

**First Quarter 2021
Luxury Condo Report**

Miami Beach

Brown Harris Stevens



Project
Apogee

Developer
Related

Architect
Sieger-Suarez

Address
800 S. Pointe Dr.

Project Area
Miami Beach

Floors
22

Units
67

Completion Date
2007



Project
Continuum South

Developer
Bruce Eichner

Architect
Fullerton-Diaz

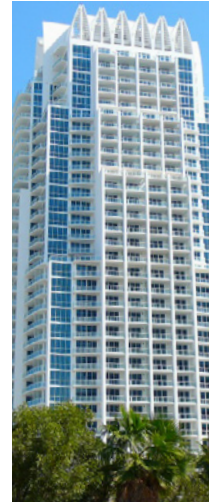
Address
100 S. Pointe Dr.

Project Area
Miami Beach

Floors
40

Units
318

Completion Date
2002



Project
Continuum North

Developer
Bruce Eichner

Architect
Sieger-Suarez

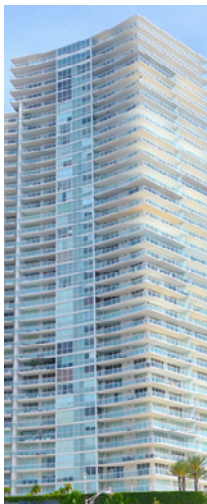
Address
50 S. Pointe Dr.

Project Area
Miami Beach

Floors
37

Units
203

Completion Date
2007



Project
ICON South Beach

Developer
Related

Architect
Michael Graves

Address
450 Alton Rd.

Project Area
Miami Beach

Floors
35, 40

Units
290

Completion Date
2005



Project
The Setai

Developer
Setai Group

Architect
Alayo & Denniston

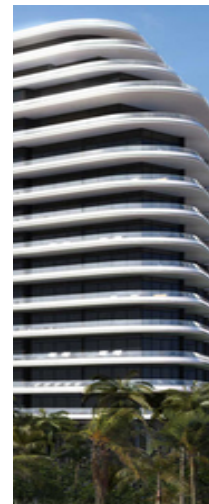
Address
101 20th St.

Project Area
Miami Beach

Floors
41

Units
163

Completion Date
2004



Project
Faena House

Developer
Faena Group

Architect
Foster + Partners

Address
3315 Collins Ave.

Project Area
Miami Beach

Floors
16

Units
44

Completion Date
2015



Project
The St. Regis

Developer
Starwood

Architect
Sieger-Suarez

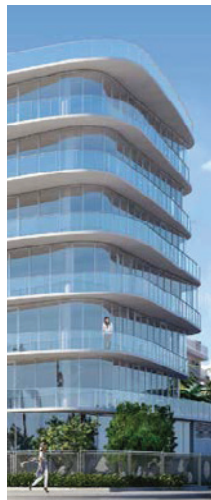
Address
9701, 9703, & 9705
Collins Ave.

Project Area
Miami Beach

Floors
24

Units
268

Completion Date
2012



Project
Marea Miami Beach

Developer
Related

Architect
Sieger-Suarez

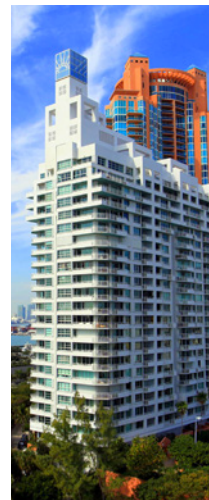
Address
801 S Pointe Dr.

Project Area
Miami Beach

Floors
8

Units
30

Completion Date
2015



Project
South Pointe Towers

Developer
John A. Hinson

Architect
—

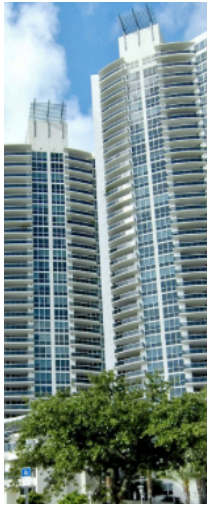
Address
400 South Pointe Dr.

Project Area
Miami Beach

Floors
25

Units
208

Completion Date
1987



Project
Murano Grande

Developer
Related

Architect
Sieger-Suarez

Address
400 Alton Rd.

Project Area
Miami Beach

Floors
25, 31, 37

Units
270

Completion Date
2003



Project
Murano Portofino

Developer
Related

Architect
Sieger-Suarez

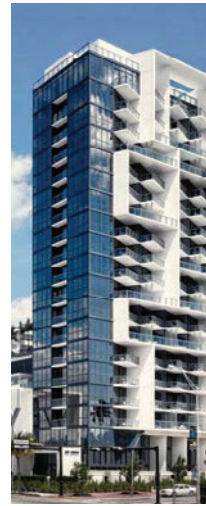
Address
1000 S. Pointe Dr.

Project Area
Miami Beach

Floors
17, 28, 37

Units
189

Completion Date
2002



Project
W Hotel/Residences

Developer
Tristar, Related, Starwood

Architect
Nichols Brosch & Costas Kondylis

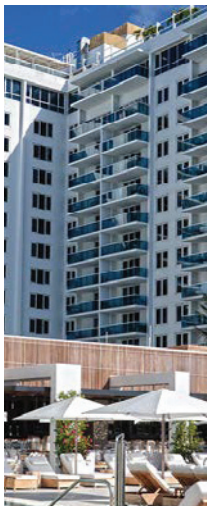
Address
2201 Collins Ave.

Project Area
Miami Beach

Floors
20

Units
511

Completion Date
2008



Project
One Hotel & Homes

Developer
LeFrak and Starwood Capital

Architect
HKS Inc. & Kobi Karp

Address
102 24th St.

Project Area
Miami Beach

Floors
17

Units
158

Completion Date
2015



Project
Oceana

Developer
Consultatio USA

Architect
Arquitectonica

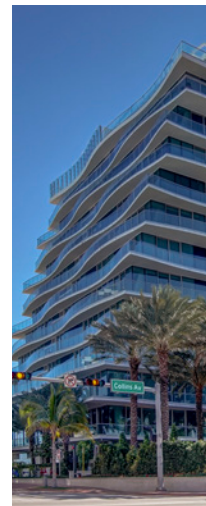
Address
10201 Collins Ave

Project Area
Bal Harbour

Floors
28

Units
240

Completion Date
2016



Project
Fendi Chateau

Developer
Chateau Group

Architect
Arquitectonica

Address
9349 Collins Ave

Project Area
Surfside

Floors
12

Units
58

Completion Date
2016



Project
Jade Beach

Developer
Fortune International Group

Architect
Carlos Ott

Address
17001 Collins Ave

Project Area
Sunny Isles Beach

Floors
51

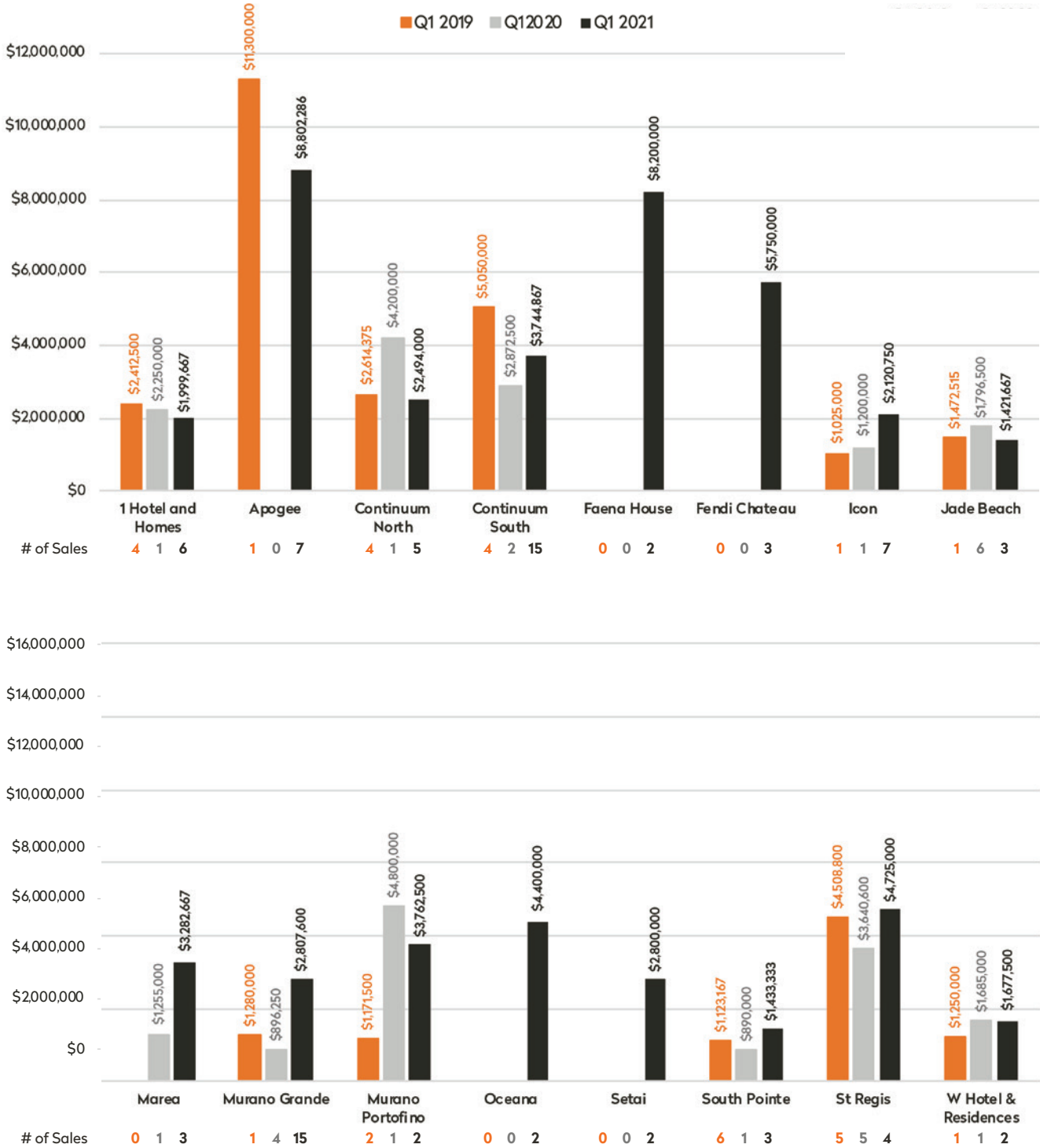
Units
248

Completion Date
2009

Condo Resales

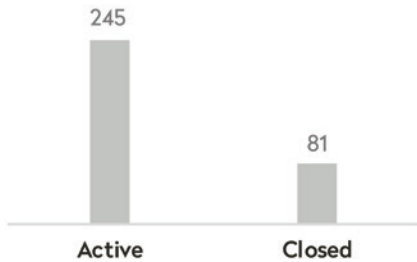
Year Over Year Sales

Average **Closed** Sales Price by Building and Year



Q1 2021 (January-March) Sales Market Snapshot

Total # of Active & Closed Units



Condo Mix # Sold Sales Share Med. Sales Price

Condo Mix	# Sold	Sales Share	Med. Sales Price
Studio	0	0%	\$0
1 - bedroom	7	9%	\$1,100,000
2 - bedroom	36	44%	\$2,122,500
3 - bedroom	32	40%	\$4,150,000
4 - bedroom	6	7%	\$11,750,000
5 - bedroom	0	0%	\$0

Total Sales Volume \$295,459,250

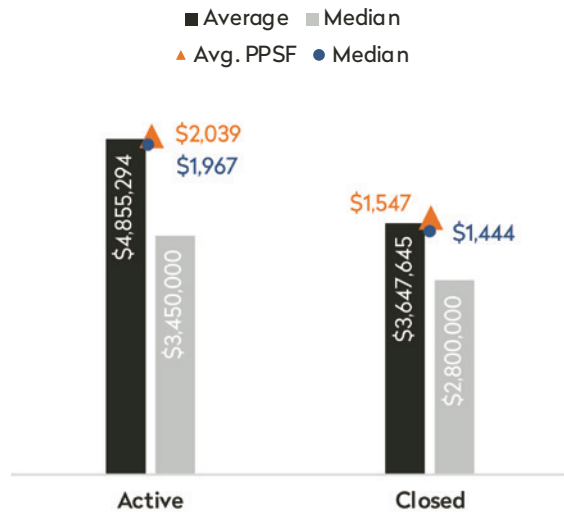
Closed Sales

Average Sale Price	\$3,647,645
Average Sale Price Per Square Foot	\$1,547
Median Sale Price	\$2,800,000
Median Sale Price Per Square Foot	\$1,444
Number of Sales (Closed)	81
Days on Market	212

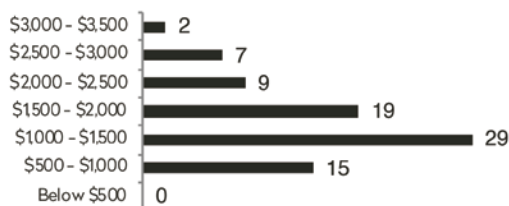
Active Listings

Average List Price	\$4,855,294
Average List Price Per Square Foot	\$2,039
Median List Price	\$3,450,000
Median List Price Per Square Foot	\$1,967
Listing Inventory (Active)	245
Listing Discount From Original List Price	11%
Absorption Period (Months)	9.1

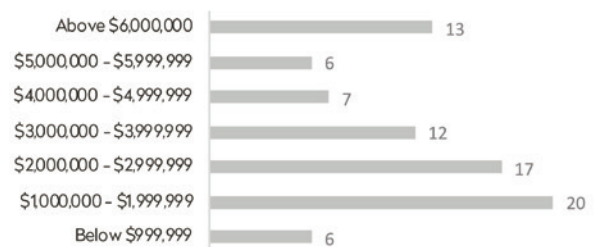
Average and Median Price & PPSF



Number of Sales by PPSF



Number of Sales By Absolute Dollar Amount



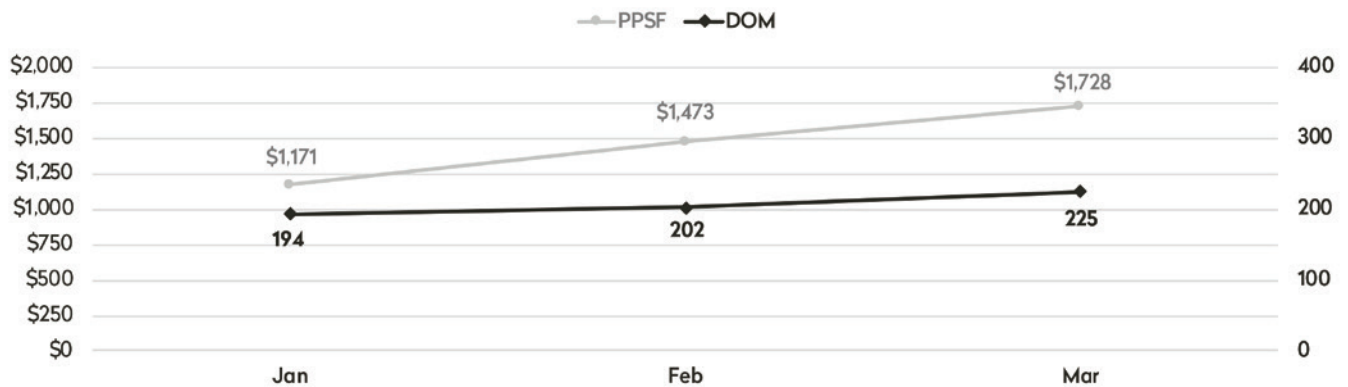
Q1 2021 (January-March) Sales

Average PPSF and # of Closed Units by Month



From January to March, the number of sales **increased** by 26 sales and the average closed price per SQFT increased by \$557 dollars.

Average PPSF and DOM by Month



The average Days on Market **increased** 31 days, from January to March.

Condo Resales

Q1 2021 (January-March) Sales

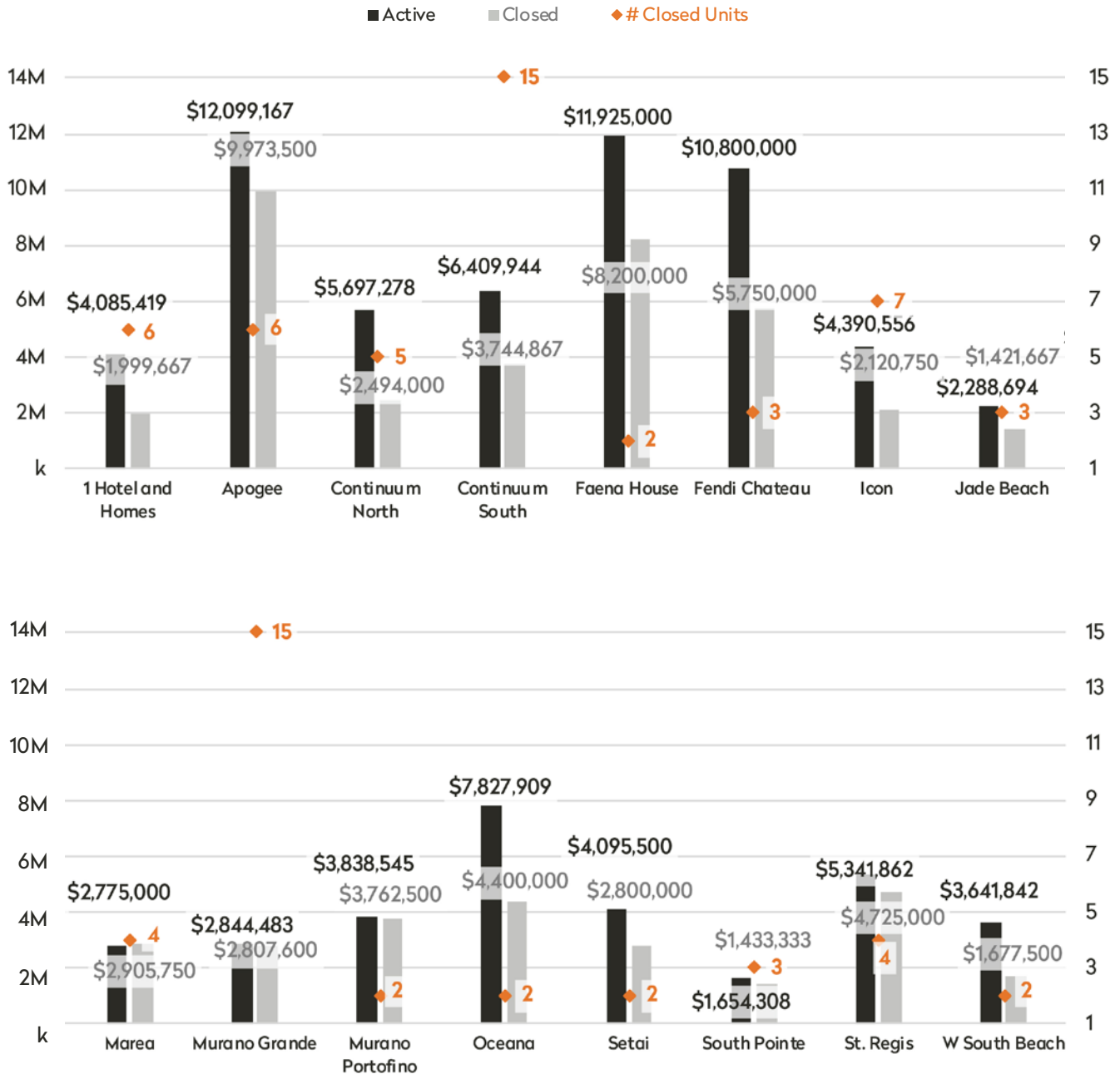
Average Active & Closed \$PSF and Total # of Units Sold by Building



Condo Resales

Q1 2021 (January–March) Sales

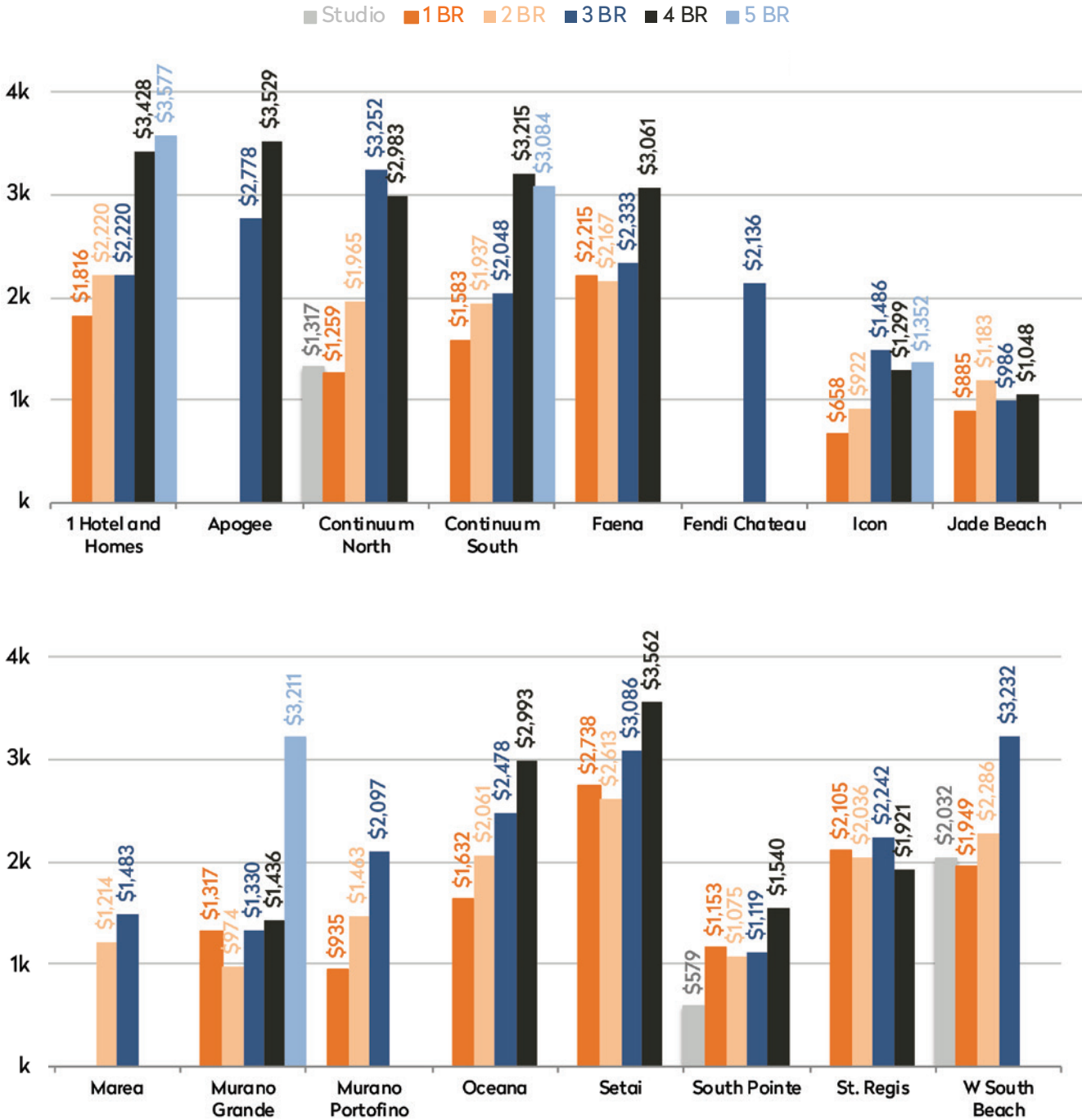
Average Active & Closed **Price** and Total # of Units Sold by Building



Condo Resales

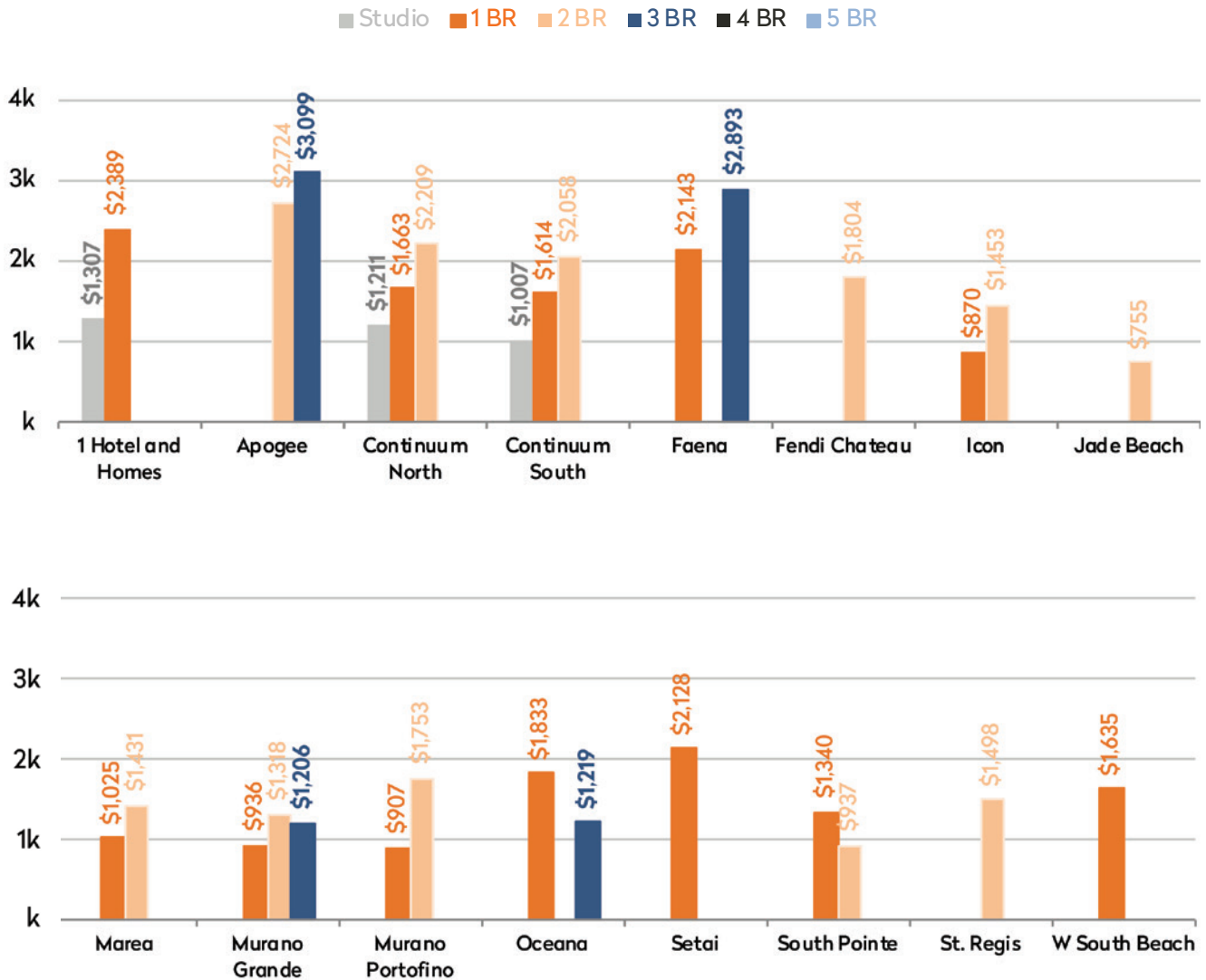
Q1 2021 (January-March) Sales

Average **Active** PPSF by Building and Unit Type



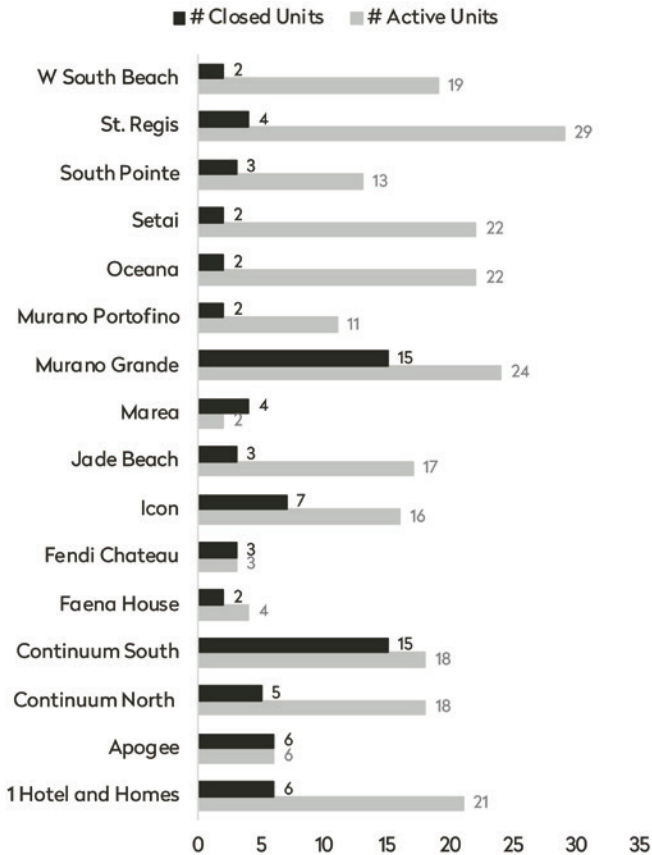
Q1 2021 (January-March) Sales

Average **Closed** PPSF by Building and Unit Type



Q1 2021 (January–March) Sales

Total # of Active and Closed Units by Building



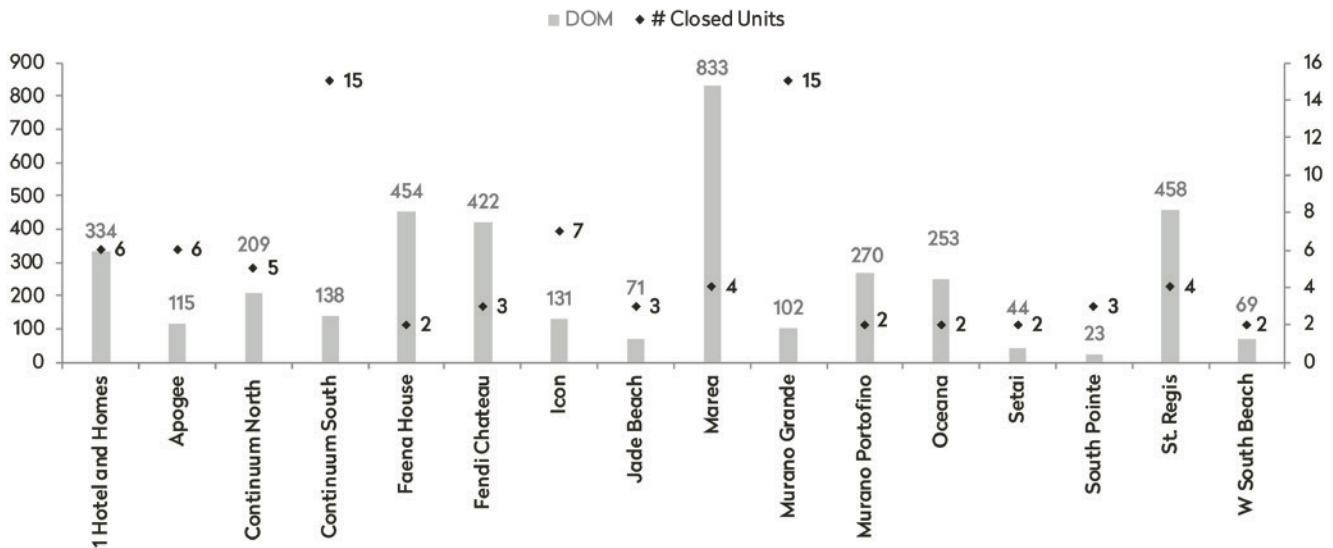
Of the 16 comparable condominiums noted, 100% had sales in Q1 2021.

Continuum South and Murano Grande held the highest number of closings at 15 sales each.

St. Regis held the highest number of active inventory at 29 listings.

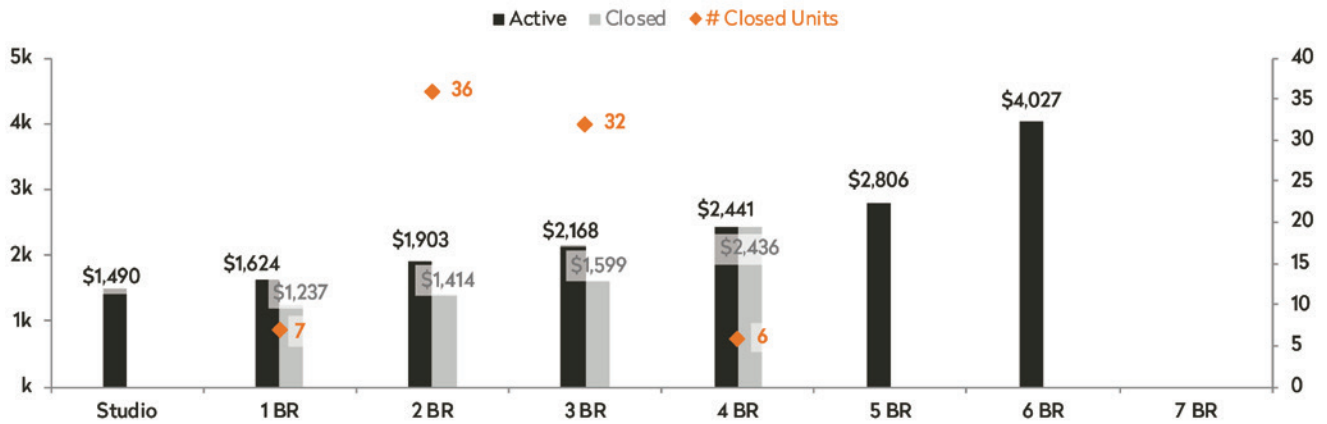
South Pointe held the lowest average Days on Market at 23 days.

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



Q1 2021 (January–March) Sales

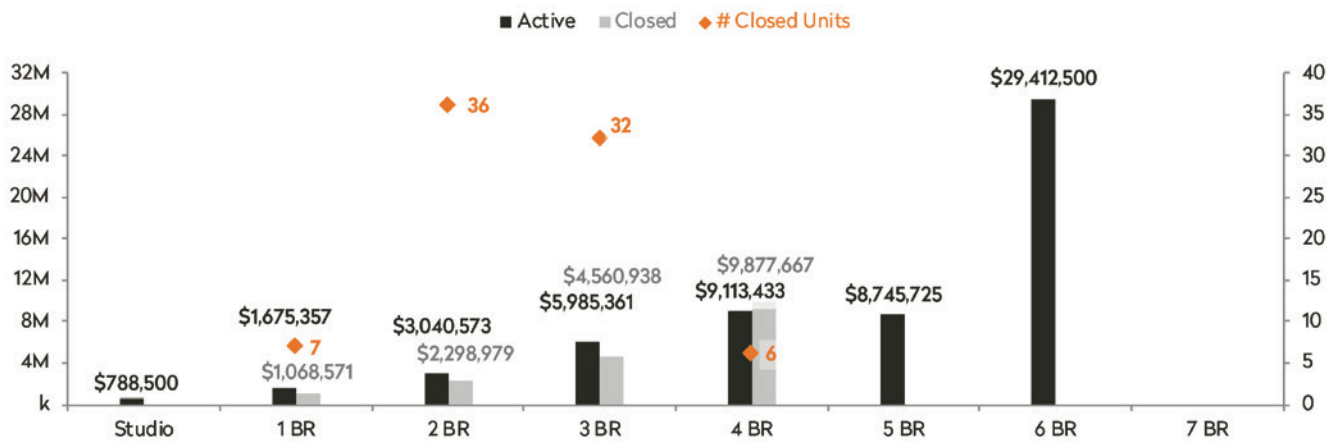
Average Active & Closed **SPSF** and # of Units Sold by Unit Type



Two bedroom units continue to hold the highest number of closings at 36 sales.

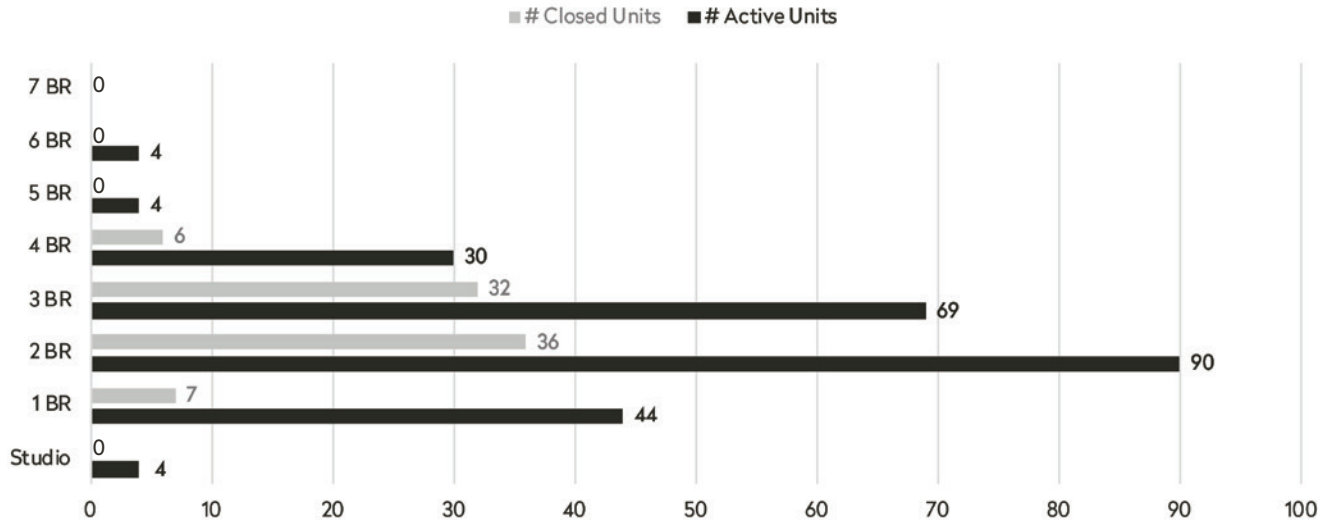
Two bedroom units hold an average sales price of \$2,298,979 and a closed price per SQFT of \$1,414.

Average Active & Closed **Price** and Total # of Units Sold by Unit Type



Q1 2021 (January-March) Sales

Total # of Active and Closed Units by Unit Type

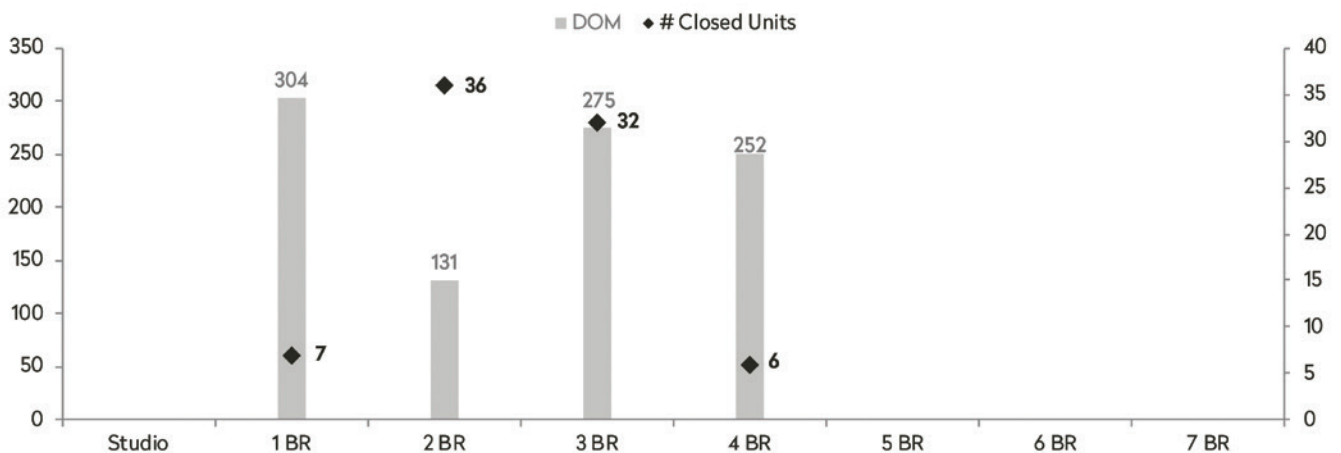


Two bedroom units continue to hold the highest active inventory at 90 listings.

One bedroom units hold the highest Days on Market at 304 days.

Two bedroom units hold the lowest average Days on Market at 131 days.

Average Days On Market and Total # of Units Sold by Unit Type





Brown Harris Stevens

Q1 2021 Miami Beach
Luxury Condo Report

bhsmiami.com

Continuum

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

Sunset Harbour

1820 Bay Road
Miami Beach, FL 33139
t: 305.726.0100

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

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IN THE WORLD

Active units represent the number of currently active units on 4/3/2021. Source for all re-sale values: flexmls.com.