

# 2025 South Florida Land Sales Report



Photo by Anatolii Grytsenko

Miami Association of Realtors® (MIAMI)  
The largest local REALTOR® association

April 2026



# South Florida Land Sales

## Non-agricultural Land Sales Rose to \$7.2 Billion in 2025, Up 7%

As wealth and talent continue to gravitate to South Florida, non-agricultural land sales volume rose to its highest level at \$7.2 billion in 2025, according to Miami Association of Realtors (MIAMI) estimate since 2019 based on county records.

Palm Beach County and Miami-Dade accounted for the lion's share of sales volume at 83%. Miami-Dade saw the strongest increase in land sales volume, up 62% from one year ago to \$2.1 billion. St. Lucie County also saw a 31% increase in in land sales to \$167.8 million. Palm Beach County had the largest sales volume at \$3.9 billion despite a 5% decline. In Broward County, sales slid down to \$550 million (-13%) and in Martin County to \$420 million (-22%).

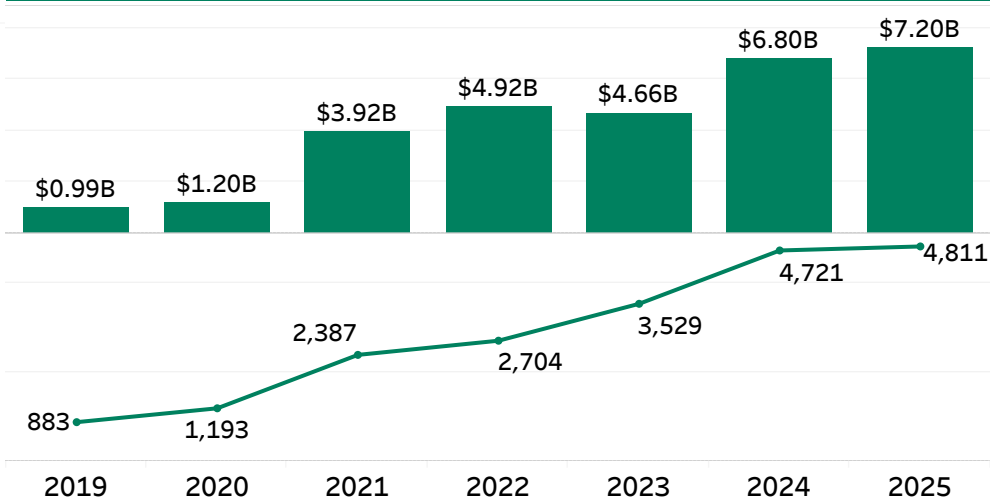
By type of land, residential land sales accounted for 78% of sales at \$5.6 billion. Residential land sales rose 4%. Commercial land sales volume also rose to \$1.2 billion, up 33%. Sales of land not classified or zoned also increased to \$0.3 billion, up 33%. However, the volume of industrial land sales fell to \$0.1 billion, down 67%. There were no institutional land sales (\$4.3 million one year ago).

Residential land prices continued to rise to \$101 PSF, up 6% from one year ago, and 14 times the level in 2019 when the median residential land price was just \$7 PSF. The median vacant commercial land sales price also rose to \$55 PSF, up 8%, with prices up 90% since 2019. However, the median industrial land sales price decreased to \$35 PSF, down 13%, but still 80% higher than in 2019.

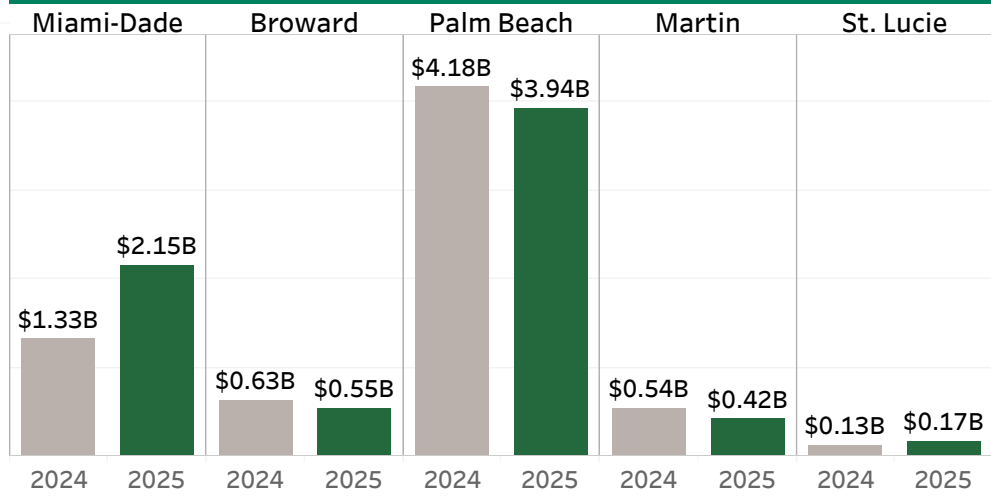
Land sales have moved in line with the upward increase in sales volume of home sales and commercial real estate sales. In 2025, the dollar volume of existing home sales in the five South Florida counties rose to \$62.1 billion, up 2.3% from the prior year. Sales of the core four commercial real estate asset types – multifamily, office, industrial, and retail – rose to \$16 billion, up 26%.

Underpinning the robust demand for land and real estate is the confluence of low mortgage rate in 2020-2022 and the movement of wealth and talent into South Florida as it continues to become a major tech and finance hub and be the top destination for global residential investment in the US. Over the period 2019-2023, \$137 billion in income flowed into Florida, with \$41.6 billion or 30% flowing into South Florida. See [Palm Beach County: 1 in the Nation in Net Inflow of Income from Domestic Migration Per Latest IRS Tax Data - MIAMI REALTORS®](#). In 2024, the Miami Metro Area saw 55,244 out-of-state workers switch to a job in the Miami Metro Area, with highly skilled- and higher-earning workers in the professional, scientific, and technical industry accounting for the largest share of job switchers led by job movers from New York, New Jersey, and California. See [New York, Texas, and California: Top States Switching Jobs to South Florida - MIAMI REALTORS®](#). South Florida continues to be the top destination for global buyers, accounting for about half of global buyers in Florida, the top state destination of international residential buyers. Miami was ranked No. 1 in the U.S. in global residential investment in the 2026 Knight Frank Wealth Report. See [The Wealth Report 2026 - Knight Frank](#)

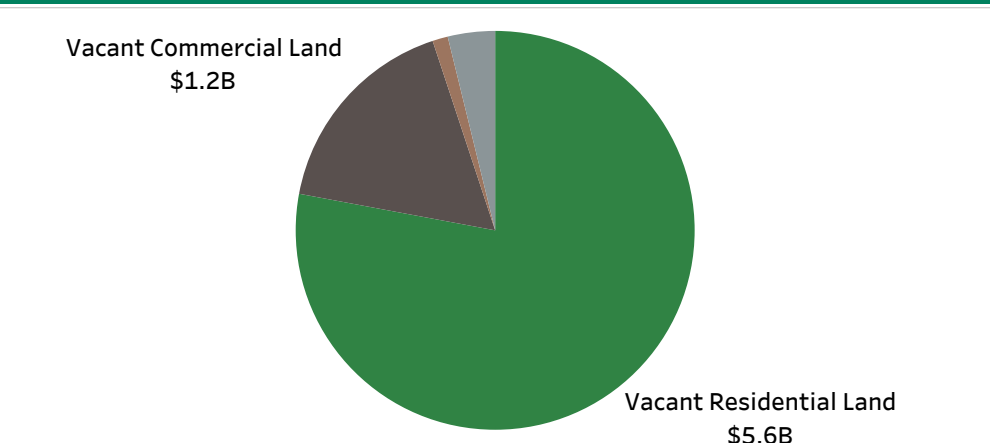
### South Florida Land Sales Volume and Transaction



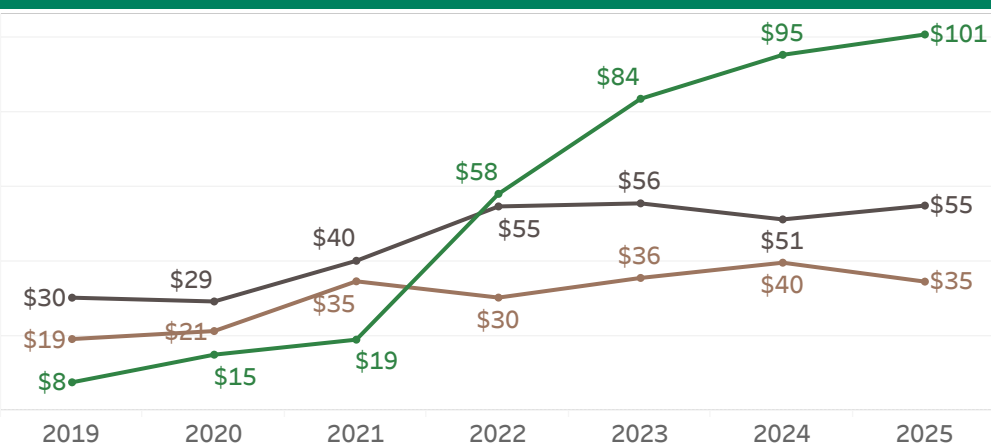
### South Florida Land Sales by County



### South Florida Land Sales by Type in 2025

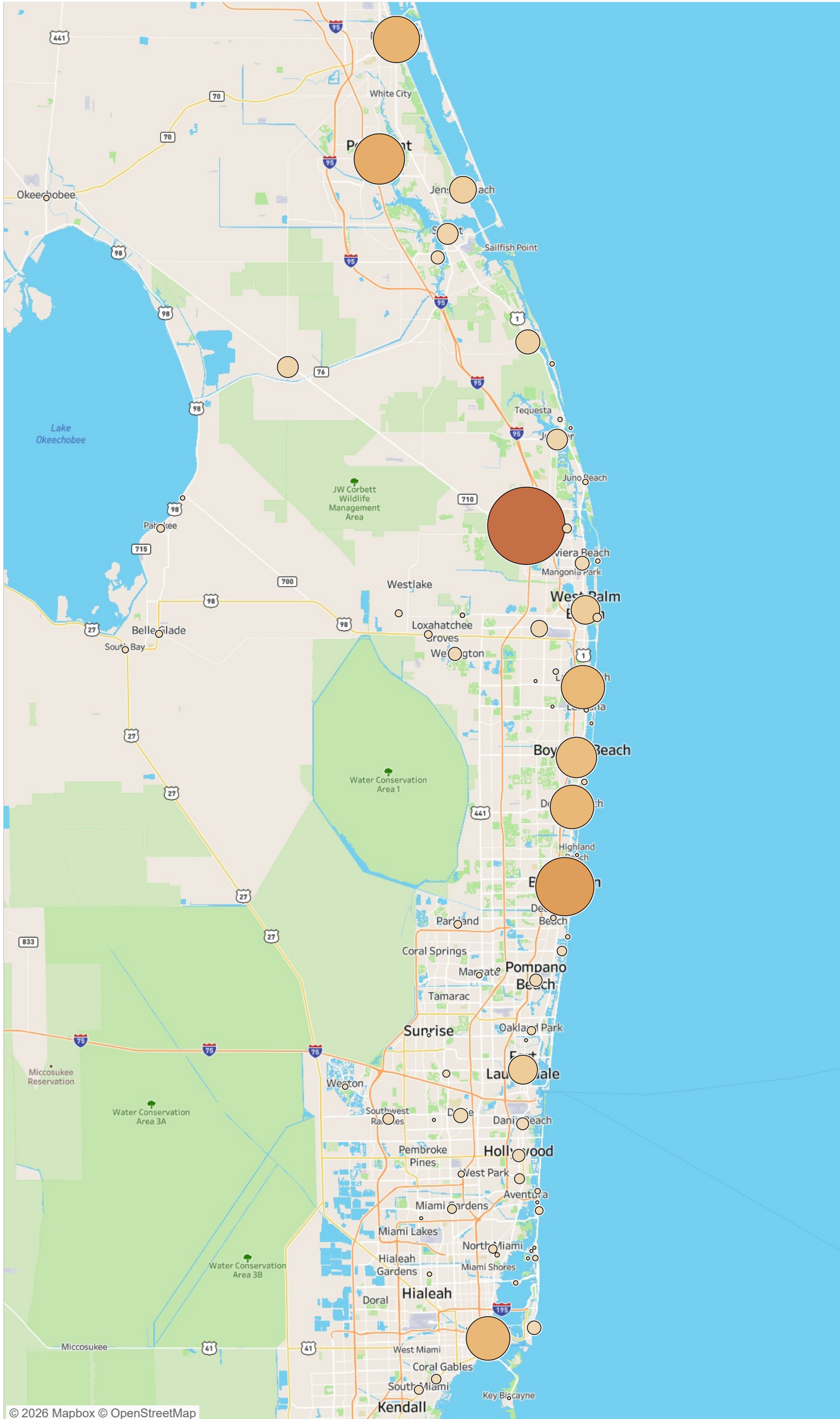


### South Florida Median Residential Land Sales Price Per Sq. Ft.



Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User's Guide. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com).

# Residential Land Sales in South Florida in 2025



Areas with 5 or more Land Parcels Sold in 2025	Median Price Per Sq. Ft. in 2025
THE ACREAGE	895 \$85
PALM BEACH GARDENS	586 \$155
BOCA RATON	333 \$161
PORT ST LUCIE	249 \$14
FORT PIERCE	210 \$5
MIAMI	188 \$99
DELRAY BEACH	187 \$147
LAKE WORTH	185 \$142
BOYNTON BEACH	160 \$94
HOMESTEAD	113 \$91
FORT LAUDERDALE	87 \$100
WEST PALM BEACH	81 \$82
JENSEN BEACH	71 \$150
UNINCORP. AREA	66 \$48
HOBE SOUND	57 \$97
JUPITER	45 \$62
STUART	44 \$61
INDIANTOWN	44 \$61
HAVERHILL	27 \$210
JUPITER FARMS	22 \$7
DAVIE	21 \$14
RIVIERA BEACH	19 \$18
WELLINGTON	18 \$38
MIAMI BEACH	18 \$846
PALM CITY	17 \$4
POMPANO BEACH	15 \$31
HOLLYWOOD	15 \$38
DANIA	14 \$39
SOUTHWEST RANCHES	12 \$14
FLORIDA CITY	11 \$165
LIGHTHOUSE POINT	10 \$200
HALLANDALE BEACH	10 \$66
PINECREST	9 \$228
CORAL GABLES	9 \$433
SOUTH MIAMI	8 \$94
NORTH PALM BEACH	8 \$255
MIAMI GARDENS	8 \$40
LIMESTONE CREEK	8 \$84
PALM BEACH	7 \$1,056
OAKLAND PARK	7 \$51
NORTH MIAMI	7 \$197
LAKE WORTH BEACH	7 \$116
SEWALLS POINT	6 \$36
PARKLAND	6 \$54
PAHOKEE	6 \$15
NORTH MIAMI BEACH	6 \$57
LOXAHATCHEE GROVES	6 \$4
SCHALL CIRCLE	5 \$81
PLANTATION	5 \$21
PALMETTO BAY	5 \$56
OCEAN RIDGE	5 \$88
LOXAHATCHEE	5 \$2
CUTLER BAY	5 \$98
BELLE GLADE	5 \$4

Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User's Guide. Some areas may not appear in the map. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com).





# Miami-Dade County Land Sales

## Land Sales Rose to \$2.1 Billion in 2025, Up 62%

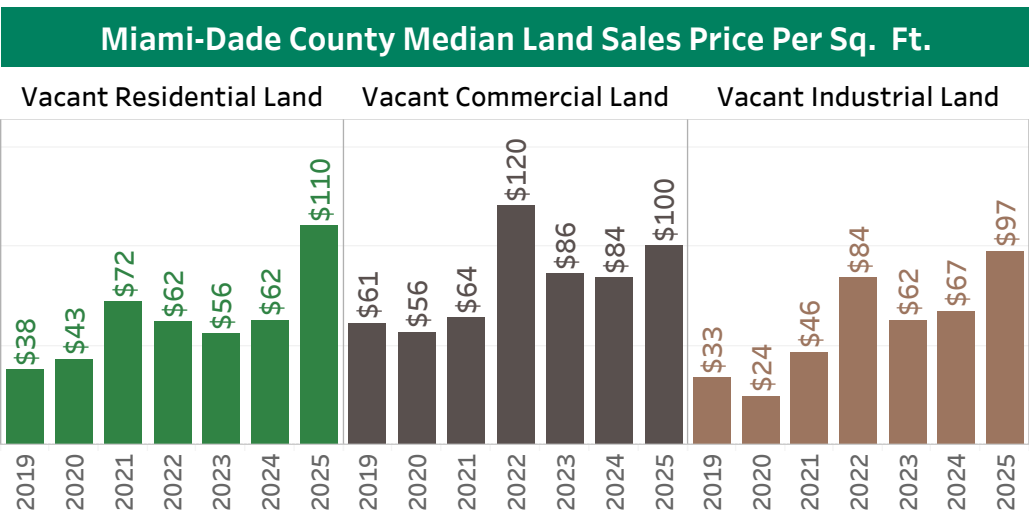
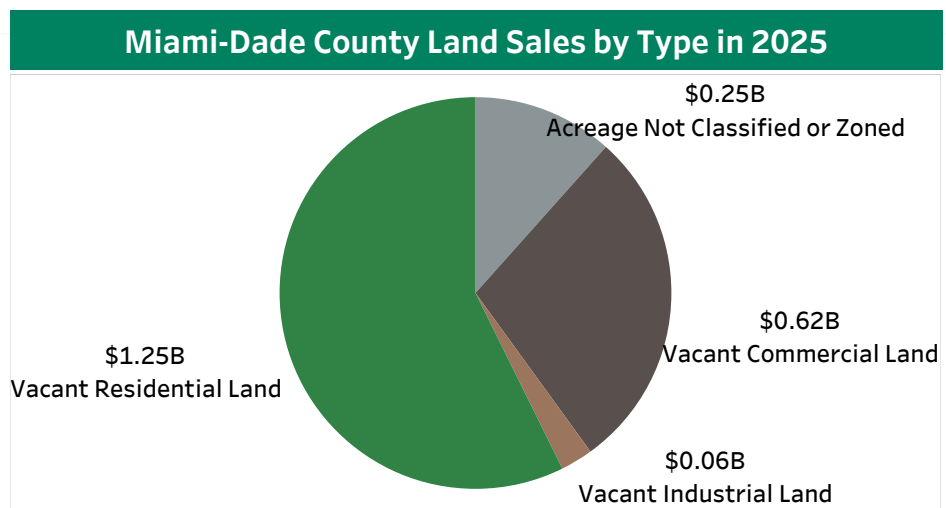
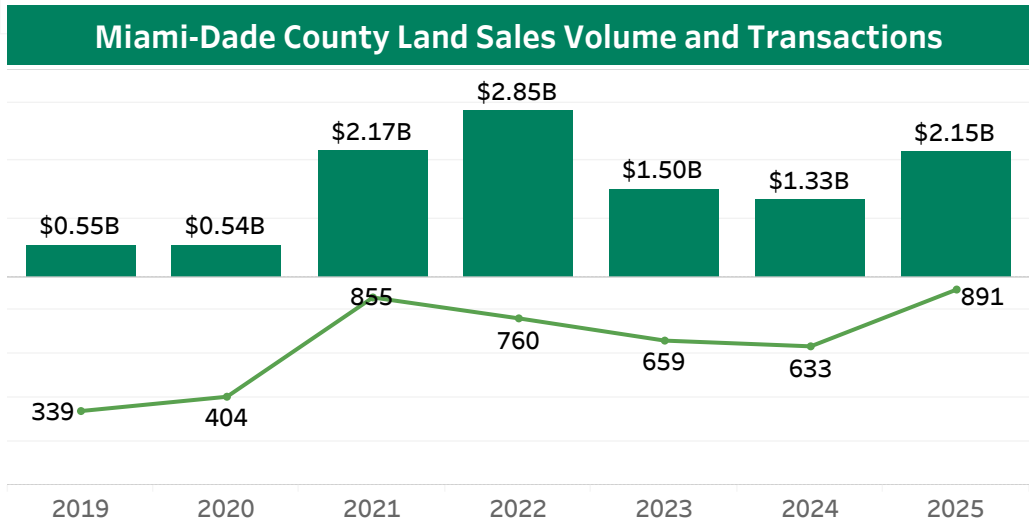
In Miami-Dade County, non-agricultural land sales volume rose to \$2.1 billion in 2025, up 62% from one year ago. Residential land sales accounted for \$1.25 billion, or 59% of sales volume, followed by vacant commercial land sales at \$620 million or 29% of sales, land not zoned at \$250 million or 11% of sales, and industrial land at \$60 million or 1% of sales.

Land sales prices rose across land types. The median residential land sales price rose to \$108 PSF, up 74% year-over-year. The median vacant commercial land sales price rose to \$100 PSF, up 20%. The median vacant industrial land sales price rose to \$105 PSF, up 57%.

Residential land prices rose across high-price and low-price markets. In the city of Miami, the median residential land sales price rose to \$110 PSF, up 77% from one year ago. In Miami Beach, the median residential land sales price spiked to \$846 PSF, up 150%. In Coral Gables, the median residential land sales price rose to \$433 PSF, up 110%. In Homestead, the median residential land sales price rose to \$91 PSF, or four times the level one year ago. In Florida City, the median residential land sales price also surged to \$165 PSF, or nearly four times the level one year ago.

The demand for land draws on the rising demand for for-sale and for-rent housing and for commercial real estate space. In the for-sale housing market, the wealth migration has pushed up the demand for high-tier housing, with the share of million-dollar homes rising to 25% in 2025. See [South Florida Ultra-Luxury and Luxury Home Thresholds Rise to Record Highs - MIAMI REALTORS®](#). In the rental market, affordability conditions continue to bolster the demand for multifamily and single-family rental housing. In 2025, Miami-Dade County's multifamily vacancy rate was 4.5% compared to 5.1% nationally. In the office market, corporate relocations and expansions have pushed down Miami-Dade County's office vacancy rate to 13.9% compared to 18.4% nationally in 2025. See [South Florida Commercial Sales Volume Jumps to Highest Level Post Pandemic - MIAMI REALTORS®](#)

In 2025, the largest land deal in Miami-Dade County was the purchase of a residential land in Indian Creek, reportedly adjacent to Jeff Bezos' property, for for \$105 million or \$1,311 PSF. The most expensive land deal was the purchase of a residential land in Bal Harbour for \$60.5 million or \$1,502 PSF.



### Median Residential Land Sales Price Per Sq. Ft.

	2019	2020	2021	2022	2023	2024	2025
MIAMI BEACH	\$137	\$300	\$222	\$438	\$363	\$338	\$846
CORAL GABLES	\$164	\$141	\$99	\$98	\$132	\$206	\$433
FLORIDA CITY	\$7	\$9	\$10	\$10	\$17	\$48	\$165
MIAMI	\$39	\$44	\$66	\$78	\$56	\$58	\$99
HOMESTEAD	\$7	\$7	\$8	\$12	\$17	\$22	\$91
UNINCORP. AREA	\$6	\$11	\$11	\$12	\$13	\$10	\$48

### Top Land Buyers in Miami-Dade County in 2025

Owner Name	Parcel ID	Property City	Property Use Description	Max. Last Sale Price	Total Lot Size in SF	Average Multiparcel Last Sale Price Per Total Lot Size in SF
JOSEPH M HERNANDEZ	2.12234E+12	INDIAN CREEK	VACANT RESIDENTIAL	\$105,000,000	80,087	\$1,311
TA IRONWOOD INDUSTRIAL II LLC	0821290000050	OPA LOCKA	VACANT LAND - COMMERCIAL	\$94,073,000	1,471,483	\$64
MARK S MELAND	1.22226E+12	BAL HARBOUR	VACANT RESIDENTIAL	\$69,500,000	46,279	\$1,502
MDIST DC LLC	3.0881E+12	UNINCORPORATED COUNTY	ACREAGE NOT CLASSIFIED AG	\$52,894,100	653,400	\$40
	0420170010070	HIALEAH	VACANT LAND - COMMERCIAL	\$52,894,100	407,896	\$65

Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User's Guide. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.



# Broward County Land Sales

## Land Sales Decline to \$550 Million

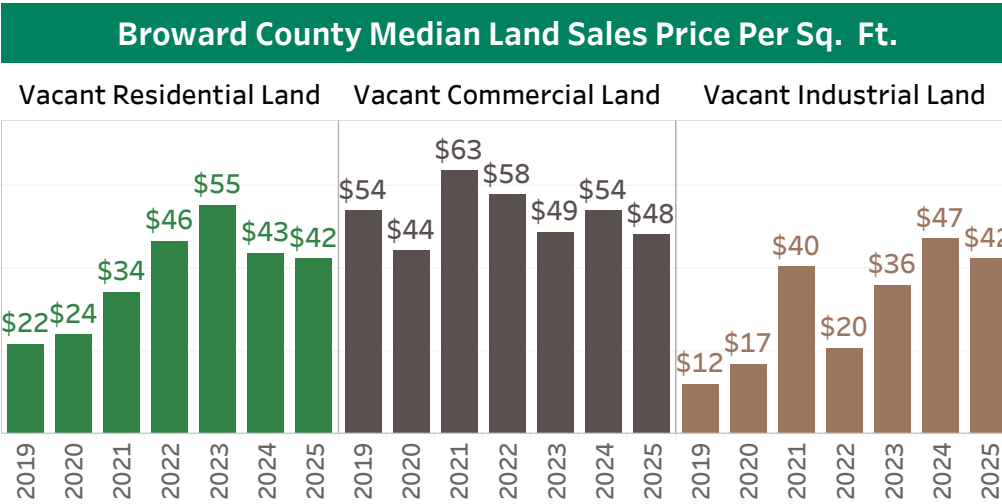
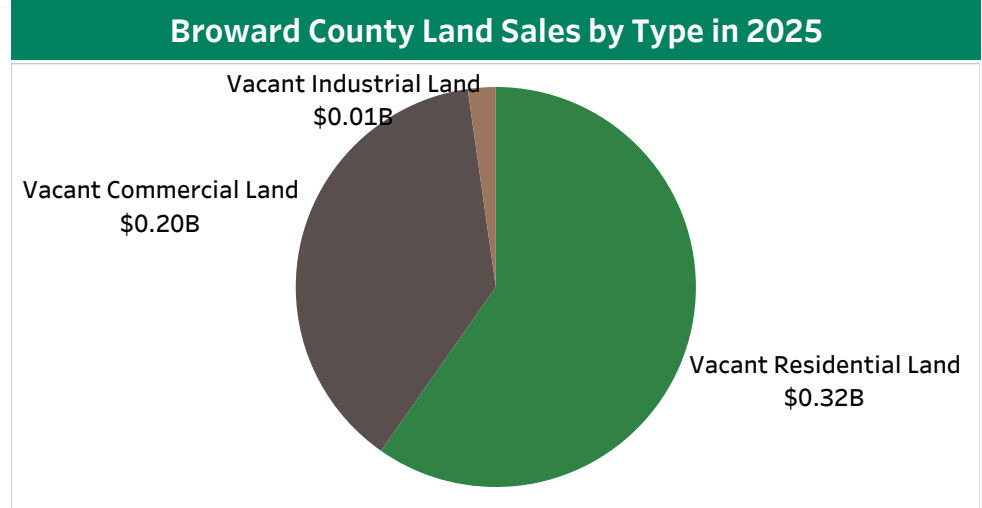
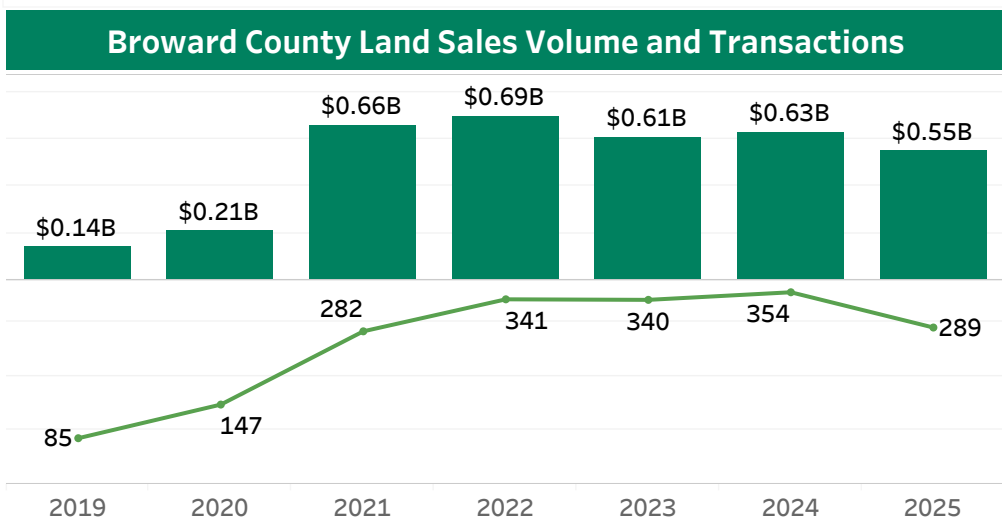
In Broward County, non-agricultural land sales volume decreased to \$550 million in 2025, down 13% from one year ago. Residential land sales accounted for \$320 million, or 58% of sales volume, followed by vacant commercial land sales at \$20 million or 36% of sales, and vacant industrial land sales at \$10 million or 2% of sales.

Sales volume fell as prices and transactions decreased. The median residential land sales price decreased to \$42 PSF, down 2%. The median vacant commercial land sales price decreased to \$48 PSF, down 11%. The median vacant industrial land sales price also decreased to \$42 PSF, down 11%.

Residential land prices decreased in the major markets, except in Hallandale Beach where the median price rose to \$ 66 PSF, up 89%. In Fort Lauderdale, the median residential land sales price decreased to \$100 PSF, down 9%. In Pompano Beach, the median residential land price decreased to \$31 PSF, down 23%. In Hollywood, the median residential land price decreased to \$38 PSF, down 39%.

Despite the decline in land sale prices in 2025, Broward County had a strong year for commercial real estate transactions. Commercial sales volume rose 27% to \$5.5 billion with a phenomenal eight \$100 million-plus deals. The largest deals included the acquisition of Sawgrass Square for \$234 million by a Canadian investor; two major office acquisitions, the Bank of America on 401 E Las Olas for \$221 million and the Las Olas Center on 350 Las Olas for \$208 million by global investment companies; and several multifamily deals in Fort Lauderdale, Miramar, Pembroke Pines, and Plantation. Broward County’s more competitive real estate prices will likely continue to draw in investors. See [South Florida Commercial Sales Volume Jumps to Highest Level Post Pandemic - MIAMI REALTORS®](#)

In 2025, the largest land deal in Broward County was the acquisition of Millrose Properties Florida LLC ( publicly traded company of Lennar) of a vacant commercial land in Pompano Beach for \$50 million or \$ 57 PSF which will be used for the residential component of The Pomp, a mixed-use development project. See [Lennar Land Bank Pays \\$50 Million For Pompano Beach Site](#). Another notable acquisition is the vacant commercial land in Sunrise by Baptist Health to be the site of a hospital opening in 2029. See [Baptist Health Sunrise Hospital | New Hospital in Broward County Opening 2029 | Baptist Health South Florida](#)



	2019	2020	2021	2022	2023	2024	2025
FORT LAUDERDALE	\$87	\$89	\$111	\$119	\$113	\$110	\$100
HALLANDALE BEACH	\$31	\$66	\$116	\$51	\$45	\$35	\$66
HOLLYWOOD	\$56	\$30	\$52	\$61	\$60	\$62	\$38
POMPANO BEACH	\$48	\$38	\$21	\$30	\$30	\$40	\$31
SOUTHWEST RANCHES	\$7	\$5	\$9	\$14	\$12	\$15	\$14
DAVIE	\$7	\$14	\$8	\$12	\$19	\$16	\$14

### Top Land Buyers in Broward County in 2025

Owner Name	Parcel ID	Property City	Property Use Description	Max. Last Sale Price	Total Lot Size in SF	Average Multiparcel Last Sale Price Per Total Lot Size in SF
MILLROSE PROPERTIES FLORIDA LLC	4942-03-41-0040	POMPANO BEACH	VACANT LAND - COMMERCIAL	\$50,000,000	872,459	\$57
PPF SS 2203 W OAKLAND BLVD LLC	4942-20-04-0080	OAKLAND PARK	VACANT LAND - COMMERCIAL	\$19,500,000	110,182	\$177
SIBCHAU IV LLC	4843-20-00-0090	HILLSBORO BEACH	VACANT RESIDENTIAL	\$19,500,000	47,823	\$408
BAPTIST HEALTH SOUTH FLORIDA INC	4940-24-18-0010	SUNRISE	VACANT LAND - COMMERCIAL	\$14,250,000	1,145,825	\$12
HILLSBORO BEACH HOUSE LLC	4843-20-00-0200	HILLSBORO BEACH	VACANT RESIDENTIAL	\$14,850,000	26,737	\$555

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# Palm Beach County Land Sales

## Largest Land Sales at \$3.9 Billion in 2025

In 2025, Palm Beach County had the highest non-agricultural land sales volume among South Florida’s five counties at \$3.9 billion despite a 5% decline in sales from one year ago. Residential land sales accounted for \$3.57 billion or 91%, followed by vacant commercial land sales at \$350 million or 9% of sales, and industrial land sales at \$10 million that made up less than 1% of sales.

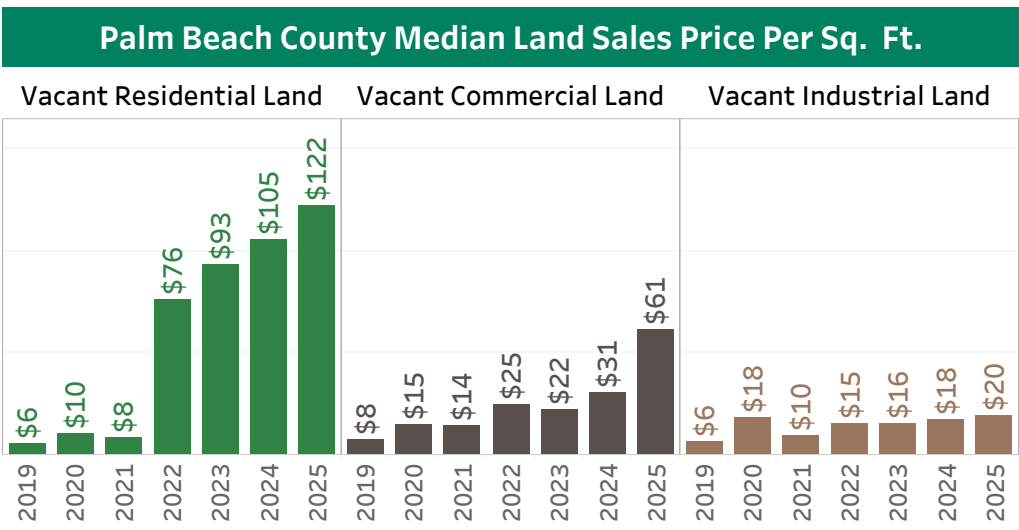
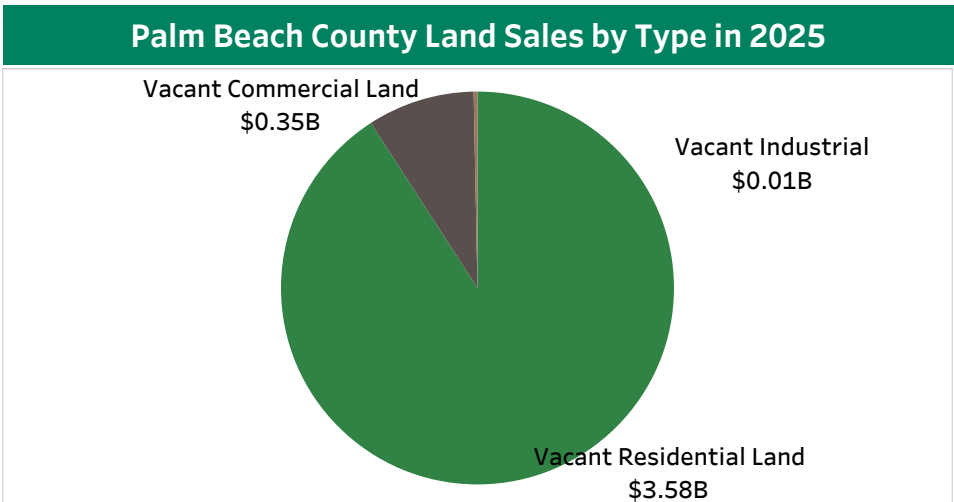
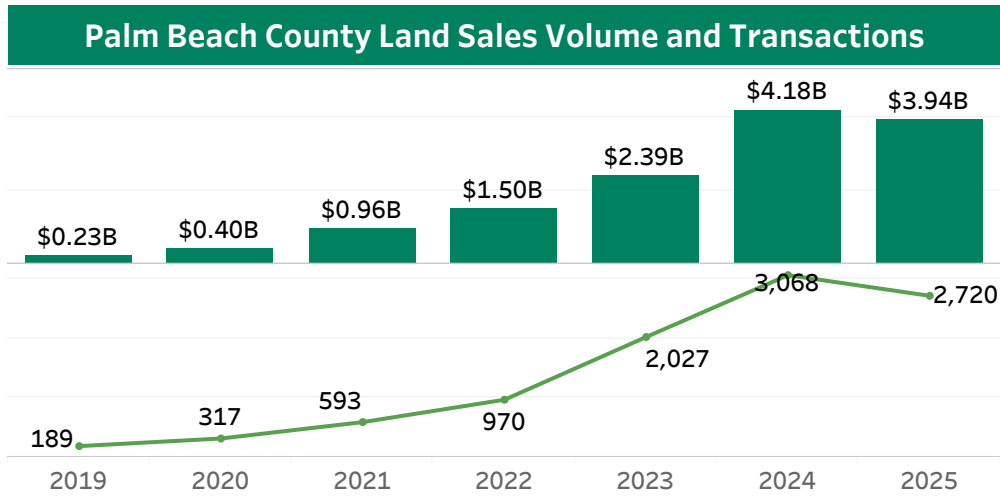
The median land sales price per square foot (PSF) rose across land types. The median residential land sales price rose to \$122 PSF, up 16%. The median vacant commercial land sales price rose to \$61 PSF, up 97%. The median vacant industrial land sales price rose to \$20 PSF, up 11%.

Residential land prices rose across most major markets. In Boca Raton, the median land sales price rose to \$161 PSF, up 28%. In Palm Beach Gardens, the median land sales price rose to \$155 PSF, up 5%. In Jupiter, the median land sales price rose to \$72 PSF, up 111%. However, land prices fell in West Palm Beach to \$82 PSF, down 27%.

The decline in West Palm Beach land prices could be due to the mix of sales, rather than a fundamental weakening, given the robust commercial activity currently underway in the city, particularly in the office real estate market, with 1.4 million square feet under construction, led by Stephen Ross’s 15 CityPlace with 481,000 square feet and 10 CityPlace with 468,000 square feet.

Palm Beach County is the center of the wealth migration flowing into Florida. Over the period 2019-2023, the county saw \$22.7 billion of income flow to the state due to people moving to the county, the largest inflow for any US county (Miami-Dade had \$10.5 billion). As a result, home prices have risen at a robust pace, up 74% over the period December 2019 through December 2025 for single-family homes (also 74% in Miami-Dade County). Over this same period, the median condo/townhome sales prices rose 57% (71% in Miami-Dade).

Palm Beach County’s largest land deal in 2025 was the acquisition of a vacant commercial land in West Palm Beach for \$87 million or \$2,015 PSF. Another notable deal was the sale of a vacant residential land owned by 701 South Ocean Trust (associated with Mark Pulte of the Pulte Group) for \$59 million or \$1,141 PSF.



### Median Residential Land Sales Price Per Sq. Ft.

	2019	2020	2021	2022	2023	2024	2025
BOCA RATON	\$61	\$89	\$104	\$170	\$242	\$128	\$161
PALM BEACH GARDENS	\$5	\$36	\$15	\$82	\$134	\$147	\$155
DELRAY BEACH	\$11	\$34	\$26	\$102	\$134	\$145	\$147
LAKE WORTH	\$5	\$5	\$4	\$89	\$121	\$185	\$142
BOYNTON BEACH	\$15	\$27	\$13	\$108	\$51	\$84	\$94
THE ACREAGE	\$2	\$2	\$2	\$73	\$86	\$84	\$85
WEST PALM BEACH	\$8	\$7	\$12	\$60	\$53	\$112	\$82
JUPITER	\$11	\$67	\$125	\$3	\$35	\$34	\$72
WELLINGTON	\$8	\$9	\$6	\$15	\$11	\$40	\$38
RIVIERA BEACH	\$3	\$5	\$9	\$12	\$47	\$61	\$18
JUPITER FARMS	\$3	\$3	\$3	\$5	\$6	\$7	\$7

### Top Land Buyers in Palm Beach County in 2025

Owner Name	Parcel ID	Property City	Property Use Description	Max. Last Sale Price	Total Lot Size in SF	Average Multiparcel Last Sale Price Per Total Lot Size in SF
345 BANYAN LLC	74434322500010000	WEST PALM BEACH	VACANT COMMERCIAL	\$87,000,000	43,177	\$2,015
701 SOUTH OCEAN TRUST	12434621000010080	DELRAY BEACH	VACANT RESIDENTIAL	\$59,000,000	51,688	\$1,141
965 NOB LLC	50434310000010023	PALM BEACH	VACANT RESIDENTIAL	\$58,000,000	54,207	\$1,070
16171 QUIET VISTA CIRCLE LAND TRUST	00424630020000270	DELRAY BEACH	VACANT RESIDENTIAL	\$41,500,000	109,337	\$380
1742 SOUTH OCEAN TRUST	50434411030001052	PALM BEACH	VACANT RESIDENTIAL	\$38,750,000	26,846	\$1,443

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# Martin County Land Sales

## Residential Land Prices Rose 8% in 2025

Non-agricultural land sales volume decreased to \$420 million in Martin County in 2025, down 22% from the prior year. Residential land sales accounted for \$383 million or 91% of sales followed by vacant commercial land sales at \$19 million or 4.5% of sales, acreage not zoned at \$19 million or 4.5% of sales, and industrial land sales at \$2.2 million with a minute share.

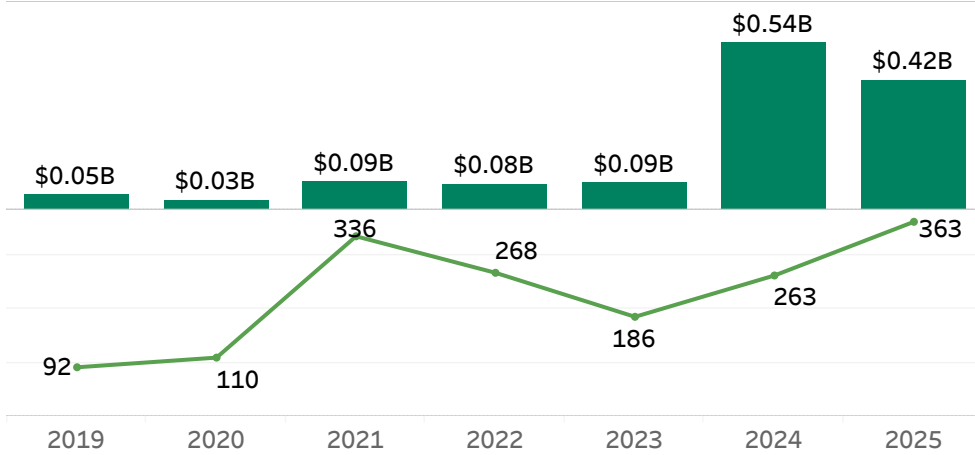
The median residential land sales price rose to \$66 PSF in 2025, up 8% year-over-year. The median vacant industrial land sales price rose to \$16 PSF, up 100%. However, the median vacant commercial land sales price decreased to \$14 PSF, down 26%. Martin County's small land market can lead to increased sales and price volatility.

Residential land prices moved at a mixed pace across markets. In Jupiter Island, the median vacant residential land sales price rose to \$356 PSF, up 256%. In Jensen Beach, the median residential land sales price rose to \$174 PSF, or 14.5 times the median sales price in 2024. In Stuart, the median residential land sales price rose to \$60 PSF, or four times the price in 2024. In Indiantown, the median residential land sales price rose to \$34 PSF, or 17 times the prior year's price. However, the median residential land sales price decreased in Hobe Sound to \$97 PSF, down 25%, although prices are nearly 50 x the level in 2019 at \$ 2 PSF!

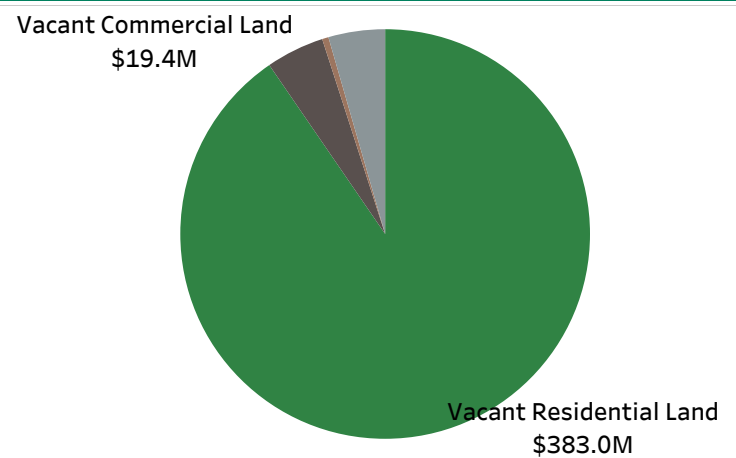
Like neighboring Palm Beach County, Martin County has a high share of wealthy buyers, which is a key demand driver for land and home sales. In 2025, single-family home sales rose 5.2% (4.8% in Palm Beach County). Million-dollar sales accounted for 20% of single-family home sales (25% in Palm Beach County). Cash buyers accounted for 46% of sales (45% in Palm Beach County). As of December 2025, the median single-family home sales price was \$600,000 (\$632,500 in Palm Beach County), up 71% since December 2019 (74% in Palm Beach County).

The largest land acquisition in Martin County was the \$38.75 million purchase of a vacant residential land in Jupiter Island at \$453 PSF. Hobe Sound snagged several land deals of over \$10 million ranging from \$60 to \$128 PSF.

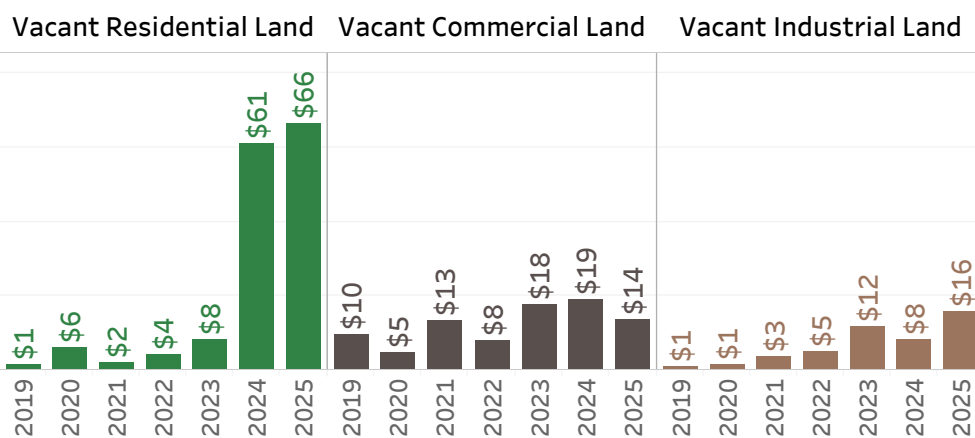
### Martin County Land Sales Volume and Transactions



### Martin County Land Sales by Type in 2025



### Martin County Median Land Sales Price Per Sq. Ft.



### Median Residential Land Sales Price Per Sq. Ft.

	2019	2020	2021	2022	2023	2024	2025
JUPITER ISLAND	\$64	\$69	\$95	\$192		\$100	\$356
JENSEN BEACH	\$6	\$17	\$7	\$11	\$13	\$12	\$174
HOBE SOUND	\$2	\$1	\$2	\$2	\$3	\$130	\$97
INDIANTOWN	\$3	\$1	\$1	\$2	\$1	\$5	\$61
STUART	\$4	\$7	\$8	\$12	\$13	\$18	\$61
SEWALLS POINT		\$21	\$30	\$80	\$37	\$80	\$36
JUPITER	\$15	\$16	\$8	\$3	\$102	\$4	\$24
PALM CITY	\$1	\$1	\$1	\$7	\$2	\$2	\$4
OKEECHOBEE		\$1	\$1	\$1	\$1	\$1	\$1

### Top Land Buyers in Martin County in 2025

Owner Name	Parcel ID	Property City	Property Use Description	Max. Last Sale Price	Total Lot Size in SF	Average Multiparcel Last Sale Price	Average Multiparcel Last Sale Price Per Total Lot Size in SF
ANDREW KEYS	353842056000000100	JUPITER ISLAND	VACANT RESIDENTIAL	\$38,750,000	85,486	\$38,750,000	\$453
ALEX T CLINE 2017 IRREVOCABLE TRUST	143941002000012200	HOBE SOUND	VACANT RESIDENTIAL	\$17,000,000	279,094	\$17,000,000	\$61
9673 AMELIA TRUST	143941002000011500	HOBE SOUND	VACANT RESIDENTIAL	\$13,400,000	224,731	\$13,400,000	\$60
20 ATLANTIC FIELDS LAND TRUST	143941002000002000	HOBE SOUND	VACANT RESIDENTIAL	\$11,500,000	93,055	\$11,500,000	\$124
22 AFR LLC	143941002000002200	HOBE SOUND	VACANT RESIDENTIAL	\$11,475,000	70,531	\$11,475,000	\$163
KEYS ATLANTIC FIELDS REAL ESTATE TRUST	143941002000002100	HOBE SOUND	VACANT RESIDENTIAL	\$11,000,000	85,634	\$11,000,000	\$128

Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User's Guide. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.



# St. Lucie County Land Sales

## Land Sales Rose to \$168 Million in 2025, Up 31%

**Non-agricultural land sales volume rose to \$168 million in St. Lucie County in 2025, up 31% from the prior year.** Residential land sales accounted for \$117 million or 70% of sales, vacant commercial land at \$40 million was 24% of sales, industrial land sales at \$ 5.8 million accounted for 3%, and acreage not zoned or classified at \$4.8 million accounted for 3% of sales.

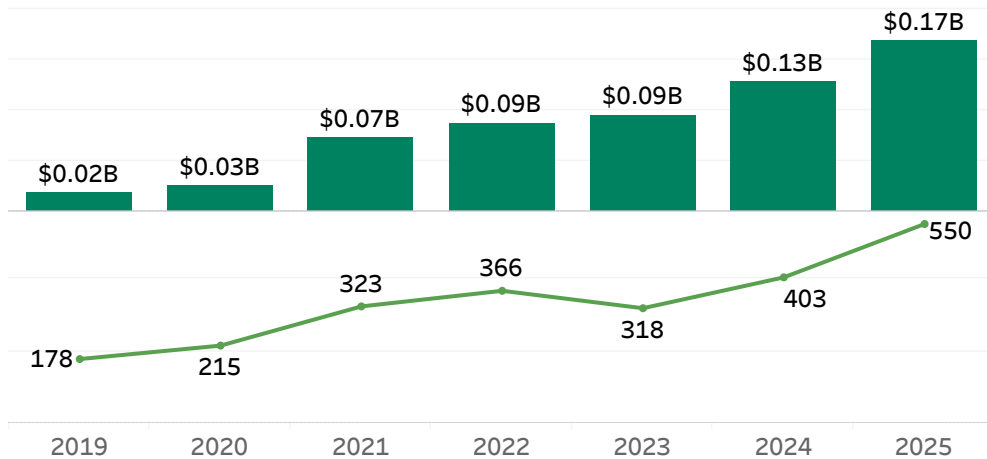
The median land sales prices rose across land types: residential rose to \$12 PSF, up 8%; commercial rose to \$11 PSF, up 83%; and industrial rose to \$8 PSF, up 100%.

Residential land prices were stable in Port St. Lucie at \$14 PSF. In Fort Pierce, the median residential land sales price rose to \$5 PSF, up 20%. However, the median residential sales price declined in Jensen Beach to \$97 PSF, down 7%.

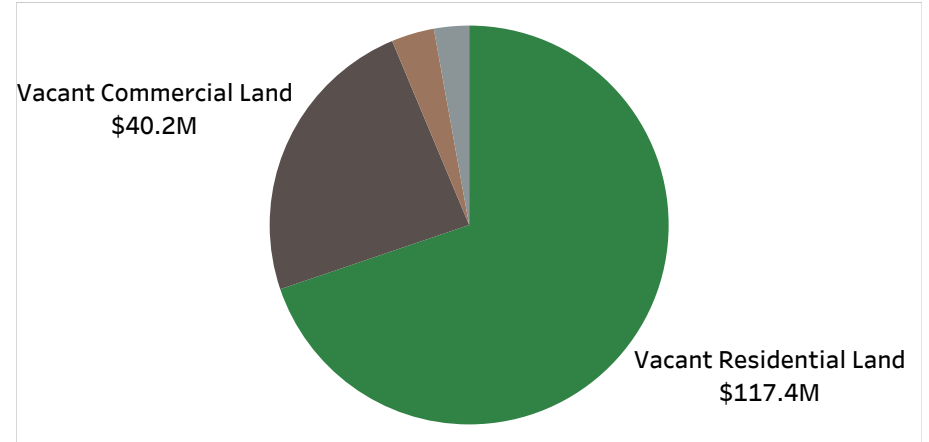
St. Lucie County has seen the fastest increase population among the five South Florida counties. Over the period 2020 through 2025, St. Lucie's population rose a cumulative rate of 21%, outpacing the population growth of the other South Florida counties: Miami-Dade County (3.9%), Broward County (3.6%), Palm Beach County (5.4%), and Martin County (4.8%). Population rose due to annual net migration domestically and from abroad. A major driver of migration is the lower cost of living, including housing. St. Lucie County has the lowest cost of land acquisition among the South Florida counties. In 2025, the median single-family home sales price was \$395,000 compared to over \$600,000 in the other South Florida counties. Population is likely to continue to grow and to underpin the demand for land and housing.

The largest land deal in St. Lucie County in 2025 was the \$8.8 million acquisition for a parcel of land at \$2 PSF by Tide at Wylder LLC which is behind the development of Wylder, a 1,970-acre master-planned community in Fort Pierce that is planned to have 3,400 single-family homes and 600 multifamily homes, with high-end amenities that include an 18-hole golf course and beach-entry pools. See [Wylder Port St. Lucie: Master-Planned Community Overview](#).

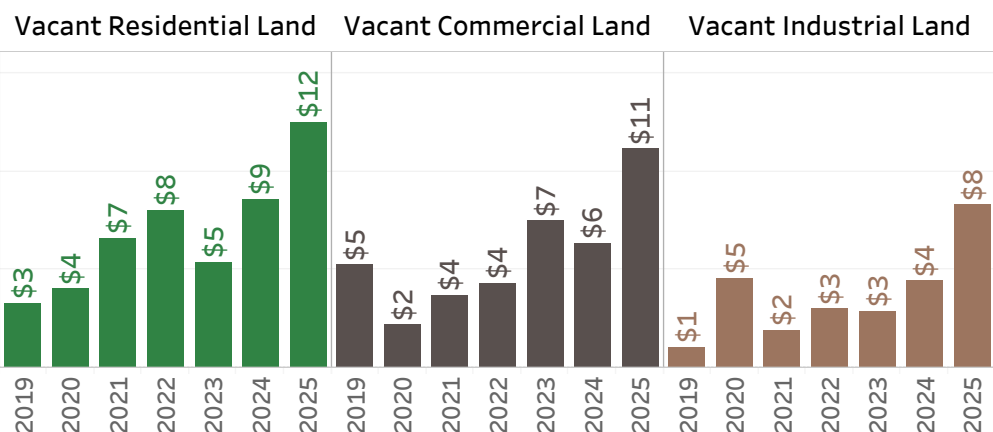
### St. Lucie County Land Sales Volume and Transactions



### St. Lucie County Land Sales by Type in 2025



### St. Lucie County Median Land Sales Price Per Sq. Ft.



### Median Residential Land Sales Price Per Sq. Ft.

	2019	2020	2021	2022	2023	2024	2025
JENSEN BEACH	\$49	\$54	\$69	\$92	\$92	\$104	\$97
PORT ST LUCIE	\$3	\$4	\$9	\$10	\$12	\$14	\$14
FORT PIERCE	\$1	\$1	\$2	\$3	\$3	\$4	\$5

### Top Land Buyers in St. Lucie County in 2025

Owner Name	Parcel ID	Property City	Property Use Description	Max. Last Sale Price	Total Lot Size in SF	Average Multiparcel Last Sale Price	Average Multiparcel Last Sale Price Per Total Lot Size in SF
TIDE AT WYLDER LLC	3315-600-0002-000-2	FORT PIERCE	VACANT COMMERCIAL	\$8,829,000	4,717,112	\$8,829,000	\$2
SCHOOL BOARD OF ST LUCIE COUNTY FLORIDA	3302-707-0002-000-0	FORT PIERCE	VACANT RESIDENTIAL	\$6,325,000	2,295,176	\$6,325,000	\$3
FARRELL PETROLEUM & COMPANY LLC	4335-700-0002-000-4	PORT ST LUCIE	VACANT COMMERCIAL	\$4,491,500	145,055	\$4,491,500	\$31
RCP1 LLC	1410-501-0021-020-6	FORT PIERCE	VACANT RESIDENTIAL	\$4,500,000	135,907	\$4,500,000	\$33
FORT PIERCE HARTMAN OKEECHOBEE LLC	2419-111-0002-000-7	FORT PIERCE	VACANT RESIDENTIAL	\$4,500,000	776,675	\$4,500,000	\$6

Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User's Guide. For questions, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com).



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Teresa King Kinney is the association's Chief Executive Officer.

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