

CondoVulturesRealty.com Greater Downtown Miami Luxury Condo Market Sales Velocity Report As Of 10/29/2018

This Is A Snapshot Of The Current Luxury Condo Market For Units With A List Price Of At Least \$1 million In The Greater Downtown Miami Area Of Miami-Dade County In South Florida In 2018. Greater Downtown Miami Is Defined As The Area Stretching From The Julia Tuttle Causeway South To The Rickenbacker Causeway, And Biscayne Bay West To Interstate 95.

	Units	Average Price Per Unit	Average Price Per Square Foot	Days On Market
Current Active Listings	614	\$2,125,913	\$845	199
Current Pending Sales	11	\$1,939,000	\$803	124
First Nine Months Of 2018 Completed Sales (January Through September)	81	\$1,610,872	\$657	182
Active Listings v First Nine Months Of 2018 Completed Sales Spread		32.0%	28.6%	9.3%
Average Monthly Sales Completed In First Nine Months Of 2018	9.0			
Average Months Of Supply Currently Available	68.2			

Source: Southeast Florida MLS Matrix