

South Florida Housing Market Report

April 2026



MIAMI REALTORS® + RWorld

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Key Takeaways

1. Sales that went under contract in April (pending sales) rose 12% year-over-year, the 9th consecutive month of y/y growth .
2. Sales contracts on million-dollar homes rose at an even stronger pace of 29%, the 11th consecutive month of y/y growth.
3. "Million-dollar markets" or those areas where the median sales price is at least \$1 million are experiencing robust growth, with sales up in 83% of million-dollar single-family markets, and 100% of million-dollar condominium/townhome markets.

South Florida's housing market has been remarkably resilient, underpinned by strong demand in the million-dollar segment. Macroeconomic conditions will likely remain challenging with mortgage rates likely to hit 6.5% to 6.8% in the summer if the US-Iran conflict lingers, but South Florida's housing market will likely hold up well as it continues to attract wealthier out-of-state movers, second home buyers, or corporations who are seeing worsening tax conditions in their states.

Homes that went into contract (pending sales) rose 12% in April, the 9th consecutive year-over-year growth

Sales that went into contract (pending sales) -- a better gauge of recent market activity since sales close 1-2 months after contract signing-- rose 12.2% in April in South Florida's five counties, the 9th month of consecutive year-over-year increases since August 2025. South Florida's housing market has remained resilient to a more difficult economic environment marked by rising inflation and mortgage rates amid the US-Iran conflict that has resulted in surge in global oil prices to over \$100/barrel.

For single-family homes, pending sales 15.1% year-over-year, the 9th month of consecutive year-over-year growth. Sales rose in most counties: Miami-Dade County (17.1%), Broward County (19.7%), Palm Beach County (16.76%), Martin County (14.15%), and St. Lucie County (-0.7%).

Of the 117 municipalities and census designated places with at least 5 pending sales in April, 70% had the same or higher sales from one year ago. Among the largest cities, single-family pending sales were higher in April from one year ago such as in Miami (+38%), Fort Lauderdale (+38%), West Palm Beach (+27%), Palm Beach Gardens (+36%), and Port St. Lucie (+13%).

For condominiums/townhomes, sales that went under contract rose 8.5% year-over-year, the 9th month of consecutive year-over-year increase. Sales rose in most counties: Miami-Dade County (9.2%), Broward County (6.4%), Palm Beach County (10.4%), Martin County (-3.4%), and St. Lucie County (17.8%).

Of the 86 municipalities and census designated places with at least 5 pending sales, 60% had the same or higher sales from one year ago. Among the largest cities, condominium/townhome pending sales were up year-over-year in Miami (+12%), Miami Beach (+20%), Fort Lauderdale (+4%), Pompano Beach (+20%), and West Palm Beach (+53%).

Million-dollar pending sales rose 29% in April, the 11th consecutive year-over-year growth

The robust growth in pending sales has been underpinned by a remarkable increase in million-dollar sales in April that rose 28.9% from one year ago.

Among million-dollar single-family homes, pending sales surged 33.1% year-over-year, the 11th month of consecutive year-over-year growth. Pending sales rose at a phenomenal double-digit in most counties: Miami-Dade County (41.8%), Broward County (17.7%), Palm Beach County (43.4%), Martin County (11.4%), and St. Lucie County (-37.5%).

Among million-dollar condominiums/townhomes, pending sales rose 18.7% year-over-year, the 11th month of consecutive year-over-year increase. Sales increased from one year ago in most counties: Miami-Dade County (13.4%), Broward County (37.5%), Palm Beach County (21.3%), Martin County (-40.0%), and St. Lucie County (+100%).

Million-dollar sales continue to gain market share. In the single-family market, Palm Beach County had the highest share at 31%, followed by Broward Miami-Dade County at 28%, Broward County and Martin County each at 20%, and a still a modest share in St. Lucie County at 2%. Nationally, million-dollar sales account for less than 10% of sales.

Closed sales of homes \$5 million to less than \$10 million from January through April rose to an all-time high of 532 sales from 437 sales one year ago (+22%). Year-to-date closed sales of \$10 million and over homes rose to an all-time high of 180 sales from 156 one year ago (+15%).

Over 80% of "million-dollar markets" saw robust sales growth in from January-April 2026 compared to one year ago

The strong demand in the upper-tier segment is further borne by the robust growth in sales of "million-dollar" markets, or markets where the median sales price is at least \$1 million in April 2026.

Over the period January-April 2026, there are 24 single-family "million-dollar markets" (with at least five sales), and a whopping 83% had more sales from January-April 2026 compared to one year ago, including the largest markets (over 50 sales) of Palm Beach Gardens (+15%), Boca Raton (+18%), Jupiter (+5%), Parkland (+5%), Coral Gables (+16%), Kendall (+11%), Doral (+29%), Palmetto Bay (+15%), Pinecrest (+19%), Palm Beach (+50%), Southwest Ranches (+90%), North Palm Beach (+25%), South Miami (+26%), Ojus (+22%), Sewall's Point (+43%), Biscayne Park (+50%), Surfside (+80%), Key Biscayne (+33%), Loxahatchee Groves (+8%). In Jupiter Island, sales were unchanged (0%). However, sales decreased in Miami Beach (-5%), Lighthouse Point (-8%), Miami Shores (-15%), and Hallandale Beach (-31%).

In the condominium/townhomes market, all markets with a median sales price of \$1 million or more saw higher sales in January-April 2026 compared to one year ago: Palm Beach Town (+49%), Highland Beach (+76%), Key Biscayne (+15%), Surfside (+36%), Lake Park (+115%), and Ocean Ridge (+80%).

Amid more challenging macroeconomic conditions, South Florida's housing market remains resilient as the area continues to attract talent and wealth from high-tax states. Driver license exchanges data of out-of-state movers in 2026 Q1 were up 24% from one year ago, with double-digit increases in out-of-state license exchanges from New York (+17%), New Jersey (+20%), and California (+31%). [Miami Sees Double-Digit Spike in Domestic Migration; New York, California, and Texas Lead Inflows - MIAMI REALTORS®](#).

Demand outpaces new supply, with active inventory down 15% from one year ago, tilting the single-family segment to a seller's market

Demand-supply conditions are tightening, with more new pending sales but fewer new listings, resulting in a decline in active inventory on the market and a shift to a seller's market for single-family homes. Total active inventory declined 15.2% from one year ago, down 17% for single-family and 14% for condominiums/townhomes. This is because new listings were down 11.6% year-over-year while new pending sales increased 12.2%. New listings of single-family homes fell 8.9% from one year ago while new listings for condominiums/townhomes fell 14.2% year-over-year.

Why are there fewer new listings? One reason is that about 80% of homeowners are holding a mortgage rate that is lower than the current rate, giving them no incentive to move unless behooved by life events. The other reason is that homeowners could be waiting for prices to firm up even though they are sitting on large levels of equity. In Miami-Dade County, the expected homeowner equity of a buyer who purchased a home 15 years ago is \$589,400, or 1.9x the national level. See [South Florida Home Equity Now 1.9x U.S. Average - MIAMI REALTORS®](#)

With falling inventory, the single-family segment has shifted back to a seller's market with less than 6 months' supply: Miami-Dade County (5.4), Broward County (4.6), Palm Beach County (4.4), Martin County (4.2), and St. Lucie County (5.2).

In the condominium/townhomes market, months' supply is more elevated than in the single-family market, but it has steadily declined to less than 12 months' supply in most counties: Miami-Dade County (12.9), Broward County (11.0), Palm Beach County (8.2), Martin County (7.3), and St. Lucie County (9.2).

Single-family Housing Metrics as of April 2026

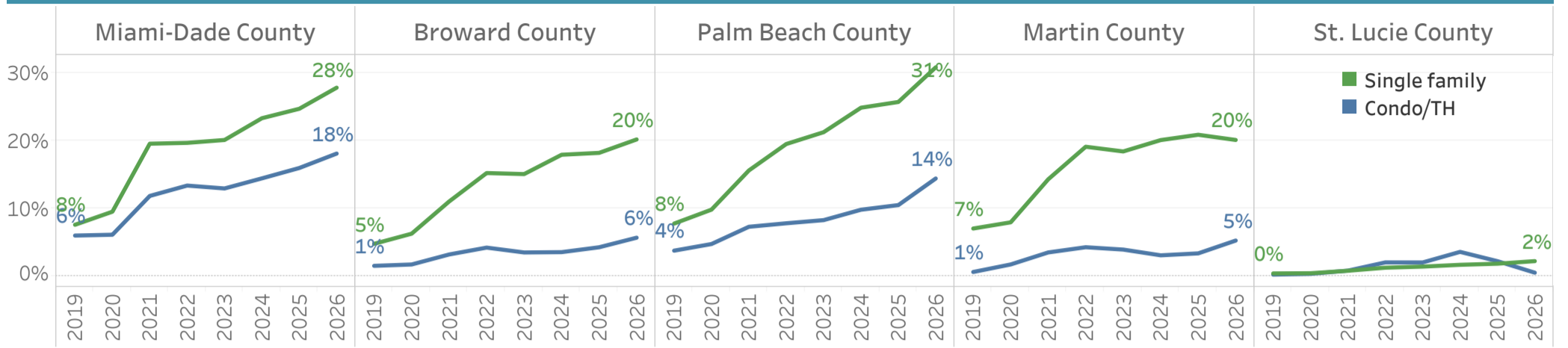
	Median Sales Price	Year-to-Date Closed Sales	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	\$670,000 -1.5%	3,489 7.1%	1,032 8.6%	1,185 17.1%	1,419 -11.6%	4,723 -14.5%	5.4 -0.9	45.0 8.0	95.2 -0.3	26.1 1.2
Broward	\$620,000 -1.6%	3,799 3.1%	1,134 7.6%	1,348 19.7%	1,569 -10.1%	4,653 -18.2%	4.6 -1.1	33.0 -7.0	95.9 0.7	23.5 1.5
Palm Beach	\$650,000 0.8%	4,836 8.9%	1,376 3.6%	1,559 16.7%	1,691 -8.0%	5,303 -18.5%	4.4 -1.5	37.0 -4.0	94.5 0.4	43.9 1.1
Martin	\$650,000 8.3%	736 20.9%	226 35.3%	210 14.1%	236 -10.9%	761 -25.1%	4.2 -2.1	43.0 6.0	94.2 0.6	42.9 -12.8
St. Lucie	\$388,057 -1.8%	1,722 4.4%	508 3.3%	577 -0.7%	712 -1.5%	2,404 -13.0%	5.2 -1.0	48.0 1.0	95.0 0.0	28.0 -1.1

Condominium/Townhome Housing Metrics as of April 2026

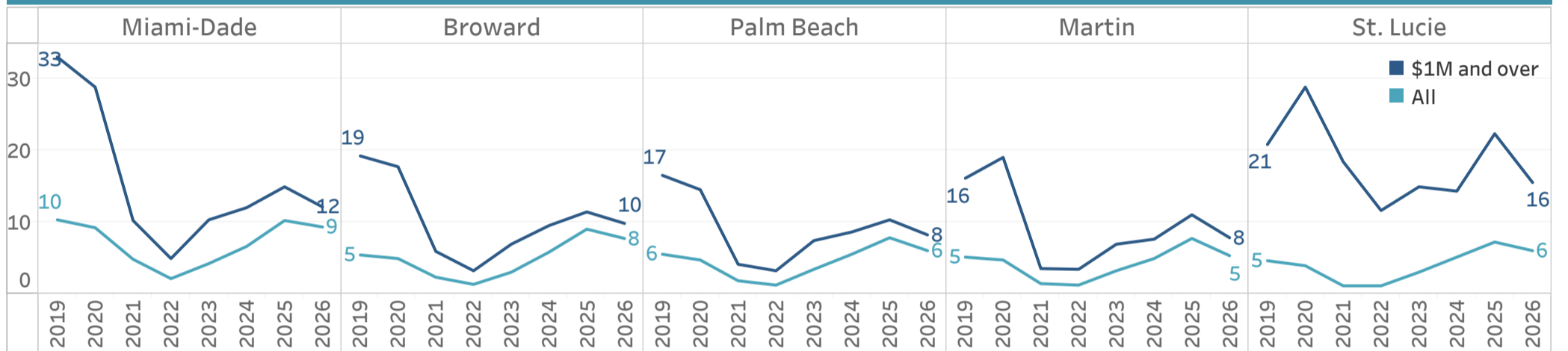
	Median Sales Price	Year-to-Date Closed Sales	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	\$450,000 1.1%	3,681 4.7%	1,033 2.8%	1,157 9.2%	2,033 -13.0%	11,899 -10.1%	12.9 -0.8	62.0 1.0	93.4 0.1	50.9 -1.0
Broward	\$258,000 -7.9%	3,671 -0.8%	1,105 1.8%	1,181 6.4%	1,829 -18.2%	10,385 -15.3%	11.0 -1.3	61.0 4.0	92.4 0.1	49.5 -7.6
Palm Beach	\$340,000 6.3%	3,576 9.1%	1,060 6.2%	1,100 10.4%	1,482 -11.7%	6,904 -17.7%	8.2 -2.2	57.0 2.0	92.5 1.2	63.0 -0.6
Martin	\$255,000 -8.9%	416 28.0%	115 3.6%	86 -3.4%	138 -8.0%	640 -17.2%	7.3 -2.5	68.0 7.0	92.2 0.3	61.7 -9.5
St. Lucie	\$282,500 -16.9%	308 0.7%	98 -1.0%	106 17.8%	155 -5.5%	723 -17.7%	9.2 -2.6	79.0 -4.0	90.5 -1.4	63.3 9.8

Source: MIAMI REALTORS® + RWorld based on data compiled by Florida Realtors®. Percent changes are year-over-year percent changes, except for months' supply, median days to contract, median percent sales to original list price, and share of cash sales figures where the changes are calculated as year-over-year differences. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com, or Anthony Acevedo, Sr. VP of Communications, at acevedo@rworld.com.

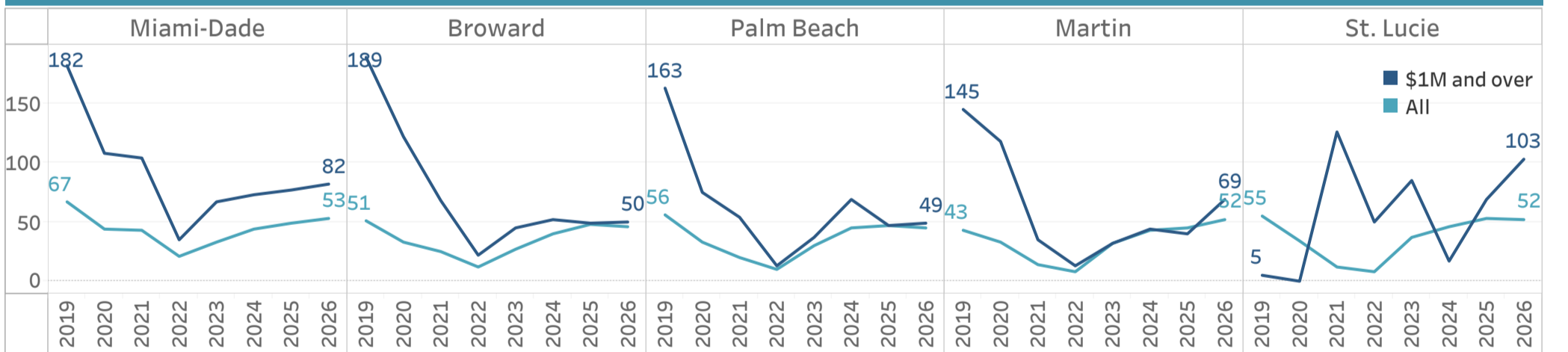
Million-Dollar Sales Share, 2019 - April 2026



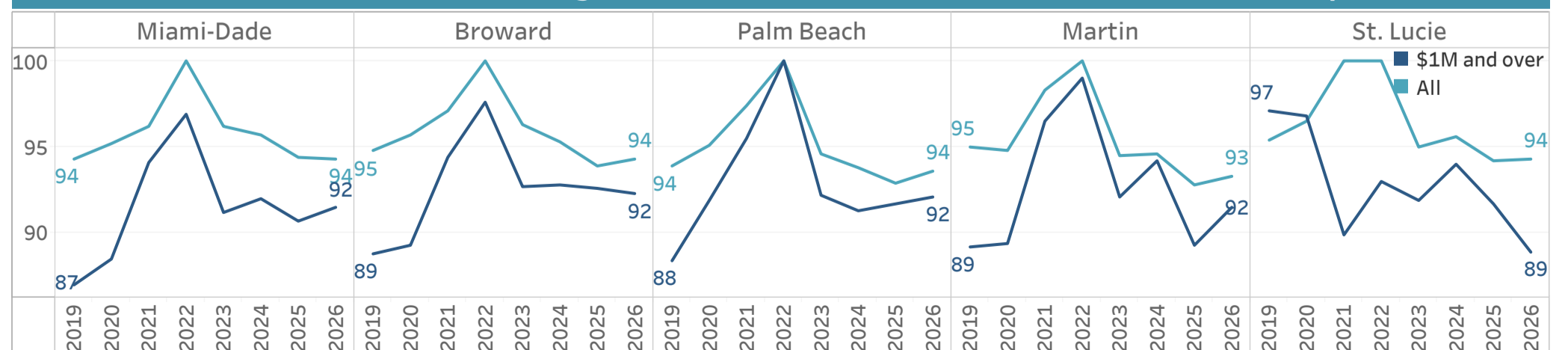
Months' Supply of Million-Dollar Active Inventory vs. All Inventory in April



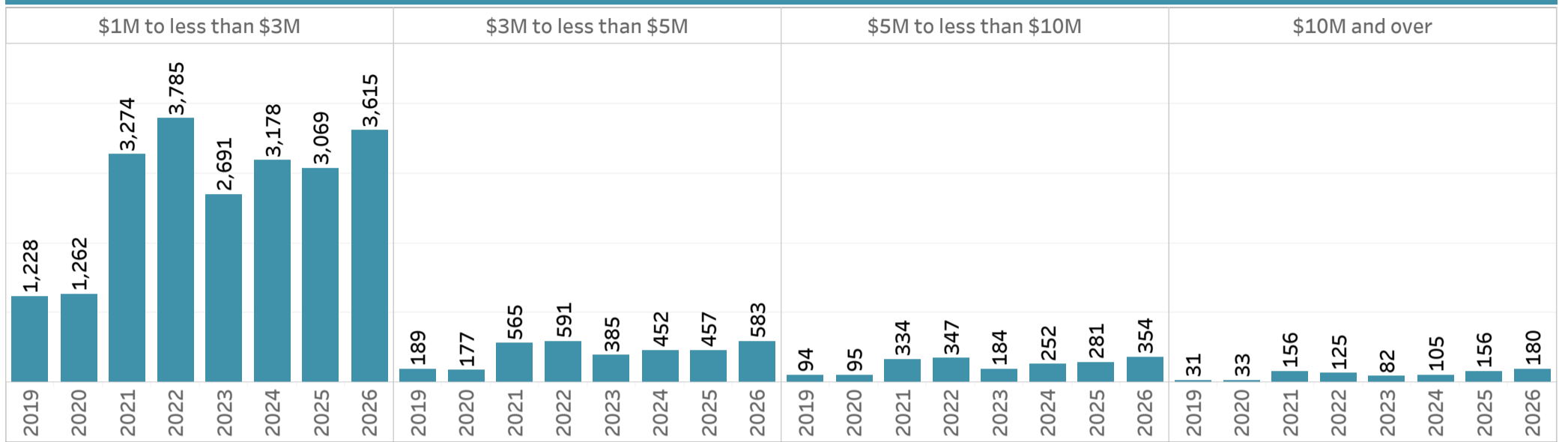
Median Days to Contract of Million-Dollar Sales vs. All Sales in April



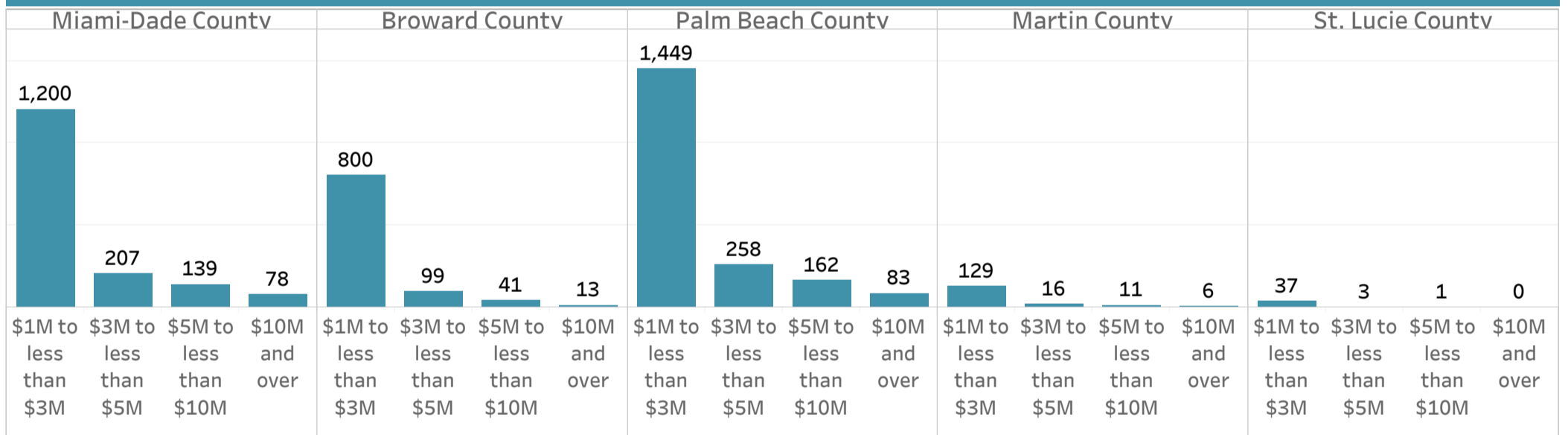
Median Percent Sales to Original List Price of Million-Dollar Sales vs. All Sales in April



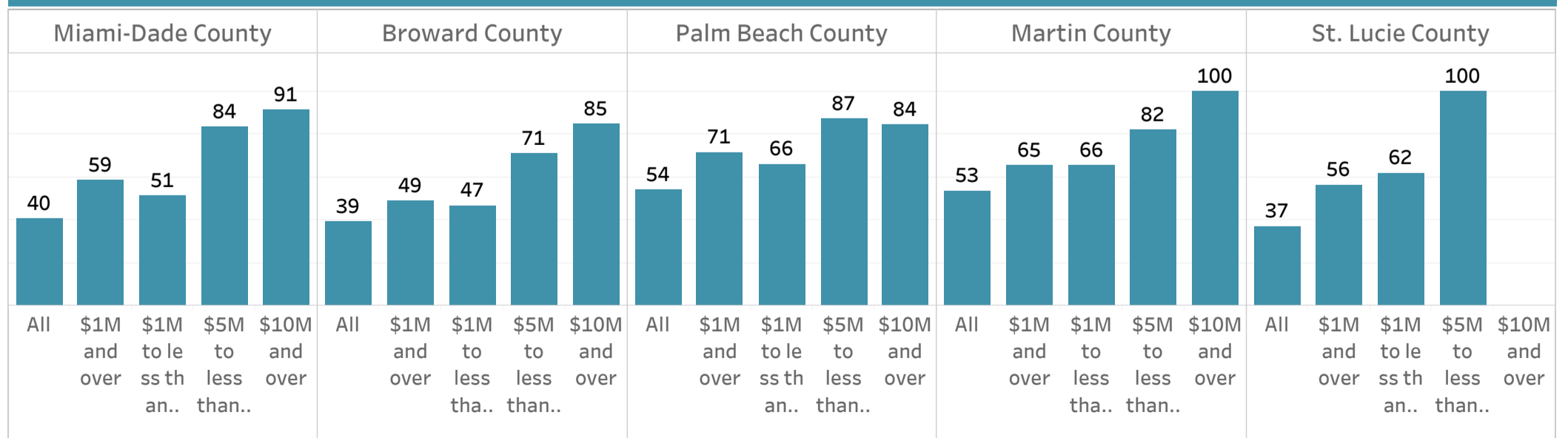
Million-Dollar Home Sales Breakout in South Florida , January-April



Million-Dollar Home Sales Breakout by County, January-April 2026



Million-Dollar Cash Sales Share by Price Tier, January-April 2026



Miami-Dade County by City

Single-family Housing Stats
April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Miami (City)	373	7.0%	4.0%	38.0%	\$843K	10.0%	-12.0%	-7.0%	7	40	91	48
Miami Gardens (City)	236	17.0%	14.0%	12.0%	\$490K	-1.0%	-17.0%	3.0%	3	48	97	14
Hialeah (City)	142	-7.0%	6.0%	7.0%	\$630K	9.0%	-10.0%	-21.0%	5	49	96	12
Homestead (City)	130	-2.0%	24.0%	58.0%	\$453K	-13.0%	-10.0%	-26.0%	7	84	96	10
Coral Gables (City)	129	16.0%	32.0%	17.0%	\$2,721K	23.0%	-19.0%	-9.0%	5	26	95	62
Cutler Bay (Town)	120	12.0%	31.0%	28.0%	\$642K	4.0%	-14.0%	-11.0%	4	53	96	21
Kendall (CDP)	102	11.0%	52.0%	-6.0%	\$1,093K	10.0%	-20.0%	-2.0%	4	27	94	22
Doral (City)	89	29.0%	-8.0%	33.0%	\$1,013K	5.0%	-5.0%	0.0%	6	41	94	13
Palmetto Bay (Village)	82	15.0%	10.0%	9.0%	\$1,316K	3.0%	-13.0%	-22.0%	5	64	92	27
Miami Beach (City)	79	-5.0%	0.0%	-26.0%	\$5,200K	114.0%	-21.0%	-36.0%	11	98	87	74
Richmond West (CDP)	75	0.0%	-5.0%	64.0%	\$620K	-3.0%	-24.0%	35.0%	5	47	99	0
South Miami Heights (CDP)	64	-11.0%	26.0%	47.0%	\$545K	-5.0%	28.0%	25.0%	5	48	96	17
Tamiami (CDP)	63	47.0%	18.0%	79.0%	\$750K	2.0%	10.0%	78.0%	6	36	95	15
Pinecrest (Village)	63	19.0%	-24.0%	220.0%	\$2,350K	-2.0%	-14.0%	-11.0%	8	24	90	77
West Little River (CDP)	62	0.0%	-7.0%	13.0%	\$460K	-3.0%	-20.0%	-12.0%	5	28	94	29
North Miami (City)	62	22.0%	31.0%	35.0%	\$490K	-45.0%	-12.0%	-24.0%	7	33	95	41
Princeton (CDP)	59	5.0%	-9.0%	59.0%	\$565K	-5.0%	2.0%	19.0%	7	51	98	10
The Hammocks (CDP)	56	-16.0%	-46.0%	8.0%	\$725K	7.0%	1.0%	35.0%	5	18	98	8
Kendale Lakes (CDP)	56	24.0%	40.0%	0.0%	\$685K	-2.0%	-23.0%	12.0%	3	49	95	19
Leisure City (CDP)	54	12.0%	75.0%	-6.0%	\$488K	-1.0%	14.0%	29.0%	5	42	96	5
North Miami Beach (City)	50	11.0%	0.0%	-35.0%	\$483K	-21.0%	-24.0%	-41.0%	8	29	96	42
Sunset (CDP)	47	88.0%	27.0%	71.0%	\$818K	-17.0%	-15.0%	-8.0%	4	31	96	36
Miami Shores (Village)	47	-15.0%	27.0%	27.0%	\$1,265K	15.0%	-31.0%	-48.0%	6	89	94	43
Coral Terrace (CDP)	42	-28.0%	17.0%	45.0%	\$784K	21.0%	-2.0%	-26.0%	5	101	93	50
University Park (CDP)	41	95.0%	43.0%	-12.0%	\$743K	10.0%	-3.0%	-30.0%	3	12	96	30
Country Walk (CDP)	40	8.0%	-14.0%	50.0%	\$650K	0.0%	-46.0%	-6.0%	3	66	95	8
Golden Glades (CDP)	38	-10.0%	9.0%	40.0%	\$574K	-12.0%	5.0%	9.0%	7	50	90	25
Miami Lakes (Town)	37	0.0%	-33.0%	8.0%	\$950K	5.0%	-23.0%	27.0%	3	111	93	20
Westchester (CDP)	35	25.0%	10.0%	22.0%	\$680K	-9.0%	-23.0%	-31.0%	3	48	97	18
South Miami (City)	34	26.0%	43.0%	62.0%	\$1,355K	16.0%	-17.0%	-29.0%	5	16	96	70
Richmond Heights (CDP)	31	7.0%	120.0%	200.0%	\$475K	-19.0%	5.0%	200.0%	3	25	95	27
Ives Estates (CDP)	31	24.0%	80.0%	-64.0%	\$620K	14.0%	6.0%	-80.0%	6	33	94	33
Palmetto Estates (CDP)	30	-3.0%	-25.0%	0.0%	\$650K	7.0%	-38.0%	-25.0%	2	69	95	0
The Crossings (CDP)	29	-3.0%	29.0%	30.0%	\$795K	10.0%	17.0%	-25.0%	3	32	94	33
Olympia Heights (CDP)	28	-7.0%	-45.0%	-36.0%	\$701K	4.0%	-59.0%	-75.0%	2	54	96	33
Ojus (CDP)	28	22.0%	83.0%	-17.0%	\$1,350K	17.0%	-16.0%	-50.0%	10	76	89	36
Brownsville (CDP)	28	-18.0%	-11.0%	-21.0%	\$462K	-1.0%	-20.0%	-50.0%	5	36	96	38
Gladeview (CDP)	25	32.0%	167.0%	114.0%	\$438K	-19.0%	-26.0%	8.0%	5	109	91	13
Country Club (CDP)	25	19.0%	25.0%	-18.0%	\$657K	0.0%	0.0%	0.0%	4	39	98	40
Miami Springs (City)	24	4.0%	43.0%	-11.0%	\$688K	3.0%	-29.0%	-14.0%	4	52	94	10
Kendall West (CDP)	22	5.0%	25.0%	-33.0%	\$651K	-10.0%	6.0%	-46.0%	6	58	95	0
Opa-locka (City)	21	24.0%	180.0%	-9.0%	\$450K	7.0%	5.0%	43.0%	4	43	98	0
Westwood Lakes (CDP)	20	-9.0%	-14.0%	-29.0%	\$658K	-11.0%	0.0%	17.0%	3	6	98	17
West Perrine (CDP)	19	46.0%	350.0%	-25.0%	\$505K	-8.0%	11.0%	-14.0%	5	37	94	22
Surfside (Town)	18	80.0%	250.0%	100.0%	\$2,200K	59.0%	-28.0%	25.0%	9	124	87	71
Biscayne Park (Village)	18	50.0%	20.0%	150.0%	\$2,400K	176.0%	8.0%	0.0%	9	63	93	50
Key Biscayne (Village)	16	33.0%	100.0%	400.0%	\$4,438K	-21.0%	-18.0%	-21.0%	13	32	96	67
Westview (CDP)	13	-43.0%	0.0%	20.0%	\$505K	3.0%	19.0%	0.0%	9	36	94	14
Pinewood (CDP)	10	-41.0%	-29.0%	-20.0%	\$529K	29.0%	-33.0%	-29.0%	4	29	100	0
West Miami (City)	6	-50.0%	400.0%	50.0%	\$675K	-10.0%	-17.0%	-20.0%	6	147	93	20

Source: This report is produced by the MIAMI REALTORS® + RWorld association based on MLS sales data compiled by Florida Realtors®. Only areas with at least 5 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com, or Anthony Acevedo, Sr. VP of Communications, at acevedo@rworld.com.

Miami-Dade County by Zip Code

Single-family Housing Stats
April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33157	165	13.8%	26.2%	13.3%	\$669K	-3.0%	-18%	-19.5%	4	45	94	21
	33177	107	-10.1%	-24.3%	25.0%	\$573K	-0.4%	-2%	14.3%	5	51	96	11
	33156	98	28.9%	0.0%	93.3%	\$2,825K	41.2%	-14%	-10.0%	8	53	92	76
	33176	95	5.6%	130.8%	50.0%	\$908K	2.0%	-20%	4.8%	4	25	93	20
	33165	92	22.7%	0.0%	-22.9%	\$683K	-0.7%	-17%	-37.0%	3	18	96	21
	33133	87	17.6%	55.6%	0.0%	\$3,500K	23.1%	-4%	-15.8%	8	39	91	57
	33134	86	-2.3%	-18.5%	72.2%	\$1,485K	10.0%	-12%	31.0%	5	29	94	59
	33147	79	0.0%	33.3%	20.8%	\$434K	-8.7%	-32%	-27.5%	4	41	95	20
	33186	77	-3.8%	-30.0%	17.6%	\$665K	-1.5%	-4%	0.0%	4	36	95	19
	33175	77	14.9%	38.9%	62.5%	\$750K	12.8%	-19%	20.6%	4	42	96	20
	33155	75	-16.7%	5.0%	45.0%	\$782K	10.9%	-14%	-26.2%	5	106	93	43
	33143	74	12.1%	-15.8%	-21.1%	\$2,550K	27.5%	-9%	-28.6%	6	17	94	56
	33196	73	-7.6%	-28.0%	15.0%	\$716K	3.7%	-25%	12.0%	4	27	97	6
	33138	68	-2.9%	-13.6%	33.3%	\$1,475K	41.1%	-22%	-16.7%	7	125	92	53
	33178	67	36.7%	23.5%	23.5%	\$969K	8.0%	-1%	18.2%	6	43	93	14
	33161	66	3.1%	46.2%	57.1%	\$803K	16.4%	-16%	-33.3%	8	71	91	42
	33170	60	39.5%	-16.7%	50.0%	\$585K	-4.1%	7%	93.8%	7	30	98	0
	33169	60	13.2%	27.8%	31.2%	\$495K	3.1%	-31%	-7.7%	4	68	95	9
	33179	59	15.7%	83.3%	-54.5%	\$895K	35.6%	10%	-51.4%	9	45	94	27
	33173	59	59.5%	46.2%	55.6%	\$810K	-17.3%	-15%	18.8%	3	43	96	26
	33189	58	9.4%	63.6%	-13.6%	\$642K	16.8%	-11%	-11.1%	4	47	97	11
	33162	58	16.0%	45.5%	-9.5%	\$513K	-8.3%	-23%	3.0%	6	34	96	31
	33145	53	20.5%	0.0%	37.5%	\$808K	-0.6%	-14%	-45.0%	5	18	96	40
	33127	49	44.1%	45.5%	40.0%	\$568K	-3.8%	-10%	9.5%	9	77	93	44
	33168	47	42.4%	87.5%	50.0%	\$476K	-10.2%	-5%	-11.1%	6	57	94	13
	33193	45	28.6%	30.8%	-33.3%	\$662K	-11.7%	-21%	-25.0%	4	29	96	18
	33187	45	-18.2%	75.0%	18.2%	\$870K	10.8%	-27%	-15.8%	6	24	99	7
	33142	45	-30.8%	-28.6%	5.0%	\$475K	2.1%	-23%	-35.3%	6	24	97	27
	33150	44	-12.0%	-28.6%	60.0%	\$495K	-8.3%	-7%	30.8%	8	60	91	40
	33185	43	-23.2%	-25.0%	33.3%	\$768K	-3.0%	2%	10.5%	5	45	97	0
	33166	38	8.6%	-14.3%	30.0%	\$692K	-8.0%	-19%	-13.0%	5	45	95	8
	33146	33	22.2%	44.4%	-42.9%	\$2,755K	21.4%	-27%	-27.3%	4	22	96	69
	33190	29	11.5%	-12.5%	100.0%	\$565K	-14.7%	-3%	33.3%	5	66	96	14
33183	29	20.8%	25.0%	0.0%	\$736K	-0.2%	-13%	-10.0%	3	60	95	0	
33167	27	-6.9%	0.0%	0.0%	\$490K	11.1%	-4%	-6.2%	6	26	99	18	
33182	25	92.3%	66.7%	50.0%	\$715K	-23.5%	24%	33.3%	6	36	95	20	
33144	23	-20.7%	33.3%	50.0%	\$663K	1.9%	-49%	-35.7%	3	76	95	25	
33126	23	27.8%	66.7%	-20.0%	\$640K	4.9%	-44%	0.0%	2	19	97	60	
33184	22	46.7%	100.0%	-14.3%	\$683K	2.6%	-27%	20.0%	4	27	98	33	
33158	22	29.4%	16.7%	33.3%	\$1,390K	14.6%	14%	-27.3%	6	114	90	29	
33137	21	-8.7%	40.0%	166.7%	\$3,175K	144.2%	-4%	8.3%	10	101	83	57	
33194	7	16.7%	150.0%	-33.3%	\$830K	-11.7%	-67%	-75.0%	3	78	98	0	
Hialeah	33018	59	-23.4%	-40.0%	-31.6%	\$700K	-8.6%	-32%	-11.5%	4	42	99	13
	33015	55	19.6%	-21.4%	50.0%	\$662K	6.4%	-21%	-7.1%	4	28	98	18
	33012	42	2.4%	-5.9%	31.2%	\$643K	-1.2%	12%	33.3%	5	35	96	13
	33013	40	-4.8%	44.4%	6.7%	\$595K	20.2%	0%	-42.9%	7	86	92	0
	33016	25	19.0%	100.0%	28.6%	\$847K	-14.0%	0%	16.7%	4	87	95	10
	33010	23	0.0%	-20.0%	-10.0%	\$605K	8.5%	-25%	-33.3%	4	52	96	13
	33014	22	37.5%	20.0%	0.0%	\$805K	0.0%	-23%	28.6%	4	59	94	50
Homestead	33033	145	3.6%	60.6%	34.8%	\$515K	-1.9%	-3%	9.3%	6	45	96	2
	33032	92	9.5%	3.4%	33.3%	\$577K	2.0%	-11%	-14.9%	6	45	98	7
	33030	87	55.4%	73.3%	5.6%	\$545K	-21.0%	-2%	-32.7%	6	85	95	19
	33031	25	19.0%	11.1%	100.0%	\$796K	-2.7%	-6%	27.3%	8	130	92	20
	33035	23	-25.8%	-57.1%	71.4%	\$429K	-14.5%	-25%	-54.5%	6	81	99	17
Miami Gardens	33056	80	15.9%	8.7%	0.0%	\$483K	-3.4%	-15%	18.2%	3	41	96	20
Opa locka	33055	79	33.9%	100.0%	-24.0%	\$553K	5.7%	0%	-28.0%	2	49	97	21
	33054	64	4.9%	14.3%	16.7%	\$450K	2.3%	-3%	8.3%	4	43	99	8
Key Biscayne	33149	16	33.3%	100.0%	400.0%	\$4,438K	-20.8%	-18%	-21.4%	13	32	96	67
Miami Beach	33140	39	5.4%	-15.4%	-33.3%	\$3,600K	10.8%	-29%	-45.0%	9	114	87	82
	33141	36	-5.3%	-18.8%	-77.8%	\$2,500K	45.8%	-13%	27.3%	11	94	84	54
	33154	23	91.7%	166.7%	133.3%	\$2,225K	43.5%	-30%	40.0%	10	125	88	75
	33139	20	17.6%		200.0%	\$13,125K		-18%	-46.7%	17	23	94	100

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Miami-Dade County by City

Condominium/Townhome Housing Stats April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Miami (City)	849	15.0%	12.0%	12.0%	\$605K	-4.0%	-5.0%	-14.0%	16	89	92	53
Miami Beach (City)	536	11.0%	13.0%	20.0%	\$620K	2.0%	-16.0%	-12.0%	15	66	92	72
Aventura (City)	262	9.0%	16.0%	45.0%	\$450K	3.0%	-11.0%	-21.0%	20	91	89	76
Sunny Isles Beach (City)	221	-3.0%	-2.0%	24.0%	\$905K	13.0%	-12.0%	-23.0%	21	87	92	70
Doral (City)	160	-6.0%	-8.0%	40.0%	\$478K	-2.0%	-14.0%	-1.0%	9	35	97	25
Hialeah (City)	145	-2.0%	-7.0%	-29.0%	\$270K	-2.0%	-5.0%	3.0%	7	51	95	18
Kendall (CDP)	124	-1.0%	-26.0%	2.0%	\$423K	9.0%	-6.0%	6.0%	6	56	95	46
Homestead (City)	108	-15.0%	10.0%	11.0%	\$279K	-19.0%	-9.0%	-23.0%	12	55	95	9
Kendale Lakes (CDP)	79	11.0%	14.0%	-5.0%	\$393K	3.0%	-8.0%	-3.0%	6	32	93	38
Fountainebleau (CDP)	75	-7.0%	-25.0%	-41.0%	\$299K	-2.0%	-20.0%	-16.0%	7	40	96	44
Coral Gables (City)	71	-34.0%	-32.0%	61.0%	\$620K	-19.0%	-18.0%	-24.0%	8	64	94	67
Country Club (CDP)	64	23.0%	78.0%	12.0%	\$280K	-16.0%	-1.0%	-16.0%	8	31	95	50
Key Biscayne (Village)	63	15.0%	-11.0%	-22.0%	\$1,800K	64.0%	-11.0%	23.0%	8	37	93	69
North Miami Beach (City)	49	20.0%	18.0%	14.0%	\$560K	19.0%	4.0%	-22.0%	30	52	96	54
Ives Estates (CDP)	47	4.0%	-38.0%	-35.0%	\$212K	-25.0%	-14.0%	-29.0%	12	72	93	40
North Miami (City)	46	0.0%	-25.0%	-19.0%	\$253K	31.0%	6.0%	-18.0%	22	47	92	75
Florida City (City)	46	318.0%	20.0%	100.0%	\$338K	1.0%	-27.0%	-44.0%	6	57	98	0
Bal Harbour (Village)	45	55.0%	44.0%	-29.0%	\$639K	-57.0%	-6.0%	-33.0%	15	38	93	100
Princeton (CDP)	41	2.0%	8.0%	33.0%	\$413K	-2.0%	8.0%	27.0%	15	48	96	7
The Hammocks (CDP)	38	-32.0%	-14.0%	0.0%	\$325K	2.0%	8.0%	-12.0%	8	38	96	17
The Crossings (CDP)	38	31.0%	62.0%	8.0%	\$397K	17.0%	-40.0%	45.0%	3	28	96	23
Ojus (CDP)	38	0.0%	29.0%	-8.0%	\$150K	-17.0%	-16.0%	-19.0%	19	71	90	67
Kendall West (CDP)	38	-28.0%	-15.0%	100.0%	\$276K	-12.0%	-23.0%	-29.0%	6	25	95	27
Miami Gardens (City)	37	-20.0%	-56.0%	-29.0%	\$307K	36.0%	-19.0%	24.0%	9	99	93	25
Miami Lakes (Town)	35	-5.0%	22.0%	-9.0%	\$440K	-12.0%	-28.0%	-42.0%	3	44	94	36
North Bay Village (City)	34	13.0%	-27.0%	-23.0%	\$438K	54.0%	-20.0%	35.0%	17	37	96	50
Cutler Bay (Town)	33	-15.0%	18.0%	10.0%	\$348K	2.0%	14.0%	-22.0%	8	33	98	31
Tamiami (CDP)	30	36.0%	50.0%	-43.0%	\$427K	0.0%	-28.0%	-53.0%	5	16	97	22
Surfside (Town)	30	36.0%	-12.0%	-14.0%	\$1,800K	182.0%	-20.0%	-21.0%	14	133	93	86
Glenvar Heights (CDP)	30	-25.0%	14.0%	-30.0%	\$363K	7.0%	4.0%	-38.0%	7	48	96	13
Bay Harbor Islands (Town)	29	4.0%	75.0%	100.0%	\$650K	-44.0%	1.0%	20.0%	23	158	86	43
Three Lakes (CDP)	23	92.0%	75.0%	-14.0%	\$497K	2.0%	20.0%	0.0%	5	43	96	14
Country Walk (CDP)	7	17.0%	400.0%	0.0%	\$356K	7.0%	-64.0%	-67.0%	2	61	95	20
Westchester (CDP)	6	100.0%		50.0%	\$300K		-31.0%	-43.0%	5	16	97	0

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Miami-Dade County by Zip Code

Condominium/Townhome Housing Stats April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33180	185	6.3%	40.9%	55.8%	\$430K	-21.5%	-9%	-16.0%	21	80	89	77
	33131	184	-3.2%	-7.1%	0.0%	\$770K	6.3%	-10%	-20.5%	18	88	92	60
	33137	152	60.0%	29.0%	35.7%	\$700K	-14.1%	-7%	-13.6%	17	90	93	55
	33133	148	29.8%	20.0%	-10.3%	\$1,330K	-7.0%	-23%	0.0%	7	81	91	62
	33132	119	14.4%	15.6%	2.9%	\$480K	7.3%	0%	-19.7%	23	105	91	49
	33178	112	-15.8%	-20.0%	14.3%	\$478K	-1.5%	4%	-7.0%	9	40	97	28
	33130	96	-9.4%	-22.6%	7.7%	\$590K	0.0%	-1%	-46.4%	20	84	92	42
	33179	94	14.6%	-8.7%	-13.8%	\$168K	-25.6%	-11%	-13.6%	15	70	92	52
	33186	84	13.5%	58.8%	15.4%	\$397K	0.5%	-15%	-9.1%	4	37	95	22
	33183	55	-1.8%	-7.1%	12.5%	\$395K	11.3%	-3%	0.0%	7	38	92	54
	33129	54	50.0%	112.5%	10.0%	\$750K	-8.3%	-9%	66.7%	11	53	92	53
	33166	53	43.2%	75.0%	150.0%	\$298K	-38.7%	-41%	38.9%	8	20	97	21
	33181	50	4.2%	-27.8%	-14.3%	\$300K	29.0%	1%	25.9%	22	41	92	77
	33134	49	-30.0%	-36.4%	90.9%	\$720K	0.1%	-14%	-15.4%	8	63	93	71
	33173	48	37.1%	10.0%	77.8%	\$455K	-6.8%	8%	11.1%	6	41	97	18
	33172	48	0.0%	9.1%	-64.3%	\$299K	8.5%	-21%	-12.1%	7	98	96	33
	33143	47	38.2%	20.0%	-64.3%	\$363K	6.7%	8%	-5.0%	7	65	95	50
	33176	43	-14.0%	-57.1%	-23.1%	\$443K	68.6%	-29%	-16.0%	5	63	96	33
	33193	42	-26.3%	-7.7%	53.8%	\$281K	-25.2%	-15%	-25.0%	6	47	95	25
	33156	40	2.6%	55.6%	0.0%	\$341K	0.4%	1%	8.0%	9	44	91	64
	33126	38	-5.0%	-18.2%	37.5%	\$215K	-17.3%	-9%	0.0%	9	29	90	33
	33190	34	30.8%	18.2%	0.0%	\$380K	11.8%	0%	-18.2%	7	52	97	15
	33196	33	-17.5%	0.0%	8.3%	\$330K	3.1%	0%	0.0%	8	41	97	23
	33138	32	-22.0%	-50.0%	7.7%	\$342K	1.9%	-10%	5.9%	13	117	87	71
	33175	30	66.7%	71.4%	-69.2%	\$453K	6.5%	-19%	-23.1%	4	35	95	17
	33145	29	38.1%	266.7%	175.0%	\$442K	-11.6%	33%	30.0%	11	158	91	46
33174	25	8.7%	-11.1%	-45.5%	\$355K	9.2%	-7%	-44.4%	6	16	100	25	
33184	16	23.1%	50.0%	66.7%	\$429K	-1.5%	-53%	-25.0%	2	13	99	17	
33125	12	-42.9%	0.0%	0.0%	\$238K	-26.9%	-23%	-33.3%	15	147	83	40	
33146	11	-42.1%	66.7%	150.0%	\$500K	-59.0%	-28%	-33.3%	8	64	98	60	
33135	6	-14.3%	400.0%	-40.0%	\$290K	70.6%	40%	33.3%	13	136	93	20	
Miami Beach	33139	313	12.6%	11.2%	24.1%	\$633K	12.9%	-18%	-24.0%	13	61	92	69
	33141	142	10.1%	-2.6%	-8.5%	\$484K	29.1%	-15%	10.0%	15	52	94	63
	33140	111	2.8%	9.7%	25.7%	\$620K	-1.6%	-14%	0.0%	16	76	89	82
	33154	107	33.8%	33.3%	0.0%	\$825K	-35.3%	-7%	-9.5%	17	113	91	82
North Miami Beach	33160	343	4.3%	-3.2%	21.6%	\$893K	48.8%	-11%	-24.4%	21	86	92	69
Key Biscayne	33149	64	12.3%	-11.1%	-25.0%	\$1,800K	63.6%	-13%	18.5%	8	37	93	69
Hialeah	33015	70	29.6%	111.1%	11.8%	\$320K	-4.2%	2%	-15.2%	8	34	96	47
	33018	63	28.6%	-12.5%	5.3%	\$488K	-8.5%	-7%	-3.8%	6	78	96	7
	33016	55	14.6%	90.0%	-23.5%	\$282K	-1.1%	-4%	0.0%	5	39	94	21
	33014	42	-20.8%	-18.2%	-33.3%	\$345K	-19.8%	-4%	-8.7%	5	56	94	44
	33012	31	-29.5%	-33.3%	-41.2%	\$238K	5.6%	-5%	5.6%	8	34	95	20
Homestead	33034	61	117.9%	42.9%	69.2%	\$338K	2.3%	-20%	-42.2%	8	60	97	0
	33033	61	8.9%	0.0%	60.0%	\$360K	28.6%	4%	-17.8%	12	49	97	0
	33032	61	24.5%	40.0%	22.2%	\$417K	0.4%	-4%	-10.6%	12	31	96	5
	33035	50	-27.5%	5.6%	-12.5%	\$286K	-17.9%	3%	-18.2%	15	46	94	16

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Broward County by City

Single-family Housing Stats April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Fort Lauderdale (City)	493	6.0%	0.0%	38.0%	\$820K	22.0%	-18.0%	-8.0%	7	53	94	44
Hollywood (City)	324	9.0%	17.0%	-3.0%	\$549K	-5.0%	-16.0%	-15.0%	6	46	95	24
Pembroke Pines (City)	283	0.0%	17.0%	17.0%	\$624K	-8.0%	-30.0%	-9.0%	3	26	97	10
Coral Springs (City)	268	-5.0%	-3.0%	41.0%	\$686K	-1.0%	-48.0%	-21.0%	2	17	97	15
Miramar (City)	255	14.0%	-1.0%	30.0%	\$625K	-2.0%	-25.0%	-1.0%	4	28	96	10
Plantation (City)	209	3.0%	5.0%	-11.0%	\$753K	11.0%	-16.0%	-11.0%	4	29	95	25
Pompano Beach (City)	199	14.0%	29.0%	49.0%	\$562K	2.0%	-16.0%	-12.0%	6	43	94	31
Weston (City)	173	12.0%	8.0%	31.0%	\$889K	-9.0%	-5.0%	7.0%	5	31	94	25
Sunrise (City)	162	7.0%	19.0%	39.0%	\$490K	-4.0%	-7.0%	-10.0%	3	26	97	14
Davie (Town)	159	-8.0%	0.0%	-17.0%	\$731K	-9.0%	-7.0%	0.0%	4	29	96	27
Tamarac (City)	147	-10.0%	58.0%	75.0%	\$380K	-4.0%	1.0%	20.0%	6	29	96	21
Parkland (City)	139	5.0%	4.0%	50.0%	\$1,200K	-2.0%	-22.0%	1.0%	4	23	96	47
Deerfield Beach (City)	138	12.0%	5.0%	64.0%	\$488K	-19.0%	-11.0%	2.0%	5	34	96	29
Oakland Park (City)	135	27.0%	47.0%	-27.0%	\$486K	1.0%	-14.0%	14.0%	5	36	97	21
Margate (City)	104	-5.0%	-22.0%	9.0%	\$460K	6.0%	-14.0%	-29.0%	4	31	97	8
Cooper City (City)	92	-3.0%	37.0%	33.0%	\$703K	-15.0%	-45.0%	-42.0%	3	9	99	8
Coconut Creek (City)	83	-1.0%	8.0%	26.0%	\$575K	-6.0%	-20.0%	-24.0%	3	25	97	18
Lauderhill (City)	74	-21.0%	27.0%	33.0%	\$458K	5.0%	-5.0%	-8.0%	5	26	97	14
North Lauderdale (City)	61	9.0%	-33.0%	-6.0%	\$430K	-2.0%	16.0%	-35.0%	5	41	98	7
Wilton Manors (City)	56	-7.0%	-33.0%	-50.0%	\$795K	-9.0%	-28.0%	-34.0%	5	37	96	36
West Park (City)	49	9.0%	-25.0%	64.0%	\$458K	3.0%	23.0%	20.0%	5	14	100	17
Lighthouse Point (City)	49	-8.0%	8.0%	69.0%	\$1,645K	13.0%	-16.0%	-20.0%	7	50	90	29
Dania Beach (City)	48	4.0%	-31.0%	29.0%	\$525K	-6.0%	-16.0%	-21.0%	8	55	95	11
Southwest Ranches (Town)	38	90.0%	233.0%	-29.0%	\$1,988K	42.0%	-20.0%	-50.0%	9	61	92	30
Hallandale Beach (City)	18	-31.0%	-40.0%	-33.0%	\$1,580K	234.0%	-3.0%	23.0%	11	113	91	33
Broadview Park (CDP)	15	7.0%	67.0%	0.0%	\$470K	27.0%	7.0%	-29.0%	5	21	95	40

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Broward County by Zip Code

Single-family Housing Stats
April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33311	139	4.5%	-6.8%	17.4%	\$385K	-10.4%	-11%	-26.3%	6	44	95	17
	33312	126	-6.0%	-25.5%	42.9%	\$530K	-4.5%	-19%	-14.8%	6	60	95	31
	33334	105	15.4%	90.0%	-26.5%	\$570K	13.1%	-18%	4.9%	5	54	94	24
	33322	100	12.4%	7.4%	3.2%	\$480K	-10.4%	-7%	-5.9%	3	31	96	21
	33317	90	-12.6%	-11.1%	-4.8%	\$693K	7.3%	-16%	-15.4%	4	22	96	16
	33321	84	-13.4%	89.5%	90.0%	\$404K	-12.2%	-14%	42.4%	5	19	97	19
	33309	82	0.0%	-17.4%	-12.5%	\$460K	-9.8%	-4%	5.4%	5	34	98	16
	33319	80	-11.1%	4.5%	70.6%	\$390K	3.3%	12%	-5.9%	6	47	94	17
	33326	79	17.9%	4.8%	61.1%	\$786K	2.9%	8%	44.0%	4	21	96	32
	33308	77	-9.4%	-30.4%	4.0%	\$2,500K	201.6%	-31%	-2.9%	6	40	91	38
	33325	76	49.0%	100.0%	-23.1%	\$744K	-8.8%	-16%	-21.9%	4	40	94	18
	33328	64	-8.6%	28.6%	38.1%	\$608K	-5.3%	-26%	-19.0%	3	20	96	17
	33327	60	-14.3%	10.0%	26.1%	\$1,315K	16.9%	-1%	-2.4%	5	41	94	14
	33324	60	39.5%	45.5%	11.1%	\$610K	-22.9%	-17%	-3.7%	4	22	96	44
	33323	57	-3.4%	63.6%	66.7%	\$623K	10.2%	-18%	-7.4%	4	21	97	17
	33331	54	12.5%	20.0%	-5.3%	\$947K	-17.7%	-22%	-17.6%	6	40	92	33
	33313	52	0.0%	23.5%	66.7%	\$450K	0.7%	27%	-16.0%	5	14	98	24
	33301	48	-2.0%	16.7%	36.4%	\$3,013K	-27.2%	-20%	-13.6%	8	31	90	64
	33315	47	14.6%	10.0%	8.3%	\$640K	10.8%	-10%	-4.0%	7	77	95	36
	33304	44	18.9%	33.3%	50.0%	\$910K	16.7%	-18%	-35.0%	7	88	92	67
33351	42	-12.5%	50.0%	-25.0%	\$528K	-2.8%	-19%	23.5%	3	26	97	5	
Hollywood	33024	171	10.3%	39.4%	-17.2%	\$520K	-7.1%	-16%	-6.7%	4	31	97	11
	33023	159	12.8%	-6.2%	12.0%	\$500K	6.8%	-8%	-9.5%	4	25	99	9
	33029	134	35.4%	42.9%	39.0%	\$758K	2.4%	-35%	18.5%	3	25	97	8
	33021	104	30.0%	45.5%	-23.5%	\$594K	-1.5%	-24%	-21.3%	5	57	96	22
	33027	103	-1.0%	-31.4%	18.5%	\$765K	2.0%	-21%	-14.0%	4	26	94	13
	33020	63	-16.0%	14.3%	13.6%	\$508K	5.3%	-19%	-9.4%	8	47	94	33
	33026	54	-15.6%	-22.2%	12.5%	\$772K	17.5%	-15%	-33.3%	3	12	99	14
	33025	53	-11.7%	12.5%	68.4%	\$539K	-11.3%	-31%	-25.0%	3	24	99	17
	33019	42	2.4%	-14.3%	18.2%	\$871K	-25.4%	-19%	-26.9%	9	43	94	33
Pompano Beach	33076	160	7.4%	3.8%	50.0%	\$995K	-2.0%	-34%	-3.7%	3	21	97	37
	33064	145	5.1%	5.4%	64.9%	\$520K	10.6%	-14%	-16.0%	6	41	95	18
	33063	94	-3.1%	-13.3%	18.9%	\$470K	9.6%	-15%	-26.0%	4	31	97	12
	33060	79	21.5%	60.0%	3.8%	\$550K	-25.2%	-19%	-27.0%	5	42	96	21
	33068	78	-2.5%	-44.8%	-12.5%	\$452K	2.7%	15%	-28.1%	5	41	98	6
	33067	74	-10.8%	13.6%	117.6%	\$840K	-22.7%	-38%	-21.4%	3	32	96	28
	33073	53	17.8%	14.3%	26.7%	\$628K	-6.3%	-47%	-31.8%	2	17	98	13
Deerfield Beach	33441	53	12.8%	-7.1%	28.6%	\$728K	12.9%	-24%	18.8%	4	32	95	54
	33442	44	-13.7%	-22.2%	87.5%	\$468K	-25.2%	-2%	-15.8%	4	33	96	29
Coral Springs	33071	92	-6.1%	-14.3%	15.2%	\$710K	4.4%	-46%	-16.7%	2	14	98	10
	33065	83	-3.5%	-4.5%	21.4%	\$595K	-7.4%	-40%	-20.0%	3	17	96	19
Pembroke Pines	33028	59	-11.9%	33.3%	40.0%	\$673K	-23.8%	-18%	20.0%	3	26	97	8

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Broward County by City

Condominium/Townhome Housing Stats April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Fort Lauderdale (City)	577	2.0%	7.0%	4.0%	\$544K	23.0%	-19.0%	-17.0%	11	69	92	54
Pompano Beach (City)	340	-2.0%	28.0%	15.0%	\$263K	-7.0%	-21.0%	-8.0%	10	64	93	56
Deerfield Beach (City)	276	1.0%	-5.0%	35.0%	\$156K	-26.0%	-19.0%	-27.0%	10	67	88	71
Pembroke Pines (City)	261	-5.0%	-17.0%	5.0%	\$241K	-9.0%	-16.0%	-28.0%	8	61	93	41
Hollywood (City)	258	-6.0%	-12.0%	25.0%	\$253K	-16.0%	-10.0%	-2.0%	15	60	93	63
Tamarac (City)	210	11.0%	25.0%	23.0%	\$194K	-10.0%	-15.0%	-26.0%	9	51	93	38
Sunrise (City)	199	8.0%	25.0%	16.0%	\$178K	-5.0%	-20.0%	-20.0%	11	76	93	37
Hallandale Beach (City)	196	-8.0%	-12.0%	8.0%	\$254K	-13.0%	-8.0%	-6.0%	21	69	91	60
Coconut Creek (City)	174	15.0%	2.0%	-2.0%	\$205K	3.0%	-23.0%	3.0%	8	45	94	51
Margate (City)	135	8.0%	81.0%	-10.0%	\$128K	-26.0%	-4.0%	-12.0%	11	45	88	41
Coral Springs (City)	125	30.0%	3.0%	11.0%	\$203K	-21.0%	-3.0%	-6.0%	12	46	91	38
Plantation (City)	119	-27.0%	-18.0%	-33.0%	\$258K	1.0%	-4.0%	0.0%	8	39	94	39
Lauderhill (City)	114	-10.0%	-40.0%	-43.0%	\$145K	-2.0%	-12.0%	-22.0%	19	92	92	62
Davie (Town)	112	-9.0%	-17.0%	15.0%	\$300K	16.0%	-8.0%	-31.0%	7	63	94	29
Miramar (City)	102	11.0%	52.0%	3.0%	\$355K	-15.0%	10.0%	13.0%	8	52	95	18
Lauderdale Lakes (City)	77	24.0%	29.0%	-5.0%	\$105K	5.0%	-14.0%	-16.0%	23	113	88	70
Weston (City)	72	0.0%	10.0%	53.0%	\$360K	8.0%	0.0%	-29.0%	7	39	95	46
Oakland Park (City)	69	-9.0%	-38.0%	4.0%	\$216K	18.0%	-32.0%	-60.0%	9	51	92	38
Lauderdale-by-the-Sea (Town)	62	-6.0%	36.0%	-13.0%	\$560K	17.0%	-15.0%	-40.0%	9	53	95	58
Dania Beach (City)	51	-2.0%	-16.0%	-7.0%	\$265K	-10.0%	-22.0%	-49.0%	10	43	94	44
Wilton Manors (City)	42	-2.0%	-20.0%	27.0%	\$438K	-2.0%	-20.0%	-45.0%	7	59	92	42
Cooper City (City)	33	50.0%	200.0%	12.0%	\$440K	3.0%	-26.0%	0.0%	4	36	95	11
Hillsboro Beach (Town)	26	-10.0%	-14.0%	29.0%	\$525K	11.0%	-15.0%	-31.0%	13	71	92	83
Lighthouse Point (City)	23	64.0%	25.0%	-25.0%	\$380K	77.0%	0.0%	-15.0%	12	71	92	60

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Broward County by Zip Code

Condominium/Townhome Housing Stats April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33308	218	-4.0%	27.1%	4.1%	\$475K	23.7%	-33%	-27.8%	8	55	92	57
	33321	180	21.6%	22.9%	32.6%	\$194K	-15.7%	-16%	-19.8%	8	55	93	39
	33304	139	13.0%	89.7%	27.0%	\$725K	72.6%	-12%	-32.9%	16	95	91	64
	33322	133	3.1%	5.4%	4.7%	\$120K	-21.1%	-24%	-25.0%	11	64	90	41
	33319	123	-1.6%	-3.0%	-31.9%	\$123K	-18.3%	-16%	-33.3%	19	87	88	56
	33324	105	-19.2%	-8.8%	-24.3%	\$295K	-4.5%	0%	-6.2%	7	61	94	32
	33301	97	-7.6%	-29.6%	-6.7%	\$630K	-24.1%	-18%	-33.9%	11	65	91	53
	33313	95	-11.2%	-17.2%	-23.5%	\$143K	23.9%	-4%	-10.8%	19	48	95	63
	33305	48	14.3%	-23.1%	125.0%	\$373K	-37.4%	-11%	0.0%	11	87	89	30
	33309	45	-16.7%	-52.4%	-11.8%	\$216K	5.4%	-30%	-61.5%	10	72	90	30
	33334	44	-2.2%	-20.0%	-11.1%	\$436K	58.4%	-26%	-60.5%	8	50	93	50
	33311	41	5.1%	-41.2%	0.0%	\$155K	0.0%	-19%	18.5%	13	49	92	50
Hollywood	33019	141	19.5%	-5.0%	20.9%	\$398K	-11.3%	-18%	-11.1%	17	70	92	71
	33027	139	0.7%	29.4%	18.2%	\$215K	2.6%	-14%	-20.0%	8	55	93	41
	33025	113	-0.9%	-7.7%	0.0%	\$263K	-13.9%	-2%	-11.9%	11	60	94	33
	33021	70	-25.5%	0.0%	16.7%	\$184K	-12.4%	-3%	-13.3%	12	42	95	44
	33026	65	-15.6%	-8.0%	8.3%	\$358K	27.7%	-16%	-24.2%	7	60	92	30
	33024	46	15.0%	20.0%	-15.4%	\$325K	19.3%	-8%	31.6%	8	32	97	42
Pompano Beach	33062	203	-2.9%	0.0%	6.9%	\$418K	-2.9%	-11%	-10.7%	12	69	92	55
	33063	145	4.3%	70.0%	-2.3%	\$135K	-36.9%	-7%	0.0%	10	45	91	35
	33069	135	5.5%	57.1%	19.6%	\$208K	-15.1%	-32%	-15.4%	8	65	90	68
	33066	130	28.7%	-3.2%	-15.8%	\$187K	24.5%	-28%	-7.4%	8	46	93	60
	33064	72	22.0%	73.3%	28.0%	\$220K	4.8%	-11%	-4.4%	10	22	95	35
	33068	44	-15.4%	-46.7%	-22.2%	\$240K	-23.8%	17%	76.2%	12	27	97	50
	33060	34	-39.3%	-25.0%	-23.5%	\$410K	115.9%	-20%	-30.8%	9	68	96	47
Deerfield Beach	33442	193	2.7%	-17.6%	35.6%	\$120K	-24.5%	-21%	-21.4%	10	67	87	80
	33441	57	3.6%	52.9%	36.8%	\$248K	-45.0%	-17%	-40.4%	12	66	91	62
Coral Springs	33065	68	41.7%	53.8%	-5.9%	\$193K	-0.8%	-6%	21.4%	12	38	93	45
Hallandale	33009	196	-8.4%	-11.8%	8.2%	\$254K	-12.6%	-7%	-5.8%	21	69	91	60

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Palm Beach County by City

Single-family Housing Stats
April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
West Palm Beach (City)	345	17.0%	30.0%	27.0%	\$610K	-13.0%	-7.0%	1.0%	6	49	91	50
Palm Beach Gardens (City)	319	15.0%	2.0%	36.0%	\$1,099K	29.0%	-4.0%	30.0%	5	51	94	54
Boca Raton (City)	302	18.0%	9.0%	15.0%	\$1,343K	23.0%	-14.0%	-5.0%	4	18	94	53
Delray Beach (City)	250	11.0%	-7.0%	16.0%	\$725K	0.0%	-20.0%	26.0%	5	41	92	63
Wellington (Village)	216	2.0%	2.0%	12.0%	\$810K	12.0%	-8.0%	-8.0%	6	30	94	40
Boynton Beach (City)	206	-5.0%	-5.0%	-27.0%	\$458K	-2.0%	-28.0%	-19.0%	4	39	96	32
Jupiter (Town)	199	5.0%	-28.0%	28.0%	\$1,050K	1.0%	-17.0%	0.0%	4	10	94	51
The Acreage (CDP)	192	-9.0%	-22.0%	-13.0%	\$680K	8.0%	-12.0%	-13.0%	5	31	97	21
Royal Palm Beach (Village)	117	8.0%	8.0%	-3.0%	\$560K	-3.0%	-30.0%	2.0%	3	37	96	11
Lake Worth (City)	111	16.0%	-19.0%	71.0%	\$413K	-13.0%	-28.0%	4.0%	5	35	94	43
Riviera Beach (City)	68	-6.0%	12.0%	-19.0%	\$345K	-9.0%	8.0%	39.0%	5	41	96	5
Greenacres (City)	65	8.0%	4.0%	20.0%	\$370K	-19.0%	-12.0%	-33.0%	5	47	96	29
Jupiter Farms (CDP)	57	-15.0%	-43.0%	-12.0%	\$819K	6.0%	-35.0%	-33.0%	4	13	98	50
Palm Beach (Town)	51	50.0%	50.0%	40.0%	\$10,750K	-24.0%	6.0%	-25.0%	14	120	92	87
North Palm Beach (Village)	35	25.0%	-36.0%	-31.0%	\$5,550K	208.0%	-24.0%	14.0%	4	8	94	86
Atlantis (City)	30	200.0%	333.0%	100.0%	\$848K	-10.0%	-70.0%	-62.0%	2	46	91	77
Palm Springs (Village)	29	16.0%	-36.0%	233.0%	\$400K	-5.0%	-34.0%	-40.0%	3	9	100	0
Lantana (Town)	21	-5.0%	75.0%	60.0%	\$597K	-38.0%	-33.0%	50.0%	5	66	92	29
Lake Park (Town)	18	12.0%	25.0%	-25.0%	\$410K	-4.0%	-56.0%	-62.0%	2	6	98	20
Belle Glade (City)	15	50.0%	50.0%	400.0%	\$330K	1.0%	140.0%	0.0%	4	23	94	33
Loxahatchee Groves (Town)	13	8.0%	400.0%	400.0%	\$1,250K	52.0%	7.0%	-33.0%	11	69	97	60

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Palm Beach County by Zip Code

Single-family Housing Stats
April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33411	228	0.4%	-10.3%	6.2%	\$525K	-10.6%	-9%	16.4%	4	56	95	31
	33412	139	21.9%	79.3%	52.0%	\$1,100K	10.0%	0%	27.3%	8	63	91	60
	33405	109	4.8%	-13.5%	20.7%	\$1,240K	11.7%	-25%	-5.3%	6	41	93	53
	33415	83	43.1%	38.1%	11.5%	\$350K	-9.1%	-14%	-3.1%	5	40	94	28
	33407	58	3.6%	69.2%	31.6%	\$446K	-7.0%	-15%	21.7%	6	27	96	36
	33401	57	35.7%	54.5%	66.7%	\$595K	-56.7%	35%	30.0%	7	36	90	35
	33406	54	8.0%	-35.7%	-20.0%	\$495K	-8.4%	-14%	-11.1%	3	57	96	44
	33404	53	-10.2%	28.6%	-30.4%	\$340K	-9.9%	7%	50.0%	5	42	93	17
	33409	39	-2.5%	-8.3%	58.3%	\$460K	3.4%	-14%	-30.0%	4	77	95	18
	33417	38	15.2%	14.3%	-20.0%	\$420K	10.9%	-31%	-40.9%	3	49	95	6
	33413	35	16.7%	22.2%	-18.8%	\$490K	-6.7%	-15%	-26.3%	5	24	97	0
	33403	26	8.3%	0.0%	-28.6%	\$420K	1.2%	-54%	-60.0%	2	11	98	14
Boca Raton	33496	191	11.0%	-11.3%	62.2%	\$1,525K	14.0%	-30%	-20.5%	4	31	94	76
	33433	121	26.0%	47.6%	0.0%	\$665K	-8.3%	-25%	-7.3%	3	34	94	26
	33428	111	4.7%	-28.2%	-8.1%	\$695K	-0.6%	-12%	-14.0%	3	14	96	50
	33434	74	17.5%	26.3%	61.5%	\$838K	10.2%	30%	12.0%	4	16	97	33
	33498	71	6.0%	18.8%	31.6%	\$795K	-2.8%	-25%	3.4%	3	32	95	37
	33486	71	12.7%	27.8%	-16.0%	\$850K	-7.6%	-30%	-25.0%	3	12	96	52
	33432	62	8.8%	6.2%	11.8%	\$4,200K	87.7%	-7%	-32.0%	7	106	89	59
	33487	60	33.3%	-6.7%	64.3%	\$1,325K	10.4%	-15%	-4.3%	5	23	94	36
33431	40	11.1%	-15.4%	-11.1%	\$1,400K	93.1%	2%	58.3%	5	26	91	27	
Boynton Beach	33437	231	6.9%	30.2%	36.4%	\$482K	-1.6%	-31%	-19.2%	4	54	94	61
	33436	180	13.9%	3.8%	34.0%	\$560K	12.8%	-23%	-21.9%	4	32	97	39
	33472	112	4.7%	-25.0%	119.0%	\$475K	-18.2%	-29%	5.6%	4	27	95	58
	33435	73	-16.1%	-18.2%	4.0%	\$513K	-19.5%	-26%	-12.0%	5	64	93	28
	33426	67	-18.3%	-10.0%	-37.0%	\$313K	-9.2%	-14%	5.9%	4	49	94	33
	33473	63	-16.0%	-22.7%	-34.8%	\$930K	2.8%	-24%	-25.9%	3	28	96	41
Delray Beach	33446	192	19.3%	19.6%	-5.4%	\$995K	30.2%	-42%	-23.9%	3	29	95	67
	33445	138	7.0%	-2.9%	-3.3%	\$530K	-11.6%	-20%	26.5%	4	41	92	42
	33484	123	3.4%	9.1%	24.2%	\$353K	-13.0%	-17%	-22.0%	4	58	93	56
	33444	76	7.0%	-25.0%	14.3%	\$1,408K	14.9%	-28%	28.0%	6	26	92	92
	33483	49	40.0%	25.0%	85.7%	\$2,700K	-20.9%	-3%	38.5%	10	60	93	70
Lake Worth	33467	186	-2.6%	8.2%	7.5%	\$533K	-11.1%	-25%	-17.5%	4	36	96	27
	33463	115	19.8%	13.9%	8.6%	\$485K	6.0%	-24%	-33.3%	3	45	95	15
	33460	104	19.5%	-17.6%	52.6%	\$413K	-13.2%	-30%	-2.0%	5	35	93	43
	33462	94	49.2%	111.8%	68.4%	\$666K	-1.3%	-41%	-23.5%	4	54	93	44
	33461	56	1.8%	11.1%	100.0%	\$496K	12.0%	0%	-6.2%	3	22	98	10
	33449	51	50.0%	50.0%	162.5%	\$893K	45.1%	-23%	13.3%	6	127	93	67
Palm Beach Gardens	33418	224	25.8%	16.7%	22.0%	\$1,075K	8.9%	-6%	2.9%	5	53	94	54
	33410	138	-0.7%	-8.1%	21.2%	\$893K	32.4%	-15%	32.4%	4	36	93	47
Loxahatchee Groves	33470	198	-0.5%	1.7%	2.9%	\$680K	4.6%	-14%	-34.2%	6	34	97	22
Palm City	34990	184	22.7%	21.4%	3.9%	\$725K	19.0%	-25%	-1.4%	5	50	95	44
Wellington	33414	204	0.5%	0.0%	11.0%	\$720K	1.4%	-10%	-5.0%	6	24	95	39
Jupiter	33458	167	-1.2%	-26.4%	-3.3%	\$1,021K	24.2%	-30%	-8.8%	3	9	95	44
	33478	74	-14.0%	-41.9%	0.0%	\$850K	-4.5%	-21%	-24.0%	5	16	95	50
	33469	65	14.0%	13.3%	60.0%	\$993K	-5.4%	-38%	-16.7%	4	94	87	53
	33477	64	20.8%	-5.0%	50.0%	\$1,150K	-23.6%	-4%	5.9%	6	22	92	79
North Palm Beach	33408	46	17.9%	-50.0%	-28.6%	\$1,788K	23.3%	-24%	-11.8%	5	5	95	88
Belle Glade	33430	16	45.5%	50.0%	400.0%	\$330K	0.8%	71%	0.0%	4	23	94	33
Palm Beach	33480	51	50.0%	50.0%	40.0%	\$10,750K	-23.9%	6%	-25.0%	14	120	92	87

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Palm Beach County by City

Condominium/Townhome Housing Stats April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
West Palm Beach (City)	293	17.0%	24.0%	53.0%	\$340K	3.0%	-17.0%	-20.0%	10	75	93	58
Boca Raton (City)	266	-8.0%	-26.0%	6.0%	\$543K	-1.0%	-20.0%	-22.0%	8	62	92	58
Delray Beach (City)	257	8.0%	3.0%	-1.0%	\$403K	7.0%	-23.0%	-18.0%	6	58	93	79
Jupiter (Town)	216	29.0%	35.0%	16.0%	\$515K	0.0%	-18.0%	-21.0%	5	41	95	58
Boynton Beach (City)	207	8.0%	23.0%	-2.0%	\$214K	-3.0%	-8.0%	5.0%	9	67	91	63
Palm Beach Gardens (City)	198	17.0%	6.0%	4.0%	\$403K	-6.0%	-28.0%	0.0%	5	49	94	43
Palm Beach (Town)	156	49.0%	59.0%	19.0%	\$1,900K	-10.0%	-20.0%	-39.0%	12	109	87	86
Greenacres (City)	97	-2.0%	-12.0%	-35.0%	\$216K	-14.0%	-12.0%	-26.0%	9	60	93	37
Riviera Beach (City)	95	6.0%	75.0%	-3.0%	\$520K	-16.0%	-6.0%	-29.0%	13	138	90	57
North Palm Beach (Village)	86	9.0%	-7.0%	-6.0%	\$460K	7.0%	-8.0%	10.0%	10	63	91	68
Highland Beach (Town)	72	76.0%	225.0%	120.0%	\$1,130K	-19.0%	-14.0%	-40.0%	10	73	92	81
Wellington (Village)	54	15.0%	45.0%	38.0%	\$423K	-23.0%	-17.0%	-26.0%	9	26	96	50
Lake Worth (City)	44	42.0%	200.0%	-40.0%	\$158K	-26.0%	-17.0%	-25.0%	9	38	90	72
Palm Springs (Village)	40	29.0%	-27.0%	62.0%	\$215K	168.0%	-8.0%	-19.0%	10	36	90	50
Royal Palm Beach (Village)	36	-12.0%	20.0%	38.0%	\$386K	40.0%	-19.0%	-6.0%	10	28	97	8
Tequesta (Village)	33	83.0%	0.0%	-36.0%	\$258K	-22.0%	-28.0%	38.0%	5	56	94	33
Hypoluxo (Town)	31	41.0%	11.0%	67.0%	\$356K	19.0%	-24.0%	-40.0%	9	21	97	60
Lake Park (Town)	28	115.0%	300.0%	133.0%	\$1,945K	524.0%	44.0%	83.0%	18	46	97	75
South Palm Beach (Town)	26	18.0%	-25.0%	-14.0%	\$388K	-42.0%	-19.0%	-27.0%	13	166	95	67
Lantana (Town)	24	71.0%	0.0%	33.0%	\$469K	76.0%	24.0%	78.0%	15	49	98	17
Ocean Ridge (Town)	18	80.0%	67.0%	-67.0%	\$1,500K	6.0%	-33.0%	0.0%	11	12	97	100

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Palm Beach County by Zip Code

Condominium/Townhome Housing Stats April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33401	161	21.1%	45.5%	50.0%	\$423K	7.2%	-16%	-10.6%	11	87	92	65
	33417	150	-5.1%	6.7%	70.0%	\$75K	-41.4%	-23%	-34.2%	10	69	83	83
	33411	91	-7.1%	-7.1%	13.8%	\$308K	29.5%	-14%	-21.7%	9	62	93	15
	33404	91	16.7%	83.3%	-7.4%	\$575K	-26.5%	-3%	-12.2%	15	138	91	67
	33415	61	-6.2%	-25.0%	7.7%	\$250K	20.5%	-10%	-22.0%	8	35	95	20
	33407	53	1.9%	-20.0%	35.0%	\$330K	5.9%	-26%	-4.2%	9	127	97	56
	33403	36	80.0%	175.0%	40.0%	\$380K	10.8%	54%	125.0%	15	44	97	55
	33406	33	65.0%	60.0%	-11.1%	\$305K	17.3%	-22%	-35.7%	5	22	96	25
	33409	29	-14.7%	-7.7%	20.0%	\$194K	-1.5%	-18%	-33.3%	11	49	96	50
Palm Beach	33480	183	43.0%	42.5%	13.2%	\$1,650K	-12.0%	-20%	-35.5%	12	114	88	84
Boca Raton	33434	131	-14.9%	-30.5%	38.2%	\$208K	25.0%	-24%	20.3%	7	22	94	90
	33487	128	29.3%	76.0%	23.3%	\$583K	45.6%	-16%	-34.6%	9	62	92	66
	33433	128	1.6%	0.0%	25.0%	\$313K	-11.6%	-21%	7.7%	7	53	91	44
	33432	122	3.4%	-18.4%	-7.1%	\$1,003K	-57.3%	-22%	-21.6%	9	69	92	68
	33431	60	-14.3%	-24.0%	90.0%	\$300K	-39.0%	-19%	-16.7%	8	74	93	68
	33428	59	18.0%	-22.2%	5.6%	\$211K	2.9%	-26%	-26.9%	7	39	93	36
	33496	41	-14.6%	-11.8%	7.7%	\$440K	20.7%	-41%	0.0%	3	44	93	73
Boynton Beach	33435	123	16.0%	9.4%	-41.7%	\$212K	8.7%	-6%	3.2%	12	82	88	69
	33437	104	33.3%	0.0%	14.3%	\$245K	-14.8%	-17%	-20.0%	8	59	95	68
	33436	86	4.9%	26.1%	46.2%	\$318K	2.6%	-13%	2.9%	7	86	94	66
	33426	49	6.5%	46.2%	7.1%	\$210K	-19.2%	-8%	25.0%	8	40	95	63
Delray Beach	33484	156	-5.5%	-7.0%	12.5%	\$163K	-9.7%	-24%	-8.0%	8	41	90	78
	33446	154	-3.1%	-2.2%	-2.7%	\$150K	-1.8%	-20%	0.0%	9	54	88	80
	33483	120	20.0%	30.8%	4.0%	\$818K	-1.2%	-29%	-21.4%	7	84	93	88
	33445	94	-4.1%	-25.7%	10.7%	\$233K	-12.4%	-15%	-22.6%	6	33	92	69
	33444	44	4.8%	23.1%	-42.1%	\$323K	-24.1%	-28%	-18.8%	6	82	93	81
Lake Worth	33467	108	2.9%	-6.7%	-17.1%	\$180K	-1.1%	-15%	23.6%	9	54	88	46
	33463	76	-6.2%	-14.3%	-16.1%	\$161K	-45.4%	-21%	-23.3%	7	59	93	42
	33461	73	23.7%	0.0%	13.6%	\$145K	81.2%	-13%	-6.5%	10	38	91	59
	33462	62	34.8%	33.3%	92.3%	\$356K	23.9%	5%	18.5%	13	36	96	45
	33460	22	37.5%	150.0%	-16.7%	\$222K	-5.3%	-25%	-33.3%	10	50	89	70
Palm Beach Gardens	33418	149	27.4%	7.9%	37.5%	\$412K	0.6%	-35%	-22.2%	4	33	96	39
	33410	69	-8.0%	-5.0%	-36.7%	\$342K	-29.1%	2%	50.0%	6	61	91	47
Wellington	33414	55	10.0%	54.5%	76.9%	\$420K	-23.7%	-21%	-12.9%	9	26	96	47
Jupiter	33477	123	41.4%	40.0%	18.5%	\$590K	-20.8%	-17%	-35.0%	8	75	93	89
	33458	107	18.9%	25.0%	15.2%	\$422K	6.8%	-23%	-16.7%	3	36	96	35
	33469	79	51.9%	-6.7%	-11.5%	\$303K	-16.0%	-22%	19.0%	7	58	90	64
North Palm Beach	33408	107	0.0%	-13.9%	10.0%	\$515K	17.7%	-13%	-27.9%	12	102	91	65
Palm City	34990	37	19.4%	44.4%	11.1%	\$230K	-22.0%	-9%	-21.4%	9	52	95	77

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Martin County by City

Single-family Housing Stats
April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Palm City (CDP)	136	12.0%	0.0%	-15.0%	\$675K	11.0%	-35.0%	-20.0%	4	27	96	50
Hobe Sound (CDP)	65	33.0%	17.0%	73.0%	\$503K	-22.0%	-21.0%	-20.0%	5	80	90	36
Jensen Beach (CDP)	57	-5.0%	14.0%	-33.0%	\$590K	26.0%	-22.0%	-18.0%	4	20	95	63
Port Salerno (CDP)	35	9.0%	180.0%	0.0%	\$465K	29.0%	-40.0%	30.0%	3	17	95	36
Stuart (City)	33	22.0%	57.0%	100.0%	\$508K	-22.0%	-22.0%	67.0%	5	78	88	46
Sewall's Point (Town)	20	43.0%	75.0%	33.0%	\$1,150K	-66.0%	-38.0%	-38.0%	3	80	93	57
Jupiter Island (Town)	10	0.0%	100.0%	50.0%	\$12,575K	-21.0%	-10.0%	-67.0%	14	84	89	100

St. Lucie County by City

Single-family Housing Stats
April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Port St. Lucie (City)	1,370	7.0%	7.0%	13.0%	\$400K	0.0%	-14.0%	2.0%	5	48	96	26
Fort Pierce (City)	76	-5.0%	20.0%	-49.0%	\$248K	-28.0%	-3.0%	-27.0%	7	36	93	25
Lakewood Park (CDP)	55	-18.0%	-27.0%	7.0%	\$312K	-1.0%	0.0%	25.0%	5	76	97	18
River Park (CDP)	35	6.0%	-29.0%	12.0%	\$311K	-7.0%	2.0%	-19.0%	5	53	95	30
Indian River Estates (CDP)	30	-3.0%	-20.0%	15.0%	\$325K	1.0%	12.0%	-31.0%	6	36	97	13
Hutchinson Island South (CDP)	21	0.0%	-36.0%	25.0%	\$490K	-7.0%	-26.0%	-33.0%	10	134	89	29
Fort Pierce North (CDP)	11	-27.0%	75.0%	500.0%	\$270K	0.0%	7.0%	200.0%	6	42	92	14

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Martin County

by Zip Code

Single-family Housing Stats

April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	YY New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Hobe Sound	33455	132	15.8%	34.5%	21.4%	\$650K	8.3%	-22%	5	-39.1%	53	93	51
Jensen Beach	34957	95	-6.9%	-15.6%	0.0%	\$555K	4.7%	-26%	5	-7.3%	42	94	52
Stuart	34996	47	46.9%	85.7%	75.0%	\$930K	-41.0%	-24%	5	7.7%	113	89	54
	34994	37	54.2%	140.0%	14.3%	\$551K	-17.7%	-31%	5	8.3%	54	91	33
Indiantown	34956	27	350.0%	400.0%		\$422K	17.4%	375%	3	300.0%	4	98	40

St. Lucie County

by Zip Code

Single-family Housing Stats

April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port Saint Lucie	34953	371	6.0%	20.0%	-8.6%	\$407K	-4.2%	-12%	-3.0%	4	7	33	97	13
	34987	319	6.0%	10.0%	50.5%	\$435K	0.5%	3%	46.2%	7	8	52	96	38
	34983	238	6.7%	-13.8%	-7.1%	\$359K	2.4%	-20%	-15.8%	4	8	33	96	19
	34986	198	-2.0%	-12.7%	15.9%	\$400K	5.0%	-29%	-19.0%	6	9	69	94	40
	34952	193	-1.0%	-8.9%	-14.3%	\$365K	-6.4%	-10%	-9.5%	5	8	48	95	33
	34984	153	43.0%	51.6%	65.5%	\$423K	0.7%	-18%	-1.7%	5	8	57	94	26
Fort Pierce	34951	107	-19.5%	-31.0%	-39.0%	\$336K	5.0%	-32%	-13.5%	5	8	59	99	20
	34982	65	-19.8%	-20.8%	14.8%	\$320K	6.7%	12%	-30.3%	6	13	31	95	26
	34947	27	-10.0%	83.3%	-81.2%	\$268K	-1.4%	0%	50.0%	6	2	30	92	27
	34945	24	-40.0%	-57.1%	-66.7%	\$340K	-12.1%	-52%	-73.7%	3	14	58	99	17
	34949	23	-4.2%	-41.7%	-55.6%	\$780K	1.6%	-33%	11.1%	9	4	124	90	71
	34950	21	-8.7%	60.0%	-27.3%	\$185K	-26.0%	33%	-40.0%	10	9	30	93	38
	34946	20	17.6%	300.0%	100.0%	\$368K	8.5%	50%	25.0%	5	8	75	96	13
	34981	13	30.0%	200.0%	-33.3%	\$350K	32.1%	0%	0.0%	6	6	39	93	17

Source: This report is produced by the MIAMI REALTORS® + RWorld association based on MLS sales data compiled by Florida Realtors®. Only areas with at least 5 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com, or Anthony Acevedo, Sr. VP of Communications, at aacevedo@rworld.com.

Martin County by City

Condominium/Townhome Housing Stats April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Stuart (City)	136	74.0%	57.0%	-33.0%	\$199K	0.0%	-8.0%	-3.0%	6	87	92	58
Port Salerno (CDP)	30	-9.0%	-9.0%	17.0%	\$268K	-1.0%	9.0%	-8.0%	8	41	94	60
Palm City (CDP)	27	8.0%	-22.0%	0.0%	\$230K	-22.0%	-14.0%	-29.0%	8	35	95	57
Jensen Beach (CDP)	21	50.0%	17.0%	75.0%	\$406K	83.0%	0.0%	200.0%	7	77	88	29

St. Lucie County by City

Condominium/Townhome Housing Stats April 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Fort Pierce (City)	82	1.0%	3.0%	17.0%	\$225K	3.0%	-21.0%	-37.0%	11	8	92	90	68
Port St. Lucie (City)	72	0.0%	-14.0%	5.0%	\$225K	-34.0%	6.0%	70.0%	9	4	69	94	42
Hutchinson Island South (CDP)	65	44.0%	25.0%	25.0%	\$559K	2.0%	-26.0%	-5.0%	9	10	81	90	70

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Martin County by Zip Code

Condominium/Townhome Housing Stats April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Stuart	34997	94	20.5%	-10.0%	-22.7%	\$275K	-1.8%	-2%	13.5%	7	59	94	52
	34996	99	23.8%	-20.6%	-10.0%	\$215K	-34.4%	-23%	-20.6%	8	102	89	85
	34994	100	33.3%	50.0%	-9.1%	\$209K	9.4%	-30%	-17.5%	7	83	91	63
Jensen Beach	34957	113	63.8%	29.6%	45.5%	\$421K	1.4%	-22%	6.1%	8	88	88	54
Hobe Sound	33455	20	-9.1%	60.0%	66.7%	\$327K	-31.3%	9%	-14.3%	12	42	93	50

St. Lucie County by Zip Code

Condominium/Townhome Housing Stats April 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port Saint Lucie	34952	41	5.1%	20.0%	41.7%	\$162K	-10.0%	-22%	-20.0%	7	67	94	42
	34986	31	72.2%	800.0%	166.7%	\$222K	-32.7%	-37%	38.5%	7	64	94	78
Fort Pierce	34949	73	-22.3%	-14.7%	-6.7%	\$375K	-2.0%	-21%	-27.4%	12	91	90	79
	34982	42	-10.6%	-13.3%	18.2%	\$165K	-17.5%	-23%	-28.6%	6	54	91	39

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[The MIAMI Association of REALTORS® \(MIAMI\)](#) and [Broward, Palm Beaches & St. Lucie Realtors® \(RWorld\)](#), are now one association, bringing together two legacies for one shared future. The partnership strengthens our collective voice and brings more resources and opportunities while preserving local engagement, building a stronger future for our region.

The organization closed the historic merger on May 11, 2026, setting a record for the largest, fastest, and most seamless merger in the history of the National Association of REALTORS® (NAR). As a unified association now encompassing 93,000 members, it is the largest local Realtor® association in the world. The organization's proposed new name will be the Miami and South Florida REALTORS®, pending approval by NAR.

The two leaders who led the merger effort will be the first to lead the combined organization. Alfredo Pujol, chairman of the board of MIAMI, will serve as the first Chairman of the Board. RWorld President Jonathan Dolphus will be the 2026 Chair-Elect and 2027 Chairman of the Board. Katherine Arteta will be the 2027 Chair-Elect.

Teresa King Kinney and Dionna Hall will lead the newly formed association as Co-CEOs, carrying forward a legacy of more than 60 years of women's leadership. At the end of 2026, Kinney will retire from her 33-year career leading MIAMI REALTORS. Hall remaining in the role as CEO of Miami and South Florida REALTORS® & BeachesMLS in 2027 and beyond.

More information about this historic merger is available at MiamiandRworld.com.

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