INSTITUTE *for* LUXURY HOME MARKETING®

by Colibri Real Estate

AUGUST
2026

MIAMI

FLORIDA

www.LuxuryHomeMarketing.com

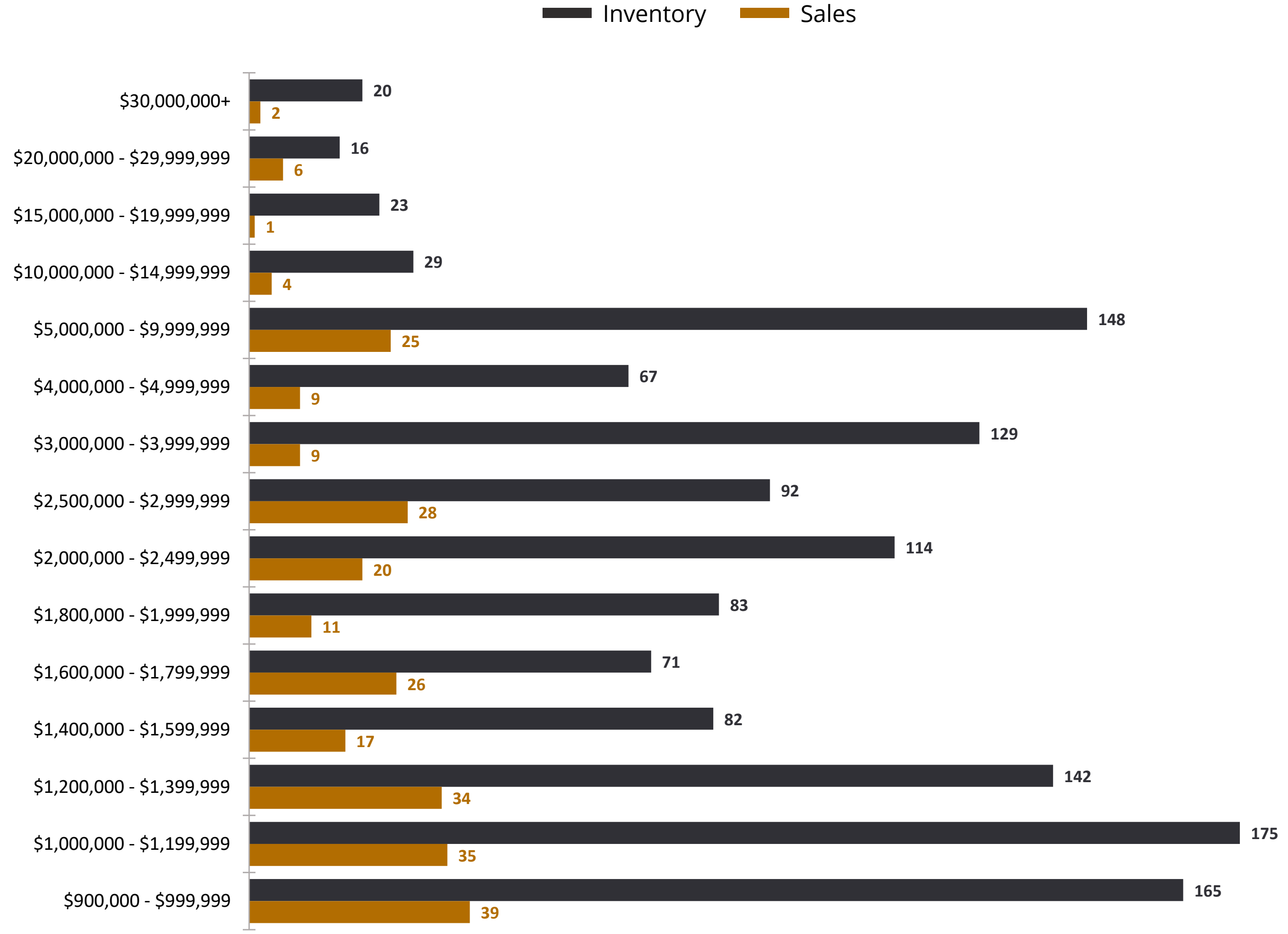
MIAMI

SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: **1,356** | *Total Sales:* **266** | *Total Sales Ratio*[2]: **20%** | **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	$1,300,000	4	3	**138**	**666**	**21%**
3,000 - 3,499	$1,602,500	5	4	**36**	**159**	**23%**
3,500 - 3,999	$2,007,000	5	4	**30**	**98**	**31%**
4,000 - 4,499	$2,648,500	5	5	**16**	**65**	**25%**
4,500 - 4,999	$5,150,000	6	6	**10**	**38**	**26%**
5,000+	$9,250,000	6	8	**24**	**136**	**18%**

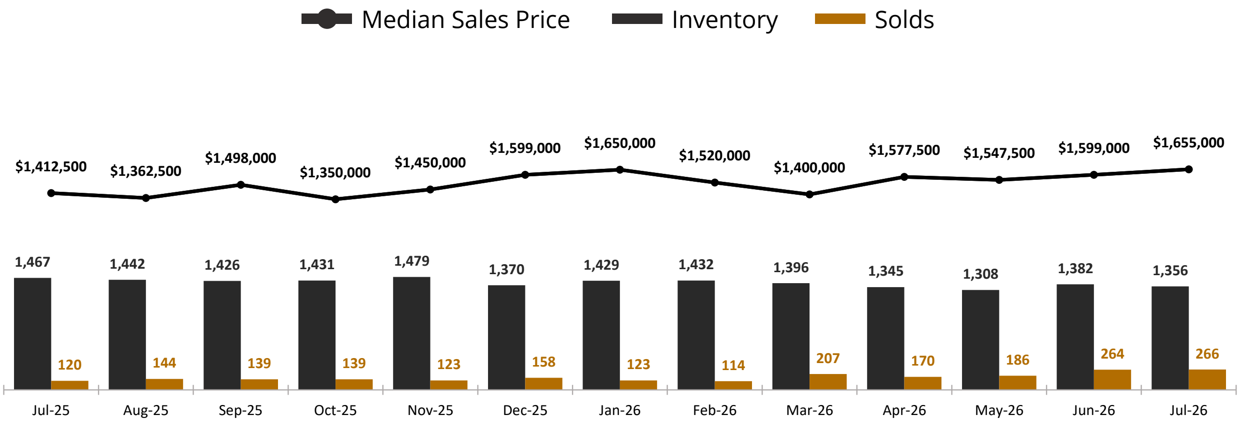
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

MIAMI

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

Metric	Jul. 2025	Jul. 2026	Variance
TOTAL INVENTORY	1,467	1,356	-8%
TOTAL SOLDS	120	266	122%
SALES PRICE	$1.41m	$1.66m	17%
SALE PRICE PER SQFT.	$595	$659	11%
SALE TO LIST PRICE RATIO	94.56%	94.86%	0%
DAYS ON MARKET	50	57	14%

MIAMI MARKET SUMMARY | JULY 2026

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **94.86% of list price** in July 2026.
- The most active price band is **$20,000,000-$29,999,999**, where the sales ratio is **38%**.
- The median luxury sales price for single-family homes is **$1,655,000**.
- The median days on market for July 2026 was **57** days, up from **50** in July 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.

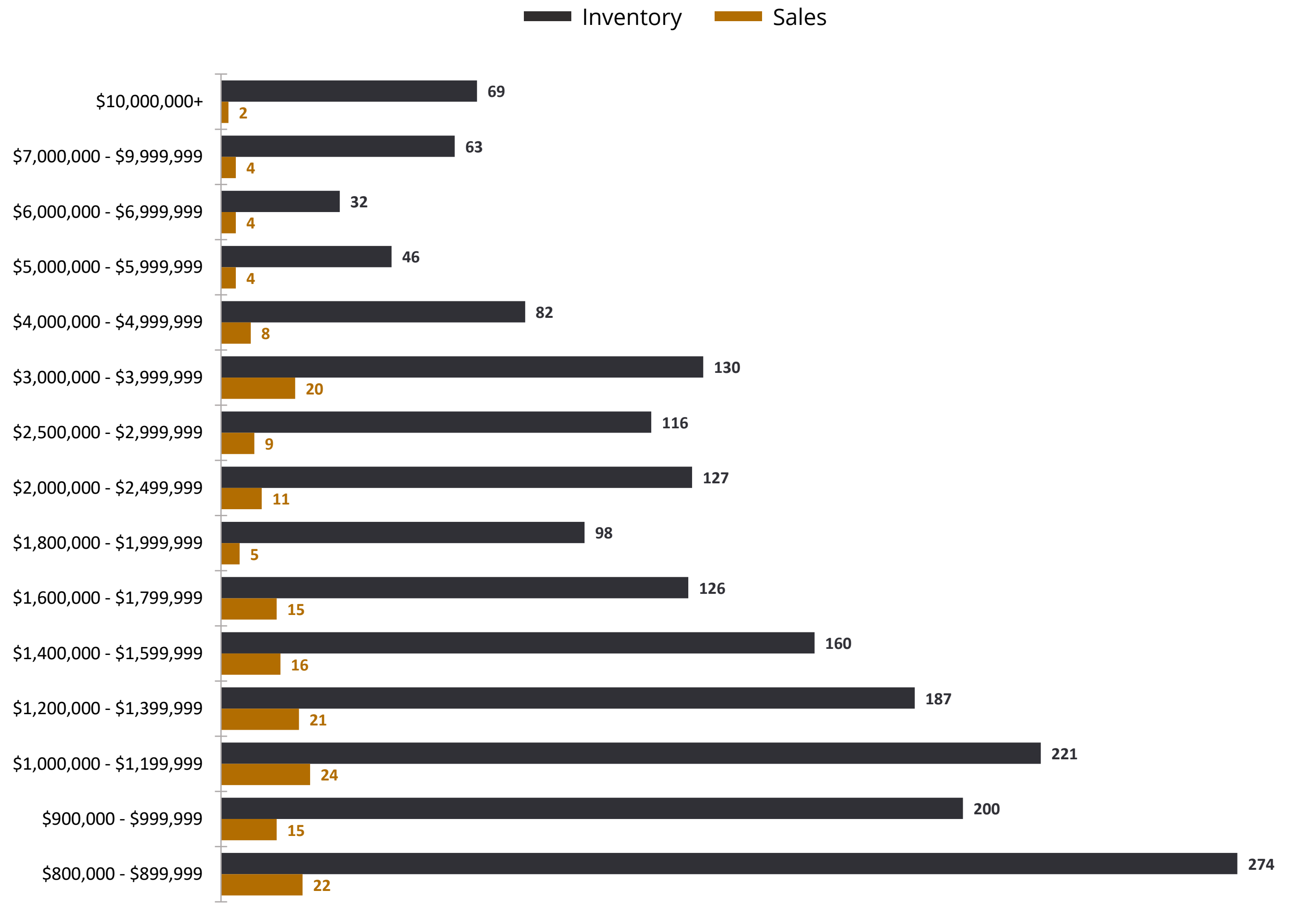
MIAMI

ATTACHED HOMES

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

LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: **1,931** | *Total Sales:* **180** | *Total Sales Ratio*[2]*:* **9%** | **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	$957,500	2	2	**6**	**279**	**2%**
1,000 - 1,499	$1,065,000	2	2	**50**	**622**	**8%**
1,500 - 1,999	$1,382,500	3	3	**46**	**409**	**11%**
2,000 - 2,499	$2,100,000	3	3	**28**	**204**	**14%**
2,500 - 2,999	$2,800,000	4	4	**22**	**118**	**19%**
3,000+	$4,125,000	4	6	**22**	**205**	**11%**

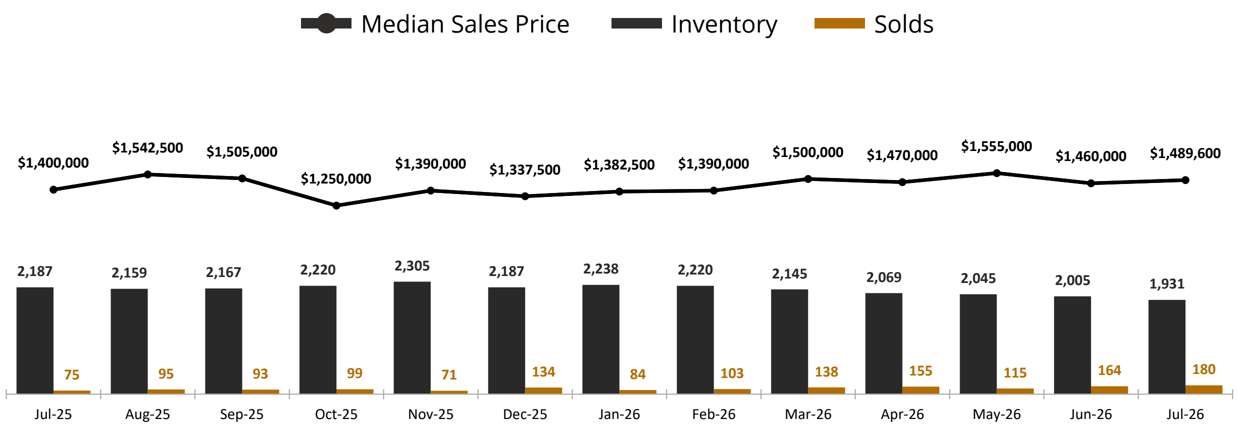
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

MIAMI

ATTACHED HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025	Jul. 2026
2,187	1,931

VARIANCE: **-12%**

TOTAL SOLDS

Jul. 2025	Jul. 2026
75	180

VARIANCE: **140%**

SALES PRICE

Jul. 2025	Jul. 2026
$1.40m	$1.49m

VARIANCE: **6%**

SALE PRICE PER SQFT.

Jul. 2025	Jul. 2026
$916	$889

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Jul. 2025	Jul. 2026
93.50%	93.62%

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2025	Jul. 2026
76	86

VARIANCE: **13%**

MIAMI MARKET SUMMARY | JULY 2026

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **93.62% of list price** in July 2026.
- The most active price band is **$3,000,000-$3,999,999**, where the sales ratio is **15%**.
- The median luxury sales price for attached homes is **$1,489,600**.
- The median days on market for July 2026 was **86** days, up from **76** in July 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.