PBP REAL ESTATE

CURRENT EDITION - JOURNALIST PACKAGE - DATA AS OF NOVEMBER 22, 2026 (BEACHESMLS PULL 2026-11-22T08:22:09.368592+00:00)

South Miami asking-price reductions and recorded days on market

Current edition. A later snapshot may differ; this file describes only the date above.

HEADLINE OPTIONS

1. 27.3% of South Miami houses for sale are asking less than their original list price. Small sample: 33 houses; read cautiously.
2. Seller Blink Rate™ in South Miami: 27.3% of houses list below original asking, against 42.1% across Miami-Dade County. Small sample: 33 houses; read cautiously.
3. Buying in South Miami? 9 of the 33 houses for sale are asking below their original price. Small sample: 33 houses; read cautiously.

LEDE

SOUTH MIAMI, Fla., November 22, 2026 - 27.3% of the 33 single-family homes listed for sale in South Miami (9 listings) have a current asking price below their original list price, according to PBP Real Estate's analysis of BeachesMLS listing data as of November 22, 2026. With 9 reduced listings, the group is too small to report a median reduction. Condominiums and townhouses: 18 for sale, below the 30-listing floor, so no percentages are reported for them. Small sample: 33 houses; read cautiously.

NUT GRAF

For active South Miami houses, the median recorded CumulativeDaysOnMarket and DaysOnMarket values are both 52 days (from 33 and 33 listings with a value in each field). Equal medians describe the recorded fields only; they do not establish anything about individual listing histories. 0% 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. Small sample: 33 houses; read cautiously. 9 South Miami houses are under contract (Pending or Active Under Contract), 2 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 42.1% for houses and 38.6% for condominiums and townhouses; South Miami houses are 14.8 points below the county share.

FACT BOX

Active single-family listings, South Miami	**33**	November 22, 2026
Share asking below original list price, houses	**27.3% (9 of 33)**	November 22, 2026

Price pairs recorded / missing; unchanged / above original, houses	**33 / 0; 23 / 1**	November 22, 2026
Median reduction among the 9 reduced houses	**not reported (fewer than 10 reduced listings)**	November 22, 2026
Active condominium and townhouse listings, South Miami	**18 (below the 30-listing floor; percentages not reported)**	November 22, 2026
Median recorded CumulativeDaysOnMarket / DaysOnMarket, houses	**52 / 52 days (from 33 / 33 recorded values)**	November 22, 2026
Houses with recorded CumulativeDaysOnMarket over 90 days	**33.3% (11 of 33 with a recorded value)**	November 22, 2026
Houses under contract (count only; fewer than 30)	**9, 2 asking below original**	November 22, 2026
Miami-Dade County share asking below original, houses / condominiums and townhouses	**42.1% / 38.6%**	November 22, 2026
Conditions read (PBP rule, disclosed in method)	**Houses: Between the comparison thresholds**	November 22, 2026
Peer group, houses (median asking $1M to $2M; peer share 42.2%)	**Fort Lauderdale, Weston, Miami Lakes, Doral, Delray Beach, Davie, Parkland, Wellington, Palmetto Bay, Palm Beach Gardens, Boca Raton, Jupiter**	November 22, 2026
Small active sample — interpretation caution	**Small sample: 33 houses; read cautiously.**	November 22, 2026

QUOTABLE DATA POINTS

> "27.3 percent of single-family homes for sale in South Miami have a current asking price below their original list price. Small sample: 33 houses; read cautiously."

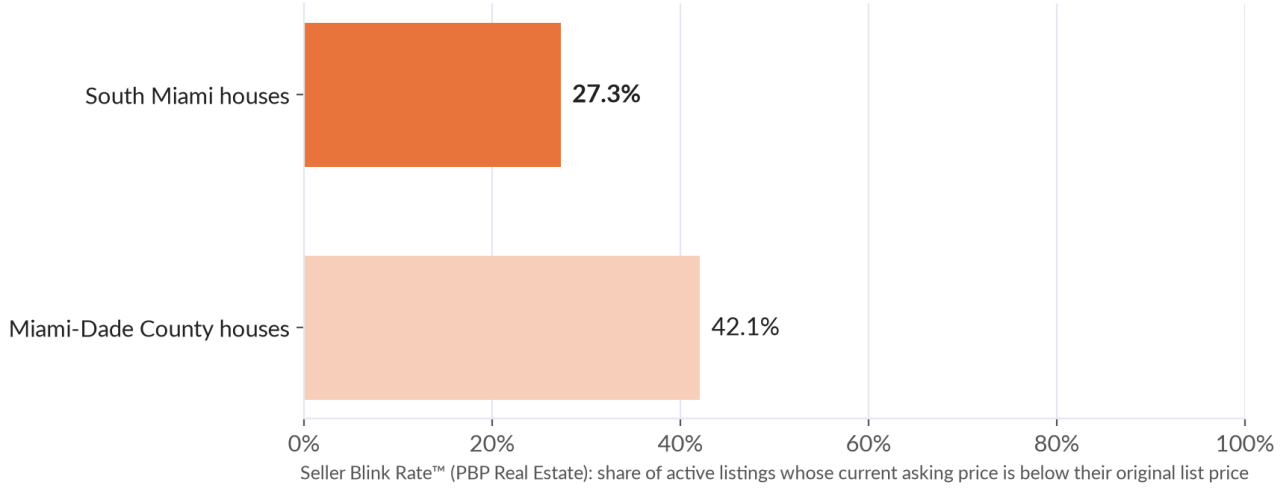
> "Among active South Miami houses, the median recorded CumulativeDaysOnMarket and DaysOnMarket values are both 52 days. These are MLS-recorded fields, not an independently reconstructed listing history. Small sample: 33 houses; read cautiously."

> "9 South Miami houses are under contract in this snapshot, 2 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 November 22, 2026 (BeachesMLS pull 2026-11-22T08:22:09.368592+00:00).

CHARTS

Seller Blink Rate™: 27.3% of South Miami houses for sale are asking below their original price, against 42.1% across Miami-Dade County. Small sample: 33 houses; read cautiously.



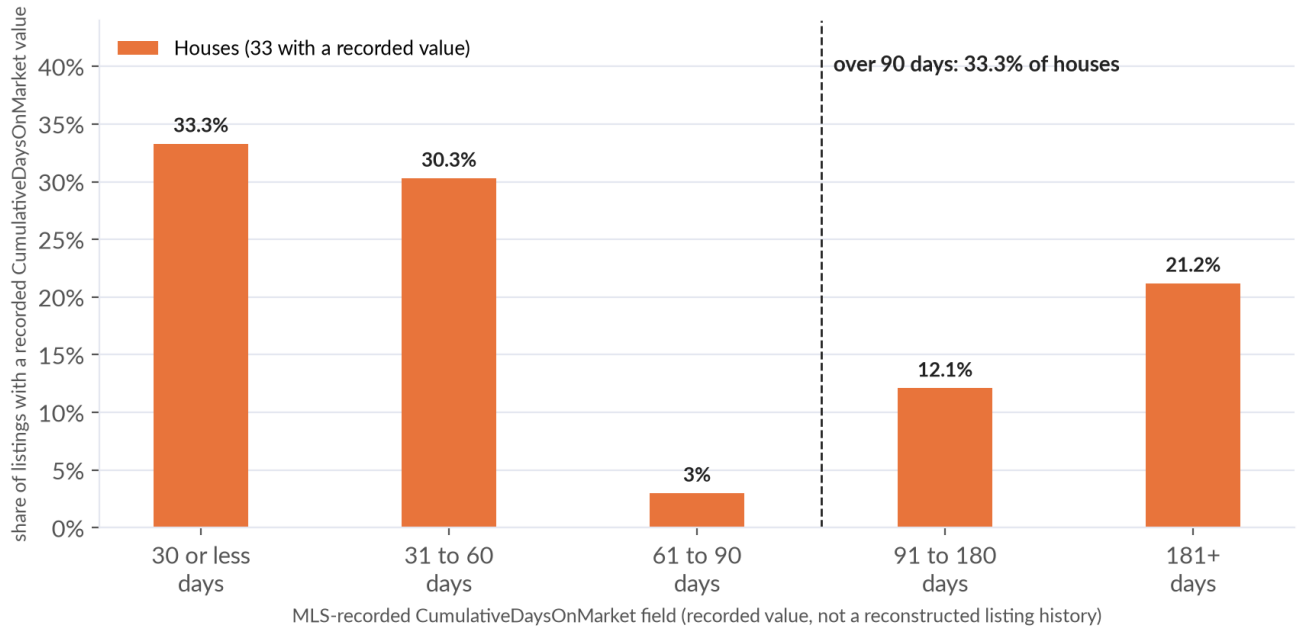
Condominiums and townhouses: 18 for sale in South Miami, below the 30-listing floor; count only, no percentage.

Data as of November 22, 2026 (BeachesMLS pull 2026-11-22T08:22:09.368592+00:00). Current edition; later snapshots may differ.
Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of November 22, 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, South Miami versus Miami-Dade County, houses, November 22, 2026. Not a price history. Source: BeachesMLS via PBP Real Estate. Small sample: 33 houses; read cautiously.

Chart data (aggregate): Horizontal bar chart. South Miami houses 27.3%, Miami-Dade County houses 42.1%. Condominiums and townhouses: 18 for sale, count only. Share of active listings asking below their original list price, November 22, 2026. Small sample: 33 houses; read cautiously.

33.3% of South Miami houses for sale with a recorded cumulative-days value exceed 90 days. Small sample: 33 houses; read cautiously.



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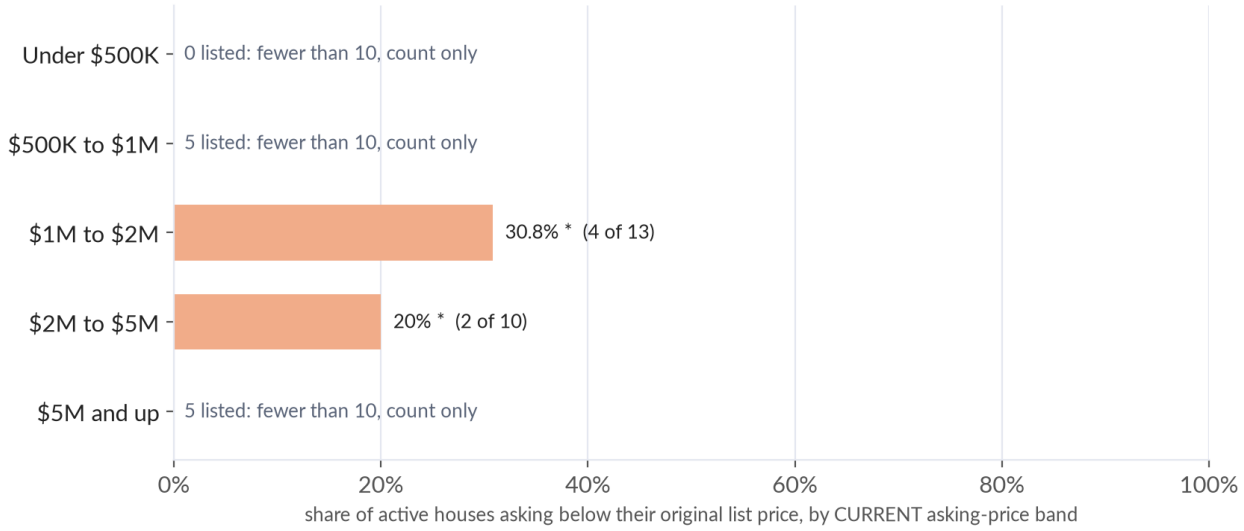
Active South Miami houses by MLS-recorded CumulativeDaysOnMarket value, November 22, 2026. Shares use listings with a recorded value in that field; 33.3% of houses exceed 90 days. The field is not a reconstructed listing history. Source: BeachesMLS via PBP Real Estate. Small sample: 33 houses; read cautiously.

Chart data (aggregate): Column chart of recorded cumulative days on market. Houses: 0-30 days 33.3%, 31-60 days 30.3%, 61-90 days 3%, 91-180 days 12.1%, 181+ days 21.2%. Small sample: 33 houses; read cautiously.

Share asking below original by current asking-price band, South Miami houses. Small sample: 33 houses; read cautiously.



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

Data as of November 22, 2026 (BeachesMLS pull 2026-11-22T08:22:09.368592+00:00). Current edition; later snapshots may differ.
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Share of active South Miami houses asking below their original list price, by current asking-price band, November 22, 2026. Bands with 10 to 29 listings marked small; under 10 show a count only. Source: BeachesMLS via PBP Real Estate. Small sample: 33 houses; read cautiously.

Chart data (aggregate): Horizontal bar chart of the share asking below original by current asking-price band, houses: Under $500K 0 listed, count only; $500K to $1M 5 listed, count only; $1M to $2M 30.8% (4 of 13); $2M to $5M 20% (2 of 10); $5M and up 5 listed, count only. Small sample: 33 houses; read cautiously.

METHODOLOGY

Method, in plain English. What we counted: active and under-contract residential listings whose MLS City field is South Miami, permitted for internet display in PBP Real Estate's BeachesMLS data feed, in one snapshot pulled 2026-11-22 08:22:09 UTC (data as of November 22, 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 (23 unchanged, 1 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; since November 17, 2026, Townhouse and Villa listings not classified as condominiums are counted with condominiums in one condominium-and-townhouse segment (earlier kits counted condominiums only); houses are the remaining SingleFamilyResidence listings. House statistics are never combined with condominium-and-townhouse statistics. 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. Small sample: 33 houses for sale in South Miami, between 30 and 39, so one listing moves the share by roughly 3.0 points. Read the percentages as a direction, not a decimal. Condominiums and townhouses are below the floor and appear as a count only. Sample sizes: 33 houses, 18 condominiums and townhouses, 9 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 separately from condominiums and townhouses. 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 November 22, 2026 (BeachesMLS pull 2026-11-22T08:22:09.368592+00:00). Current edition. A later snapshot may differ; this file describes only the date above. Cite this dated file for its figures. The monthly archive at https://www.pbprealestate.com/press/south-miami/2026-11/ contains a separately dated edition; cite that page only for the figures shown in that edition. Later current data is at https://www.pbprealestate.com/price-cuts-south-miami/. 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 Drive, 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.