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: Mei Condo
Developer: Property Markets Group, LLC
Architect: Rosallo Baiboa & Lordi
Address: 5875 Collins Ave.
Project Area: Miami Beach
Floors: 22
Units: 135
Completion Date: 2008

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: 17101 & 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: Murano Grande
Developer: Related
Architect: Sieger-Suarez
Address: 400 Alton Rd.
Project Area: Miami Beach
Floors: 25, 31, 37
Units: 279
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: Ciochonio USA
Architect: Arquitectonica
Address: 10201-10203 Collins Ave
Project Area: Bal Harbour
Floors: 20
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: Project Oceana
Developer: Consultatio USA
Architect: Arquitectonica
Address: 10201-10203 Collins Ave
Project Area: Bal Harbour
Floors: 20
Units: 239
Completion Date: 2016

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: 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
Q4 2022 Miami Beach Luxury Condo Report

THE Craft OF Research

---

### 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

---

### Condo Mix

<table>
<thead>
<tr>
<th></th>
<th># Sold</th>
<th>Sales Share</th>
<th>Med. Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>2</td>
<td>5.9%</td>
<td>$1,062,500</td>
</tr>
<tr>
<td>1 - bedroom</td>
<td>8</td>
<td>23.5%</td>
<td>$1,587,500</td>
</tr>
<tr>
<td>2 - bedroom</td>
<td>17</td>
<td>50.0%</td>
<td>$1,102,500</td>
</tr>
<tr>
<td>3 - bedroom</td>
<td>7</td>
<td>20.6%</td>
<td>$3,750,000</td>
</tr>
<tr>
<td>4 - bedroom</td>
<td>0</td>
<td>0%</td>
<td>$0</td>
</tr>
<tr>
<td>5 - bedroom</td>
<td>0</td>
<td>0%</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Total Sales Volume**: 100% $79,476,500

---

### Number of Sales by PSF

<table>
<thead>
<tr>
<th>Range</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>$000 - $4,500</td>
<td>0</td>
</tr>
<tr>
<td>$4,500 - $4,500</td>
<td>2</td>
</tr>
<tr>
<td>$4,500 - $8,500</td>
<td>1</td>
</tr>
<tr>
<td>$8,500 - $30,000</td>
<td>2</td>
</tr>
<tr>
<td>$30,000 - $200,000</td>
<td>1</td>
</tr>
<tr>
<td>$200,000 - $1,500,000</td>
<td>4</td>
</tr>
<tr>
<td>$1,500,000 - $5,000,000</td>
<td>9</td>
</tr>
<tr>
<td>$5,000,000 - $50,000,000</td>
<td>15</td>
</tr>
<tr>
<td>Below $50,000</td>
<td>0</td>
</tr>
</tbody>
</table>

---

### Average and Median Price & PSF

- **Average**: $2,149
- **Median**: $1,863
- **Avg. PPSF**: $1,448
- **Median PPSF**: $1,120

---

**Number of Sales By Absolute Dollar Amount**

- **Above $10,000,000**: 1
- **$9,000,000 - $9,999,999**: 2
- **$8,000,000 - $8,999,999**: 0
- **$7,000,000 - $7,999,999**: 0
- **$6,000,000 - $6,999,999**: 0
- **$5,000,000 - $5,999,999**: 0
- **$4,000,000 - $4,999,999**: 0
- **$3,000,000 - $3,999,999**: 2
- **$2,000,000 - $2,999,999**: 8
- **$1,000,000 - $1,999,999**: 12
- **Below $1,000,000**: 9

---
Averge 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 SPSF and DOM by Month

The average Days on Market increased by 53 days, from October to December.
Condo Resales
Q4 2022 (October-December) Sales Market Snapshot

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

- 1 Hotel & Homes
- The Bentley Bay
- Continuum North
- Continuum South
- Fendi Chateau
- The Floridian
- Icon
- Jade Ocean

- Marea
- Mei
- Murano Grande
- Murano at Portofino
- Oceana
- Portofino Tower
- South Pointe Tower
- Yacht Club at Portofino

Active
Closed
# Closed Units
Condo Resales
Q4 2022 (October-December) Sales Market Snapshot

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

- **Active**
- **Closed**
- **# Closed Units**

### Condo Resales

<table>
<thead>
<tr>
<th>Building</th>
<th>Active Price</th>
<th>Closed Price</th>
<th># Closed Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Hotel &amp; Homes</td>
<td>$6,133,500</td>
<td>$6,343,333</td>
<td>3</td>
</tr>
<tr>
<td>The Bentley Bay</td>
<td>$1,914,322</td>
<td>$699,000</td>
<td>1</td>
</tr>
<tr>
<td>Continuum North</td>
<td>$8,479,364</td>
<td>$8,375,000</td>
<td>3</td>
</tr>
<tr>
<td>Continuum South</td>
<td>$6,743,556</td>
<td>$7,725,000</td>
<td>3</td>
</tr>
<tr>
<td>Fendi Chateau</td>
<td>$14,780,000</td>
<td>$1,226,250</td>
<td>5</td>
</tr>
<tr>
<td>The Floridian</td>
<td>$6,443,077</td>
<td>$844,000</td>
<td>2</td>
</tr>
<tr>
<td>Icon</td>
<td>$3,462,667</td>
<td>$975,000</td>
<td>1</td>
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</table>

### Additional Condos

<table>
<thead>
<tr>
<th>Building</th>
<th>Active Price</th>
<th>Closed Price</th>
<th># Closed Units</th>
</tr>
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<tbody>
<tr>
<td>Marea</td>
<td>$2,950,000</td>
<td>$1,250,000</td>
<td>2</td>
</tr>
<tr>
<td>Mei</td>
<td>$1,141,250</td>
<td>$1,063,333</td>
<td>3</td>
</tr>
<tr>
<td>Murano Grande</td>
<td>$3,377,800</td>
<td>$125,000</td>
<td>1</td>
</tr>
<tr>
<td>Murano at Portofino</td>
<td>$6,192,214</td>
<td>$5,978,950</td>
<td>4</td>
</tr>
<tr>
<td>Oceana</td>
<td>$5,978,950</td>
<td>$3,200,000</td>
<td>1</td>
</tr>
<tr>
<td>Portofino Tower</td>
<td>$4,129,154</td>
<td>$2,007,500</td>
<td>4</td>
</tr>
<tr>
<td>South Pointe Tower</td>
<td>$1,923,000</td>
<td>$1,495,000</td>
<td>1</td>
</tr>
<tr>
<td>Yacht Club at Portofino</td>
<td>$1,042,000</td>
<td>$1,041,875</td>
<td>1</td>
</tr>
</tbody>
</table>
Condo Resales
Q4 2022 (October-December) Sales Market Snapshot

Average Active PSF by Building and Unit Type

- Studio
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5 BR
- 6 BR

<table>
<thead>
<tr>
<th>Building</th>
<th>Studio PSF</th>
<th>1 BR PSF</th>
<th>2 BR PSF</th>
<th>3 BR PSF</th>
<th>4 BR PSF</th>
<th>5 BR PSF</th>
<th>6 BR PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Hotel &amp; Homes</td>
<td>$2,613</td>
<td>$3,198</td>
<td>$4,182</td>
<td>$5,321</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Bentley Bay</td>
<td>$1,046</td>
<td>$1,384</td>
<td>$1,594</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Continuum North</td>
<td>$2,960</td>
<td>$3,798</td>
<td>$4,728</td>
<td>$5,300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Continuum South</td>
<td>$2,652</td>
<td>$3,550</td>
<td>$4,469</td>
<td>$5,117</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fendi Chateau</td>
<td>$3,341</td>
<td>$4,163</td>
<td>$4,921</td>
<td>$5,470</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Floridian</td>
<td>$871</td>
<td>$1,077</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Icon</td>
<td>$1,186</td>
<td>$1,600</td>
<td>$2,060</td>
<td>$2,194</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jade Ocean</td>
<td>$1,312</td>
<td>$1,525</td>
<td>$1,540</td>
<td>$1,630</td>
<td>$5,079</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marea</td>
<td>$1,141</td>
<td>$1,206</td>
<td>$1,428</td>
<td>$1,987</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mei</td>
<td>$1,472</td>
<td>$1,734</td>
<td>$2,134</td>
<td>$2,375</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Murano Grande</td>
<td>$1,250</td>
<td>$1,384</td>
<td>$1,650</td>
<td>$2,064</td>
<td>$3,341</td>
<td>$4,163</td>
<td></td>
</tr>
<tr>
<td>Murano at Portofino</td>
<td>$1,238</td>
<td>$1,384</td>
<td>$1,650</td>
<td>$2,064</td>
<td>$3,341</td>
<td>$4,163</td>
<td></td>
</tr>
<tr>
<td>Oceana</td>
<td>$2,362</td>
<td>$2,663</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Portofino Tower</td>
<td>$1,330</td>
<td>$1,544</td>
<td>$1,734</td>
<td>$2,375</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Pointe Tower</td>
<td>$1,340</td>
<td>$1,570</td>
<td>$1,734</td>
<td>$2,375</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yacht Club at Portofino</td>
<td>$945</td>
<td>$1,044</td>
<td>$1,206</td>
<td>$1,428</td>
<td>$1,987</td>
<td>$2,375</td>
<td>$2,798</td>
</tr>
</tbody>
</table>
Condo Resales

**Q4 2022 (October–December) Sales Market Snapshot**

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

- **1 Hotel & Homes**
  - Studio: $2,526
  - 1 BR: $901
  - 2 BR: $911
  - 3 BR: $1,581
  - 4 BR: $3,625
  - 5 BR: $1,850
  - 6 BR: $3,555

- **The Bentley Bay**
  - Studio: $1,581
  - 1 BR: $3,625

- **Continuum North**
  - Studio: $1,850

- **Continuum South**
  - Studio: $1,581

- **Fendi Chateau**
  - Studio: $949

- **The Floridian**
  - Studio: $1,355

- **Icon**
  - Studio: $1,136

- **Jade Ocean**
  - Studio: $1,198

- **Marea**
  - Studio: $3,480

- **Mei**
  - Studio: $1,480

- **Murano Grande**
  - Studio: $804

- **Murano at Portofino**
  - Studio: $804

- **Oceana**
  - Studio: $1,800

- **Portofino Tower**
  - Studio: $942

- **South Pointe Tower**
  - Studio: $943

- **Yacht Club at Portofino**
  - Studio: $1,283
Condo Resales

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 Flordian 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

<table>
<thead>
<tr>
<th>Building</th>
<th># Closed Units</th>
<th># Active Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yacht Club at Portofino</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>South Pointe Tower</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Portofino Tower</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Oceana</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Murano at Portofino</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Murano Grande</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Mei</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Marea</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Jade Ocean</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Icon</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>The Floridian</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>Fendi Chateau</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Continuum South</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Continuum North</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>The Bentley Bay</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>1 Hotel &amp; Homes</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

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

The Flordian 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.
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
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