



Home Equity in Southeast Florida in 2024 Q4



Miami Association of Realtors® (MIAMI)

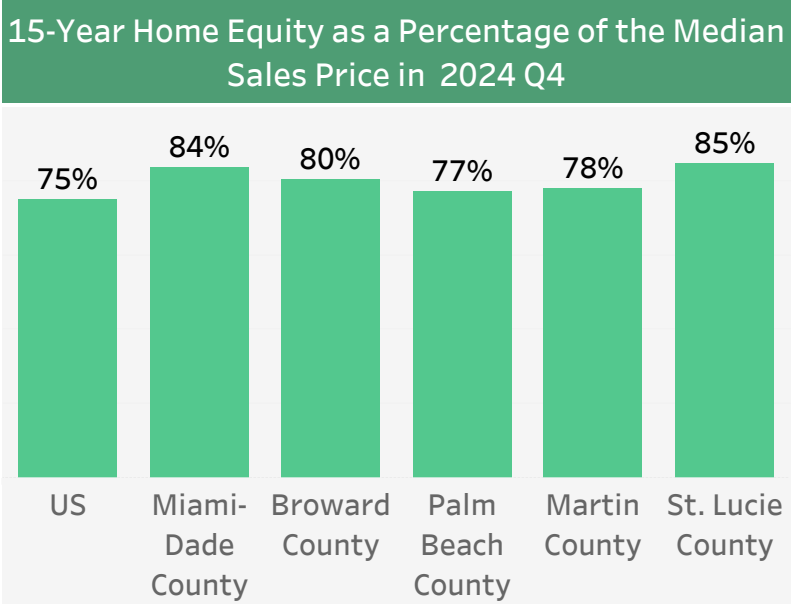
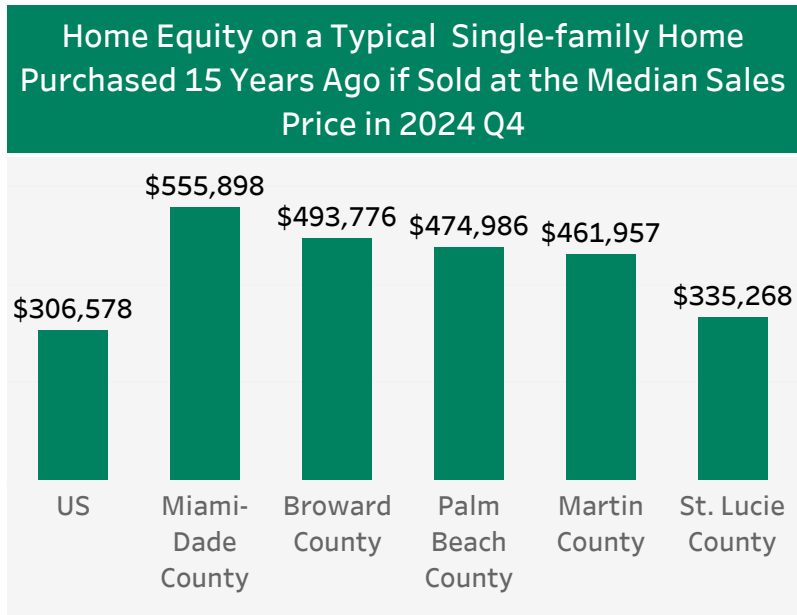
The largest local Realtor® association



Home Equity in Southeast Florida as of 2024 Q4

Key Takeaways

- 1. Southeast Florida’s rapid price growth has created significant wealth for homeowners, with 90% of home equity due to price appreciation. Miami-Dade County has the highest expected home equity over a 15-year period, at \$555,900 on a typical single-family home (vs. \$306,600 nationally) and \$342,600 on a typical condominium/townhome (vs. \$252,000 nationally).
- 2. Southeast Florida’s homeowners are equity rich. Homeowners who purchased a home 15 years ago at the median sales price and sold/valued the home at the median sales price in 2024 Q4 have an estimated home equity of 80% (vs. 75% nationally for single-family homes and 70% for condominiums/townhomes).
- 3. The high levels of home equity mean that most homeowners are in a strong position to absorb price reductions due to rising supply of homes for sale. Slightly over half of homeowners are mortgage-free.



Southeast Florida’s rapid price growth since the Great Recession creates significant wealth for homeowners

Over the 15-year period from 2009 Q4 through 2024 Q4, Southeast Florida’s home prices have generally increased at a rate surpassing the national increase in prices (6%): Miami-Dade County (9%), Broward County (8%), Palm Beach County (7%), Martin County (7%), and St. Lucie County (10%).

With the robust price appreciation and the principal payments made over the years, single-family homeowners who purchased a home at the median sales price 15 years ago in 2009 Q4 have built up significant home equity if the homes were sold or valued at the median sales prices in 2024 Q4: Miami-Dade County (\$555,900), Broward County (\$493,800), Palm Beach County (\$474,900), Martin County (\$461,900) and St. Lucie County (\$335,300). Nationally, the expected home equity gain is \$306,600. About 90% of the 15-year home equity comes from price appreciation and the remaining from the downpayment and principal payments.

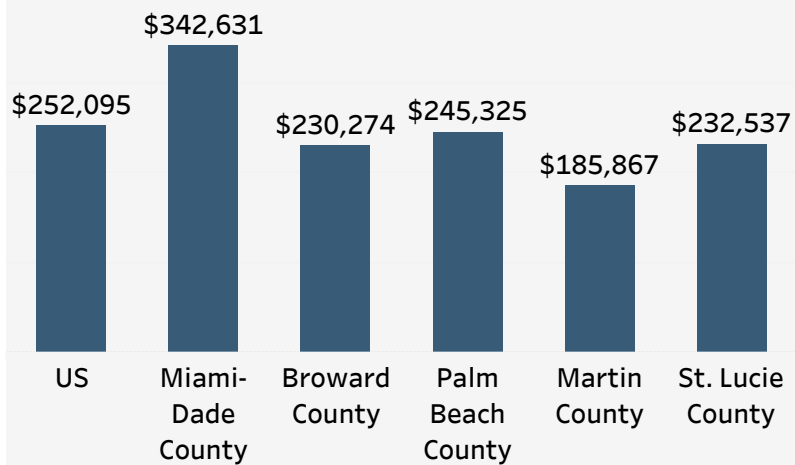
The 15-year equity amounts to 80% of the median sales price in 2024 in Miami-Dade County (+82%), Broward County(+79%), Palm Beach County (+75%), Martin County (+76%), and St. Lucie County (+84%). Nationally, the typical home equity is 75%.

The elevated levels of home equity indicate that homeowners will be able to absorb a price decline without going underwater. In February 2025, the median single-family sales prices rose at a modest pace or declined on a year-over-year basis in Miami-Dade County (0.77%), Broward County (-2.40%), Palm Beach (+5.20%), Marin County (-0.01%), and St. Lucie County (+0.13%).

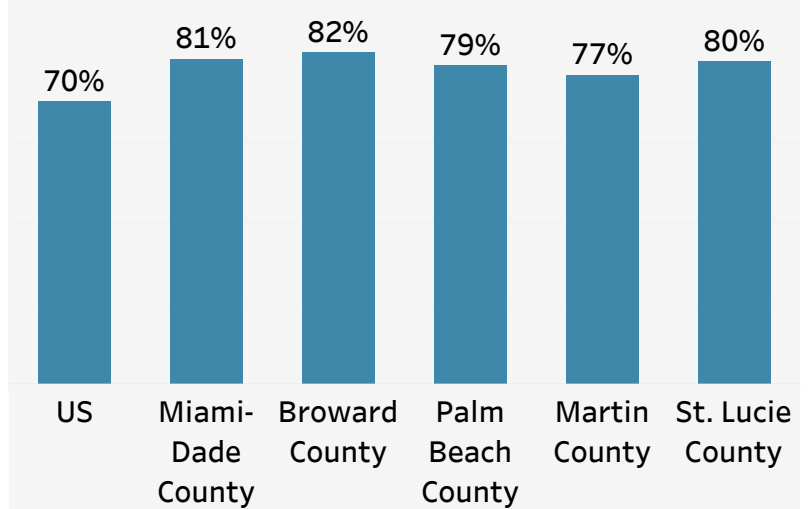


Home Equity in Southeast Florida as of 2024 Q4

Home Equity on a Condominium/Townhome
Purchased 15 Years Ago if Sold at the Median Sales
Price in 2024 Q4



15-Year Home Equity as a Percentage of the Median
Sales Price in 2024 Q4



Over the period 2009 Q4 through 2024 Q4, condominium/townhome median sales prices have increased at an annual pace that outpaced the national rate (5%) in Miami-Dade County (8%), Broward County (9%), Palm Beach County (7%), Martin County (7%), and St. Lucie County (8%).

Miami-Dade County has the highest expected home equity (\$342,600) on a home purchased 15 years ago at the median sales price and sold at the median sales price in 2024 Q4 at \$342,600 while the 15-year home equity is less than \$250,000 in Broward County (\$230,300), Palm Beach County (\$245,300), Martin County (\$185,900), and St. Lucie County (\$232,500). Nationally, the expected home equity gain is \$252,000.

Condominium/townhome owners who purchased a home 15 years ago at the median sales price and sold/valued the home at the median sales price in 2024 Q4 have around 80% home equity in Miami-Dade County (81%), Broward County (82%), Palm Beach County (79%), Martin County (77%), and St. Lucie County (80%).

Southeast Florida's condominium/townhome price growth has slowed since 2022 as mortgage rates rose and condominium homeowners faced higher fees and assessments in compliance with new safety codes implemented starting 2022 (SB 4-D, SB 154, and HB 1021). In February 2025 the condominium/townhome median sales prices rose at a modest pace or fell from the levels one year ago in Miami-Dade County (+8.3%), Broward County (-5.2%), Palm Beach County (+0.9%), Martin County (+1.5%), St. Lucie County (+5.3%).

However, with high levels of equity, most condominium/townhome homeowners are likely to absorb price reductions or and sell the property without being underwater (e.g., they can pay off the loan balance with the sale proceeds).

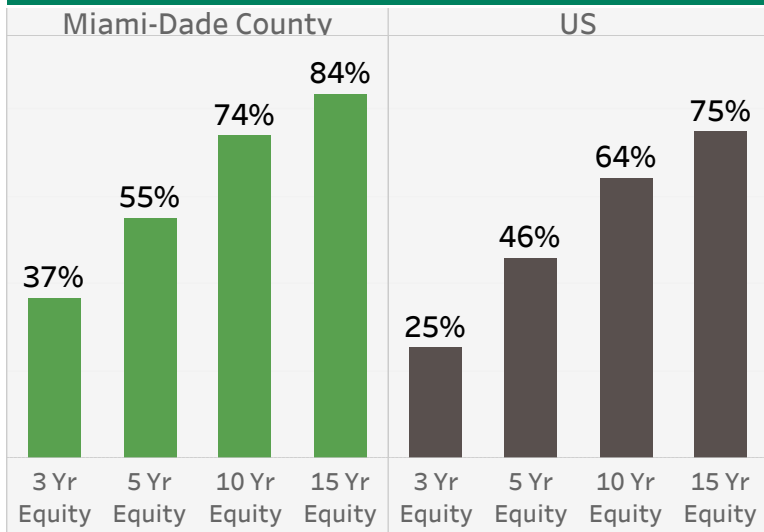
Homeowners who purchased a condominium/townhome three years ago have the lowest equity hovering at 30% and are therefore the most likely to become underwater should prices fall significantly. According to the 2023 US Census Bureau's American Community Survey, about one in five homeowners moved into their home (all property types) in 2020 and later in the counties of Miami-Dade (17%), Broward (17%), Palm Beach (19%), Martin (16%) and St. Lucie (24%).

Slightly over half of Southeast Florida's owner-occupied units (all property types) are mortgage-free, according to data from the 2023 US Census Bureau's American Community Survey: Miami-Dade County (57.3%), Broward County (58.0%), Palm Beach County (52.7%), Martin County (43.4%), and St. Lucie County (56.2%). This means that these homeowners will have positive equity if they sell their home.

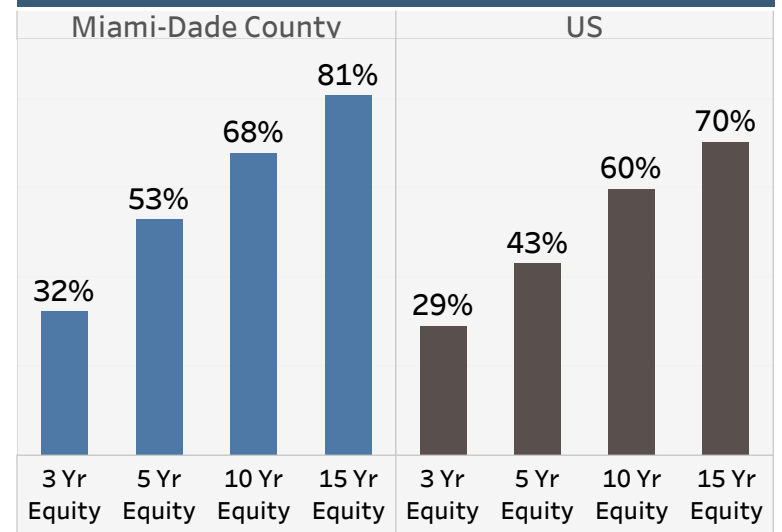


Home Equity of a Typical Homeowner in Miami-Dade County as of 2024 Q4

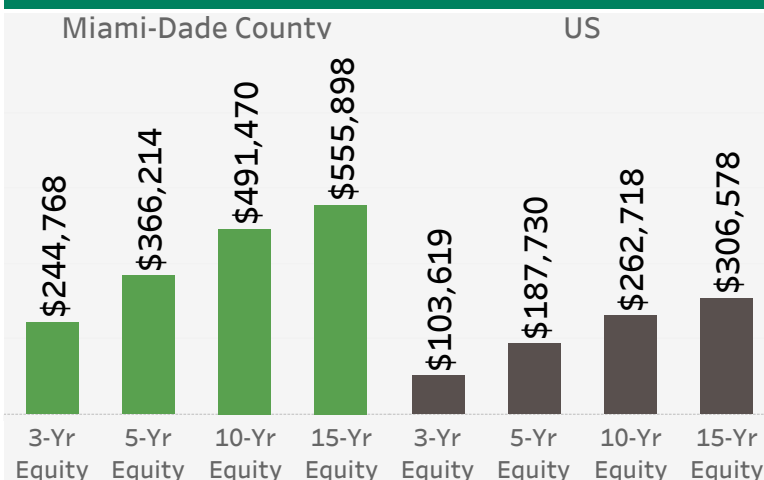
Home Equity (%) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



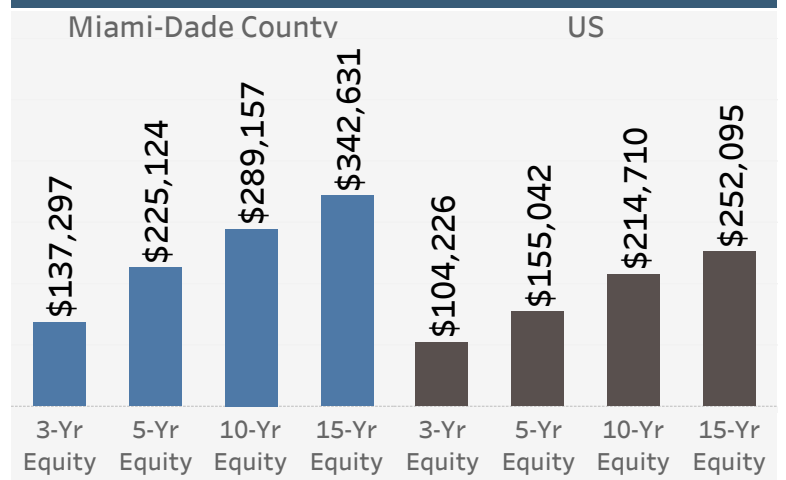
Home Equity (%) on a Condominium/ Townhome Valued at the Median Sales Price in 2024 Q4



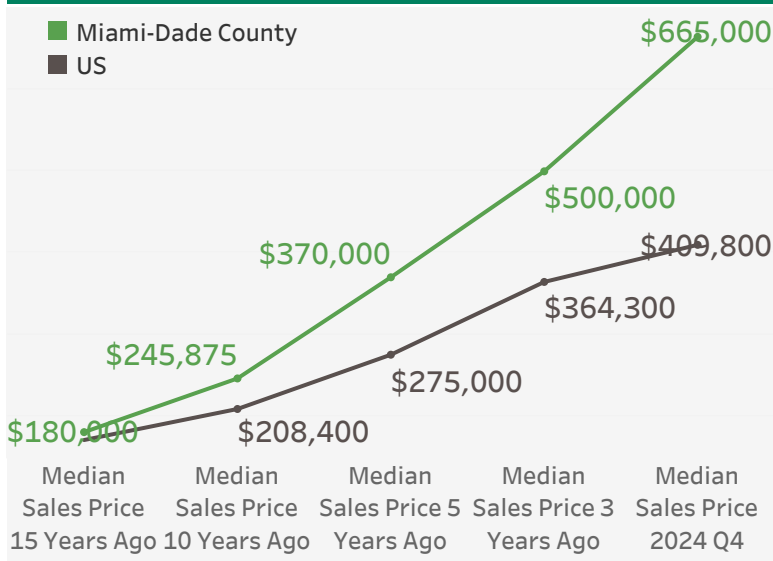
Home Equity (\$) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



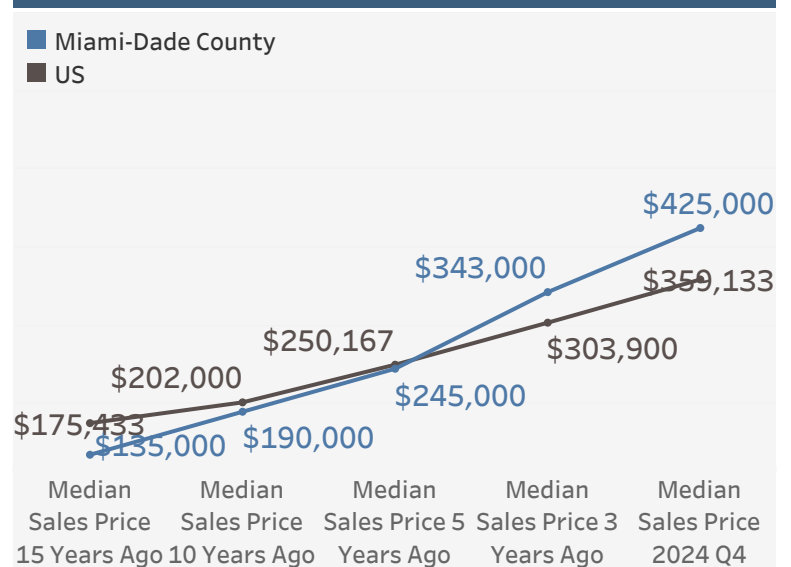
Home Equity (\$) on a Condominium/Townhome Valued at the Median Sales Price in 2024 Q4



Median Single-family Home Sales Price



Median Condominium/Townhome Sales Price

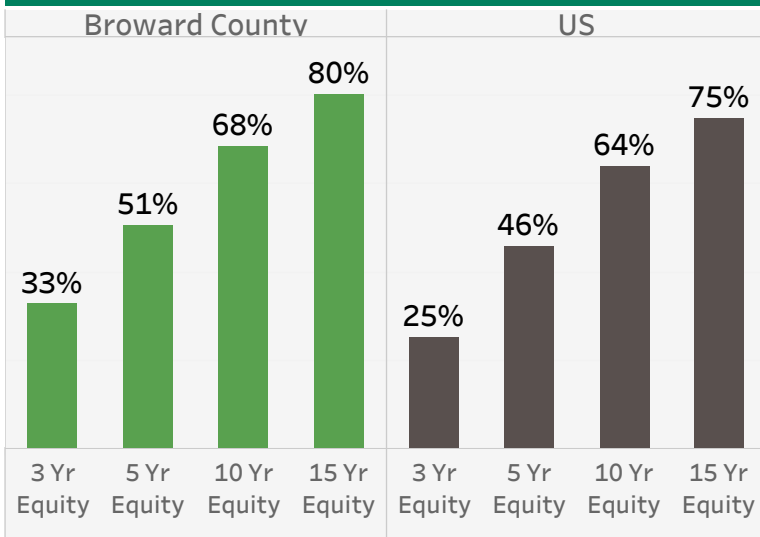


Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.com.

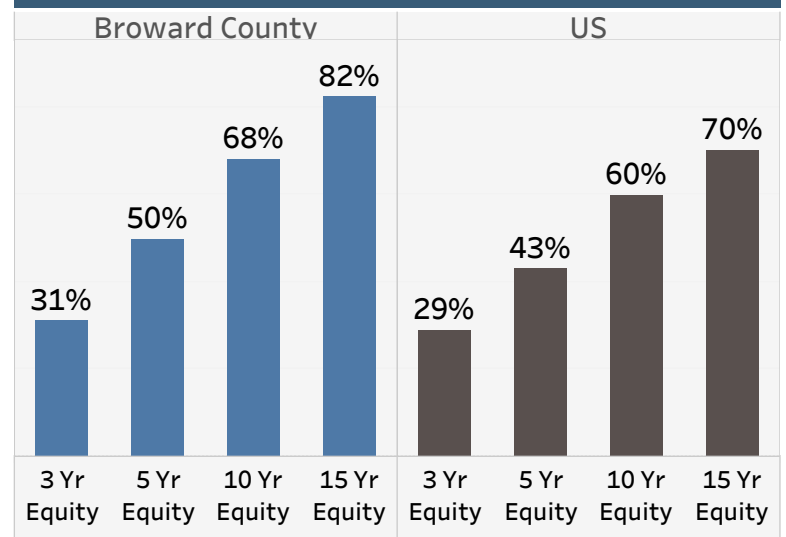


Home Equity of a Typical Homeowner in Broward County as of 2024 Q4

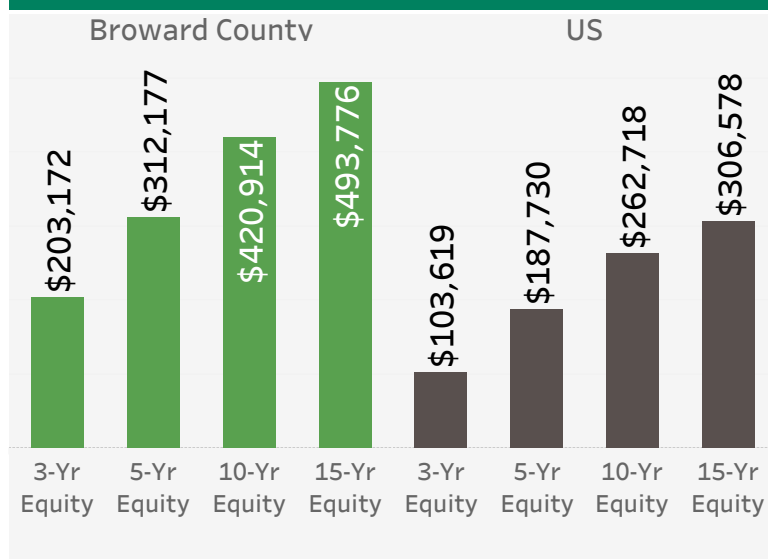
Home Equity (%) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



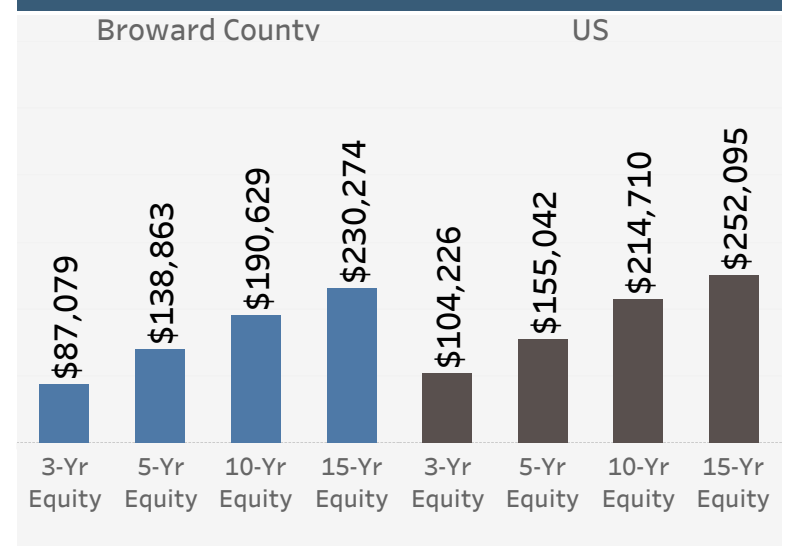
Home Equity (%) on a Condominium/ Townhome Valued at the Median Sales Price in 2024 Q4



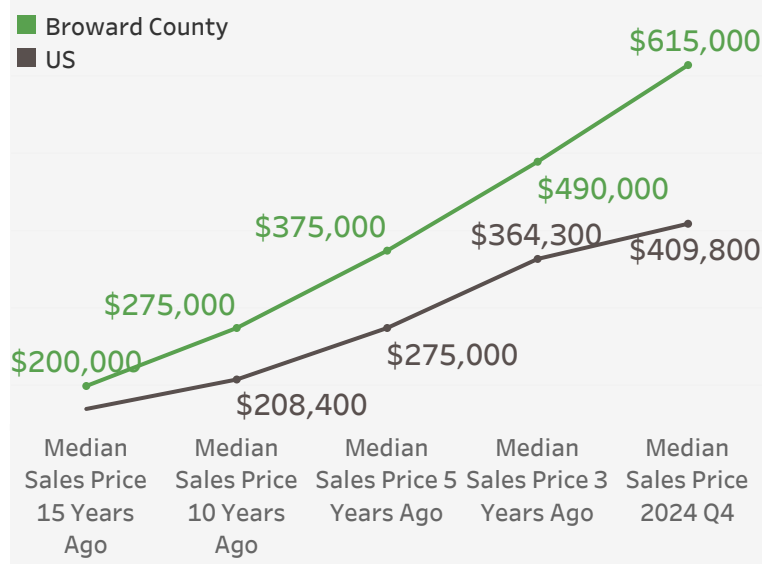
Home Equity (\$) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



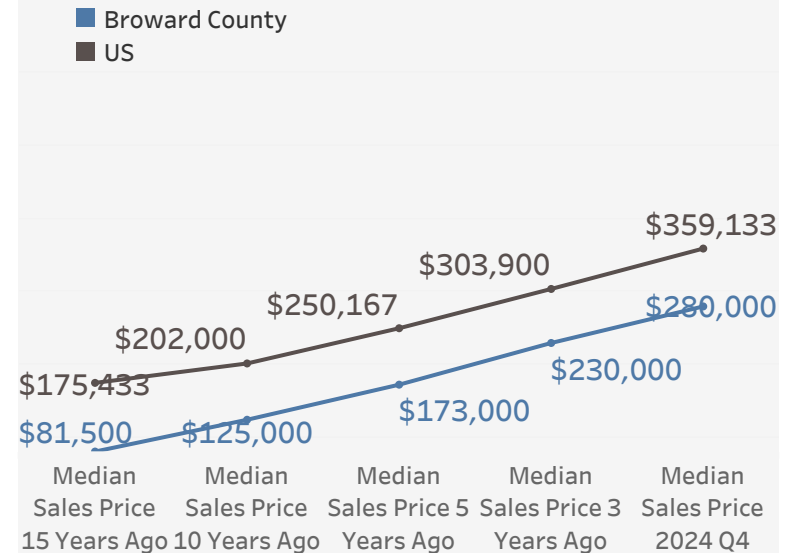
Home Equity (\$) on a Condominium/Townhome Valued at the Median Sales Price in 2024 Q4



Median Single-family Home Sales Price



Median Condominium/Townhome Sales Price

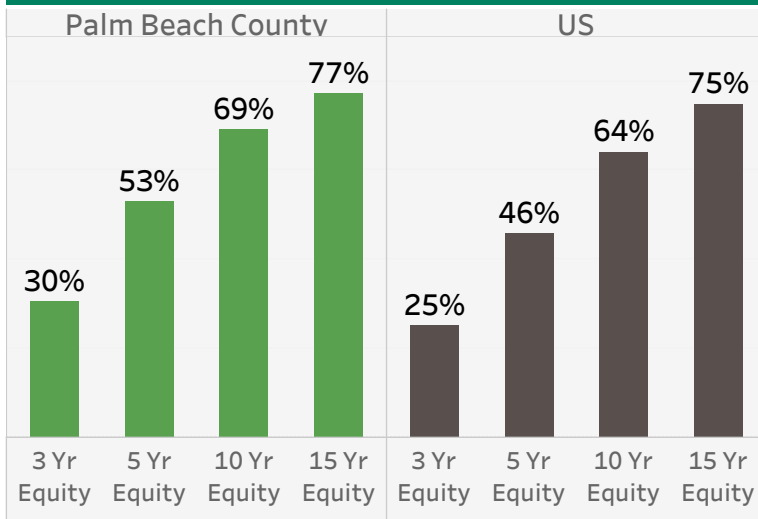


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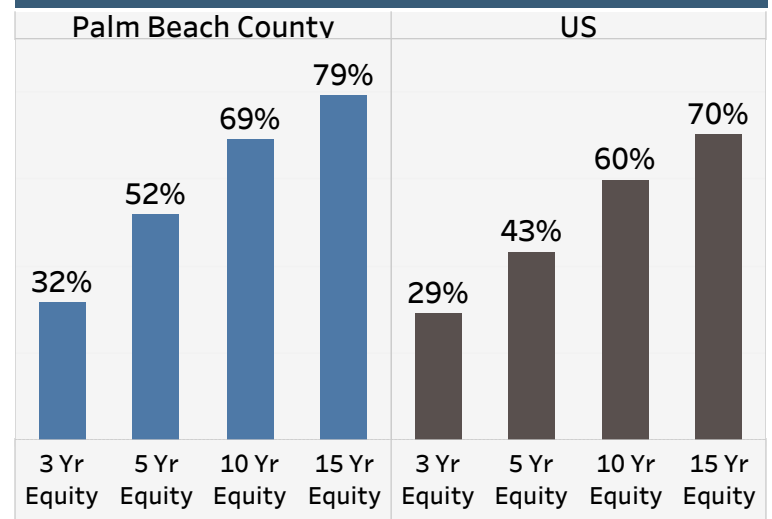


Home Equity of a Typical Homeowner in Palm Beach County as of 2024 Q4

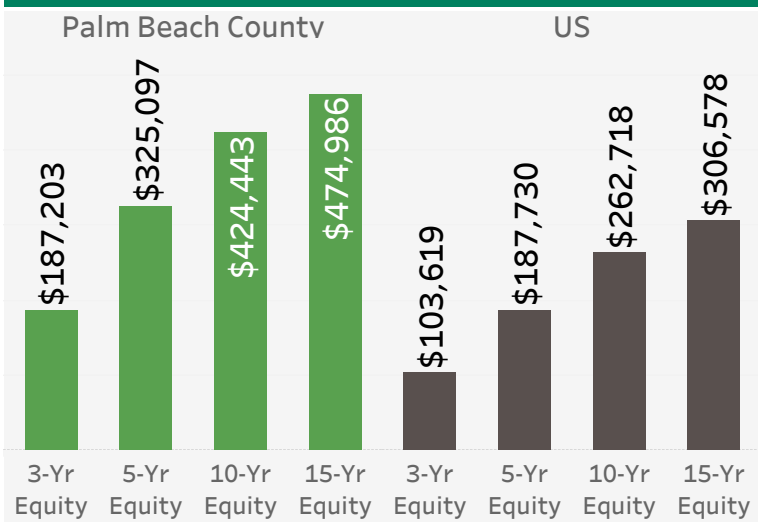
Home Equity (%) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



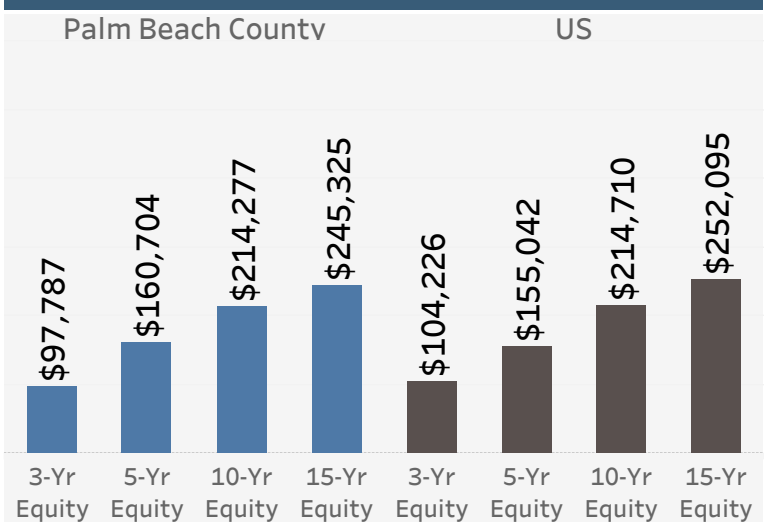
Home Equity (%) on a Condominium/ Townhome Valued at the Median Sales Price in 2024 Q4



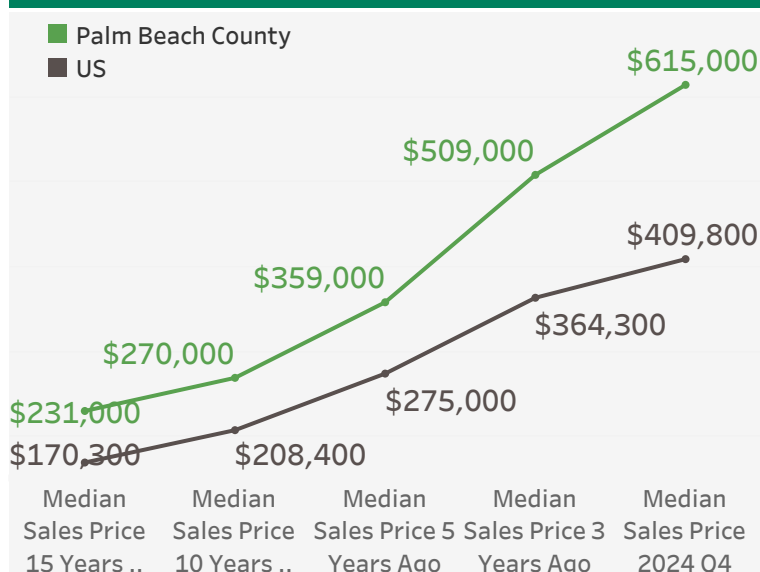
Home Equity (\$) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



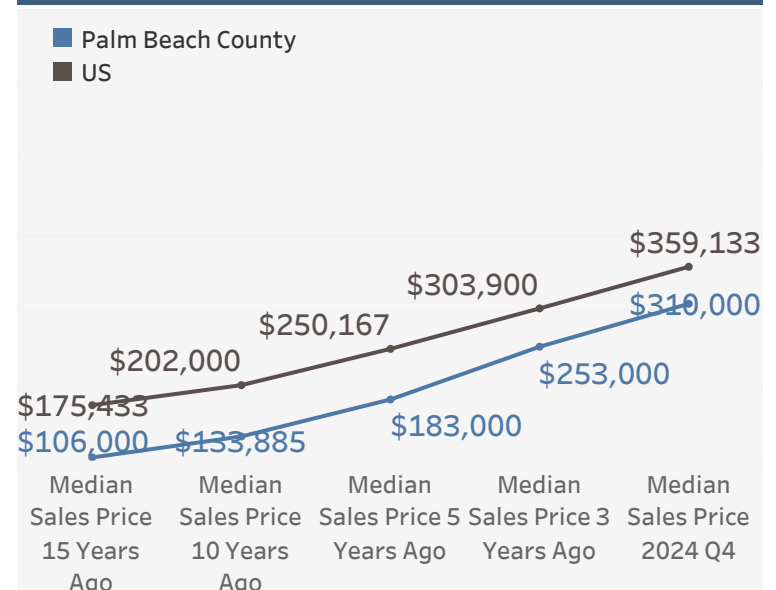
Home Equity (\$) on a Condominium/Townhome Valued at the Median Sales Price in 2024 Q4



Median Single-family Home Sales Price



Median Condominium/Townhome Sales Price

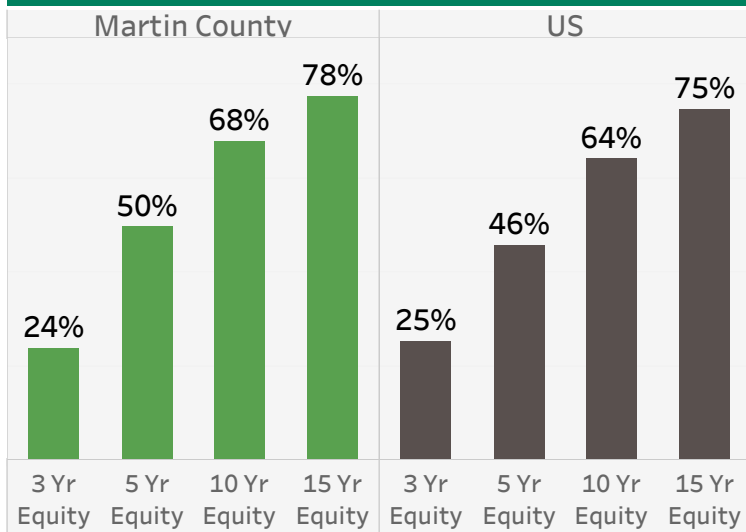


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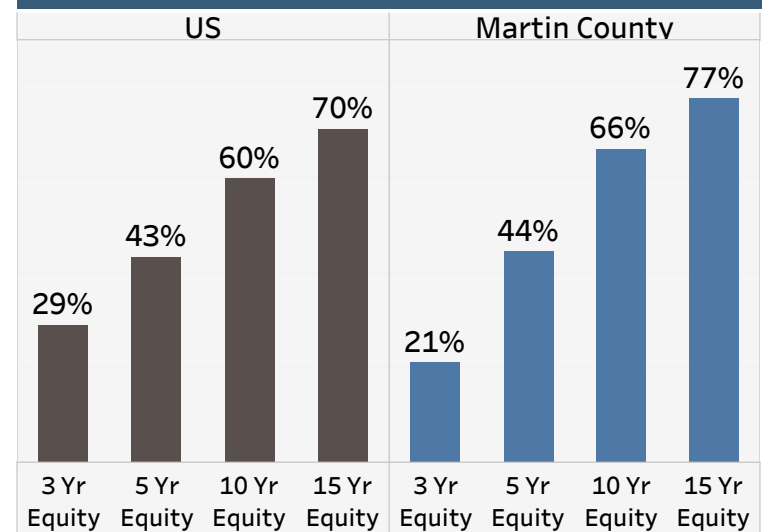


Home Equity of a Typical Homeowner in Martin County as of 2024 Q4

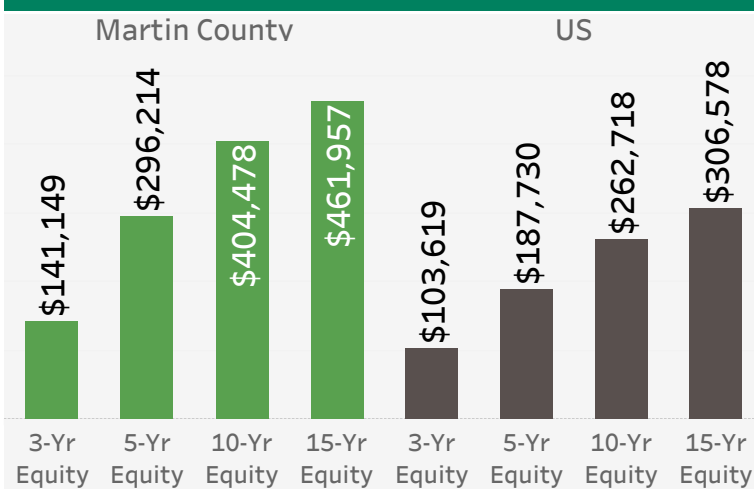
Home Equity (%) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



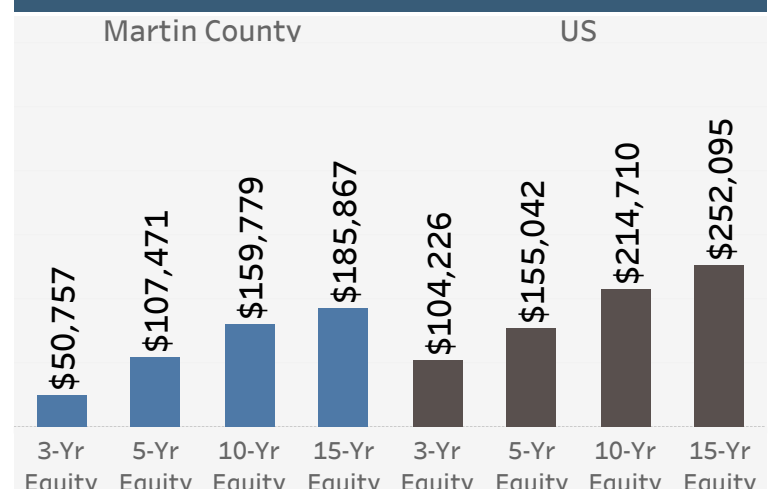
Home Equity (%) on a Condominium/ Townhome Valued at the Median Sales Price in 2024 Q4



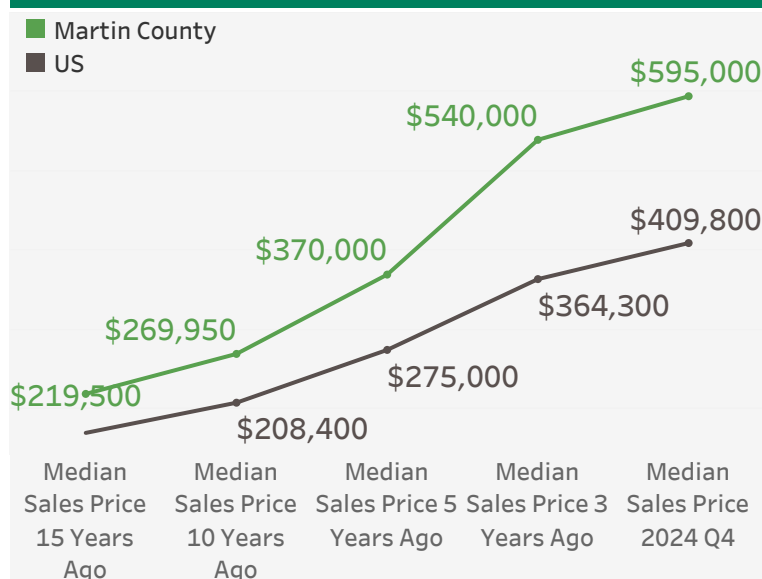
Home Equity (\$) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



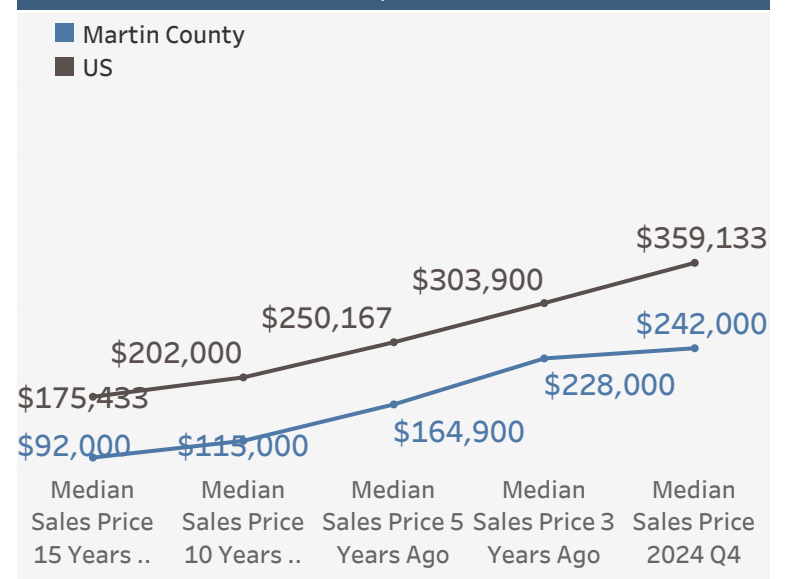
Home Equity (\$) on a Condominium/Townhome Valued at the Median Sales Price in 2024 Q4



Median Single-family Home Sales Price



Median Condominium/Townhome Sales Price

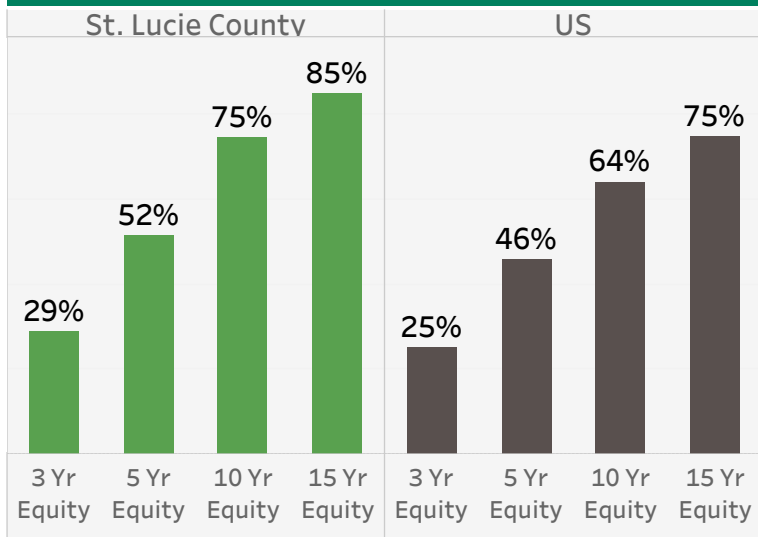


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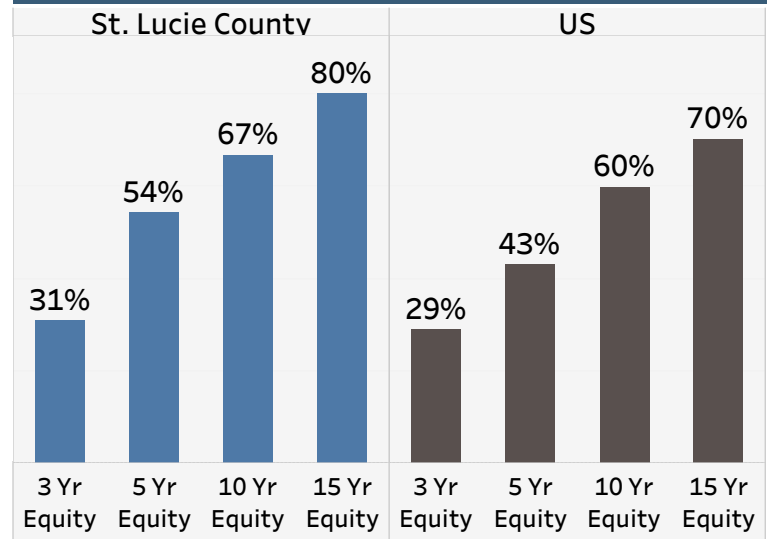


Home Equity of a Typical Homeowner in St. Lucie County as of 2024 Q4

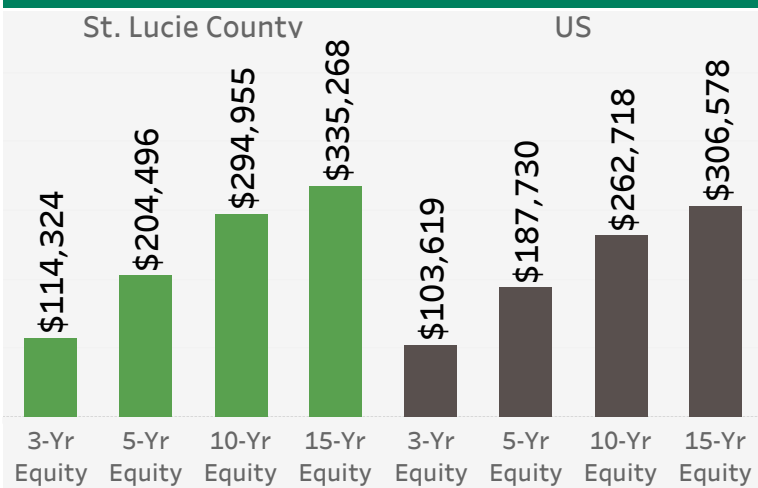
Home Equity (%) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



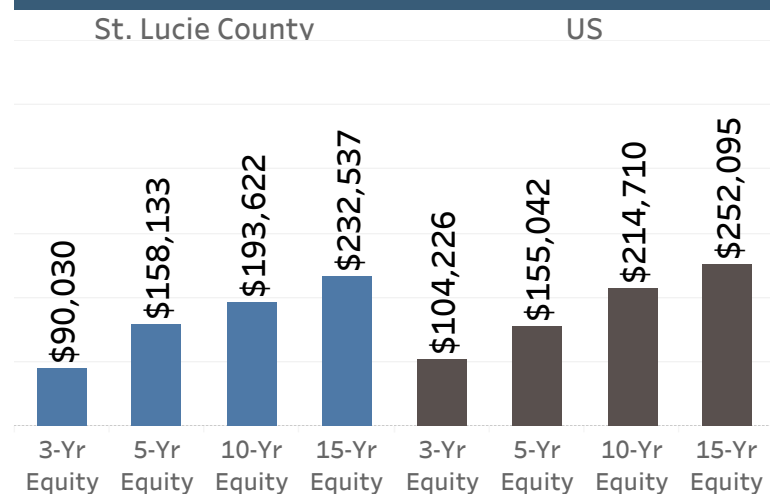
Home Equity (%) on a Condominium/ Townhome Valued at the Median Sales Price in 2024 Q4



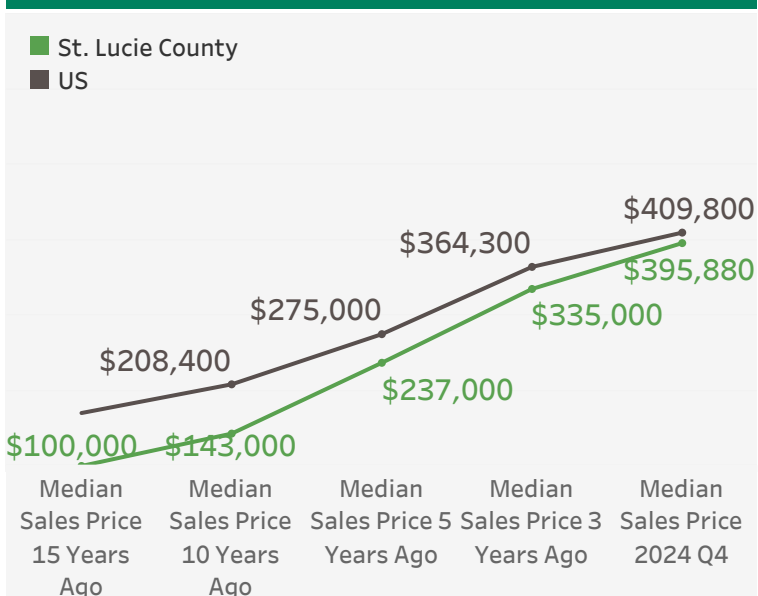
Home Equity (\$) on a Single-family Home Valued at the Median Sales Price in 2024 Q4



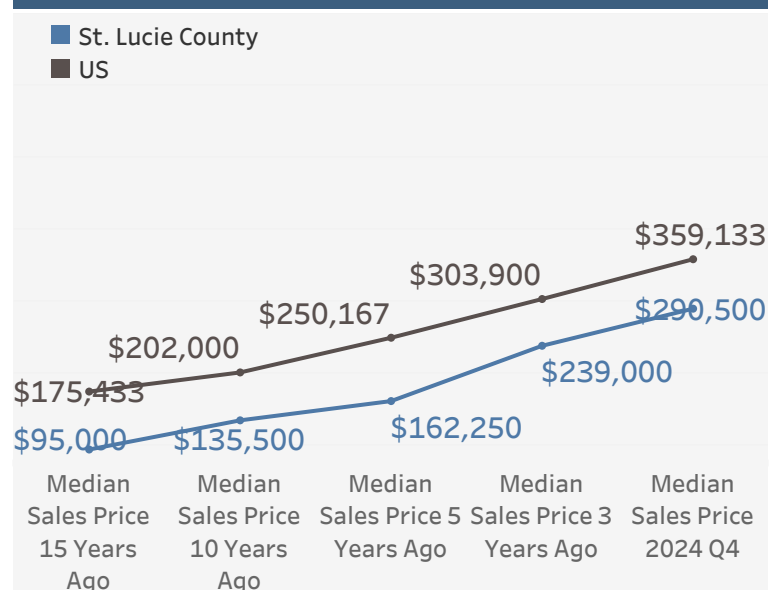
Home Equity (\$) on a Condominium/Townhome Valued at the Median Sales Price in 2024 Q4



Median Single-family Home Sales Price



Median Condominium/Townhome Sales Price



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15-Year Home Equity on Single-family Homes in Miami-Dade County as of 2024 Q4

Home Equity on a Single-family Home Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q4 in Miami-Dade County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$306,578	75%	\$409,800	\$170,300	141%	6%
Miami-Dade County	\$555,898	84%	\$665,000	\$180,000	269%	9%
Miami Beach (City)	\$3,856,022	91%	\$4,250,000	\$650,000	554%	13%
Pinecrest (Village)	\$2,419,838	85%	\$2,832,000	\$680,000	316%	10%
Coral Gables (City)	\$1,539,473	81%	\$1,912,237	\$615,000	211%	8%
Miami Shores (Village)	\$1,197,634	87%	\$1,372,500	\$288,500	376%	11%
South Miami (City)	\$981,120	85%	\$1,152,500	\$282,750	308%	10%
Palmetto Bay (Village)	\$946,492	80%	\$1,180,000	\$385,250	206%	8%
Kendall (CDP)	\$759,904	79%	\$967,500	\$342,500	182%	7%
Doral (City)	\$712,858	77%	\$925,000	\$350,000	164%	7%
Miami Springs (City)	\$676,304	82%	\$822,500	\$241,200	241%	9%
Olympia Heights (CDP)	\$666,483	86%	\$777,100	\$182,500	326%	10%
Sunset (CDP)	\$657,863	80%	\$820,000	\$267,500	207%	8%
Coral Terrace (CDP)	\$641,807	84%	\$760,000	\$195,000	290%	9%
Miami Lakes (Town)	\$644,980	76%	\$845,000	\$330,000	156%	6%
Westwood Lakes (CDP)	\$611,608	88%	\$694,950	\$137,500	405%	11%
Miami (City)	\$606,504	85%	\$715,000	\$179,000	299%	10%
Tamiami (CDP)	\$605,592	81%	\$745,000	\$230,000	224%	8%
University Park (CDP)	\$588,715	83%	\$710,000	\$200,100	255%	9%
Palmetto Estates (CDP)	\$585,044	89%	\$659,900	\$123,500	434%	12%
Westchester (CDP)	\$587,715	82%	\$715,000	\$210,000	240%	9%
Richmond West (CDP)	\$575,747	85%	\$680,000	\$172,000	295%	10%
Kendall West (CDP)	\$561,807	83%	\$680,000	\$195,000	249%	9%
Ives Estates (CDP)	\$556,811	89%	\$625,000	\$112,500	456%	12%
Kendale Lakes (CDP)	\$558,699	81%	\$687,500	\$212,500	224%	8%
The Crossings (CDP)	\$553,016	79%	\$700,000	\$242,500	189%	7%
Cutler Bay (Town)	\$547,126	84%	\$649,500	\$168,900	285%	9%
The Hammocks (CDP)	\$547,109	81%	\$675,000	\$211,000	220%	8%
Country Walk (CDP)	\$544,533	81%	\$670,000	\$207,000	224%	8%
Golden Glades (CDP)	\$523,752	91%	\$578,000	\$89,500	546%	13%
West Little River (CDP)	\$493,239	93%	\$529,000	\$59,000	797%	16%
South Miami Heights (CDP)	\$494,721	89%	\$555,000	\$99,450	458%	12%
North Miami (City)	\$489,903	89%	\$550,000	\$99,150	455%	12%
Hialeah (City)	\$484,082	84%	\$575,000	\$150,000	283%	9%
Princeton (CDP)	\$475,171	87%	\$546,693	\$118,000	363%	11%
Homestead (City)	\$472,266	87%	\$545,000	\$120,000	354%	11%
Leisure City (CDP)	\$466,894	92%	\$506,292	\$65,000	679%	15%
North Miami Beach (City)	\$467,342	88%	\$532,500	\$107,500	395%	11%
Richmond Heights (CDP)	\$450,827	87%	\$517,500	\$110,000	370%	11%
Miami Gardens (City)	\$440,419	88%	\$498,000	\$95,000	424%	12%
West Perrine (CDP)	\$435,266	86%	\$508,000	\$120,000	323%	10%
Brownsville (CDP)	\$409,392	95%	\$430,000	\$34,000	1165%	18%
Gladeview (CDP)	\$400,261	96%	\$419,000	\$30,917	1255%	19%

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15-Year Home Equity on Condominiums & Townhomes in Miami-Dade County as of 2024 Q4

Home Equity on a Typical Condominium/Townhome Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q3 in Miami-Dade County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$252,095	70%	\$359,133	\$175,433	105%	5%
Miami-Dade County	\$342,631	81%	\$425,000	\$135,000	215%	8%
Bay Harbor Islands (Town)	\$548,986	90%	\$610,000	\$100,000	510%	13%
Bal Harbour (Village)	\$1,176,627	78%	\$1,500,000	\$530,000	183%	7%
Key Biscayne (Village)	\$773,316	68%	\$1,145,500	\$610,000	88%	4%
Sunny Isles Beach (City)	\$769,989	87%	\$885,000	\$188,500	369%	11%
Miami (City)	\$540,358	84%	\$646,000	\$173,144	273%	9%
Coral Gables (City)	\$430,855	75%	\$575,000	\$236,250	143%	6%
Doral (City)	\$361,700	77%	\$470,000	\$177,500	165%	7%
Aventura (City)	\$319,638	70%	\$458,750	\$228,000	101%	5%
Princeton (CDP)	\$410,150	89%	\$458,900	\$79,900	474%	12%
The Crossings (CDP)	\$317,631	79%	\$400,000	\$135,000	196%	8%
Glenvar Heights (CDP)	\$319,731	89%	\$360,000	\$66,000	445%	12%
Miami Lakes (Town)	\$293,226	73%	\$400,000	\$175,000	129%	6%
North Bay Village (City)	\$339,343	82%	\$415,000	\$124,000	235%	8%
Kendale Lakes (CDP)	\$297,872	84%	\$355,500	\$94,450	276%	9%
The Hammocks (CDP)	\$331,095	89%	\$373,500	\$69,500	437%	12%
Homestead (City)	\$326,397	91%	\$360,000	\$55,075	554%	13%
Cutler Bay (Town)	\$339,186	85%	\$400,200	\$100,000	300%	10%
Miami Gardens (City)	\$257,120	92%	\$280,000	\$37,500	647%	14%
North Miami Beach (City)	\$257,748	86%	\$300,000	\$69,250	333%	10%
Fountainebleau (CDP)	\$256,033	83%	\$310,000	\$88,450	250%	9%
Ives Estates (CDP)	\$221,841	85%	\$261,500	\$65,000	302%	10%
Tamiami (CDP)	\$250,071	80%	\$312,000	\$101,500	207%	8%
Country Club (CDP)	\$277,121	87%	\$318,000	\$67,000	375%	11%
Miami Beach (City)	\$311,513	65%	\$476,250	\$270,000	76%	4%
Kendall (CDP)	\$261,106	76%	\$345,000	\$137,500	151%	6%
Kendall West (CDP)	\$250,180	85%	\$293,500	\$71,000	313%	10%
Hialeah (City)	\$227,290	84%	\$270,000	\$70,000	286%	9%
Hialeah Gardens (City)	\$254,057	85%	\$300,000	\$75,300	298%	10%
North Miami (City)	\$174,477	82%	\$212,000	\$61,500	245%	9%
Ojus (CDP)	\$169,344	87%	\$193,750	\$40,000	384%	11%
Florida City (City)	\$340,160	90%	\$377,500	\$61,200	517%	13%

Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.com.



15-Year Home Equity on Single-family Homes in Broward County as of 2024 Q4

Home Equity on a Single-family Home Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q3 in Broward County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$306,578	75%	\$409,800	\$170,300	141%	6%
Broward County	\$493,776	80%	\$615,000	\$200,000	208%	8%
Southwest Ranches (Town)	\$2,295,434	92%	\$2,500,000	\$337,500	641%	14%
Lighthouse Point (City)	\$999,444	79%	\$1,262,500	\$434,000	191%	7%
Parkland (City)	\$860,578	75%	\$1,150,000	\$477,500	141%	6%
Weston (City)	\$703,160	76%	\$925,000	\$366,000	153%	6%
Davie (Town)	\$619,603	77%	\$807,500	\$310,000	160%	7%
Wilton Manors (City)	\$573,015	78%	\$730,000	\$259,000	182%	7%
Cooper City (City)	\$577,409	79%	\$735,000	\$260,000	183%	7%
Fort Lauderdale (City)	\$563,626	84%	\$670,000	\$175,500	282%	9%
Plantation (City)	\$536,348	77%	\$700,000	\$270,000	159%	7%
Miramar (City)	\$495,592	78%	\$635,000	\$230,000	176%	7%
Coral Springs (City)	\$536,159	77%	\$693,750	\$260,000	167%	7%
Dania Beach (City)	\$442,113	83%	\$530,000	\$145,000	266%	9%
Pembroke Pines (City)	\$498,470	77%	\$650,000	\$250,000	160%	7%
Deerfield Beach (City)	\$457,113	84%	\$545,000	\$145,000	276%	9%
Oakland Park (City)	\$453,327	87%	\$520,000	\$110,000	373%	11%
Hollywood (City)	\$496,265	86%	\$575,000	\$129,900	343%	10%
Coconut Creek (City)	\$452,562	76%	\$595,000	\$235,000	153%	6%
Pompano Beach (City)	\$404,388	87%	\$465,000	\$100,000	365%	11%
West Park (City)	\$401,208	91%	\$440,000	\$64,000	588%	14%
Sunrise (City)	\$413,546	81%	\$507,495	\$155,000	227%	8%
Margate (City)	\$395,674	83%	\$477,500	\$135,000	254%	9%
Lauderdale Lakes (City)	\$381,660	86%	\$445,000	\$104,500	326%	10%
North Lauderdale (City)	\$409,479	88%	\$466,000	\$93,250	400%	11%
Lauderhill (City)	\$378,765	83%	\$457,500	\$129,900	252%	9%
Tamarac (City)	\$355,327	84%	\$422,000	\$110,000	284%	9%
Hallandale Beach (City)	\$412,115	86%	\$480,000	\$112,000	329%	10%

Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.co..



15-Year Home Equity on Condominiums & Townhomes in Broward County as of 2024 Q4

Home Equity on a Typical Condominium/Townhome Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q4 in Broward County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$252,095	70%	\$359,133	\$175,433	105%	5%
Broward County	\$230,274	82%	\$280,000	\$81,500	244%	9%
Weston (City)	\$352,505	80%	\$442,500	\$147,500	200%	8%
Cooper City (City)	\$351,039	79%	\$445,000	\$154,000	189%	7%
Miramar (City)	\$342,037	86%	\$400,000	\$95,000	321%	10%
Lauderdale-by-the-Sea (Town)	\$328,908	64%	\$515,000	\$305,000	69%	4%
Plantation (City)	\$290,341	88%	\$330,000	\$65,000	408%	11%
Fort Lauderdale (City)	\$283,583	70%	\$405,000	\$199,000	104%	5%
Hollywood (City)	\$265,928	78%	\$342,500	\$125,500	173%	7%
Dania Beach (City)	\$251,344	77%	\$324,500	\$119,900	171%	7%
Pompano Beach (City)	\$238,986	80%	\$300,000	\$100,000	200%	8%
North Lauderdale (City)	\$230,018	89%	\$259,000	\$47,500	445%	12%
Pembroke Pines (City)	\$226,239	83%	\$271,999	\$75,000	263%	9%
Davie (Town)	\$224,393	80%	\$279,000	\$89,500	212%	8%
Coral Springs (City)	\$205,283	86%	\$240,000	\$56,900	322%	10%
Deerfield Beach (City)	\$204,493	87%	\$235,000	\$50,000	370%	11%
Coconut Creek (City)	\$202,790	83%	\$245,500	\$70,000	251%	9%
Hallandale Beach (City)	\$190,005	68%	\$280,000	\$147,500	90%	4%
Tamarac (City)	\$177,647	83%	\$213,950	\$59,500	260%	9%
Oakland Park (City)	\$173,671	86%	\$202,500	\$47,250	329%	10%
Wilton Manors (City)	\$169,878	64%	\$267,500	\$160,000	67%	3%
Lighthouse Point (City)	\$168,138	76%	\$220,000	\$85,000	159%	7%
Sunrise (City)	\$163,332	83%	\$197,500	\$56,000	253%	9%
Margate (City)	\$138,764	84%	\$165,000	\$43,000	284%	9%
Lauderhill (City)	\$119,094	83%	\$143,500	\$40,000	259%	9%
Lauderdale Lakes (City)	\$98,255	83%	\$119,000	\$34,000	250%	9%

Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.com.



15-Year Home Equity on Single-family Homes in Palm Beach County as of 2024 Q4

Home Equity on a Single-family Home Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q4 in Palm Beach County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$306,578	75%	\$409,800	\$170,300	141%	6%
Palm Beach County	\$474,986	77%	\$615,000	\$231,000	166%	7%
Palm Beach (Town)	\$8,975,609	80%	\$11,252,500	\$3,756,500	200%	8%
Palm Beach Gardens (City)	\$846,418	80%	\$1,062,500	\$356,500	198%	8%
Jupiter (Town)	\$758,693	79%	\$957,500	\$328,000	192%	7%
Boca Raton (City)	\$708,006	74%	\$955,000	\$407,500	134%	6%
Delray Beach (City)	\$604,684	82%	\$735,000	\$215,000	242%	9%
Jupiter Farms (CDP)	\$595,256	78%	\$763,000	\$276,750	176%	7%
The Acreage (CDP)	\$532,444	84%	\$637,000	\$172,500	269%	9%
North Palm Beach (Village)	\$532,904	72%	\$743,500	\$347,450	114%	5%
Wellington (Village)	\$518,164	74%	\$700,000	\$300,000	133%	6%
West Palm Beach (City)	\$481,360	82%	\$584,400	\$170,000	244%	9%
Royal Palm Beach (Village)	\$420,468	77%	\$547,450	\$209,500	161%	7%
Lantana (Town)	\$392,683	86%	\$458,750	\$109,000	321%	10%
Lake Worth (City)	\$376,357	86%	\$440,000	\$105,000	319%	10%
Boynton Beach (City)	\$359,628	81%	\$442,500	\$136,725	224%	8%
Greenacres (City)	\$355,249	80%	\$442,500	\$143,950	207%	8%
Palm Springs (Village)	\$347,266	83%	\$420,000	\$120,000	250%	9%
Riviera Beach (City)	\$303,326	80%	\$380,000	\$126,500	200%	8%

Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.com.



15-Year Home Equity on Condominiums & Townhomes in Palm Beach County as of 2024 Q4

Home Equity on a Typical Condominium/Townhome Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q4 in Palm Beach County

	15-Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$252,095	\$359,133	\$175,433	105%	5%
Palm Beach County	\$245,325	\$310,000	\$106,000	192%	7%
Palm Beach (Town)	\$1,012,569	\$1,195,000	\$299,000	300%	10%
Riviera Beach (City)	\$584,549	\$720,000	\$222,000	224%	8%
Highland Beach (Town)	\$562,387	\$840,000	\$455,000	85%	4%
Palm Beach Gardens (City)	\$351,479	\$443,000	\$150,000	195%	7%
Wellington (Village)	\$338,733	\$415,000	\$125,000	232%	8%
Jupiter (Town)	\$310,874	\$423,750	\$185,000	129%	6%
Boca Raton (City)	\$308,668	\$449,000	\$230,000	95%	5%
West Palm Beach (City)	\$294,423	\$349,000	\$89,450	290%	10%
Royal Palm Beach (Village)	\$272,189	\$321,000	\$80,000	301%	10%
Delray Beach (City)	\$249,597	\$328,000	\$128,500	155%	6%
Greenacres (City)	\$239,240	\$285,000	\$75,000	280%	9%
North Palm Beach (Village)	\$197,378	\$295,000	\$160,000	84%	4%
Boynton Beach (City)	\$157,435	\$221,500	\$105,000	111%	5%
Lake Worth (City)	\$111,018	\$140,000	\$47,500	195%	7%
South Palm Beach (Town)	\$109,668	\$250,000	\$230,000	9%	1%
Palm Springs (Village)	\$108,442	\$142,000	\$55,000	158%	7%

Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.com.



15-Year Home Equity on Single-family Homes in Martin County & St. Lucie County as of 2024 Q4

Home Equity on a Single-family Home Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q4 in in Martin County and St. Lucie County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$306,578	75%	\$409,800	\$170,300	141%	6%
Martin County	\$461,957	78%	\$595,000	\$219,500	171%	7%
St. Lucie County	\$335,268	85%	\$395,880	\$100,000	296%	10%
Hobe Sound (CDP)	\$487,868	81%	\$600,000	\$185,000	224%	8%
Port Salerno (CDP)	\$482,551	84%	\$576,500	\$155,000	272%	9%
Palm City (CDP)	\$426,046	75%	\$570,000	\$237,500	140%	6%
Jensen Beach (CDP)	\$388,776	76%	\$510,000	\$200,000	155%	6%
Port St. Lucie (City)	\$351,054	85%	\$415,000	\$105,500	293%	10%
Stuart (City)	\$330,404	76%	\$433,444	\$170,000	155%	6%
Indian River Estates (CDP)	\$290,249	86%	\$336,769	\$76,750	339%	10%
River Park (CDP)	\$284,959	90%	\$316,250	\$51,625	513%	13%
Lakewood Park (CDP)	\$272,117	86%	\$318,000	\$75,700	320%	10%
Fort Pierce (City)	\$245,786	92%	\$267,000	\$35,000	663%	15%

Source: Miami Association of REALTORS® (MIAMI) calculations based on MIAMI quarterly median prices and average of NAR monthly median prices. Areas listed have at least 15 sales per quarter. Calculations assume a 10% downpayment on a 30-year mortgage without refinancing. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communications, at chris@miamire.com.



15-Year Home Equity on Condominiums & Townhomes in Martin & St. Lucie as of 2024 Q4

Home Equity on a Typical Condominium/Townhome Purchased 15 Years Ago if Sold at the Median Sales Price in 2024 Q4 in Martin County & St. Lucie County

	15-Yr Equity	15 Yr Equity	Median Sales Price 2024 Q4	Median Sales Price 15 Years Ago	15-Year Pct Chg in the Median Home Sales Price	Annual Price Growth in Past 15 Years
US	\$252,095	70%	\$359,133	\$175,433	105%	5%
Martin County	\$185,867	77%	\$242,000	\$92,000	163%	7%
St. Lucie County	\$232,537	80%	\$290,500	\$95,000	206%	8%
Hutchinson Island South (CDP)	\$331,854	71%	\$467,000	\$221,500	111%	5%
Port St. Lucie (City)	\$208,273	87%	\$240,000	\$52,000	362%	11%
Port Salerno (CDP)	\$199,648	73%	\$275,000	\$123,500	123%	5%
Fort Pierce (City)	\$153,283	70%	\$217,500	\$105,250	107%	5%
Stuart (City)	\$145,884	75%	\$195,000	\$80,500	142%	6%

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

For questions about this report, contact:

Gay Cororaton, Chief Economist, gay@miamire.com

Chris Umpierre, Chief of Communications, chris@miamire.com



Miami Association of Realtors® (MIAMI)
1800 Oakwood Drive
Miami, Florida, 33166

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