

# Elliman Report

**Q4-2025**

**Coral Gables, FL Sales**

## Single Family

### Dashboard

YEAR-OVER-YEAR

- + **0.0%**  
Prices Median Sales Price
- + **22.2%**  
Sales Closed Sales
- + **1.1%**  
Inventory Total Inventory
- + **32 days**  
Marketing Time Days On Market

## Condo

### Dashboard

YEAR-OVER-YEAR

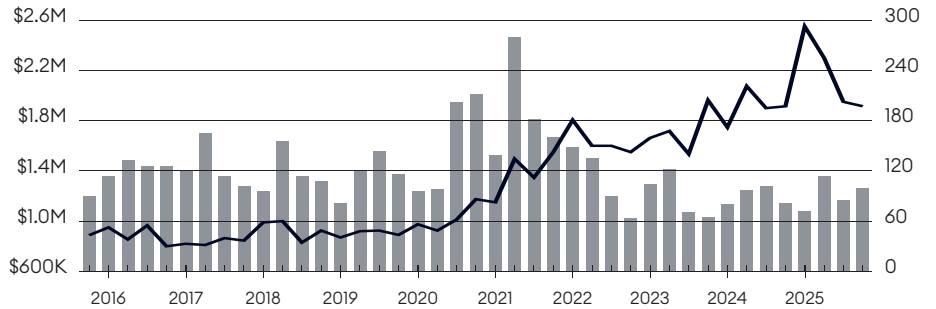
- **7.8%**  
Prices Median Sales Price
- + **37.0%**  
Sales Closed Sales
- + **0.7%**  
Inventory Total Inventory
- + **10 days**  
Marketing Time Days On Market

- Single family median sales price showed stability year over year as sales continued to surge
- Condo listing inventory edged higher as sales continued to post large annual gains

■ Median Sales Price

**Coral Gables Single Family**

■ Number of Sales

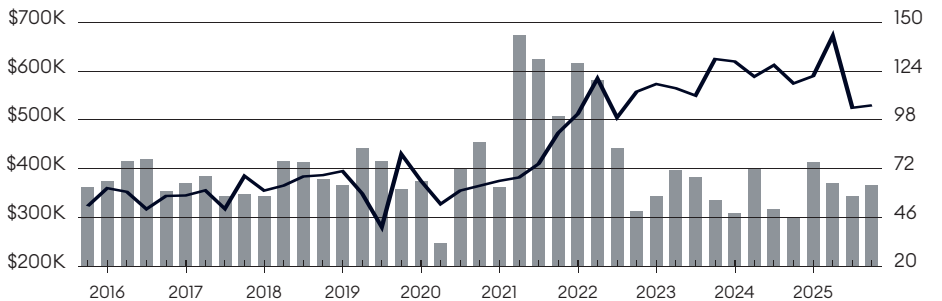


Coral Gables Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$3,927,068	9.8%	\$3,575,095	39.2%	\$2,821,083
Average Price Per Sq Ft	\$1,245	-0.2%	\$1,247	21.8%	\$1,022
Median Sales Price	\$1,915,000	-1.8%	\$1,950,000	0.0%	\$1,914,474
Number of Sales (Closed)	99	16.5%	85	22.2%	81
Days on Market (From Last List Date)	92	37.3%	67	53.3%	60
Listing Discount (From Last List Price)	10.0%		9.4%		6.2%
Listing Inventory	180	-8.2%	196	1.1%	178
Months of Supply	5.5	-20.3%	6.9	-16.7%	6.6
Average Square Feet	3,175	10.7%	2,867	13.7%	2,792

■ Median Sales Price

**Coral Gables Condo**

■ Number of Sales



Coral Gables Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$746,892	-7.8%	\$809,781	-9.5%	\$824,901
Average Price Per Sq Ft	\$552	-13.2%	\$636	-12.5%	\$631
Median Sales Price	\$530,000	1.0%	\$525,000	-7.8%	\$575,000
Number of Sales (Closed)	63	10.5%	57	37.0%	46
Days on Market (From Last List Date)	85	25.0%	68	13.3%	75
Listing Discount (From Last List Price)	4.9%		5.8%		-2.1%
Listing Inventory	143	-4.7%	150	0.7%	142
Months of Supply	6.8	-13.9%	7.9	-26.9%	9.3
Average Square Feet	1,366	7.4%	1,272	4.5%	1,307



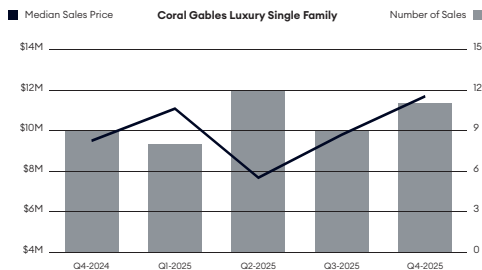
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family sales rose and listing inventory edged higher, aided by the decline in mortgage rates and robust financial markets. The number of single family sales surged by 22.2% year over year to 99. Listing inventory of single families was challenged by the burst in sales, seeing a nominal 1.1% rise year over year to 180, consistent with the eight-year fourth quarter average of

184. Months of supply, the number of months to sell all single family listings at the current sales rate, was 5.5, 16.7% faster than the same period last year. The median sales price for single family homes was unchanged from the previous year at \$1,915,000. Condo sales also surged annually, rising by 37% to 63. Meanwhile, listing inventory rose 0.7%

annually, accelerating the market pace by 26.9% to 6.8 months. The luxury condo market, which accounted for the top 10% of all condo sales and started at \$1,600,000 this quarter, had a median sales price of \$2,000,000, up 12.7% from the same quarter last year. Luxury condo inventory rose by 28.6% to 36.

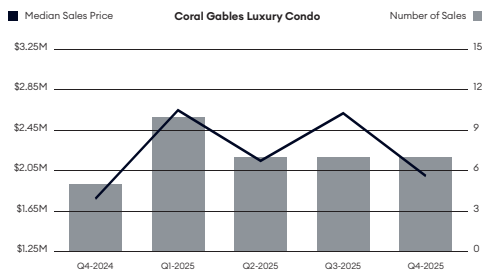
## Luxury Single Family



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)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$17,218,636	11.5%	\$15,444,272	96.6%	\$8,758,333
Average Price per Sq Ft	\$2,079	-9.4%	\$2,295	22.6%	\$1,696
Median Sales Price	\$11,700,000	19.4%	\$9,800,000	23.2%	\$9,500,000
Number of Sales (Closed)	11	22.2%	9	22.2%	9
Days on Market (From Last List Date)	126	41.6%	89	100.0%	63
Listing Discount (From Last List Price)	10.6%		12.2%		10.4%
Listing Inventory	47	-11.3%	53	-17.5%	57
Months of Supply	12.8	-27.7%	17.7	-32.6%	19.0
Entry Price Threshold	\$7,500,000	11.1%	\$6,750,000	36.4%	\$5,500,000
Average Square Feet	8,284	23.1%	6,728	60.4%	5,164

## 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)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$2,240,571	-14.4%	\$2,618,571	0.0%	\$2,240,000
Average Price per Sq Ft	\$729	-18.8%	\$898	-27.2%	\$1,001
Median Sales Price	\$2,000,000	-23.7%	\$2,620,000	12.7%	\$1,775,000
Number of Sales (Closed)	7	0.0%	7	40.0%	5
Days on Market (From Last List Date)	84	-22.9%	109	33.3%	63
Listing Discount (From Last List Price)	13.1%		7.1%		-17.3%
Listing Inventory	36	9.1%	33	28.6%	28
Months of Supply	5.1	8.5%	4.7	-8.9%	5.6
Entry Price Threshold	\$1,600,000	-15.8%	\$1,900,000	-5.9%	\$1,700,000
Average Square Feet	3,074	5.4%	2,917	37.4%	2,238

## By Sales Share Coral Gables

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	63.6%	51.9%
Single Family Mortgage	36.4%	48.1%
Condo Cash	69.8%	65.2%
Condo Mortgage	30.2%	34.8%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$1M	10.1%	4.9%
Single Family \$1M - \$2M	40.4%	48.1%
Single Family Over \$2M	49.5%	46.9%
Condo Under \$1M	82.5%	73.9%
Condo \$1M - \$2M	12.7%	23.9%
Condo Over \$2M	4.8%	2.2%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	4.0%	8.6%
Single Family At	5.1%	12.3%
Single Family Under	89.9%	76.5%
Condo Over	1.6%	2.2%
Condo At	6.3%	6.5%
Condo Under	88.9%	89.1%

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](https://millersamuel.com/research-reports/methodology)

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