

# Market Trends Report

## December 2025

### Location

COUNTY  
Miami-Dade

### Property Type

Single Family

### Date Range

January 2023 - December 2025

### Price Range

\$0 - \$999,999,999



**Kristine Olson**

Sales Associate Lic#: SL3638718

### CONTACT

📞 786-998-6683

✉️ kristine.olson@cbrealty.com

🌐 makemovesmiami.com

📍 Coldwell Banker Realty  
4000 Ponce De Leon Blvd Ste 700, Coral Gables, FL 33146

🏢 800-811-0995

### CONNECT WITH ME

linkedin @kristine-olson

facebook fb.com/makemovesmiami

instagram @makemovesmiami





**Kristine Olson**  
Sales Associate

M: 786-998-6683 | kristine.olson@cbreality.com  
Lic#: SL3638718 | <https://makemovesmiami.com>

**County: Miami-Dade**

Price Range: \$0 -  
\$999,999,999

Properties: Single Family

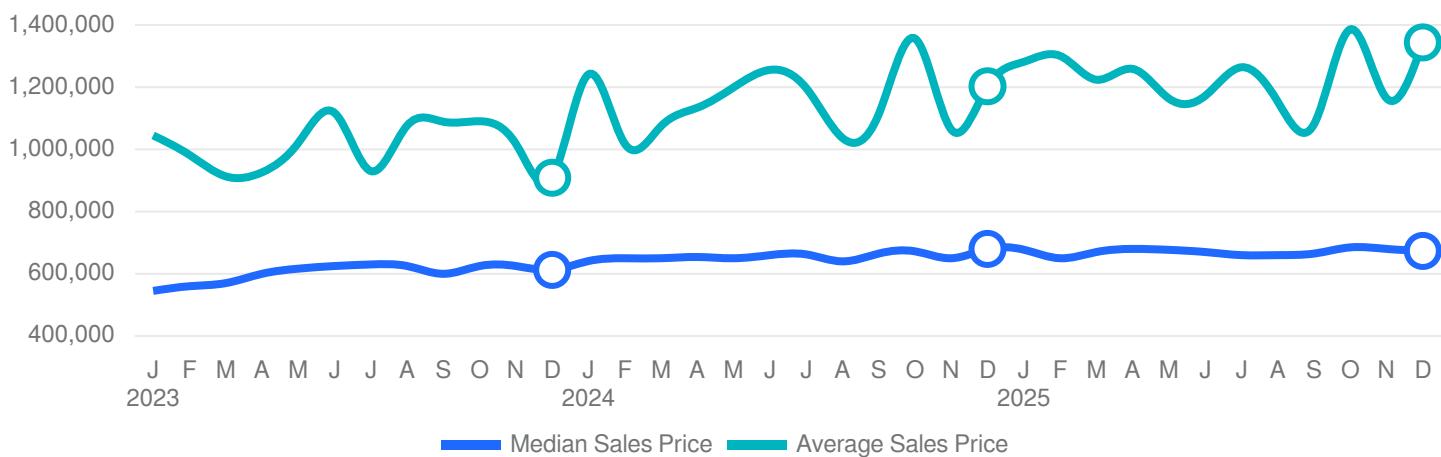
## Overview

The overview below shows real estate activity from January 2025 to December 2025. You will see data comparisons between December and the previous month, the last three months and December 2024.

Monthly Trends					
Overview	YTD Avg.	December	November	Sep. - Nov.	Dec. 2024
New Listings	19596	1178	↓	↓	—
Average Sales Price per Square Foot	407	430	↑	↑	↑
Average Days on Market	70	77	↑	↑	↑
Number of Properties for Sale	66710	5090	↓	↓	↑
Average List Price	\$2,322,022	\$2,488,086	↑	↑	↑
Median List Price	\$812,194	\$799,999	—	—	↓
Average Sales Price	\$1,232,815	\$1,344,020	↑	↑	↑
Median Sales Price	\$670,667	\$673,500	—	—	—
Sales Price / List Price Ratio	95.98%	95.39%	—	—	—
Number of Properties Sold	9958	792	↑	↓	↓
Month's Supply of Inventory	6.77	6.43	↓	↓	↑
Absorption Rate	0.15	0.16	↑	↑	↓

## Average & Median Sales Price

The median sales price in December 2025 was \$673,500, equal to the previous month and equal to December 2024. The December 2025 median sales price was at a mid level compared to December 2024 and 2023. The average sales price in December 2025 was \$1,344,020, up 15.43% from \$1,164,382 from the previous month and 11.73% higher than \$1,202,928 from December 2024. The December 2025 average sale price was at its highest level compared to December 2024 and 2023.





**Kristine Olson**  
Sales Associate

M: 786-998-6683  
Lic#: SL3638718  
kristine.olson@cbreality.com  
<https://makemovesmiami.com>

**County: Miami-Dade**

Price Range: \$0 -  
\$999,999,999

Properties: Single Family

## Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The December 2025 sales price/list price ratio was 95.39%, equal to the previous month and equal to December 2024.



## Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 792, up 10.46% from 717 from the previous month and -3.88% lower than 824 from December 2024. The December 2025 sales were at a mid level compared to December 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.





**Kristine Olson**  
Sales Associate

M: 786-998-6683  
Lic#: SL3638718  
kristine.olson@cbreality.com  
<https://makemovesmiami.com>

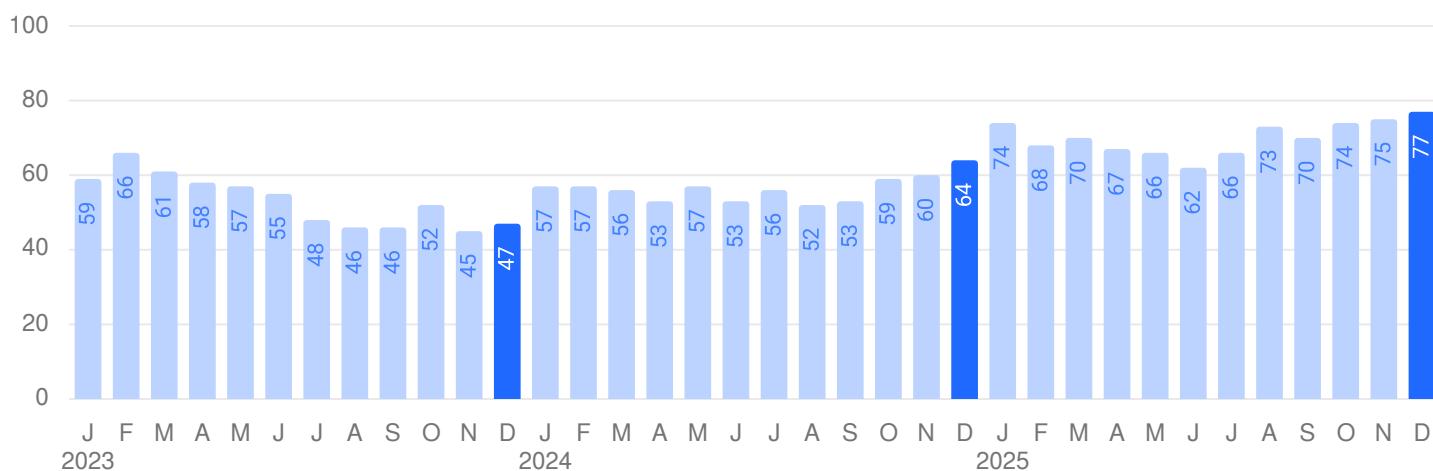
**County: Miami-Dade**

Price Range: \$0 -  
\$999,999,999

Properties: Single Family

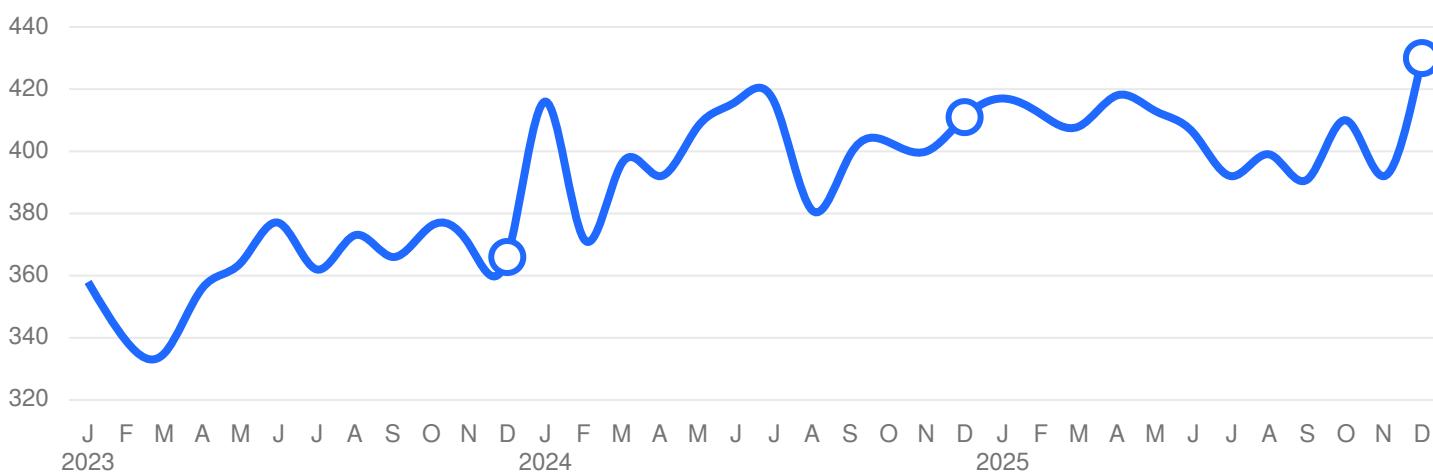
## Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for December 2025 was 77 days, up 2.67% from 75 days from the previous month and 20.31% higher than 64 days from December 2024. The December 2025 DOM was at its highest level compared with December 2024 and 2023.



## Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in December 2025 was \$430, up 9.69% from \$392 from the previous month and 4.62% higher than \$411 from December 2024.




**Kristine Olson**  
 Sales Associate

 M: 786-998-6683  
 Lic#: SL3638718

 kristine.olson@cbreality.com  
<https://makemovesmiami.com>
**County: Miami-Dade**

 Price Range: \$0 -  
 \$999,999,999

Properties: Single Family

## Inventory & MSI

The number of properties for sale in December 2025 was 5,090, down -8.35% from 5,554 from the previous month and 5.08% higher than 4,844 from December 2024. The December 2025 inventory was at its highest level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 6.43 months was at its highest level compared with December 2024 and 2023.



## New Listings

The number of new listings in December 2025 was 1,178, down -15.98% from 1,402 from the previous month and equal to December 2024. The December 2025 listings were at a mid level compared to December 2024 and 2023.

