



**Miami Exclusive Gated Communities  
Market Report**

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Miami attracts more and more buyers and investors each year. The real estate market has never been down even during 2020. Indeed, the sales of luxury villas and condos above \$2,000,000 continue to increase. In this market study, we will give you the top gated communities figures from September 2020 to January 2021.

# I- Coco Plum

This enclave of 302 estate homes, including 172 waterfront residencies, designed by world-renowned architects and builders, provides to privileged residents the ultimate privacy, elegance, and exclusivity. At Islands of Cocoplum, you are entitled to use the private Club House as well as its amenities (tennis courts, basketball court, volleyball court, fitness center, playground and pool).

From September 2020 to January 2021, 12 homes above \$2,000,000 have been sold. 2 of them were waterfront. Let's take a look at numbers with the table below:



**This 5-bed / 5-bath home was sold for \$3,025,000 in September 2020.**

## Total Homes Sold: 12

	Sold Price	Sqft	Price per Sqft
<b>Min</b>	\$2,150,000	5,756	\$373.52
<b>Max</b>	\$8,350,000	10,286	\$811.78
<b>Average</b>	\$3,984,791	6,720	\$592.97
<b>Highest Price per Sqft Sold</b>	\$2,700,000	3,180	\$849.06
<b>Total</b>	\$47,817,500		

As we can see, the average sold price for this period is \$3,984,791 with a price per sqft of \$592,97. The average square footage for these 12 villas is 6,720.

## II- Gables Estates

This secure community encompasses 192 lots with wide, deep water, sea walled canals which wind their way through magnificent estate homes. Gables Estates is one of the most prestigious residential communities in Florida, offering residents world-class facilities and truly luxurious living, with plenty of amenities.

From September 2020 to January 2021, 8 homes above \$2,000,000 have been sold. 6 of them were waterfront



This 6-bed / 8.5-bath home was sold for \$14,000,000 in October 2020.

### Total Homes Sold: 8

	Sold Price	Sqft	Price per Sqft
Min	\$3,950,000	5,297	\$745.71
Max	\$33,000,000	10,694	\$3085.84
Average	\$13,931,250	8,065	\$1,727.37
Highest Price per Sqft Sold	\$33,000,000	10,694	\$3,085.84
Total	\$111,450,000		

As we can see, the average sold price for this period is \$13,931,250 with a price per sqft of \$1,727.37. The average square footage for these 8 villas is 8,065.

# III- Bay Point

This gated community built in 1946 is one of the most sought-after locations in Miami, offering a private, safe and quiet lifestyle while housing around 250 exclusive homes with waterfront homes facing Biscayne Bay.

From September 2020 to January 2021, 9 homes above \$2,000,000 have been sold. 4 of them were waterfront. Let's take a look at numbers with the table below:



**This 5-bed / 5.5-bath home was sold for \$3,000,000 in December 2020.**

## Total Homes Sold: 9

	Sold Price	Sqft	Price per Sqft
<b>Min</b>	\$2,100,000	3,537	\$593.72
<b>Max</b>	\$11,300,000	7,169	\$1,576.23
<b>Average</b>	\$5,450,333	5,277	\$1,032.85
<b>Highest Price per Sqft Sold</b>	\$11,300,000	7,169	\$1,576.23
<b>Total</b>	\$49,053,000		

As we can see, the average sold price for this period is \$5,450,333 with a price per sqft of \$1,032.85. The average square footage for these 9 villas is 5,277.

## IV – Sunset Islands

Located between Edgewater, on the mainland, and the Miami Beach Golf Club, the man-made archipelago of Sunset Islands is comprised of high-end residences. Whether they are located right on the waterfront or further away from the bay, their architecture has a true Mediterranean flair, either classic or modern.

From September 2020 to January 2021, 20 homes above \$2,000,000 have been sold. 15 of them were waterfront. Let's take a look at numbers with the table below:



This 7-bed / 6.5-bath home was sold for \$18,500,000 in January 2021.

### Total Homes Sold: 20

	Sold Price	Sqft	Price per Sqft
Min	\$2,400,000	3,138	\$764.82
Max	\$19,950,000	8,082	\$2,468.45
Average	\$9,487,814	5,530	\$1,715.70
Highest Price per Sqft Sold	\$18,000,000	5,778	\$3,115.26
Total	\$189,756,286		

The average sold price for this period is \$9,487,814 with a price per sqft of \$1,715.70. The average square footage for these 20 villas is 5,530.

# V – Star, Palm & Hibiscus Islands

Hibiscus and Palm Island are two man-made islands that are part of the South Beach neighborhood and are located on Biscayne Bay. The enthusiasm for these islands never declined and they keep being graced with new and extraordinary architecture. Star Island is appreciated for its privacy, tranquility and exclusive location with very easy access to Miami Downtown and Miami Beach. Star Island houses the most expensive villas of Miami Beach.

From September 2020 to January 2021, 6 homes above \$2,000,000 have been sold. 5 of them were waterfront. Let's take a look at numbers with the table below:



This 4-bed / 5.5-bath home was sold for \$6,600,000 in September 2020.

## Total Homes Sold: 6

	Sold Price	Sqft	Price per Sqft
Min	\$2,850,000	5,269	\$540.90
Max	\$20,100,000	9,783	\$2,054.58
Average	\$8,600,000	5,860	\$1,467.58
Highest Price per Sqft Sold	\$4,900,000	2,340	\$2,094.02
Total	\$51,600,000		

The average sold price for this period is \$8,600,000 with a price per sqft of \$1,467.58. The average square footage for these 6 villas is 5,860.

## VI – Fisher Island

Fisher Island belongs to one of the most exclusive and private places in Miami, accessible only for the residents and their guests by ferry, boat, or helicopter. The island is less than a square mile and sits south of Miami beach and east of Miami Downtown. Fisher island offers a veritable paradise with a golf course, 8 restaurants, 18 tennis courts, a school, a private Marina, private beaches, a spa and a hotel.

From September 2020 to January 2021, 26 condos above \$2,000,000 have been sold. All of them were waterfront. Let's take a look at numbers with the table below:



**This 6-bed / 7.5-bath condo was sold for \$7,000,000 in September 2020.**

### Total Condos Sold: 26

	Sold Price	Sqft	Price per Sqft
<b>Min</b>	\$2,000,000	2,530	\$790.51
<b>Max</b>	\$20,000,000	6,170	\$3,241.49
<b>Average</b>	\$6,553,846	3,390	\$1,933.29
<b>Highest Price per Sqft Sold</b>	\$20,000,000	6,170	\$3,241.49
<b>Total</b>	\$170,400,000		

The average sold price for this period is \$6,553,846 with a price per sqft of \$1,933.29. The average square footage for these 26 condos is 6,170.



For more information about Miami's real estate market:

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