

Miami - Dade Report

Week of August 4-10, 2025

Tel: 970-390-9563

Email: EJohnson@OneSothebysRealty.com

List or closed price between \$2,000,000 - \$4,000,000

New Contracts Signed

	Condo	Single	Townhouse	Total
Qty	4	16	0	20
DOM	92	161	0	147
Volume	\$ 13,996,000	\$ 46,549,000	\$ -	\$ 60,545,000
Avg List Price	\$ 3,499,000	\$ 2,909,313		\$ 3,027,250
Avg \$/SqFt	\$ 1,851	\$ 845	\$ -	\$ 1,046
High	\$ 2,296	\$ 1,177	\$ -	\$ 2,296
Low	\$ 1,309	\$ 489	\$ -	\$ 489
Median	\$ 1,900	\$ 847	\$ -	\$ 904

Rank	List Price	\$/SqFt	DOM	Type	Address	Residence	Building
1	\$ 3,999,000	\$ 1,002	185	Single	1823 SW 2nd Ct		
2	\$ 3,995,000	\$ 558	250	Single	9781 NW 131st St		
3	\$ 3,850,000	\$ 1,590	10	Condo	300 Biscayne Blvd Way Unit	4502	Aston Martin
4	\$ 3,700,000	\$ 1,020	39	Single	2880 Fairgreen Dr		
5	\$ 3,697,000	\$ 2,211	211	Condo	1425 Brickell Ave Unit	47A	Four Seasons
6	\$ 3,495,000	\$ 1,177	91	Single	4532 Sheridan Ave		
7	\$ 3,395,000	\$ 917	97	Single	7251 SW 47th Ct		
8	\$ 3,350,000	\$ 2,296	97	Condo	10201 Collins Ave Unit	303	OCEANA BAL HARBOUR CONDO
9	\$ 3,287,000	\$ 822	239	Single	8787 SW 107th St		
10	\$ 3,250,000	\$ 911	259	Single	1415 Madrid St		
	\$ 36,018,000	\$ 1,250	148				

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Closed sales

	Condo	Single	Townhouse	Total
Qty	4	7	2	13
DOM	148	104	112	119
% of List	94%	92%	93%	93%
Volume	\$ 10,650,000	\$ 19,855,000	\$ 5,260,000	\$ 35,765,000
Avg Sold Price	\$ 2,662,500	\$ 2,836,429	\$ 2,630,000	\$ 2,751,154
Avg \$/SqFt	\$ 1,484	\$ 934	\$ 874	\$ 1,108
High	\$ 1,951	\$ 1,367	\$ 923	\$ 1,951
Low	\$ 1,146	\$ 633	\$ 826	\$ 633
Median	\$ 1,419	\$ 929	\$ 874	\$ 943

Rank	Sales Price	\$/SqFt	% List	DOM	Type	Address	Residence	Building
1	\$ 3,780,000	\$ 927	81%	62	Single	4213 Nautilus Dr		
2	\$ 3,530,000	\$ 1,642	93%	160	Condo	6899 Collins Ave Unit	2804	CARILLON CONDO
3	\$ 3,350,000	\$ 793	97%	108	Single	13840 Old Cutler Rd		
4	\$ 3,075,000	\$ 826	86%	225	Townhouse	4951 University Dr		C G RIVIERA SEC PART 4
5	\$ 2,750,000		83%	71	Single	2243 Bayview Ln		
6	\$ 2,700,000	\$ 1,367	90%	131	Single	371 Golden Beach Dr		
7	\$ 2,600,000	\$ 932	96%	37	Single	826 Malaga Ave		
8	\$ 2,600,000	\$ 1,146	93%	193	Condo	300 Biscayne Blvd Way Unit	3707	Aston Martin Residences
9	\$ 2,500,000	\$ 633	96%	316	Single	1914 SW 22nd Ter		
10	\$ 2,400,000	\$ 1,951	98%	30	Condo	2301 Collins Ave Unit	1407	Roney Palace
	\$ 29,285,000	\$ 1,135	91%	133				