INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

JUNE
2026

# MIAMI
# FLORIDA

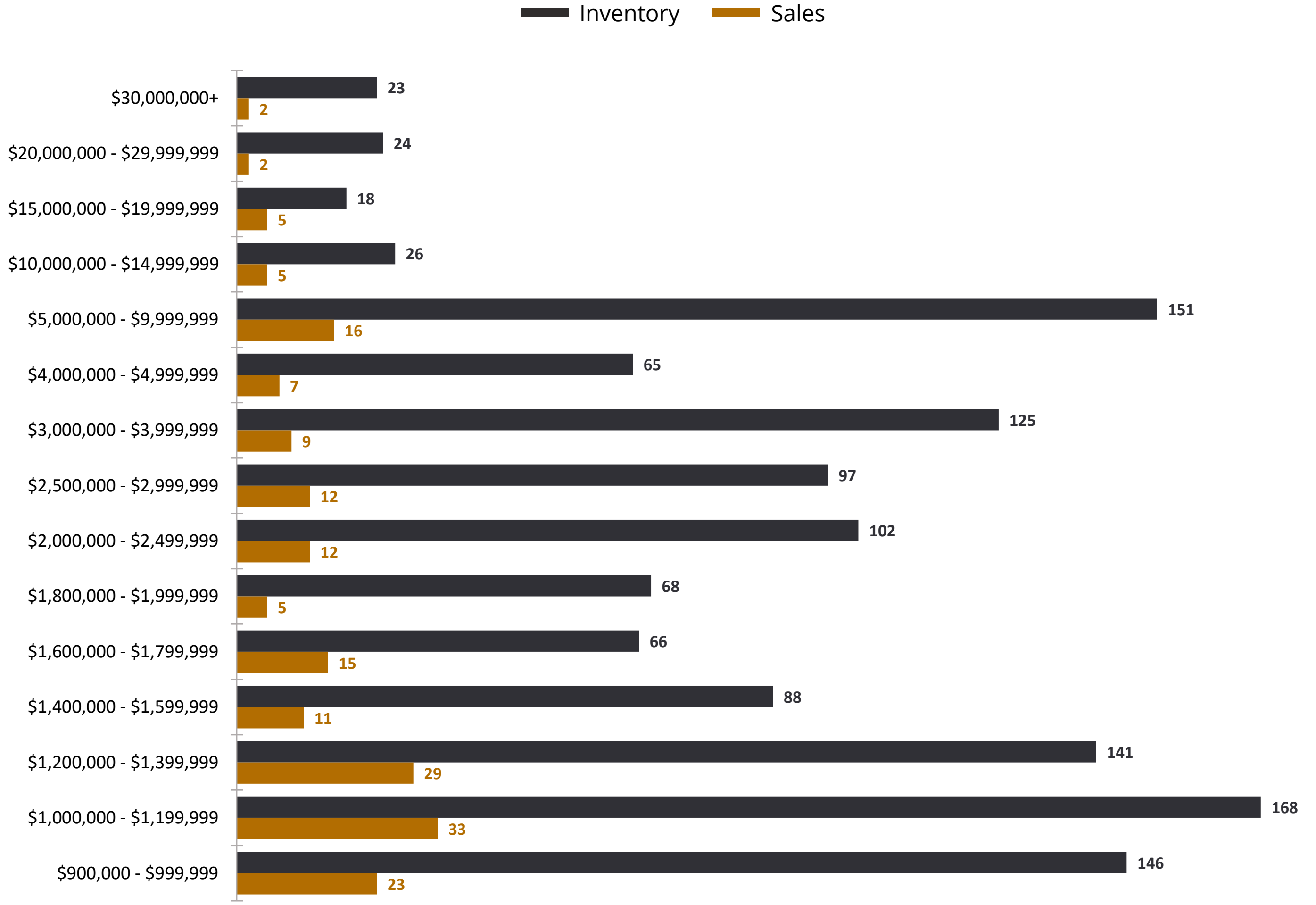
# MIAMI

SINGLE-FAMILY HOMES

*Luxury Benchmark Price*[1]*:* **$900,000**

## LUXURY INVENTORY VS. SALES | MAY 2026

*Total Inventory:* **1,308** | *Total Sales:* **186** | *Total Sales Ratio*[2]*:* **14%** | **Balanced Market**




| Square Feet[3] -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|---|---|---|---|---|---|---|
| 0 - 2,999 | $1,275,000 | 4 | 3 | **117** | **683** | **17%** |
| 3,000 - 3,499 | $1,960,000 | 5 | 4 | **20** | **170** | **12%** |
| 3,500 - 3,999 | $1,897,800 | 5 | 4 | **11** | **107** | **10%** |
| 4,000 - 4,499 | $5,150,000 | 4 | 5 | **13** | **79** | **16%** |
| 4,500 - 4,999 | $4,200,000 | 4 | 6 | **3** | **45** | **7%** |
| 5,000+ | $10,148,000 | 6 | 8 | **17** | **149** | **11%** |

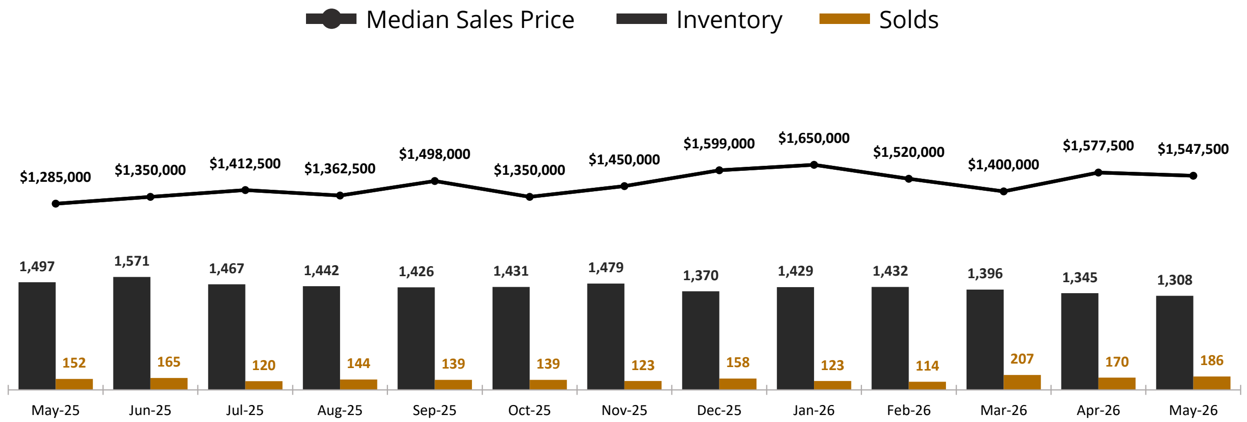
*[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.*

# MIAMI

SINGLE-FAMILY HOMES

*Luxury Benchmark Price*[1]*:* **$900,000**

## 13-MONTH LUXURY MARKET TREND[4]




## MEDIAN DATA REVIEW | MAY

### TOTAL INVENTORY

| May 2025 | May 2026 |
|---|---|
| 1,497 | 1,308 |

VARIANCE: **-13%**

### TOTAL SOLDS

| May 2025 | May 2026 |
|---|---|
| 152 | 186 |

VARIANCE: **22%**

### SALES PRICE

| May 2025 | May 2026 |
|---|---|
| $1.29m | $1.55m |

VARIANCE: **20%**

### SALE PRICE PER SQFT.

| May 2025 | May 2026 |
|---|---|
| $612 | $683 |

VARIANCE: **12%**

### SALE TO LIST PRICE RATIO

| May 2025 | May 2026 |
|---|---|
| 94.08% | 94.61% |

VARIANCE: **1%**

### DAYS ON MARKET

| May 2025 | May 2026 |
|---|---|
| 42 | 50 |

VARIANCE: **19%**

## MIAMI MARKET SUMMARY | MAY 2026

- The single-family luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **94.61% of list price** in May 2026.
- The most active price band is **$15,000,000-$19,999,999**, where the sales ratio is **28%**.
- The median luxury sales price for single-family homes is **$1,547,500**.
- The median days on market for May 2026 was **50** days, up from **42** in May 2025.

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

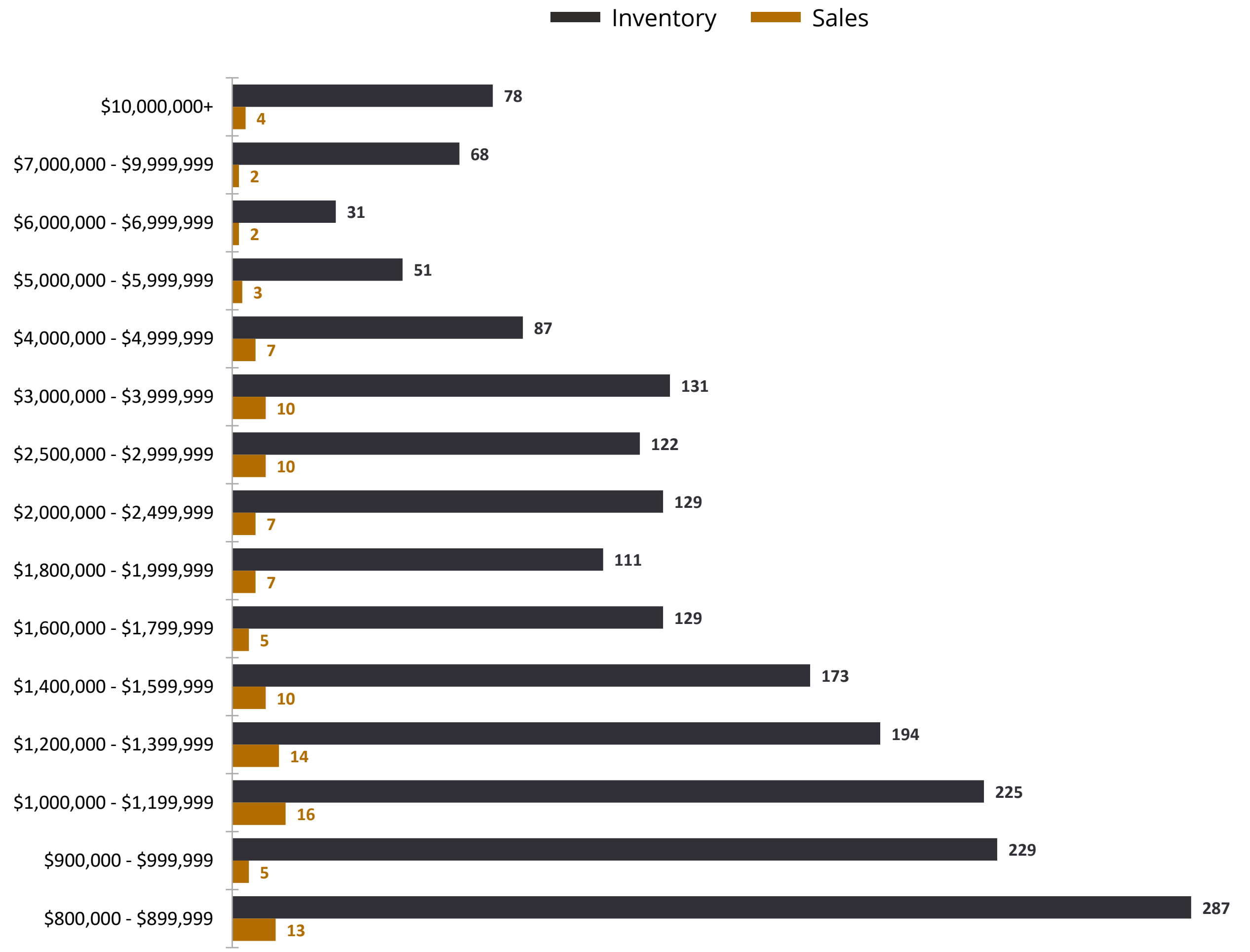
# MIAMI

ATTACHED HOMES

*Luxury Benchmark Price*[1]*:* **$800,000**

## LUXURY INVENTORY VS. SALES | MAY 2026

*Total Inventory:* **2,045** | *Total Sales:* **115** | *Total Sales Ratio*[2]*:* **6%** | **Buyer's Market**




| Square Feet[3] -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|---|---|---|---|---|---|---|
| 0 - 999 | $1,400,000 | 1 | 1 | **7** | **284** | **2%** |
| 1,000 - 1,499 | $1,075,000 | 2 | 2 | **27** | **681** | **4%** |
| 1,500 - 1,999 | $1,580,000 | 2 | 3 | **34** | **435** | **8%** |
| 2,000 - 2,499 | $1,555,000 | 3 | 3 | **23** | **206** | **11%** |
| 2,500 - 2,999 | $2,650,000 | 3 | 4 | **9** | **119** | **8%** |
| 3,000+ | $6,950,000 | 4 | 5 | **13** | **230** | **6%** |

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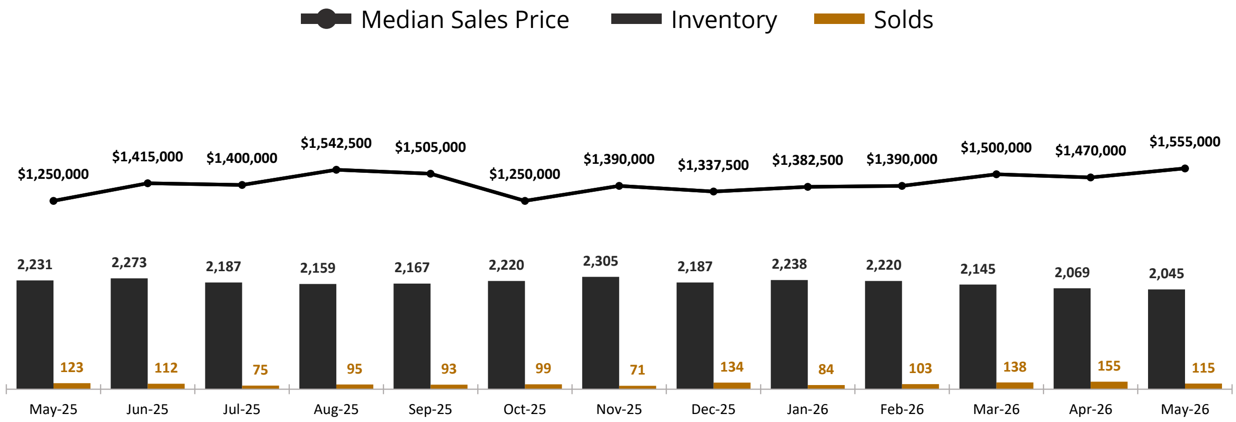
# MIAMI

## ATTACHED HOMES

*Luxury Benchmark Price*[1]: **$800,000**

## 13-MONTH LUXURY MARKET TREND[4]




## MEDIAN DATA REVIEW | MAY

### TOTAL INVENTORY

| May 2025 | May 2026 |
|---|---|
| 2,231 | 2,045 |

VARIANCE: **-8%**

### TOTAL SOLDS

| May 2025 | May 2026 |
|---|---|
| 123 | 115 |

VARIANCE: **-7%**

### SALES PRICE

| May 2025 | May 2026 |
|---|---|
| $1.25m | $1.56m |

VARIANCE: **24%**

### SALE PRICE PER SQFT.

| May 2025 | May 2026 |
|---|---|
| $896 | $978 |

VARIANCE: **9%**

### SALE TO LIST PRICE RATIO

| May 2025 | May 2026 |
|---|---|
| 93.17% | 94.09% |

VARIANCE: **1%**

### DAYS ON MARKET

| May 2025 | May 2026 |
|---|---|
| 84 | 78 |

VARIANCE: **-7%**

## MIAMI MARKET SUMMARY | MAY 2026

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **94.09% of list price** in May 2026.
- The most active price band is **$3,000,000-$3,999,999**, where the sales ratio is **8%**.
- The median luxury sales price for attached homes is **$1,555,000**.
- The median days on market for May 2026 was **78** days, down from **84** in May 2025.

*[3]Square foot table does not account for listings and solds where square foot data is not disclosed.*
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