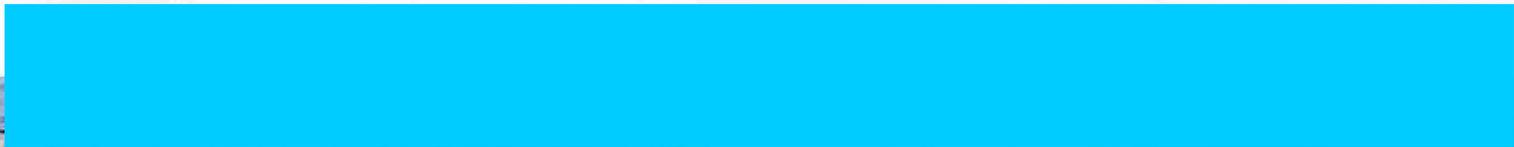




GLOBALTY
INVESTMENT

Miami Exclusive Condos 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 condos continue to increase. In this market study, we will give you the luxury condos figures from September 2020 to January 2021.

I- Brickell: Flatiron

Flatiron is an urban oasis developed by Ugo Colombo and designed by Luis Revuelta. The tower of soaring glass, defined by sweeping exposures, enhances the skyline with persuasive curves. Inside, Italian interior architect Massimo Iosa Ghini introduces a design concept of fluid, continuous space by creating a seamless transition from Brickell Flatiron's exterior. Sitting in a slender glass tower that soars 64 stories high, the Flatiron features 1 to 4-bedroom units ranging from 737 to 4,633 sqft.

From September 2020 to January 2021, 12 condos have been sold. Let's take a look at numbers with the table below:



This 3-bed / 3.5-bath condo was sold for \$1,275,000 in November 2020.

Total Condos Sold: 12

	Sold Price	Sqft	Price per Sqft
Min	\$416,500	820	\$507.93
Max	\$1,575,000	1,955	\$805.63
Average	\$989,208	1,354	\$730.58
Highest Price per Sqft Sold	\$1,475,000	1,037	\$1,422.37
Total	\$11,870,500		

As we can see, the average sold price for this period is \$989,208 with a price per sqft of \$730.58. The average square footage for these 12 condos is 1,354.

I- Brickell: SLS Lux

Located in the heart of Brickell between Brickell City Centre's high-end retail and Mary Brickell Village shopping center, SLS Lux is a 57-story tower with 450 residences. A part of the building is dedicated to the hotel with 84 suites. Designed by Arquitectonia and interior designer Yabu Pushelberg, SLS Lux features 1-to-4-bedroom residences ranging from 553 to 4,247 sqft.

From September 2020 to January 2021, 12 condos have been sold. Let's take a look at numbers with the table below:



This 3-bed / 3-bath condo was sold for \$845,000 in September 2020.

Total Condos Sold: 12

	Sold Price	Sqft	Price per Sqft
Min	\$390,000	838	\$465.39
Max	\$1,390,000	1,779	\$781.34
Average	\$687,291	1,263	\$544.17
Highest Price per Sqft Sold	\$1,390,000	1,779	\$781.34
Total	\$8,247,500		

As we can see, the average sold price for this period is \$687,291 with a price per sqft of \$544.17. The average square footage for these 12 condos is 1,263.

I- Brickell: Jade

Located along Brickell Bay, this exclusive luxury condominium built in 2004 rises 48 stories and offers 340 residences. Designed by Revuelta Vega Leon Architects, the building has 1 to 5 bedrooms floor plans ranging from 895 to 6,487 sqft.

From September 2020 to January 2021, 5 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 5

	Sold Price	Sqft	Price per Sqft
Min	\$595,000	1,293	\$460.17
Max	\$1,290,000	1,878	\$686.90
Average	\$939,000	1,613	\$582.14
Highest Price per Sqft Sold	\$1,290,000	1,878	\$686.90
Total	\$4,695,000		

This 2-bed / 2.5-bath condo was sold for \$1,290,000 in November 2020.

As we can see, the average sold price for this period is \$939,000 with a price per sqft of \$582.14. The average square footage for these 5 condos is 1,613.

I- Brickell: Four Seasons Residences

This graceful 70-story luxurious building is home to 270 residences. Here you will find spacious floor plans from 1 to 4 bedrooms plus penthouses ranging from 1,114 to 8,805 sqft. Completed in 2003 and designed by HanDEL Architects, Four Seasons Residences in Brickell offers sophisticated interiors and modern amenities with sweeping views of Biscayne Bay and the city.

From September 2020 to January 2021, 5 condos have been sold. Let's take a look at numbers with the table below:



This 3-bed / 3.5-bath condo was sold for \$7,600,000 in November 2020.

Total Condos Sold: 5

	Sold Price	Sqft	Price per Sqft
Min	\$315,000	624	\$504.81
Max	\$7,600,000	7,438	\$1,021.78
Average	\$1,869,000	2,228	\$838.87
Highest Price per Sqft Sold	\$7,600,000	7,438	\$1,021.78
Total	\$9,345,000		

As we can see, the average sold price for this period is \$1,869,000 with a price per sqft of \$838.87. The average square footage for these 5 condos is 2,228.

I- Brickell: Echo

In the heart of vibrant Brickell, Echo Residences offers luxurious condos and amenities with panoramic water and city views. Completed in 2017, this 57-story building is composed of 180 residences from 1 to 4 bedrooms plus a penthouse designed by famous architect Carlos Ott. Residences are ranging in size from 690 to 3,012 sqft.

From September 2020 to January 2021, 6 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 6

	Sold Price	Sqft	Price per Sqft
Min	\$470,000	777	\$604.89
Max	\$820,000	1,287	\$637.14
Average	\$634,166	1,063	\$596.58
Highest Price per Sqft Sold	\$500,000	764	\$654.45
Total	\$3,805,000		

This 2-bed / 2.5-bath condo was sold for \$820,000 in January 2021.

As we can see, the average sold price for this period is \$634,166 with a price per sqft of \$596.58. The average square footage for these 6 condos is 1,063.

II- Downtown: One Thousand Museum

Located on a coveted property overlooking the green landscape and contemporary architecture of Miami's Museum Park, One Thousand Museum boasts utterly breathtaking Miami Biscayne Bay and Atlantic Ocean views. With 84 residences from 4 to 6 bedrooms on 62 stories, East-to-West flow-through floor plans range from 4,600 to over 10,000 sqft.

From September 2020 to January 2021, 5 condos have been sold. Let's take a look at numbers with the table below:



This 4-bed / 5.5-bath condo was sold for \$4,000,000 in December 2020.

Total Condos Sold: 5

	Sold Price	Sqft	Price per Sqft
Min	\$3,500,000	4,600	\$760.87
Max	\$16,000,000	10,326	\$1,549.49
Average	\$6,760,000	4,661	\$1,450.33
Highest Price per Sqft Sold	\$16,000,000	10,326	\$1,549.49
Total	\$33,800,000		

As we can see, the average sold price for this period is \$6,760,000 with a price per sqft of \$1,450.33. The average square footage for these 5 condos is 4,661.

II- Downtown: Paramount World Center

Instantly recognizable with its array of lights, Paramount World Center is one of the most luxury buildings in Miami. Completed in 2019 and designed by Elkus Manfredi Architects, Paramount World Center rises 58 stories and has more than 500 residences. Units consist of 1-to-3-bedroom floor plans plus penthouses ranging from 528 to 6,185 sqft.

From September 2020 to January 2021, 2 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 2

	Sold Price	Sqft	Price per Sqft
Min	\$1,286,000	2,204	\$583.48
Max	\$3,726,000	3,800	\$980.53
Average	\$2,506,000	3,002	\$834.78
Highest Price per Sqft Sold	\$3,726,000	3,800	\$980,53
Total	\$5,012,000		

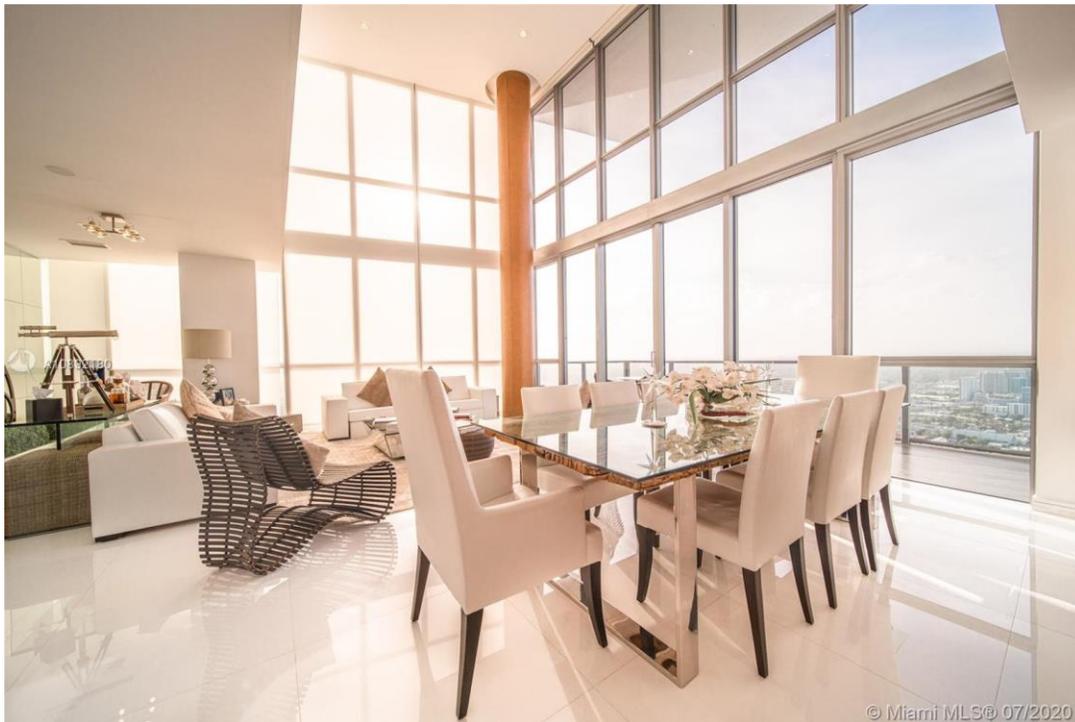
This 3-bed / 4-bath condo was sold for \$1,286,000 in December 2020.

As we can see, the average sold price for this period is \$2,506,000 with a price per sqft of \$834.78. The average square footage for these 2 condos is 3,002.

II- Downtown: Marquis

Overlooking Biscayne Bay, at the crossroads of Downtown Miami and Miami Beach, Marquis Residences is a residential skyscraper designed by Arquitectonica in 2009. This tower rises 67 stories and is composed of 292 condos and a 129-room boutique hotel called "The Gabriel". Units consist of 1 to 5 bedrooms ranging from 1,477 to 8,042 sqft.

From September 2020 to January 2021, 9 condos have been sold. Let's take a look at numbers with the table below:



This 2-bed / 2.5-bath condo was sold for \$1,700,000 in December 2020.

Total Condos Sold: 9

	Sold Price	Sqft	Price per Sqft
Min	\$500,000	1,675	\$298.51
Max	\$1,700,000	3,017	\$563.47
Average	\$824,777	1,961	\$420.59
Highest Price per Sqft Sold	\$1,700,000	3,017	\$563.47
Total	\$7,423,000		

As we can see, the average sold price for this period is \$824,777 with a price per sqft of \$420.59. The average square footage for these 9 condos is 1,961.

III- Miami Beach: Eighty Seven Park

Eighty Seven Park is the first residential building designed by architect Renzo Piano. Completed in 2019, 87 Park rises 18 stories with only 70 residences from 1 to 5 bedrooms that range from 1,018 to 4,140 sqft.

From September 2020 to January 2021, 3 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 3

	Sold Price	Sqft	Price per Sqft
Min	\$2,400,000	1,602	\$1,498.13
Max	\$8,000,000	3,460	\$2,312.14
Average	\$5,250,000	2,494	\$2,105.05
Highest Price per Sqft Sold	\$8,000,000	3,460	\$2,312.14
Total	\$15,750,000		

This 3-bed / 3.5-bath condo was sold for \$5,350,000 in December 2020.

As we can see, the average sold price for this period is \$5,250,000 with a price per sqft of \$2,105.05. The average square footage for these 3 condos is 2,494.

III- Miami Beach: Mei

Offering view of the ocean and the Intracoastal Waterway, Mei is a 22-story boutique building from 2008 with 135 residences. Meaning beautiful and elegant, this Asian-inspired residential building offers apartments from 1 to 3 bedrooms ranging from 778 to 3,047 sqft.

From September 2020 to January 2021, 9 condos have been sold. Let's take a look at numbers with the table below:



This 3-bed / 3.5-bath condo was sold for \$1,700,000 in January 2021.

Total Condos Sold: 9

	Sold Price	Sqft	Price per Sqft
Min	\$405,000	778	\$520.57
Max	\$2,700,000	2,168	\$1,245.39
Average	\$1,273,055	1,385	\$919.17
Highest Price per Sqft Sold	\$2,700,000	2,168	\$1,245.39
Total	\$11,457,500		

As we can see, the average sold price for this period is \$1,273,055 with a price per sqft of \$919.17. The average square footage for these 9 condos is 1,385.

III- Miami Beach: Faena House

Developed by Argentine hotelier and real estate developer Alan Faena in 2015, Faena House offers ultra-luxury residences sitting in front of the ocean. Faena House provides 47 units from 1 to 5 bedrooms ranging from 862 to 8,273 sqft and a duplex penthouse that features breathtaking 360-degree panoramas.

From September 2020 to January 2021, 3 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 3

	Sold Price	Sqft	Price per Sqft
Min	\$5,150,000	2,238	\$2,301.16
Max	\$35,000,000	7,443	\$4,702.40
Average	\$17,216,666	4,804	\$3,583.82
Highest Price per Sqft Sold	\$35,000,000	7,443	\$4,702.40
Total	\$51,650,000		

This 2-bed / 2.5-bath condo was sold for \$5,150,000 in September 2020.

As we can see, the average sold price for this period is \$17,216,666 with a price per sqft of \$3,583.82. The average square footage for these 3 condos is 4,804.

III- Miami Beach: The Surf Club

Originally a famous 1930s private club, the Surf Club has been restored and re-imagined as a luxurious Four Seasons residence. Designed by Richard Meier in 2017, the complex is composed of the Four Seasons Hotel with 77 rooms and two residential towers with 150 units. Residences are composed of 1 to 6 bedrooms ranging from 1,591 to 7,800 sqft.

From September 2020 to January 2021, 8 condos have been sold. Let's take a look at numbers with the table below:



This 3-bed / 3.5-bath condo was sold for \$7,550,000 in January 2021.

Total Condos Sold: 8

	Sold Price	Sqft	Price per Sqft
Min	\$3,200,000	1,753	\$1,825.44
Max	\$13,500,000	6,153	\$2,194.05
Average	\$7,885,625	2,991	\$2,636.45
Highest Price per Sqft Sold	\$6,010,000	1,760	\$3,414.77
Total	\$63,085,000		

As we can see, the average sold price for this period is \$7,885,625 with a price per sqft of \$2,636.45. The average square footage for these 8 condos is 2,991.

IV- South of Fifth: Murano Grande

Murano Grande is a three connected tower complex rising 25, 31 and 37 stories. Built in 2003, Murano Grande was designed by architecture firm Sieger Suarez and offers 270 residences. Units are composed of 2 to 4 bedrooms ranging from 1,400 to 3,990 sqft.

From September 2020 to January 2021, 9 condos have been sold. Let's take a look at numbers with the table below:



This 2-bed / 2.5-bath condo was sold for \$1,290,000 in December 2020.

Total Condos Sold: 9

	Sold Price	Sqft	Price per Sqft
Min	\$720,000	1,649	\$436.63
Max	\$3,500,000	3,284	\$1,065.77
Average	\$1,617,777	1,843	\$877.80
Highest Price per Sqft Sold	\$1,400,000	1,310	\$1,068.70
Total	\$14,560,000		

As we can see, the average sold price for this period is \$1,617,777 with a price per sqft of \$877.80. The average square footage for these 9 condos is 1,843.

IV- South of Fifth: Continuum

Continuum is a residential complex composed of two towers, North and South. The South tower was the first to be completed in 2002 and was designed by Fullerton-Diaz architects. It rises 42 stories and has 318 residences composed of 1 to 4 bedrooms plus penthouses ranging from 1,201 to 11,031 sqft. The North tower was completed in 2008 and designed by Sieger-Suarez architects. It rises 37 stories and has 203 residences composed of studios to 4 bedrooms plus penthouses ranging from 609 to 3,772 sqft.

From September 2020 to January 2021, 8 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 8

	Sold Price	Sqft	Price per Sqft
Min	\$720,000	695	\$1,035.97
Max	\$3,600,000	2,122	\$1,696.51
Average	\$2,113,750	1,467	\$1,440.87
Highest Price per Sqft Sold	\$3,100,000	1,595	\$1,943.57
Total	\$16,910,000		

This 2-bed / 2.5-bath condo was sold for \$3,100,000 in September 2020.

As we can see, the average sold price for this period is \$2,113,750 with a price per sqft of \$1,440.87. The average square footage for these 8 condos is 1,467.

V- Coconut Grove: Grove at Grand Bay

Designed by Danish architect Bjarke Ingels, this two-spiraling glass tower development evokes luxury. Delivered in 2017, these two 20-story towers (North and South) have a total of 96 residences from 2 to 6 bedrooms ranging from 1,602 to 7,013 sqft.

From September 2020 to January 2021, 3 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 3

	Sold Price	Sqft	Price per Sqft
Min	\$2,100,000	2,872	\$731.20
Max	\$4,400,000	4,859	\$905.54
Average	\$2,900,000	3,894	\$744.74
Highest Price per Sqft Sold	\$4,400,000	4,859	\$905.54
Total	\$8,700,000		

This 3-bed / 4.5-bath condo was sold for \$2,100,000 in September 2020.

As we can see, the average sold price for this period is \$2,900,000 with a price per sqft of \$744.74. The average square footage for these 3 condos is 3,894.

V- Coconut Grove: Park Grove

Park Grove is a three-tower complex named One Park Grove, Two Park Grove and Park Grove Club Residences. Designed by OMA Rem Koolhaas and Enzo Enea as a landscape designer, two towers of this project were completed in 2018 and the last one was delivered in 2020. One Park Grove, is the most exclusive of the 3 and offers direct water views from every residence. One and Two Park Grove rise 23 stories with 67 residences each from 2 to 4 bedrooms ranging from 2,232 to 3,592 sqft. Park Grove Club Residences rises 23 stories with 129 residences from 1 to 3 bedrooms ranging from 747 to 1,390 sqft.

From September 2020 to January 2021, 7 condos have been sold. Let's take a look at numbers with the table below:



This 3-bed / 3.5-bath condo is listed at the price of \$3,195,000.

Total Condos Sold: 7

	Sold Price	Sqft	Price per Sqft
Min	\$535,000	759	\$704.87
Max	\$1,300,000	1,369	\$949.60
Average	\$1,022,286	1,127	\$907.09
Highest Price per Sqft Sold	\$1,000,000	1,046	\$956.02
Total	\$7,156,000		

As we can see, the average sold price for this period is \$1,022,286 with a price per sqft of \$907.09. The average square footage for these 7 condos is 1,127.

V- Coconut Grove: Grovenor House

Built in 2005 and designed by famous architecture firm Revuelta Vega Leon Architects, Grovenor House rises 32 stories and offers 166 residences. They are composed of 2-to-5-bedroom apartments ranging from 1,595 to 7,061 sqft.

From September 2020 to January 2021, 6 condos have been sold. Let's take a look at numbers with the table below:



Total Condos Sold: 6

	Sold Price	Sqft	Price per Sqft
Min	\$960,000	1,595	\$601.88
Max	\$6,971,250	7,061	\$687.29
Average	\$2,866,550	3,139	\$913.20
Highest Price per Sqft Sold	\$2,650,000	2,640	\$1,003.79
Total	\$17,199,300		

This 3-bed / 3.5-bath condo was sold for \$2,650,000 in November 2020.

As we can see, the average sold price for this period is \$2,866,550 with a price per sqft of \$913.20. The average square footage for these 6 condos is 3,139.



For more information about Miami's real estate market:

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