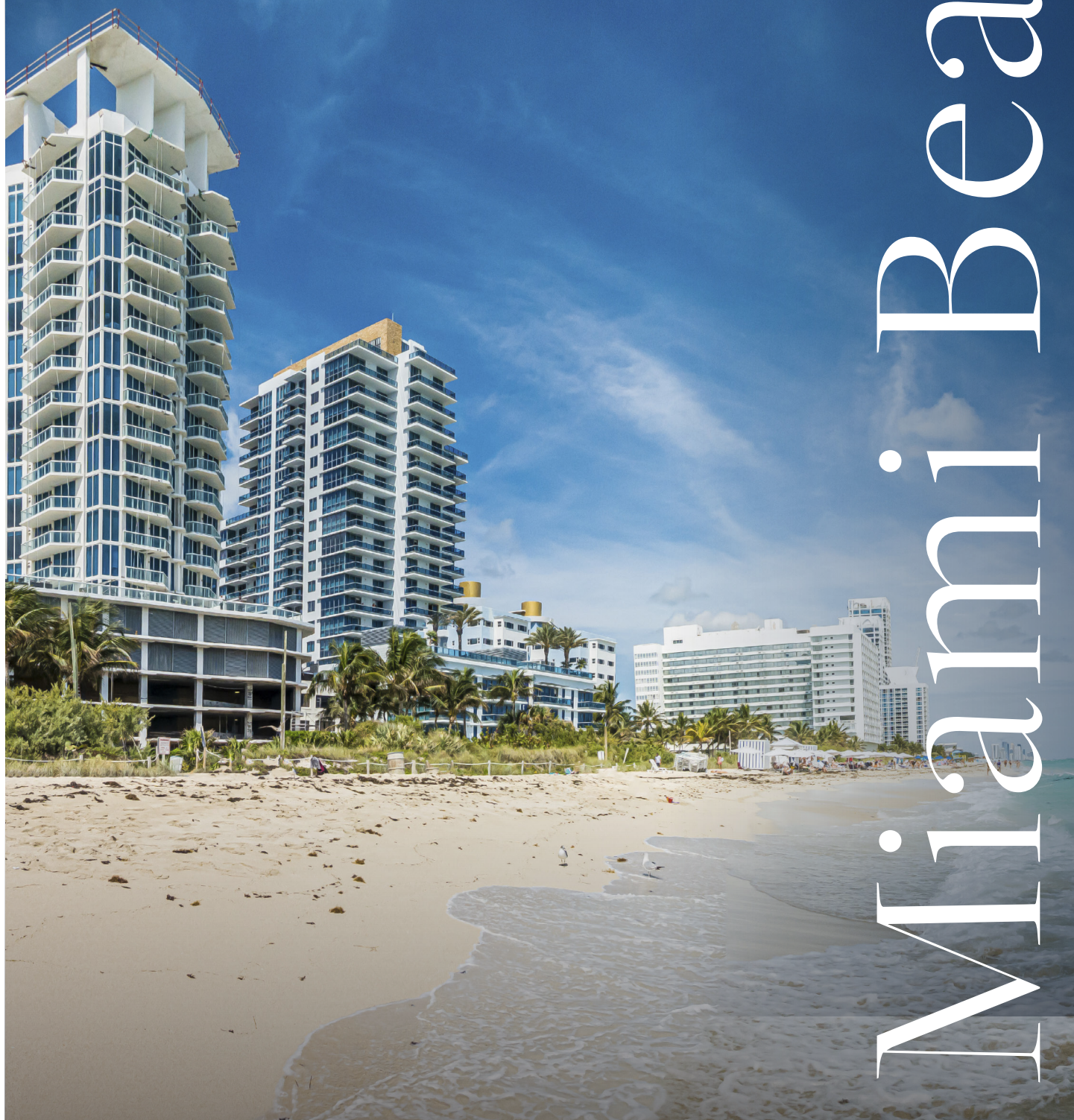


**FIRST QUARTER 2022**

Luxury Condo Report

# Miami Beach







**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

---

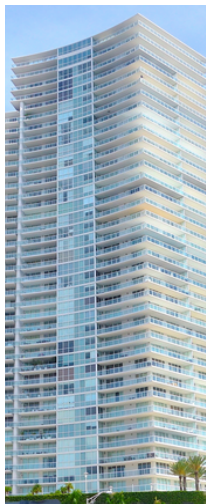
**Floors**  
37

---

**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

---

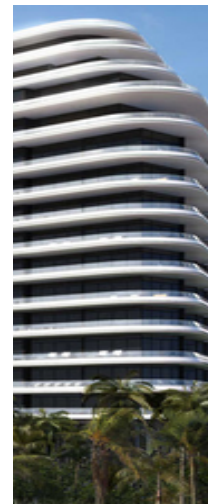
**Floors**  
41

---

**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

---

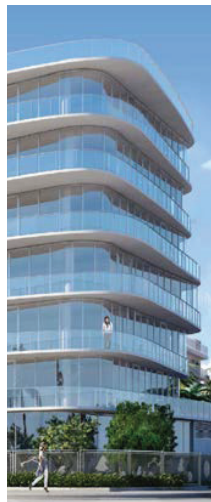
**Floors**  
24

---

**Units**  
268

---

**Completion Date**  
2012



**Project**  
Marea Miami Beach

---

**Developer**  
Related

---

**Architect**  
Sieger-Suarez

---

**Address**  
801 S Pointe Dr.

---

**Project Area**  
Miami Beach

---

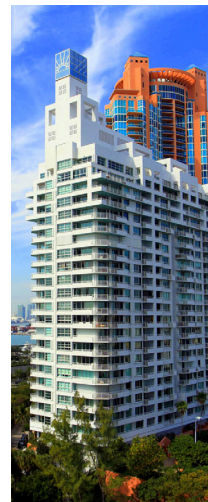
**Floors**  
8

---

**Units**  
30

---

**Completion Date**  
2015



**Project**  
South Pointe Towers

---

**Developer**  
John A. Hinson

---

**Architect**  
—

---

**Address**  
400 South Pointe Dr.

---

**Project Area**  
Miami Beach

---

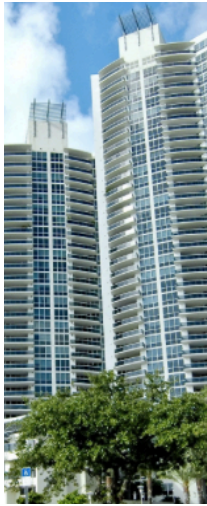
**Floors**  
25

---

**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

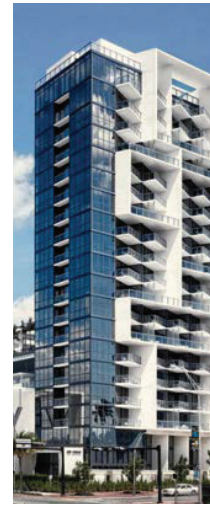
**Address**  
1000 S. Pointe Dr.

**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

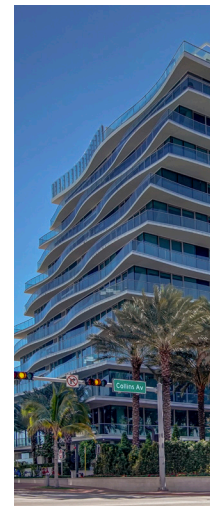
**Address**  
10201 Collins Ave

**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

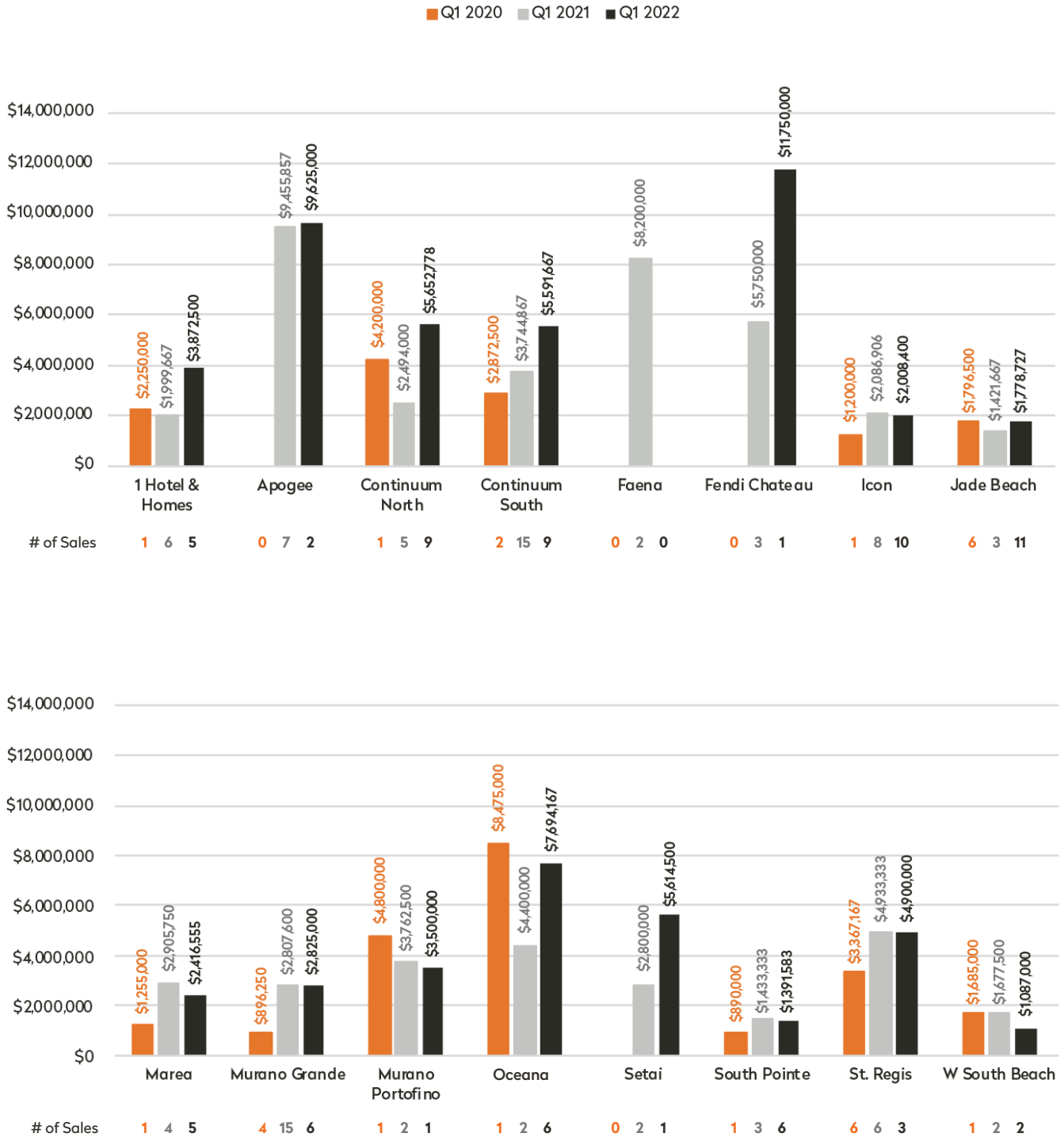
**Completion Date**  
2009

# Condo Resales

## Year Over Year Sales

Q1 2022 BHSMiami.com

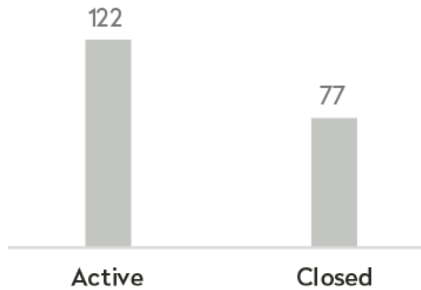
Average Closed Sales Price by Building and Year





## Q1 2022 (January-March) Sales Market Snapshot

Total # of  
Active & Closed Units



Condo Mix # Sold Sales Share Med. Sales Price

Studio	1	1%	\$905,000
1 - bedroom	11	14%	\$1,111,000
2 - bedroom	32	42%	\$2,223,500
3 - bedroom	29	38%	\$4,587,500
4 - bedroom	4	5%	\$8,300,000
5 - bedroom	0	0%	\$0

Total Sales Volume

\$300,748,277

### Closed Sales

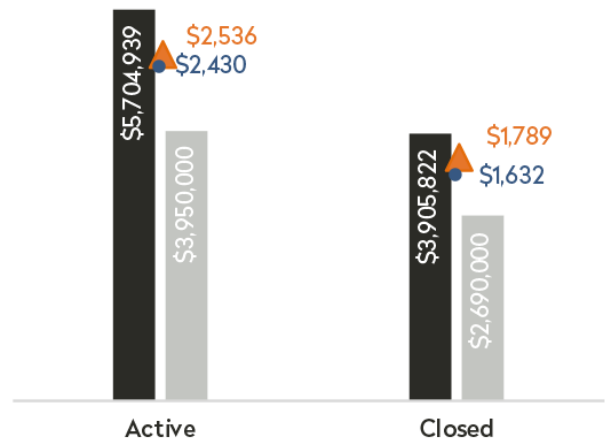
Average Sale Price	\$3,905,822
Average Sale Price Per Square Foot	\$1,789
Median Sale Price	\$2,690,000
Median Sale Price Per Square Foot	\$1,632
Number of Sales (Closed)	77
Days on Market	143

### Active Listings

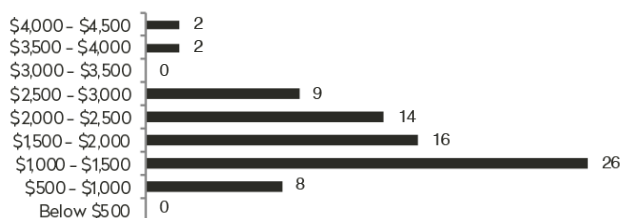
Average List Price	\$5,704,939
Average List Price Per Square Foot	\$2,536
Median List Price	\$3,950,000
Median List Price Per Square Foot	\$2,430
Listing Inventory (Active)	122
Listing Discount From Original List Price	5%
Absorption Period (Months)	4.8

### Average and Median Price & PSF

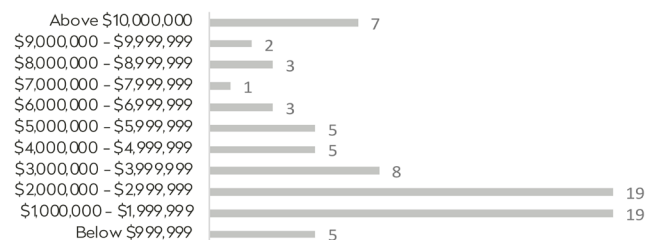
■ Average ■ Median  
▲ Avg. PPSF ● Median



### Number of Sales by PSF

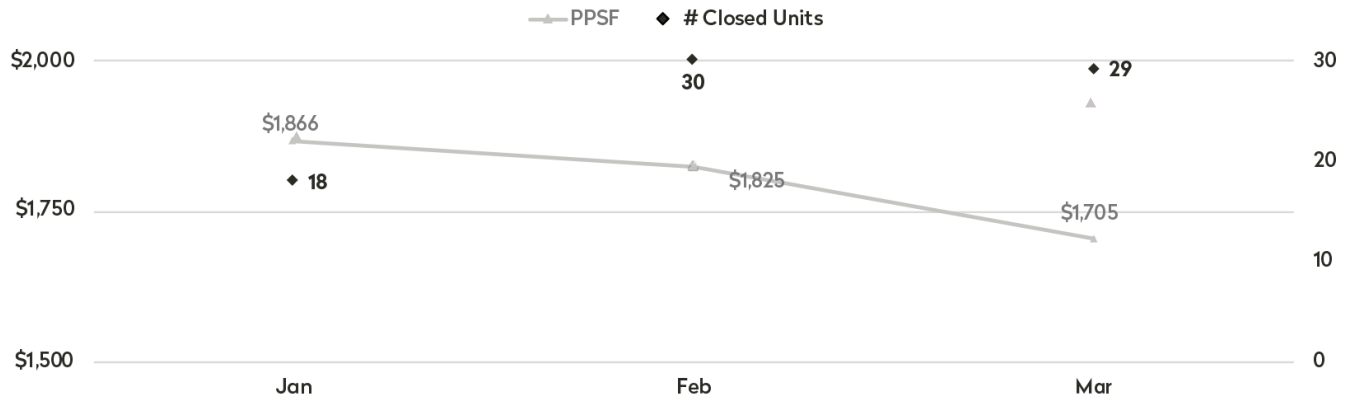


### Number of Sales By Absolute Dollar Amount



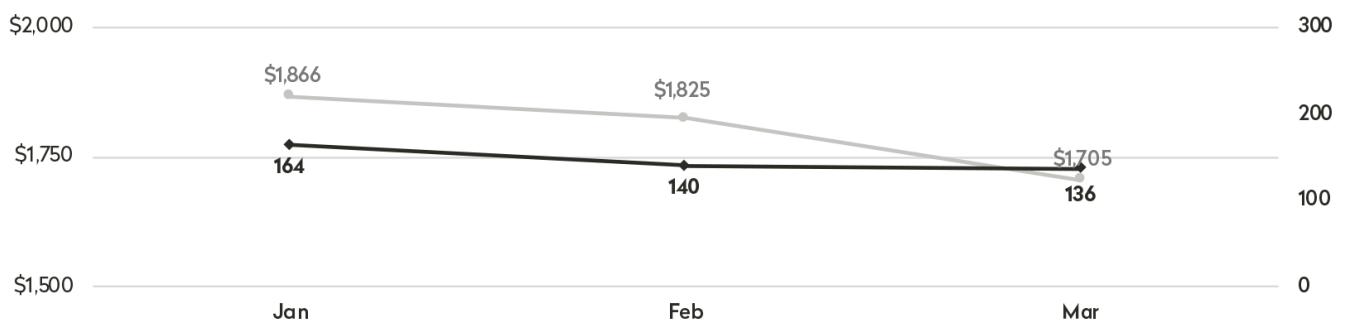
## Q1 2022 (January–March) Sales Market

Average PSF and # of Closed Units by Month



From January to March, the number of sales **increased** by 11 sales and the average price per SQFT decreased by \$161.

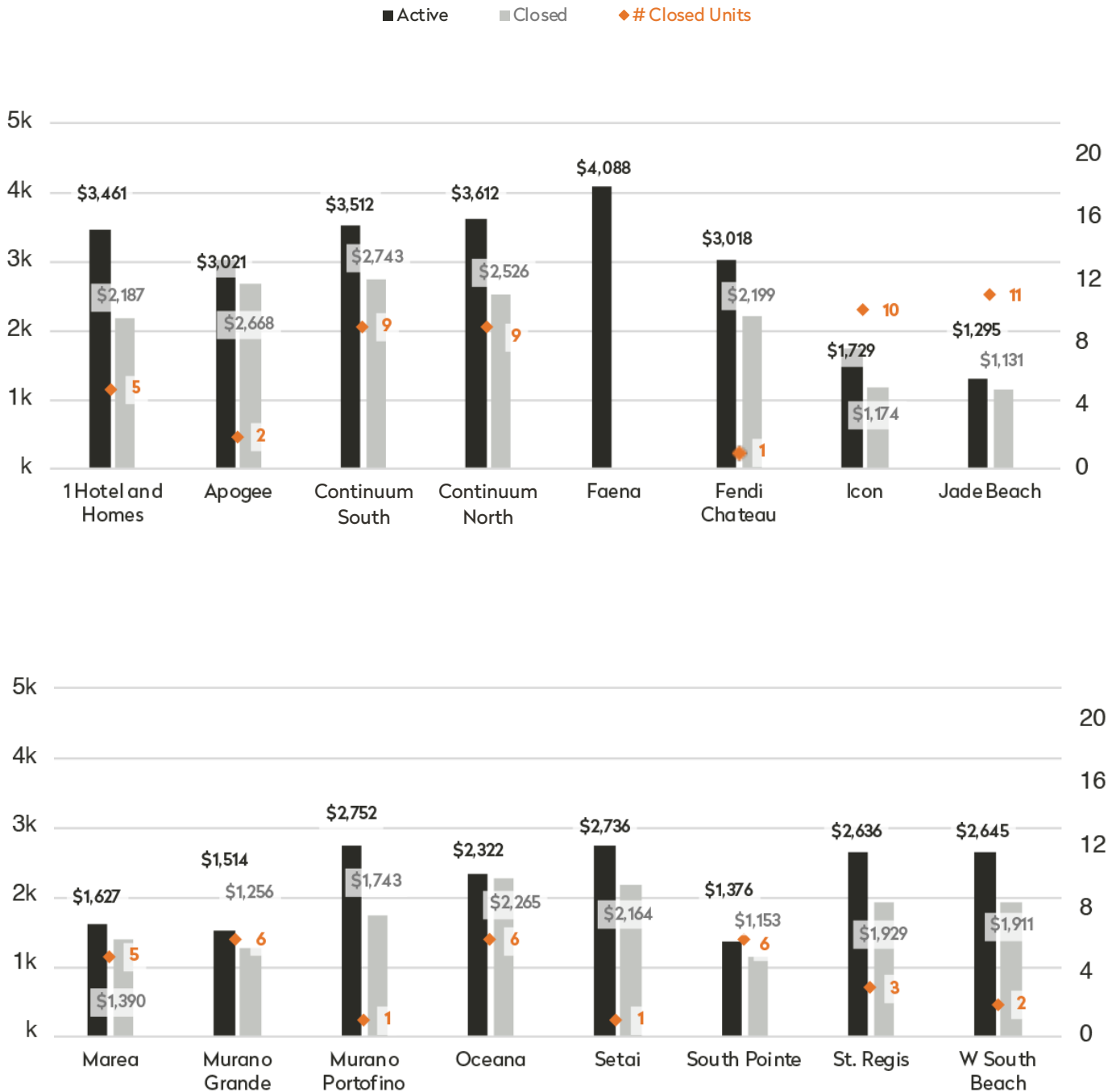
Average \$PSF and DOM by Month



The average Days on Market **decreased** by 28 days, from January to March.

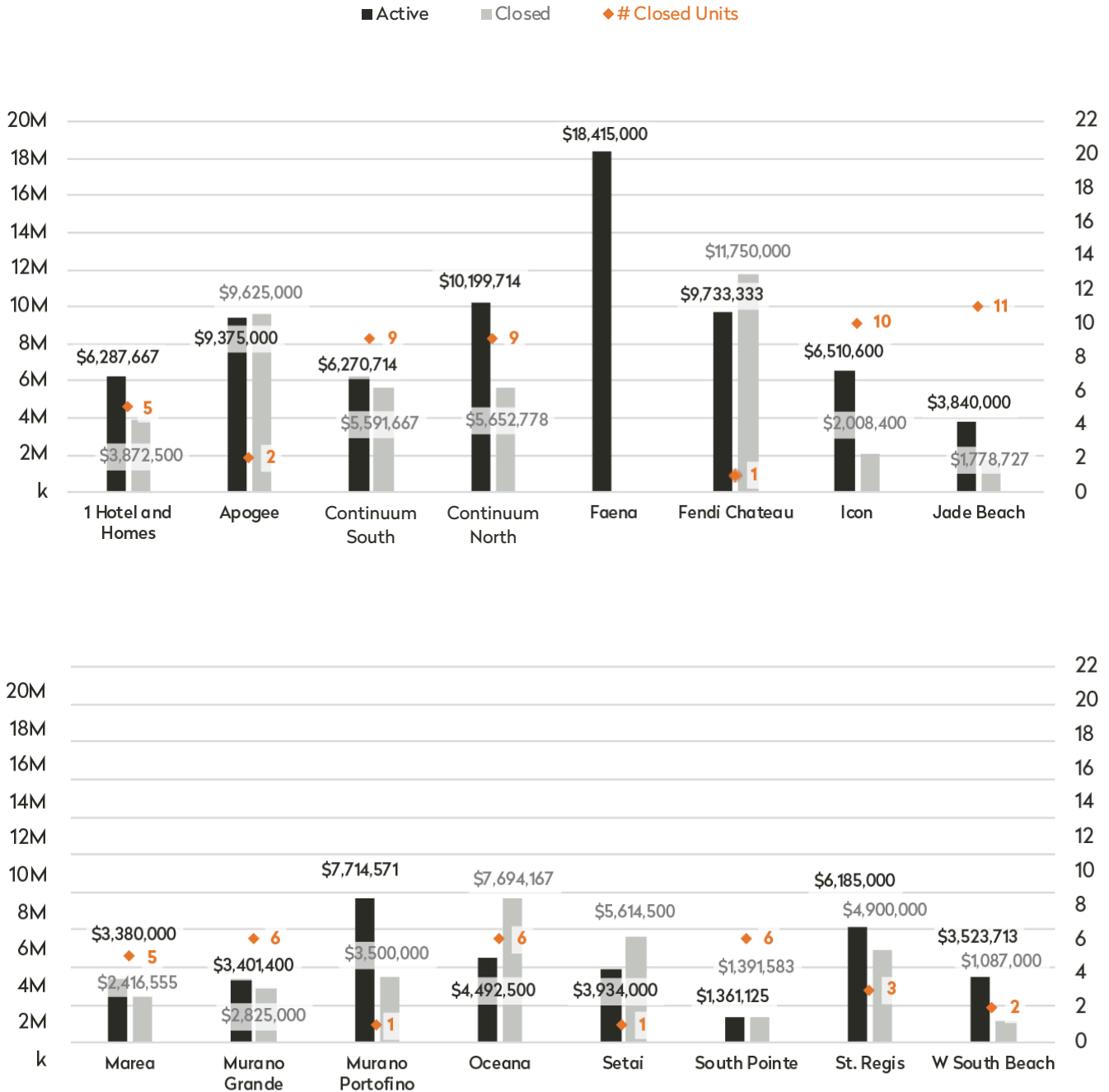
## Q1 2022 (January-March) Sales Market

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



## Q1 2022 (January-March) Sales Market

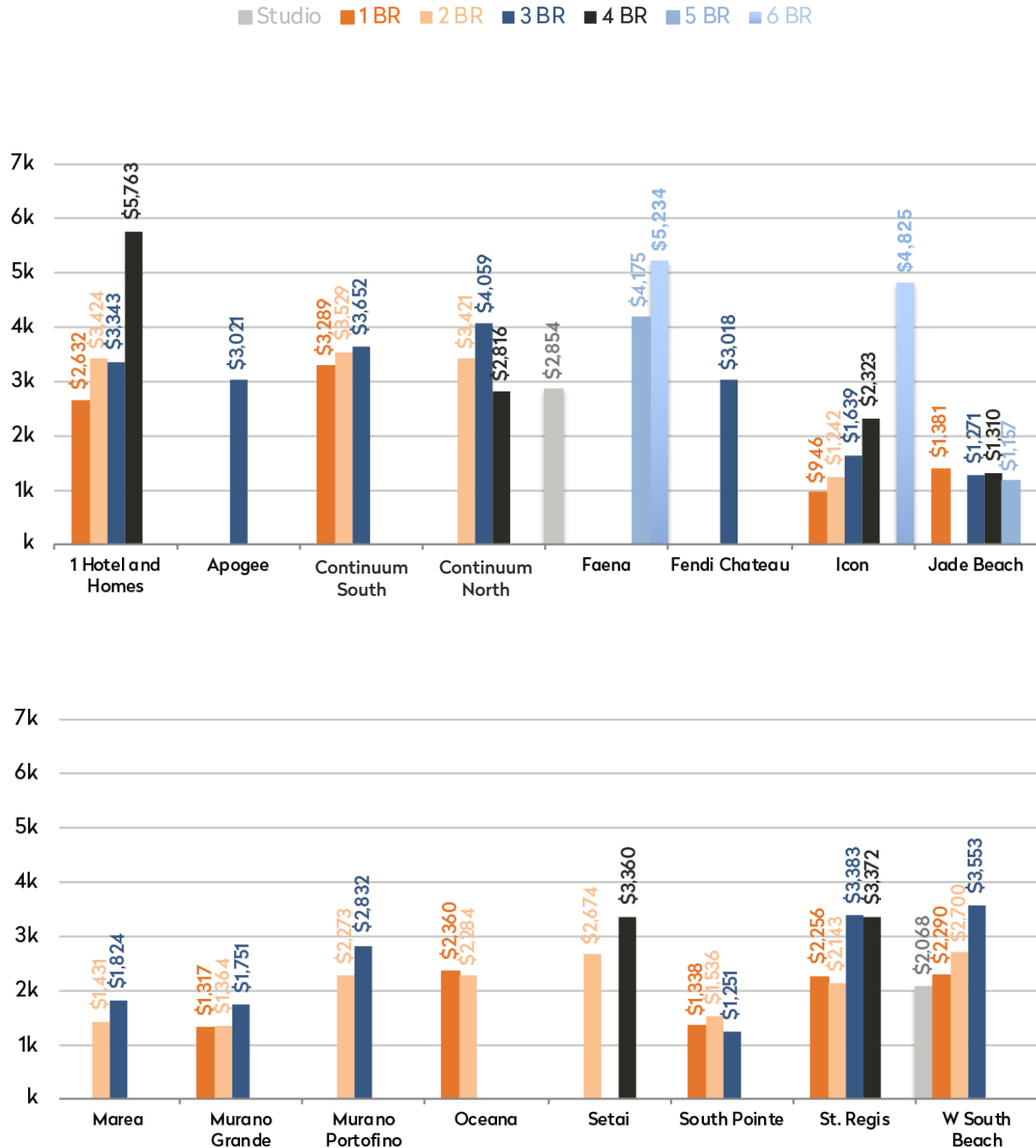
Average Active & Closed Price and Total # of Units Sold by Building





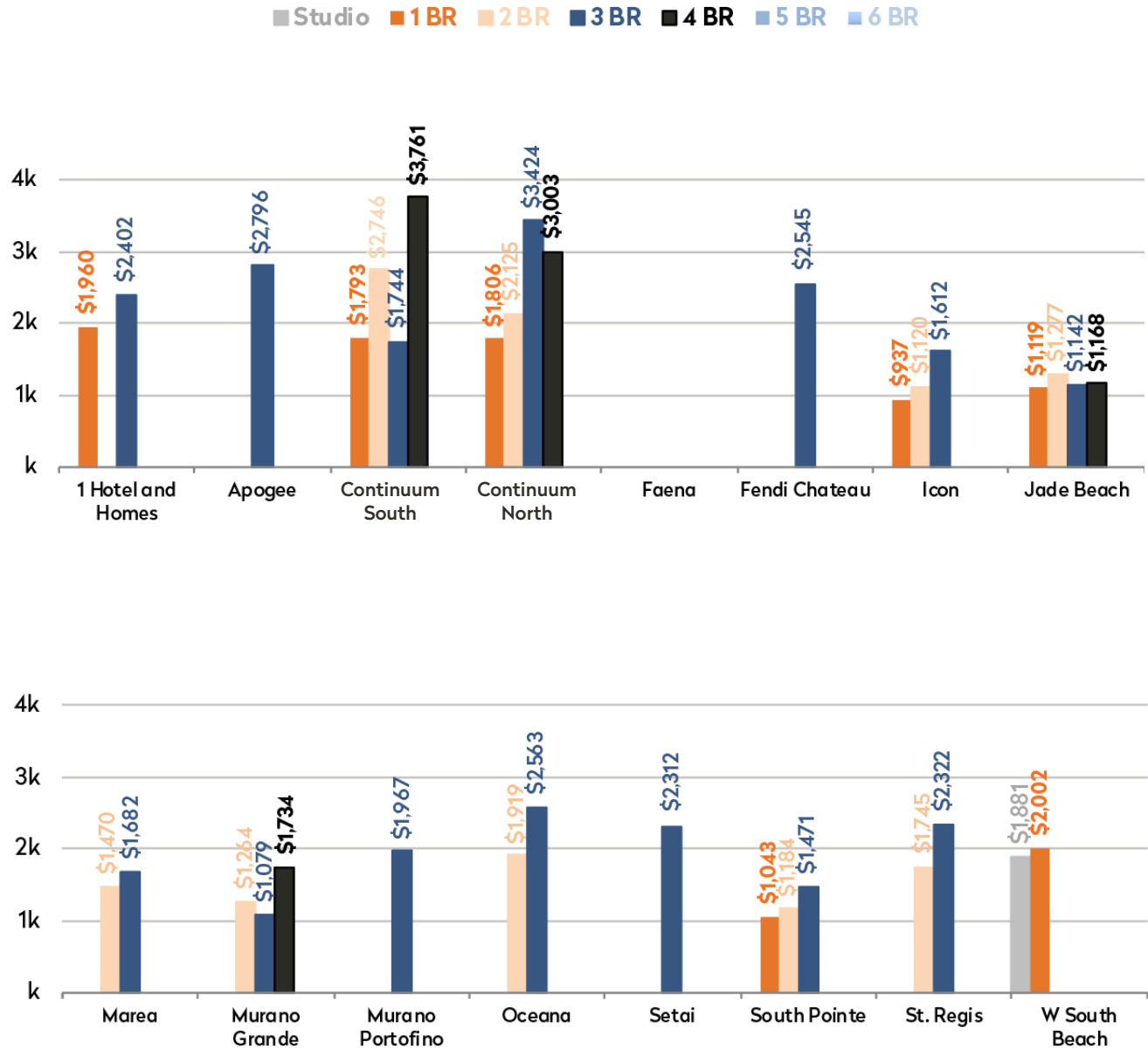
## Q1 2022 (January-March) Sales Market

Average Active PSF by Building and Unit Type



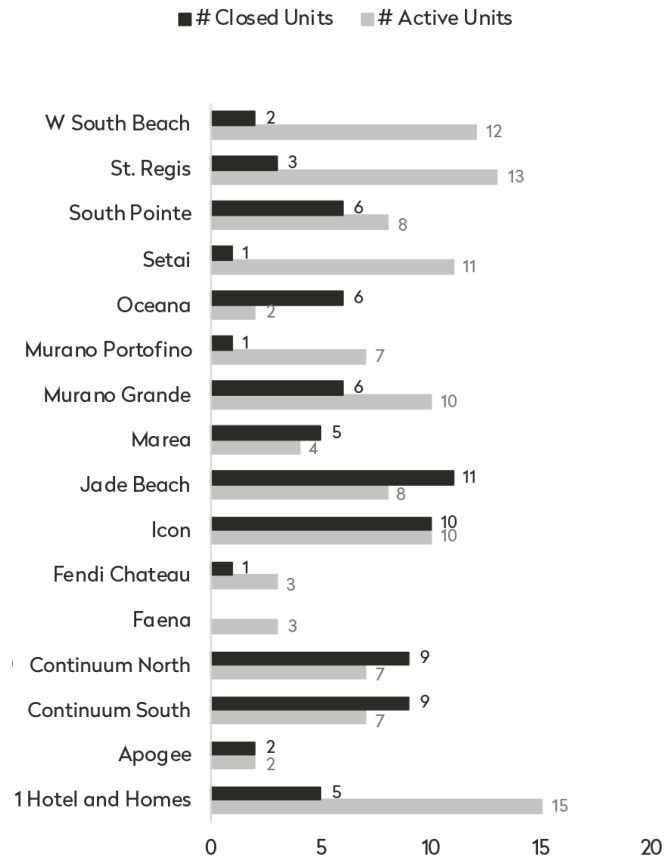
## Q1 2022 (January-March) Sales Market

Average Closed PSF by Building and Unit Type



## Q1 2022 (January-March) Sales Market

### Total # of Active and Closed Units by Building



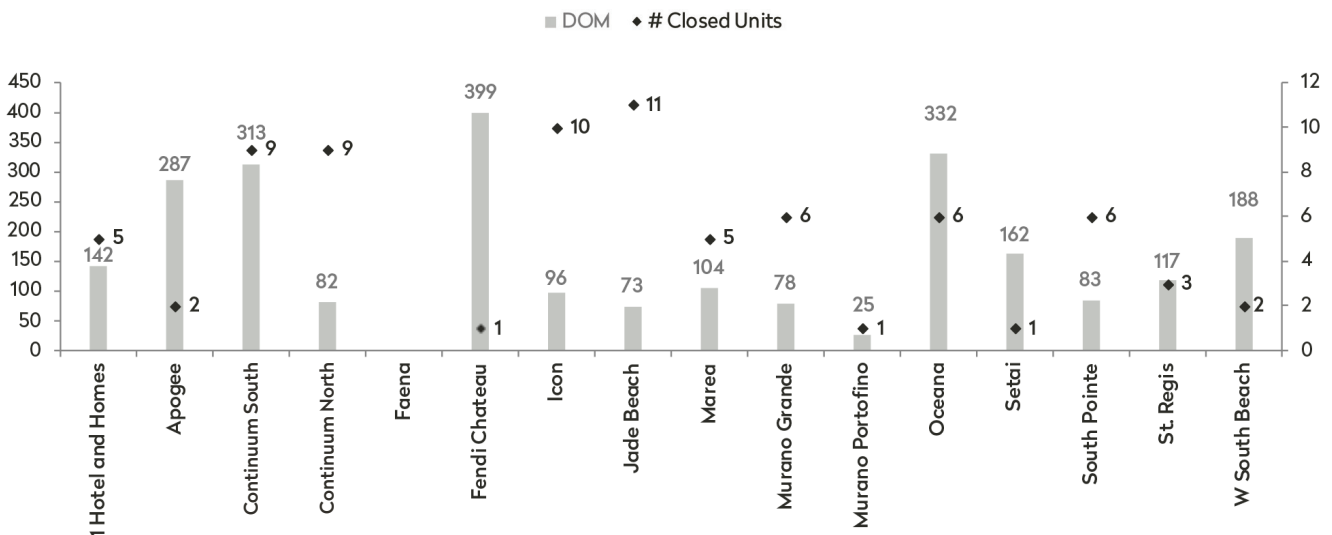
Of the 16 comparable condominiums, 15 had sales in Q1 2022 (94.0%).

Jade Beach held the highest number of closings at 11 sales.

One Hotel and Homes held the highest number of active inventory at 15 listings

Murano Portofino held the lowest average Days on Market at 25 days

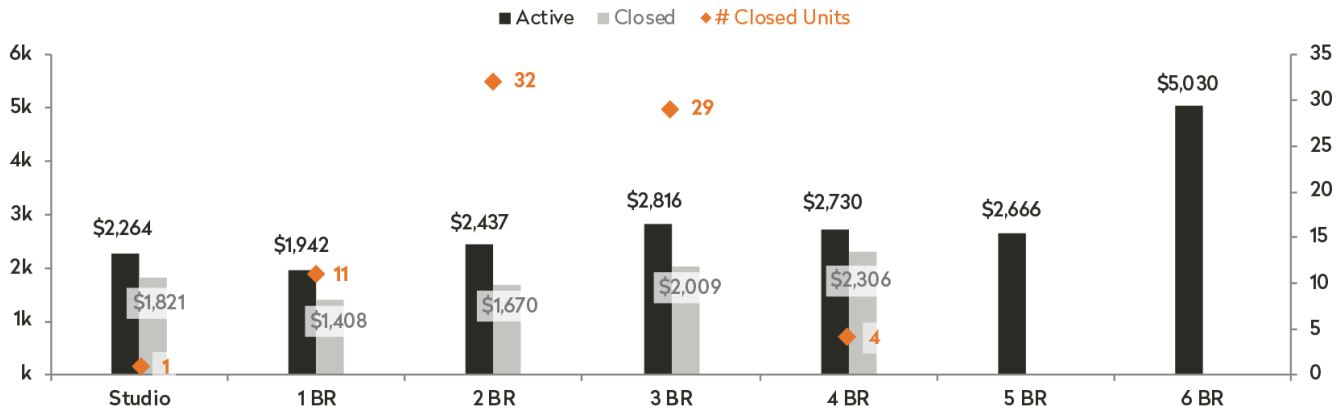
### Average Days On Market and Total # of Units Sold by Building





## Q1 2022 (January–March) Sales Market

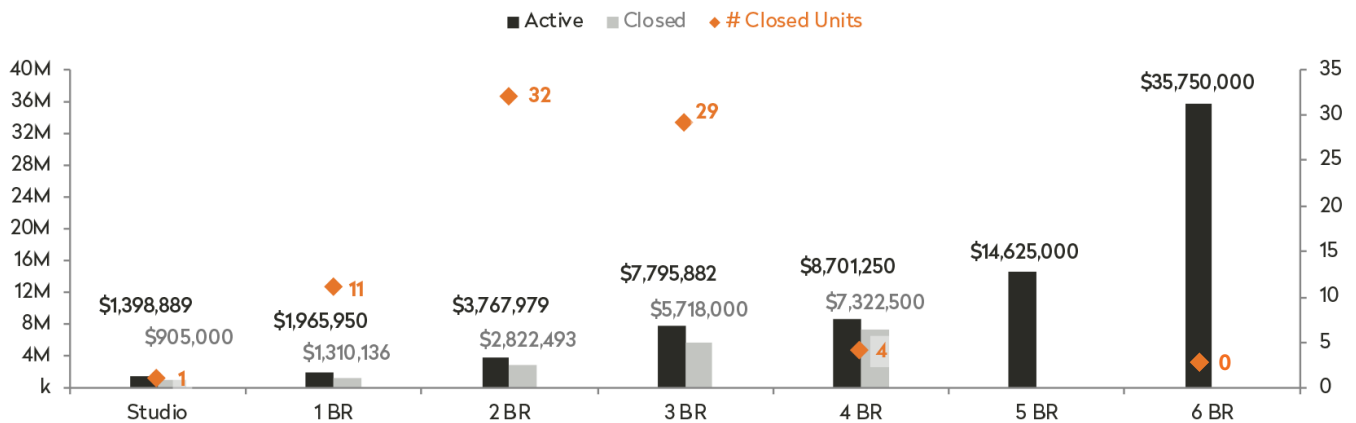
Average Active & Closed \$PSF and #of Units Sold by Unit Type



Two-bedroom units continue to hold the highest number of closings at 32 sales.

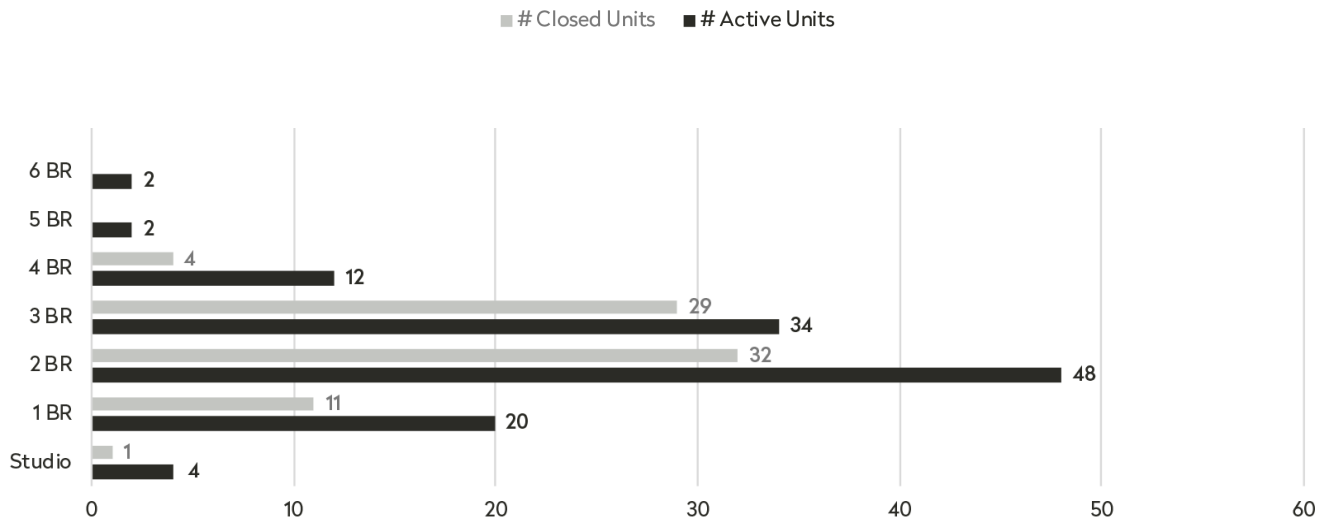
Two-bedroom units hold an average sales price of \$2,822,493 and a closed price per SQFT of \$1,670.

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



## Q1 2022 (January–March) Sales Market

### Total # of Active and Closed Units by Unit Type

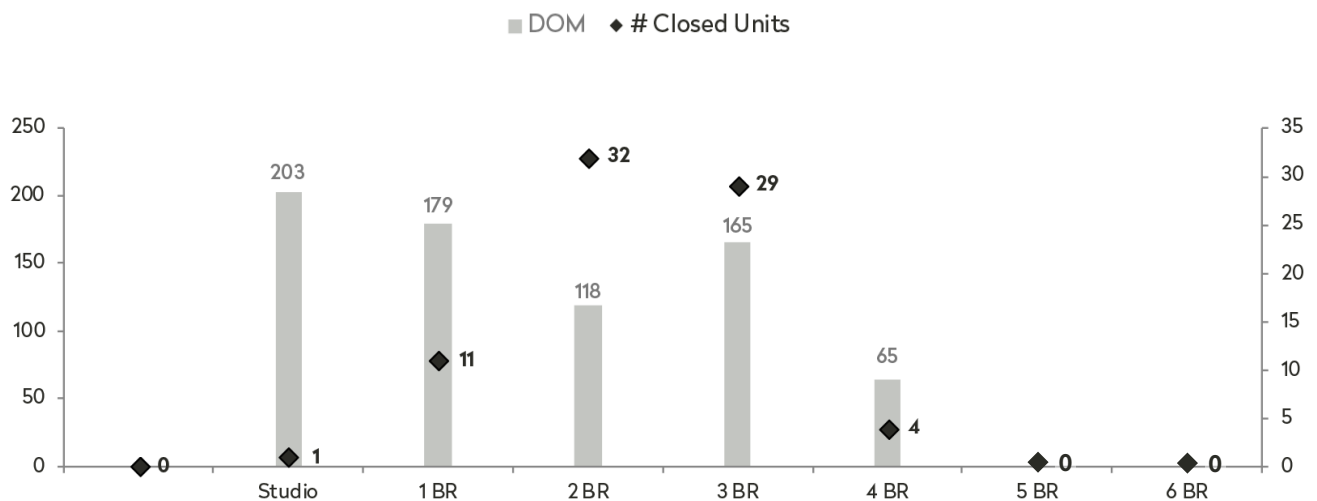


Two-bedroom units hold the highest active inventory at 48 listings.

Studios hold the highest average Days on Market at 203 days.

Four-bedroom units hold the lowest average Days on Market at 65 days.

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



# Contact Us

**First  
Quarter 2022**

**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

**BHS** THE Craft of Research

All data was pulled on the dates 4/1/2022, 4/2/2022 and 4/3/2022. Information is derived from the Southeast Multiple Listing Service. New listings entered into the market include active, closed, pending, withdrawn, expired, and cancelled listings.

©2022 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.