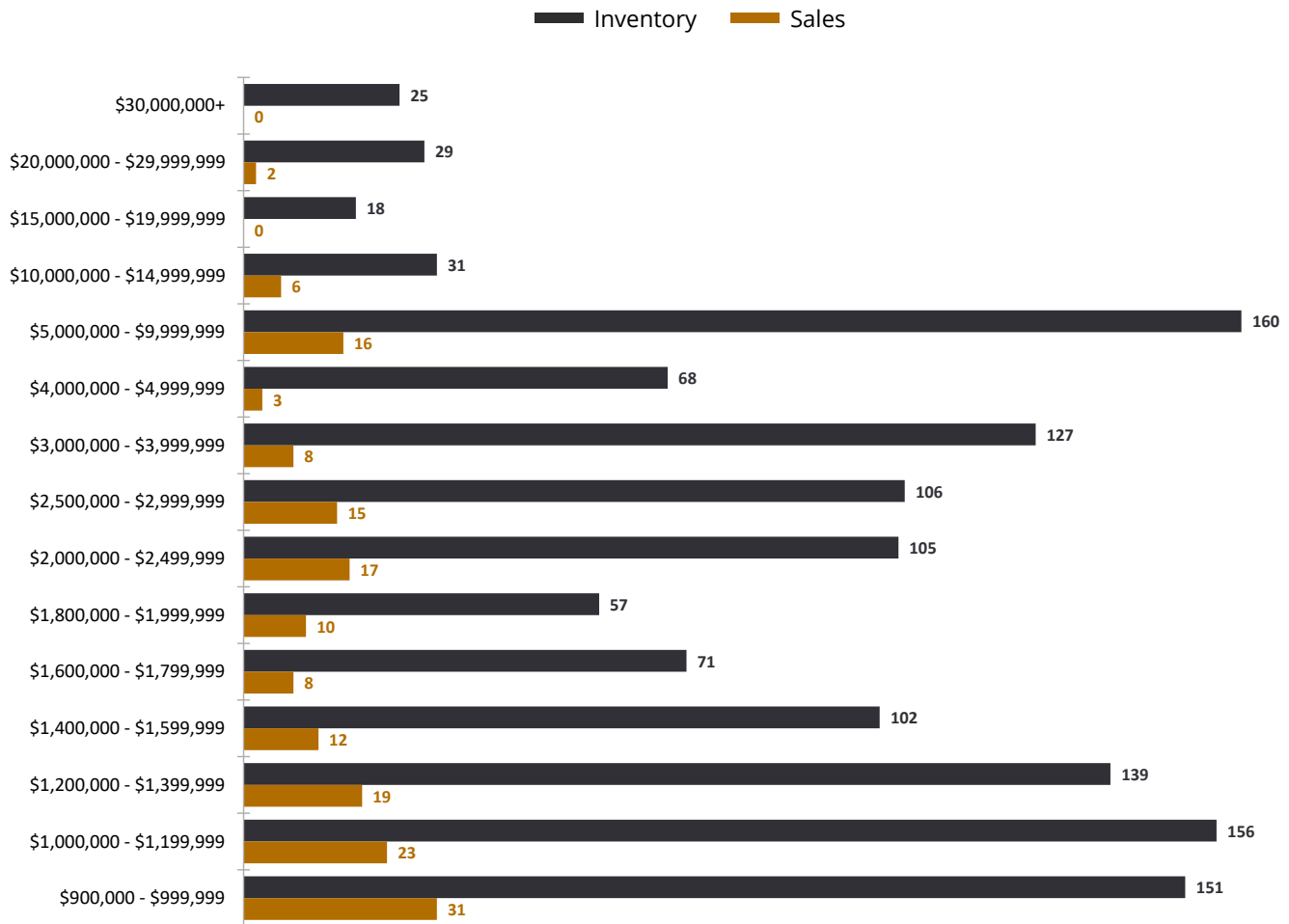




MIAMI
FLORIDA

LUXURY INVENTORY VS. SALES | APRIL 2026

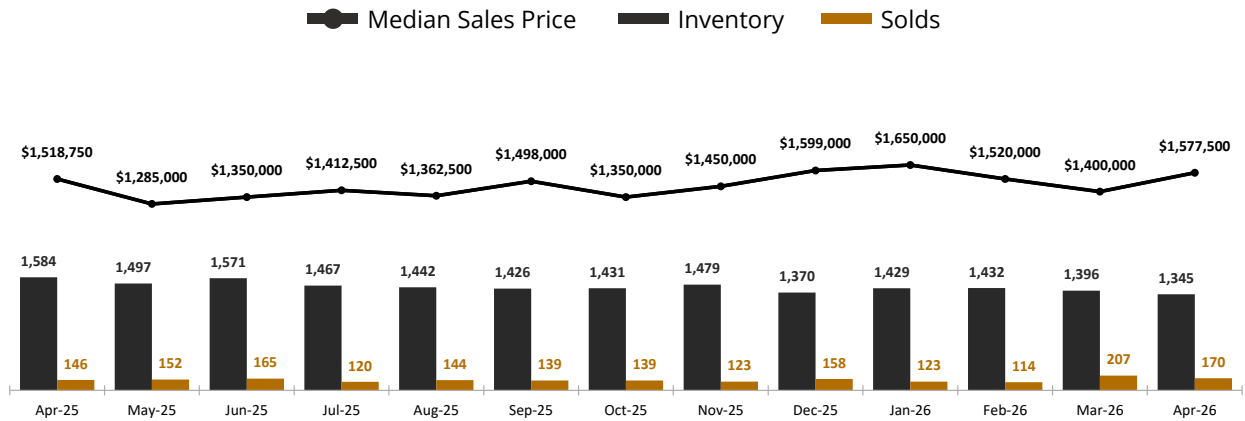
Total Inventory: 1,345 **Total Sales: 170** **Total Sales Ratio²: 13%** **Balanced Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,290,000	4	3	104	691	15%
3,000 - 3,499	\$2,130,500	5	4	16	186	9%
3,500 - 3,999	\$2,050,000	4	4	13	109	12%
4,000 - 4,499	\$5,275,000	5	5	14	78	18%
4,500 - 4,999	\$3,000,000	5	5	4	51	8%
5,000+	\$7,500,000	6	7	14	159	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 | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
1,584 **1,345**

VARIANCE: **-15%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
146 **170**

VARIANCE: **16%**

SALES PRICE

Apr. 2025 Apr. 2026
\$1.52m **\$1.58m**

VARIANCE: **4%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$676 **\$650**

VARIANCE: **-4%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
94.72% **94.61%**

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
52 **63**

VARIANCE: **21%**

MIAMI MARKET SUMMARY | APRIL 2026

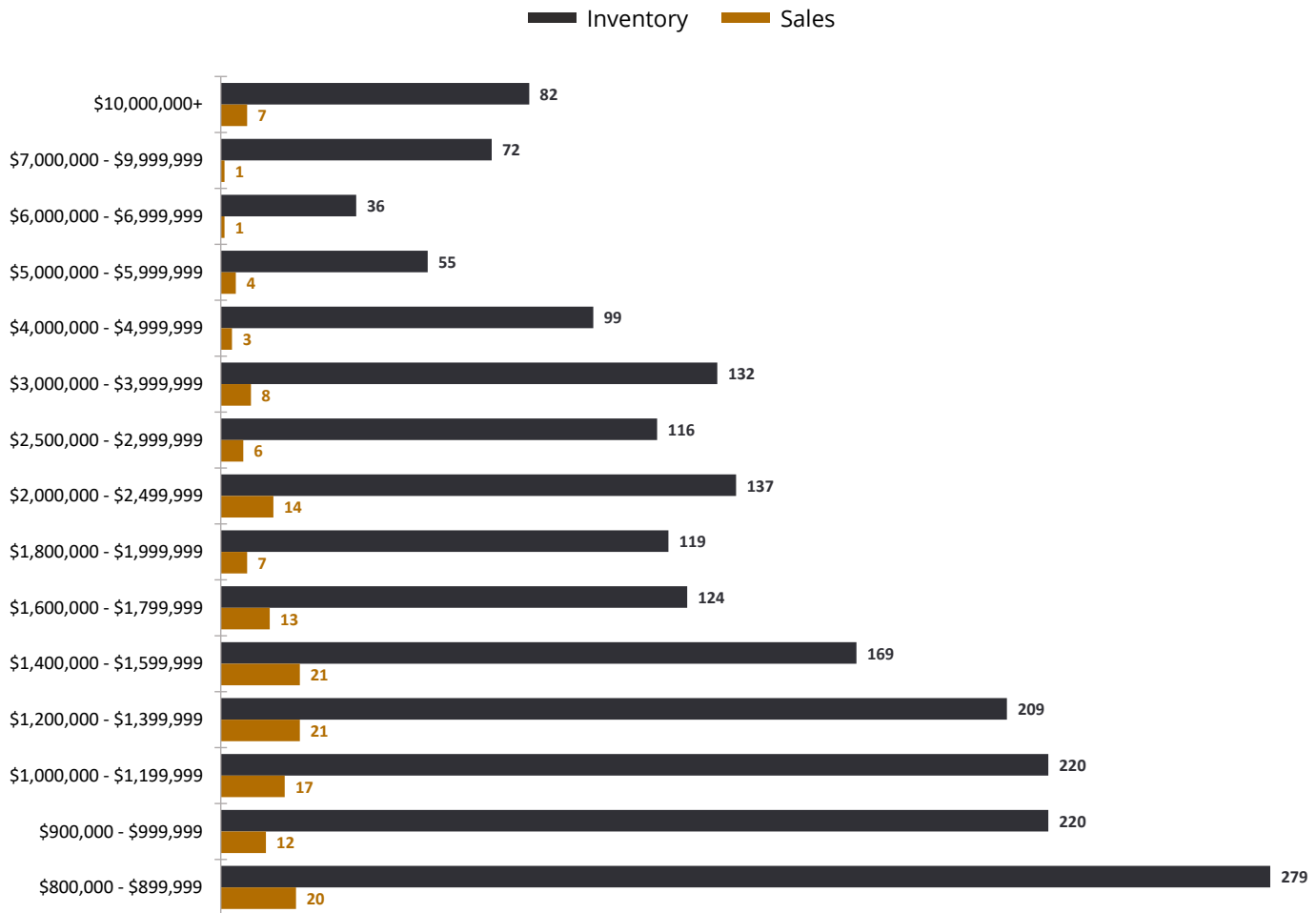
- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **94.61% of list price** in April 2026.
- The most active price band is **\$900,000-\$999,999**, where the sales ratio is **21%**.
- The median luxury sales price for single-family homes is **\$1,577,500**.
- The median days on market for April 2026 was **63** days, up from **52** in April 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 | APRIL 2026

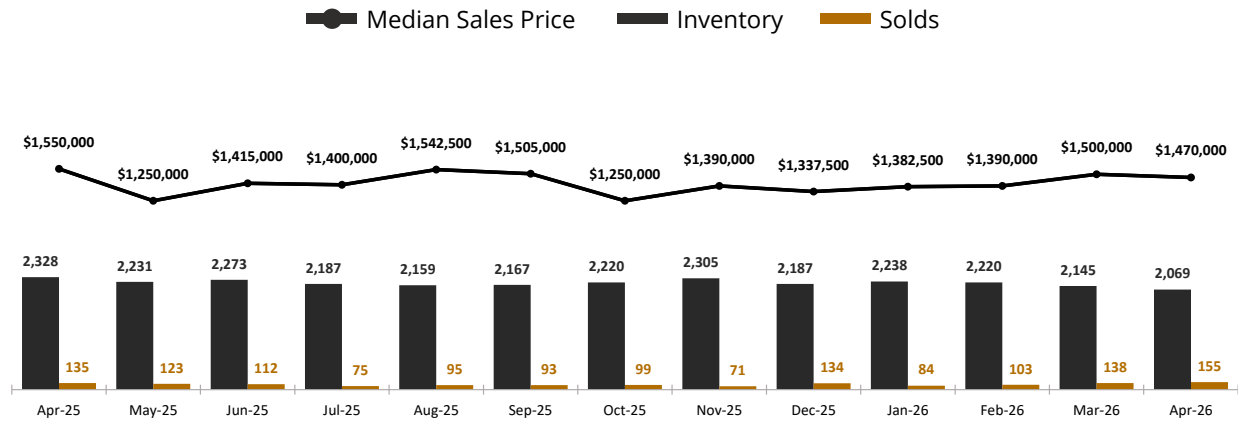
Total Inventory: 2,069 **Total Sales: 155** **Total Sales Ratio²: 7%** **Buyer's Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$1,250,000	1	2	22	271	8%
1,000 - 1,499	\$1,046,500	2	2	42	683	6%
1,500 - 1,999	\$1,512,000	2	3	41	436	9%
2,000 - 2,499	\$1,837,500	3	4	26	215	12%
2,500 - 2,999	\$2,621,250	3	4	10	122	8%
3,000+	\$9,206,250	4	5	12	244	5%

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 | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
2,328 **2,069**

VARIANCE: **-11%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
135 **155**

VARIANCE: **15%**

SALES PRICE

Apr. 2025 Apr. 2026
\$1.55m **\$1.47m**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$1,001 **\$922**

VARIANCE: **-8%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
94.42% **94.44%**

VARIANCE: **0%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
78 **92**

VARIANCE: **18%**

MIAMI MARKET SUMMARY | APRIL 2026

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.44% of list price** in April 2026.
- The most active price band is **\$1,400,000-\$1,599,999**, where the sales ratio is **12%**.
- The median luxury sales price for attached homes is **\$1,470,000**.
- The median days on market for April 2026 was **92** days, up from **78** in April 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.