Sales REPORT



FISHER ISLAND

PRIVATE ISLAND LIVING.
WORLD-CLASS REAL ESTATE.

SERHANT.

ALVARO GARCIA

3390 Mary Street suite 122, Miami FL 33133
www.vipmiamiproperties.com

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

FISHER ISLAND _ AVAILABILITY REPORT 11/17/2026			
	#units	AVERAGE $ / SQ.FT.	
Palazzo Del Sol	9	$3,767	**20%**
Palazzo Del Mare	1	$2,954	**2%**
Bayview	6	$2,530	**13%**
Bayside Village East	5	$1,958	**11%**
Bayside Village	6	$2,054	**13%**
Seaside	5	$2,230	**11%**
Oceanside	8	$3,388	**18%**
The Mansions	3	$3,750	**7%**
Lindisfarne	1	—	**2%**
Harborview At Fisher Isla	1	$3,790	**2%**
Available	**45**		**100%**
Total Units	748	**6.0%**	
ALL INVENTORY			**$2,896** AVERAGE $ / SQ.FT.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

PRICING

	FROM	TO
Palazzo Del Sol	$12,200,000	$36,250,000
Palazzo Del Mare	$10,900,000	$10,900,000
Bayview	$3,890,000	$11,900,000
Bayside Village East	$3,750,000	$4,850,000
Bayside Village	$3,790,000	$7,750,000
Seaside	$3,950,000	$5,200,000
Oceanside	$7,800,000	$28,900,000
The Mansions	$34,000,000	$57,000,000
Lindisfarne	$39,500,000	$39,500,000
Harborview At Fisher Isla	$10,400,000	$10,400,000

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PALAZZO DEL SOL

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
7042	3	3.5	3,581	$3,407	139	**$12,200,000**
7052	3	3.5	3,581	$3,574	68	**$12,800,000**
7055	3	3.5	3,581	$3,602	516	**$12,900,000**
6882	3	3.5	3,620	$4,006	222	**$14,500,000**
7065	3	3.5	3,793	$3,889	742	**$14,750,000**
7083	4	4.5	4,956	$4,015	29	**$19,900,000**
7025	5	5.5	7,302	$2,999	776	**$21,900,000**
7043	7	8	9,826	$3,664	259	**$36,000,000**
7061	5	6.5	7,630	$4,751	104	**$36,250,000**
AVERAGE				**$3,767**	**317**	

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PALAZZO DEL MARE

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
7124	4	4.5	3,690	$2,954	299	**$10,900,000**
AVERAGE				**$2,954**	**299**	

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BAYVIEW

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5235	2	2.5	1,950	$1,995	545	**$3,890,000**
5266	3	3.5	2,740	$1,892	808	**$5,185,000**
5222	2	2.5	1,950	$3,026	251	**$5,900,000**
5053	3	3.5	3,028	$2,890	420	**$8,750,000**
5134	4	4.5	4,109	$2,482	406	**$10,200,000**
5154	4	4.5	4,109	$2,896	582	**$11,900,000**
AVERAGE				**$2,530**	**502**	

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BAYSIDE VILLAGE EAST

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2122	2	2.5	1,847	$2,030	167	**$3,750,000**
2133	3	3.5	1,847	$2,051	122	**$3,789,000**
2035	3	3.5	1,912	$2,301	63	**$4,400,000**
2134	3	3.5	2,744	$1,640	90	**$4,500,000**
2124	3	3.5	2,744	$1,767	599	**$4,850,000**
AVERAGE				**$1,958**	**208**	

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BAYSIDE VILLAGE

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5205	2	2.5	1,912	$1,982	180	**$3,790,000**
3201	3	3.5	2,744	$1,531	773	**$4,200,000**
3306	3	3.5	2,744	$1,895	379	**$5,200,000**
5403	3	3.5	3,227	$1,627	467	**$5,250,000**
5102	3	3	2,234	$2,462	50	**$5,500,000**
6201	3	3.5	2,744	$2,824	321	**$7,750,000**
AVERAGE				**$2,054**	**362**	

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SEASIDE

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
19116	3	3	2,049	$1,928	159	**$3,950,000**
19126	3	3.5	2,049	$1,947	1607	**$3,990,000**
19216	3	3	2,049	$2,147	2586	**$4,400,000**
19136	3	3.5	2,049	$2,352	590	**$4,820,000**
19242	3	3	1,875	$2,773	200	**$5,200,000**
AVERAGE				**$2,230**	**1028**	

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OCEANSIDE

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
7662	3	3.5	2,671	$2,920	286	**$7,800,000**
7414	4	4.5	3,550	$2,958	12	**$10,500,000**
7431	4	4.5	4,086	$2,925	933	**$11,950,000**
7445	3	3.5	3,567	$3,616	221	**$12,900,000**
8011	7	7.5	6,585	$2,354	704	**$15,500,000**
7852	4	4.5	4,590	$3,878	14	**$17,800,000**
7282	6	5	6,170	$4,214	207	**$25,999,000**
7724	6	8	6,820	$4,238	47	**$28,900,000**
AVERAGE				**$3,388**	**303**	

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THE MANSIONS

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1009 Fisher Island Drive	6	8	8,569	$3,968	1401	**$34,000,000**
1004 Fisher Island Drive	9	10.5	11,428	$3,675	340	**$42,000,000**
1007 Fisher Island Drive	8	11	15,801	$3,607	625	**$57,000,000**
AVERAGE				**$3,750**	**789**	

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LINDISFARNE

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1008 Links Dr	7	8.5	—	—	20	**$39,500,000**
AVERAGE				**—**	**20**	

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HARBORVIEW AT FISHER ISLA

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
4612	3	3.5	2,744	$3,790	14	**$10,400,000**
AVERAGE				**$3,790**	**14**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

PALAZZO DEL SOL SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
6893	7	9,852	$39,950,000	**$37,800,000**	94.6%	10/28/2026
6811	4	4,231	$21,500,000	**$17,000,000**	79.1%	09/25/2026

BAYVIEW SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
5233	4	3,790	$9,400,000	**$7,400,000**	78.7%	05/28/2026

BAYSIDE VILLAGE EAST SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
2042	2	1,912	$3,950,000	**$3,216,000**	81.4%	06/30/2026

BAYSIDE VILLAGE SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3405	2	1,912	$4,150,000	**$3,800,000**	91.6%	07/22/2026
5302	3	2,234	$3,900,000	**$3,726,000**	95.5%	10/02/2026
3205	2	1,912	$3,980,000	**$3,603,500**	90.5%	06/30/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

August 25th 2026 ($2,901)

September 30th 2026 ($2,908)

October 31st 2026 ($2,922)

November 17th, 2026 ($2,896)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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