

North Miami Beach price cuts and true days on market

HEADLINE OPTIONS

1. 40.2% of North Miami Beach houses for sale have cut their asking price, 40.9% of condos
2. North Miami Beach sellers blink faster than the rest of Miami-Dade County as 34.1% of houses pass 90 days on the market
3. Buying in North Miami Beach? Two in five houses have already come down once, by a median \$35K

LEDE

NORTH MIAMI BEACH, Fla., September 5, 2026 - 40.2% of the 82 single-family homes listed for sale in North Miami Beach have reduced their asking price at least once, by a median 4.8% (about \$35K), according to a daily analysis of BeachesMLS listing data by PBP Real Estate. Among the city's 242 condominium listings, 40.9% have cut, by a median 6.7%.

NUT GRAF

The figures point to a market where roughly one in three homes finds a buyer only after a price decision: of the 23 North Miami Beach houses now under contract, 34.8% reduced before going under contract, with a median cut of 7.0% and a median 38 days to contract. Across Miami-Dade County the price-cut share is 37.7% for houses and 37.4% for condominiums, so North Miami Beach houses are cutting 2.5 points more often than the county. Counting every relisting, the median North Miami Beach house for sale has been on the market 36 days, against 36 on its current listing; 1.2% of active houses have been withdrawn and relisted at least once.

FACT BOX

Active single-family listings, North Miami Beach	82	September 5, 2026
Share with at least one price reduction, houses	40.2% (33 of 82)	September 5, 2026
Median reduction from original asking, houses	4.8% (about \$35K)	September 5, 2026
Active condominium listings, North Miami Beach	242	September 5, 2026
Share with at least one price reduction, condominiums	40.9% (99 of 242)	September 5, 2026
Median cumulative days on market, houses	36 days (36 on current listing)	September 5, 2026
Houses on market more than 90 days, cumulative	34.1% (28 of 82)	September 5, 2026
Houses under contract that reduced first	34.8% of 23	September 5, 2026

QUOTABLE DATA POINTS

"40.2 percent of single-family homes for sale in North Miami Beach have reduced their asking price at least once, by a median \$35K."

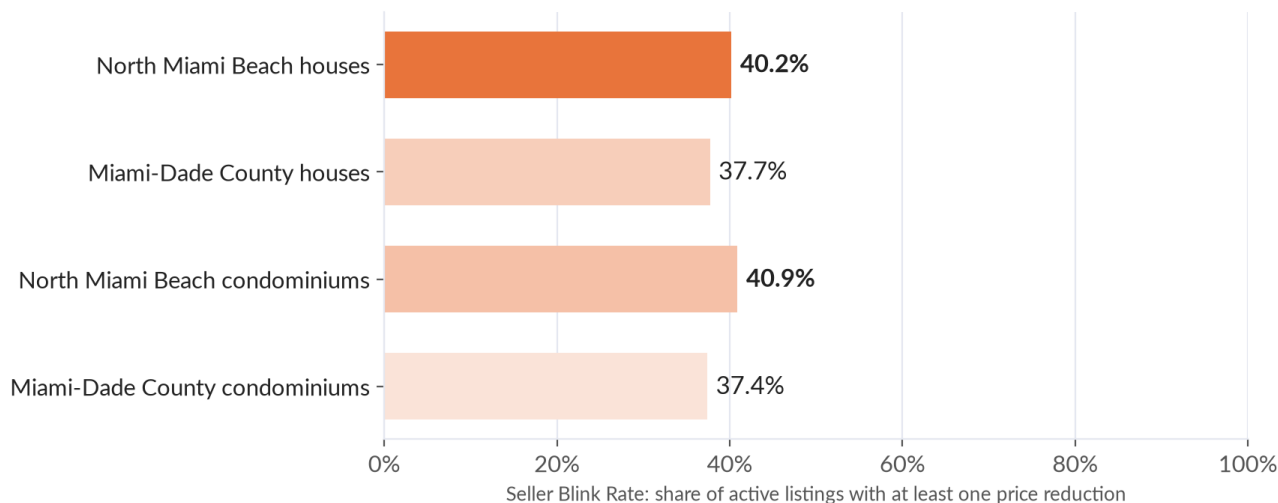
"Counting every relisting, the median North Miami Beach house for sale has been waiting 36 days, not the 36 the current listing shows."

"Of the North Miami Beach houses now under contract, 65.2 percent never had to cut; the rest reduced by a median 7.0 percent before a buyer committed."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data.

CHARTS

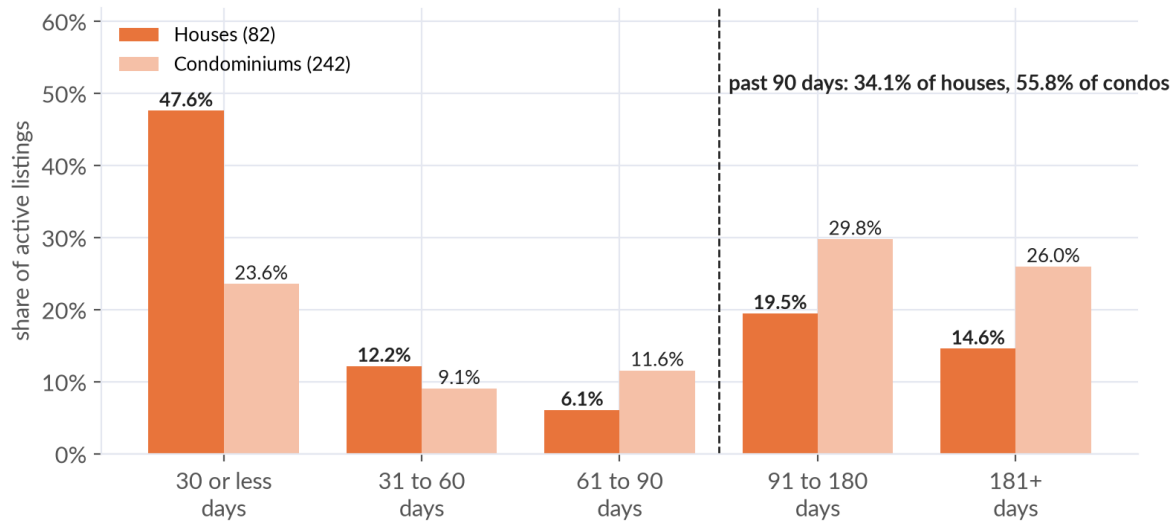
North Miami Beach houses are cutting 2.5 points more often than Miami-Dade County



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 5, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Share of active listings with at least one price reduction, North Miami Beach versus Miami-Dade County, houses and condominiums, September 5, 2026. Source: BeachesMLS via PBP Real Estate.

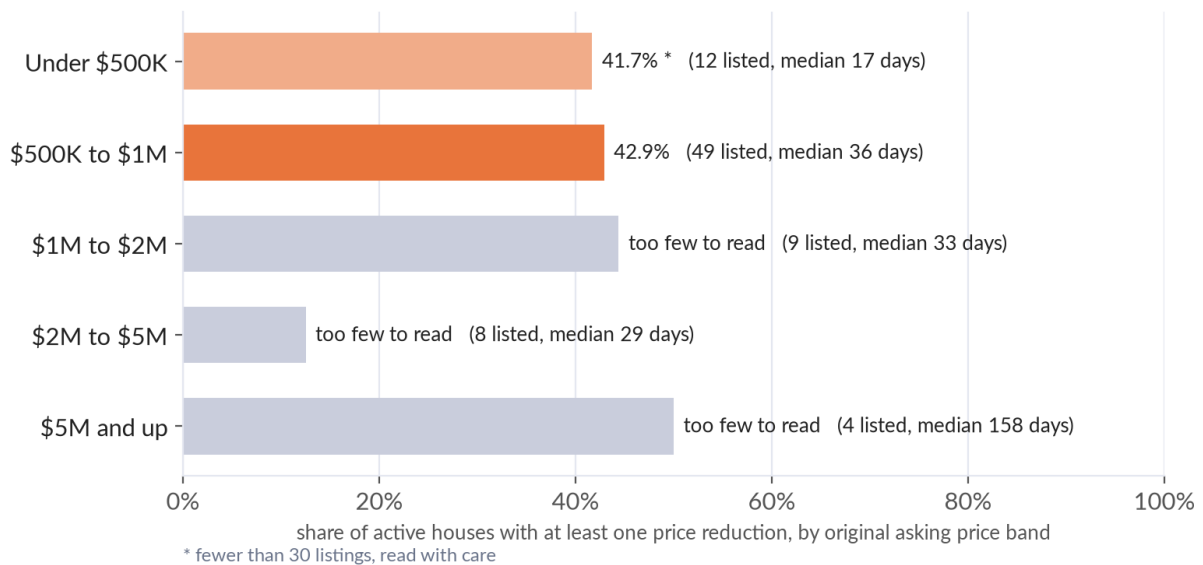
34.1% of North Miami Beach houses for sale have waited more than 90 days, counting every relisting



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 5, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Active North Miami Beach listings by cumulative days on market, houses and condominiums, September 5, 2026. 34.1% of houses have passed 90 days. Source: BeachesMLS via PBP Real Estate.

\$500K to \$1M North Miami Beach houses have cut most often: 42.9% of 49



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 5, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Share of active North Miami Beach houses with a price reduction by original asking price band, September 5, 2026. Bands under 30 listings marked; under 10 not read. Source: BeachesMLS via PBP Real Estate.

METHODOLOGY

Method: counts and medians over active and under-contract residential listings in North Miami Beach and Miami-Dade County permitted for internet display in PBP Real Estate's BeachesMLS data feed, snapshotted daily at about 5:00 AM Eastern; this kit reflects listings as of September 5, 2026. A price cut means the current asking price is below the original list price. Cumulative days on market counts every relisting; days on market as shown on portals resets on relist. Houses are single-family residences; condominiums exclude townhouses and villas; the two are never combined. Under contract includes Pending and Active Under Contract. Price bands with fewer than 30 listings are marked; fewer than 10 are not read. Sample sizes: 82 houses, 242 condominiums, 23 houses under contract. No estimate or model is applied; every figure is a count or a median of MLS fields. Figures refresh every morning at <https://www.pbprealestate.com/price-cuts-north-miami-beach/>. 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 quote: 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, same-day response Monday to Saturday. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.