



South Florida Housing Market Report

February 2026



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



South Florida Year-to-Date Million-Dollar Sales Hit All-time Highs in February

Key Takeaways

1. South Florida home sales rose for the second consecutive month in February 2026, up 5.4% overall.
2. Sales of million-dollar single-family sales rose at a robust year-over-year pace of 17.8%, while condominium/townhome sales rose 21.6%, for an overall increase of 18.8%.
3. Year-to-date million-dollar sales through February rose to an all-time high, as well as for breakout groups of \$3 million and over, \$5 million and over, and \$10 million and over.

Million-dollar homebuyers continue to drive the growth momentum in South Florida, outperforming the overall market. Geopolitical tensions could hold back the overall recovery, but the million-dollar segment is poised to hold up remarkably well because of the acceleration in wealth migration from high-tax states, the high cash transactions in this segment, and increased asset diversification that can include real estate amid heightened macroeconomic uncertainty and stock market volatility.

Million-dollar sales rose 18.9% in February 2026 with year-to-date sales at all-time highs

South Florida's million-dollar sales momentum held in February 2026, with combined sales of sales of single-family and condominiums/townhomes up 18.9% year-over-year overall in the five South Florida counties. The robust growth in the million-dollar segment far outpaced the 5.4% growth across all price points.

Year-to-date sales of million-dollar homes rose to an all-time high since 2008 (2,040 sales). Breaking down the million-dollar market by price points, sales are also at the highest levels since 2008 for \$3 million and over properties (488 sales), for \$5 million and over properties (237 sales), and \$10 million and over properties (76 sales).

Over half of all million-dollar sales year-to-date were all cash in Miami-Dade County (59%), Broward County (51%), Palm Beach County (74%), Martin County (72%), and St. Lucie County (67%). Among \$10 million and over sales, nearly all all buyers tend to pay cash: Miami-Dade County (81%), Broward County (100%), Palm Beach County (87%), Martin County (100%).

In the single-family segment, million-dollar sales rose 17.8% in February from one year ago in the five South Florida counties in February due to robust growth in Miami-Dade County (18.7%), Broward County (22.1%), and Palm Beach County (18.3%). Sales fell in Martin County (-2.9%) and were flat in St. Lucie County (0.0%). The robust growth in the million-dollar market outperformed the overall single-family sales increase of 4.1%.

Year-to-date, sales of single-family million-dollar homes rose to their highest levels since 2008 (1,449 sales). Breaking down the million-dollar single-family segment, sales also rose to their highest levels for the \$3 million and up (351 sales), \$5 million and up (187 sales), and \$10 million and up (64 sales).

Year-to-date single-family million-dollar sales accounted for over 20% of sales in Miami-Dade County (29%), Broward County (21%), Palm Beach County (32%), and Martin County (21%). In St. Lucie, million-dollar sales account for a small share (2%).

In the condominium/townhomes segment, million-dollar sales rose 21.6% in February from one year ago with rapid growth in Miami-Dade County (18.9%), Broward County (10.5%), Palm Beach County (36.5%). There was one sale in Martin County (no sale one year ago) and no sales in St. Lucie County (4 sales one year ago). The growth in the million-dollar market outpaced the 7.2% overall sales increase in the condominium/townhome market.

Year-to-date sales of million-dollar condominiums/townhomes through February rose to an all-time high (591 sales). Breaking down the million-dollar segment by price point, sales rose to the second-highest record for the \$3 million and over (137 sales) and for the \$5 million and over (50 sales). There were 12 sales for \$10 million and over, the 4th highest level since 2008.

Year-to-date condominium/townhome million-dollar sales continue to gain market share in Miami-Dade County (18%), Broward County (6%), Palm Beach County (15%), and Martin County (7%). In St. Lucie, million-dollar sales account for a less than 1%.



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Million-dollar homes inventory is being drawn down faster than it is being replenished, which will support prices

Inventory conditions in the million-dollar market are tighter at the end of February 2026 compared to one year ago. The combined single-family and condominium/townhome active listings declined year-over-year in Miami-Dade County (-5.3%), Broward County (-5.9%), Palm Beach County (-2.2%), and Martin County (-15.7%). However, in St. Lucie, active listings increased (+4.5%). Declining inventory means demand (new pending sales) is outpacing supply (new listings). Tighter demand-supply conditions tend to bolster prices.

In the single-family market, the months' supply of million-dollar homes tightened in February 2026 compared to one year ago (9.5 months vs. 10.2 months), Broward County (7.8 months vs. 9.3 months), Palm Beach County (7.7 months vs. 18.0 months), Martin County (8.2 months vs. 15.7 months), and St. Lucie County (17.1 months vs. 19.2 months).

In the condominium/townhomes market, month's supply is at about the same level or lower in Miami-Dade County (18.4 months vs. 46.9 months), Broward County (20.3 months vs. 20.2 months), Palm Beach County (13.6 months vs. 15.2 months), and Martin County (14.2 months vs. 46.7 months). However, in St. Lucie County, active inventory is higher (22.6 months vs. 4.5 months).

With tightening inventory, the median single-family sales price climbed up in February 2026 compared to one year ago in Miami-Dade County (+4.6%), Broward County (+1.6%) and Palm Beach County (+4.3%). However, the median sales prices fell in Martin County (-16.2%) and St. Lucie County (-0.1%). Median prices tend to be more volatile in small markets with a large share of million-dollar properties like Martin County.

However, the median condominium sales prices fell in all counties: Miami-Dade (-9.9%), Broward County (-1.8%), Palm Beach County (-0.6%), Martin County (-4.1%), and St. Lucie County (-2.3%).

Demand for million-dollar homes is likely to hold up well amid geopolitical tensions

Geopolitical tensions could hold back the overall recovery, but the million-dollar segment is poised to hold up remarkably well because of the acceleration in wealth migration from high-tax states, the high cash transactions in this segment, and increased asset diversification that can include real estate amid heightened macroeconomic uncertainty and stock market volatility.

The Miami Association of Realtors latest outlook (March 2026 Update) expects that under a scenario where the Middle East conflict continues through the summer, mortgage rates could hit 7% in mid-2026. [Geopolitical Tensions Could Push Mortgage Rates to Near 7% in 2026 - MIAMI REALTORS®](#)

However, higher mortgage rates will have less impact on the million-dollar market where most sales are all-cash. The million-dollar could also benefit as high-net-worth individuals reallocate some of their assets from the stock market to the real estate market for portfolio diversification. Increased oil production from Venezuela could also benefit South Florida's real estate market. Venezuela is one of South Florida's top five buyers. Fifty-two percent of new condominium buyers are also foreign buyers, 86% of which are from Latin America. [Foreign Buyers & Market Update - MIAMI REALTORS®](#)

The long-term outlook (past the geopolitical turmoil) is even more sanguine. South Florida continues to attract high net-worth people and corporate relocations, driven by potential higher income and corporate taxes in states like New York City, California, and the state of Washington. In New York City, Mayor Mamdani proposed to hike the city's top tax rate from 3.9% to 5.9%. If approved, combined with the state rates, the income of New York City's wealthiest would be subject to a tax of almost 17%, the highest in the country. In the state of California, a proposal to impose a one-time 5% asset tax on individuals with a net worth of over \$1 billion is set to face a voter referendum in November 2026. In California, the top marginal tax rate is 13.3% and there is a 1% surcharge on income exceeding \$1 million. The state of Washington just passed a 9.9% income tax on households earning above \$1 million, effective January 2028.

The proposed income and wealth taxes in California have already set off high-profile relocations (or potential exits) from billionaires like Larry Page, Sergei Brin, Peter Thiel, and Mark Zuckerberg who purchased properties in Florida and/or relocated their companies (e.g., Thiel moved the Palantir HQ to Miami). Business moguls Stephen Ross and Ken Griffin, who have relocated from New York and Illinois, are behind a \$10 million campaign to attract other CEOs to follow suit.



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Single-family Homes									
	Median Sales Price	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	\$685,000 4.6%	733 4.3%	1,118 7.7%	1,448 -8.8%	5,310 3.3%	6.2 0.4	55.0 9.0	94.4 -1.0	28.4 1.8
Broward	\$620,000 1.6%	811 1.1%	1,173 4.9%	1,465 -12.5%	4,931 -8.0%	5.0 -0.3	54.0 5.0	94.4 -0.5	26.3 -0.1
Palm Beach	\$675,000 4.3%	1,089 7.9%	1,441 5.0%	1,708 -8.9%	5,749 -8.6%	4.9 -0.8	53.0 3.0	94.4 0.5	47.0 2.4
Martin	\$544,500 -16.2%	152 -1.3%	209 18.8%	218 -24.8%	815 -15.9%	4.7 -1.2	72.0 32.0	93.4 -1.5	47.4 -4.5
St. Lucie	\$390,000 -0.1%	383 2.4%	493 4.0%	670 -11.3%	2,463 -10.3%	5.3 -0.8	58.0 -2.0	94.9 -1.0	32.4 7.3

Condominiums/Townhomes									
	Median Sales Price	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	\$410,000 -9.9%	845 14.7%	1,173 5.8%	2,166 -12.9%	12,316 -2.0%	13.4 0.8	83.0 17.0	93.1 -0.9	55.3 1.0
Broward	\$270,000 -1.8%	767 -2.8%	1,129 0.7%	1,908 -20.8%	10,833 -7.3%	11.5 0.1	74.0 7.0	92.5 0.4	56.8 1.0
Palm Beach	\$315,000 -0.6%	758 10.7%	1,106 12.3%	1,580 -13.1%	7,323 -11.4%	8.9 -1.1	69.0 3.0	91.8 0.1	66.2 1.1
Martin	\$260,000 -4.1%	69 7.8%	128 29.3%	139 -21.5%	658 -18.4%	7.9 -2.2	87.0 10.0	92.7 1.0	69.6 13.3
St. Lucie	\$250,500 -23.0%	59 5.4%	100 1.0%	122 -31.1%	789 -11.8%	10.1 -1.5	71.0 6.0	91.3 -1.4	62.7 7.3

Source: Miami Association of Realtors® (MIAMI). 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.

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Million-Dollar Year-to-Date Home Sales by Price Tier as of February

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
All	3,345	2,816	2,971	3,966	3,112	3,070	3,586	3,185	3,481	420	389	467	799	797	857
\$1M and over	226	570	684	119	353	411	214	676	855	19	68	75	3	15	15
\$1M to less than \$3M	174	424	514	105	303	343	159	510	620	14	53	60	3	13	15
\$3M to less than \$5M	25	68	82	10	35	42	36	73	118	2	8	9	0	1	0
\$5M to less than \$10M	18	47	57	3	13	20	16	57	80	3	4	4	0	1	0
\$10M_Plus	9	31	31	1	2	6	3	36	37	0	3	2	0	0	0

Million-Dollar Year-to-Date Cash Sales Share by Price Tier as of February

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
All	39	41	43	41	41	42	49	55	56	52	58	57	35	33	39
\$1M and over	54	58	59	56	51	51	76	74	74	74	71	72	33	80	67
\$1M to less than \$3M	53	54	53	54	50	48	74	68	69	79	71	81	0	88	75
\$3M to less than \$5M	36	68	71	60	63	57	83	84	84	100	75	89	100		
\$5M to less than \$10M	72	83	83	100	54	75	88	86	88	67	75	75	0		
\$10M_Plus	67	68	81	100	50	100	100	97	87	100			100		

Million-Dollar Active Listings by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
All	23,822	17,732	17,663	15,232	17,201	15,919	15,101	14,740	13,251	1,624	1,934	1,618	2,841	3,953	3,591
\$1M and over	5,057	5,019	4,751	1,629	2,360	2,220	2,517	3,556	3,478	259	381	321	35	174	182
\$1M to less than \$3M	880	808	786	335	443	392	410	532	506	39	66	53	9	43	32
\$3M to less than \$5M	720	805	732	213	304	328	402	617	568	40	42	48	3	13	22
\$5M to less than \$10M	487	621	563	87	209	217	283	401	459	23	45	34	0	6	8
\$10M_Plus	237	368	385	39	87	102	156	315	341	14	31	30	0	2	3

Million-Dollar Months' Supply by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
All	11	9	10	6	8	8	6	8	7	5	8	6	5	7	6
\$1M and over	34	14	13	20	11	10	17	10	9	17	11	9	15	22	18
\$1M to less than \$3M	32	12	12	19	10	8	16	8	8	12	9	7	18	20	16
\$3M to less than \$5M	45	19	15	35	18	22	22	16	12	48	11	13	18	31	38
\$5M to less than \$10M	58	24	19	45	30	28	26	16	16	31	36	12	36		48
\$10M_Plus	55	28	27	234	58	41	44	26	24	168	41	33	0		36



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Year-to-Date Single-family Home Sales Distribution by Price Tier as of February

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	66%	6%	8%	62%	12%	14%	63%	16%	17%	64%	16%	24%	96%	55%	54%
\$400K to Less than \$600K	19%	32%	28%	23%	34%	33%	20%	27%	25%	19%	31%	34%	3%	36%	36%
\$600K to less than \$800K	5%	25%	26%	7%	24%	23%	6%	19%	17%	7%	21%	15%	1%	6%	7%
800K to less than \$1M	3%	12%	10%	2%	12%	10%	3%	10%	10%	4%	8%	7%	0%	2%	1%
\$1M and over	7%	25%	29%	5%	18%	21%	8%	28%	32%	7%	24%	21%	0%	2%	2%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Single-family Active Listings by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	2,375	128	148	2,593	419	589	3,197	895	849	395	104	92	1,844	1,046	1,011
\$400K to Less than \$600K	1,678	1,086	1,276	1,398	1,408	1,453	1,855	1,397	1,166	287	254	182	184	1,155	988
\$600K to less than \$800K	775	1,182	1,243	637	1,203	968	782	1,068	907	120	183	178	47	307	226
800K to less than \$1M	464	609	568	367	661	508	432	592	496	78	110	88	19	106	88
\$1M and over	1,940	2,135	2,075	1,126	1,670	1,413	1,877	2,340	2,331	223	318	275	32	133	150
Grand Total	7,232	5,140	5,310	6,121	5,361	4,931	8,143	6,292	5,749	1,103	969	815	2,126	2,747	2,463

Single-family Months' Supply by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	2.8	2.4	3.1	2.8	2.5	5.3	3.4	5.3	5.0	3.5	2.8	2.2	3.8	4.1	4.3
\$400K to Less than \$600K	8.2	3.6	4.8	4.9	4.0	4.4	6.5	4.5	3.5	6.8	4.8	3.4	13.6	7.3	6.0
\$600K to less than \$800K	11.5	5.1	5.5	7.1	4.7	3.9	8.0	4.9	4.0	7.4	5.3	4.9	14.8	10.5	7.5
800K to less than \$1M	14.3	6.6	6.3	10.7	6.1	4.9	11.3	5.3	4.5	13.0	7.6	6.2	26.0	14.7	13.2
\$1M and over	23.5	10.2	9.5	19.5	9.3	7.8	18.0	8.5	7.7	15.7	9.7	8.2	19.2	22.5	17.1
All	6.8	5.8	6.2	4.8	5.3	5.0	5.7	5.7	4.9	5.6	5.9	4.7	4.7	6.1	5.3

Single-family Median Days to Contract by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	49	16	22	54	52	45	54	50	55	45	21	61	67	48	38
\$400K to Less than \$600K	81	45	53	62	46	60	69	45	45	66	46	61	56	74	71
\$600K to less than \$800K	102	47	55	87	39	46	110	53	43	153	38	56	14	70	74
800K to less than \$1M	63	71	54	163	55	53	88	51	54	209	27	141		30	80
\$1M and over	226	52	67	225	57	69	165	59	69	83	77	118	170	83	51



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Year-to-Date Condominium/Townhome Sales Distribution by Price Tier as of February

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	79%	44%	47%	91%	70%	72%	86%	63%	62%	91%	78%	81%	94%	77%	77%
\$400K to Less than \$600K	9%	25%	24%	5%	18%	14%	6%	16%	13%	5%	14%	8%	4%	8%	19%
\$600K to less than \$800K	4%	10%	8%	1%	5%	6%	3%	7%	7%	4%	5%	3%	1%	6%	3%
800K to less than \$1M	2%	4%	4%	1%	2%	2%	2%	3%	3%	0%	0%	1%	0%	5%	2%
\$1M and over	6%	16%	18%	1%	5%	6%	4%	11%	15%	0%	3%	7%	1%	4%	0%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Condominium/Townhome Active Listings by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	7,927	4,638	4,758	6,952	8,299	7,690	4,942	5,035	4,472	358	551	464	449	515	544
\$400K to Less than \$600K	2,936	2,832	2,806	870	1,750	1,521	738	1,150	960	25	150	107	68	209	142
\$600K to less than \$800K	1,549	1,447	1,297	414	641	552	378	604	487	14	28	24	58	94	48
800K to less than \$1M	1,020	767	779	262	307	263	198	263	258	10	16	17	26	36	23
\$1M and over	3,117	2,884	2,676	503	690	807	640	1,215	1,146	35	61	46	3	41	32
Grand Total	16,549	12,568	12,316	9,001	11,687	10,833	6,896	8,267	7,323	442	806	658	604	895	789

Condominium/Townhome Months' Supply by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	7.4	10.5	11.3	5.7	10.7	10.4	4.9	8.9	7.8	4.8	8.1	6.5	5.1	9.4	8.6
\$400K to Less than \$600K	31.1	10.9	12.5	12.8	10.1	10.1	10.5	8.4	7.5	7.9	12.8	9.3	10.5	18.0	13.6
\$600K to less than \$800K	33.0	15.8	16.9	17.3	12.1	12.2	13.9	11.7	9.9	9.8	12.7	12.5	36.6	19.2	14.2
800K to less than \$1M	44.5	16.2	19.0	18.4	16.2	15.9	13.1	10.4	11.2	30.0	9.5	20.4	16.0	16.5	9.8
\$1M and over	46.9	20.1	18.4	20.2	18.5	20.3	15.2	15.3	13.6	46.7	31.8	14.2	4.5	18.9	22.6
All	14.5	12.6	13.4	6.4	11.4	11.5	6.1	10.0	8.9	4.5	10.1	7.9	5.8	11.6	10.1

Condominium/Townhome Median Days to Contract by Price Tier in February

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026	2019	2025	2026
Less than \$400K	67	76	83	63	72	76	57	70	66	49	76	84	47	72	105
\$400K to Less than \$600K	165	66	70	73	55	63	78	70	82	86	41	108	137	16	35
\$600K to less than \$800K	201	63	83	79	65	76	127	61	61	50	297	75	139	127	58
800K to less than \$1M	227	93	154	193	74	44	131	62	28			29		102	225
\$1M and over	174	77	98	260	80	95	125	77	78		218	105		94	

Miami-Dade County by City

Single-family Housing Stats February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Miami (City)	156	3.3%	81	1.0%	\$825K	5.0%	-3.0%	8	8	48	93	56
Miami Gardens (City)	91	15.2%	50	22.0%	\$520K	0.0%	8.0%	5	12	34	98	16
Coral Gables (City)	56	14.3%	32	52.0%	\$2,088K	-22.0%	-4.0%	6	7	59	91	50
Homestead (City)	49	-18.3%	27	-21.0%	\$499K	0.0%	5.0%	7	7	63	97	15
Cutler Bay (Town)	46	0.0%	25	9.0%	\$629K	1.0%	-15.0%	4	14	70	93	20
Kendall (CDP)	44	15.8%	25	25.0%	\$1,000K	-27.0%	-20.0%	3	9	26	95	32
Hialeah (City)	44	-26.7%	20	-35.0%	\$620K	8.0%	-1.0%	5	13	44	97	30
Palmetto Bay (Village)	37	15.6%	18	6.0%	\$1,018K	-26.0%	-9.0%	5	9	81	91	22
Doral (City)	34	61.9%	19	73.0%	\$1,100K	-7.0%	21.0%	6	9	44	96	37
Richmond West (CDP)	30	-11.8%	16	-16.0%	\$646K	-1.0%	-13.0%	5	9	78	97	0
Pinecrest (Village)	30	36.4%	15	25.0%	\$2,669K	0.0%	-11.0%	8	8	85	94	53
North Miami (City)	29	61.1%	16	33.0%	\$731K	35.0%	-12.0%	7	8	45	93	50
Miami Beach (City)	29	-19.4%	11	-31.0%	\$3,700K	-38.0%	-17.0%	12	7	186	89	82
West Little River (CDP)	27	8.0%	17	0.0%	\$450K	-10.0%	-13.0%	5	16	48	94	24
Tamiami (CDP)	24	-7.7%	12	9.0%	\$660K	-4.0%	-7.0%	7	8	28	98	25
The Hammocks (CDP)	23	0.0%	13	30.0%	\$600K	-16.0%	-4.0%	5	6	59	94	15
South Miami Heights (CDP)	22	-35.3%	13	-32.0%	\$550K	0.0%	29.0%	6	6	69	96	8
Miami Shores (Village)	22	-8.3%	12	0.0%	\$1,405K	14.0%	-14.0%	6	12	43	95	17
Kendale Lakes (CDP)	22	22.2%	10	-9.0%	\$885K	1.0%	-6.0%	4	6	86	93	30
North Miami Beach (City)	20	-16.7%	12	-8.0%	\$523K	9.0%	-24.0%	8	8	75	94	42
University Park (CDP)	19	137.5%	12	140.0%	\$725K	-9.0%	23.0%	3	7	46	94	25
Sunset (CDP)	18	100.0%	6	20.0%	\$798K	-12.0%	14.0%	6	6	50	92	0
Leisure City (CDP)	18	-25.0%	12	-14.0%	\$425K	-14.0%	25.0%	6	8	58	93	33
Country Walk (CDP)	18	5.9%	12	71.0%	\$642K	-6.0%	-20.0%	3	7	70	96	0
Westchester (CDP)	16	33.3%	10	150.0%	\$733K	-7.0%	10.0%	4	7	74	94	40
Princeton (CDP)	16	23.1%	10	11.0%	\$584K	12.0%	31.0%	7	10	33	100	0
South Miami (City)	15	7.1%	6	-14.0%	\$1,273K	-47.0%	31.0%	5	8	59	91	50
Goulds (CDP)	15	66.7%	8	100.0%	\$650K	69.0%	-7.0%	6	9	54	94	13
Coral Terrace (CDP)	15	-28.6%	5	-55.0%	\$720K	10.0%	38.0%	6	6	19	95	0
Golden Glades (CDP)	14	-26.3%	10	43.0%	\$588K	0.0%	10.0%	8	4	65	97	0
Ives Estates (CDP)	13	-18.8%	6	-40.0%	\$725K	17.0%	18.0%	8	16	36	93	17
Olympia Heights (CDP)	12	50.0%	5	25.0%	\$750K	7.0%	-21.0%	3	16	71	92	0
Miami Lakes (Town)	12	-25.0%	6	-50.0%	\$958K	5.0%	-14.0%	4	13	89	89	33
Palmetto Estates (CDP)	11	22.2%	6	0.0%	\$590K	6.0%	-20.0%	3	17	46	94	0
Gladeview (CDP)	11	10.0%	6	50.0%	\$437K	-4.0%	9.0%	6	20	21	99	17
Kendall West (CDP)	10	11.1%	7	17.0%	\$630K	2.0%	167.0%	4	10	71	94	29
Ojus (CDP)	9	-10.0%	5	67.0%	\$1,350K	29.0%	-9.0%	9	5	191	84	80
Glenvar Heights (CDP)	8	60.0%	5	67.0%	\$1,275K	-20.0%	0.0%	7	11	30	91	40
Florida City (City)	8	14.3%	6	100.0%	\$340K	-40.0%	18.0%	7	9	44	91	33

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Miami-Dade County by Zip Code

Single-family Housing Stats
February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
Miami	33157	64	7.0%	36	6.0%	\$738K	15.0%	0%	5	9	81	93	17
	33134	46	24.0%	28	65.0%	\$1,453K	4.0%	-9%	5	6	54	92	43
	33177	45	-17.0%	26	0.0%	\$625K	10.0%	10%	6	6	75	97	12
	33156	42	62.0%	20	33.0%	\$2,135K	-42.0%	-1%	8	6	80	94	45
	33133	40	54.0%	22	47.0%	\$2,947K	96.0%	-1%	8	8	51	95	73
	33176	37	-14.0%	20	-9.0%	\$923K	-32.0%	8%	4	8	34	94	35
	33147	36	6.0%	21	17.0%	\$450K	-9.0%	1%	5	14	32	96	14
	33165	34	26.0%	19	36.0%	\$735K	7.0%	13%	4	10	38	92	21
	33155	32	-14.0%	17	0.0%	\$776K	11.0%	18%	5	5	53	95	12
	33196	31	-11.0%	20	25.0%	\$625K	-12.0%	-13%	4	6	57	94	10
	33186	31	7.0%	13	8.0%	\$669K	-2.0%	1%	4	7	47	96	15
	33138	31	19.0%	14	40.0%	\$1,720K	-6.0%	-22%	7	10	49	92	50
	33175	30	-6.0%	15	-17.0%	\$775K	-7.0%	-22%	4	7	42	94	20
	33143	30	25.0%	14	8.0%	\$1,705K	-29.0%	12%	6	9	59	90	50
	33161	28	-22.0%	15	-29.0%	\$1,060K	46.0%	0%	8	8	57	96	33
	33178	25	108.0%	11	83.0%	\$1,100K	-4.0%	52%	7	7	44	97	27
	33145	25	19.0%	15	25.0%	\$815K	-8.0%	3%	5	7	28	93	40
	33162	24	-11.0%	15	36.0%	\$555K	18.0%	-13%	7	6	102	96	27
	33179	23	-15.0%	11	-31.0%	\$1,150K	86.0%	14%	9	6	71	92	46
	33189	21	0.0%	11	38.0%	\$610K	2.0%	-18%	4	19	25	94	9
	33173	21	40.0%	8	14.0%	\$758K	-24.0%	2%	5	7	50	94	13
	33170	21	31.0%	10	-9.0%	\$620K	-2.0%	-11%	6	11	45	94	10
	33127	21	31.0%	12	50.0%	\$578K	0.0%	6%	12	8	66	91	58
	33193	17	42.0%	11	83.0%	\$680K	5.0%	12%	4	8	50	96	0
	33169	17	-15.0%	9	12.0%	\$529K	-7.0%	5%	6	13	17	92	33
	33168	16	33.0%	12	140.0%	\$518K	-2.0%	58%	8	5	37	96	25
	33190	15	36.0%	7	17.0%	\$520K	-2.0%	-3%	5	8	47	91	29
	33150	15	-12.0%	10	-17.0%	\$517K	-2.0%	9%	9	8	41	93	40
	33174	14	133.0%	7	133.0%	\$725K	25.0%	0%	4	3	57	95	29
	33187	13	-55.0%	8	-50.0%	\$740K	-2.0%	-5%	8	7	84	96	0
	33183	13	44.0%	5	0.0%	\$849K	-7.0%	36%	5	3	39	95	20
	33166	13	-19.0%	8	0.0%	\$1,083K	29.0%	-2%	6	9	49	94	38
33126	13	62.0%	6	50.0%	\$645K	-2.0%	11%	4	5	42	94	33	
33185	12	-52.0%	6	-57.0%	\$728K	-8.0%	19%	6	12	95	92	33	
33181	12	1100.0%	8	700.0%	\$2,050K	791.0%	-39%	7	7	60	93	63	
33146	10	-9.0%	5	25.0%	\$2,000K	3.0%	-16%	5	10	46	91	60	
33182	9	12.0%	5	150.0%	\$650K	0.0%	31%	8	7	45	97	20	
33184	8	33.0%	6	100.0%	\$630K	-3.0%	-20%	7	4	32	94	17	
Hialeah	33015	26	44.0%	12	-8.0%	\$650K	12.0%	-8%	4	7	13	99	8
	33018	23	-26.0%	9	-55.0%	\$680K	9.0%	-39%	4	11	105	90	11
	33013	13	-24.0%	6	-40.0%	\$565K	-2.0%	43%	9	9	21	99	50
	33012	11	-15.0%	7	75.0%	\$755K	23.0%	4%	5	11	116	93	14
Homestead	33033	50	-22.0%	27	-27.0%	\$505K	3.0%	7%	7	6	60	97	19
	33030	35	40.0%	17	21.0%	\$575K	-14.0%	33%	8	9	95	90	12
	33032	33	38.0%	18	38.0%	\$551K	6.0%	27%	7	8	72	96	6
	33034	12	0.0%	9	50.0%	\$420K	-26.0%	36%	9	5	34	95	22
	33031	10	100.0%	5	150.0%	\$1,100K	-20.0%	13%	9	6	68	96	40
	33035	8	-33.0%	6	0.0%	\$398K	-24.0%	-4%	6	8	68	94	33
Miami Gardens	33056	34	31.0%	16	33.0%	\$530K	3.0%	7%	4	7	22	100	6
Opa locka	33055	35	35.0%	21	40.0%	\$520K	-9.0%	62%	4	14	20	97	29
	33054	21	-19.0%	11	-15.0%	\$429K	-18.0%	31%	6	8	70	97	0
Miami Beach	33141	13	8.0%	7	-12.0%	\$999K	-75.0%	-14%	10	8	105	93	43

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Miami-Dade County by City

Condominium/Townhome Housing Stats February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Miami (City)	357	15.9%	177	11.0%	\$635K	6.0%	-4.0%	16	6	88	93	62
Miami Beach (City)	209	7.7%	100	-7.0%	\$538K	-33.0%	-11.0%	16	8	102	91	69
Aventura (City)	108	5.9%	61	27.0%	\$415K	-1.0%	-7.0%	20	5	102	90	80
Sunny Isles Beach (City)	96	-3.0%	65	30.0%	\$950K	10.0%	-7.0%	21	6	99	88	75
Doral (City)	66	4.8%	42	24.0%	\$490K	-17.0%	-5.0%	8	7	79	95	43
Hialeah (City)	60	-3.2%	33	-6.0%	\$313K	1.0%	-23.0%	6	7	77	94	30
Kendall (CDP)	54	22.7%	35	25.0%	\$400K	9.0%	-18.0%	5	9	25	95	37
Fountainebleau (CDP)	39	14.7%	20	82.0%	\$310K	2.0%	-8.0%	6	7	73	95	30
Homestead (City)	38	-32.1%	18	-33.0%	\$331K	-1.0%	1.0%	12	5	110	95	17
Country Club (CDP)	33	10.0%	17	-15.0%	\$305K	-3.0%	-18.0%	7	8	66	93	35
Kendale Lakes (CDP)	32	3.2%	17	-6.0%	\$295K	-13.0%	6.0%	6	7	24	95	47
North Miami Beach (City)	29	31.8%	18	100.0%	\$313K	-15.0%	-5.0%	27	4	89	92	61
Key Biscayne (Village)	29	26.1%	12	33.0%	\$1,485K	19.0%	-16.0%	8	4	50	94	58
Coral Gables (City)	26	-49.0%	15	-25.0%	\$435K	-25.0%	-12.0%	8	7	117	94	60
Ives Estates (CDP)	25	47.1%	13	18.0%	\$225K	-8.0%	-21.0%	10	6	105	89	39
Bal Harbour (Village)	21	75.0%	13	86.0%	\$2,100K	-26.0%	-9.0%	15	14	123	91	85
Ojus (CDP)	20	11.1%	11	38.0%	\$137K	-20.0%	-11.0%	18	6	123	88	55
Florida City (City)	20	566.7%	9	200.0%	\$375K	-16.0%	-1.0%	6	9	23	95	0
Kendall West (CDP)	18	-18.2%	12	0.0%	\$307K	19.0%	-7.0%	7	9	27	95	33
Surfside (Town)	17	183.3%	5	0.0%	\$335K	-77.0%	-25.0%	14	13	48	91	80
North Bay Village (City)	17	54.5%	7	40.0%	\$390K	-29.0%	-25.0%	14	4	112	93	71
Tamiami (CDP)	16	60.0%	7	600.0%	\$300K	32.0%	-33.0%	5	7	10	92	43
Princeton (CDP)	14	16.7%	7	40.0%	\$410K	0.0%	-5.0%	13	8	104	96	0
Miami Gardens (City)	14	-22.2%	9	80.0%	\$242K	-30.0%	-37.0%	8	12	92	96	78
North Miami (City)	13	-38.1%	10	0.0%	\$190K	-22.0%	-5.0%	21	4	72	88	50
The Hammocks (CDP)	12	-61.3%	10	-44.0%	\$395K	-21.0%	5.0%	8	4	88	96	20
The Crossings (CDP)	12	0.0%	8	0.0%	\$413K	23.0%	-18.0%	4	8	42	94	13
Golden Glades (CDP)	12	140.0%	7	600.0%	\$115K	30.0%	11.0%	21	5	108	100	100
Miami Lakes (Town)	11	-42.1%	6	-54.0%	\$478K	-2.0%	25.0%	4	15	81	92	67
Glenvar Heights (CDP)	11	-45.0%	6	-25.0%	\$293K	21.0%	32.0%	7	7	80	95	83
Cutler Bay (Town)	11	-35.3%	7	17.0%	\$375K	17.0%	42.0%	8	9	93	95	14
Bay Harbor Islands (Town)	11	-42.1%	7	-22.0%	\$675K	52.0%	-8.0%	21	10	241	87	43

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Miami-Dade County by Zip Code

Condominium/Townhome Housing Stats February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
Miami	33131	81	3.0%	46	15.0%	\$645K	-6.0%	-7%	18	4	95	91	65
	33180	79	-1.0%	39	5.0%	\$450K	0.0%	-1%	21	4	114	90	77
	33133	65	33.0%	34	31.0%	\$1,513K	73.0%	-18%	7	10	104	94	59
	33137	62	94.0%	37	131.0%	\$870K	16.0%	2%	19	5	91	92	57
	33132	56	40.0%	27	23.0%	\$488K	-27.0%	7%	23	4	100	94	63
	33179	53	61.0%	32	78.0%	\$154K	-28.0%	-7%	14	5	107	91	53
	33178	45	-8.0%	29	7.0%	\$550K	-5.0%	19%	8	5	61	96	38
	33130	43	-9.0%	12	-48.0%	\$468K	-17.0%	22%	21	4	78	96	67
	33186	30	-9.0%	18	-25.0%	\$418K	-8.0%	8%	5	5	22	94	11
	33172	28	33.0%	12	100.0%	\$293K	-10.0%	-16%	6	6	62	96	25
	33183	26	8.0%	14	0.0%	\$278K	-20.0%	12%	7	5	30	94	57
	33176	24	14.0%	15	50.0%	\$465K	39.0%	-37%	4	7	18	96	27
	33166	23	64.0%	14	133.0%	\$440K	-21.0%	-28%	10	9	91	93	57
	33193	18	-25.0%	11	-21.0%	\$335K	25.0%	2%	6	7	51	97	27
	33156	18	29.0%	14	56.0%	\$350K	-22.0%	16%	8	4	71	93	50
	33143	18	38.0%	8	0.0%	\$290K	20.0%	-4%	6	9	24	98	63
	33134	18	-40.0%	11	-8.0%	\$540K	-16.0%	-5%	8	5	102	93	73
	33126	18	0.0%	10	67.0%	\$202K	-22.0%	-1%	9	4	69	93	70
	33173	17	42.0%	8	-20.0%	\$408K	15.0%	-8%	5	11	105	95	38
	33129	17	13.0%	6	-25.0%	\$613K	-9.0%	-12%	11	5	56	94	67
	33181	14	-26.0%	9	29.0%	\$200K	-29.0%	-5%	24	4	62	88	44
	33169	14	27.0%	8	60.0%	\$199K	-42.0%	-4%	19	3	100	95	88
	33138	13	-32.0%	7	17.0%	\$350K	-3.0%	-10%	13	6	56	94	29
	33190	11	22.0%	6	200.0%	\$380K	15.0%	7%	6	12	98	94	17
	33175	10	25.0%	5	67.0%	\$300K	32.0%	-2%	5	6	44	91	60
	33162	10	-23.0%	7	133.0%	\$78K	-52.0%	2%	20	5	94	94	86
	33145	10	-33.0%	6	20.0%	\$310K	-35.0%	33%	10	9	128	92	83
	33196	9	-53.0%	6	-14.0%	\$339K	-31.0%	-1%	7	4	88	97	33
	33174	8	33.0%	5	67.0%	\$375K	63.0%	9%	5	9	61	98	20
	33161	7	-36.0%	6	50.0%	\$205K	18.0%	-6%	20	1	97	90	83
33185	6	50.0%	5	150.0%	\$330K	-40.0%	0%	4	8	45	92	20	
Miami Beach	33139	123	21.0%	58	12.0%	\$710K	-17.0%	-8%	15	6	98	91	72
	33141	63	11.0%	31	-9.0%	\$390K	-46.0%	-11%	16	6	111	89	65
	33154	50	32.0%	25	19.0%	\$829K	-31.0%	-10%	17	9	123	89	72
	33140	41	-11.0%	18	-33.0%	\$536K	-7.0%	-6%	18	5	115	89	67
Hialeah	33015	35	9.0%	19	-5.0%	\$345K	10.0%	-8%	7	6	66	94	32
	33018	27	12.0%	16	78.0%	\$475K	28.0%	-3%	7	8	57	97	25
	33014	19	-30.0%	11	-42.0%	\$420K	-8.0%	13%	5	9	105	91	36
	33016	18	0.0%	6	-40.0%	\$260K	-24.0%	-25%	5	7	43	90	50
	33012	14	-12.0%	8	-11.0%	\$223K	-18.0%	-25%	7	5	40	92	38
Homestead	33034	26	117.0%	13	62.0%	\$375K	-8.0%	-2%	8	7	23	95	8
	33033	23	21.0%	9	-10.0%	\$345K	-3.0%	25%	12	6	85	98	11
	33035	20	-38.0%	10	-33.0%	\$290K	24.0%	8%	14	3	118	94	20
	33032	15	7.0%	8	60.0%	\$405K	-1.0%	2%	13	7	104	95	13
Key Biscayne	33149	29	26.0%	12	33.0%	\$1,485K	19.0%	-14%	8	4	50	94	58

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Broward County by City

Single-family Housing Stats
February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Fort Lauderdale (City)	175	-10.3%	103	18.0%	\$775K	-9.0%	-18.0%	7	8	51	93	44
Hollywood (City)	122	-3.9%	65	8.0%	\$537K	3.0%	-9.0%	7	7	47	96	26
Pembroke Pines (City)	100	-21.3%	54	-24.0%	\$663K	-2.0%	-29.0%	3	11	49	97	4
Miramar (City)	99	16.5%	58	12.0%	\$578K	-6.0%	-11.0%	4	10	68	95	7
Coral Springs (City)	89	-23.3%	54	4.0%	\$690K	-2.0%	-37.0%	2	9	51	93	19
Weston (City)	76	16.9%	39	26.0%	\$950K	6.0%	-2.0%	4	8	52	94	28
Pompano Beach (City)	75	-10.7%	39	-2.0%	\$500K	10.0%	-18.0%	6	8	60	93	41
Plantation (City)	70	-18.6%	35	-17.0%	\$725K	10.0%	-19.0%	3	12	68	92	43
Sunrise (City)	58	-9.4%	33	-11.0%	\$475K	-11.0%	13.0%	4	7	70	96	39
Davie (Town)	57	-23.0%	38	19.0%	\$601K	-13.0%	-16.0%	4	12	67	95	18
Margate (City)	45	-2.2%	32	23.0%	\$440K	-4.0%	-11.0%	4	9	49	96	9
Parkland (City)	44	-24.1%	25	-26.0%	\$1,350K	44.0%	-25.0%	3	7	68	96	40
Cooper City (City)	41	-2.4%	14	-39.0%	\$837K	5.0%	-25.0%	3	10	74	93	43
Oakland Park (City)	39	-18.8%	24	-20.0%	\$488K	-3.0%	-16.0%	6	9	68	93	25
Tamarac (City)	38	-48.6%	18	-55.0%	\$370K	-17.0%	-2.0%	6	8	67	96	22
Deerfield Beach (City)	35	-30.0%	16	-48.0%	\$460K	-13.0%	-18.0%	4	8	58	94	13
North Lauderdale (City)	30	25.0%	12	-25.0%	\$368K	-5.0%	9.0%	4	10	35	95	25
Lauderhill (City)	28	-31.7%	13	-24.0%	\$460K	2.0%	-10.0%	4	8	42	98	23
Wilton Manors (City)	24	14.3%	14	27.0%	\$818K	7.0%	-46.0%	4	12	76	95	43
Coconut Creek (City)	22	-26.7%	8	-50.0%	\$655K	26.0%	-18.0%	3	7	50	94	13
West Park (City)	20	25.0%	11	10.0%	\$447K	-2.0%	6.0%	5	8	36	96	18
Dania Beach (City)	19	-9.5%	8	-38.0%	\$605K	-5.0%	7.0%	9	7	51	95	25
Lighthouse Point (City)	16	-30.4%	10	-29.0%	\$2,025K	116.0%	-5.0%	8	8	72	93	70
Southwest Ranches (Town)	15	114.3%	6	100.0%	\$2,338K	-54.0%	-16.0%	10	10	172	86	17
Lauderdale Lakes (City)	15	-28.6%	8	100.0%	\$435K	-7.0%	-16.0%	4	10	89	89	13

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Broward County by Zip Code

Single-family Housing Stats
February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
Fort Lauderdale	33311	55	28.0%	28	33.0%	\$427K	5.0%	-4%	7	8	48	93	32
	33312	50	19.0%	31	48.0%	\$725K	21.0%	1%	7	6	62	96	13
	33322	42	20.0%	23	35.0%	\$475K	-16.0%	6%	3	10	70	95	48
	33308	40	0.0%	19	-21.0%	\$815K	-33.0%	-27%	6	5	35	93	58
	33334	36	-14.0%	21	-22.0%	\$600K	3.0%	-16%	6	9	43	96	24
	33326	33	32.0%	19	46.0%	\$860K	13.0%	27%	5	7	69	91	32
	33309	33	-11.0%	18	29.0%	\$473K	1.0%	-13%	5	8	84	92	11
	33319	31	-28.0%	14	-12.0%	\$368K	-29.0%	29%	7	11	74	96	36
	33324	30	36.0%	16	167.0%	\$853K	2.0%	-28%	3	10	64	91	31
	33325	29	12.0%	17	55.0%	\$675K	-4.0%	5%	4	14	59	92	24
	33317	27	-29.0%	12	-43.0%	\$580K	5.0%	-18%	4	10	38	93	42
	33331	24	33.0%	10	43.0%	\$826K	-44.0%	-35%	5	10	99	95	20
	33328	24	-14.0%	12	-33.0%	\$625K	-20.0%	-6%	3	10	86	96	17
	33321	24	-50.0%	13	-54.0%	\$375K	-15.0%	-9%	5	6	12	98	23
	33327	23	-32.0%	10	-44.0%	\$1,003K	15.0%	12%	4	4	51	93	40
	33315	22	10.0%	13	117.0%	\$666K	9.0%	-1%	7	6	81	95	23
	33323	21	-30.0%	12	-37.0%	\$525K	-19.0%	4%	4	9	55	95	25
	33301	21	-5.0%	9	50.0%	\$3,000K	1.0%	-10%	9	6	148	86	56
	33304	19	-14.0%	11	22.0%	\$1,720K	52.0%	-3%	9	6	87	94	73
	33313	17	-29.0%	7	-36.0%	\$420K	1.0%	21%	5	6	12	99	43
33351	15	-32.0%	6	-57.0%	\$546K	3.0%	-2%	3	7	57	95	50	
Hollywood	33024	73	0.0%	41	2.0%	\$510K	-2.0%	3%	4	9	30	98	15
	33023	64	28.0%	36	33.0%	\$510K	5.0%	9%	5	8	41	97	8
	33029	54	23.0%	27	-10.0%	\$640K	-17.0%	-31%	4	10	34	95	7
	33027	46	28.0%	22	22.0%	\$705K	-6.0%	-18%	4	9	81	95	9
	33021	40	18.0%	19	27.0%	\$692K	23.0%	5%	6	6	68	93	37
	33025	26	-16.0%	13	-28.0%	\$527K	-3.0%	19%	4	6	74	96	0
	33026	25	0.0%	12	-20.0%	\$668K	-4.0%	-3%	2	10	29	97	25
	33020	22	-39.0%	12	-25.0%	\$528K	1.0%	-3%	10	4	64	94	33
Pompano Beach	33076	65	0.0%	34	6.0%	\$1,050K	4.0%	-28%	3	7	46	95	38
	33064	64	-2.0%	36	-10.0%	\$408K	-9.0%	-2%	7	9	71	94	36
	33068	45	36.0%	23	21.0%	\$439K	11.0%	10%	4	8	42	96	9
	33063	44	13.0%	28	17.0%	\$435K	-1.0%	10%	5	8	49	96	18
	33060	34	31.0%	18	38.0%	\$656K	-23.0%	-5%	5	9	90	89	44
	33067	32	-3.0%	16	-16.0%	\$818K	14.0%	-28%	3	8	129	92	25
	33073	20	25.0%	8	0.0%	\$655K	19.0%	-18%	3	5	30	97	0
Deerfield Beach	33441	21	40.0%	9	0.0%	\$520K	-41.0%	-11%	5	6	49	93	22
	33442	20	-20.0%	6	-60.0%	\$645K	23.0%	-7%	4	7	28	98	0
Coral Springs	33071	34	-11.0%	17	-19.0%	\$715K	3.0%	-24%	3	8	50	93	18
	33065	34	-11.0%	19	36.0%	\$613K	7.0%	-21%	3	9	56	95	5
Pembroke Pines	33028	19	-34.0%	14	-18.0%	\$710K	3.0%	-25%	3	12	78	98	7

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Broward County by City

Condominium/Townhome Housing Stats February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Fort Lauderdale (City)	208	-7.6%	120	-2.0%	\$485K	-11.0%	-24.0%	11	8	96	92	62
Pompano Beach (City)	116	-15.9%	72	-8.0%	\$348K	29.0%	-23.0%	9	7	78	92	63
Hollywood (City)	108	-7.7%	54	-13.0%	\$345K	7.0%	-11.0%	15	6	87	91	76
Pembroke Pines (City)	100	-6.5%	52	-7.0%	\$242K	19.0%	-12.0%	8	7	75	92	40
Deerfield Beach (City)	64	-28.9%	39	-24.0%	\$215K	15.0%	-28.0%	9	8	51	93	62
Sunrise (City)	73	-3.9%	38	0.0%	\$144K	-6.0%	-12.0%	11	6	76	91	66
Hallandale Beach (City)	87	-9.4%	32	-30.0%	\$230K	-18.0%	-10.0%	19	4	62	91	75
Coconut Creek (City)	56	-21.1%	32	0.0%	\$184K	-11.0%	-23.0%	8	8	91	91	66
Lauderhill (City)	53	-7.0%	31	19.0%	\$107K	-29.0%	-16.0%	17	6	81	90	65
Tamarac (City)	58	-31.8%	27	-32.0%	\$160K	-7.0%	-16.0%	9	10	55	94	41
Plantation (City)	52	-32.5%	25	-31.0%	\$290K	-1.0%	-24.0%	6	8	69	95	28
Margate (City)	41	-29.3%	24	-27.0%	\$146K	12.0%	-10.0%	11	7	69	93	46
Coral Springs (City)	48	11.6%	22	-4.0%	\$219K	-13.0%	-11.0%	10	7	61	96	46
Miramar (City)	32	-15.8%	19	36.0%	\$380K	9.0%	11.0%	8	4	56	95	11
Davie (Town)	34	-32.0%	19	-21.0%	\$279K	3.0%	-19.0%	6	11	93	93	63
Weston (City)	34	0.0%	14	-18.0%	\$360K	1.0%	12.0%	7	5	42	96	57
Lauderdale Lakes (City)	23	-14.8%	13	-7.0%	\$85K	-28.0%	-14.0%	24	6	57	84	69
Oakland Park (City)	28	-20.0%	12	-29.0%	\$230K	4.0%	-25.0%	10	5	98	92	42
Dania Beach (City)	19	-20.8%	11	-27.0%	\$308K	26.0%	-16.0%	10	8	34	95	36
Lauderdale-by-the-Sea (Town)	21	-16.0%	10	-9.0%	\$376K	-37.0%	-14.0%	8	10	94	92	70
Wilton Manors (City)	11	-21.4%	8	0.0%	\$587K	48.0%	-26.0%	6	8	65	93	50
Cooper City (City)	14	16.7%	7	40.0%	\$433K	-12.0%	-12.0%	4	6	56	95	29
Lighthouse Point (City)	8	14.3%	5	150.0%	\$121K	-64.0%	-16.0%	11	6	128	69	100

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Broward County by Zip Code

Condominium/Townhome Housing Stats February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
Fort Lauderdale	33308	85	-10.0%	48	-8.0%	\$408K	-12.0%	-26%	9	9	111	90	69
	33321	65	5.0%	32	3.0%	\$170K	-12.0%	-6%	8	9	52	94	50
	33322	56	-3.0%	29	0.0%	\$110K	-17.0%	-14%	12	6	100	90	66
	33319	52	-12.0%	20	-31.0%	\$100K	-20.0%	-8%	19	7	83	92	45
	33313	46	-8.0%	28	22.0%	\$95K	-27.0%	2%	18	4	81	90	75
	33304	46	-19.0%	23	-26.0%	\$900K	28.0%	3%	19	5	103	89	61
	33324	44	-21.0%	20	-13.0%	\$272K	-22.0%	-18%	6	8	89	94	55
	33301	42	-14.0%	23	-21.0%	\$625K	11.0%	-15%	11	9	75	94	48
	33305	23	44.0%	14	75.0%	\$687K	80.0%	-10%	9	6	51	92	57
	33309	22	0.0%	11	10.0%	\$285K	11.0%	-9%	11	3	55	95	9
	33311	17	42.0%	5	-38.0%	\$249K	45.0%	-16%	13	5	61	82	60
	33334	15	-6.0%	10	11.0%	\$210K	-1.0%	-25%	8	9	77	94	70
	Hollywood	33019	62	35.0%	32	33.0%	\$538K	19.0%	-15%	18	6	79	92
33027		60	0.0%	31	-6.0%	\$195K	8.0%	-2%	9	4	56	91	45
33025		41	-9.0%	22	16.0%	\$355K	34.0%	6%	11	5	71	94	27
33021		30	-25.0%	14	-36.0%	\$192K	-15.0%	7%	12	5	146	90	71
33024		21	0.0%	13	44.0%	\$300K	-19.0%	-12%	7	3	48	96	46
33026		16	-36.0%	5	-44.0%	\$380K	29.0%	-14%	8	10	99	88	20
Pompano Beach	33062	91	11.0%	54	26.0%	\$418K	-2.0%	-4%	12	7	97	90	72
	33069	54	8.0%	28	-10.0%	\$199K	-12.0%	-17%	9	7	51	95	61
	33063	53	-22.0%	24	-31.0%	\$129K	-5.0%	-2%	11	5	119	90	50
	33066	52	21.0%	30	50.0%	\$158K	6.0%	-19%	9	8	79	93	70
	33064	29	12.0%	17	143.0%	\$150K	-20.0%	4%	12	5	58	94	77
	33068	20	-5.0%	10	-17.0%	\$365K	37.0%	10%	11	6	33	95	30
	33060	12	-48.0%	7	-42.0%	\$440K	78.0%	-27%	9	4	123	92	29
Deerfield Beach	33442	71	15.0%	38	0.0%	\$113K	-40.0%	-11%	11	8	61	91	68
	33441	17	13.0%	7	-22.0%	\$280K	16.0%	10%	14	5	39	96	43
Coral Springs	33065	32	28.0%	15	25.0%	\$215K	-17.0%	-14%	11	6	56	96	33
Hallandale	33009	92	-4.0%	36	-22.0%	\$258K	-8.0%	-3%	20	3	69	91	78

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Palm Beach County by City

Single-family Housing Stats
February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months/ Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Palm Beach Gardens (City)	69	-38.9%	39	-32.0%	\$1,050K	5.0%	-31.0%	4	8	33	94	69
West Palm Beach (City)	66	-50.7%	44	-36.0%	\$695K	12.0%	-27.0%	5	6	77	92	55
Delray Beach (City)	63	-45.2%	42	-29.0%	\$710K	-3.0%	-43.0%	4	6	43	93	41
Wellington (Village)	51	-47.4%	30	-48.0%	\$799K	2.0%	-45.0%	4	5	67	94	43
Boynton Beach (City)	48	-51.0%	26	-53.0%	\$540K	30.0%	-51.0%	3	9	53	95	39
Jupiter (Town)	46	-38.7%	25	-42.0%	\$868K	4.0%	-36.0%	3	5	69	94	64
Boca Raton (City)	46	-54.5%	25	-53.0%	\$1,620K	30.0%	-37.0%	4	9	21	96	64
The Acreage (CDP)	41	-41.4%	26	-33.0%	\$593K	-6.0%	-33.0%	4	6	55	95	23
Royal Palm Beach (Village)	24	-42.9%	18	-36.0%	\$565K	8.0%	-41.0%	3	6	58	97	11
Lake Worth (City)	20	-45.9%	13	-32.0%	\$485K	-1.0%	-41.0%	4	7	88	91	39
Palm Beach (Town)	17	-5.6%	8	14.0%	\$9,620K	-38.0%	-19.0%	14	14	102	86	100
Greenacres (City)	13	-35.0%	5	-44.0%	\$337K	-28.0%	-34.0%	4	5	76	94	40
Riviera Beach (City)	12	-63.6%	7	-61.0%	\$275K	-27.0%	-38.0%	3	11	13	98	14
Jupiter Farms (CDP)	12	-50.0%	7	-36.0%	\$850K	4.0%	-56.0%	2	8	19	94	29
North Palm Beach (Village)	9	12.5%	6	50.0%	\$610K	-43.0%	-61.0%	2	10	109	97	50

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Palm Beach County by Zip Code

Single-family Housing Stats
February 2026

		Year-to-date Closed S..	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Pri..	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per..	Median Days to Contract	Median Percent Sales to ..	Cash Sales as Percent of Sales
West Palm Beach	33411	97	11.0%	65	18.0%	\$515K	-5.0%	-4%	4	7	53	95	23
	33412	51	16.0%	21	-16.0%	\$880K	-1.0%	3%	8	13	78	95	62
	33405	42	-16.0%	17	-32.0%	\$750K	-30.0%	-3%	7	8	77	88	71
	33415	29	21.0%	18	-5.0%	\$365K	12.0%	-15%	6	11	66	96	33
	33407	25	9.0%	18	64.0%	\$753K	65.0%	6%	8	6	32	92	67
	33406	23	-4.0%	12	-14.0%	\$672K	19.0%	7%	3	15	84	93	17
	33404	20	-31.0%	11	-27.0%	\$290K	-23.0%	-8%	5	12	31	93	18
	33401	20	-9.0%	12	33.0%	\$1,350K	40.0%	54%	11	6	75	94	42
	33413	15	50.0%	6	100.0%	\$447K	-25.0%	-16%	5	7	32	98	17
	33409	13	-35.0%	11	-8.0%	\$605K	32.0%	10%	5	8	40	98	0
	33417	11	-8.0%	8	167.0%	\$358K	-21.0%	-33%	4	11	56	98	25
Boca Raton	33496	77	22.0%	31	-6.0%	\$1,325K	8.0%	-16%	4	9	21	95	61
	33433	57	50.0%	30	76.0%	\$770K	3.0%	8%	4	8	35	96	33
	33428	53	23.0%	34	79.0%	\$666K	-1.0%	2%	3	9	36	95	47
	33498	31	29.0%	17	21.0%	\$825K	3.0%	-5%	3	6	58	96	53
	33434	30	0.0%	10	-50.0%	\$1,635K	46.0%	25%	4	6	48	94	40
	33487	29	123.0%	10	67.0%	\$804K	-40.0%	-17%	5	7	34	94	30
	33432	25	-7.0%	15	-21.0%	\$3,950K	84.0%	-9%	8	8	83	90	67
	33486	24	-11.0%	13	44.0%	\$908K	1.0%	-25%	3	10	57	95	54
	33431	14	-7.0%	6	-40.0%	\$1,035K	48.0%	-9%	5	9	68	94	50
Boynton Beach	33437	90	11.0%	48	2.0%	\$473K	-10.0%	-13%	4	10	50	94	77
	33436	66	10.0%	35	3.0%	\$520K	8.0%	-17%	5	9	68	95	43
	33472	47	18.0%	22	22.0%	\$485K	24.0%	-19%	4	15	54	96	46
	33473	33	6.0%	14	-30.0%	\$960K	-21.0%	-28%	3	8	47	94	64
	33435	33	-28.0%	18	-31.0%	\$814K	53.0%	-23%	5	8	56	89	72
	33426	33	-11.0%	22	22.0%	\$339K	-5.0%	-29%	3	8	51	95	32
Delray Beach	33446	75	-4.0%	35	-8.0%	\$785K	17.0%	-28%	4	12	41	92	54
	33445	56	-8.0%	33	3.0%	\$410K	-24.0%	-15%	5	8	51	93	46
	33484	50	-4.0%	31	24.0%	\$429K	-14.0%	4%	5	11	26	97	42
	33444	42	5.0%	27	59.0%	\$1,195K	44.0%	-11%	6	8	56	91	59
	33483	30	100.0%	16	78.0%	\$5,304K	45.0%	-10%	9	5	108	92	88
Lake Worth	33467	76	-12.0%	34	-29.0%	\$623K	11.0%	-7%	4	7	39	95	41
	33463	47	34.0%	27	50.0%	\$458K	-8.0%	10%	4	8	65	96	26
	33460	46	44.0%	24	41.0%	\$438K	-11.0%	-23%	5	9	59	89	42
	33462	34	36.0%	15	15.0%	\$840K	101.0%	-21%	5	10	80	92	53
	33449	25	56.0%	13	18.0%	\$715K	-33.0%	-22%	6	10	61	93	77
	33461	14	-30.0%	10	-29.0%	\$382K	-20.0%	11%	4	10	5	100	20
Palm Beach Gardens	33418	93	19.0%	48	12.0%	\$1,078K	8.0%	0%	6	9	64	92	56
	33410	58	16.0%	35	46.0%	\$700K	-5.0%	-12%	4	9	53	94	51
Loxahatchee	33470	81	1.0%	49	2.0%	\$680K	-2.0%	4%	6	6	40	96	22
Palm City	34990	73	18.0%	37	0.0%	\$725K	4.0%	-26%	5	8	96	92	65
Wellington	33414	83	-11.0%	48	-14.0%	\$770K	0.0%	-3%	6	6	76	94	44
Jupiter	33458	76	9.0%	42	8.0%	\$897K	18.0%	-16%	3	7	86	94	45
	33478	36	16.0%	20	25.0%	\$923K	-30.0%	-26%	4	9	25	95	45
	33477	28	40.0%	16	60.0%	\$1,269K	6.0%	-7%	6	6	33	92	81
	33469	25	4.0%	11	-27.0%	\$1,465K	58.0%	-20%	5	8	80	89	27
North Palm Beach	33408	29	107.0%	19	111.0%	\$1,785K	98.0%	-27%	5	11	86	95	58
Palm Beach	33480	24	33.0%	11	57.0%	\$9,990K	-36.0%	15%	18	13	103	84	100

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Palm Beach County by City

Condominium/Townhome Housing Stats February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
West Palm Beach (City)	73	-28.4%	39	-26.0%	\$395K	-4.0%	-45.0%	7	5	74	93	72
Delray Beach (City)	59	-40.4%	44	-20.0%	\$350K	-16.0%	-48.0%	4	7	62	93	66
Jupiter (Town)	50	-27.5%	31	-16.0%	\$625K	28.0%	-41.0%	4	6	72	93	61
Palm Beach (Town)	45	-2.2%	11	-31.0%	\$1,600K	-30.0%	-39.0%	11	9	105	90	91
Boca Raton (City)	44	-56.9%	24	-54.0%	\$1,065K	143.0%	-47.0%	5	5	65	88	67
Palm Beach Gardens (City)	42	-45.5%	26	-37.0%	\$415K	5.0%	-59.0%	3	14	39	95	62
Boynton Beach (City)	32	-49.2%	25	-39.0%	\$177K	-20.0%	-46.0%	6	5	84	91	68
North Palm Beach (Village)	17	-48.5%	7	-56.0%	\$410K	20.0%	-45.0%	7	4	73	92	86
Greenacres (City)	17	-56.4%	8	-72.0%	\$229K	14.0%	-45.0%	5	2	83	91	63
Riviera Beach (City)	14	-61.1%	11	-21.0%	\$525K	-36.0%	-43.0%	9	5	122	91	73
Wellington (Village)	12	-20.0%	8	33.0%	\$398K	19.0%	-55.0%	4	6	36	94	75
Royal Palm Beach (Village)	5	-66.7%	5	-44.0%	\$290K	-3.0%	-34.0%	6	9	111	95	40

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Palm Beach County by Zip Code

Condominium/Townhome Housing Stats February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
West Palm Beach	33401	76	43.0%	33	10.0%	\$570K	6.0%	-12%	12	9	101	93	79
	33417	53	-10.0%	30	3.0%	\$116K	16.0%	-2%	12	6	76	88	70
	33411	39	-15.0%	23	15.0%	\$261K	7.0%	4%	9	8	57	94	44
	33404	32	-3.0%	14	0.0%	\$855K	5.0%	-5%	15	5	115	89	79
	33415	29	0.0%	14	-26.0%	\$215K	-17.0%	-10%	8	5	57	93	36
	33407	22	47.0%	12	71.0%	\$310K	24.0%	-18%	9	7	80	94	58
	33406	17	70.0%	8	-11.0%	\$268K	-2.0%	-5%	5	5	44	94	25
	33405	16	129.0%	11	267.0%	\$1,300K	129.0%	-11%	3	10	1	100	100
	33403	16	45.0%	11	175.0%	\$312K	-21.0%	30%	15	5	83	91	73
	33409	10	-29.0%	7	40.0%	\$221K	-9.0%	-5%	12	4	98	89	71
Palm Beach	33480	72	31.0%	17	-23.0%	\$1,550K	10.0%	-13%	15	9	106	89	88
Boca Raton	33434	51	-16.0%	20	-35.0%	\$165K	-6.0%	-24%	7	9	66	84	90
	33433	50	-7.0%	25	-11.0%	\$309K	-12.0%	-16%	7	8	42	94	56
	33487	40	-2.0%	21	-12.0%	\$608K	-3.0%	2%	11	6	69	89	67
	33432	38	-10.0%	27	50.0%	\$1,425K	71.0%	-9%	11	7	66	93	74
	33428	28	133.0%	13	62.0%	\$220K	-4.0%	-27%	7	6	104	92	46
	33431	26	18.0%	11	0.0%	\$935K	131.0%	-1%	9	4	79	88	64
	33496	18	-5.0%	12	71.0%	\$358K	-9.0%	-51%	3	8	82	86	67
Boynton Beach	33437	50	52.0%	29	61.0%	\$265K	2.0%	-17%	8	8	104	89	72
	33435	50	61.0%	30	36.0%	\$163K	-38.0%	-12%	12	7	69	91	70
	33436	28	-20.0%	16	-11.0%	\$207K	-31.0%	-1%	8	11	96	87	63
	33426	15	-25.0%	9	-10.0%	\$235K	-27.0%	-3%	8	6	86	91	56
Delray Beach	33484	75	10.0%	46	70.0%	\$159K	-30.0%	-16%	8	5	58	91	76
	33446	63	-16.0%	33	-15.0%	\$108K	-28.0%	-23%	9	7	47	89	94
	33483	52	6.0%	32	28.0%	\$725K	-22.0%	-14%	8	11	70	92	81
	33445	41	14.0%	26	8.0%	\$253K	-16.0%	1%	6	9	58	93	46
	33444	20	18.0%	12	50.0%	\$445K	30.0%	-17%	6	6	34	95	50
Lake Worth	33467	42	5.0%	25	19.0%	\$214K	14.0%	-13%	9	7	87	95	40
	33463	37	9.0%	18	-10.0%	\$265K	46.0%	-7%	7	3	62	96	28
	33461	27	23.0%	12	-8.0%	\$83K	-2.0%	-12%	10	7	53	89	67
	33462	21	5.0%	7	-30.0%	\$525K	79.0%	2%	15	6	79	92	57
	33460	8	0.0%	5	0.0%	\$155K	-29.0%	-3%	14	5	6	94	100
Palm Beach Gardens	33418	64	36.0%	33	27.0%	\$415K	-2.0%	-37%	4	16	55	95	52
	33410	26	-26.0%	14	-18.0%	\$376K	2.0%	-10%	6	12	28	94	64
Wellington	33414	24	33.0%	15	88.0%	\$420K	35.0%	-14%	9	9	45	94	60
Jupiter	33477	53	71.0%	31	94.0%	\$685K	33.0%	-8%	9	6	79	93	81
	33458	35	-10.0%	15	-29.0%	\$449K	9.0%	-13%	5	7	63	95	33
	33469	34	89.0%	15	88.0%	\$433K	56.0%	-16%	7	8	105	88	80
North Palm Beach	33408	45	5.0%	21	0.0%	\$520K	33.0%	-2%	14	4	81	91	86

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Martin County by City

Single-family Housing Stats
February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Palm City (CDP)	39	-22.0%	21	-30.0%	\$530K	-17.0%	-47.0%	3	8	97	91	57
Hobe Sound (CDP)	19	-5.0%	8	0.0%	\$560K	-6.0%	-11.0%	5	11	32	93	75
Jensen Beach (CDP)	18	-35.7%	9	-40.0%	\$500K	-10.0%	-49.0%	2	7	29	97	78
Stuart (City)	8	-46.7%	5	-50.0%	\$470K	-10.0%	-35.0%	5	9	43	94	40

St. Lucie County by City

Single-family Housing Stats
February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Port St. Lucie (City)	487	-8.5%	293	0.0%	\$405K	-4.0%	-21.0%	5	8	60	95	34
Lakewood Park (CDP)	18	-41.9%	9	-57.0%	\$350K	8.0%	-43.0%	4	6	76	96	11
Fort Pierce (City)	17	-56.4%	7	-70.0%	\$233K	-25.0%	-48.0%	4	3	67	93	43
River Park (CDP)	13	8.3%	5	150.0%	\$270K	4.0%	-21.0%	4	7	57	94	0

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Martin County

by Zip Code

Single-family Housing Stats

February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
Hobe Sound	33455	58	18.0%	34	42.0%	\$533K	0.0%	7%	6	11	79	94	53
Jensen Beach	34957	46	21.0%	20	5.0%	\$456K	-18.0%	-31%	4	10	67	91	75
Stuart	34996	23	28.0%	11	10.0%	\$845K	2.0%	0%	7	8	226	89	64
	34994	10	0.0%	7	0.0%	\$430K	-72.0%	-23%	6	16	22	95	71
Indiantown	34956	15	650.0%	6	500.0%	\$446K	-20.0%	550%	5	6	19	94	17

St. Lucie County

by Zip Code

Single-family Housing Stats

February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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	171	9.0%	86	-4.0%	\$413K	-1.0%	-10%	4	7	70	96	16
	34987	122	3.0%	76	15.0%	\$435K	-12.0%	1%	7	8	63	96	57
	34983	100	41.0%	61	97.0%	\$350K	2.0%	-16%	4	9	45	95	23
	34986	92	2.0%	41	-7.0%	\$450K	9.0%	-23%	6	7	70	95	51
	34952	83	-3.0%	42	-14.0%	\$315K	-21.0%	-2%	5	8	41	96	29
	34984	65	33.0%	36	20.0%	\$400K	-13.0%	-9%	5	6	62	95	25
Fort Pierce	34951	61	-9.0%	27	-21.0%	\$333K	2.0%	-42%	4	9	77	95	19
	34982	28	-24.0%	17	6.0%	\$335K	4.0%	21%	6	7	25	99	24
	34945	13	-28.0%	6	-33.0%	\$340K	-3.0%	-41%	4	4	29	95	17

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Martin County by City

Condominium/Townhome Housing Stats February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Stuart (City)	39	8.3%	11	-35.0%	\$200K	-12.0%	-34.0%	6	11	35	93	91
Port Salerno (CDP)	9	-25.0%	4	-56.0%	\$324K	47.0%	-25.0%	6	13	99	97	50

St. Lucie County by City

Condominium/Townhome Housing Stats February 2026

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Hutchinson Island South (CDP)	21	50.0%	9	12.0%	\$475K	-25.0%	-46.0%	8	9	58	94	67
Port St. Lucie (City)	16	-44.8%	10	0.0%	\$190K	-23.0%	-18.0%	7	11	99	85	40
Fort Pierce (City)	16	-44.8%	9	-36.0%	\$190K	20.0%	-49.0%	7	4	63	91	67

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Martin County by Zip Code

Condominium/Townhome Housing Stats February 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	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
Stuart	34996	35	9.0%	11	-21.0%	\$204K	-55.0%	-33%	8	13	81	89	91
	34997	37	48.0%	19	0.0%	\$325K	18.0%	0%	7	11	65	95	37
	34994	52	62.0%	21	50.0%	\$200K	-12.0%	-27%	8	7	90	92	95
Jensen Beach	34957	47	147.0%	19	111.0%	\$360K	-42.0%	-22%	10	9	85	92	79

St. Lucie County by Zip Code

Condominium/Townhome Housing Stats January 2026 February 2026

		Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	Median Days to Contract	New Pending Sales Per 10 New Listings	Year-to- date Closed Sales	%Y/Y YTD Closed Sales	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port Saint Lucie	34986	8	100.0%	\$230K	-18.0%	-15%	9	107	8	13	30.0%	86	75
	34952	8	0.0%	\$165K	-33.0%	-14%	8	36	7	17	-11.0%	94	63
Fort Pierce	34949	14	-18.0%	\$328K	-36.0%	-16%	12	51	5	17	-53.0%	91	79
	34982	10	-29.0%	\$146K	-21.0%	-8%	7	90	8	17	-15.0%	90	50

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

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