

MIAMI
FLORIDA

LUXURY INVENTORY VS. SALES | AUGUST 2026

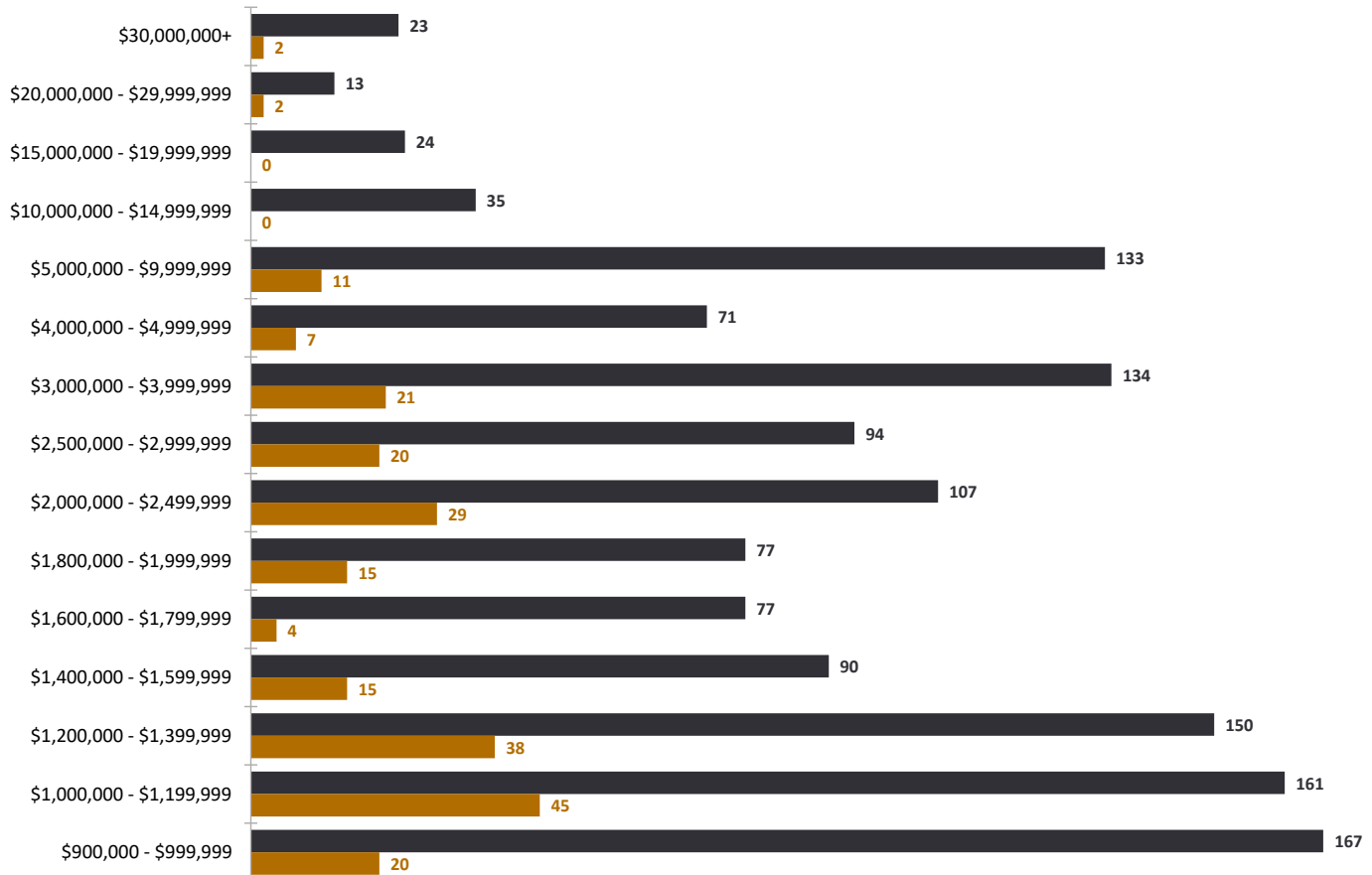
Total Inventory: 1,356

Total Sales: 229

Total Sales Ratio²: 17%

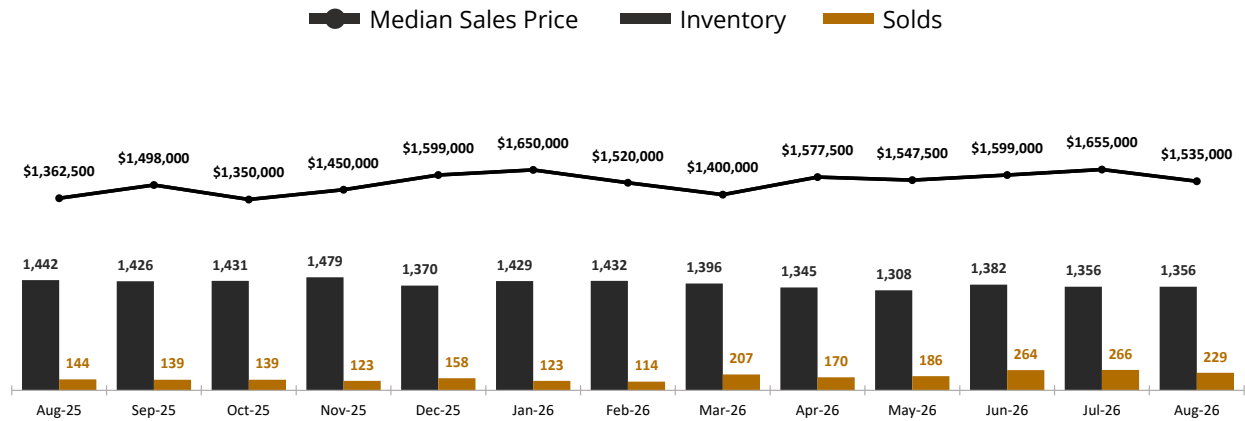
Balanced Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,250,000	3	3	129	666	19%
3,000 - 3,499	\$2,450,000	5	4	29	160	18%
3,500 - 3,999	\$2,600,000	5	5	20	100	20%
4,000 - 4,499	\$2,525,000	5	5	11	55	20%
4,500 - 4,999	\$2,925,000	5	4	5	48	10%
5,000+	\$7,500,000	7	6	12	136	9%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025 Aug. 2026
1,442 1,356

VARIANCE: -6%

TOTAL SOLD

Aug. 2025 Aug. 2026
144 229

VARIANCE: 59%

SALES PRICE

Aug. 2025 Aug. 2026
\$1.36m \$1.54m

VARIANCE: 13%

SALE PRICE PER SQFT.

Aug. 2025 Aug. 2026
\$601 \$634

VARIANCE: 5%

SALE TO LIST PRICE RATIO

Aug. 2025 Aug. 2026
93.71% 94.55%

VARIANCE: 1%

DAYS ON MARKET

Aug. 2025 Aug. 2026
70 46

VARIANCE: -34%

MIAMI MARKET SUMMARY | AUGUST 2026

- The single-family luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **94.55% of list price** in August 2026.
- The most active price band is **\$1,000,000-\$1,199,999**, where the sales ratio is **28%**.
- The median luxury sales price for single-family homes is **\$1,535,000**.
- The median days on market for August 2026 was **46** days, down from **70** in August 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | AUGUST 2026

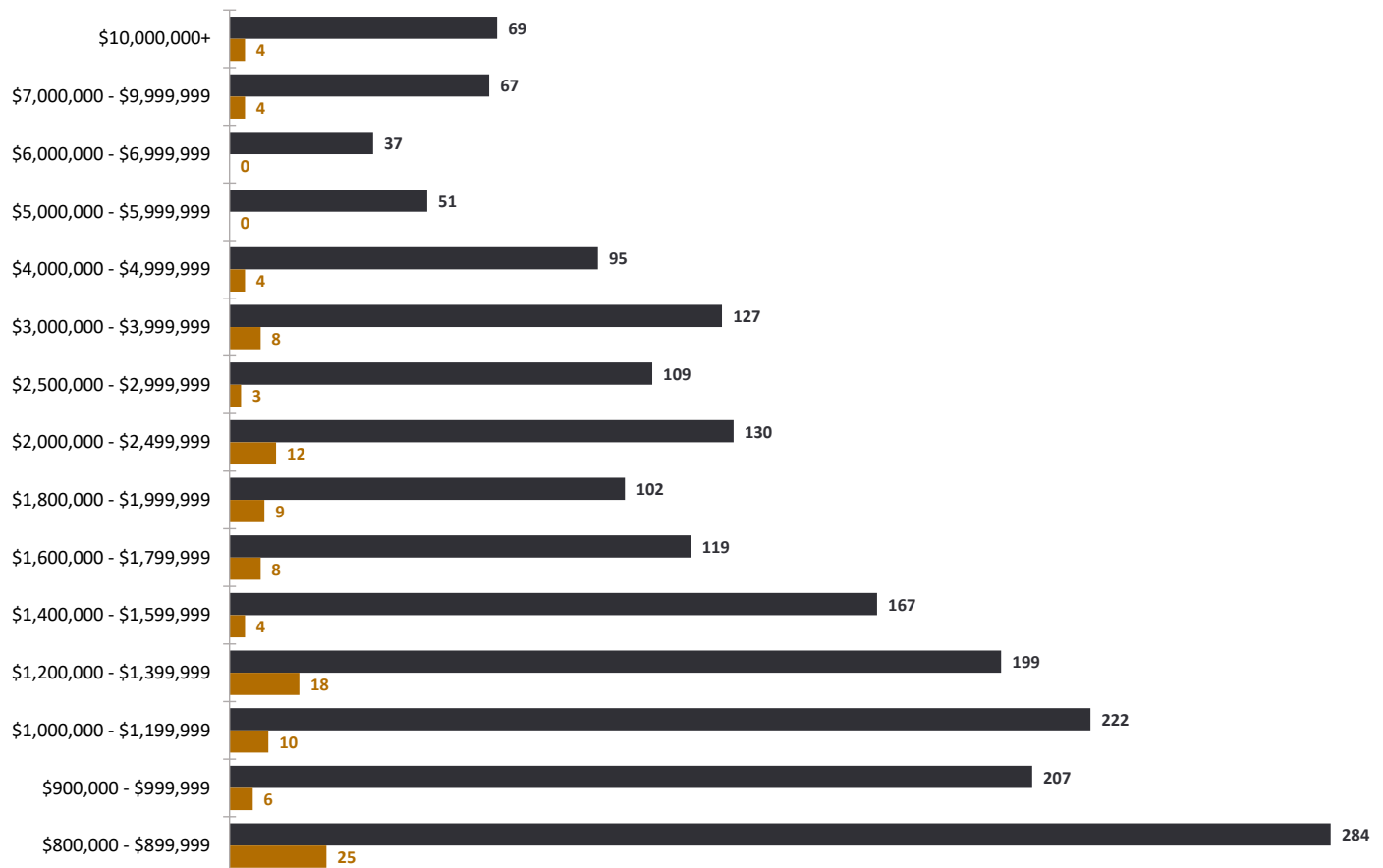
Total Inventory: 1,985

Total Sales: 115

Total Sales Ratio²: 6%

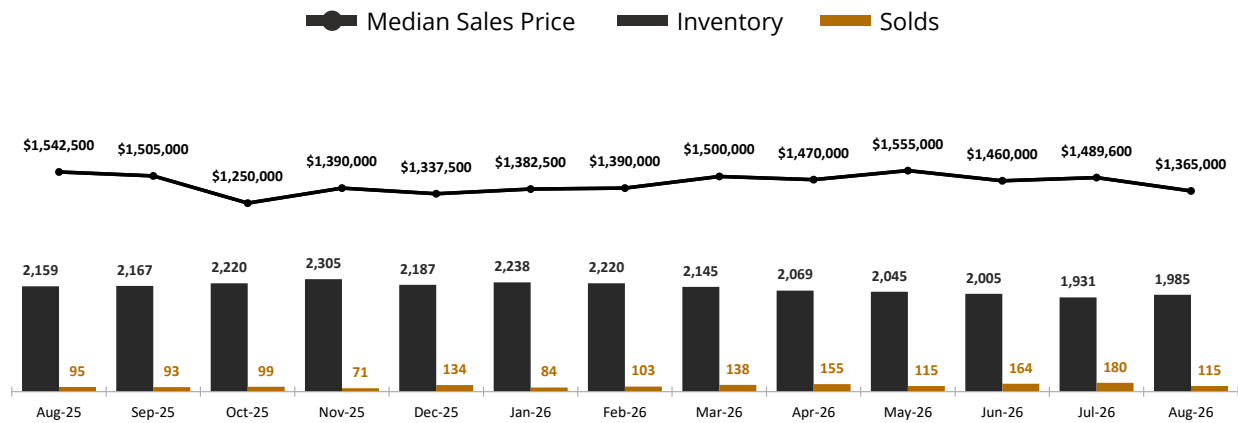
Buyer's Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$830,000	2	2	6	295	2%
1,000 - 1,499	\$1,040,000	2	2	40	650	6%
1,500 - 1,999	\$1,690,000	2	3	30	415	7%
2,000 - 2,499	\$1,299,000	3	4	23	202	11%
2,500 - 2,999	\$3,100,000	3	3	3	133	2%
3,000+	\$7,097,500	4	4	10	202	5%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025 Aug. 2026
2,159 1,985

VARIANCE: -8%

TOTAL SOLD

Aug. 2025 Aug. 2026
95 115

VARIANCE: 21%

SALES PRICE

Aug. 2025 Aug. 2026
\$1.54m \$1.37m

VARIANCE: -12%

SALE PRICE PER SQFT.

Aug. 2025 Aug. 2026
\$885 \$950

VARIANCE: 7%

SALE TO LIST PRICE RATIO

Aug. 2025 Aug. 2026
93.48% 93.99%

VARIANCE: 1%

DAYS ON MARKET

Aug. 2025 Aug. 2026
100 93

VARIANCE: -7%

MIAMI MARKET SUMMARY | AUGUST 2026

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **93.99% of list price** in August 2026.
- The most active price band is **\$800,000-\$899,999**, where the sales ratio is **9%**.
- The median luxury sales price for attached homes is **\$1,365,000**.
- The median days on market for August 2026 was **93** days, down from **100** in August 2025.

³Square foot table does not account for listings and sells where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.