square Foot	\$1,822
Median List Price	\$2,975,000
Median List Price Per Square Foot	\$1,711
Listing Inventory (Active)	319
Listing Discount From Original List Price	16%
Absorption Period (Months)	30.9

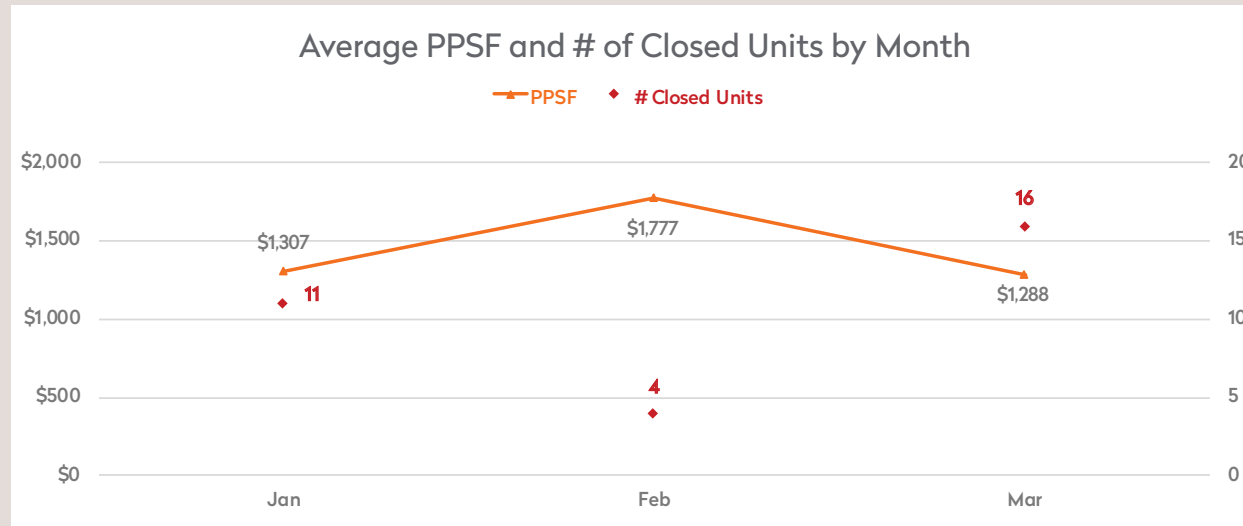
Number of Sales by PPSF



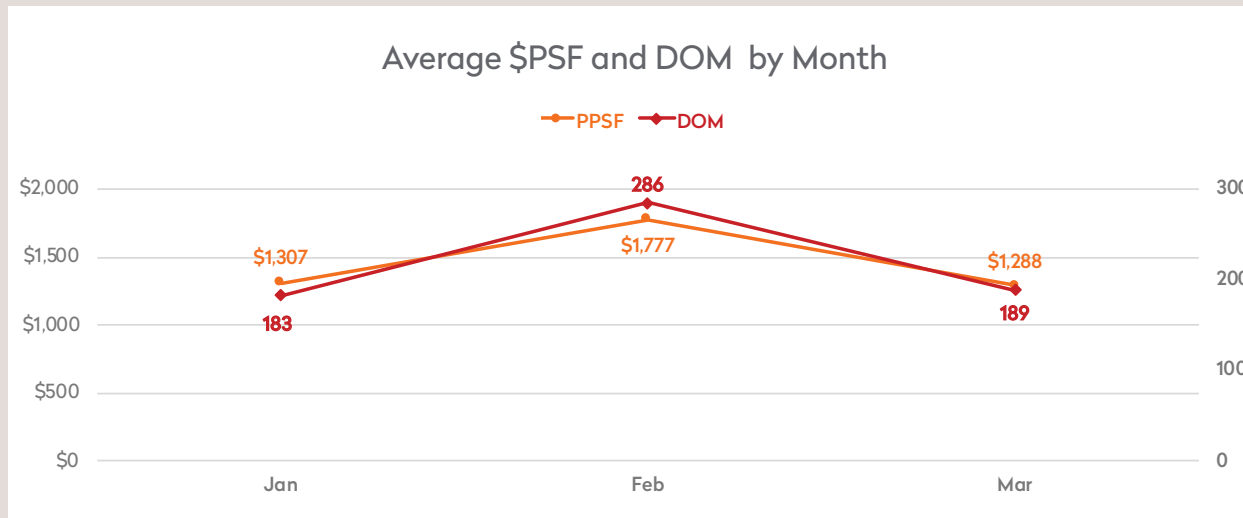
Number of Sales By Absolute
Dollar Amount



Miami Beach Market Report **Condo Resales** Q1 2019 (Jan-Mar) Sales



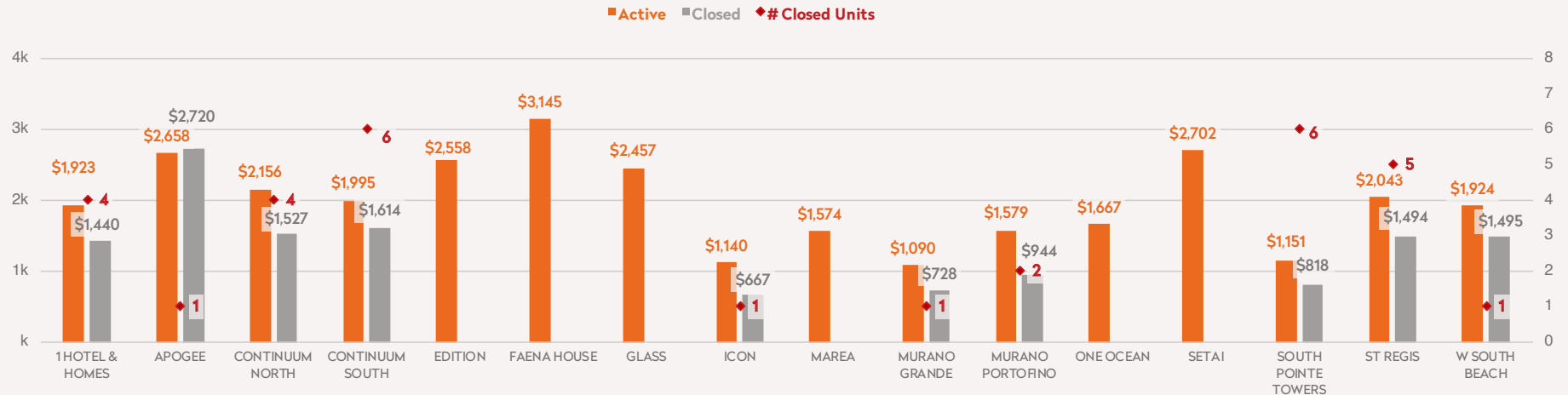
From January to March, the number of sales increased by 5 sales and the average price per SQFT dropped by \$19 dollars.



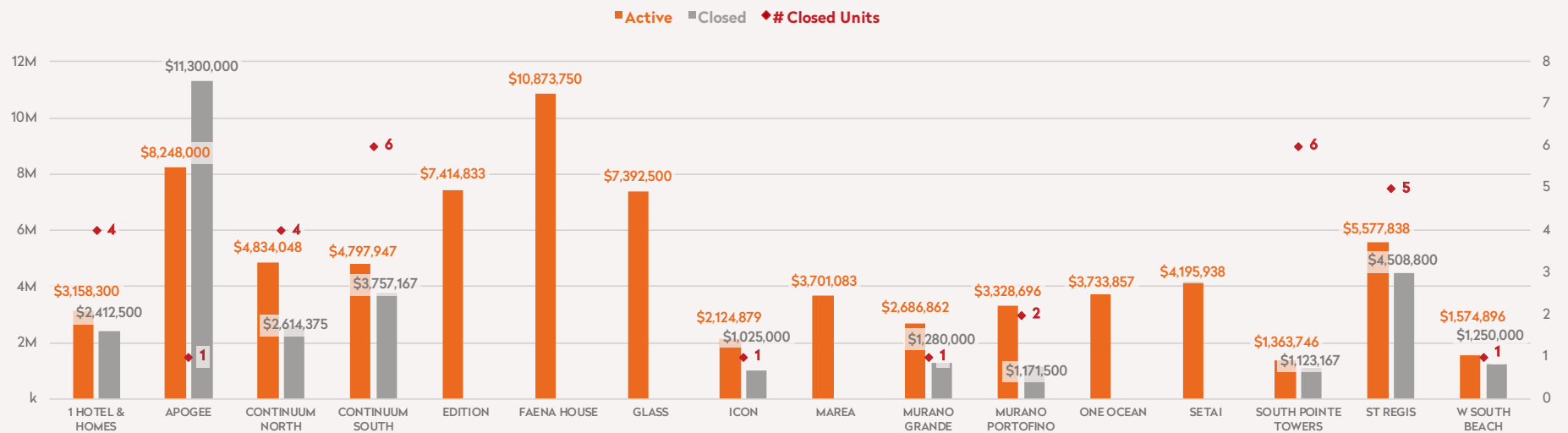
The average Days on Market increased by 6 days, from January to March.

Miami Beach Market Report Condo Resales Q1 2019 (Jan-Mar) Sales

Average Active & Closed \$PSF and Total # of Units Sold by Building



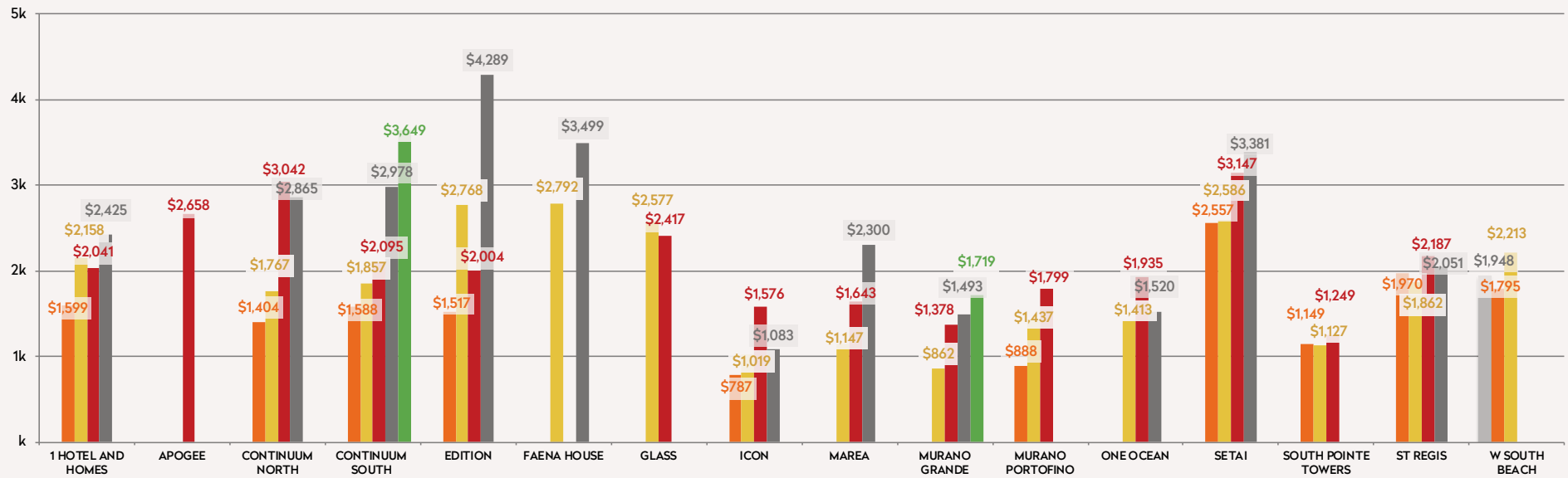
Average Active & Closed Price and Total # of Units Sold by Building



Miami Beach Market Report Condo Resales Q1 2019 (Jan-Mar) Sales

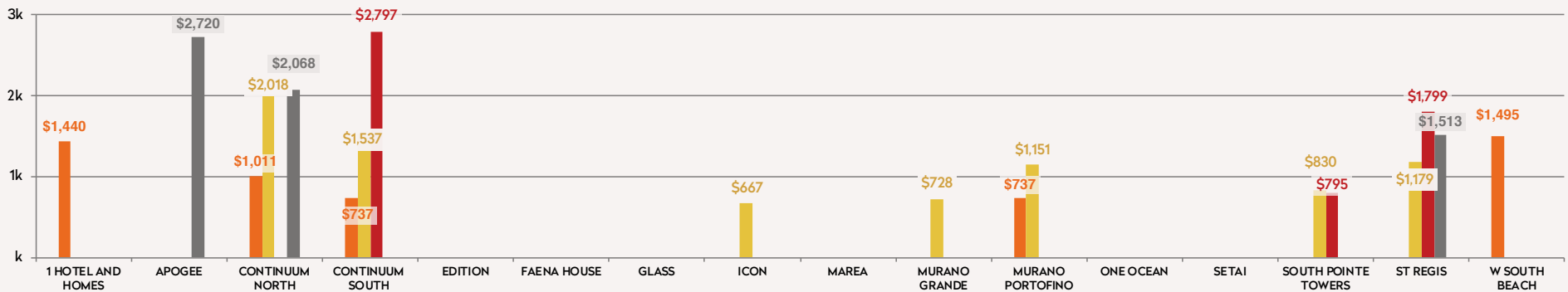
Average Active PPSF by Building and Unit Type

■ Studio ■ 1BR ■ 2 BR ■ 3 BR ■ 4 BR ■ 5 BR



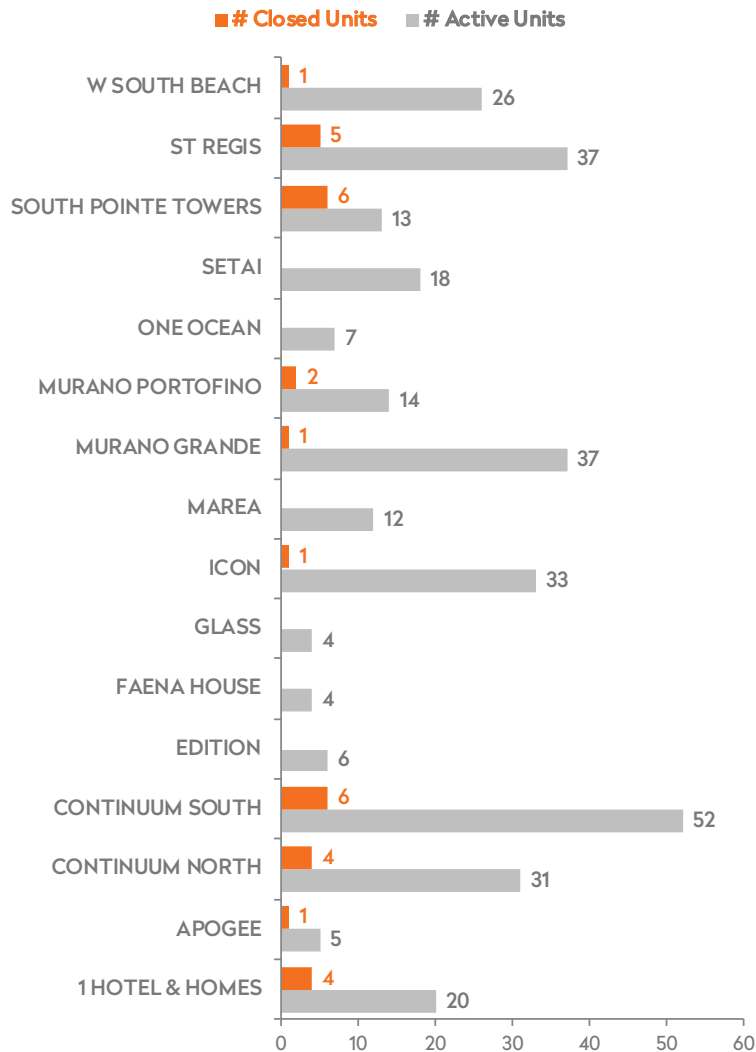
Average Closed PPSF by Building and Unit Type

■ Studio ■ 1BR ■ 2 BR ■ 3 BR ■ 4 BR ■ 5 BR



Miami Beach Market Report Condo Resales Q1 2019 (Jan-Mar) Sales

Total # of Active and Closed Units by Building



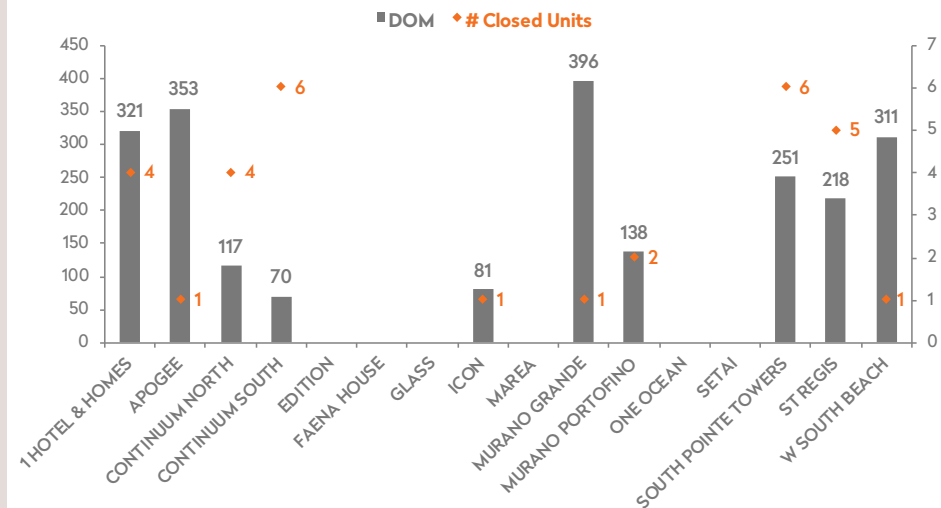
Of the 16 comparable condominiums noted, 10 had sales in Q1 2019 (63% sold).

Continuum South and South Pointe Towers hold the highest sales at 6 sales each.

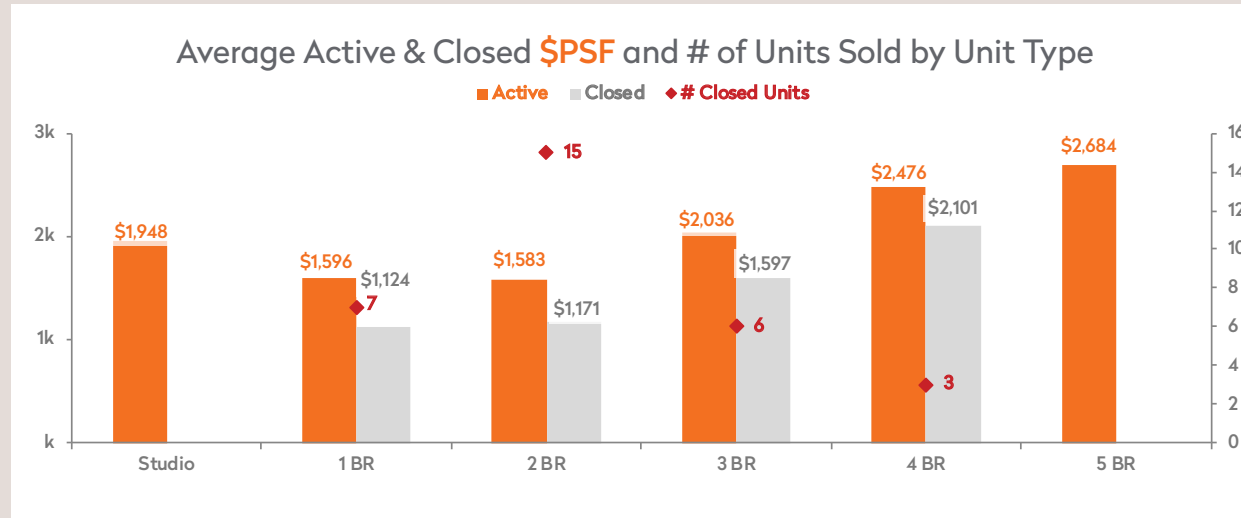
Continuum South holds the highest active listings at 52 listings.

Continuum South holds the lowest average Days on Market at 70 days.

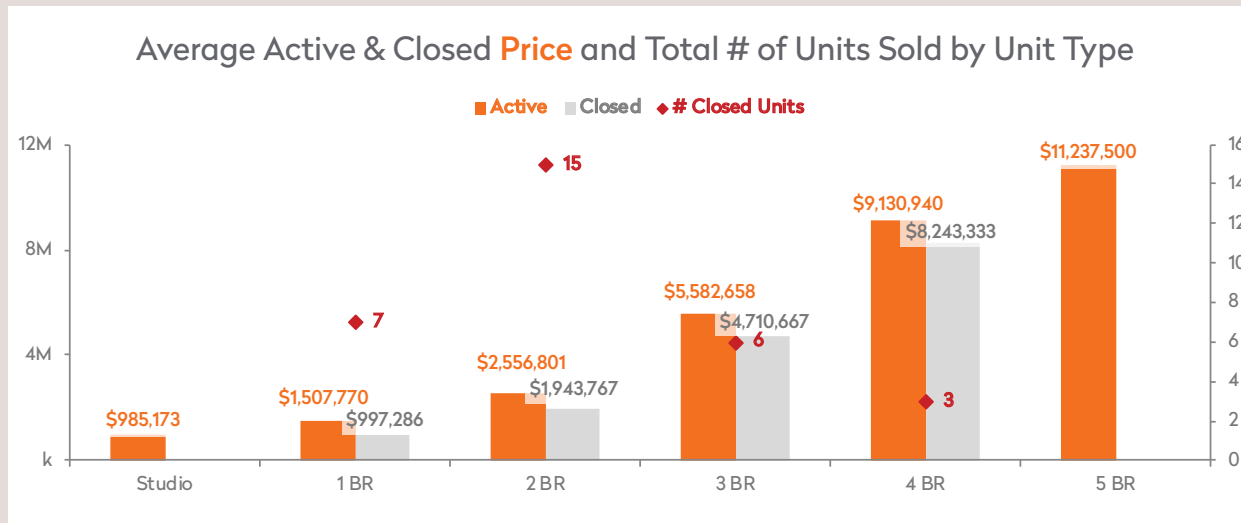
Average Days On Market and Total # of Units Sold by Building



Miami Beach Market Report Condo Resales Q1 2019 (Jan-Mar) Sales

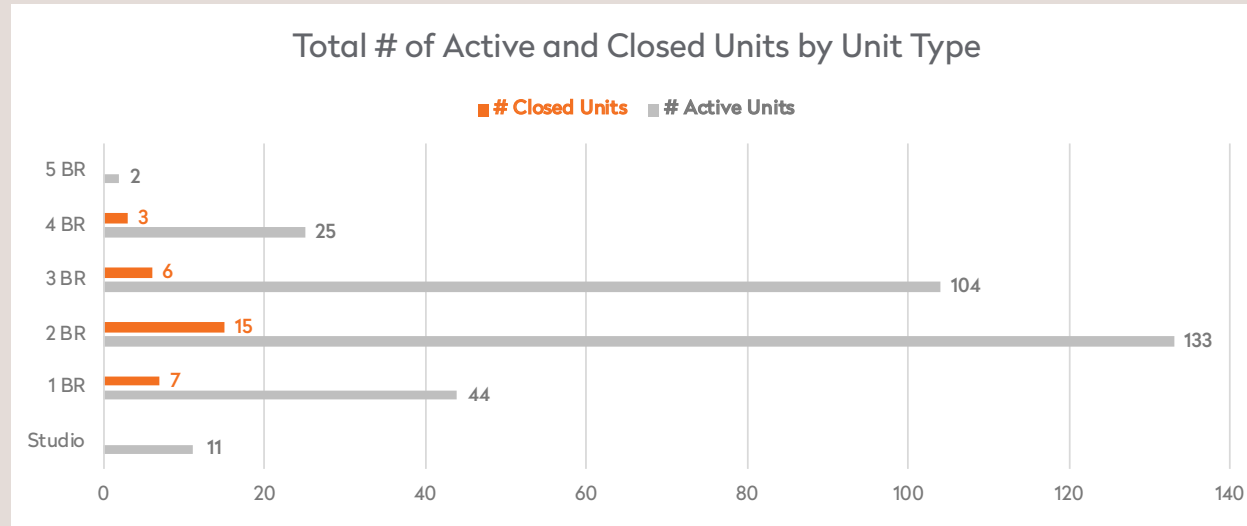


Two bedroom units hold the highest number of sales at 15 sales.



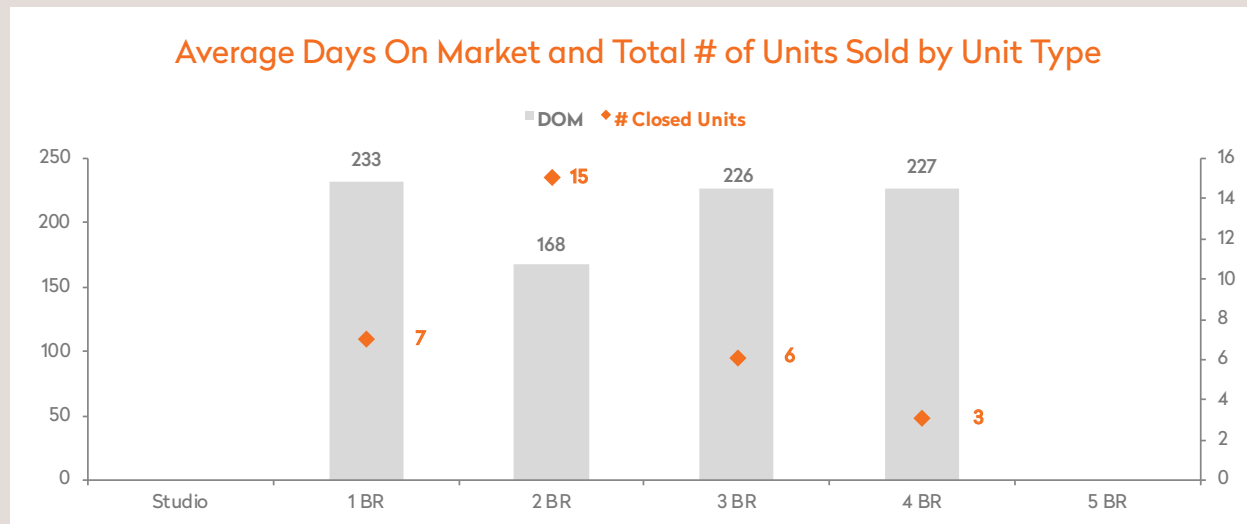
Two bedroom units hold an average sales price of \$1,943,767 and a closed price per SQFT of \$1,171.

Miami Beach Market Report Condo Resales Q1 2019 (Jan-Mar) Sales



Two bedroom units continue to hold the highest active listings at 133 listings.

One bedroom units continue to hold the highest Days on Market at 233 days.



Studio and five bedroom units hold the lowest sales at 0 sales each.

Two bedroom units hold the lowest average Days on Market at 168 days with a total of 15 sales.



Brown Harris Stevens

CONTINUUM 40 S Pointe Dr, Suite 110, Miami Beach, FL 33139 **t:** 305.695.1111

KEY BISCAYNE 755 Crandon Boulevard, Key Biscayne, FL 33149 **t:** 305.361.6666

COCONUT GROVE 2665 S Bayshore Dr, Suite 100, Miami, FL 33133 **t:** 305.666.1800

SOUTH MIAMI 7500 Red Road, Suite A, South Miami, FL 33143 **t:** 305.662.9975

bhsmiami.com

**Q1 2019 Miami Beach
Luxury Condo Report**

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Active units represent the number of currently active units on 4/3/2019. Source for all re-sale values: flexmls.com.