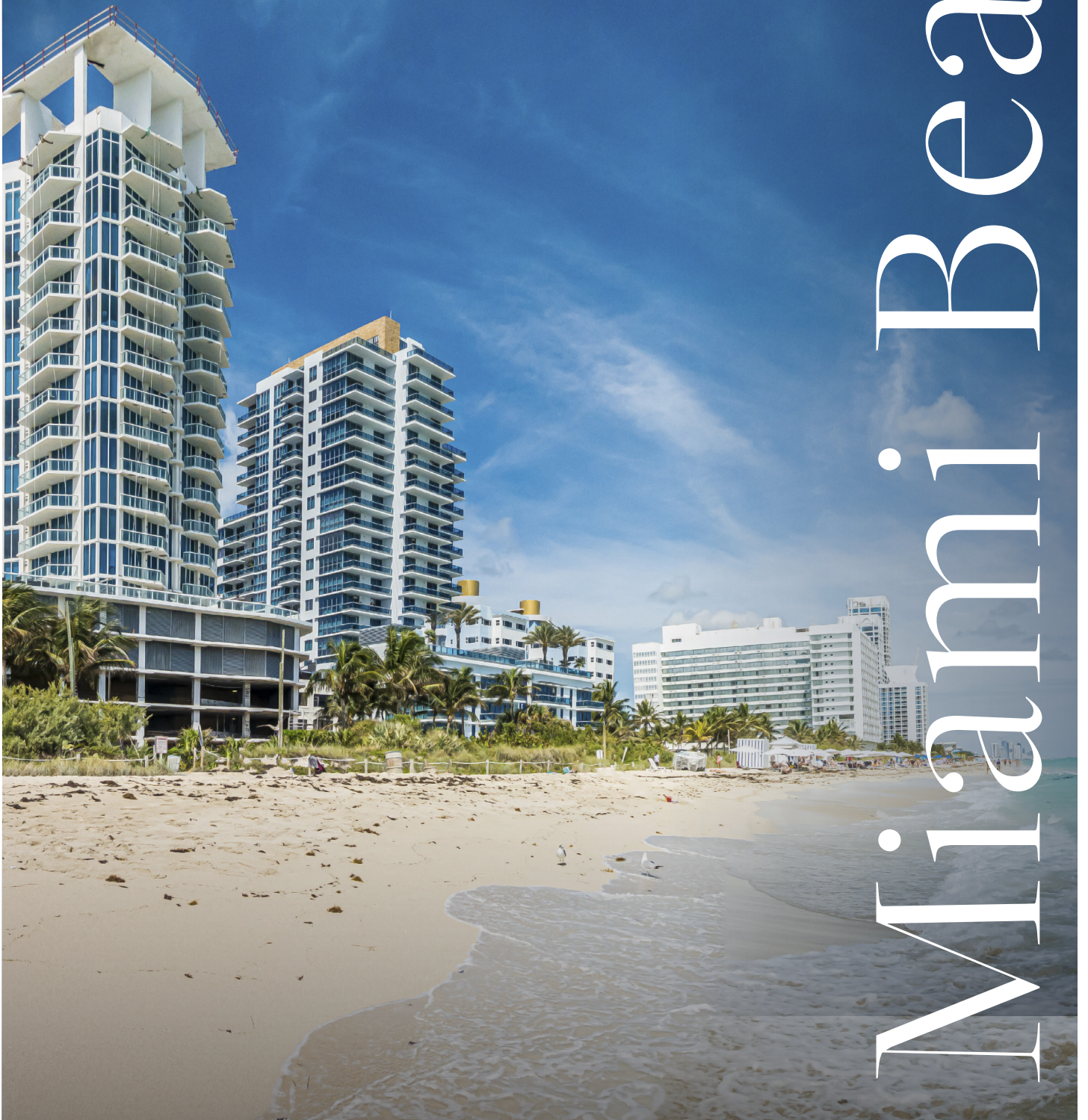


FOURTH QUARTER 2022

Luxury Condo Report

Miami Beach





Project
Bentley Bay

Developer
Ricardo Olivier

Architect
Arquitectonica

Address
520 & 540 West Ave

Project Area
Miami Beach

Floors
25

Units
170

Completion Date
2005



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

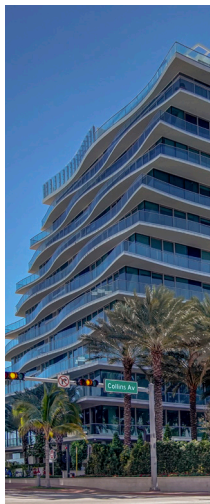
Address
50 S. Pointe Dr.

Project Area
Miami Beach

Floors
37

Units
203

Completion Date
2007



Project
Fendi Chateau

Developer
Chateau Group

Architect
Arquitectonica

Address
9349 Collins Ave

Project Area
Surfside

Floors
12

Units
58

Completion Date
2016



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
Jade Ocean

Developer
Fortune International Group

Architect
Carlos Ott

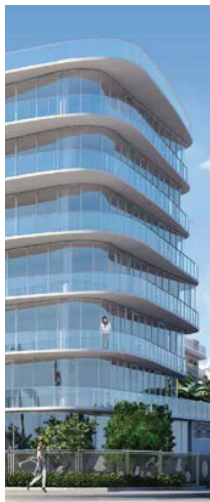
Address
17001 & 17121 Collins Ave.

Project Area
Sunny Isles Beach

Floors
51

Units
252

Completion Date
2009



Project
Marea Miami Beach

Developer
Related

Architect
Sieger-Suarez

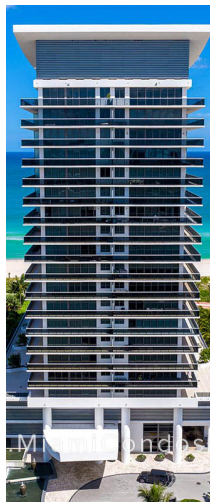
Address
801 S Pointe Dr.

Project Area
Miami Beach

Floors
8

Units
30

Completion Date
2015



Project
Mei Condo

Developer
Property Markets Group, LLC

Architect
Rosello Balboa & Lordi

Address
5875 Collins Ave.

Project Area
Miami Beach

Floors
22

Units
135

Completion Date
2008



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
Oceana

Developer
Consultatio USA

Architect
Arquitectonica

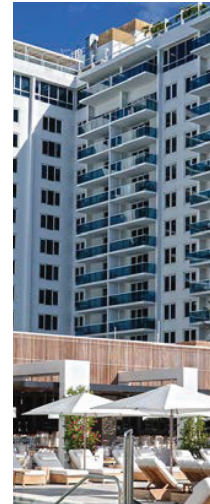
Address
10201 & 10203
Collins Ave

Project Area
Bal Harbour

Floors
28

Units
239

Completion Date
2016



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
Portofino Tower

Developer
Related Group

Architect
Sieger-Suarez

Address
300 S Pointe Dr.

Project Area
Miami Beach

Floors
44

Units
206

Completion Date
1997



Project
South Pointe Towers

Developer
John A. Hinson

Architect
—

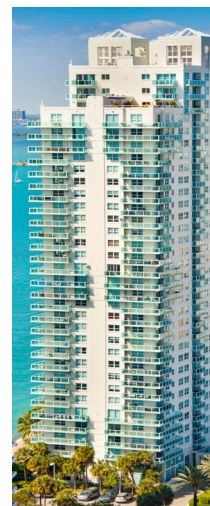
Address
400 South Pointe Dr.

Project Area
Miami Beach

Floors
25

Units
208

Completion Date
1987



Project
The Floridian

Developer
DK/Equity

Architect
CFE Architects

Address
650 West Ave

Project Area
Miami Beach

Floors
47

Units
334

Completion Date
1997



Project
The St. Regis

Developer
Starwood

Architect
Sieger-Suarez

Address
9701 & 9705
Collins Ave.

Project Area
Miami Beach

Floors
24

Units
268

Completion Date
2012



Project
Yacht Club at
Portofino

Developer
The Related Group

Architect
CFE Architects

Address
90 Alton Rd.

Project Area
Miami Beach

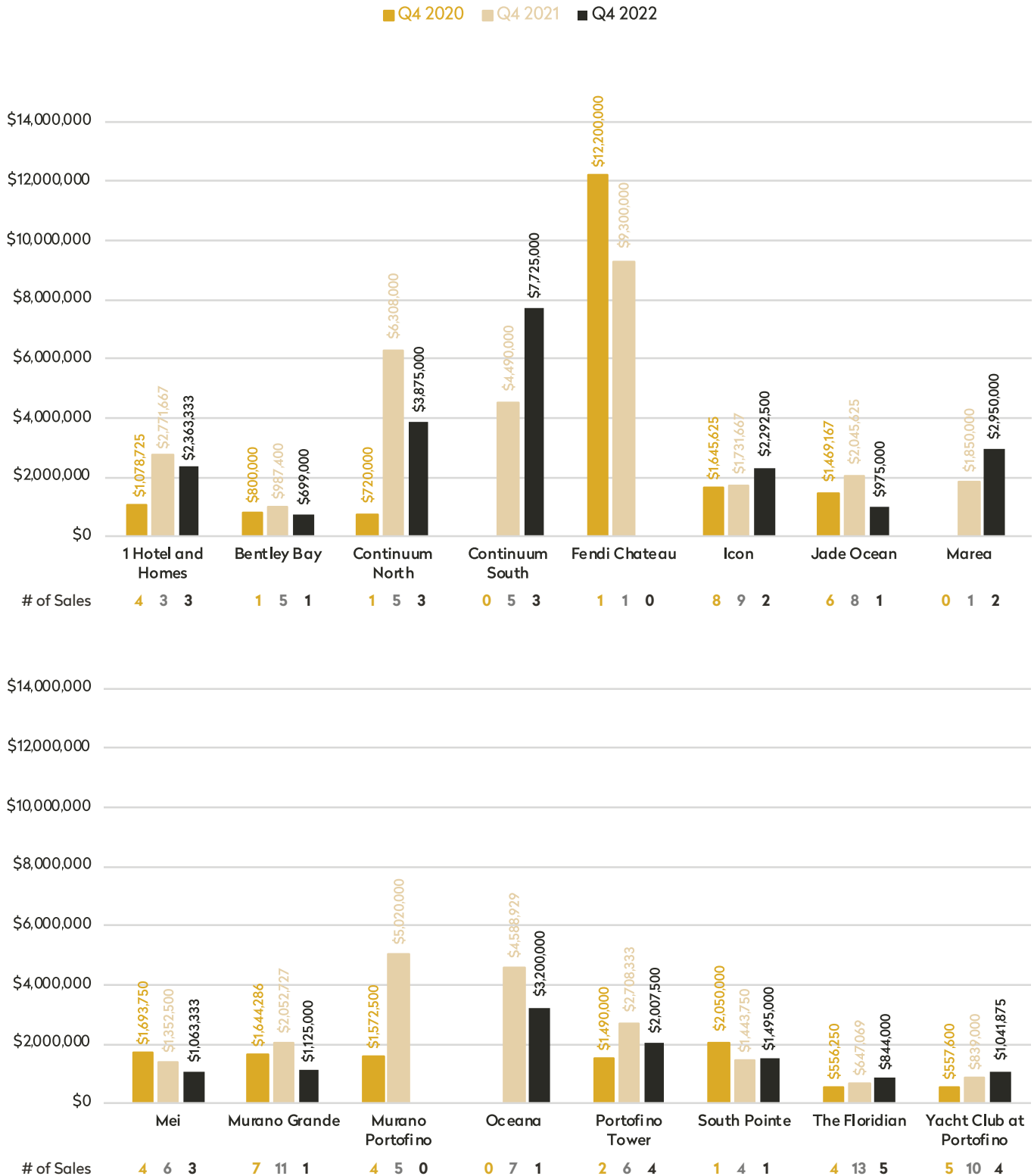
Floors
33

Units
361

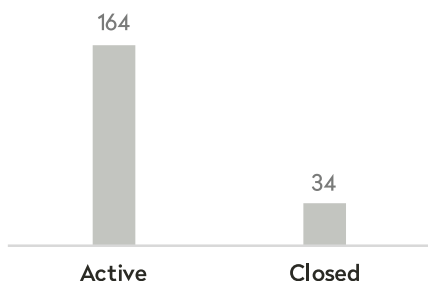
Completion Date
1999

Year Over Year Sales

Average Closed Sales Price by Building and Year



Total # of Active & Closed Units



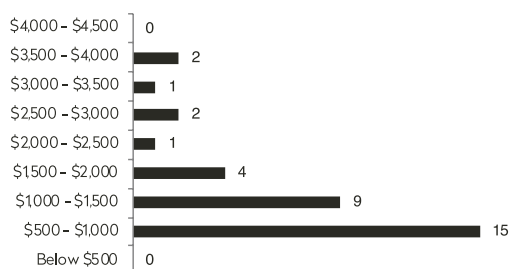
Closed Sales

Average Sale Price	\$2,337,544
Average Sale Price Per Square Foot	\$1,448
Median Sale Price	\$1,225,000
Median Sale Price Per Square Foot	\$1,120
Number of Sales (Closed)	34
Average Days on Market	109

Active Listings

Average List Price	\$4,892,030
Average List Price Per Square Foot	\$2,149
Median List Price	\$3,492,500
Median List Price Per Square Foot	\$1,863
Listing Inventory (Active)	164
Listing Discount From Original List Price	10%
Absorption Period (Months)	14.5

Number of Sales by PSF



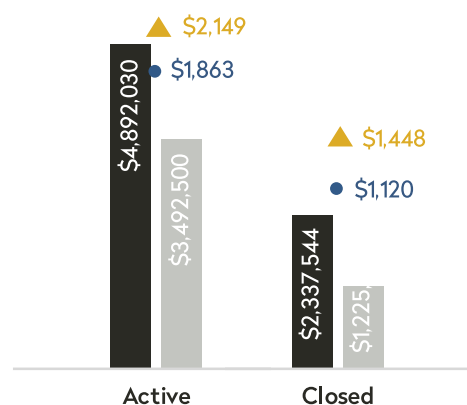
Condo Mix # Sold Sales Share Med. Sales Price

Studio	2	5.9%	\$1,062,500
1 - bedroom	8	23.5%	\$1,587,500
2 - bedroom	17	50.0%	\$1,102,500
3 - bedroom	7	20.6%	\$3,750,000
4 - bedroom	0	0%	\$0
5 - bedroom	0	0%	\$0

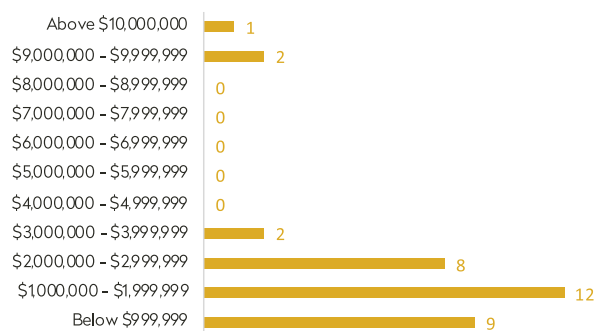
Total Sales Volume 100% \$79,476,500

Average and Median Price & PSF

■ Average ■ Median ▲ Avg. PPSF ● Median PPSF

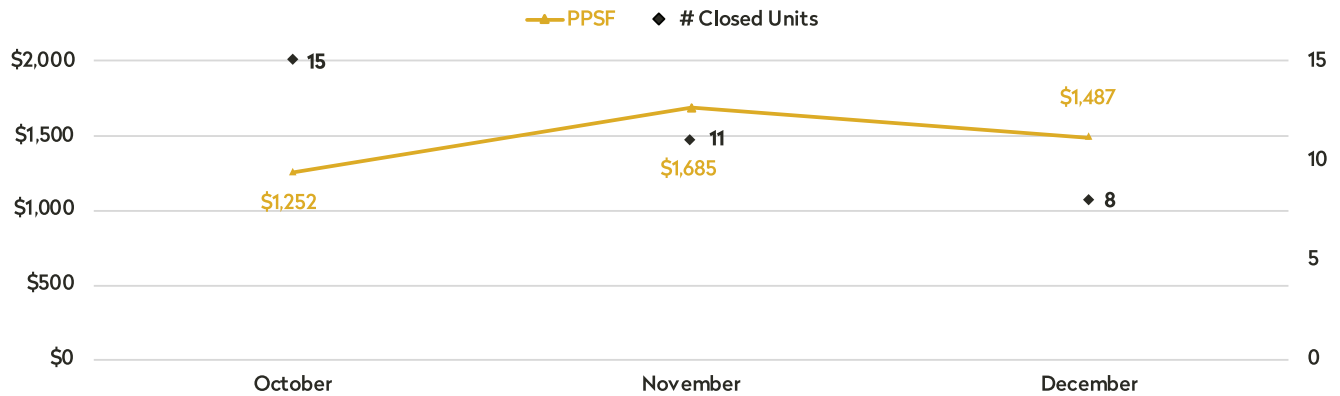


Number of Sales By Absolute Dollar Amount



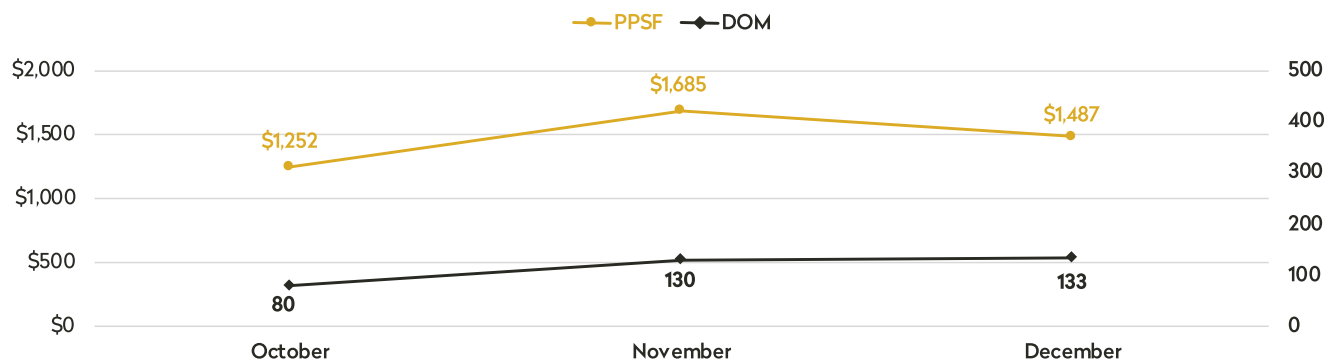
Q4 2022 (October-December) Sales Market Snapshot

Average PSF and # of Closed Units by Month



From October to December, the number of sales decreased by 7 sales and the average price per SQFT increased by \$235.

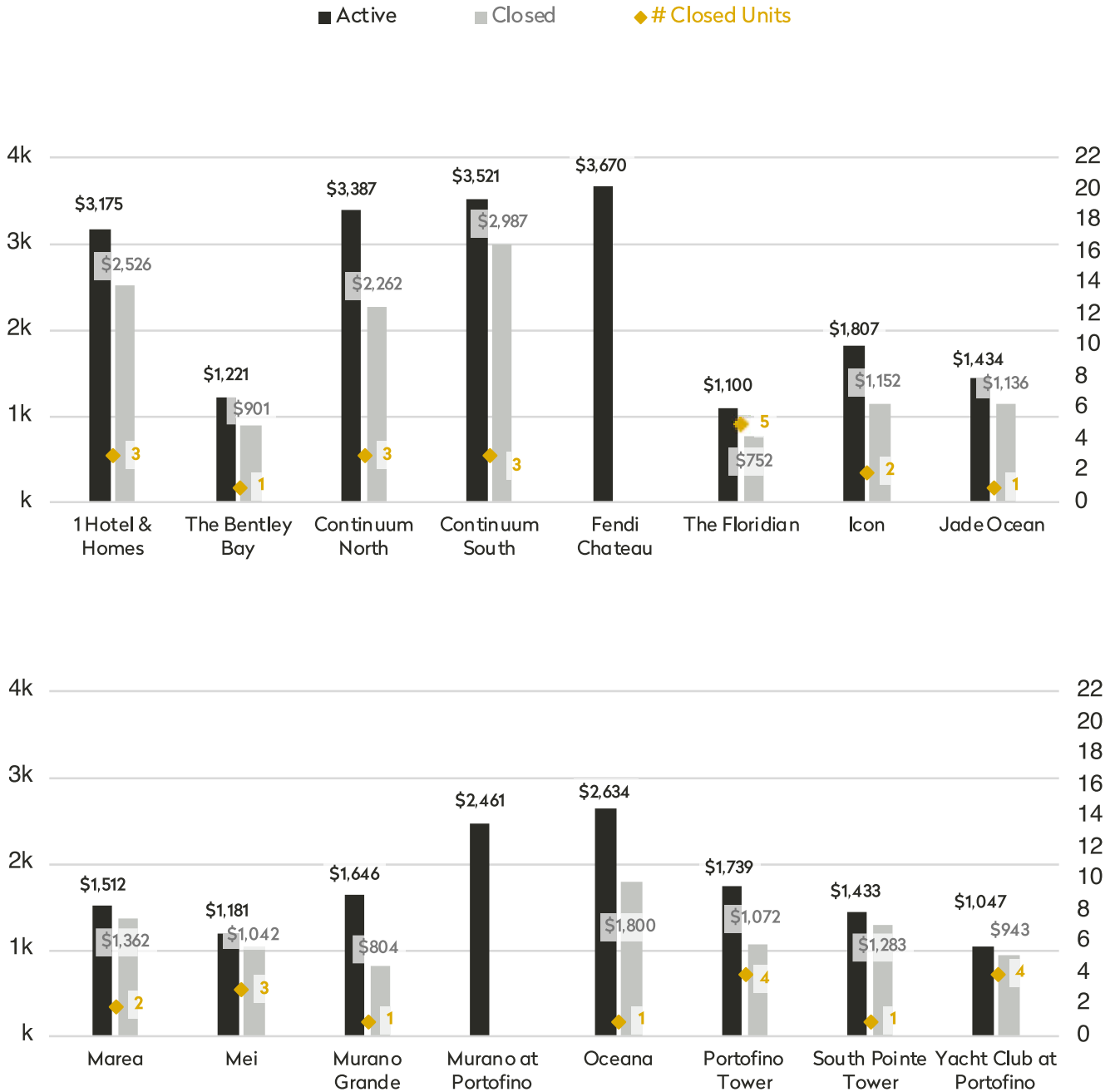
Average \$PSF and DOM by Month



The average Days on Market increased by 53 days, from October to December.

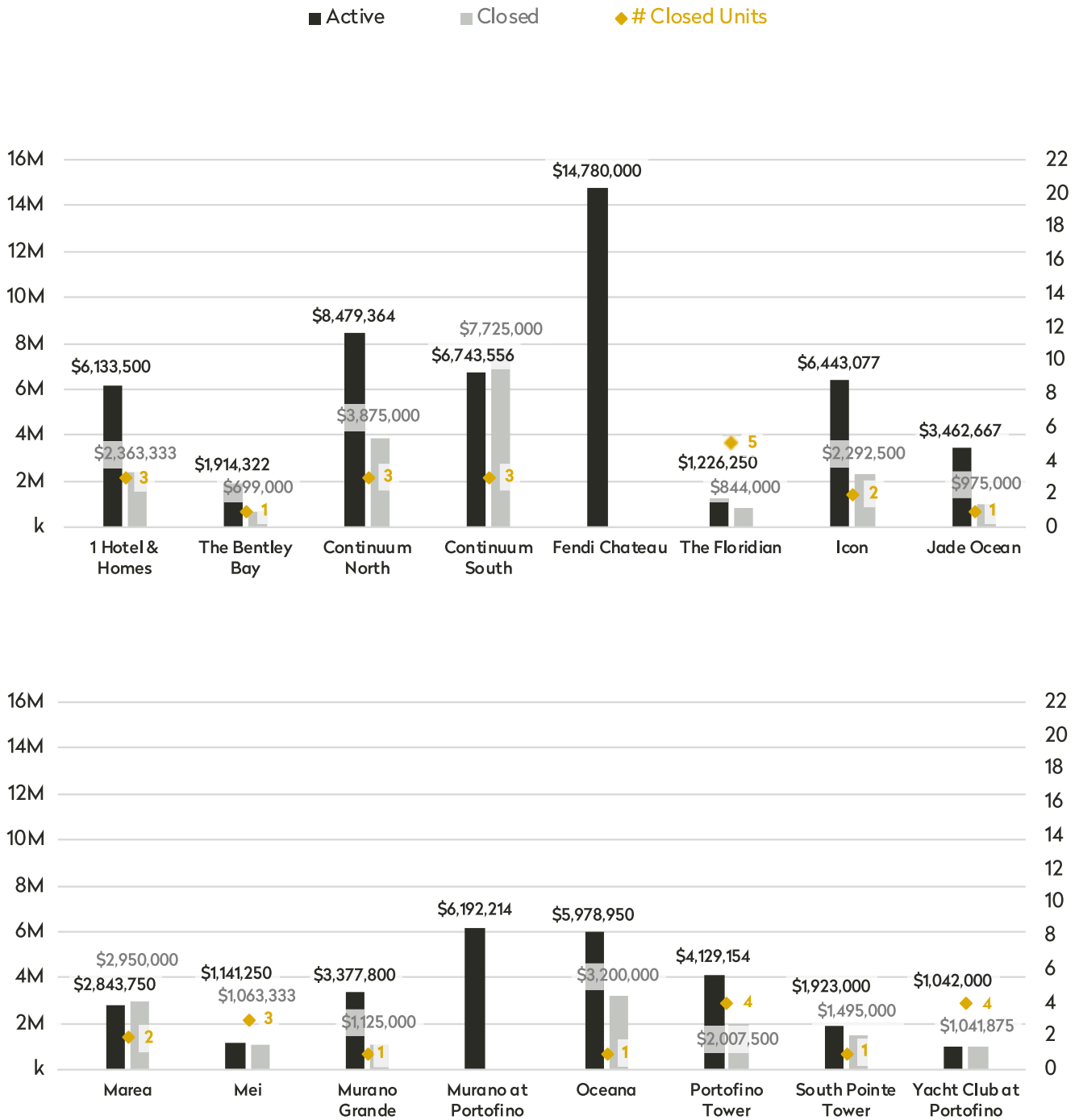
Q4 2022 (October-December) Sales Market Snapshot

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



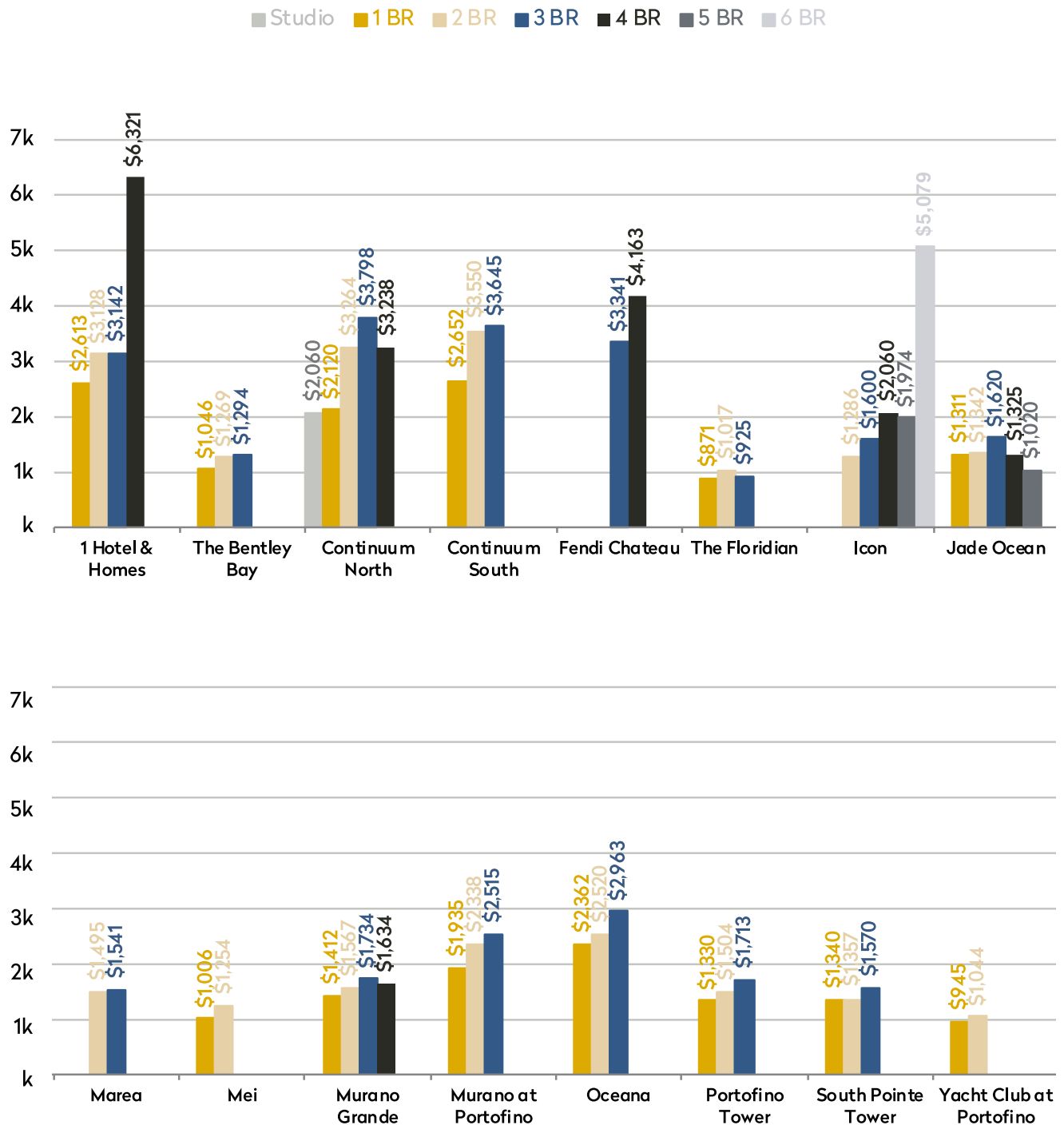
Q4 2022 (October-December) Sales Market Snapshot

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



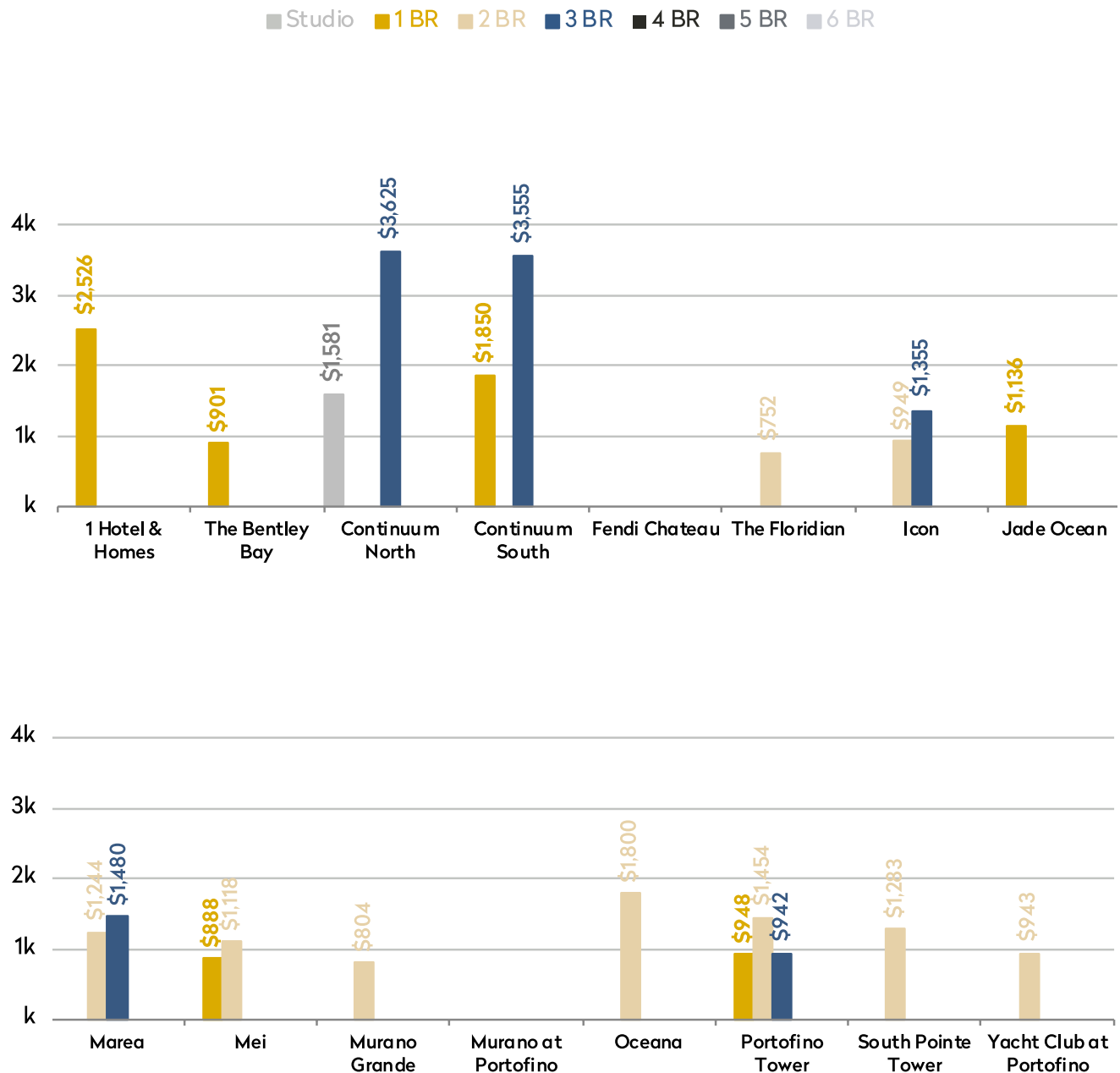
Q4 2022 (October-December) Sales Market Snapshot

Average Active PSF by Building and Unit Type



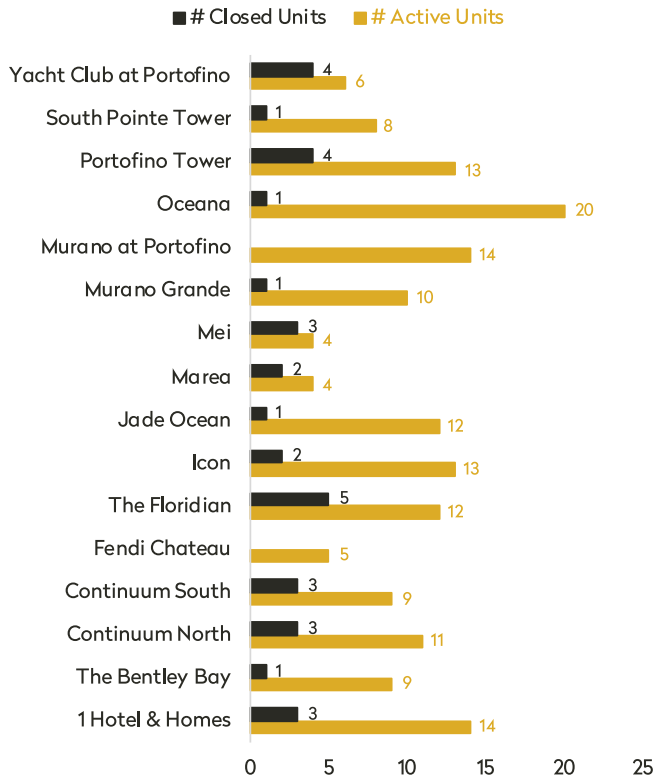
Q4 2022 (October-December) Sales Market Snapshot

Average Closed PSF by Building and Unit Type



Q4 2022 (October-December) Sales Market Snapshot

Total # of Active and Closed Units by Building



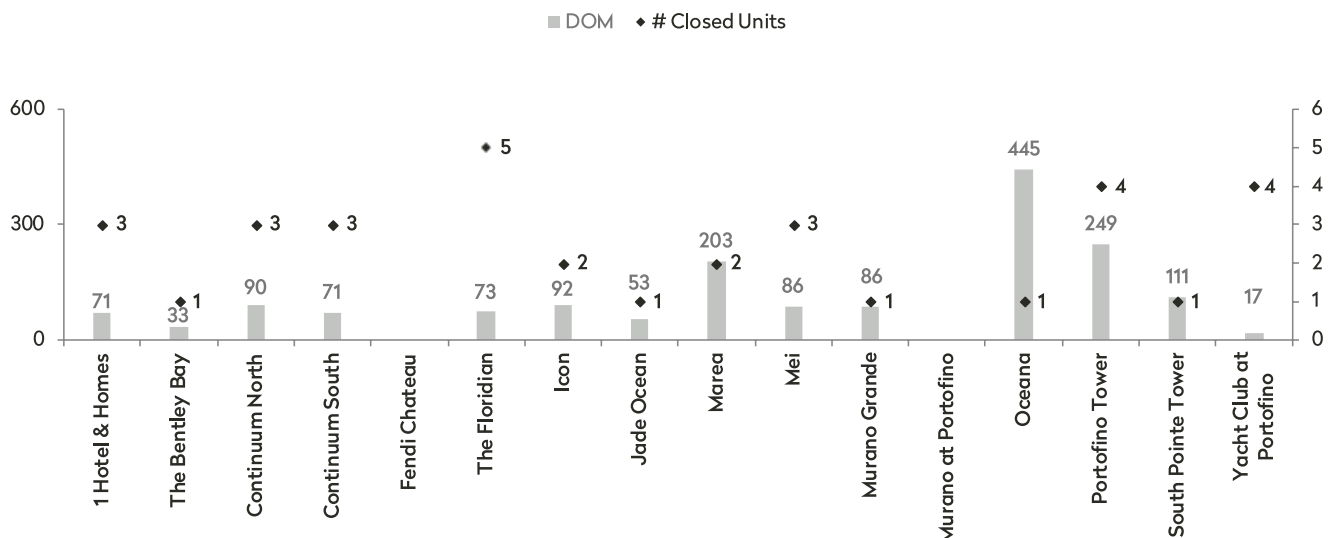
Of the 16 comparable condominiums, 14 had sales in Q4 2022 (87.5%).

The Floridian held the highest number of closings at 5 sales.

Oceana held the highest number of active inventory at 20 listings.

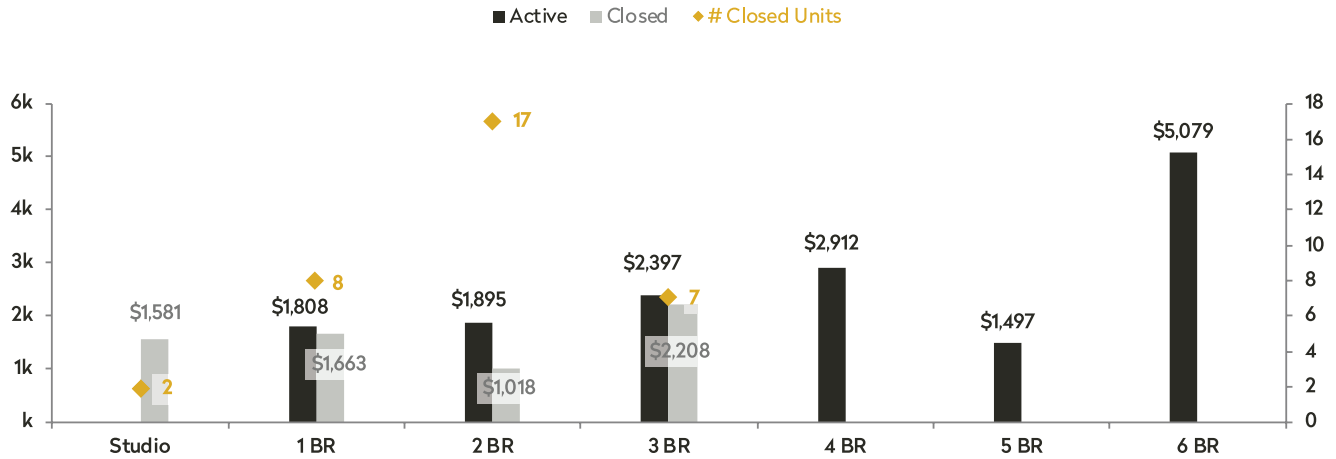
The Yacht Club at Portofino held the lowest average Days on Market at 17 days

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



Q4 2022 (October-December) Sales Market Snapshot

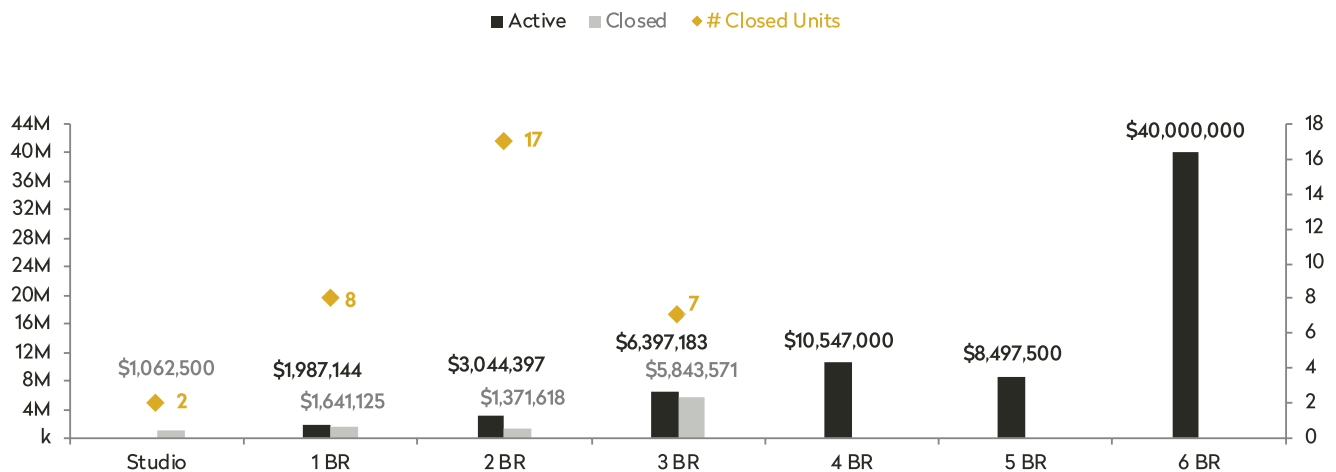
Average Active & Closed \$PSF and # of Units Sold by Unit Type



Two-bedroom units continue to hold the highest number of closings at 17 sales.

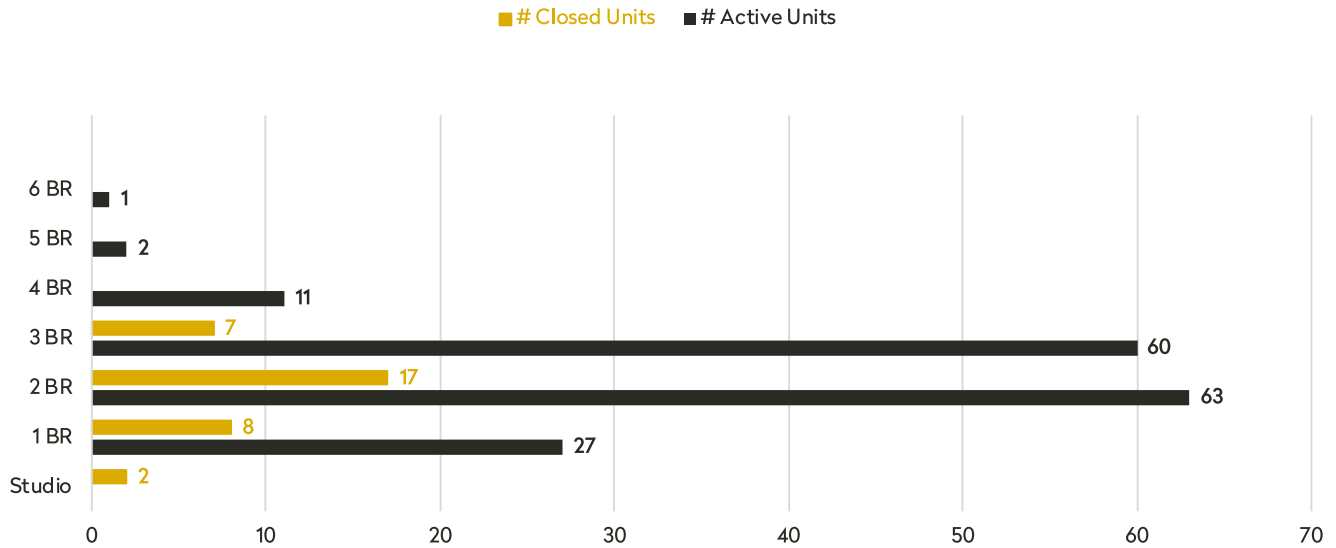
Two-bedroom units hold an average sales price of \$1,371,618 and a closed price per SQFT of \$1,018.

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



Q4 2022 (October-December) Sales Market Snapshot

Total # of Active and Closed Units by Unit Type



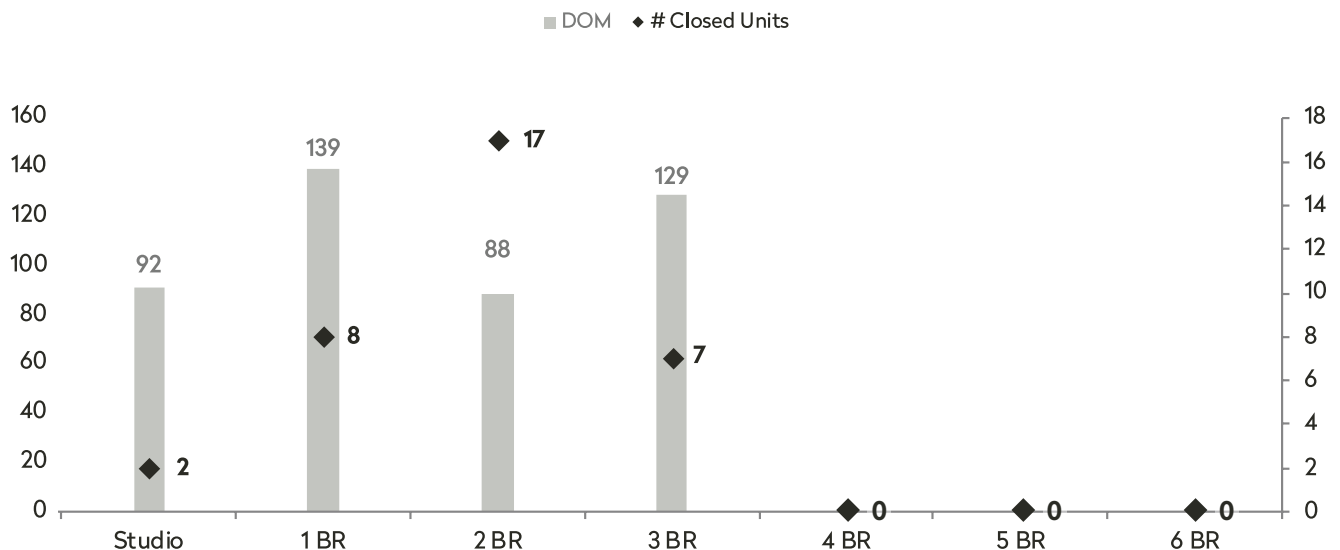
Two-bedroom units hold the highest active inventory at **63** listings.

One-bedroom units hold the highest average Days on Market at **139** days.

Two-bedroom units hold the lowest average Days on Market at **88** days.

Four-bedroom, five-bedroom and **six-bedroom** units had no sales.

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





Contact Us

FOURTH QUARTER 2022 Luxury Condo Report

bhsmiami.com

Continuum

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

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