PBP REAL ESTATE

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

Surfside 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 Use this revised edition, not the superseded files.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/surfside/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later same-day BeachesMLS pull, not an exact reconstruction of the original snapshot, so they may differ from the superseded files; original edition frozen 2026-09-07T19:58:33+00:00.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. 38.9% of Surfside condominiums for sale are asking less than their original list price
2. Seller Blink Rate™ in Surfside: 38.9% of condominiums list below original asking, against 37.4% across Miami-Dade County
3. Buying in Surfside? 28 of the 72 condominiums for sale are asking below their original price, by a median $40K

LEDE

SURFSIDE, Fla., September 7, 2026 - 38.9% of the 72 condominiums listed for sale in Surfside (28 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 28 reduced listings, the median reduction is 4.4% (about $40K). Houses: 15 for sale, below the 30-listing floor, so no percentages are reported for them.

NUT GRAF

For active Surfside condominiums, the median recorded CumulativeDaysOnMarket and DaysOnMarket values are both 130 days (from 72 and 72 listings with a value in each field). Equal medians describe the recorded fields only; they do not establish anything about individual listing histories. 6.9% of all active condominiums have both fields recorded and a cumulative value greater than their DaysOnMarket value; this comparison does not establish a relisting event. 14 Surfside condominiums are under contract (Pending or Active Under Contract), 1 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 37.4% for condominiums and 37.6% for houses; Surfside condominiums are 1.5 points above the county share.

FACT BOX

Active condominium listings, Surfside	**72**	September 7, 2026
Share asking below original list price, condominiums	**38.9% (28 of 72)**	September 7, 2026
Price pairs recorded / missing; unchanged / above original, condominiums	**72 / 0; 42 / 2**	September 7, 2026
Median reduction among the 28 reduced condominiums	**4.4% (about $40K)**	September 7, 2026
Active single-family listings, Surfside	**15 (below the 30-listing floor; percentages not reported)**	September 7, 2026
Median recorded CumulativeDaysOnMarket / DaysOnMarket, condominiums	**130 / 130 days (from 72 / 72 recorded values)**	September 7, 2026
Condominiums with recorded CumulativeDaysOnMarket over 90 days	**58.3% (42 of 72 with a recorded value)**	September 7, 2026
Condominiums under contract (count only; fewer than 30)	**14, 1 asking below original**	September 7, 2026
Miami-Dade County share asking below original, condominiums / houses	**37.4% / 37.6%**	September 7, 2026
Conditions read (PBP rule, disclosed in method)	**Condominiums: Between the comparison thresholds**	September 7, 2026
Peer group, condominiums (median asking $600K and up; peer share 38.1%)	**Coral Gables, Riviera Beach, Hillsboro Beach, Sunny Isles Beach, Singer Island, Highland Beach, Bay Harbor Islands, Palm Beach, Lake Park, Key Biscayne, Juno Beach, Bal Harbour, Coconut Grove**	September 7, 2026

QUOTABLE DATA POINTS

> "38.9 percent of condominiums for sale in Surfside have a current asking price below their original list price; among those 28 reduced listings the median reduction is $40K."

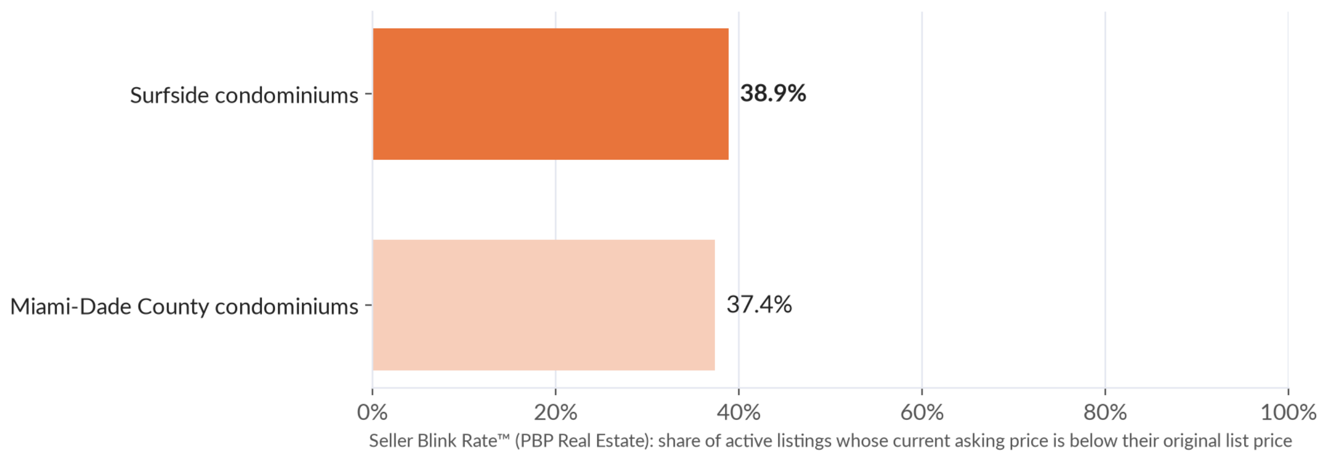
> "Among active Surfside condominiums, the median recorded CumulativeDaysOnMarket and DaysOnMarket values are both 130 days. These are MLS-recorded fields, not an independently reconstructed listing history."

> "14 Surfside condominiums are under contract in this snapshot, 1 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™: 38.9% of Surfside condominiums for sale are asking below their original price, against 37.4% across Miami-Dade County



Houses: 15 for sale in Surfside, below the 30-listing floor; count only, no percentage.

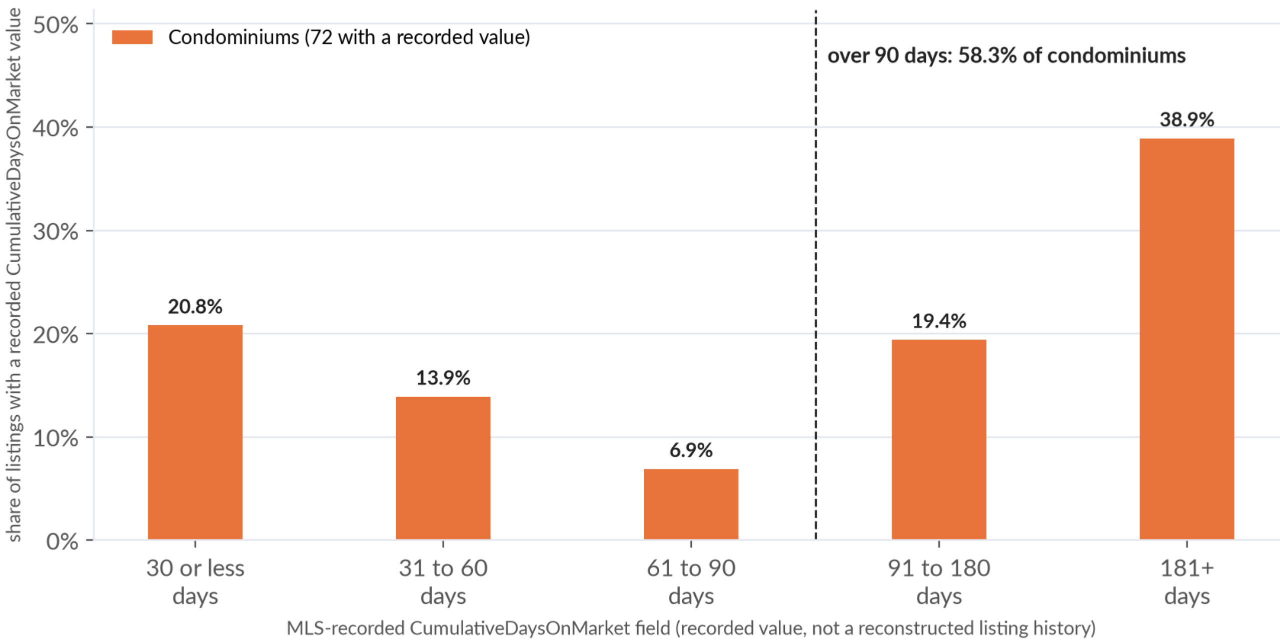
Data as of September 7, 2026 (BeachesMLS pull 2026-09-07T12:06:07+00:00). Corrected edition r1, issued September 8, 2026 (2026-09-08): figures recomputed from a retained later same-day BeachesMLS pull, not an exact reconstruction of the original snapshot, so they may differ from the superseded files; 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, Surfside versus Miami-Dade County, condominiums, September 7, 2026. Not a price history. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Horizontal bar chart. Surfside condominiums 38.9%, Miami-Dade County condominiums 37.4%. Houses: 15 for sale, count only. Share of active listings asking below their original list price, September 7, 2026.

58.3% of Surfside condominiums for sale with a recorded cumulative-days value exceed 90 days



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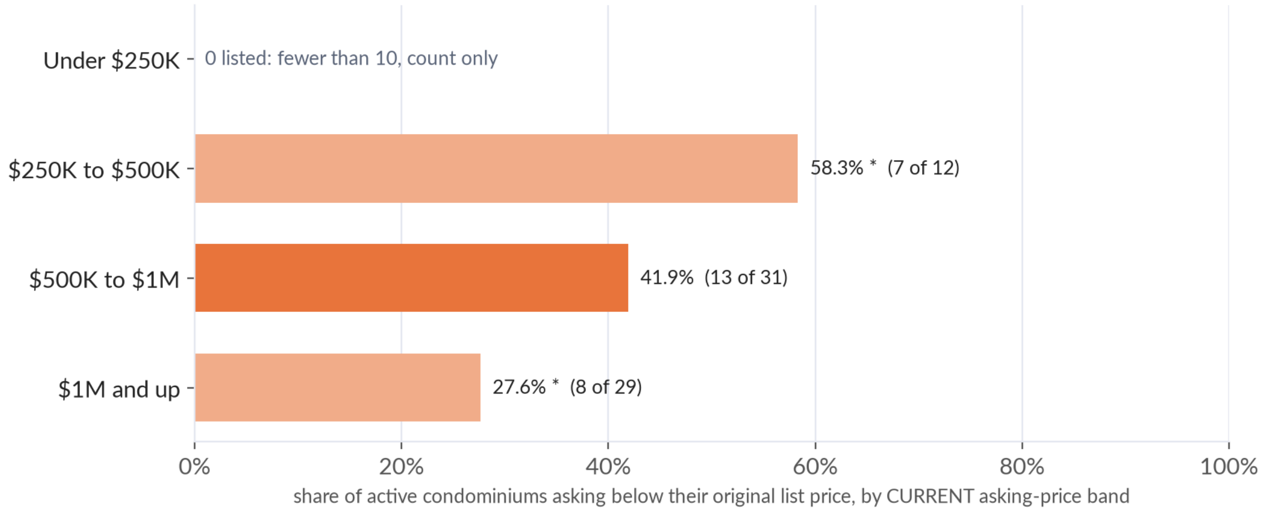
Active Surfside condominiums by MLS-recorded CumulativeDaysOnMarket value, September 7, 2026. Shares use listings with a recorded value in that field; 58.3% of condominiums exceed 90 days. The field is not a reconstructed listing history. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Column chart of recorded cumulative days on market. Condominiums: 0-30 days 20.8%, 31-60 days 13.9%, 61-90 days 6.9%, 91-180 days 19.4%, 181+ days 38.9%.

$500K to $1M Surfside condominiums show the highest share asking below original: 41.9% of 31



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

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.

Share of active Surfside condominiums 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, condominiums: Under $250K 0 listed, count only; $250K to $500K 58.3% (7 of 12); $500K to $1M 41.9% (13 of 31); $1M and up 27.6% (8 of 29).

METHODOLOGY

Method, in plain English. What we counted: active and under-contract residential listings whose MLS City field is Surfside, 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 (42 unchanged, 2 above original, 0 without both prices among condominiums). 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. Houses are below the floor and appear as a count only. Sample sizes: 72 condominiums, 15 houses, 14 condominiums 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/surfside/2026-09/ (corrected edition r1). A current-data page may be available at https://www.pbprealestate.com/price-cuts-surfside/; 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.