

Elliman Report

Q2-2025

Coral Gables, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- + 10.9%**
Prices Median Sales Price
- + 16.5%**
Sales Closed Sales
- + 28.9%**
Inventory Total Inventory
- + 12 days**
Marketing Time Days On Market

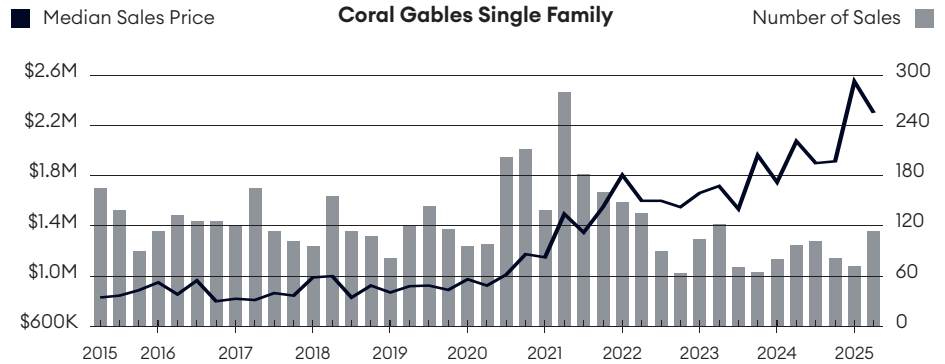
Condo

Dashboard

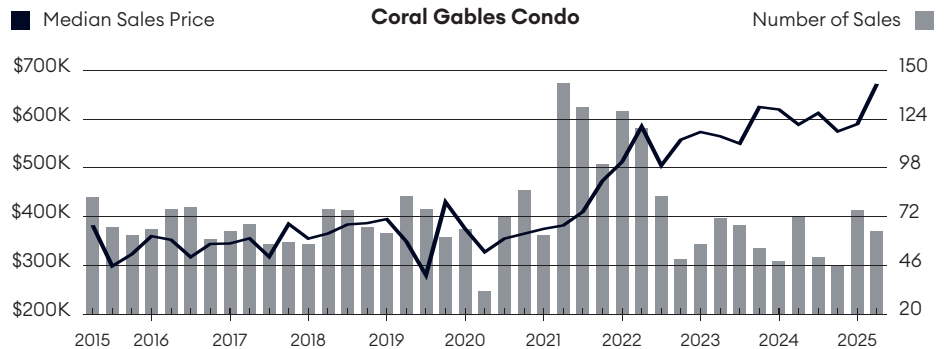
YEAR-OVER-YEAR

- + 14.2%**
Prices Median Sales Price
- 11.1%**
Sales Closed Sales
- + 41.9%**
Inventory Total Inventory
- + 10 days**
Marketing Time Days On Market

- Single family median sales price rose year over year as sales surged
- Condo median sales price rose to a new high as sales declined



Coral Gables Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,277,454	-10.6%	\$3,664,261	-3.3%	\$3,387,665
Average Price Per Sq Ft	\$1,091	-0.3%	\$1,094	-4.0%	\$1,137
Median Sales Price	\$2,300,000	-9.8%	\$2,550,000	10.9%	\$2,074,506
Number of Sales (Closed)	113	59.2%	71	16.5%	97
Days on Market (From Last List Date)	77	-10.5%	86	18.5%	65
Listing Discount (From Last List Price)	6.5%		9.3%		7.8%
Listing Inventory	223	4.7%	213	28.9%	173
Months of Supply	5.9	-34.4%	9.0	9.3%	5.4
Average Square Feet	2,988	-11.4%	3,374	0.3%	2,980



Coral Gables Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$858,469	-9.8%	\$951,605	21.1%	\$709,165
Average Price Per Sq Ft	\$610	-9.0%	\$670	3.7%	\$588
Median Sales Price	\$672,500	14.0%	\$590,000	14.2%	\$589,000
Number of Sales (Closed)	64	-14.7%	75	-11.1%	72
Days on Market (From Last List Date)	68	-30.6%	98	17.2%	58
Listing Discount (From Last List Price)	6.3%		5.8%		3.8%
Listing Inventory	183	13.0%	162	41.9%	129
Months of Supply	8.6	32.3%	6.5	59.3%	5.4
Average Square Feet	1,408	-1.6%	1,431	16.7%	1,206



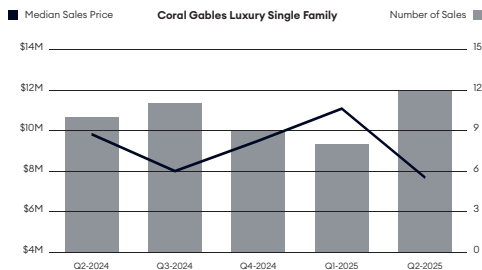
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family median sales price rose 10.9% annually to \$2,300,000 after reaching an all-time high in the prior quarter. Single family sales increased 16.5% annually while listing inventory grew 28.9%, slowing the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 9.3% slower annually, with a months of supply of 5.9 months.

The median sales price of condos increased year over year by 14.2% to \$672,500, the highest price on record. Condo sales fell 11.1% annually while listing inventory grew 41.9% slowing the pace of the market. The market pace, the number of months to sell all listing inventory at the current sales rate, was 59.3% slower annually, with a months of supply of

8.6 months. The luxury condo market, comprising the top ten percent of all condo sales starting at \$1,800,000 this quarter, had a median sales price of \$2,150,000, surging 30.7% annually. Both average sales price and average price per square foot results rose sharply year over year as luxury condo inventory fell by 10% to 36.

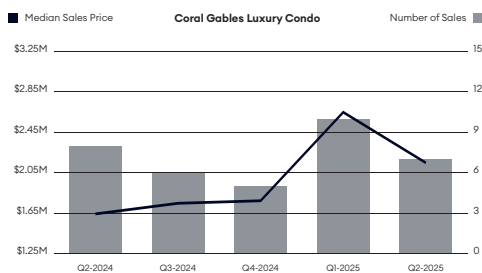
Luxury Single Family



This sub-category is the analysis of the top ten percent of all single-family sales in Coral Gables. The data is also contained within the other markets presented.

Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$10,135,819	-11.8%	\$11,495,000	-14.1%	\$11,806,400
Average Price per Sq Ft	\$1,559	-4.1%	\$1,626	-7.9%	\$1,692
Median Sales Price	\$7,675,000	-30.8%	\$11,087,500	-21.9%	\$9,825,000
Number of Sales (Closed)	12	50.0%	8	20.0%	10
Days on Market (From Last List Date)	107	33.8%	80	18.9%	90
Listing Discount (From Last List Price)	5.4%		12.6%		12.6%
Listing Inventory	56	-9.7%	62	43.6%	39
Months of Supply	14.0	-39.9%	23.3	19.7%	11.7
Entry Price Threshold	\$6,100,000	-4.6%	\$6,395,000	-25.0%	\$8,133,000
Average Square Feet	6,503	-8.0%	7,067	-6.8%	6,977

Luxury Condo



This sub-category is the analysis of the top ten percent of all condo sales in Coral Gables. The data is also contained within the other markets presented.

Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$2,471,429	-12.7%	\$2,830,000	47.5%	\$1,675,849
Average Price per Sq Ft	\$778	-17.4%	\$942	18.2%	\$658
Median Sales Price	\$2,150,000	-18.9%	\$2,650,000	30.7%	\$1,645,000
Number of Sales (Closed)	7	-30.0%	10	-12.5%	8
Days on Market (From Last List Date)	92	-50.0%	184	58.6%	58
Listing Discount (From Last List Price)	8.4%		5.7%		4.4%
Listing Inventory	36	56.5%	23	-10.0%	40
Months of Supply	5.1	121.7%	2.3	2.0%	5.0
Entry Price Threshold	\$1,800,000	-28.0%	\$2,500,000	33.3%	\$1,350,000
Average Square Feet	3,178	5.7%	3,006	24.7%	2,548

By Sales Share Coral Gables

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	49.6%	62.9%
Single Family Mortgage	50.4%	37.1%
Condo Cash	65.6%	68.1%
Condo Mortgage	34.4%	31.9%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$1M	6.2%	11.3%
Single Family \$1M - \$2M	35.4%	36.1%
Single Family Over \$2M	58.4%	52.6%
Condo Under \$1M	73.4%	84.7%
Condo \$1M - \$2M	20.3%	13.9%
Condo Over \$2M	6.3%	1.4%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	9.7%	13.4%
Single Family At	10.6%	10.3%
Single Family Under	78.8%	76.3%
Condo Over	1.6%	12.5%
Condo At	10.9%	18.1%
Condo Under	87.5%	69.4%

Questions or comments? Email report author
Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
1515 Sunset Drive, Suite 10
Coral Gables, FL 33143
305.695.6060 | elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com