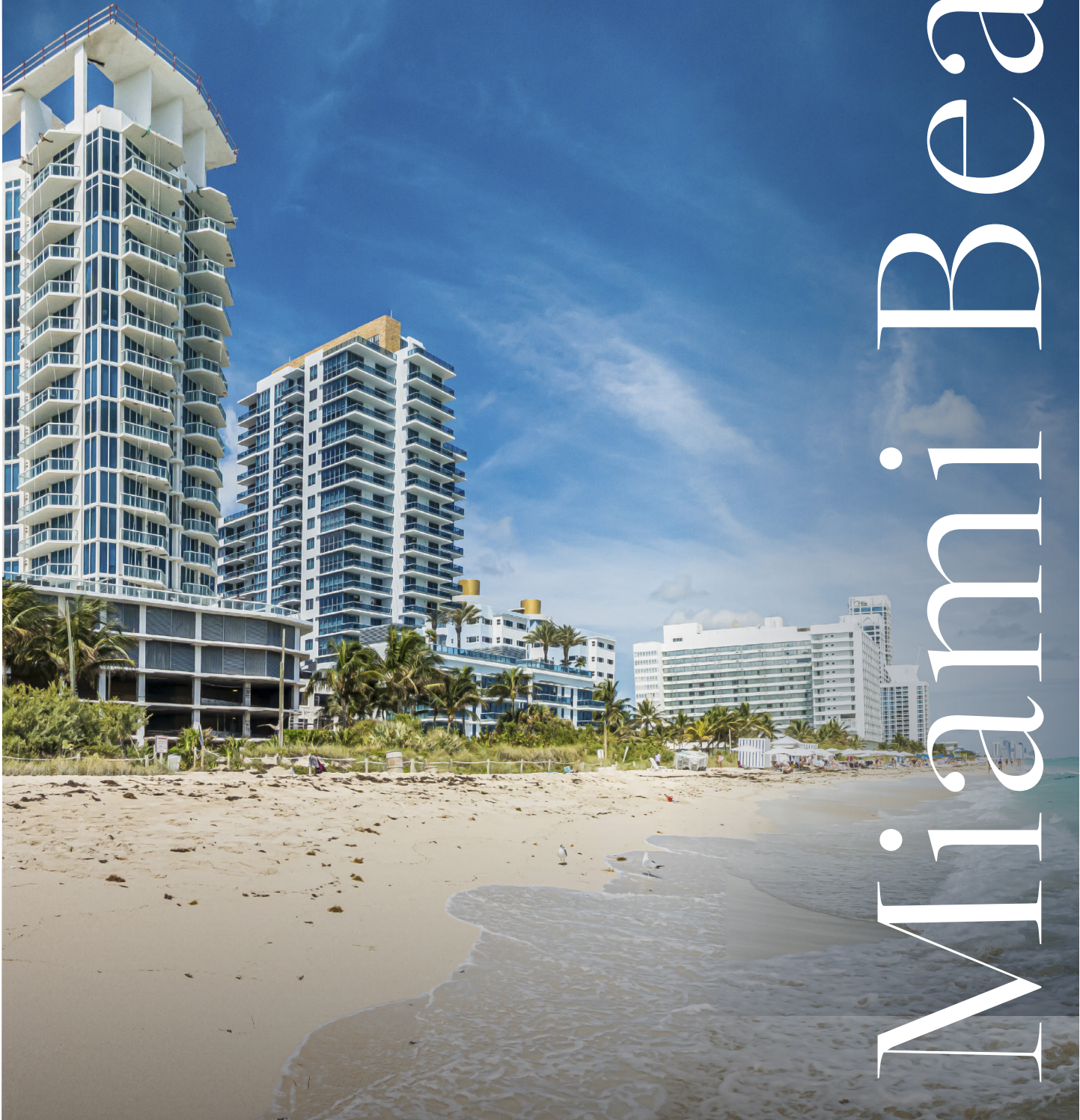


**FIRST QUARTER 2023**

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**  
Blue Diamond

---

**Developer**  
New Florida Properties

---

**Architect**  
Robert Swedroe

---

**Address**  
4779 Collins Ave.

---

**Project Area**  
Miami Beach

---

**Floors**  
44

---

**Units**  
315

---

**Completion Date**  
2002



**Project**  
Capri

---

**Developer**  
Maefield Development

---

**Architect**  
Kobi Karp

---

**Address**  
1445, 1470,  
1491 16th St.

---

**Project Area**  
Miami Beach

---

**Floors**  
7

---

**Units**  
67

---

**Completion Date**  
2008



**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**  
Faena House

---

**Developer**  
Faena Group

---

**Architect**  
Foster + Partners

---

**Address**  
3315 Collins Ave.

---

**Project Area**  
Miami Beach

---

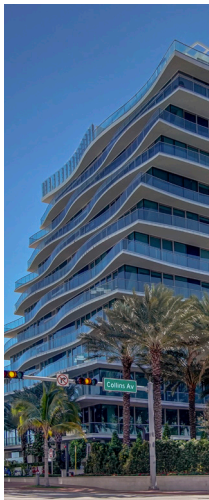
**Floors**  
16

---

**Units**  
44

---

**Completion Date**  
2015



**Project**  
Fendi Chateau

---

**Developer**  
Chateau Group

---

**Architect**  
Arquitectonica

---

**Address**  
9349 Collins Ave.

---

**Project Area**  
Surfside

---

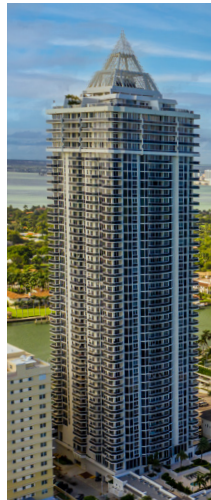
**Floors**  
12

---

**Units**  
58

---

**Completion Date**  
2016



**Project**  
Green Diamond

---

**Developer**  
New Florida Properties

---

**Architect**  
Robert Swedroe

---

**Address**  
4775 Collins Ave.

---

**Project Area**  
Miami Beach

---

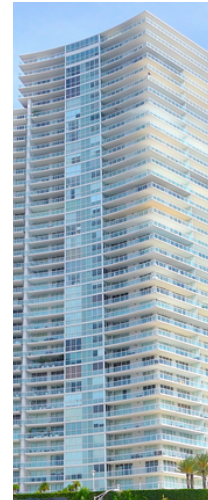
**Floors**  
44

---

**Units**  
315

---

**Completion Date**  
2005



**Project**  
ICON South Beach

---

**Developer**  
Related Group

---

**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

---

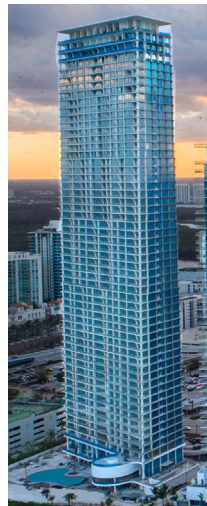
**Floors**  
51

---

**Units**  
252

---

**Completion Date**  
2009



**Project**  
Jade Signature

---

**Developer**  
Fortune International

---

**Architect**  
Herzog de Meuron

---

**Address**  
16901 Collins Ave.

---

**Project Area**  
Sunny Isles Beach

---

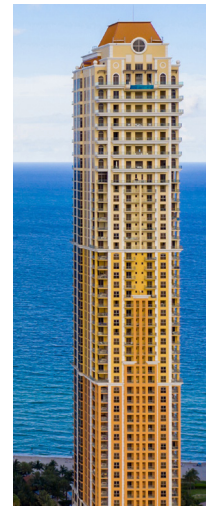
**Floors**  
57

---

**Units**  
191

---

**Completion Date**  
2017



**Project**  
Mansions Acqualina

---

**Developer**  
BSG Development

---

**Architect**  
Kobi Karp

---

**Address**  
17749 Collins Ave.

---

**Project Area**  
Sunny Isles Beach

---

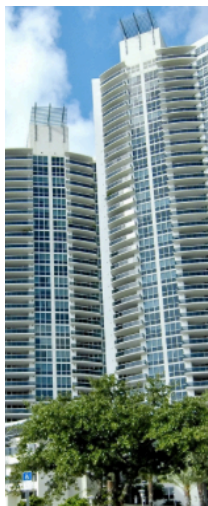
**Floors**  
47

---

**Units**  
97

---

**Completion Date**  
2015



**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

---

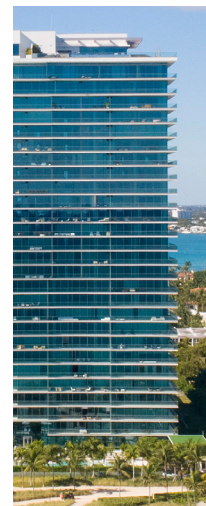
**Floors**  
17, 28, 37

---

**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**  
South Pointe Towers

---

**Developer**  
John A. Hinson

---

**Architect**  
—

---

**Address**  
400 South Pointe Dr.

---

**Project Area**  
Miami Beach

---

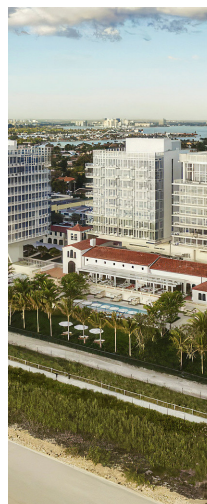
**Floors**  
25

---

**Units**  
208

---

**Completion Date**  
1987



**Project**  
Surf Club - Four Seasons

---

**Developer**  
Fort Capital

---

**Architect**  
Richard Meier

---

**Address**  
9001, 9111 Collins Avenue

---

**Project Area**  
Surfside

---

**Floors**  
12

---

**Units**  
119

---

**Completion Date**  
2017



**Project**  
Yacht Club at Portofino

---

**Developer**  
The Related Group

---

**Architect**  
CFE Architects

---

**Address**  
90 Alton Rd.

---

**Project Area**  
Miami Beach

---

**Floors**  
33

---

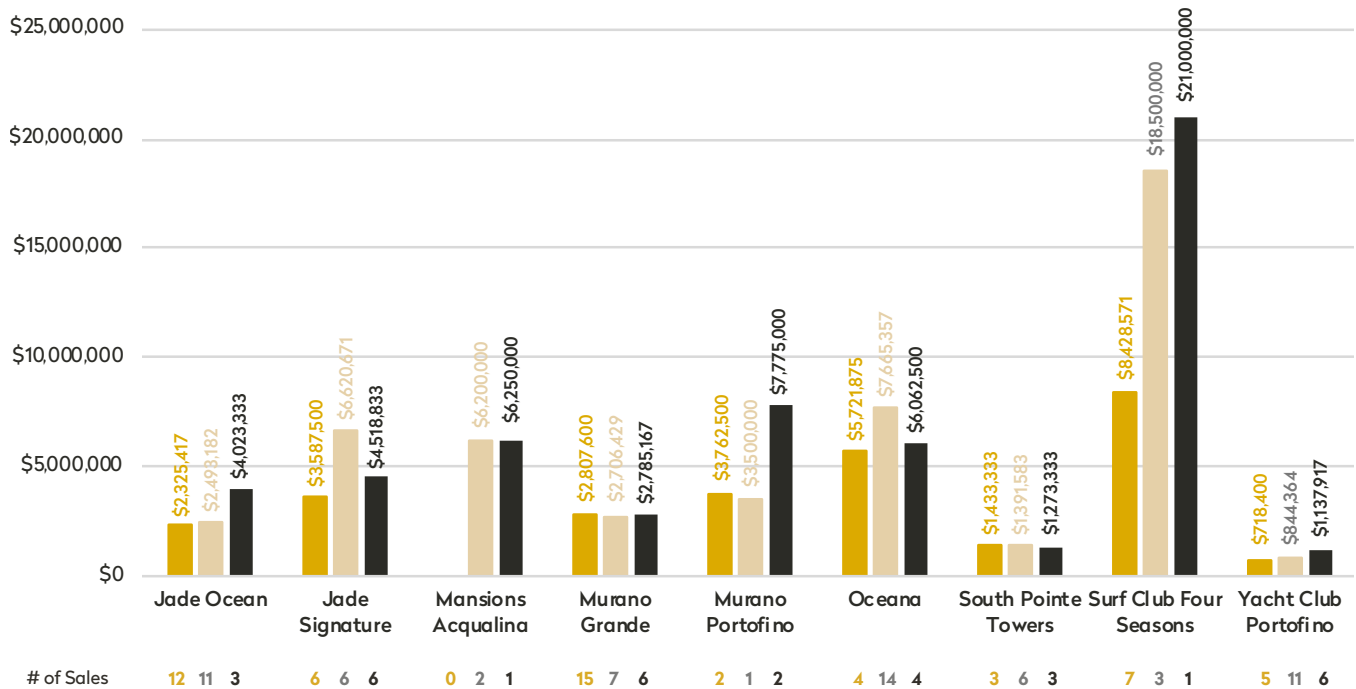
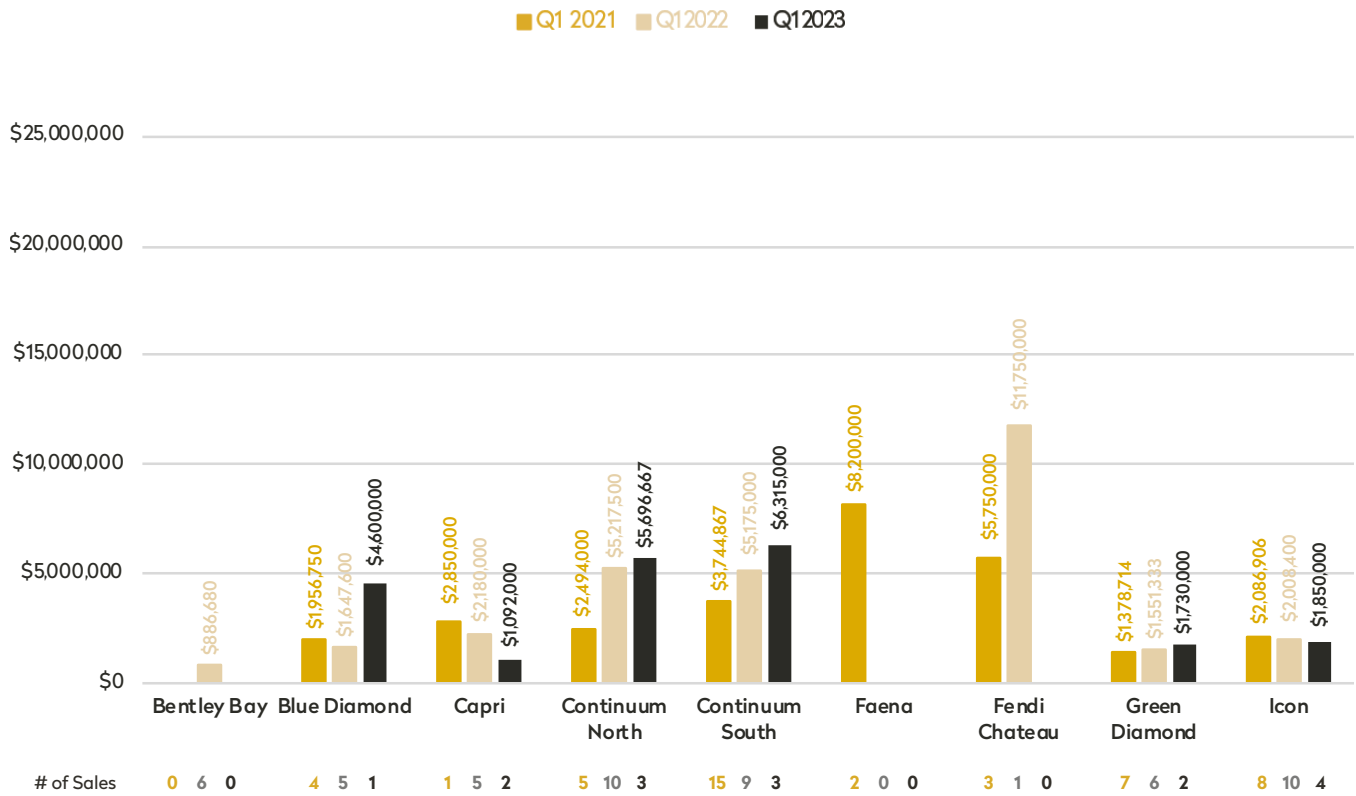
**Units**  
361

---

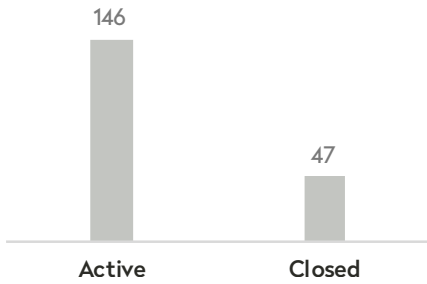
**Completion Date**  
1999

## Year Over Year Sales

### Average Closed Sales Price by Building and Year



### Total # of Active & Closed Units



### Condo Mix # Sold Sales Share Med. Sales Price

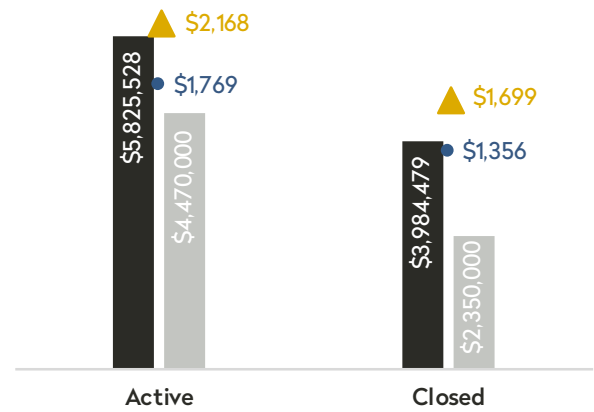
Condo Mix	# Sold	Sales Share	Med. Sales Price
Studio	0	0.0%	\$0
1 - bedroom	9	19.1%	\$1,050,000
2 - bedroom	21	44.7%	\$1,720,000
3 - bedroom	10	21.3%	\$6,775,000
4 - bedroom	4	9%	\$5,647,000
5 - bedroom	3	6%	\$0
<b>Total Sales Volume</b>	<b>100%</b>	<b>\$187,270,500</b>	

### Closed Sales

Average Sale Price	\$3,984,479
Average Sale Price Per Square Foot	\$1,699
Median Sale Price	\$2,350,000
Median Sale Price Per Square Foot	\$1,356
Number of Sales (Closed)	47
Days on Market	137

### Average and Median Price & PSF

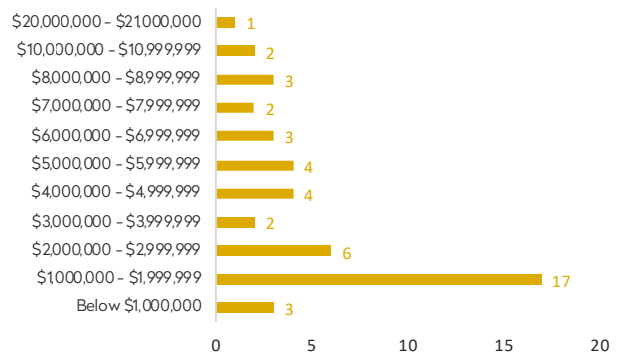
■ Average ■ Median ▲ Avg. PPSF ● Median PPSF



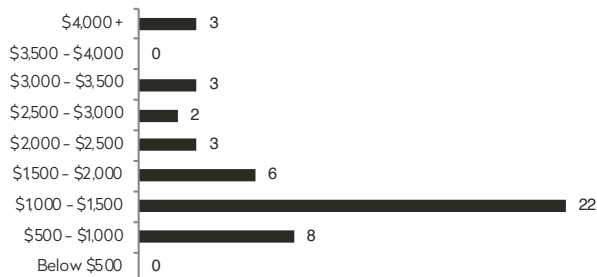
### Active Listings

Average List Price	\$5,825,528
Average List Price Per Square Foot	\$2,168
Median List Price	\$4,470,000
Median List Price Per Square Foot	\$1,769
Listing Inventory (Active)	146
<b>Average Listing Discount From Original List Price</b>	<b>12%</b>
<b>Absorption Period (Months)</b>	<b>9.3</b>

### Number of Sales By Absolute Dollar Amount

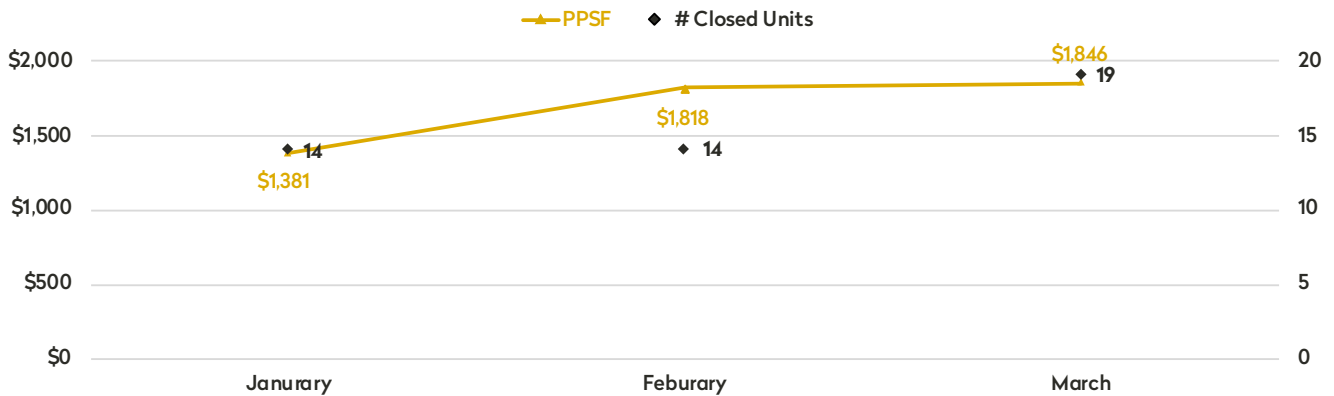


### Number of Sales by PPSF



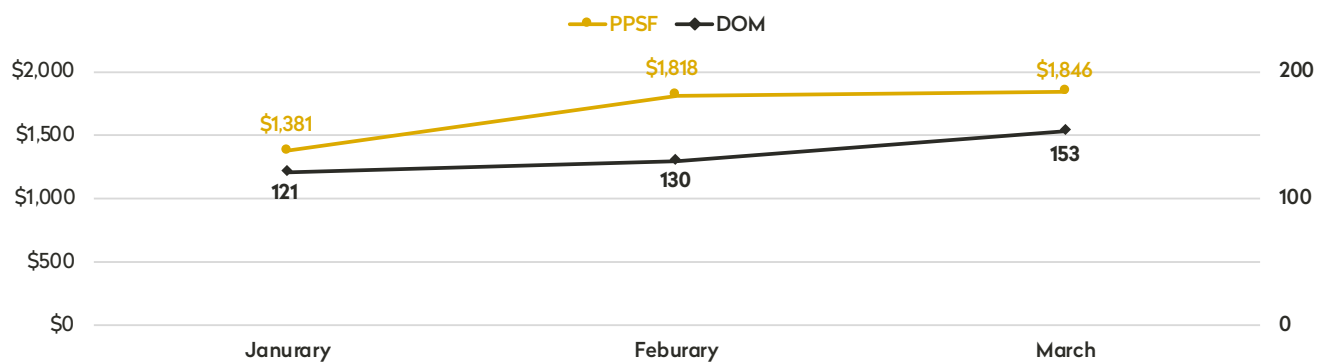
## Q1 2023 (January–March) Sales Market Snapshot

### Average PPSF and # of Closed Units by Month



From January to March, the number of sales increased by 5 and the average price per SQFT increased by \$465.

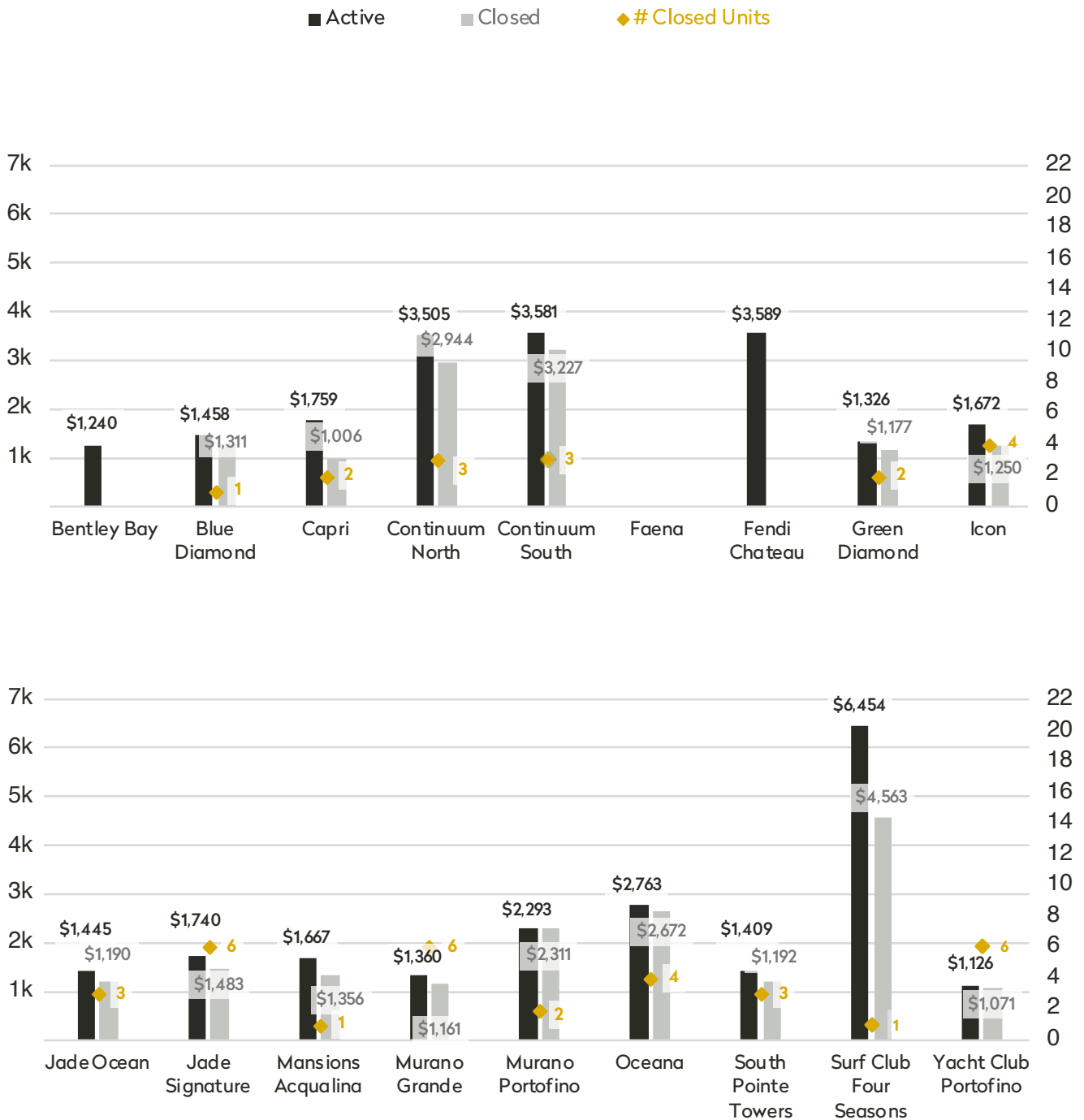
### Average \$PSF and DOM by Month



The average Days on Market increased by 32, from January to March.

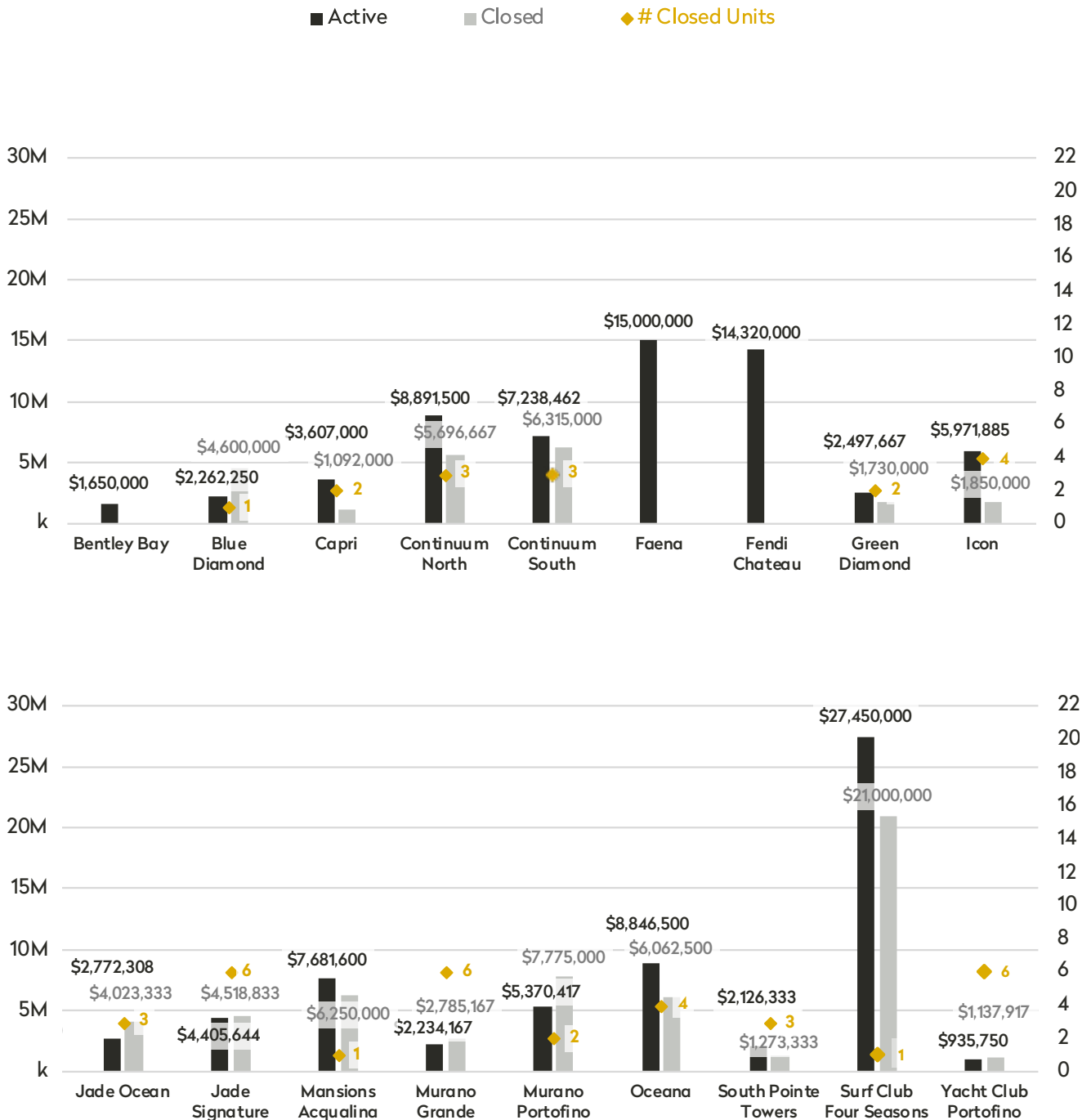
## Q1 2023 (January–March) Sales Market Snapshot

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



## Q1 2023 (January–March) Sales Market Snapshot

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

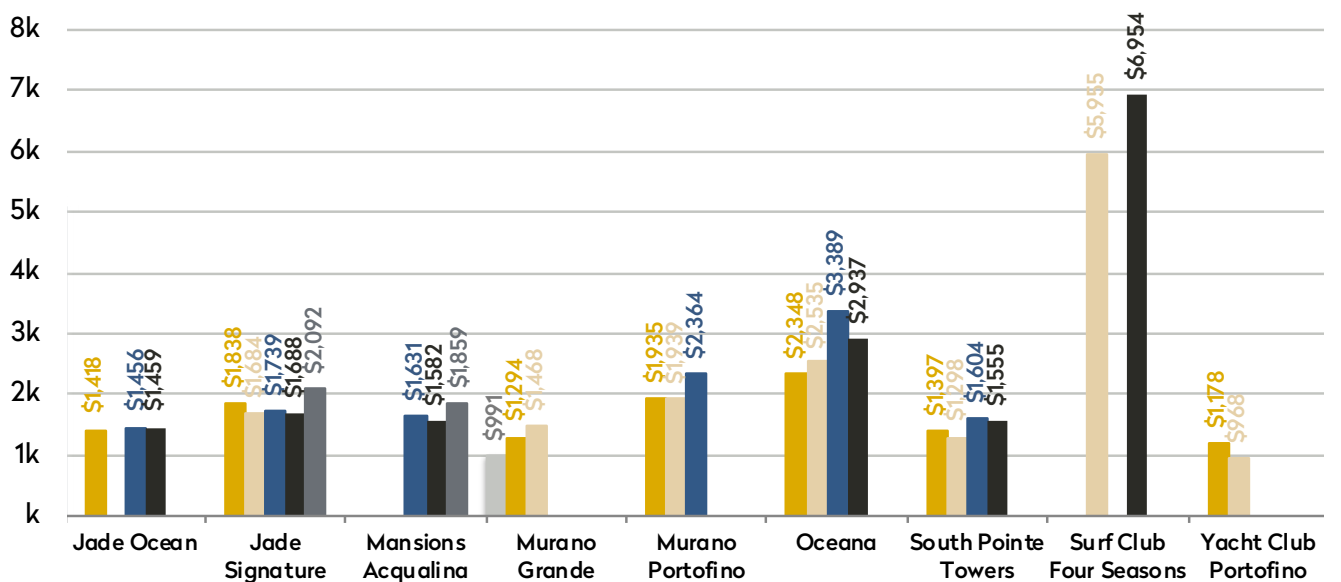
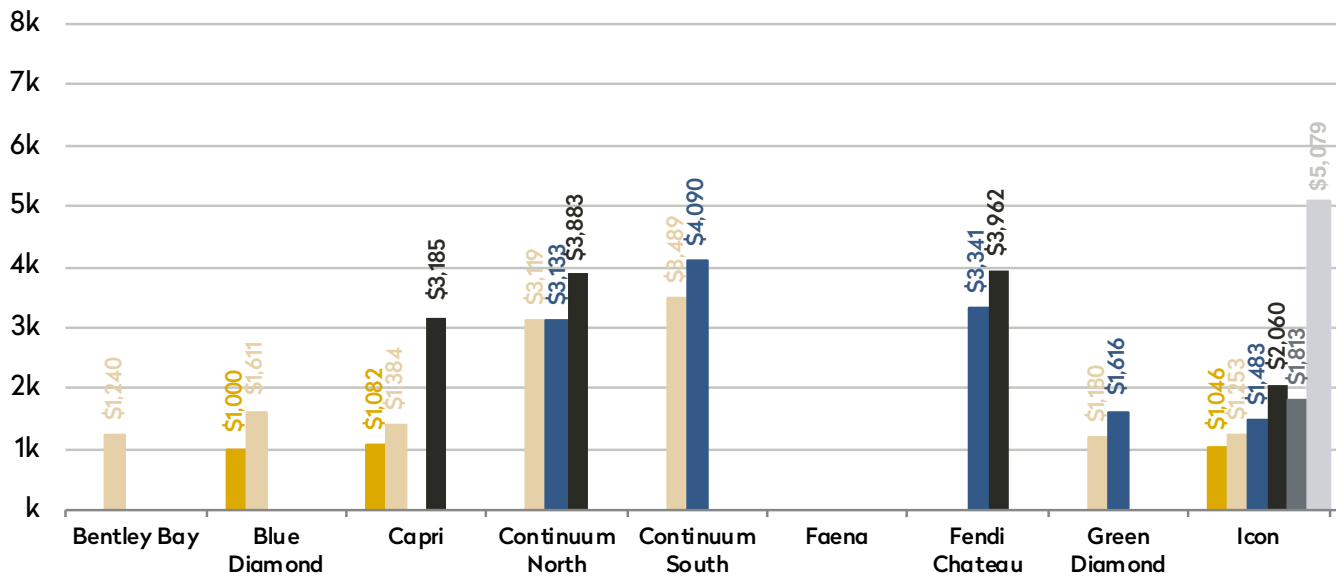




## Q1 2023 (January–March) Sales Market Snapshot

### Average Active PSF by Building and Unit Type

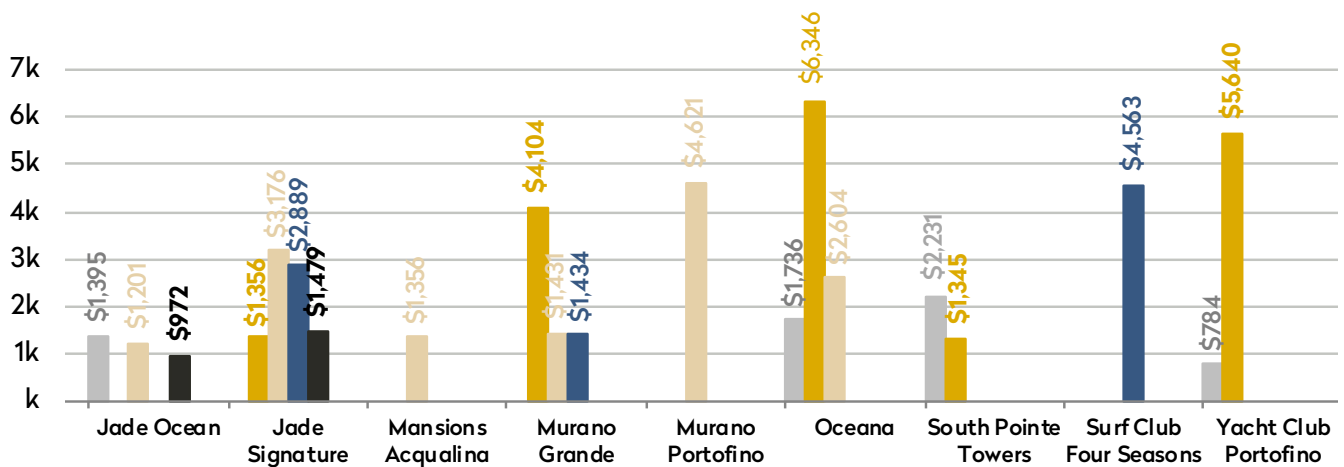
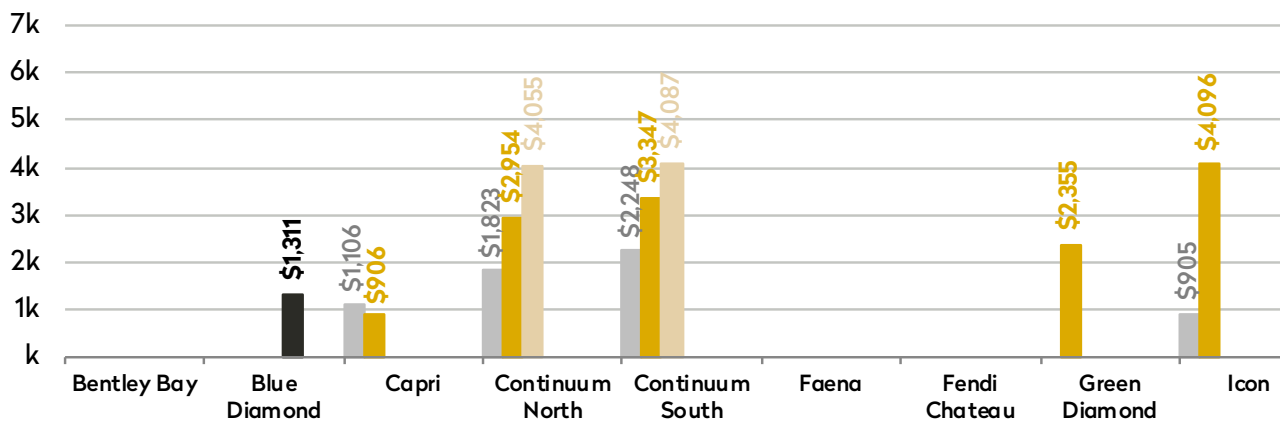
■ Studio ■ 1 BR ■ 2 BR ■ 3 BR ■ 4 BR ■ 5 BR ■ 6 BR



## Q1 2023 (January–March) Sales Market Snapshot

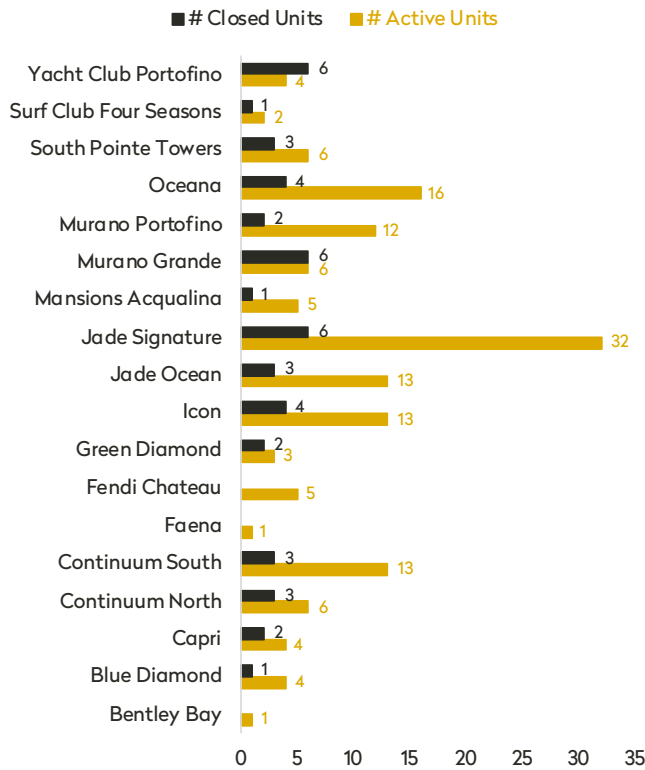
### Average Closed PPSF by Building and Unit Type

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



## Q1 2023 (January–March) Sales Market Snapshot

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



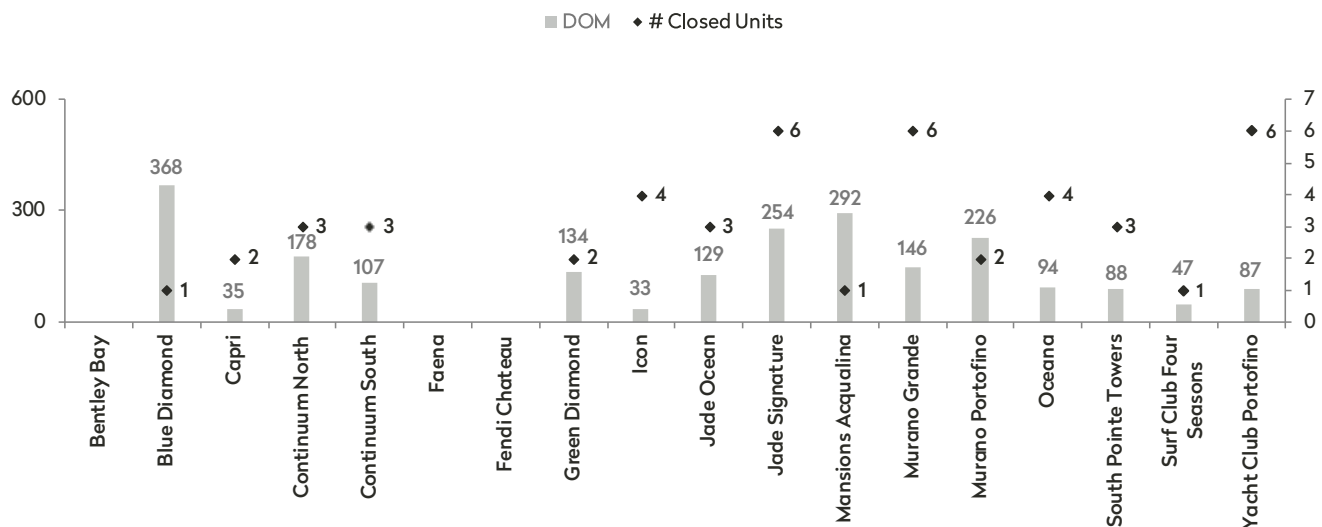
Of the 18 comparable condominiums, 15 had sales in Q1 2023 (83.3%).

Jade Signature, Murano Grande and the Yacht Club at Portofino held the highest number of closings at 6 sales each.

Jade Signature held the highest number of active inventory at 32 listings.

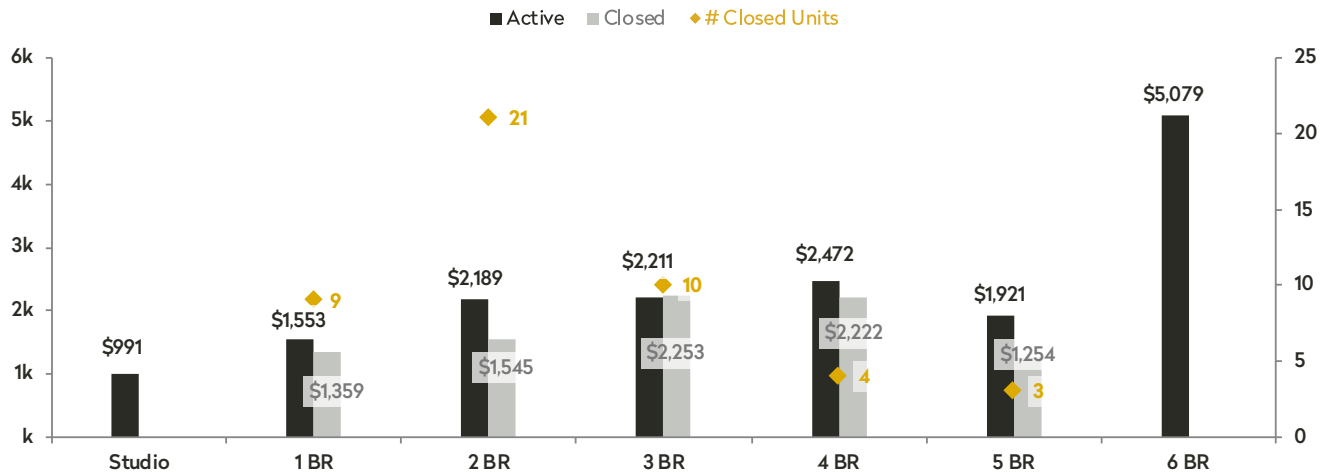
Green Diamond held the lowest average Days on Market at 33.

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



## Q1 2023 (January–March) Sales Market Snapshot

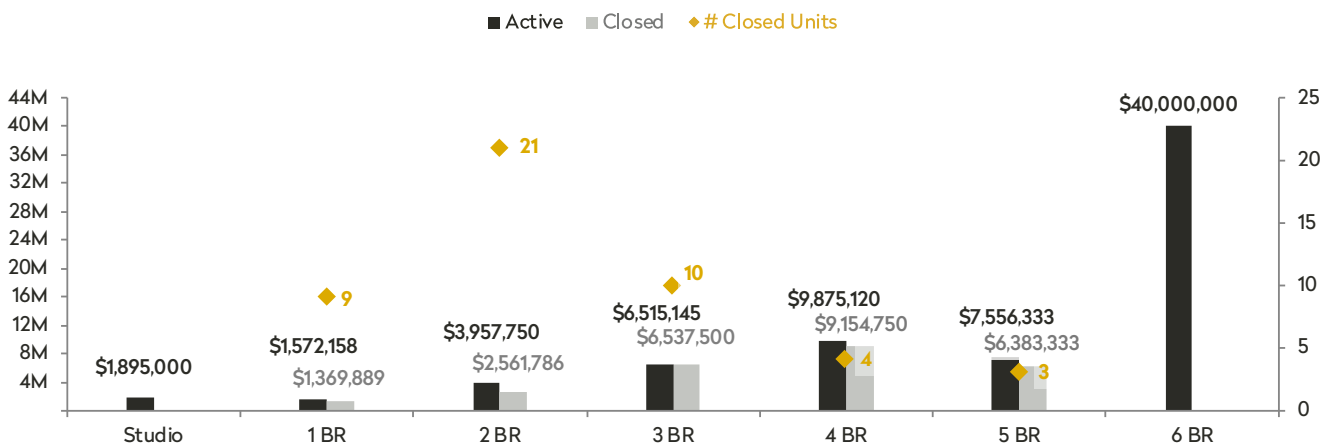
### Average Active & Closed \$PSF and # of Units Sold by Unit Type



**Two-bedroom** units continue to hold the highest number of closings at 21 sales.

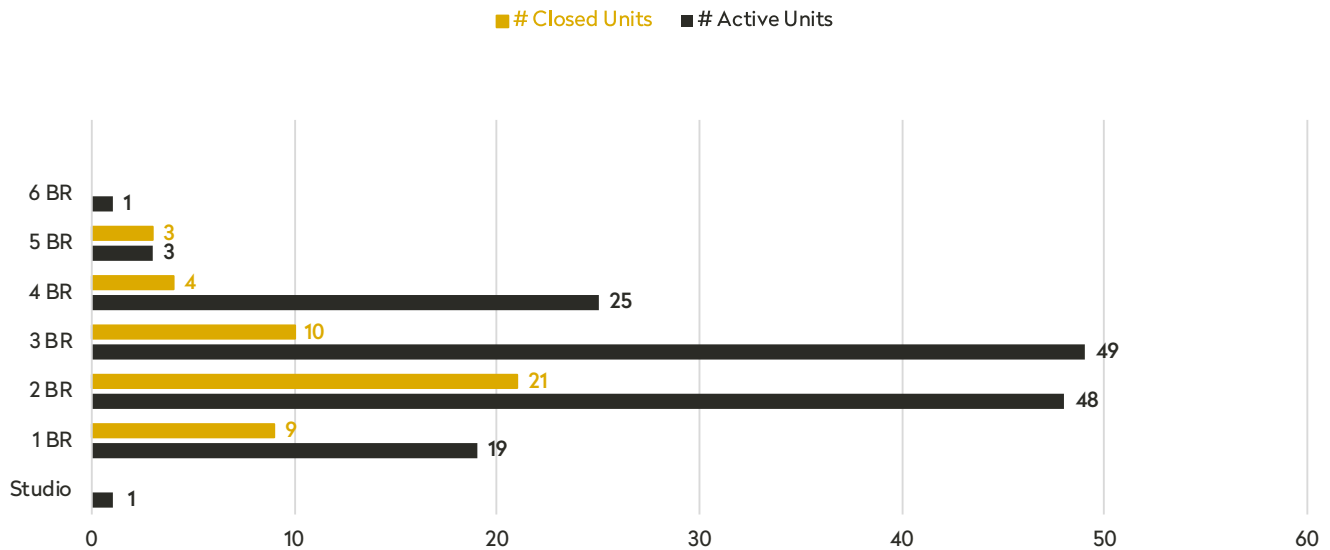
**Two-bedroom** units hold an average sales price of \$2,561,786 and a closed price per SQFT of \$1,545.

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



## Q1 2023 (January–March) Sales Market Snapshot

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



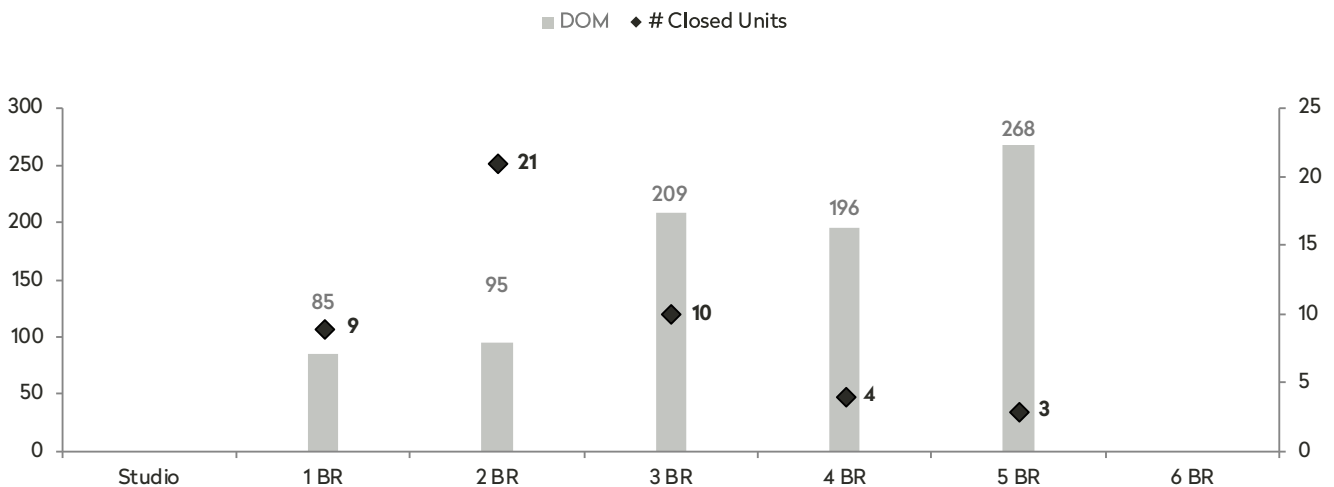
**Three-bedroom** units hold the highest active inventory at 49 listings.

**Five-bedroom** units hold the highest average Days on Market at 268.

**One-bedroom** units hold the lowest average Days on Market at 85.

**Studios and six-bedroom** units had no sales.

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





# Contact Us

## FIRST QUARTER 2023 Luxury Condo Report

[bhsmiami.com](http://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 4/1/2023, 4/2/2023 and 4/3/2023. 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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