Homes.com Shares Most Expensive Home Sales Across Major U.S. Markets in August

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Most luxury buyers secured discounts, while San Francisco's top sales averaged 26.8% above original asking

ARLINGTON, Va.--(BUSINESS WIRE)--Sep. 23, 2026-- Homes.com, a leading online residential marketplace and part of CoStar Group (NASDAQ: CSGP), today published an analysis of the most expensive publicly marketed home sales across major U.S. metropolitan areas for the month of August. The full analysis is available here.

The list highlights the top closed sales in leading markets nationwide based on publicly marketed transactions recorded in Multiple Listing Service (MLS) data. August's most expensive publicly marketed home sale occurred in Miami-Dade County, where a newly built waterfront estate on Hibiscus Island sold for $51.5 million. At the other end of the markets analyzed, Cleveland's top sale reached $2.8 million, underscoring the significant differences in what constitutes the highest end of the housing market across the country.

The full roundup of the most expensive publicly marketed home sales includes:

- Miami-Dade County: $51.5 million
- Los Angeles: $25 million
- New York City: $24 million
- Seattle: $22.8 million
- San Diego: $17.3 million
- Las Vegas: $17.3 million
- Boston: $14.3 million
- Phoenix: $14 million
- Washington, D.C.: $11 million
- Tampa: $10.5 million
- San Francisco: $10 million
- Atlanta: $8 million
- Chicago: $7.9 million
- Minneapolis: $5.4 million
- Nashville: $5.3 million
- Philadelphia: $4.7 million
- Charlotte: $4.3 million
- Denver: $4.1 million
- Cleveland: $2.8 million

August's results revealed a notable divide among luxury housing markets. Across nearly two dozen markets, the top transactions sold for an average of 6%, or $905,660, below their original asking prices. Each of the five leading sales in Tampa, Phoenix, Denver, Atlanta, Boston and Miami closed below asking. Phoenix discounts ranged from 1.9% to more than 50%, while the four Los Angeles sales with available list prices sold for roughly 9% to 21% below asking.

San Francisco stood apart from the broader trend. Its five priciest sales averaged 26.8%, or nearly $1.4 million, above their original asking prices, making it the only market analyzed to record an average premium. Three of the five properties sold above asking, including a Pacific Heights Victorian that closed for $6.63 million, 66% above its $4 million list price. The results reflect continued competition for luxury homes as AI-related growth supports demand and available inventory remains limited.

The analysis is based on entries in the nation's Multiple Listing Service platforms and therefore often excludes private and off-market transactions, which are common at the highest tier of the housing market. Because Texas is a nondisclosure state, Homes.com News evaluated the priciest properties in Houston and Dallas based on listing price.

For more information and insights on the latest homebuying and selling market trends, visit Homes.com.

About Homes.com

Homes.com is the fastest-growing residential real estate marketplace and a leading destination for homebuyers, sellers, and real estate professionals. A brand of CoStar Group (NASDAQ: CSGP), Homes.com is redefining online real estate by putting agents and homeowners first through a more transparent, agent-friendly marketplace.

Unlike traditional real estate portals, Homes.com is built around a simple principle: Your Listing, Your Lead™. By connecting consumers directly with the listing agent, Homes.com helps agents win more listings, generate more leads and deliver greater value to their clients. Millions of buyers use Homes.com's powerful search tools, rich property content, and AI-driven experiences to discover homes and connect with local real estate experts.

Backed by the largest marketing investment in residential real estate, Homes.com has invested $1.25 billion to build nationwide brand awareness, generating more than 100 billion impressions and establishing Homes.com as a household name among consumers. The platform continues to experience rapid growth, with 83 million average monthly unique visitors*, 115% year-over-year growth in organic search traffic, and more than 36,000 Member Agents joining in just two years.

Homes.com Membership gives agents exclusive marketing advantages and unmatched exposure to help grow their businesses. Based on an internal analysis of approximately 11,000 Member Agents, Members earned an average of $36,400 more in commission during their first year of membership. Members win 60% more listings and received five times more leads than non-member agents**.

For more information, visit Homes.com.

*The Homes.com Network, which includes Homes.com, the Apartments Network, and the Land Network, averaged 83 million monthly unique visitors through July 2026, according to Google Analytics.

** This figure represents an average of 11,000 agents who completed one full year of membership and is not a guarantee of future results. Individual results may vary based on market conditions, geographic location, agent activity, and other factors.

About CoStar Group

CoStar Group (NASDAQ: CSGP) is a global leader in commercial real estate information, analytics, online marketplaces, and 3D digital twin technology. Founded in 1986, CoStar Group is dedicated to digitizing the world's real estate, empowering all people to discover properties, insights, and connections that improve their businesses and lives.

CoStar Group's major brands include CoStar, a leading global provider of commercial real estate data, analytics, and news; LoopNet, the most trafficked commercial real estate marketplace; Apartments.com, the leading platform for apartment rentals; Homes.com, the fastest-growing residential real estate marketplace; and Domain, one of Australia's leading property marketplaces. CoStar Group's industry-leading brands also include Matterport, a leading spatial data company whose platform turns buildings into data to make every space more valuable and accessible; STR, a global leader in hospitality data and benchmarking; Zonda, a leading provider of data, analytics, software, and marketplace solutions for the residential construction industry; Ten-X, an online platform for commercial real estate auctions and negotiated bids; and OnTheMarket, a leading residential property portal in the United Kingdom.

CoStar Group's websites attracted over 118 million average monthly unique visitors in the second quarter of 2026, serving clients around the world. Headquartered in Arlington, Virginia, CoStar Group is committed to transforming the real estate industry through innovative technology and comprehensive market intelligence. From time to time, we plan to utilize our corporate website as a channel of distribution for material company information. For more information, visit CoStarGroup.com.

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