



CORRECTED EDITION R1 - JOURNALIST PACKAGE - DATA AS OF SEPTEMBER 7, 2026 (BEACHESMLS PULL 2026-09-07T12:06:07+00:00)

North Miami Beach asking-price reductions and recorded days on market

CORRECTED EDITION r1 - Data as of September 7, 2026. Correction issued September 8, 2026 (2026-09-08). Correction and reissue r1, revised 2026-09-08. Listings as of 2026-09-07. The original edition was frozen 2026-09-07T19:58:33+00:00. The original earlier source pull has not been found. Figures were recomputed from a retained later same-day pull retrieved 2026-09-07T12:06:07+00:00; this is not an exact reconstruction of the original snapshot. Use this revised edition, not the superseded files. Cite <https://www.pbprealestate.com/press/north-miami-beach/2026-09/> (corrected edition r1).

Corrected edition r1, issued September 8, 2026 (2026-09-08): figures recomputed from a retained later same-day BeachesMLS pull, not an exact reconstruction of the original snapshot, so they may differ from the superseded files; original edition frozen 2026-09-07T19:58:33+00:00.

HEADLINE OPTIONS

1. 39% of North Miami Beach houses for sale are asking less than their original list price; 40.1% of condos
2. Seller Blink Rate™ in North Miami Beach: 39% of houses list below original asking, against 37.6% across Miami-Dade County
3. Buying in North Miami Beach? 32 of the 82 houses for sale are asking below their original price, by a median \$38K

LEDE

NORTH MIAMI BEACH, Fla., September 7, 2026 - 39% of the 82 single-family homes listed for sale in North Miami Beach (32 listings) have a current asking price below their original list price, according to PBP Real Estate's analysis of BeachesMLS listing data as of September 7, 2026. Among those 32 reduced listings, the median reduction is 4.9% (about \$38K). Among the city's 262 condominium listings, 40.1% are asking below their original price, by a median 6.7%.

NUT GRAF

For active North Miami Beach houses, the median recorded CumulativeDaysOnMarket and DaysOnMarket values are both 36 days (from 82 and 82 listings with a value in each field). Equal medians describe the recorded fields only; they do not establish anything about individual listing histories. 1.2% of all active houses have both fields recorded and a cumulative value greater than their DaysOnMarket value; this comparison does not establish a relisting event. 23 North Miami Beach houses are under contract (Pending or Active Under Contract), 8 of them with a recorded asking price below original; fewer than 30, so no percentage is reported.

These asking-price fields do not disclose the agreed contract price. Across Miami-Dade County the shares asking below original are 37.6% for houses and 37.4% for condominiums; North Miami Beach houses are 1.4 points above the county share.

FACT BOX

Active single-family listings, North Miami Beach	82	September 7, 2026
Share asking below original list price, houses	39% (32 of 82)	September 7, 2026
Price pairs recorded / missing; unchanged / above original, houses	82 / 0; 48 / 2	September 7, 2026
Median reduction among the 32 reduced houses	4.9% (about \$38K)	September 7, 2026
Active condominium listings, North Miami Beach	262	September 7, 2026
Share asking below original list price, condominiums	40.1% (105 of 262)	September 7, 2026
Median recorded CumulativeDaysOnMarket / DaysOnMarket, houses	36 / 36 days (from 82 / 82 recorded values)	September 7, 2026
Houses with recorded CumulativeDaysOnMarket over 90 days	34.1% (28 of 82 with a recorded value)	September 7, 2026
Houses under contract (count only; fewer than 30)	23, 8 asking below original	September 7, 2026
Miami-Dade County share asking below original, houses / condominiums	37.6% / 37.4%	September 7, 2026
Conditions read (PBP rule, disclosed in method)	Houses: Lower below-original share than peers; Condominiums: Between the comparison thresholds	September 7, 2026
Peer group, houses (median asking \$600K to \$1M; peer share 44.3%)	Royal Palm Beach, Homestead, Jensen Beach, Hallandale Beach, Hollywood, Pompano Beach, Dania Beach, Hialeah, West Palm Beach, Pembroke Pines, Cutler Bay, Miramar, The Acreage, Coral Springs, North Miami, Hobe Sound, Stuart, Plantation, Westlake, Loxahatchee, Miami, Cooper City, Palm City, Wilton Manors, Fort Lauderdale	September 7, 2026

QUOTABLE DATA POINTS

"39 percent of single-family homes for sale in North Miami Beach have a current asking price below their original list price; among those 32 reduced listings the median reduction is \$38K."

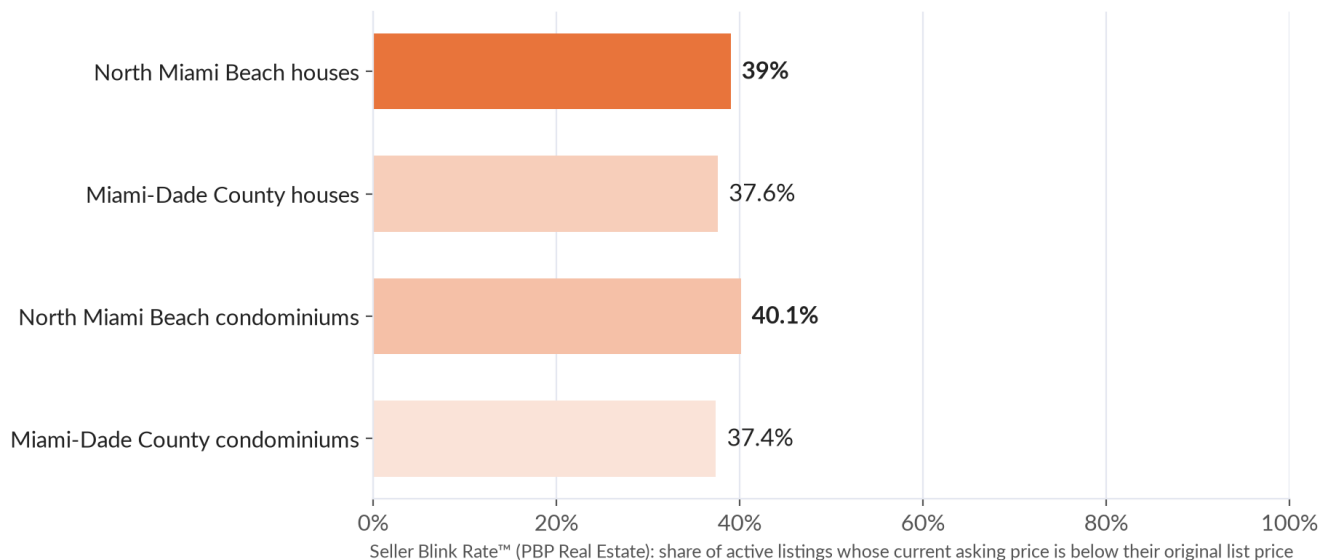
"Among active North Miami Beach houses, the median recorded CumulativeDaysOnMarket and DaysOnMarket values are both 36 days. These are MLS-recorded fields, not an independently reconstructed listing history."

"23 North Miami Beach houses are under contract in this snapshot, 8 of them with a recorded asking price below original; the group is too small to report a percentage. These asking-price fields do not disclose the agreed contract price."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data, Data as of September 7, 2026 (BeachesMLS pull 2026-09-07T12:06:07+00:00).

CHARTS

Seller Blink Rate™: 39% of North Miami Beach houses for sale are asking below their original price, against 37.6% across Miami-Dade County



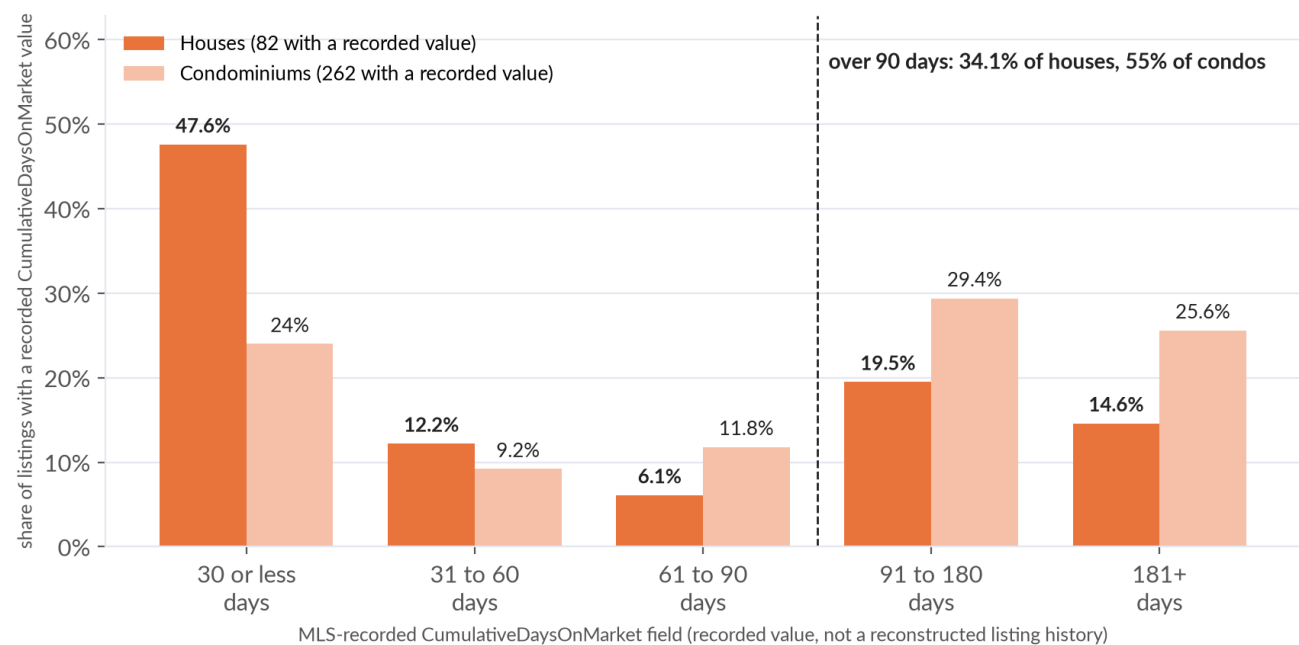
Data as of September 7, 2026 (BeachesMLS pull 2026-09-07T12:06:07+00:00). Corrected edition r1, issued September 8, 2026 (2026-09-08); figures recomputed from a retained later same-day BeachesMLS pull, not an exact reconstruction of the original snapshot, so they may differ from the superseded files; original edition frozen 2026-09-07T19:58:33+00:00.

Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

Seller Blink Rate™: share of active listings whose current asking price is below their original list price, North Miami Beach versus Miami-Dade County, houses and condominiums, September 7, 2026. Not a price history. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Horizontal bar chart. North Miami Beach houses 39%, Miami-Dade County houses 37.6%; North Miami Beach condominiums 40.1%, Miami-Dade County condominiums 37.4%. Share of active listings asking below their original list price, September 7, 2026.

34.1% of North Miami Beach houses for sale with a recorded cumulative-days value exceed 90 days; 55% of condos

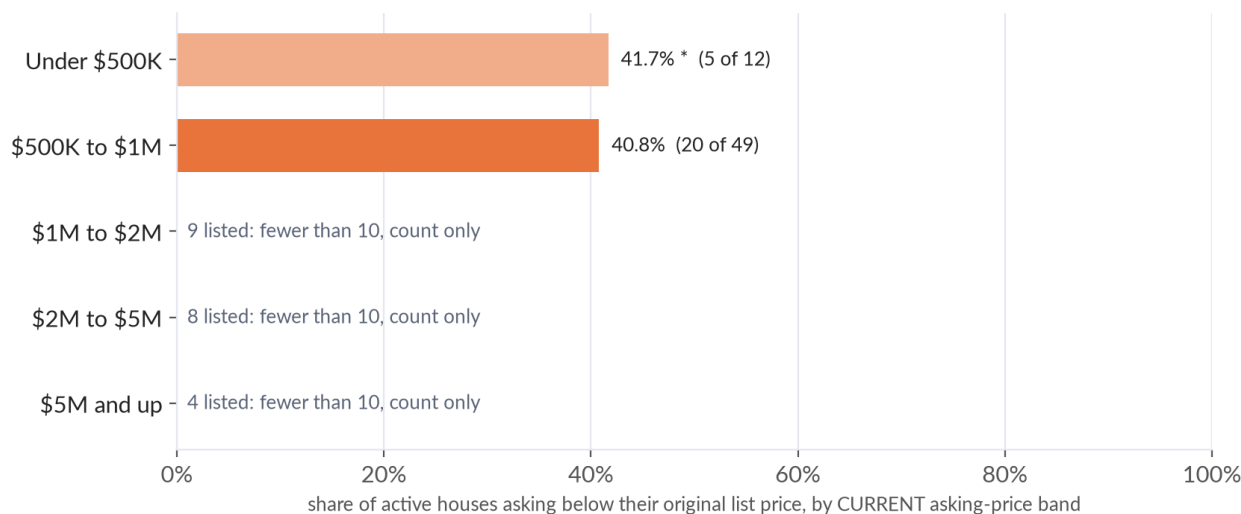


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Active North Miami Beach houses and condominiums by MLS-recorded CumulativeDaysOnMarket value, September 7, 2026. Shares use listings with a recorded value in that field; 34.1% of houses exceed 90 days. The field is not a reconstructed listing history. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Column chart of recorded cumulative days on market. Houses: 0-30 days 47.6%, 31-60 days 12.2%, 61-90 days 6.1%, 91-180 days 19.5%, 181+ days 14.6%. Condominiums: 0-30 days 24%, 31-60 days 9.2%, 61-90 days 11.8%, 91-180 days 29.4%, 181+ days 25.6%.

\$500K to \$1M North Miami Beach houses show the highest share asking below original: 40.8% of 49



* 10 to 29 listings: small sample, read as a direction.

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Share of active North Miami Beach houses asking below their original list price, by current asking-price band, September 7, 2026. Bands with 10 to 29 listings marked small; under 10 show a count only. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Horizontal bar chart of the share asking below original by current asking-price band, houses: Under \$500K 41.7% (5 of 12); \$500K to \$1M 40.8% (20 of 49); \$1M to \$2M 9 listed, count only; \$2M to \$5M 8 listed, count only; \$5M and up 4 listed, count only.

METHODOLOGY

Method, in plain English. What we counted: active and under-contract residential listings whose MLS City field is North Miami Beach, permitted for internet display in PBP Real Estate's BeachesMLS data feed, in one snapshot pulled 2026-09-07 12:06:07 UTC (data as of September 7, 2026). The kit reports counts, medians, shares and comparisons calculated from recorded MLS fields; it does not estimate any property's value. Asking below original: a listing's current ListPrice is lower than its OriginalListPrice in that snapshot. This is a comparison of two recorded prices at this snapshot, not a price history; listings not below original may be unchanged, raised or missing a price (48 unchanged, 2 above original, 0 without both prices among houses). The median reduction is the middle value among reduced listings only, in percent and in dollars separately; it is reported when at least 10 listings are reduced. Days on market: DaysOnMarket and CumulativeDaysOnMarket are reported as recorded in the MLS snapshot, each median over the listings with a value in that field; the over-90-day share and the distribution chart use listings with a recorded CumulativeDaysOnMarket value. These fields are not an independently reconstructed property history, do not verify whether or how often a property was relisted, and do not establish how any portal displays days on market. Price bands use the CURRENT

asking price; shares within a band are percentages of that band's listings; bands with 10 to 29 listings are marked small and bands under 10 show a count only; a tie is declared at the reported precision. Segments follow the recorded tax legal description and the shared MLS classification rule: a listing whose legal description records a condominium is a condominium whatever its MLS subtype (townhouse, villa or single-family forms included); Condominium or Stock Cooperative subtypes stay in the condominium segment when the legal description is silent or records a parent parcel, including new-build units; Townhouse and Villa listings not classified as condominiums are reported in the HOA Fee Index and are outside both segments here; houses are the remaining SingleFamilyResidence listings. House and condominium statistics are never combined. These are analytical classifications of recorded fields, not a determination of any property's legal regime. Under contract means Pending or Active Under Contract; under-contract percentages need at least 30 such listings, otherwise counts only. Publication floor: 30 active listings in a segment; 30 to 39 is marked small. Sample sizes: 82 houses, 262 condominiums, 23 houses under contract. Geography is the MLS City field, not a verified municipal boundary. County comparisons use listings whose MLS record is in Miami-Dade County. Seller Blink Rate™ is PBP Real Estate's name for the share of active listings asking below their original list price; it describes recorded asking prices, not seller intent or market health. Conditions read: How the read works: the peer baseline is the median of published city shares in the same current median-asking-price tier, houses and condominiums separately. The lower-share label requires a below-original share at least 3 points under baseline and at least 65% of under-contract listings (minimum 10) not recorded as below original. That complement may include unchanged, raised or missing-price records; it is not a history measure. The higher-share label requires 3 or more points above baseline; other results are between the rule's thresholds. With fewer than four peer cities, the county is the baseline and can include the city. Samples of 30–39 active listings require caution. Snapshot comparison only, not speed, causality or a forecast. Journalists may request the aggregate source table behind this kit (counts and medians by segment and band; no listing-level MLS records) from info@pbpre.com or 561-395-8418; nothing is gated. Edition: Data as of September 7, 2026 (BeachesMLS pull 2026-09-07T12:06:07+00:00). Corrected edition r1, issued September 8, 2026 (2026-09-08): figures recomputed from a retained later same-day BeachesMLS pull, not an exact reconstruction of the original snapshot, so they may differ from the superseded files; original edition frozen 2026-09-07T19:58:33+00:00. Cite the monthly frozen page <https://www.pbprealestate.com/press/north-miami-beach/2026-09/> (corrected edition r1). A current-data page may be available at <https://www.pbprealestate.com/price-cuts-north-miami-beach/>; where published, it uses a separately dated sample and its figures may differ. Attribution: PBP Real Estate analysis of BeachesMLS listing data. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

CONTACT

Questions, a number for a story, or a licensed comment: Gia Freer, Broker of Record (Lic. BK689801), PBP Real Estate, LLC, 700 NW 7th Dr, Boca Raton, FL 33486. 561-395-8418, info@pbpre.com. Office hours: Monday–Saturday, 8:00 AM–5:00 PM. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.