

CondoVulturesRealty.com Coconut Grove Luxury Condo Market Sales Velocity Report As Of  
12/04/2018

This Is A Snapshot Of The Luxury Condo Market In The Miami's Coconut Grove Neighborhood In The South Florida County Of Miami-Dade In 2018. Luxury Condos Are Defined As Those Units With A Minimum Asking Price Of \$1 Million Each.

	Units	Average Price Per Unit	Average Price Per Square Foot	Days On Market
Current Active Listings	50	\$3,219,520	\$1,094	198
Current Pending Sales	5	\$2,645,200	\$935	170
First Nine Months Of 2018 Completed Sales (January Through September)	10	\$2,621,470	\$794	160
Active Listings v First Nine Months Of 2018 Completed Sales Spread		22.8%	37.8%	23.8%
Average Monthly Sales Completed In First Nine Months Of 2018	1.1			
Average Months Of Supply Currently Available	45.0			

Source: Southeast Florida MLS Matrix