

Elliman Report

Q3-2021 Coral Gables, FL Sales

“Rising price trend indicators, chronically low inventory, a fast-moving pace, and a record market share of bidding wars.”

Coral Gables Single Family Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$2,311,803	1.7%	\$2,272,112	24.7%	\$1,854,275
Average Price Per Sq Ft	\$721	7.0%	\$674	19.2%	\$605
Median Sales Price	\$1,348,000	-9.8%	\$1,495,000	33.1%	\$1,012,500
Number of Sales (Closed)	181	-35.4%	280	-10.4%	202
Days on Market (From Last List Date)	48	-35.1%	74	-66.9%	145
Coral Gables Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$720,358	39.8%	\$515,343	65.8%	\$434,424
Average Price Per Sq Ft	\$485	21.6%	\$399	42.6%	\$340
Median Sales Price	\$410,000	7.3%	\$382,000	15.5%	\$355,000
Number of Sales (Closed)	130	-9.1%	143	80.6%	72
Days on Market (From Last List Date)	121	31.5%	92	-12.3%	138
Luxury Single Family Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$9,051,842	10.1%	\$8,221,125	19.4%	\$7,582,826
Average Price Per Sq Ft	\$1,282	25.6%	\$1,021	29.6%	\$989
Median Sales Price	\$6,000,000	18.8%	\$5,050,000	33.3%	\$4,500,000
Number of Sales (Closed)	19	-34.5%	29	-17.4%	23
Days on Market (From Last List Date)	96	-22.6%	124	-61.0%	246
Luxury Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$2,534,913	56.5%	\$1,619,267	124.4%	\$1,129,563
Average Price Per Sq Ft	\$680	24.3%	\$547	67.1%	\$407
Median Sales Price	\$1,992,000	42.3%	\$1,400,000	107.0%	\$962,500
Number of Sales (Closed)	14	-6.7%	15	75.0%	8
Days on Market (From Last List Date)	343	174.4%	125	134.9%	146

Condo's median sales price rose 15.5% to \$410,000, the second-highest on record. Single family median sales price surged 33.1% to \$1,348,000 over the same period and 45.7% above the same period two years ago.