

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

# MARKET INSIGHT

AUGUST 2023



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# MIAMI-DADE

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



9575

LISTINGS FOR SALE

▲  
4.1%

CURRENT VS. PREVIOUS MONTH

▼  
-4.8%

CURRENT VS. SAME MONTH 1 YR AGO

2324

CLOSED SALES

▲  
7.9%

CURRENT VS. PREVIOUS MONTH

▼  
-11.9%

CURRENT VS. SAME MONTH 1 YR AGO

4.1

MONTHS OF INVENTORY

▼  
-4.7%

CURRENT VS. PREVIOUS MONTH

▲  
7.9%

CURRENT VS. SAME MONTH 1 YR AGO

57

AVERAGE DAYS  
ON MARKET

▼  
-3.4%

CURRENT VS. PREVIOUS MONTH

▲  
42.5%

CURRENT VS. SAME MONTH 1 YR AGO

\$525,000

MEDIAN SOLD PRICE

0.0%

CURRENT VS. PREVIOUS MONTH

▲  
15.4%

CURRENT VS. SAME MONTH 1 YR AGO



# BROWARD

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



7306

LISTINGS FOR SALE

▲  
4.0%

CURRENT VS. PREVIOUS MONTH

▲  
9.3%

CURRENT VS. SAME MONTH 1 YR AGO

2549

CLOSED SALES

▲  
10.3%

CURRENT VS. PREVIOUS MONTH

▼  
-9.1%

CURRENT VS. SAME MONTH 1 YR AGO

2.9

MONTHS OF INVENTORY

▼  
-3.3%

CURRENT VS. PREVIOUS MONTH

▲  
20.8%

CURRENT VS. SAME MONTH 1 YR AGO

45

AVERAGE DAYS  
ON MARKET

▲  
4.7%

CURRENT VS. PREVIOUS MONTH

▲  
36.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$425,000

MEDIAN SOLD PRICE

▲  
1.2%

CURRENT VS. PREVIOUS MONTH

▲  
9.0%

CURRENT VS. SAME MONTH 1 YR AGO



# PALM BEACH

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



6575

LISTINGS FOR SALE



-2.0%

CURRENT VS. PREVIOUS MONTH



4.3%

CURRENT VS. SAME MONTH 1 YR AGO

2460

CLOSED SALES



13.4%

CURRENT VS. PREVIOUS MONTH



0.8%

CURRENT VS. SAME MONTH 1 YR AGO

2.7

MONTHS OF INVENTORY



-12.9%

CURRENT VS. PREVIOUS MONTH



3.8%

CURRENT VS. SAME MONTH 1 YR AGO

48

AVERAGE DAYS  
ON MARKET



-5.9%

CURRENT VS. PREVIOUS MONTH



60.0%

CURRENT VS. SAME MONTH 1 YR AGO

\$460,000

MEDIAN SOLD PRICE



1.1%

CURRENT VS. PREVIOUS MONTH



7.0%

CURRENT VS. SAME MONTH 1 YR AGO



# AVENTURA

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



684

LISTINGS FOR SALE

▲  
2.2%

CURRENT VS. PREVIOUS MONTH

▲  
25.3%

CURRENT VS. SAME MONTH 1 YR AGO

108

CLOSED SALES

▲  
18.7%

CURRENT VS. PREVIOUS MONTH

▼  
-1.8%

CURRENT VS. SAME MONTH 1 YR AGO

6.3

MONTHS OF INVENTORY

▼  
-14.9%

CURRENT VS. PREVIOUS MONTH

▲  
26.0%

CURRENT VS. SAME MONTH 1 YR AGO

80

AVERAGE DAYS  
ON MARKET

▼  
-27.9%

CURRENT VS. PREVIOUS MONTH

▲  
70.2%

CURRENT VS. SAME MONTH 1 YR AGO

\$525,000

MEDIAN SOLD PRICE

▲  
12.9%

CURRENT VS. PREVIOUS MONTH

▲  
16.2%

CURRENT VS. SAME MONTH 1 YR AGO



# BRICKELL

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



829

LISTINGS FOR SALE

▲  
6.8%

CURRENT VS. PREVIOUS MONTH

▼  
-7.3%

CURRENT VS. SAME MONTH 1 YR AGO

118

CLOSED SALES

▼  
-8.5%

CURRENT VS. PREVIOUS MONTH

▼  
-31.8%

CURRENT VS. SAME MONTH 1 YR AGO

7.0

MONTHS OF INVENTORY

▲  
16.7%

CURRENT VS. PREVIOUS MONTH

▲  
34.6%

CURRENT VS. SAME MONTH 1 YR AGO

86

AVERAGE DAYS  
ON MARKET

▲  
7.5%

CURRENT VS. PREVIOUS MONTH

▲  
38.7%

CURRENT VS. SAME MONTH 1 YR AGO

\$574,000

MEDIAN SOLD PRICE

▼  
-9.6%

CURRENT VS. PREVIOUS MONTH

▼  
-4.3%

CURRENT VS. SAME MONTH 1 YR AGO



# COCONUT GROVE

SINGLE-FAMILY HOMES & CONDOS COMBINED

AUGUST 2023



208

LISTINGS FOR SALE

▲  
6.1%

CURRENT VS. PREVIOUS MONTH

▼  
-7.1%

CURRENT VS. SAME MONTH 1 YR AGO

36

CLOSED SALES

0.0%

CURRENT VS. PREVIOUS MONTH

▼  
-12.2%

CURRENT VS. SAME MONTH 1 YR AGO

5.8

MONTHS OF INVENTORY

▲  
7.4%

CURRENT VS. PREVIOUS MONTH

▲  
5.5%

CURRENT VS. SAME MONTH 1 YR AGO

75

AVERAGE DAYS  
ON MARKET

▲  
15.4%

CURRENT VS. PREVIOUS MONTH

▲  
134.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,605,000

MEDIAN SOLD PRICE

▲  
25.6%

CURRENT VS. PREVIOUS MONTH

▲  
60.5%

CURRENT VS. SAME MONTH 1 YR AGO



# CORAL GABLES

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



188

LISTINGS FOR SALE



-1.1%

CURRENT VS. PREVIOUS MONTH



-16.1%

CURRENT VS. SAME MONTH 1 YR AGO

45

CLOSED SALES

0.0%

CURRENT VS. PREVIOUS MONTH



-2.2%

CURRENT VS. SAME MONTH 1 YR AGO

4.2

MONTHS OF INVENTORY

0.0%

CURRENT VS. PREVIOUS MONTH



-14.3%

CURRENT VS. SAME MONTH 1 YR AGO

61

AVERAGE DAYS  
ON MARKET



-10.3%

CURRENT VS. PREVIOUS MONTH



56.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,035,000

MEDIAN SOLD PRICE



5.6%

CURRENT VS. PREVIOUS MONTH



14.4%

CURRENT VS. SAME MONTH 1 YR AGO



# CUTLER BAY

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



86

LISTINGS FOR SALE



36.5%

CURRENT VS. PREVIOUS MONTH



-8.5%

CURRENT VS. SAME MONTH 1 YR AGO

51

CLOSED SALES



-5.6%

CURRENT VS. PREVIOUS MONTH



27.5%

CURRENT VS. SAME MONTH 1 YR AGO

1.7

MONTHS OF INVENTORY



41.7%

CURRENT VS. PREVIOUS MONTH



-29.2%

CURRENT VS. SAME MONTH 1 YR AGO

28

AVERAGE DAYS  
ON MARKET



16.7%

CURRENT VS. PREVIOUS MONTH



40.0%

CURRENT VS. SAME MONTH 1 YR AGO

\$565,000

MEDIAN SOLD PRICE



10.1%

CURRENT VS. PREVIOUS MONTH



11.9%

CURRENT VS. SAME MONTH 1 YR AGO



# DORAL

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



255

LISTINGS FOR SALE



-4.9%

CURRENT VS. PREVIOUS MONTH



-16.4%

CURRENT VS. SAME MONTH 1 YR AGO

92

CLOSED SALES



15.0%

CURRENT VS. PREVIOUS MONTH



-18.6%

CURRENT VS. SAME MONTH 1 YR AGO

2.8

MONTHS OF INVENTORY



-17.6%

CURRENT VS. PREVIOUS MONTH



3.7%

CURRENT VS. SAME MONTH 1 YR AGO

45

AVERAGE DAYS  
ON MARKET



-32.8%

CURRENT VS. PREVIOUS MONTH



28.6%

CURRENT VS. SAME MONTH 1 YR AGO

\$613,000

MEDIAN SOLD PRICE



7.5%

CURRENT VS. PREVIOUS MONTH



21.1%

CURRENT VS. SAME MONTH 1 YR AGO



# KEY BISCAVNE

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



142

LISTINGS FOR SALE

▲  
0.7%

CURRENT VS. PREVIOUS MONTH

▲  
1.4%

CURRENT VS. SAME MONTH 1 YR AGO

15

CLOSED SALES

▼  
-44.4%

CURRENT VS. PREVIOUS MONTH

▼  
-53.1%

CURRENT VS. SAME MONTH 1 YR AGO

9.5

MONTHS OF INVENTORY

▲  
79.2%

CURRENT VS. PREVIOUS MONTH

▲  
115.9%

CURRENT VS. SAME MONTH 1 YR AGO

67

AVERAGE DAYS  
ON MARKET

▼  
-53.5%

CURRENT VS. PREVIOUS MONTH

▼  
-5.6%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,098,000

MEDIAN SOLD PRICE

▼  
-15.5%

CURRENT VS. PREVIOUS MONTH

▼  
-6.6%

CURRENT VS. SAME MONTH 1 YR AGO



# LAS OLAS

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



184

LISTINGS FOR SALE



2.2%

CURRENT VS. PREVIOUS MONTH



15.0%

CURRENT VS. SAME MONTH 1 YR AGO

41

CLOSED SALES



17.1%

CURRENT VS. PREVIOUS MONTH



-6.8%

CURRENT VS. SAME MONTH 1 YR AGO

4.5

MONTHS OF INVENTORY



-11.8%

CURRENT VS. PREVIOUS MONTH



25.0%

CURRENT VS. SAME MONTH 1 YR AGO

67

AVERAGE DAYS  
ON MARKET



4.7%

CURRENT VS. PREVIOUS MONTH



8.1%

CURRENT VS. SAME MONTH 1 YR AGO

\$720,000

MEDIAN SOLD PRICE



-26.2%

CURRENT VS. PREVIOUS MONTH



-8.6%

CURRENT VS. SAME MONTH 1 YR AGO



# MIAMI BEACH

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



828

LISTINGS FOR SALE



-1.0%

CURRENT VS. PREVIOUS MONTH



27.0%

CURRENT VS. SAME MONTH 1 YR AGO

131

CLOSED SALES



42.2%

CURRENT VS. PREVIOUS MONTH



6.5%

CURRENT VS. SAME MONTH 1 YR AGO

6.3

MONTHS OF INVENTORY



-30.8%

CURRENT VS. PREVIOUS MONTH



18.9%

CURRENT VS. SAME MONTH 1 YR AGO

96

AVERAGE DAYS  
ON MARKET



17.1%

CURRENT VS. PREVIOUS MONTH



71.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$633,000

MEDIAN SOLD PRICE



24.6%

CURRENT VS. PREVIOUS MONTH



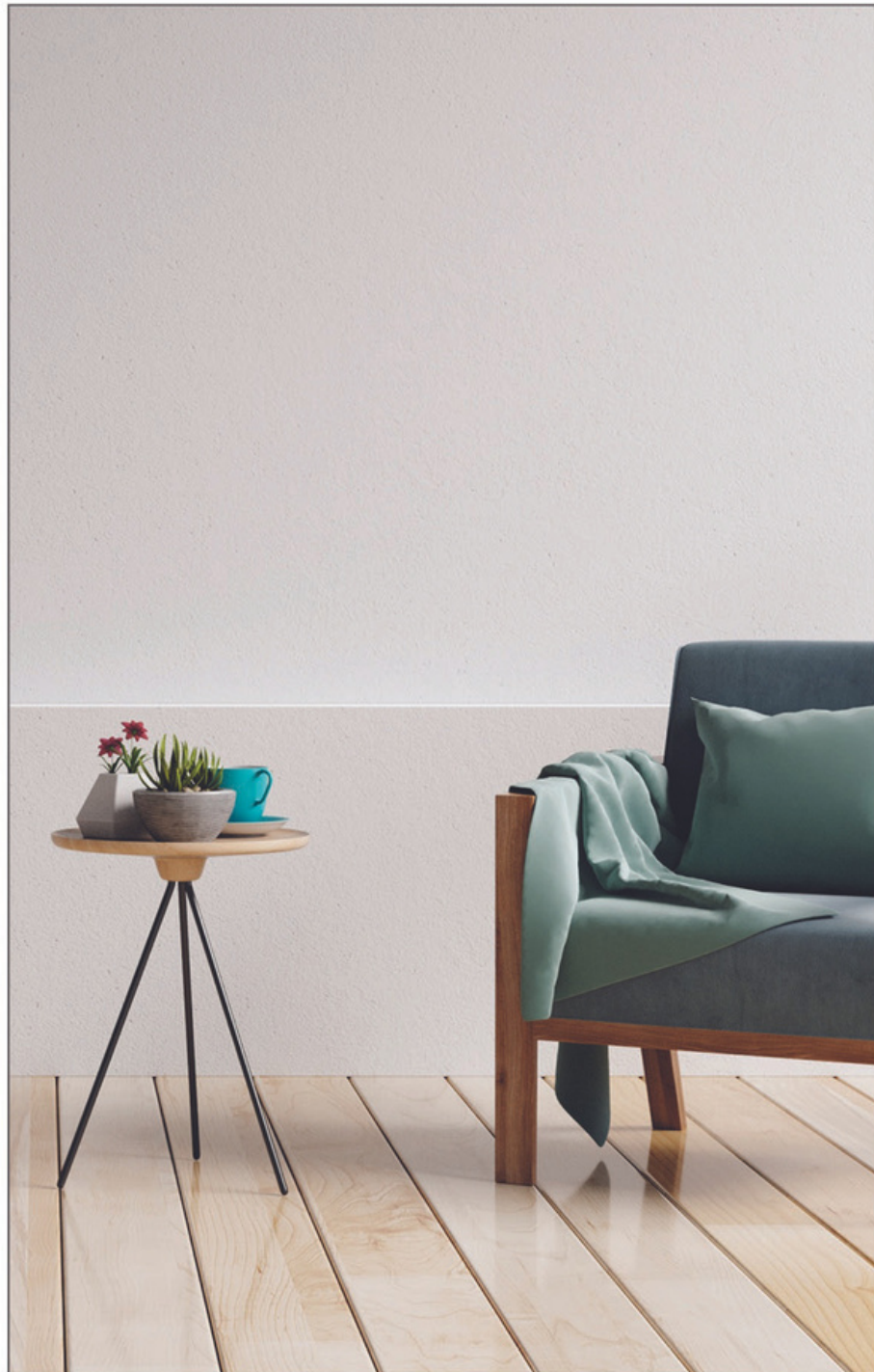
20.6%

CURRENT VS. SAME MONTH 1 YR AGO



# PALMETTO BAY

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



83

LISTINGS FOR SALE



9.2%

CURRENT VS. PREVIOUS MONTH



-10.8%

CURRENT VS. SAME MONTH 1 YR AGO

26

CLOSED SALES



-16.1%

CURRENT VS. PREVIOUS MONTH



4.0%

CURRENT VS. SAME MONTH 1 YR AGO

3.2

MONTHS OF INVENTORY



28.0%

CURRENT VS. PREVIOUS MONTH



-13.5%

CURRENT VS. SAME MONTH 1 YR AGO

29

AVERAGE DAYS  
ON MARKET



-35.6%

CURRENT VS. PREVIOUS MONTH



38.1%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,075,000

MEDIAN SOLD PRICE



-10.4%

CURRENT VS. PREVIOUS MONTH



18.0%

CURRENT VS. SAME MONTH 1 YR AGO



# PINECREST

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



99

LISTINGS FOR SALE



-7.5%

CURRENT VS. PREVIOUS MONTH



3.1%

CURRENT VS. SAME MONTH 1 YR AGO

19

CLOSED SALES



-17.4%

CURRENT VS. PREVIOUS MONTH



-17.4%

CURRENT VS. SAME MONTH 1 YR AGO

5.2

MONTHS OF INVENTORY



10.6%

CURRENT VS. PREVIOUS MONTH



23.8%

CURRENT VS. SAME MONTH 1 YR AGO

47

AVERAGE DAYS  
ON MARKET



-39.0%

CURRENT VS. PREVIOUS MONTH



27.0%

CURRENT VS. SAME MONTH 1 YR AGO

\$2,500,000

MEDIAN SOLD PRICE



31.6%

CURRENT VS. PREVIOUS MONTH



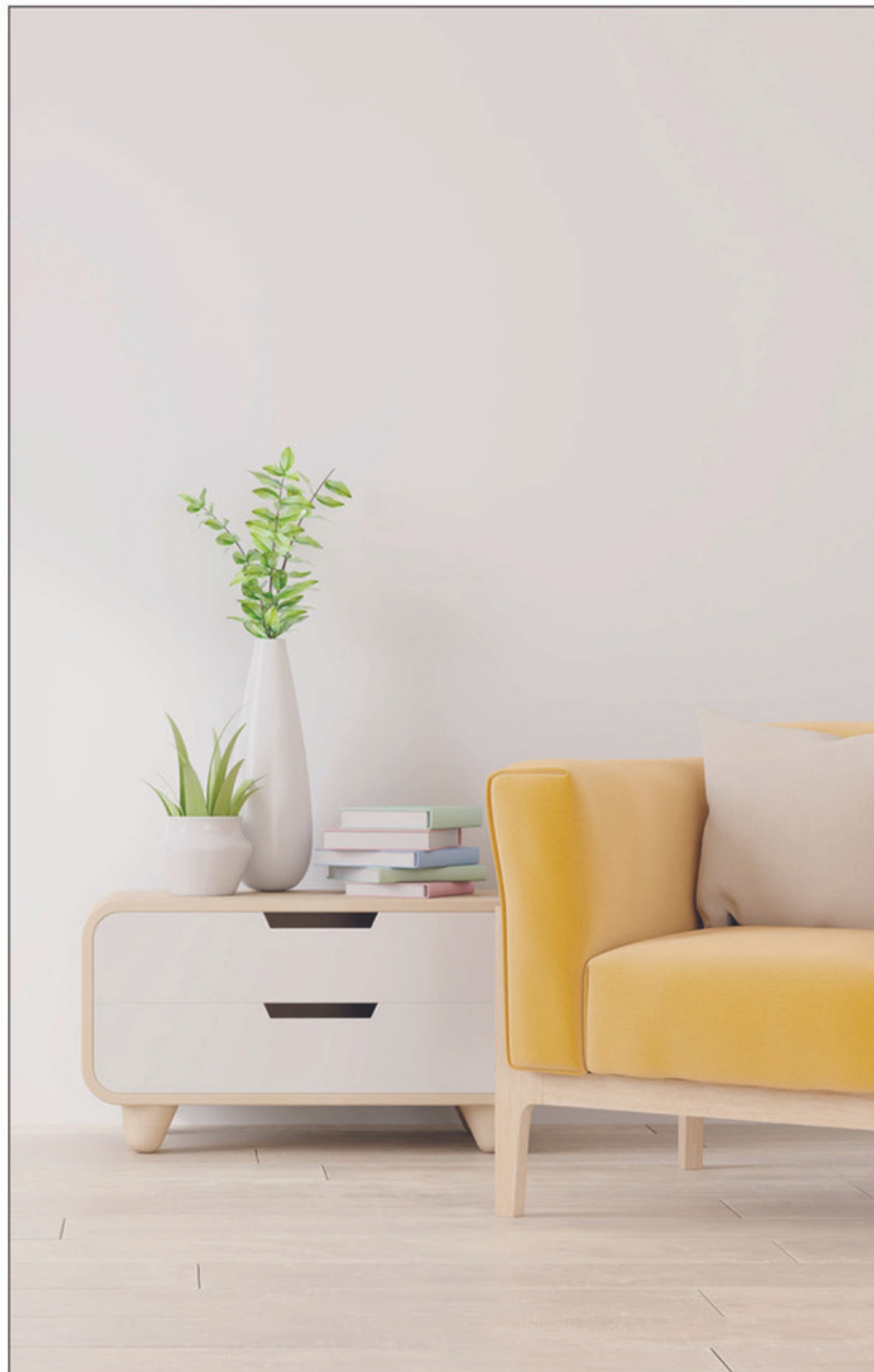
151.3%

CURRENT VS. SAME MONTH 1 YR AGO



# SOUTH BEACH

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



697

LISTINGS FOR SALE



-1.3%

CURRENT VS. PREVIOUS MONTH



-4.7%

CURRENT VS. SAME MONTH 1 YR AGO

105

CLOSED SALES



20.7%

CURRENT VS. PREVIOUS MONTH



4.0%

CURRENT VS. SAME MONTH 1 YR AGO

6.6

MONTHS OF INVENTORY



-18.5%

CURRENT VS. PREVIOUS MONTH



-8.3%

CURRENT VS. SAME MONTH 1 YR AGO

79

AVERAGE DAYS  
ON MARKET



-3.7%

CURRENT VS. PREVIOUS MONTH



58.0%

CURRENT VS. SAME MONTH 1 YR AGO

\$380,000

MEDIAN SOLD PRICE



-13.6%

CURRENT VS. PREVIOUS MONTH



1.3%

CURRENT VS. SAME MONTH 1 YR AGO



# SOUTH MIAMI

SINGLE-FAMILY HOMES & CONDOS COMBINED

AUGUST 2023



28

LISTINGS FOR SALE



40.0%

CURRENT VS. PREVIOUS MONTH



-26.3%

CURRENT VS. SAME MONTH 1 YR AGO

9

CLOSED SALES



-25.0%

CURRENT VS. PREVIOUS MONTH



-43.8%

CURRENT VS. SAME MONTH 1 YR AGO

3.1

MONTHS OF INVENTORY



82.4%

CURRENT VS. PREVIOUS MONTH



29.2%

CURRENT VS. SAME MONTH 1 YR AGO

53

AVERAGE DAYS  
ON MARKET



130.4%

CURRENT VS. PREVIOUS MONTH



82.8%

CURRENT VS. SAME MONTH 1 YR AGO

\$975,000

MEDIAN SOLD PRICE



23.7%

CURRENT VS. PREVIOUS MONTH



11.4%

CURRENT VS. SAME MONTH 1 YR AGO



# WESTON

SINGLE-FAMILY HOMES & CONDOS COMBINED  
AUGUST 2023



123

LISTINGS FOR SALE



-5.4%

CURRENT VS. PREVIOUS MONTH



-32.0%

CURRENT VS. SAME MONTH 1 YR AGO

86

CLOSED SALES



43.3%

CURRENT VS. PREVIOUS MONTH



-6.5%

CURRENT VS. SAME MONTH 1 YR AGO

1.4

MONTHS OF INVENTORY



-36.4%

CURRENT VS. PREVIOUS MONTH



-30.0%

CURRENT VS. SAME MONTH 1 YR AGO

28

AVERAGE DAYS  
ON MARKET



-31.7%

CURRENT VS. PREVIOUS MONTH



0.0%

CURRENT VS. SAME MONTH 1 YR AGO

\$695,000

MEDIAN SOLD PRICE



-7.3%

CURRENT VS. PREVIOUS MONTH



8.1%

CURRENT VS. SAME MONTH 1 YR AGO



POWER.  
PRESENCE.  
PRESTIGE.







**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | EWM  
REALTY

# MARKET INSIGHT

AUGUST 2023

[ewm.com](https://ewm.com)

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