



South Florida Housing Market Report

January 2026



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



South Florida Million Dollar Sales Surged 24% from One Year Ago in January 2026

Key Takeaways

1. South Florida's housing market started off strong in January 2026, with single-family and condominium/townhome sales up 5.2% overall.
2. Sales of million-dollar single-family and condominium/townhomes sales surged 23.8%.
3. South Florida million-dollar market is poised to continue to grow in 2026 due to favorable market fundamentals and economic forces.

Bolstered by falling mortgage rates in late 2025 and vigorous demand from high-end buyers, South Florida's housing market started off strongly in 2026. In January, sales rose 5.2% overall in the single-family and condominium/townhomes market. The million-dollar market continues to outperform the overall market, with sales up 23.8%. Momentum is likely to strengthen in the months ahead as mortgage rates fall further and as wealth migration from New York and California accelerate amid tax policy changes in these states.

Million-dollar single-family sales rose 20.7% outpacing 6.8% overall increase for single-family sales

In January, overall single-family home sales rose 6.8% overall in the South Florida counties: Miami-Dade County (2.8%), Broward County (-1.0%), Palm Beach County (+10.2%), Martin County (28.7%), and St. Lucie County (+17.1%).

Single-family million-dollar sales rose a robust 20.7%, with the fastest pace in Palm Beach County (27.2%), followed by Miami-Dade County (21.3%) and Broward County (10.7%). In St. Lucie County, sales rose strongly (133.3%) while sales were the same one year ago in Martin County (0%).

In the \$10 million -plus price tier, sales rose to their highest levels for the month of January, with 32 sales (27 in January 2025).

Million-dollar home sales continued to gain market share compared to one year ago and in 2019 in the Tri-County area, with the largest share in Palm Beach County (35%), followed by Miami-Dade County (30%) and Broward County (22%).

Cash buyers accounted for a large fraction of million-dollar sales, with the largest share in Martin County (70%), followed by Palm Beach County (69%), St. Lucie County (57%), Miami-Dade County (49%), and Broward County (43%). Cash buyers tend to dominate at the higher the price points. In the \$10 million+ sales, 100% of sales were all-cash in Broward County (3 sales) and Martin County (1 sale).

With a higher share of million-dollar sales, the median single-family sales price rose to all-time highs in Palm Beach County and Miami-Dade County.

In Palm Beach County, the median single-family sales rose at the highest pace of 7.7% year-over-year to an all-time high of \$700,000, the highest median price for all counties. In Palm Beach Gardens, the median sales price rose 13%, and in Jupiter, 28%.

In Miami-Dade County, the median sales price rose 3.7% year-over-year to \$699,990, the highest level in years. In the city of Miami, the median sales price rose 15%, and in Miami Beach, 36%.

However, in Broward County, the median single-family sales price decreased 3.1% to \$620,000, with the median sales price down 5% to \$884,000.

In Martin County, the median sales price fell 18.0%, but median prices rose 2% in Palm City and also 2% in Hobe Sound.

In St. Lucie County, the median sales price increased a mild 1.3%, with the median sales price up 2% in Port St. Lucie.

The price thresholds for the single-family luxury market (top 5%) and uber-luxury (top 1%) rose in 2025 in all counties, according to MIAMI Realtors estimates, with the highest thresholds in Palm Beach County, \$3.5 million (luxury), \$11 million (uber-luxury); followed by Miami-Dade County, \$3.4 million (luxury), \$10.4 million (uber-luxury); Martin County, \$3.1 million (luxury), \$8.3 million (uber-luxury); Broward County, \$2 million (luxury), \$4.8 million (uber-luxury); and St. Lucie County, \$0.7 million (luxury), \$1.5 million (uber-luxury). See [South Florida Ultra-Luxury and Luxury Home Thresholds Rise to Record Highs - MIAMI REALTORS®](#).



South Florida Million Dollar Sales Surged 24% from One Year Ago in January 2026

Million-dollar condominium/townhome sales rose 32.3% outpacing 3.2% overall increase for condo/townhome sales

In the condominium/townhome market, sales rose 3.2% overall in the five counties: Miami-Dade County (-0.1%), Broward County (-2.8%), Palm Beach County (+8.7%), Martin County (+75%), and St. Lucie County (-8.8%).

Million-dollar sales again outperformed the overall market, with sales up 32.3% year-over-year as sales surged in Miami-Dade County (21.4%), Broward County (25.7%), Palm Beach County (42.9%), and Martin County (300%). There were no million-dollar condominium/townhome sales in St. Lucie County.

In the \$10 million-plus price tier, there were 6 sales in Miami-Dade County, the second highest number of sales for the month of January.

Million-dollar condominium sales accounted for a larger share of the market compared to one year ago, with the highest share in Miami-Dade County (17%) followed by Palm Beach County (16%), Martin County (8%), and Broward County (6%). There were no million-dollar condo/townhome sales in St. Lucie County in January 2026.

Cash buyers predominate in the condominium/townhomes market with the highest cash sales share in Palm Beach County (90%) followed by Miami-Dade County (78%), Martin County (75%), and Broward County (68%). There were no million-dollar sales in St. Lucie County.

In the condominium/townhomes market, Miami-Dade County was the only county that saw a year-over-year increase in the median sales price (+1.2%) as prices fell in Broward County (-8.1%), Palm Beach County (-1.5%), Martin County (-5.4%), and Lucie County (-1.0%).

While overall condominium/townhome prices have softened, the price thresholds for the condominium luxury market (top 5%) and uber-luxury (top 1%) have remained firm and rose in 2025 in all counties, according to MIAMI Realtors estimates, with the highest thresholds in Miami-Dade County, \$3.0 million (luxury), \$7.7 million (uber-luxury); followed by Palm Beach County, \$2.2 million (luxury), \$5.5 (uber-luxury); Martin County, \$1.2 million (luxury), 3.0 million (uber-luxury); Broward County, \$0.9 million (luxury), \$2.2 million (uber-luxury); and St. Lucie County, \$0.9 million (luxury), \$1.3 million (uber-luxury). See [South Florida Ultra-Luxury and Luxury Home Thresholds Rise to Record Highs - MIAMI REALTORS®](#).

Condominium luxury price thresholds are likely to keep rising faster than overall prices since wealthier buyers are less impacted by the financial costs associated with compliance to the new condo safety regulations.

Million-dollar market poised to continue to grow in 2026

The million-dollar market is expected to remain vibrant in 2026 driven by favorable housing market fundamentals and economic and demographic forces.

While active inventory of single-family homes has increased compared to 2022-2023, the balance of demand and supply measured by months' supply is tighter as of the end of January 2026 at below 12 months compared to 2019 in most counties: Miami-Dade County (10 vs. 22), Broward County (8 vs. 19), Palm Beach County (8 vs. 17), and Martin County (10 vs. 15), St. Lucie County (20 vs. 18).

In the condominium/townhomes market, months' supply of inventory in the million-dollar segment is tighter as of the end of January 2026 compared to January 2019 in Miami-Dade County (19 vs. 46) and Martin County (17 vs. 47). Months' supply is just slightly higher in Broward County (21 vs. 20) and in Palm Beach County (16 vs. 15), although much higher in St. Lucie County (18 vs. 3).

Out-of-state migration from retirees and corporate and job relocation could accelerate as corporations and wealthier individuals (millionaires and billionaires) face higher corporate and income taxes in New York and California. In 2024, there were 55,000 out-of-state job switchers to the Miami Metro Area. Out-of-state job switchers tend to have higher earnings than in-state job movers of over \$100,000, according to MIAMI Realtors analysis. See [New York, Texas, and California: Top States Switching Jobs to South Florida - MIAMI REALTORS®](#)



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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	\$699,990 3.7%	661 2.8%	927 4.6%	1,829 11.6%	5,433 9.0%	6.4 0.8	53.0 8.0	93.7 -0.7	32.7 2.5
Broward	\$620,000 -3.1%	757 -1.0%	1,056 1.7%	1,868 1.2%	5,082 -2.5%	5.1 0.0	47.0 4.0	94.5 -0.3	26.9 -0.9
Palm Beach	\$700,000 7.7%	937 10.2%	1,386 11.8%	2,271 11.7%	6,073 -1.0%	5.2 -0.3	49.0 7.0	94.0 0.4	50.2 2.2
Martin	\$507,500 -18.0%	148 28.7%	238 17.8%	344 5.8%	952 6.7%	5.4 0.0	52.0 0.0	93.7 0.1	46.6 -2.1
St. Lucie	\$389,000 1.3%	363 17.1%	524 14.2%	915 9.1%	2,587 0.3%	5.6 -0.1	57.0 5.0	95.0 -0.5	31.1 3.7

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	\$420,000 1.2%	732 -0.1%	997 8.5%	2,880 10.4%	12,509 4.2%	13.7 1.8	71.0 7.0	92.5 -1.4	54.2 1.5
Broward	\$250,000 -8.1%	735 -2.8%	1,007 0.9%	2,778 2.7%	10,884 -3.3%	11.5 0.7	76.0 8.0	91.9 -0.3	56.7 3.4
Palm Beach	\$325,000 -1.5%	697 8.7%	1,034 17.8%	2,208 8.3%	7,633 -4.9%	9.3 -0.4	69.0 7.0	91.5 0.6	62.7 -4.4
Martin	\$219,000 -5.4%	98 75.0%	123 51.9%	207 -9.2%	737 -1.7%	8.8 -0.4	51.0 -20.0	92.3 1.5	67.3 -7.7
St. Lucie	\$285,000 -1.0%	52 -8.8%	87 -12.1%	207 -2.4%	857 -1.0%	11.0 0.0	78.0 12.0	90.0 -2.1	65.4 11.0

Percent changes are year-over-year percent changes, except for months' supply, median days to contract, median percent sales to original list price, and cash sales as a percent of sales figures where year-over-year differences are calculated.



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Single-family Home Sales Distribution by Price Tier in January															
	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	8%	6%	65%	14%	13%	62%	15%	16%	61%	30%	17%	63%	54%	57%	95%
\$400K to Less than \$600K	29%	32%	19%	32%	32%	23%	27%	27%	21%	27%	32%	17%	35%	34%	3%
\$600K to less than \$800K	23%	26%	6%	22%	24%	7%	15%	18%	7%	16%	18%	6%	8%	6%	2%
800K to less than \$1M	10%	11%	3%	10%	12%	2%	9%	8%	3%	7%	7%	3%	1%	2%	0%
\$1M and over	30%	26%	8%	22%	19%	6%	35%	30%	8%	20%	26%	12%	2%	1%	0%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Cash Sales Share for \$1M+ Single-family Homes by Price Tier in January															
	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
\$1M and over	49	49	47	43	46	41	69	71	74	70	60	62	57	33	
\$1M to less than \$3M	40	46	44	40	47	41	68	64	67	79	55	63	67	50	
\$3M to less than \$5M	58	58	43	38	50	33	71	90	75	80	100	100			
\$5M to less than \$10M	90	78	60	60	63		83	81	100	67	67	50		0	
\$10M_Plus	64	70	100	100	100		77	100	100	100	100				
All	33	30	23	27	28	22	50	48	38	47	49	38	31	27	28

Single-family Months' Supply by Price Tier in January															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	4.2	2.9	3.0	4.6	2.7	2.7	5.8	4.5	3.3	2.8	3.1	3.7	4.4	3.6	3.7
\$400K to Less than \$600K	4.9	3.5	8.1	4.6	3.9	4.9	3.6	4.4	6.1	4.0	4.3	5.7	6.4	6.8	14.9
\$600K to less than \$800K	5.9	4.9	10.5	4.1	4.5	7.1	4.0	4.8	7.3	5.2	5.0	8.3	7.4	9.7	15.1
800K to less than \$1M	6.2	6.3	14.0	4.8	5.9	10.1	4.9	5.3	11.0	8.0	6.4	12.3	14.5	13.6	22.0
\$1M and over	9.6	9.7	22.4	8.2	8.9	19.1	8.4	8.2	17.4	9.8	9.1	14.6	19.7	20.3	18.0
All	6.4	5.6	6.8	5.1	5.1	4.7	5.2	5.5	5.6	5.4	5.4	5.4	5.6	5.7	4.7

Single-family Active Listings Distribution by Price Tier															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	3%	3%	35%	11%	8%	43%	15%	14%	40%	10%	11%	38%	40%	38%	86%
\$400K to Less than \$600K	24%	22%	23%	30%	26%	23%	20%	23%	22%	22%	26%	23%	41%	42%	9%
\$600K to less than \$800K	24%	23%	10%	20%	22%	10%	15%	17%	9%	20%	19%	12%	8%	11%	2%
800K to less than \$1M	10%	12%	6%	10%	12%	6%	9%	10%	5%	12%	11%	7%	4%	4%	1%
\$1M and over	38%	41%	26%	29%	31%	18%	41%	36%	23%	35%	34%	20%	7%	5%	1%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Single-family Median Days to Contract by Price Tier in January															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	48	22	49	56	42	50	59	41	53	21	91	32	49	43	40
\$400K to Less than \$600K	55	41	88	44	39	71	47	42	65	64	33	66	76	44	46
\$600K to less than \$800K	53	44	79	50	45	100	46	50	36	41	77	112	111	59	141
800K to less than \$1M	52	60	61	37	50	169	48	42	151	87	128	160	114	134	
\$1M and over	61	57	243	60	59	188	51	39	175	92	23	119	174	6	
All	53	45	56	47	43	64	49	42	57	52	52	57	57	52	53



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Condominium/Townhome Sales Distribution by Price Tier in January															
	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	46%	47%	80%	74%	71%	91%	61%	62%	86%	82%	82%	90%	75%	86%	98%
\$400K to Less than \$600K	24%	24%	7%	13%	18%	5%	13%	16%	7%	7%	9%	7%	19%	5%	1%
\$600K to less than \$800K	8%	10%	4%	5%	5%	1%	8%	7%	2%	3%	5%	3%	4%	4%	0%
800K to less than \$1M	4%	4%	3%	2%	2%	1%	3%	3%	1%	0%	0%	0%	2%	5%	0%
\$1M and over	17%	14%	6%	6%	5%	2%	16%	12%	3%	8%	4%	0%	0%	0%	1%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Cash Sales Share for \$1M+ Condominiums/Townhomes by Price Tier in January															
	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
\$1M and over	78	73	54	68	69	75	90	91	85	75	100				100
\$1M to less than \$3M	74	70	60	69	66	75	87	92	78	100	100				100
\$3M to less than \$5M	90	77	43	60	100	67	100	80	100						
\$5M to less than \$10M	90	75	100	100			100	100	100						
\$10M_Plus	100	60	33					100							
All	54	53	51	57	53	57	63	67	60	67	75	63	65	54	67

Condominium/Townhome Months’ Supply by Price Tier in January															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	11.3	9.8	7.4	10.4	10.1	5.5	8.0	8.7	4.9	7.2	7.4	4.1	9.4	9.3	5.0
\$400K to Less than \$600K	12.9	10.0	31.2	10.3	9.6	13.1	7.9	8.2	9.9	11.2	12.7	7.3	16.2	17.4	11.5
\$600K to less than \$800K	16.9	14.8	32.1	13.0	12.3	16.6	10.3	11.8	14.1	12.4	14.7	12.9	13.6	17.9	29.0
800K to less than \$1M	19.0	15.1	43.5	16.1	16.9	16.9	11.9	9.7	12.5	29.1	10.3	36.0	12.1	15.8	13.1
\$1M and over	19.2	19.6	45.9	20.6	18.0	19.8	16.3	14.9	15.7	17.2	25.4	46.7	18.3	15.3	2.7
All	13.7	11.9	14.4	11.5	10.8	6.2	9.3	9.7	6.0	8.8	9.2	3.9	11.0	11.0	5.6

Condominium/Townhome Active Listings Distribution by Price Tier															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	38%	37%	48%	71%	71%	77%	59%	60%	72%	69%	67%	78%	68%	58%	75%
\$400K to Less than \$600K	23%	22%	18%	14%	15%	10%	13%	14%	11%	18%	20%	6%	19%	24%	11%
\$600K to less than \$800K	11%	11%	9%	5%	6%	5%	7%	7%	6%	3%	4%	4%	6%	10%	8%
800K to less than \$1M	6%	6%	6%	2%	3%	3%	3%	3%	3%	3%	2%	3%	4%	4%	5%
\$1M and over	22%	24%	19%	7%	6%	6%	18%	15%	10%	7%	7%	9%	4%	4%	0%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Condominium/Townhome Median Days to Contract by Price Tier in January															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019	2026	2025	2019
Less than \$400K	77	71	74	83	67	54	70	63	59	46	70	33	68	56	64
\$400K to Less than \$600K	68	58	110	71	53	89	81	72	87	10	127	14	148	115	529
\$600K to less than \$800K	77	75	173	76	71	143	82	98	94	251	89	345	44	154	
800K to less than \$1M	78	78	184	60	42	357	62	147	155				104	69	
\$1M and over	79	78	254	69	116	86	56	41	164	121	270				107
All	71	64	74	76	68	55	69	62	63	51	71	35	78	66	63

Miami-Dade County by City

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	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)	75	6.0%	\$845K	15.0%	9.0%	8	5	68	90	59
Miami Gardens (City)	41	8.0%	\$480K	-2.0%	13.0%	5	6	47	97	32
Hialeah (City)	24	-17.0%	\$570K	7.0%	8.0%	6	6	49	96	29
Coral Gables (City)	24	-14.0%	\$2,000K	-27.0%	4.0%	6	4	51	92	63
Homestead (City)	22	-15.0%	\$470K	-9.0%	23.0%	7	4	61	96	14
Cutler Bay (Town)	21	-9.0%	\$630K	5.0%	18.0%	5	4	87	93	33
Palmetto Bay (Village)	19	27.0%	\$1,200K	7.0%	2.0%	5	7	37	94	37
Kendall (CDP)	19	6.0%	\$1,015K	1.0%	-12.0%	4	7	33	93	26
Miami Beach (City)	18	-10.0%	\$6,600K	36.0%	-9.0%	12	5	62	87	61
Pinecrest (Village)	15	50.0%	\$4,450K	-14.0%	-4.0%	8	7	93	90	60
Doral (City)	15	50.0%	\$1,110K	-19.0%	13.0%	7	7	77	95	33
Richmond West (CDP)	14	-7.0%	\$630K	-3.0%	-3.0%	5	5	81	95	14
North Miami (City)	13	117.0%	\$670K	22.0%	-1.0%	7	4	80	89	23
Tamiami (CDP)	12	-20.0%	\$745K	9.0%	19.0%	7	3	42	97	0
Sunset (CDP)	12	200.0%	\$855K	-17.0%	12.0%	5	6	34	96	42
Kendale Lakes (CDP)	12	71.0%	\$725K	-3.0%	-4.0%	4	8	61	93	8
West Little River (CDP)	10	25.0%	\$398K	-6.0%	12.0%	6	6	30	94	20
The Hammocks (CDP)	10	-23.0%	\$666K	2.0%	-8.0%	5	5	70	92	0
Miami Shores (Village)	10	-17.0%	\$1,125K	-14.0%	-3.0%	6	10	25	90	40
Coral Terrace (CDP)	10	0.0%	\$660K	0.0%	21.0%	5	5	42	90	40
South Miami Heights (CDP)	9	-40.0%	\$610K	11.0%	16.0%	6	5	68	96	11
South Miami (City)	9	29.0%	\$2,080K	50.0%	35.0%	5	7	39	93	44
Country Club (CDP)	9	200.0%	\$520K	7.0%	-24.0%	4	8	45	96	11
North Miami Beach (City)	8	-27.0%	\$515K	-1.0%	-4.0%	9	4	65	94	50
University Park (CDP)	7	133.0%	\$750K	20.0%	26.0%	4	12	36	96	57
Three Lakes (CDP)	7	40.0%	\$635K	-2.0%	3.0%	5	4	40	96	29
Richmond Heights (CDP)	7	0.0%	\$520K	0.0%	38.0%	4	4	59	98	0
Olympia Heights (CDP)	7	75.0%	\$761K	-1.0%	-19.0%	3	4	58	96	0
Ives Estates (CDP)	7	17.0%	\$720K	-10.0%	44.0%	8	3	56	88	29
Goulds (CDP)	7	40.0%	\$590K	-2.0%	-4.0%	7	8	70	94	14
Westchester (CDP)	6	-25.0%	\$650K	-2.0%	13.0%	4	4	44	93	17
Princeton (CDP)	6	50.0%	\$505K	-12.0%	46.0%	8	4	25	97	33
Miami Lakes (Town)	6	50.0%	\$1,010K	21.0%	18.0%	5	6	23	98	0
Leisure City (CDP)	6	-40.0%	\$502K	4.0%	36.0%	6	2	54	96	17
Country Walk (CDP)	6	-40.0%	\$673K	-6.0%	-5.0%	3	7	36	97	0
The Crossings (CDP)	5	-38.0%	\$645K	-6.0%	-19.0%	3	7	34	99	0
Palmetto Estates (CDP)	5	67.0%	\$499K	-27.0%	6.0%	4	3	61	95	20
Miami Springs (City)	5	0.0%	\$738K	14.0%	77.0%	6	4	64	89	20
Gladeview (CDP)	5	-17.0%	\$555K	34.0%	34.0%	9	1	82	87	20
Brownsville (CDP)	5	-44.0%	\$340K	-28.0%	27.0%	7	2	36	71	60

Miami-Dade County
by Zip Code

Single-family Housing Stats
January 2026

		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	28	8.0%	\$810.0K	9.0%	9%	5	6	57	94	29
	33156	22	100.0%	\$3,637.5K	-29.0%	6%	8	6	96	90	55
	33177	19	-32.0%	\$590.0K	6.0%	4%	6	7	68	94	5
	33186	18	6.0%	\$637.0K	-6.0%	7%	4	5	48	96	11
	33134	18	-10.0%	\$1,487.5K	-4.0%	-1%	5	5	27	95	39
	33133	18	64.0%	\$2,750.0K	43.0%	15%	8	5	66	88	78
	33176	17	-19.0%	\$945.0K	-4.0%	-9%	4	5	33	96	18
	33138	17	6.0%	\$1,410.0K	-10.0%	-7%	8	6	77	91	41
	33143	16	45.0%	\$2,387.5K	-30.0%	2%	6	7	50	91	63
	33175	15	7.0%	\$720.0K	-3.0%	-6%	5	5	48	93	7
	33165	15	15.0%	\$665.0K	-1.0%	10%	4	7	58	95	27
	33155	15	-25.0%	\$700.0K	2.0%	8%	5	5	48	93	33
	33147	15	-6.0%	\$400.0K	-5.0%	11%	6	4	59	93	27
	33178	14	133.0%	\$1,130.0K	-20.0%	32%	7	7	56	95	36
	33173	13	62.0%	\$785.0K	-13.0%	10%	5	6	36	95	46
	33161	13	-13.0%	\$670.0K	-17.0%	22%	9	4	46	93	31
	33179	12	9.0%	\$646.0K	-24.0%	25%	9	3	52	87	50
	33196	11	-42.0%	\$695.6K	4.0%	-20%	4	7	63	96	0
	33170	11	120.0%	\$800.0K	23.0%	-4%	7	7	33	95	9
	33189	10	-23.0%	\$576.5K	3.0%	27%	5	4	82	95	20
	33145	10	11.0%	\$860.0K	18.0%	7%	6	7	21	92	50
	33142	10	-23.0%	\$360.0K	-16.0%	7%	7	3	40	88	70
	33162	9	-44.0%	\$500.0K	-5.0%	-8%	7	6	17	100	44
	33127	9	12.0%	\$680.0K	29.0%	33%	14	4	70	93	67
	33190	8	60.0%	\$653.8K	19.0%	0%	6	6	53	93	38
	33183	8	100.0%	\$737.5K	-8.0%	8%	4	8	35	96	13
	33169	8	-33.0%	\$530.0K	0.0%	18%	7	4	33	97	13
	33174	7	133.0%	\$570.0K	-12.0%	-11%	3	9	46	96	29
	33126	7	75.0%	\$630.0K	-6.0%	-18%	4	20	13	96	29
	33193	6	0.0%	\$756.5K	18.0%	21%	4	6	46	94	17
	33185	6	-45.0%	\$873.5K	11.0%	33%	6	3	113	95	0
	33158	6	100.0%	\$1,500.0K	8.0%	35%	5	3	54	94	50
	33135	6	0.0%	\$532.5K	-18.0%	37%	10	3	123	80	67
	33187	5	-62.0%	\$900.0K	20.0%	8%	7	5	103	93	20
	33180	5	25.0%	\$1,400.0K	51.0%	-12%	11	2	32	93	60
	33166	5	-38.0%	\$738.0K	8.0%	36%	6	5	64	89	20
	33150	5	0.0%	\$875.0K	111.0%	12%	10	4	67	90	0
	33146	5	-29.0%	\$2,060.0K	-36.0%	-2%	5	3	38	92	80
Hialeah	33018	14	27.0%	\$640.5K	22.0%	-29%	4	5	46	96	14
	33015	14	180.0%	\$552.5K	-6.0%	-18%	4	11	37	97	7
	33013	7	0.0%	\$620.0K	18.0%	19%	9	5	83	96	43
	33016	5	0.0%	\$579.0K	6.0%	15%	5	5	27	98	20
	33010	5	25.0%	\$535.0K	-4.0%	26%	6	5	35	97	20
Homestead	33033	23	-15.0%	\$495.0K	-3.0%	12%	6	4	75	95	17
	33030	18	64.0%	\$582.5K	-15.0%	44%	8	5	45	93	22
	33032	15	36.0%	\$535.0K	-3.0%	42%	8	3	38	96	13
	33031	5	67.0%	\$1,150.0K	17.0%	0%	10	3	43	96	20
Miami Gardens	33056	18	29.0%	\$465.0K	4.0%	-13%	5	5	64	98	33
Opa locka	33055	14	27.0%	\$502.5K	-16.0%	66%	5	7	50	94	29
	33054	10	-23.0%	\$455.0K	8.0%	42%	6	5	43	96	40
Miami Beach	33140	13	44.0%	\$5,550.0K	32.0%	-14%	10	3	64	88	62
	33141	6	50.0%	\$5,700.0K	145.0%	-9%	10	7	127	82	67

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Miami-Dade County by City

Condominium/Townhome Housing Stats January 2026

	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)	180	22.0%	\$578K	-6.0%	7.0%	17	3	84	91	57
Miami Beach (City)	109	27.0%	\$490K	7.0%	2.0%	17	3	75	91	72
Aventura (City)	47	-13.0%	\$500K	14.0%	-1.0%	22	3	103	87	60
Sunny Isles Beach (City)	31	-37.0%	\$400K	-38.0%	1.0%	23	3	116	83	65
Hialeah (City)	27	0.0%	\$260K	-20.0%	-17.0%	6	7	36	96	41
Doral (City)	24	-17.0%	\$475K	-14.0%	14.0%	9	5	62	94	29
Homestead (City)	20	-31.0%	\$338K	1.0%	9.0%	12	2	100	95	35
Kendall (CDP)	19	19.0%	\$320K	-3.0%	-15.0%	5	7	43	95	32
Fountainebleau (CDP)	19	-17.0%	\$265K	-12.0%	-19.0%	6	4	105	90	53
Key Biscayne (Village)	17	21.0%	\$1,225K	-16.0%	-17.0%	8	7	91	92	71
Country Club (CDP)	16	60.0%	\$265K	-24.0%	-11.0%	7	7	51	97	38
Kendale Lakes (CDP)	15	15.0%	\$270K	-14.0%	9.0%	6	6	43	94	60
Surfside (Town)	12	1100.0%	\$862K	-94.0%	-20.0%	15	5	116	91	92
Ives Estates (CDP)	12	100.0%	\$220K	22.0%	-15.0%	11	3	82	90	50
North Miami Beach (City)	11	-15.0%	\$330K	-4.0%	-1.0%	29	2	35	92	73
Florida City (City)	11		\$374K		9.0%	6	2	22	97	18
Coral Gables (City)	11	-65.0%	\$525K	-15.0%	-3.0%	7	4	95	88	91
North Bay Village (City)	10	67.0%	\$291K	-29.0%	-16.0%	15	7	64	94	40
Tamiami (CDP)	9	0.0%	\$360K	31.0%	-28.0%	6	3	35	95	33
Ojus (CDP)	9	-10.0%	\$160K	-3.0%	-3.0%	19	4	50	93	78
Bal Harbour (Village)	8	60.0%	\$1,325K	-60.0%	6.0%	19	4	48	89	88
Princeton (CDP)	7	0.0%	\$380K	-16.0%	31.0%	15	2	87	94	14
Three Lakes (CDP)	6	500.0%	\$500K	1.0%	73.0%	5	3	33	98	0
Richmond West (CDP)	6	200.0%	\$433K	5.0%	50.0%	7	4	79	96	17
Kendall West (CDP)	6	-40.0%	\$282K	-2.0%	4.0%	7	2	68	100	50
Miami Lakes (Town)	5	-17.0%	\$560K	22.0%	17.0%	5	4	45	98	20
Miami Gardens (City)	5	-62.0%	\$395K	23.0%	-19.0%	10	5	73	99	0
Golden Glades (CDP)	5	25.0%	\$128K	-18.0%	13.0%	25	8	106	85	60
Glenvar Heights (CDP)	5	-58.0%	\$327K	-20.0%	18.0%	7	6	40	98	40

Source: This report is produced by the Miami Association of Realtors® (MIAMI) 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.



Miami-Dade County

by Zip Code

Condominium/Townhome Housing Stats

January 2026

		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	33180	40	-7.0%	\$495.0K	15.0%	2%	22	2	109	87	63
	33131	35	-10.0%	\$560.0K	-34.0%	-3%	18	3	83	92	49
	33133	31	35.0%	\$1,225.0K	84.0%	-10%	8	4	84	90	84
	33130	31	29.0%	\$575.0K	-1.0%	26%	19	2	119	90	42
	33132	29	61.0%	\$500.0K	-16.0%	19%	25	3	47	93	62
	33137	25	56.0%	\$700.0K	3.0%	10%	21	4	86	91	60
	33179	21	40.0%	\$165.0K	9.0%	-4%	15	4	80	93	62
	33178	16	-27.0%	\$427.5K	-16.0%	37%	9	5	65	95	38
	33172	16	7.0%	\$249.0K	-22.0%	-22%	7	4	70	92	38
	33186	12	33.0%	\$437.5K	-3.0%	16%	5	5	24	97	8
	33183	12	20.0%	\$275.0K	-10.0%	8%	7	5	44	97	67
	33129	11	57.0%	\$700.0K	6.0%	7%	12	3	132	90	64
	33143	10	100.0%	\$375.5K	-38.0%	1%	6	4	18	98	40
	33176	9	-18.0%	\$295.0K	26.0%	-34%	4	8	47	94	33
	33173	9	350.0%	\$465.0K	90.0%	-2%	6	5	43	97	33
	33166	9	12.0%	\$495.0K	13.0%	-17%	11	6	47	93	22
	33126	8	-33.0%	\$225.0K	-20.0%	-3%	8	4	75	89	63
	33193	7	-30.0%	\$325.0K	25.0%	12%	6	3	50	99	43
	33134	7	-61.0%	\$525.0K	-13.0%	0%	8	5	49	93	86
	33169	6	0.0%	\$129.0K	-63.0%	6%	19	5	84	87	33
	33138	6	-54.0%	\$387.5K	8.0%	-3%	13	3	100	89	67
	33190	5	-29.0%	\$400.0K	11.0%	35%	8	6	124	96	40
	33181	5	-58.0%	\$300.0K	17.0%	-8%	24	2	53	95	60
	33175	5	0.0%	\$295.0K	5.0%	-10%	5	5	28	98	20
Miami Beach	33139	65	30.0%	\$640.0K	45.0%	7%	17	3	77	92	77
	33141	32	39.0%	\$288.5K	-20.0%	-5%	16	3	59	91	59
	33154	25	47.0%	\$884.0K	-15.0%	-2%	19	3	79	90	84
	33140	23	21.0%	\$477.5K	-4.0%	-3%	18	3	71	91	61
Hialeah	33015	16	33.0%	\$265.0K	-26.0%	-6%	7	7	51	97	38
	33016	12	50.0%	\$245.0K	-8.0%	-23%	4	7	14	94	58
	33018	11	-27.0%	\$475.0K	-8.0%	11%	8	8	61	97	27
	33014	8	0.0%	\$230.0K	-30.0%	12%	5	4	37	95	38
	33012	6	-14.0%	\$237.5K	8.0%	-31%	6	6	65	97	33
Homestead	33033	14	56.0%	\$350.0K	4.0%	28%	12	2	57	94	14
	33034	13	225.0%	\$374.0K	-6.0%	7%	8	3	23	97	23
	33035	10	-41.0%	\$292.5K	-9.0%	15%	13	3	112	94	60
	33032	7	-22.0%	\$380.0K	-16.0%	29%	15	1	87	94	14
North Miami Beach	33160	52	-25.0%	\$405.0K	-22.0%	0%	23	3	111	89	67
Key Biscayne	33149	17	21.0%	\$1,225.0K	-16.0%	-19%	7	7	91	92	71

Broward County
by City

Single-family Housing Stats
January 2026

	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)	72	-33.0%	\$884K	-5.0%	-13.0%	7	5	50	94	46
Hollywood (City)	57	-15.0%	\$549K	-2.0%	-7.0%	7	5	46	94	28
Pembroke Pines (City)	46	-18.0%	\$652K	0.0%	-11.0%	3	6	46	95	15
Miramar (City)	41	24.0%	\$645K	3.0%	5.0%	5	5	46	97	15
Weston (City)	37	9.0%	\$820K	-11.0%	6.0%	4	6	60	95	27
Pompano Beach (City)	36	-18.0%	\$512K	0.0%	-13.0%	6	5	31	95	33
Plantation (City)	35	-20.0%	\$700K	-6.0%	-3.0%	4	5	47	91	29
Coral Springs (City)	35	-45.0%	\$710K	4.0%	-26.0%	3	8	71	94	14
Cooper City (City)	27	42.0%	\$649K	-9.0%	-23.0%	3	6	77	94	19
Sunrise (City)	25	-7.0%	\$474K	-7.0%	-10.0%	3	9	60	95	12
Tamarac (City)	20	-41.0%	\$467K	17.0%	2.0%	6	3	20	96	25
Parkland (City)	19	-21.0%	\$1,225K	-2.0%	-26.0%	3	7	47	93	26
Deerfield Beach (City)	19	0.0%	\$522K	-11.0%	-14.0%	4	4	67	94	32
Davie (Town)	19	-55.0%	\$658K	-16.0%	13.0%	4	5	24	94	37
North Lauderdale (City)	18	125.0%	\$385K	-16.0%	24.0%	5	4	50	96	22
Oakland Park (City)	15	-17.0%	\$452K	-14.0%	-7.0%	6	4	65	94	20
Lauderhill (City)	15	-38.0%	\$430K	1.0%	0.0%	4	4	53	95	13
Coconut Creek (City)	14	0.0%	\$583K	-2.0%	-25.0%	3	6	27	96	14
Margate (City)	13	-35.0%	\$500K	7.0%	-4.0%	4	8	18	98	39
Dania Beach (City)	11	38.0%	\$710K	27.0%	17.0%	9	4	77	90	36
Wilton Manors (City)	10	0.0%	\$837K	11.0%	-39.0%	5	6	54	91	30
West Park (City)	9	50.0%	\$478K	27.0%	-5.0%	5	7	33	98	0
Southwest Ranches (Town)	9	125.0%	\$2,700K	75.0%	1.0%	11	7	148	84	56
Lauderdale Lakes (City)	7	-59.0%	\$392K	-2.0%	18.0%	5	11	75	96	0
Lighthouse Point (City)	6	-33.0%	\$899K	-42.0%	-4.0%	7	2	64	95	50
Washington Park (CDP)	5	400.0%	\$395K	-2.0%	-6.0%	7	2	101	91	20
Hallandale Beach (City)	5	0.0%	\$535K	-75.0%	-10.0%	9	4	127	87	20

Broward County
by Zip Code

Single-family Housing Stats
January 2026

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Fort Lauderdale	33311	27	23.0%	\$395.0K	-2.0%	0%	7	5	56	96	26
	33308	21	31.0%	\$1,000.0K	-36.0%	-35%	5	6	34	93	62
	33322	19	6.0%	\$473.0K	-25.0%	0%	4	6	46	95	32
	33312	19	-10.0%	\$590.0K	4.0%	2%	7	5	70	94	21
	33319	17	-37.0%	\$475.0K	6.0%	40%	7	4	50	95	18
	33334	15	0.0%	\$545.0K	-27.0%	-5%	6	3	61	93	27
	33317	15	-12.0%	\$720.0K	25.0%	-3%	4	5	79	87	27
	33309	15	-35.0%	\$485.0K	4.0%	-4%	6	6	58	95	13
	33331	14	27.0%	\$1,269.5K	55.0%	2%	5	7	90	89	50
	33326	14	17.0%	\$675.0K	-24.0%	22%	5	6	77	95	29
	33324	14	-12.0%	\$592.5K	-18.0%	-15%	4	6	45	92	21
	33327	13	-19.0%	\$1,075.0K	12.0%	-3%	4	6	57	95	23
	33328	12	20.0%	\$622.5K	-11.0%	-3%	3	3	80	95	0
	33325	12	-20.0%	\$916.0K	26.0%	46%	5	7	44	94	17
	33301	12	-25.0%	\$2,912.5K	-1.0%	-7%	10	6	70	90	50
	33321	11	-45.0%	\$458.0K	10.0%	-9%	5	5	18	97	27
	33313	10	-23.0%	\$422.5K	-6.0%	36%	5	8	39	98	20
	33351	9	12.0%	\$473.8K	-5.0%	-17%	3	6	81	95	0
	33323	9	-18.0%	\$520.0K	-13.0%	-10%	4	8	64	89	33
	33315	9	-36.0%	\$910.0K	48.0%	-4%	7	4	29	98	22
	33304	8	-38.0%	\$648.0K	-34.0%	15%	10	5	57	94	38
Hollywood	33024	32	-3.0%	\$532.5K	-3.0%	20%	4	7	50	95	13
	33023	28	22.0%	\$467.5K	-2.0%	15%	5	7	32	98	7
	33029	27	93.0%	\$775.0K	13.0%	-8%	4	7	68	93	15
	33027	24	33.0%	\$801.0K	7.0%	-18%	4	6	58	96	13
	33021	21	11.0%	\$560.0K	-21.0%	-4%	6	5	28	95	33
	33026	13	30.0%	\$640.0K	-2.0%	-26%	3	8	57	93	8
	33025	13	0.0%	\$540.0K	-6.0%	29%	4	3	27	97	23
	33020	10	-50.0%	\$419.0K	-13.0%	-5%	9	3	36	93	40
	33019	10	67.0%	\$1,375.0K	66.0%	-11%	10	2	69	93	40
Pompano Beach	33076	31	-6.0%	\$945.0K	-2.0%	-27%	3	9	43	93	26
	33064	28	12.0%	\$442.5K	3.0%	13%	7	4	66	94	36
	33068	22	57.0%	\$385.0K	-16.0%	23%	5	5	29	95	27
	33067	16	14.0%	\$827.5K	-3.0%	-27%	3	10	59	92	31
	33063	16	7.0%	\$452.5K	-9.0%	8%	5	7	19	98	19
	33060	16	23.0%	\$1,137.5K	54.0%	-14%	5	6	24	94	31
	33073	12	50.0%	\$645.0K	2.0%	-38%	2	8	22	96	17
Deerfield Beach	33442	14	40.0%	\$467.5K	-14.0%	-11%	3	4	45	94	50
	33441	12	100.0%	\$519.8K	-28.0%	-16%	5	5	58	94	17
Coral Springs	33071	17	0.0%	\$810.0K	24.0%	-18%	3	8	44	95	12
	33065	15	-38.0%	\$600.0K	-3.0%	-5%	4	7	74	95	7
Pembroke Pines	33028	5	-58.0%	\$787.5K	5.0%	-6%	3	5	8	99	20

Source: This report is produced by the Miami Association of Realtors® (MIAMI) based on MLS sales data compiled by Florida Realtors®. Only areas with at least 5 sales in the current month are reported. At the zip-code level, the city reported is the primary city associated with the zip code. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.



Broward County by City

Condominium/Townhome Housing Stats January 2026

	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)	88	-15.0%	\$469K	16.0%	-22.0%	11	4	71	90	61
Hallandale Beach (City)	55	10.0%	\$245K	-8.0%	-4.0%	19	3	92	92	71
Hollywood (City)	54	-2.0%	\$295K	-12.0%	-6.0%	15	3	78	91	70
Pembroke Pines (City)	48	-6.0%	\$220K	-20.0%	-6.0%	9	4	49	92	67
Pompano Beach (City)	44	-27.0%	\$250K	0.0%	-20.0%	9	4	74	91	52
Sunrise (City)	35	-8.0%	\$160K	-23.0%	-9.0%	11	4	75	93	51
Tamarac (City)	31	-31.0%	\$190K	10.0%	-6.0%	9	3	76	93	39
Plantation (City)	27	-34.0%	\$250K	-13.0%	-10.0%	7	4	85	90	44
Coral Springs (City)	26	30.0%	\$195K	0.0%	-8.0%	10	3	78	92	58
Deerfield Beach (City)	25	-36.0%	\$245K	17.0%	-23.0%	9	3	79	89	68
Coconut Creek (City)	24	-38.0%	\$192K	-7.0%	-19.0%	8	5	68	93	58
Lauderhill (City)	22	-29.0%	\$125K	-13.0%	-9.0%	18	3	96	92	59
Weston (City)	20	18.0%	\$399K	-4.0%	4.0%	6	3	91	93	45
Margate (City)	17	-32.0%	\$127K	0.0%	-2.0%	11	4	103	86	35
Oakland Park (City)	16	-11.0%	\$223K	1.0%	-21.0%	9	4	76	93	50
Davie (Town)	15	-42.0%	\$235K	-20.0%	-6.0%	6	4	93	96	33
Miramar (City)	13	-46.0%	\$345K	-8.0%	7.0%	8	3	54	95	23
Lauderdale-by-the-Sea (Town)	11	-21.0%	\$490K	-39.0%	-6.0%	9	3	56	93	64
Lauderdale Lakes (City)	10	-23.0%	\$102K	-22.0%	-2.0%	25	3	170	91	80
Dania Beach (City)	8	-11.0%	\$196K	-11.0%	-18.0%	10	4	58	93	88
North Lauderdale (City)	7	-12.0%	\$292K	36.0%	-1.0%	8	5	49	97	29
Cooper City (City)	7	0.0%	\$420K	-12.0%	5.0%	4	6	48	97	57

Broward County
by Zip Code

Condominium/Townhome Housing Stats
January 2026

		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	37	-12.0%	\$405.0K	4.0%	-21%	9	4	73	90	78
	33321	33	6.0%	\$190.0K	1.0%	2%	9	4	76	91	33
	33319	32	7.0%	\$102.5K	-30.0%	5%	20	2	98	89	59
	33322	27	-7.0%	\$125.0K	-7.0%	-10%	11	4	68	92	59
	33324	24	-27.0%	\$265.0K	-24.0%	-12%	6	3	80	91	38
	33304	23	-12.0%	\$775.0K	59.0%	-1%	18	3	39	95	61
	33301	19	-5.0%	\$750.0K	2.0%	-7%	12	4	156	86	53
	33313	18	-33.0%	\$106.4K	-21.0%	6%	18	4	86	92	78
	33311	12	200.0%	\$191.0K	-29.0%	-5%	13	3	58	94	42
	33309	11	-8.0%	\$245.0K	9.0%	-15%	10	4	77	94	36
	33305	9	12.0%	\$385.0K	-11.0%	-10%	10	5	75	88	67
	33334	5	-29.0%	\$220.0K	-25.0%	-9%	9	4	138	91	40
Hollywood	33019	30	36.0%	\$465.0K	-1.0%	-9%	20	3	86	93	60
	33027	29	7.0%	\$176.0K	-18.0%	-6%	8	4	45	92	72
	33025	19	-27.0%	\$290.0K	-3.0%	9%	11	3	54	94	42
	33021	16	-11.0%	\$168.5K	-33.0%	5%	11	4	75	93	63
	33026	11	-31.0%	\$355.0K	-8.0%	10%	9	3	83	94	46
	33024	8	-33.0%	\$377.5K	23.0%	-23%	6	6	41	98	50
Pompano Beach	33062	37	-5.0%	\$450.0K	-3.0%	0%	12	4	54	91	73
	33063	29	-12.0%	\$145.0K	-13.0%	5%	11	4	54	94	38
	33069	26	37.0%	\$205.0K	-5.0%	-17%	9	4	67	91	54
	33066	22	-4.0%	\$138.9K	-19.0%	-14%	10	6	83	89	68
	33064	12	-37.0%	\$167.8K	-12.0%	11%	12	3	143	87	42
	33068	10	11.0%	\$286.1K	59.0%	14%	10	5	84	93	40
	33060	5	-55.0%	\$195.0K	-19.0%	-24%	8	3	81	91	20
Deerfield Beach	33442	33	38.0%	\$162.0K	-6.0%	-1%	11	4	92	91	79
	33441	10	67.0%	\$342.5K	16.0%	10%	13	2	73	92	50
Coral Springs	33065	17	31.0%	\$185.0K	-5.0%	-7%	12	3	75	90	47
Hallandale	33009	56	12.0%	\$248.0K	-6.0%	0%	20	3	93	92	70

Palm Beach County by City

Single-family Housing Stats January 2026

	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)	30	-46.0%	\$1,258K	13.0%	-22.0%	4	4	47	94	57
West Palm Beach (City)	22	-66.0%	\$1,810K	155.0%	-27.0%	5	4	77	93	82
Boynton Beach (City)	22	-49.0%	\$348K	-11.0%	-51.0%	3	5	69	91	41
Wellington (Village)	21	-46.0%	\$699K	-7.0%	-52.0%	3	4	93	90	43
Jupiter (Town)	21	-34.0%	\$1,100K	28.0%	-38.0%	3	5	28	93	52
Delray Beach (City)	21	-62.0%	\$2,000K	175.0%	-49.0%	3	6	44	95	76
Boca Raton (City)	21	-56.0%	\$1,450K	17.0%	-38.0%	4	4	22	95	62
The Acreage (CDP)	15	-52.0%	\$600K	3.0%	-44.0%	3	5	20	98	27
Palm Beach (Town)	9	-18.0%	\$13,100K	-12.0%	38.0%	23	3	128	86	78
Greenacres (City)	8	-27.0%	\$413K	12.0%	-31.0%	3	6	59	96	25
Lake Worth (City)	7	-61.0%	\$310K	-29.0%	-40.0%	4	3	38	91	86
Royal Palm Beach (Village)	6	-57.0%	\$583K	8.0%	-45.0%	2	8	49	98	17
Tequesta (Village)	5	150.0%	\$720K	-89.0%	-70.0%	1	13	63	96	80
Riviera Beach (City)	5	-67.0%	\$450K	6.0%	-36.0%	3	4	13	96	20
Jupiter Farms (CDP)	5	-62.0%	\$687K	-16.0%	-59.0%	2	8	100	91	60

Palm Beach County

by Zip Code

Single-family Housing Stats

January 2026

		Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 1..	Median Days to Contract	Median Percent Sales to Ori..	Cash Sales as Percent of Sales
West Palm Beach	33411	32	0.0%	\$540.0K	0.0%	0%	4	7	65	96	38
	33412	30	58.0%	\$1,125.0K	3.0%	28%	9	4	83	91	43
	33405	25	0.0%	\$2,800.0K	139.0%	15%	9	5	43	93	80
	33415	11	120.0%	\$324.6K	-10.0%	-5%	7	4	39	93	18
	33406	11	10.0%	\$470.0K	-17.0%	28%	4	6	32	96	27
	33413	9	29.0%	\$450.0K	-22.0%	9%	6	3	28	94	0
	33404	9	-36.0%	\$552.5K	33.0%	5%	6	4	82	96	33
	33401	8	-38.0%	\$1,192.5K	62.0%	67%	13	6	80	99	50
	33407	7	-42.0%	\$423.0K	-19.0%	6%	8	6	39	88	57
	33403	7	0.0%	\$480.0K	9.0%	-30%	3	8	8	98	14
Boca Raton	33496	46	53.0%	\$1,639.5K	3.0%	-6%	5	6	28	94	70
	33433	27	29.0%	\$817.5K	9.0%	6%	4	7	44	93	78
	33434	20	100.0%	\$1,418.8K	22.0%	17%	3	5	22	96	45
	33487	19	171.0%	\$2,100.0K	40.0%	-7%	5	6	67	88	58
	33428	19	-21.0%	\$805.0K	10.0%	4%	3	8	52	94	32
	33498	14	40.0%	\$817.0K	10.0%	-24%	3	8	61	94	29
	33486	11	-39.0%	\$1,035.0K	34.0%	-29%	3	5	89	94	36
	33432	10	25.0%	\$4,350.0K	67.0%	-2%	9	8	23	94	80
	33431	8	60.0%	\$1,899.3K	37.0%	-10%	6	4	75	92	50
Boynton Beach	33437	42	24.0%	\$457.5K	-2.0%	-12%	4	5	46	96	50
	33436	31	19.0%	\$555.0K	16.0%	-10%	5	7	51	95	48
	33472	25	14.0%	\$456.0K	-8.0%	-7%	5	5	36	94	44
	33473	19	73.0%	\$990.0K	-2.0%	-36%	3	9	29	96	68
	33435	15	-25.0%	\$615.0K	44.0%	-13%	5	4	44	92	73
	33426	11	-42.0%	\$330.0K	-15.0%	-26%	4	6	70	90	46
Delray Beach	33446	40	0.0%	\$685.0K	-47.0%	-14%	4	7	59	95	53
	33445	23	-21.0%	\$605.0K	-3.0%	-9%	5	8	48	93	44
	33484	19	-30.0%	\$411.0K	-9.0%	19%	5	5	74	90	63
	33444	15	-35.0%	\$1,200.0K	53.0%	-10%	6	6	36	95	87
	33483	14	133.0%	\$4,250.0K	21.0%	-9%	10	12	42	88	79
Lake Worth	33467	42	11.0%	\$535.0K	3.0%	-8%	4	5	42	95	33
	33460	22	47.0%	\$400.0K	-1.0%	-11%	6	6	62	94	41
	33463	20	18.0%	\$424.3K	1.0%	16%	5	9	41	97	10
	33462	19	58.0%	\$450.0K	-20.0%	-1%	6	4	63	95	21
	33449	12	140.0%	\$1,175.0K	95.0%	-21%	7	7	108	89	50
Palm Beach Gardens	33418	45	29.0%	\$1,410.0K	8.0%	15%	6	7	36	94	64
	33410	23	-12.0%	\$765.0K	16.0%	-5%	5	6	35	96	57
Loxahatchee	33470	32	0.0%	\$677.5K	9.0%	1%	6	5	29	97	31
Palm City	34990	36	44.0%	\$575.0K	0.0%	-6%	6	6	54	93	31
Wellington	33414	35	-5.0%	\$685.0K	-9.0%	-8%	6	6	93	90	46
Jupiter	33458	34	10.0%	\$1,100.0K	22.0%	-16%	3	8	34	95	62
	33478	16	7.0%	\$1,025.0K	17.0%	-17%	4	9	73	91	44
	33469	14	56.0%	\$720.0K	-31.0%	-7%	5	7	58	94	50
	33477	12	20.0%	\$1,962.5K	-28.0%	15%	7	6	30	95	75
North Palm Beach	33408	10	100.0%	\$1,675.0K	-24.0%	-11%	6	8	42	91	70
Belle Glade	33430	5	150.0%	\$390.0K	109.0%	180%	5	13	20	90	20
Palm Beach	33480	13	18.0%	\$13,100.0K	-12.0%	96%	30	5	63	90	77

Palm Beach County by City

Condominium/Townhome Housing Stats January 2026

	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)	34	-31.0%	\$495K	62.0%	-45.0%	7	4	84	94	59
Palm Beach (Town)	34	13.0%	\$1,635K	13.0%	-14.0%	14	4	59	91	94
Boca Raton (City)	20	-60.0%	\$330K	-40.0%	-52.0%	5	4	39	94	65
Jupiter (Town)	19	-41.0%	\$575K	7.0%	-41.0%	4	4	99	95	47
Palm Beach Gardens (City)	16	-56.0%	\$465K	12.0%	-43.0%	4	4	58	94	56
Delray Beach (City)	15	-66.0%	\$485K	19.0%	-48.0%	4	5	70	90	53
North Palm Beach (Village)	10	-41.0%	\$583K	85.0%	-50.0%	6	3	105	90	70
Greenacres (City)	9	-10.0%	\$180K	-25.0%	-49.0%	4	3	74	94	22
Boynton Beach (City)	7	-68.0%	\$170K	-8.0%	-51.0%	5	4	112	92	86
Highland Beach (Town)	5	-17.0%	\$689K	-28.0%	-61.0%	6	5	85	92	100

Palm Beach County
by Zip Code

Condominium/Townhome Housing Stats
January 2026

		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	43	87.0%	\$555.0K	44.0%	-3%	14	4	76	92	74
	33417	23	-23.0%	\$100.0K	-25.0%	1%	12	4	53	88	65
	33404	18	-5.0%	\$572.5K	-20.0%	4%	16	2	59	95	50
	33411	16	-38.0%	\$216.5K	0.0%	5%	9	5	94	92	38
	33415	15	50.0%	\$225.0K	-20.0%	-6%	8	4	74	93	20
	33407	10	25.0%	\$315.0K	50.0%	-2%	10	7	95	94	30
	33406	9	800.0%	\$272.5K	11.0%	-22%	4	9	55	91	33
	33405	5	25.0%	\$650.0K	-42.0%	25%	9	3	56	96	80
	33403	5	-29.0%	\$1,249.5K	320.0%	14%	16	2	15	95	80
Palm Beach	33480	55	67.0%	\$1,475.0K	6.0%	21%	20	4	64	92	93
Boca Raton	33434	31	3.0%	\$132.5K	-28.0%	-18%	7	5	88	83	90
	33433	25	-4.0%	\$296.5K	-17.0%	-12%	7	5	58	90	44
	33487	19	12.0%	\$615.0K	15.0%	-4%	11	5	111	89	68
	33431	15	36.0%	\$450.0K	-2.0%	-17%	8	4	72	91	67
	33428	15	275.0%	\$240.0K	1.0%	-33%	7	6	125	86	53
	33432	11	-54.0%	\$2,600.0K	147.0%	0%	11	6	58	92	91
	33486	10	150.0%	\$312.5K	6.0%	-33%	3	4	31	94	50
	33496	6	-50.0%	\$280.0K	-43.0%	-44%	3	8	10	96	50
Boynton Beach	33437	21	40.0%	\$255.0K	-18.0%	-5%	8	7	80	86	67
	33435	20	122.0%	\$159.8K	-11.0%	-13%	12	6	69	85	75
	33436	12	-29.0%	\$350.5K	10.0%	17%	9	6	80	94	83
	33426	6	-40.0%	\$231.2K	-28.0%	-2%	8	4	99	88	50
Delray Beach	33446	30	-17.0%	\$130.0K	-13.0%	-24%	9	6	71	87	80
	33484	29	-29.0%	\$163.0K	16.0%	-18%	8	6	34	91	76
	33483	20	-17.0%	\$800.0K	-20.0%	2%	10	6	108	91	55
	33445	15	25.0%	\$210.0K	-18.0%	2%	7	5	48	93	53
	33444	8	-11.0%	\$867.5K	153.0%	-7%	7	5	76	93	50
Lake Worth	33463	19	36.0%	\$282.0K	9.0%	-10%	6	3	92	93	37
	33467	17	-11.0%	\$147.0K	-16.0%	2%	9	5	58	96	47
	33461	15	67.0%	\$92.5K	-23.0%	-17%	10	4	61	89	67
	33462	14	40.0%	\$267.5K	-27.0%	7%	14	4	57	91	50
Palm Beach Gardens	33418	31	48.0%	\$475.0K	19.0%	-12%	6	5	57	94	39
	33410	12	-33.0%	\$380.0K	-11.0%	17%	7	4	95	94	50
Wellington	33414	9	-10.0%	\$395.0K	-4.0%	0%	10	4	106	92	22
Jupiter	33477	22	47.0%	\$577.5K	-39.0%	2%	10	7	69	90	73
	33458	20	11.0%	\$367.0K	-6.0%	-3%	5	5	45	95	35
	33469	19	90.0%	\$212.0K	-65.0%	-12%	8	5	41	91	95
North Palm Beach	33408	24	9.0%	\$722.3K	107.0%	5%	13	3	57	91	75
Palm City	34990	5	67.0%	\$298.0K	30.0%	27%	13	5	6	97	40

Martin County
by City

Single-family Housing Stats
January 2026

	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)	18	-10.0%	\$535K	2.0%	-28.0%	4	6	45	93	39
Hobe Sound (CDP)	11	-8.0%	\$719K	2.0%	7.0%	6	3	18	94	64
Jensen Beach (CDP)	9	-31.0%	\$390K	-26.0%	-47.0%	2	6	123	92	56
Port Salerno (CDP)	5	0.0%	\$415K	-28.0%	-46.0%	2	5	88	94	40

St. Lucie County
by City

Single-family Housing Stats
January 2026

	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)	194	-19.0%	\$420K	2.0%	-21.0%	4	5	64	95	29
Fort Pierce (City)	10	-38.0%	\$352K	23.0%	-44.0%	4	4	68	90	50
Lakewood Park (CDP)	9	-10.0%	\$289K	-10.0%	-30.0%	4	4	122	99	22
River Park (CDP)	8	-20.0%	\$232K	-15.0%	-3.0%	3	6	8	95	50
Hutchinson Island South (CDP)	6	200.0%	\$470K	-15.0%	-2.0%	10	7	124	89	83

Martin County

by Zip Code

Single-family Housing Stats

January 2026

		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
Jensen Beach	34957	26	37.0%	\$468.4K	-15.0%	-16%	5	7	91	92	65
Hobe Sound	33455	24	-4.0%	\$599.5K	2.0%	25%	7	6	45	94	54
Stuart	34996	12	50.0%	\$1,177.5K	-13.0%	42%	9	7	63	89	75
Indiantown	34956	9	800.0%	\$354.6K	-11.0%	300%	5	5	23	100	0

St. Lucie County

by Zip Code

Single-family Housing Stats

January 2026

		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	85	27.0%	\$435.0K	6.0%	-4%	4	7	56	98	11
	34986	51	11.0%	\$387.5K	-11.0%	-18%	6	6	66	93	49
	34987	46	-12.0%	\$491.5K	1.0%	11%	7	4	65	95	44
	34952	41	11.0%	\$351.0K	-6.0%	2%	5	6	48	95	34
	34983	39	-2.0%	\$338.0K	-8.0%	-1%	4	8	52	96	23
	34984	29	53.0%	\$473.4K	27.0%	-2%	5	7	130	93	31
Fort Pierce	34951	34	3.0%	\$312.0K	-9.0%	-28%	5	9	59	96	27
	34982	11	-48.0%	\$269.9K	-5.0%	28%	7	4	47	93	27
	34950	8	300.0%	\$222.5K	17.0%	25%	9	3	46	94	63
	34945	7	-22.0%	\$335.4K	-9.0%	-41%	3	15	84	92	0
	34947	6	0.0%	\$360.0K	3.0%	2%	6	3	52	92	17
	34949	5	67.0%	\$375.0K	-46.0%	-28%	12	5	67	85	100



Martin County
by City

Condominium/Townhome Housing Stats
January 2026

	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)	28	47.0%	\$197K	18.0%	-16.0%	7	5	68	90	71
Port Salerno (CDP)	5	67.0%	\$335K	43.0%	-20.0%	7	2	160	91	80

St. Lucie County
by City

Condominium/Townhome Housing Stats
January 2026

	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)	12	100.0%	\$468K	-23.0%	-36.0%	9	3	83	91	83
Fort Pierce (City)	7	-53.0%	\$120K	-52.0%	-47.0%	7	3	82	84	57
Port St. Lucie (City)	6	-68.0%	\$254K	-8.0%	-15.0%	7	4	42	89	33

Source: This report is produced by the Miami Association of Realtors® (MIAMI) 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.



Martin County

by Zip Code

Condominium/Townhome Housing Stats

January 2026

		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	34994	31	72.0%	\$185.0K	3.0%	-15%	8	6	65	91	65
	34996	24	33.0%	\$175.0K	-31.0%	-10%	10	7	50	92	100
	34997	18	200.0%	\$371.8K	21.0%	10%	7	5	23	92	44
Jensen Beach	34957	28	180.0%	\$420.0K	21.0%	-7%	11	5	86	93	64

St. Lucie County

by Zip Code

Condominium/Townhome Housing Stats

January 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	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port Saint Lucie	34952	9	-18.0%	\$152.4K	-20.0%	-2%	9	58	4	87	56
	34986	5	-17.0%	\$295.0K	3.0%	-8%	11	51	6	94	60
Fort Pierce	34982	7	17.0%	\$127.5K	-24.0%	-2%	7	57	4	88	57
	34950	5		\$120.0K		53%	27	103	3	81	20



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

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