

South Florida Luxury Market Report

2026 Q1



Miami Association of Realtors® (MIAMI)

April 2026

Luxury home price thresholds rose in 2026 Q1

Wealth migration pushes million-dollar sales and luxury prices higher in South Florida in 2026 Q1

The first quarter of 2026 was notable for its record-breaking deals but more so for the highly prominent buyers behind those deals that reflect the acceleration of wealth and talent migration into South Florida from high tax states. Luxury (top 5%) and ultra-luxury (top 1%) thresholds rose in the counties of Miami-Dade, Broward, and Palm Beach for single-family and condominium sales.

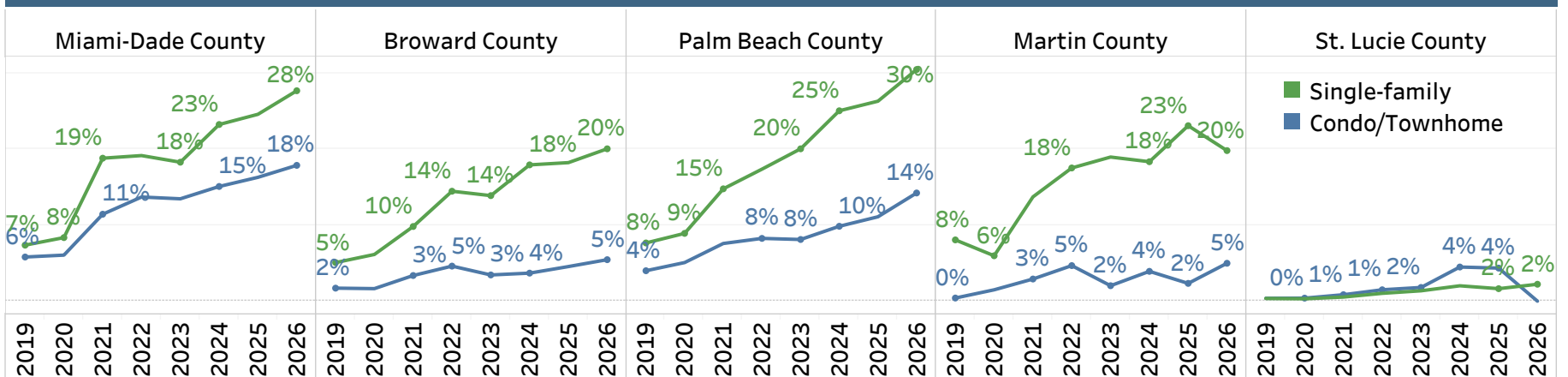
Closed sales of million-dollar homes rose 22% year-over-year, outpacing the 6% increase in total sales. In the single-family market, million-dollar sales rose 21%, and in the condominium/townhomes market, million-dollar sales rose 24%.

Sales of million-dollar homes rose across price points: \$1 million to less than \$3 million (19%), \$3 million to less than \$5 million (35%); \$5 million to less than \$10 million (35%), and \$10 million or more (13%). Sales of \$10 million or more rose to the highest first quarter level with 256 sales.

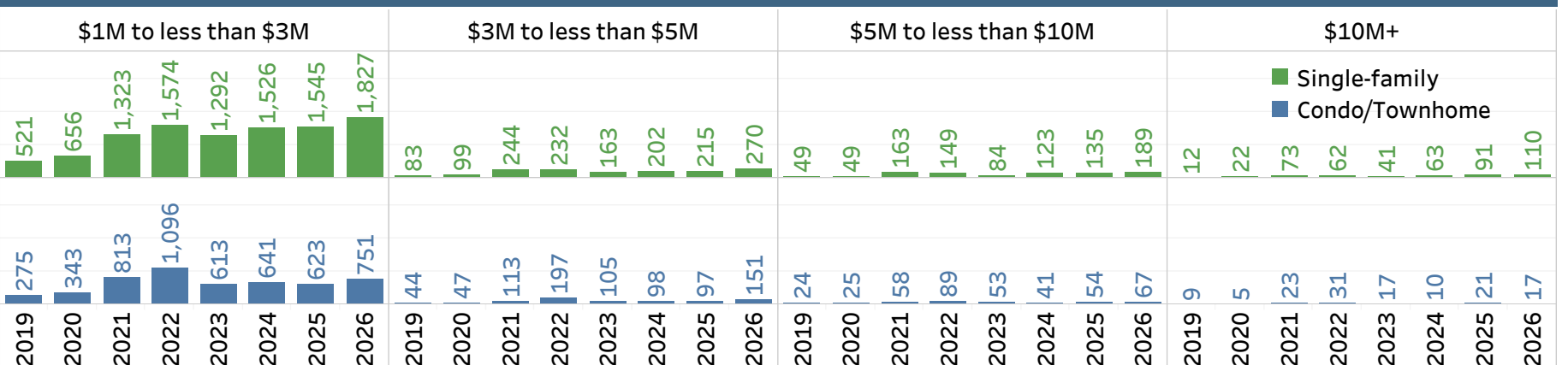
With robust growth in the million-dollar market, million-dollar home sales took up 30% of single-family sales in Palm Beach County at 30%; 28% in Miami-Dade County at 28%; and 20% each in Broward County and Martin County, outpacing the national rate of about 10%. In St. Lucie County, million-dollar sales accounted for 4%, up from less than 1% in 2019.

In the condominium market, million-dollar sales also gained market share. Miami-Dade County led with the highest share at 18%, followed by Palm Beach County at 14%, Broward and Martin County each at 5%, and St. Lucie County with less than 1% share.

Million-Dollar Sales as a Percent of Closed Sales in the First Quarter of 2019-2026



Million-Dollar Sales by Price Tier in the First Quarter of 2019-2026



Source of data: Miami Association of REALTORS® (MIAMI), Florida Realtors®

Miami-Dade County

Who's Who in tech dominated the luxury market

Miami-Dade County single-family luxury price threshold rose to \$4.1 million and ultra-luxury to \$13.6 million in 2026 Q1

In Miami-Dade County, the single-family luxury (top 5%) price rose to \$4.1 million in 2026 Q1 (\$3.2 million in 2025) while the ultra-luxury (top 1%) threshold rose to \$13.6 million (\$10.4 million in 2025).

Indian Creek, known as the Billionaire Bunker, had the highest single-family luxury price threshold in 2026 Q1 at \$170 million, the largest in Miami-Dade history.

In the city of Miami that had the most million-dollar single-family sales, the luxury price threshold rose to \$2.9 million while the ultra-luxury threshold rose to \$6.9 million.

In the single-family market, the highest luxury threshold was that of Indian Creek at \$170 million, of which there was only one transaction, which was the property purchased by Mark Zuckerberg and Priscilla Chan in March 2026. (See [Mark Zuckerberg Buys Record-Breaking \\$170 Million 'Billionaire Bunker' Mansion](#)). Dubbed as the Billionaire Bunker, Jeff Bezos had purchased three properties on Indian Creek in 2023 and 2024 for a total of \$237 million. (See [Jeff Bezos' \\$90 Million Waterfront Mansion in Indian Creek Island, Florida](#)).

The Zuckerbergs purchase was the largest deal in South Florida history. It topped Citadel's Ken Griffin's \$107 million purchase of a property in the exclusive Coconut Grove neighborhood in 2022 (See [Ken Griffin Is the Buyer Behind \\$106.875 Million Miami Deal - WSJ](#)). It also topped Google co-founder Larry Page's \$101.5 million purchases of a property in Coconut Grove in December 2025, although he also purchased another property for a combined purchase of \$173.4 million (see [Two Mansions Bought by a Google Billionaire | GOBankingRates](#)).

The second largest transaction was a \$51 million purchase of a property in Miami Beach's exclusive Allison Island by Google founder Sergey Brin. (See [Billionaire Sergey Brin 'Drops \\$51 Million' on LVMH CEO's Miami Megamansion](#)). In Miami Beach where 96% of the 56 single-family sales were million-dollar homes, the luxury threshold was \$30 million.

Condominium luxury price threshold rose to \$3.6 million and ultra luxury to \$9.5 million in 2026 Q1

In the condominium market, the luxury sales price threshold rose to \$3.6 million (from \$3.0 million in 2025) while the ultra-luxury sales price threshold rose to \$9.5 million (\$7.7 million in 2025) in Miami-Dade County in 2026 Q1.

Surfside had the highest luxury sales price threshold at \$31.4 million at an ultra-luxury threshold at \$41.6 million.

In Miami Beach which had the most million-dollar condominium sales, the luxury threshold was \$5.5 million, and the ultra-luxury threshold was \$14.0 million.

The top condominium transaction in 2026 Q1 in Miami-Dade and all of South Florida involved the \$54 million purchase of 9149 Collins Avenue Unit 101 at The Surf Club by an unnamed buyer purchased through 187 Investors LLC.

The second largest condominium transaction in Miami-Dade and all of South Florida was the \$44 million purchase of a Surf Club Four Seasons penthouse by former Starbucks CEO Howard Schultz in March (see [Howard Schultz Buys \\$44M Surfside Penthouse](#))

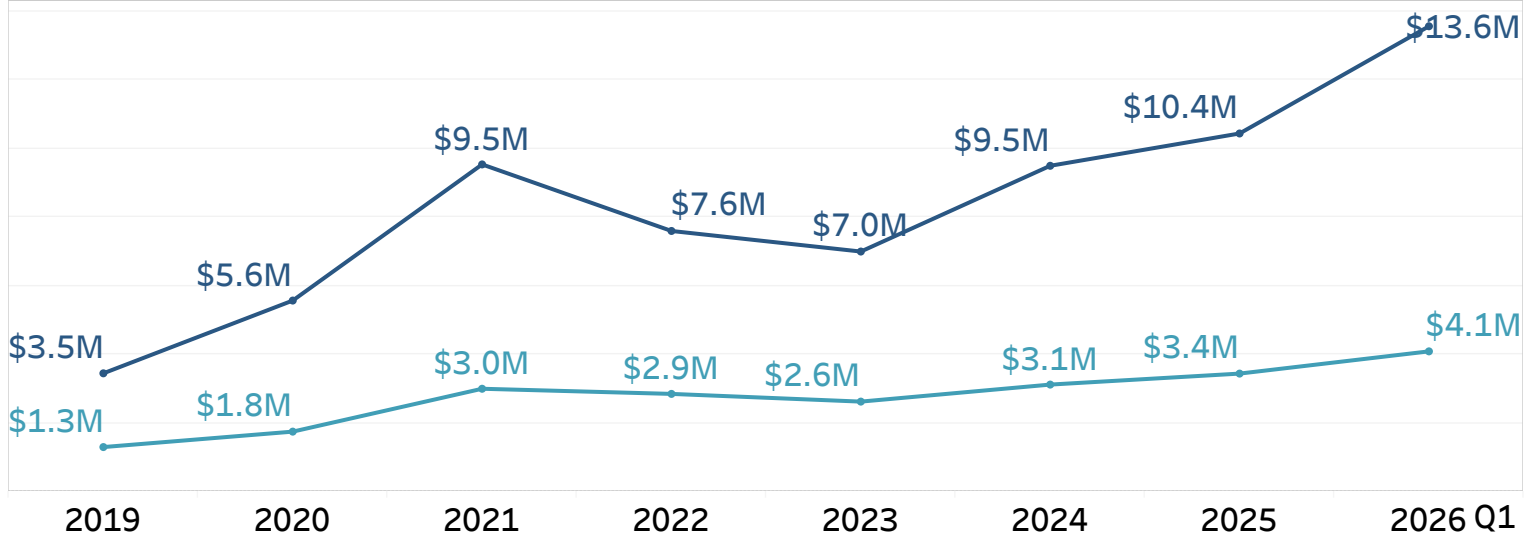
Miami continues to be affordable compared to major global cities, according to the Knight Frank 2026 Wealth Report. A million dollars buys 58 square meters of property in Miami compared to Milan (45.8), Paris (37), Geneva (27.9), Tokyo (36.6). Miami also gets more bang for the buck compared to New York (3.9) and Los Angeles (36.9). (See [The Wealth Report 2026: Our 20th Edition | Knight Frank](#)).

Miami-Dade County

Single-family Luxury Home Sales as of 2026 Q1

Miami-Dade County

Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1



Miami-Dade County

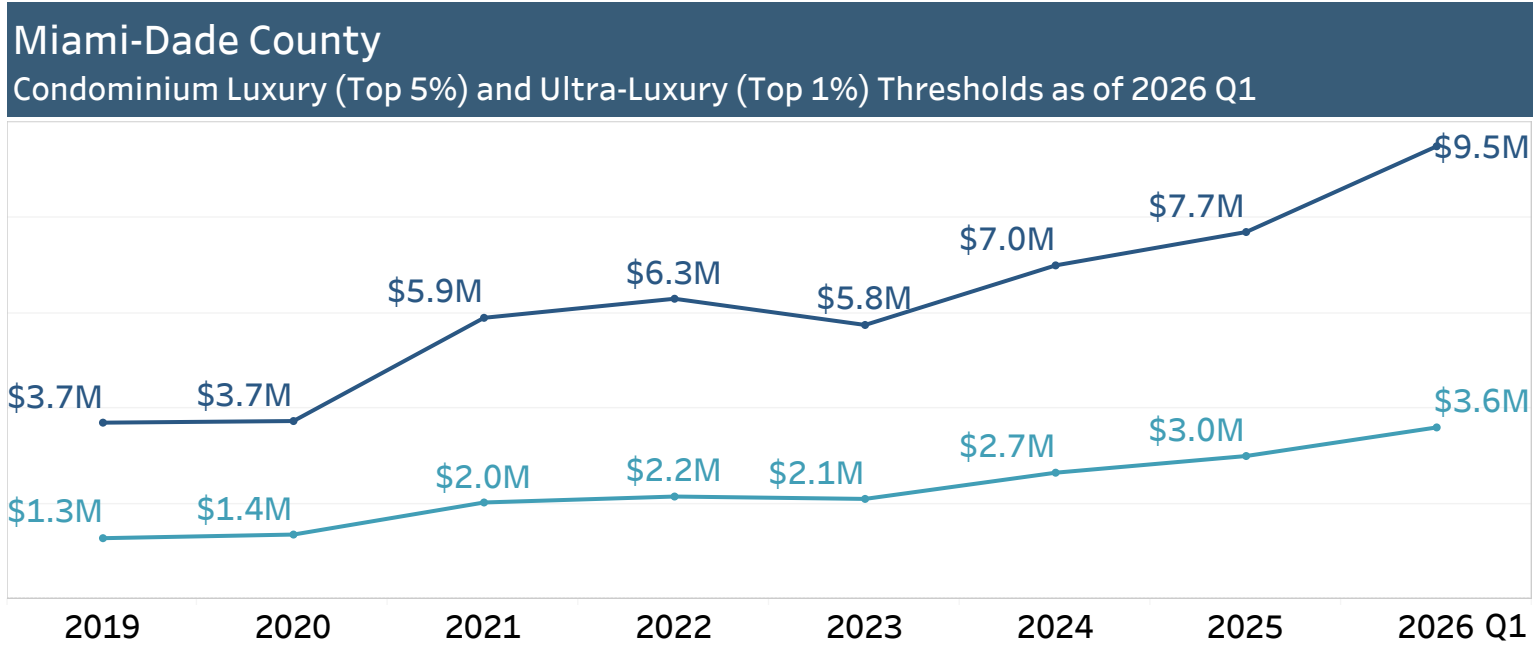
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Median Sales Price	Million-dollar sales	Million-dollar market share
Indian Creek	\$170.0M	\$170.0M	\$170.0M	\$170.0M	1	100%
Golden Beach	\$31.2M	\$32.2M	\$32.5M	\$15.6M	6	100%
Miami Beach	\$30.0M	\$32.6M	\$33.3M	\$3.5M	53	96%
Key Biscayne	\$15.2M	\$19.8M	\$21.0M	\$4.2M	10	100%
Pinecrest	\$11.1M	\$15.8M	\$16.5M	\$2.8M	50	100%
Coral Gables	\$11.0M	\$19.5M	\$32.0M	\$2.0M	80	89%
Bal Harbour	\$10.6M	\$10.8M	\$10.8M	\$8.8M	2	100%
Surfside	\$10.2M	\$13.1M	\$13.9M	\$1.7M	11	100%
Bay Harbor Islands	\$8.0M	\$8.0M	\$8.0M	\$8.0M	1	100%
Coconut Grove	\$7.3M	\$7.5M	\$7.6M	\$2.9M	5	100%
North Miami	\$6.1M	\$10.1M	\$12.2M	\$0.6M	13	28%
South Miami	\$6.0M	\$6.5M	\$6.7M	\$1.6M	19	79%
North Bay Village	\$5.6M	\$6.0M	\$6.2M	\$1.0M	5	50%
North Miami Beach	\$2.9M	\$9.3M	\$12.6M	\$0.5M	7	18%
Miami	\$2.9M	\$6.8M	\$17.3M	\$0.7M	303	24%
Biscayne Park	\$2.8M	\$4.0M	\$4.3M	\$1.2M	9	75%
Miami Shores	\$2.5M	\$4.5M	\$5.4M	\$1.3M	25	71%
Doral	\$2.0M	\$2.3M	\$2.4M	\$1.1M	36	56%
Palmetto Bay	\$1.9M	\$3.6M	\$5.8M	\$1.1M	36	58%
Aventura	\$1.9M	\$2.0M	\$2.0M	\$1.4M	4	67%
Sunny Isles Beach	\$1.7M	\$1.7M	\$1.7M	\$1.7M	1	100%
Miami Springs	\$1.4M	\$1.7M	\$1.8M	\$0.7M	3	21%
Miami Lakes	\$1.3M	\$1.4M	\$1.4M	\$0.9M	9	32%
El Portal	\$1.2M	\$1.3M	\$1.3M	\$0.7M	1	17%

Source of data: Miami Association of REALTORS® (MIAMI) analysis of MLS listings (MIAMI members "A" listings, The Beaches members "F" and "R" listings, and Martin members "T" listings) downloaded from the Cotallity Matrix platform. Cities shown are those where \$1 million or more sales account for at least 10% of sales. Off-market sales are not included in this table.

Miami-Dade County

Condominium Luxury Home Sales as of 2026 Q1



Miami-Dade County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Surfside	\$31.4M	\$41.6M	\$44.0M	8	35%
Bal Harbour	\$10.4M	\$12.3M	\$12.5M	27	82%
Coconut Grove	\$8.0M	\$9.1M	\$9.4M	6	55%
Bay Harbor Islands	\$6.5M	\$7.6M	\$7.8M	10	42%
Miami Beach	\$5.5M	\$14.0M	\$19.9M	128	31%
Sunny Isles Beach	\$4.5M	\$8.0M	\$19.9M	62	37%
Key Biscayne	\$3.9M	\$5.5M	\$6.4M	33	69%
Coral Gables	\$3.0M	\$5.1M	\$6.2M	11	22%
Miami	\$2.6M	\$6.5M	\$19.8M	151	17%
Aventura	\$1.9M	\$4.7M	\$9.0M	31	17%
North Miami Beach	\$1.1M	\$1.6M	\$1.9M	4	13%

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Broward County single-family luxury sales price threshold rose to \$2.3 million and ultra luxury to \$6.2 million in 2026 Q1

In Broward County, the single-family luxury (top 5%) price threshold rose to \$2.3 million in 2026 Q1 (\$2.0 million in 2025) while the ultra-luxury (top 1%) threshold rose to \$6.2 million (\$4.8 million in 2025).

Hillsboro Beach had the highest single-family luxury price threshold in 2026 Q1 at \$36.5 million.

In Fort Lauderdale which had the highest million-dollar sales in Broward County, the luxury threshold rose to \$5.9 million (from \$4.7 million in 2025) and the ultra-luxury threshold rose to \$13.1 million (from \$10.1 million in 2025).

The largest single-family luxury transaction involved the purchase for \$36.5 million of a property on 1083 Hillsboro Mile by New Jersey homebuilder Morris Flancbaum who is married to Conair billionaire heir Suan Rizutto. (See [Conair Heir's Husband Assembles \\$58M Hillsboro Beach Estate](#) [Conair Heir's Husband Assembles \\$58M Hillsboro Beach Estate](#)). This breaks the record for Hillsboro Beach transactions.

The second largest deal was the \$26.8 million acquisition of a property also on Hillsboro Beach on 1101 Hillsboro Mile by South Florida auto dealer Craig Zinn (See [Auto Dealer Craig Zinn Buys Oceanfront Broward Mansion](#)).

The third largest deal was the \$24 million purchase of 529 Bontana Avenue in Fort Lauderdale's Las Olas Isles by John C. Spyksma, CEO of Ramona Commodities which is a California-based company active in commodities trading. (See [John C. Spyksma Acquires Waterfront Home At 529 Bontana Ave In Fort Lauderdale For \\$23.96M | Traded](#))

Condo luxury threshold rose to \$1 million and ultra-luxury to \$3.1 million in 2026 Q1

In the condominium market, the luxury threshold rose to \$1.0 million (\$900,000 in 2025) while the ultra-luxury threshold price rose to \$3.1 million (\$2.2 million in 2025) in Broward County in 2026 Q1.

Fort Lauderdale had the highest condominium luxury threshold at \$2.5 million and ultra-luxury threshold at \$4.8 million.

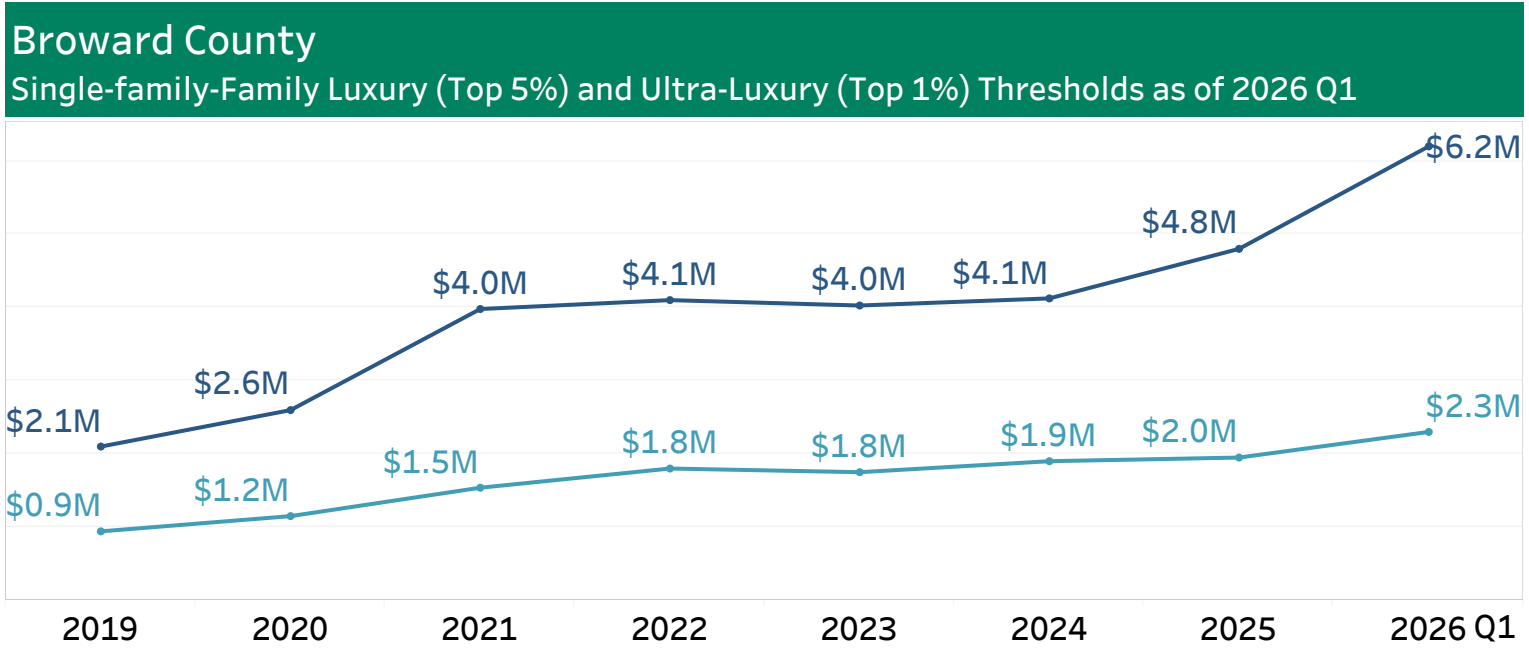
The largest transaction was the \$5.6 million purchase of a property on 2201 N. Ocean Boulevard Unit S501 in Fort Lauderdale by Ven Capital LP.

The second largest transaction was also in Fort Lauderdale involving the \$5.2 million purchase of 153 N Seabreeze Unit 2302 by an unknown buyer.

With its more competitive real estate prices compared to Miami-Dade County and Palm Beach County, Broward County has also attracted the interest of commercial investors. In 2025, Broward County saw two large office deal acquisitions each over \$200 million, acquisition of the Bank of America Financial Center on 401 E Las Olas Boulevard and the acquisition of the Las Olas Civic Center on 350 E Las Olas Boulevard. [South Florida Commercial Sales Volume Jumps to Highest Level Post Pandemic - MIAMI REALTORS®](#) In 2026 Q1, Broward County also snagged five of the 10 largest multifamily deals in South Florida. See [Miami Metro Multifamily is #1 in Occupancy and Rent Growth Among Large South Region Metro Areas - MIAMI REALTORS®](#)

Broward County

Single-family Luxury Home Sales as of 2026 Q1



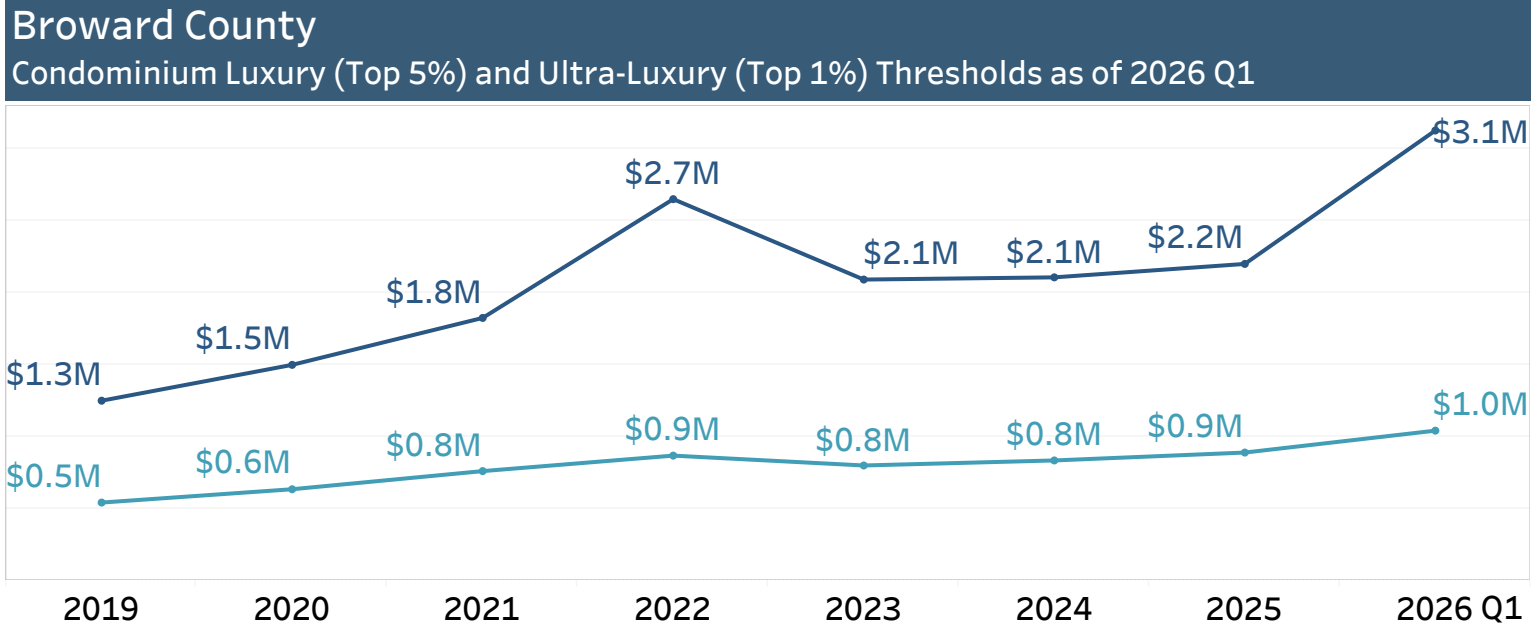
Broward County
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Hillsboro Beach	\$36.5M	\$36.5M	\$36.5M	1	100%
Sea Ranch Lakes	\$8.6M	\$8.9M	\$9.0M	3	100%
Southwest Ranches	\$8.2M	\$9.9M	\$10.3M	24	89%
Fort Lauderdale	\$5.9M	\$13.1M	\$24.0M	162	38%
Lighthouse Point	\$5.7M	\$6.4M	\$6.5M	26	74%
Parkland	\$2.4M	\$3.8M	\$4.2M	63	66%
Weston	\$2.3M	\$3.1M	\$3.9M	50	42%
Davie	\$2.3M	\$2.9M	\$3.1M	41	35%
Lauderdale By The Sea	\$2.2M	\$2.4M	\$2.5M	3	50%
Plantation	\$2.2M	\$3.9M	\$4.5M	28	20%
Pompano Beach	\$2.0M	\$3.5M	\$5.5M	35	25%
Hollywood	\$1.6M	\$2.5M	\$3.4M	29	12%
Wilton Manors	\$1.4M	\$1.9M	\$2.1M	13	30%
Dania Beach	\$1.3M	\$1.8M	\$1.9M	3	10%
Cooper City	\$1.3M	\$1.8M	\$1.9M	10	15%

Source of data: Miami Association of REALTORS® (MIAMI) analysis of MLS listings (MIAMI members "A" listings, The Beaches members "F" and "R" listings, and Martin members "T" listings) downloaded from the Cotallity Matrix platform. Cities shown are those where \$1 million or more sales account for at least 10% of sales. Off-market sales are not included in this table.

Broward County

Condominium Luxury Home Sales as of 2026 Q1



Broward County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Fort Lauderdale	\$2.5M	\$4.8M	\$5.6M	65	19%
Hillsboro Beach	\$2.3M	\$3.1M	\$3.3M	5	28%
Lauderdale By The Sea	\$1.5M	\$1.8M	\$2.0M	4	13%

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Palm Beach County

Business leaders purchased the priciest real estate

Palm Beach County single-family luxury sales price threshold rose to \$4.4 million and ultra luxury to \$13.5 million in 2026 Q1

In Palm Beach County, the single-family luxury (top 5%) price rose to \$4.4 million in 2026 Q1 (\$3.5 million in 2025) while the ultra-luxury (top 1%) threshold rose to \$6.2 million (\$4.8 million in 2025).

The town of Manalapan had the highest single-family luxury price threshold in 2026 Q1 at \$68.5 million. At the city level, this is the second highest price threshold in 2026 Q1 (Indian Creek in Miami-Dade is the highest).

In Boca Raton, which had the most million-dollar single-family sales in Palm Beach County, the luxury threshold was \$5.7 million while the ultra-luxury threshold was \$13.2 million.

The largest transaction involved the iconic and landmarked ocean front property Villa Flora on 260 N. Ocean Blvd. in an off-market purchase by garbage-and-recycling tycoon Anthony Lomangino and his wife, Lynda, for \$76.3 million (See [Trash tycoon pays \\$76.73M for historical Palm Beach mansion on ocean](#)).

The second largest transaction involved the \$72 million sale of a one-acre property on 1460 N Lake Way to an unnamed buyer in an off-market deal (See [Pamela Starret Sells Lakefront Estate in Palm Beach For \\$72 Million With Brokers Gary Pohrer And Margit Brandt | Traded](#))

The third largest transaction was a \$68.3 million luxury waterfront property on 1940 S. Ocean Boulevard in Manalapan purchased by David MacNeil, the WeatherTech founder and CEO, who President Trump nominated earlier this year to the Federal Trade Commission. WeatherTech manufactures automotive accessories and flooring. (See [David MacNeil Of WeatherTech Acquires Ocean-to-Lake Estate In Lantana For \\$68.32M | Traded](#))

Condo luxury threshold rose to \$2.4 million and ultra-luxury to \$5.3 1 million in 2026 Q1

In the condominium market, the luxury threshold sale price rose to \$2.4 million in 2026 Q1 (\$2.2 in 2025) while the ultra-luxury threshold slightly decreased to \$53 million (\$5.5 million in 2025) in Palm Beach County in 2026 Q1.

The town of Palm Beach has the highest luxury price threshold at \$7.3 million and an ultra-luxury threshold of \$9.8 million. The highest deal was a \$9.8 million purchase of 400 S. Ocean Boulevard Unit 5030 to an unnamed buyer purchased through an LLC.

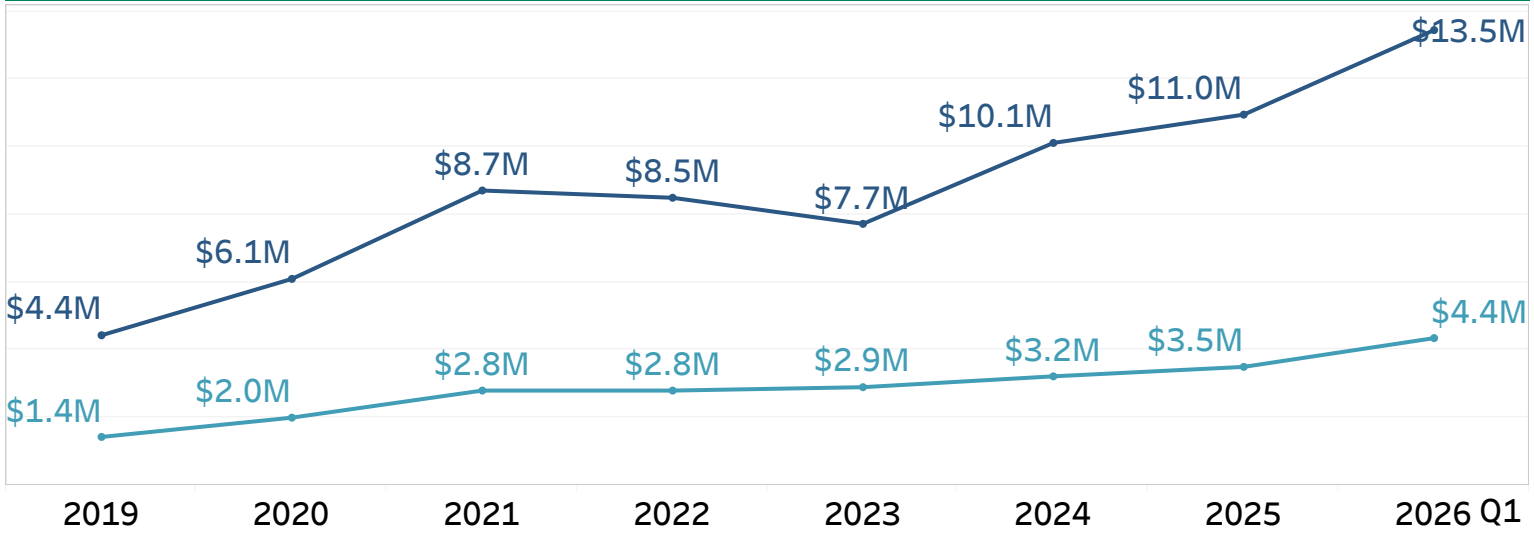
Together with Miami-Dade County, Palm Beach County has seen the largest net inflow of income from people moving to the county among all US counties, according to MIAMI Realtors analysis of IRS tax data. Over the period 2019-2023, Palm Beach County saw a net inflow of \$22.7 billion from other counties, while Miami-Dade County saw a net inflow of \$10.5 billion dollars. These two counties attracted the largest net income inflow of the \$137 billion that flowed into Florida from 2019-2023. In 2023, the average adjusted gross income of taxpayers who moved to Palm Beach County was \$244,723 while the average income of taxpayers who moved to Miami-Dade County was \$178,382. (See [Palm Beach County: #1 in the Nation in Net Inflow of Income from Domestic Migration Per Latest IRS Tax Data - MIAMI REALTORS®](#))

New Yorkers are the top out-of-state movers into South Florida, with Palm Beach County as the top destination, according to MIAMI Realtors analysis of driver license exchanges and county sales records. Governor Hochul and Mayor Mamdani's proposal to impose an annual surcharge on homes valued above \$5 million owned by individuals who live outside the city (pied-a-terre units) could increase the demand for luxury second homes in South Florida. (See [Miami Sees Double-Digit Spike in Domestic Migration; New York, California, and Texas Lead Inflows - MIAMI REALTORS®](#))

Palm Beach County

Single-family Luxury Home Sales as of 2026 Q1

Palm Beach County
Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1



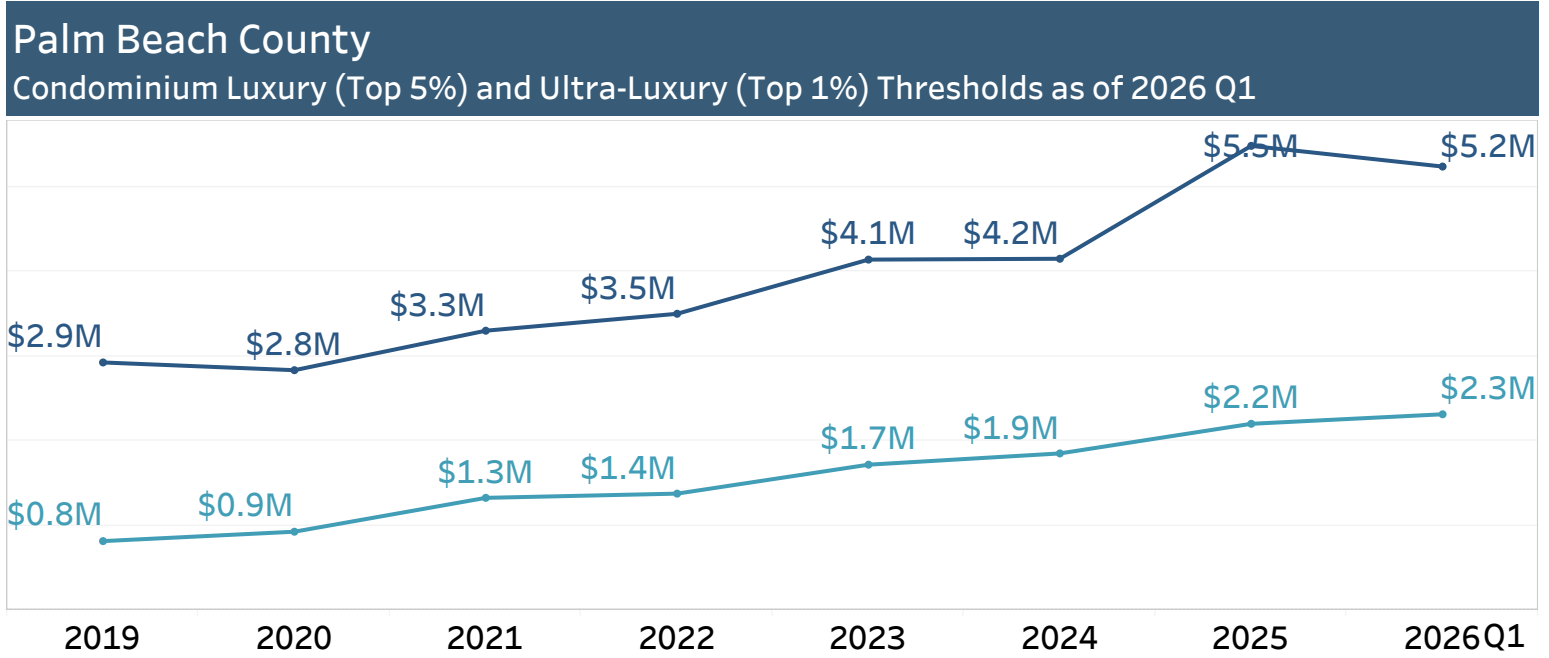
Palm Beach County
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Manalapan	\$65.8M	\$67.8M	\$68.3M	4	100%
Palm Beach	\$34.9M	\$36.9M	\$37.1M	25	93%
Highland Beach	\$15.2M	\$17.0M	\$17.5M	6	100%
Gulf Stream	\$10.9M	\$11.8M	\$12.0M	4	100%
North Palm Beach	\$8.2M	\$10.3M	\$10.7M	20	54%
Jupiter Inlet Colony	\$7.2M	\$7.4M	\$7.4M	2	100%
Village Of Golf	\$6.6M	\$6.8M	\$6.9M	2	100%
Boca Raton	\$5.7M	\$13.2M	\$21.0M	269	52%
Delray Beach	\$5.6M	\$10.0M	\$21.0M	148	47%
Jupiter	\$5.2M	\$16.2M	\$41.0M	134	53%
Ocean Ridge	\$4.9M	\$5.0M	\$5.0M	9	100%
West Palm Beach	\$4.2M	\$10.0M	\$15.5M	92	28%
Lantana	\$4.2M	\$7.6M	\$8.4M	5	28%
Wellington	\$4.2M	\$13.0M	\$16.3M	51	36%
Palm Beach Gardens	\$3.8M	\$7.1M	\$14.0M	159	55%
Tequesta	\$3.5M	\$9.7M	\$11.2M	7	39%
Lake Clarke Shores	\$3.0M	\$3.5M	\$3.6M	4	36%
Singer Island	\$2.6M	\$2.7M	\$2.8M	4	100%
Juno Beach	\$2.5M	\$2.5M	\$2.5M	5	100%
Atlantis	\$2.2M	\$2.4M	\$2.5M	3	25%
Palm Beach Shores	\$1.8M	\$1.8M	\$1.8M	1	100%
Boynton Beach	\$1.2M	\$2.2M	\$3.4M	47	11%
Glen Ridge	\$1.1M	\$1.2M	\$1.2M	1	50%

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Palm Beach County

Condominium Luxury Home Sales as of 2026 Q1



Palm Beach County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Palm Beach	\$7.3M	\$9.2M	\$9.8M	53	75%
Singer Island	\$3.9M	\$4.6M	\$4.8M	15	50%
Lake Park	\$3.4M	\$4.1M	\$4.3M	7	33%
Boca Raton	\$3.2M	\$6.9M	\$8.0M	66	18%
Jupiter	\$2.9M	\$3.2M	\$3.4M	19	16%
Ocean Ridge	\$2.7M	\$3.1M	\$3.2M	4	44%
Palm Beach Shores	\$2.4M	\$2.6M	\$2.7M	1	33%
Highland Beach	\$2.4M	\$3.0M	\$3.1M	15	37%
North Palm Beach	\$2.3M	\$3.2M	\$3.3M	12	21%
Riviera Beach	\$2.1M	\$2.5M	\$2.6M	3	21%
West Palm Beach	\$1.9M	\$5.3M	\$6.5M	44	15%
Juno Beach	\$1.6M	\$2.0M	\$2.1M	4	20%
Tequesta	\$1.6M	\$1.7M	\$1.7M	8	29%
South Palm Beach	\$1.5M	\$1.5M	\$1.5M	4	21%

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Martin County & St. Lucie County

Hobe Sound & Stuart properties were the largest buys

Martin County single-family luxury threshold rose to \$3.3 million in 2026 Q1 while St. Lucie County threshold rose to \$1.3 million

In Martin County, the single-family luxury (top 5%) price threshold rose to \$3.3 million in 2026 Q1 (\$3.1 million in 2025) while the ultra-luxury (top 1%) threshold slightly decreased to \$7.9 million (\$8.3 million in 2025).

In St. Lucie County, the single-family luxury (top 5%) price threshold rose to \$800,000 (\$700,000 in 2025) while the ultra-luxury (top 1%) threshold slightly decreased to \$1.4 million (\$1.5 million in 2025). Million-dollar single-family sales comprise still just 4% of sales in St. Lucie County.

Jupiter Island had the highest luxury price threshold at \$5.3 million based on one sale transaction.

In Stuart, which had the most million-dollar sales, the luxury threshold was \$4.2 million, and the ultra-luxury threshold was \$7.9 million.

The largest transaction in these two counties was the \$29 million purchase of 7 S Beach Road in Hobe Sound by Illustrated Properties LLC, owned by the Keyes Company, the largest independently owned real estate firm in Florida.

Martin County condominium luxury threshold rose to \$1.5 million in 2026 Q1 while St. Lucie County decreased to \$700,000

In Martin County, the condominium luxury (top 5%) price threshold rose to \$1.5 million in 2026 Q1 (\$1.2 million in 2025) but the ultra-luxury (top 1%) threshold slightly decreased to \$2.7 million (\$3.0 million in 2025). Martin County is a small market so luxury price thresholds can fluctuate significantly.

In St. Lucie County, the condominium luxury (top 5%) price threshold decreased to \$700,000 in 2026 Q1 (\$900,000 in 2025) while the ultra-luxury (top 1%) threshold also decreased to \$900,000 (\$1.3 million in 2025). Million-dollar condominium account for less than 1% of sales in St. Lucie County.

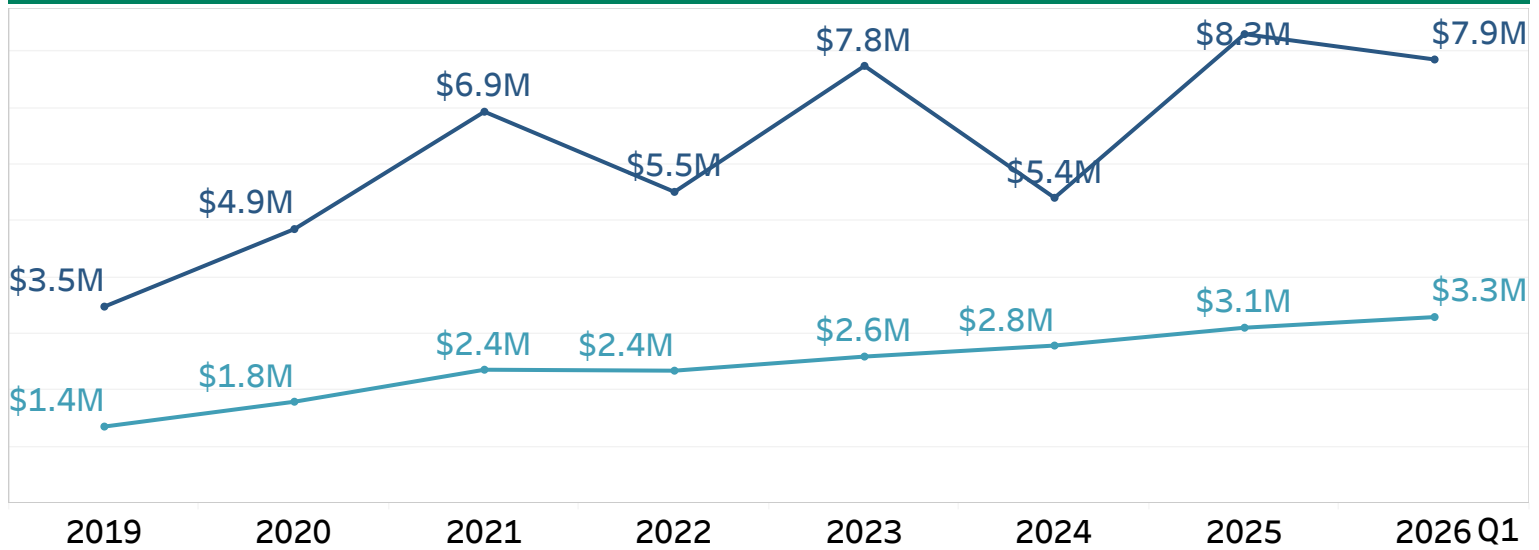
The largest condominium transaction was a \$3.5 million purchase of a property on 2818 SE Dune Drive #2308 in Sailfish Point, Stuart by an unidentified buyer.

Martin County & St. Lucie County

Single-family Luxury Home Sales as of 2026 Q1

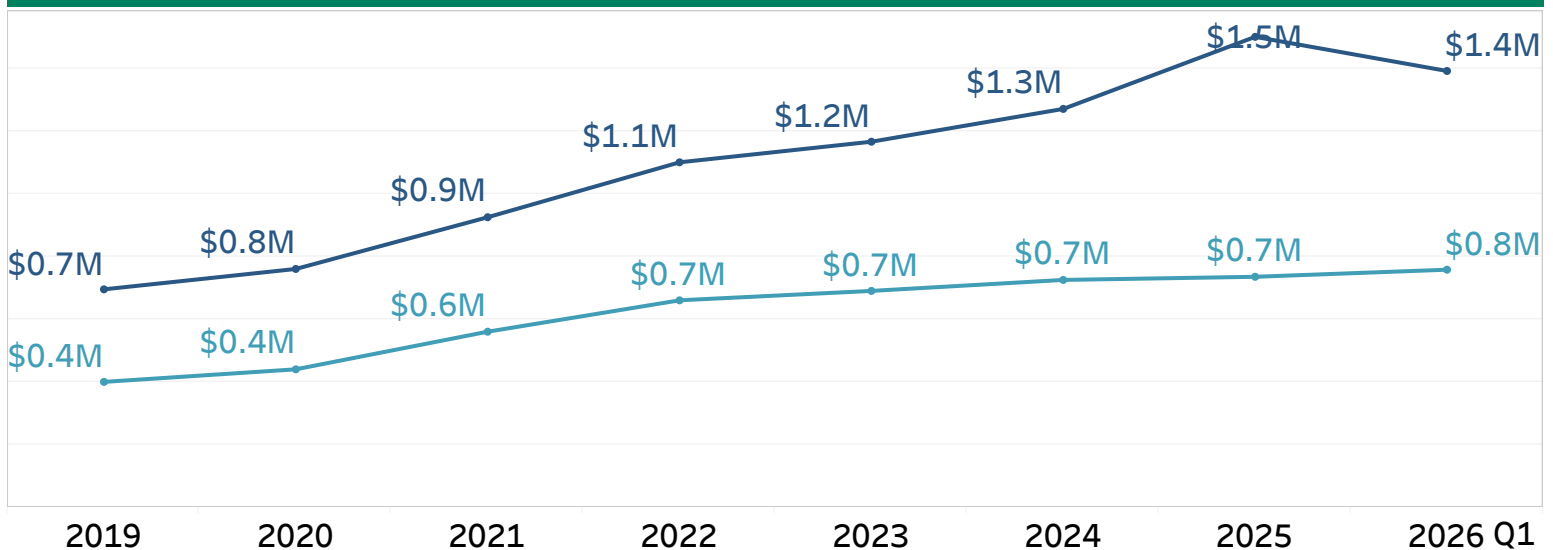
Martin County

Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1



St. Lucie County

Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1



Martin County, St Lucie County, St. Lucie County

Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1

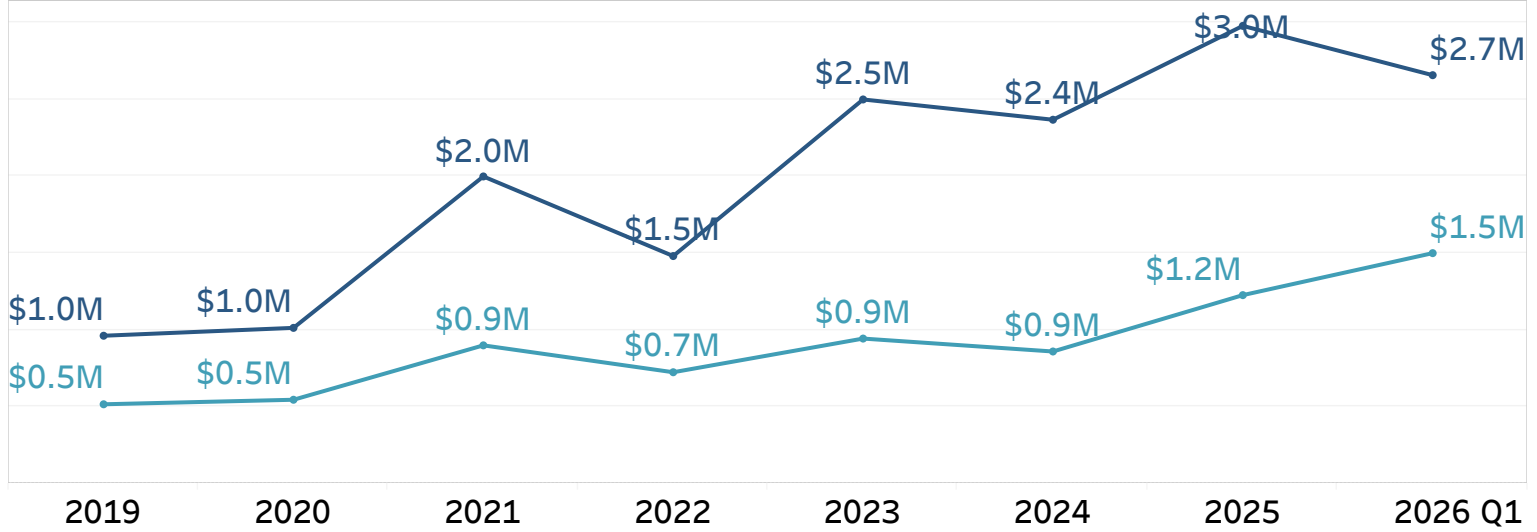
City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Jupiter Island	\$5.3M	\$5.3M	\$5.3M	1	100%
Sewalls Point	\$4.7M	\$4.7M	\$4.7M	6	75%
Hobe Sound	\$4.7M	\$16.2M	\$29.0M	26	32%
Stuart	\$4.2M	\$7.9M	\$8.0M	45	20%
Tequesta	\$2.6M	\$2.6M	\$2.6M	2	100%
Palm City	\$1.4M	\$1.4M	\$2.0M	30	26%
Jensen Beach	\$1.0M	\$1.3M	\$1.6M	3	5%

Source of data: Miami Association of REALTORS® (MIAMI) analysis of MLS listings (MIAMI members "A" listings, The Beaches members "F" and "R" listings, and Martin members "T" listings) downloaded from the Cotallity Matrix platform. Off-market sales are not included in this table.

Martin County & St. Lucie County Condominium Luxury Home Sales as of 2026 Q1

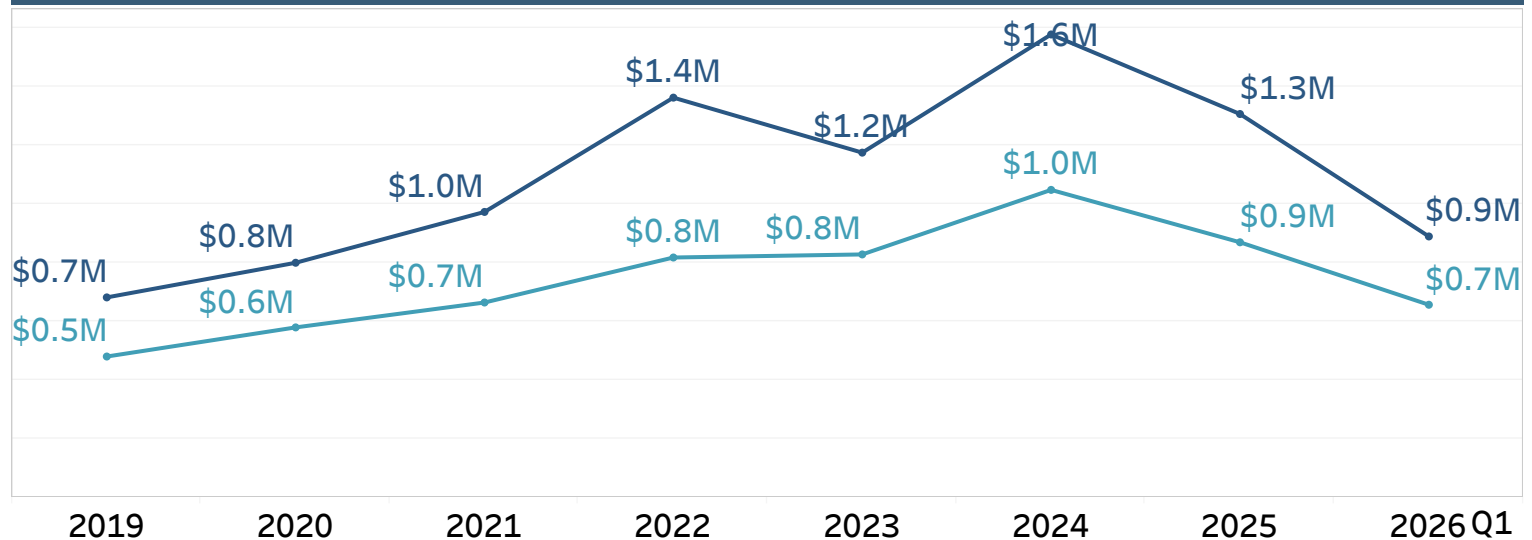
Martin County

Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1



St. Lucie County

Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1



Martin County & St. Lucie County

Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	Million-dollar market share
Stuart	\$1.7M	\$2.9M	\$3.5M	14	8%
Jensen Beach	\$0.8M	\$1.1M	\$1.1M	2	3%

Source of data: Miami Association of REALTORS® (MIAMI) analysis of MLS listings (MIAMI members "A" listings, The Beaches members "F" and "R" listings, and Martin members "T" listings) downloaded from the Cotallity Matrix platform. Off-market sales are not included in this table.



Luxury Prices for Out-of-State Buyers

Out-of-state buyers purchased pricier properties

Out-of-state buyers purchased pricier luxury properties than in-state buyers

According to MIAMI Realtors® analysis of the buyer’s state for homes purchased in 2025, New York accounted for 32.7% of South Florida’s out-of-state buyers, followed by New Jersey (13.4%), Massachusetts (6.9%), Pennsylvania (5.0%), Connecticut (4.2%), California (3.8%), Illinois (3.6%), Texas (2.9%), Michigan (2.8%), and Maryland (2.5%).

In 2025, out-of-state buyers purchased pricier luxury properties than in-state buyers.

Among South Florida’s top out-of-state movers, buyers from Texas had the highest luxury price threshold for single-family homes at \$10.8 million and the second highest luxury price threshold at \$4.0 million for condos/coops/townhomes.

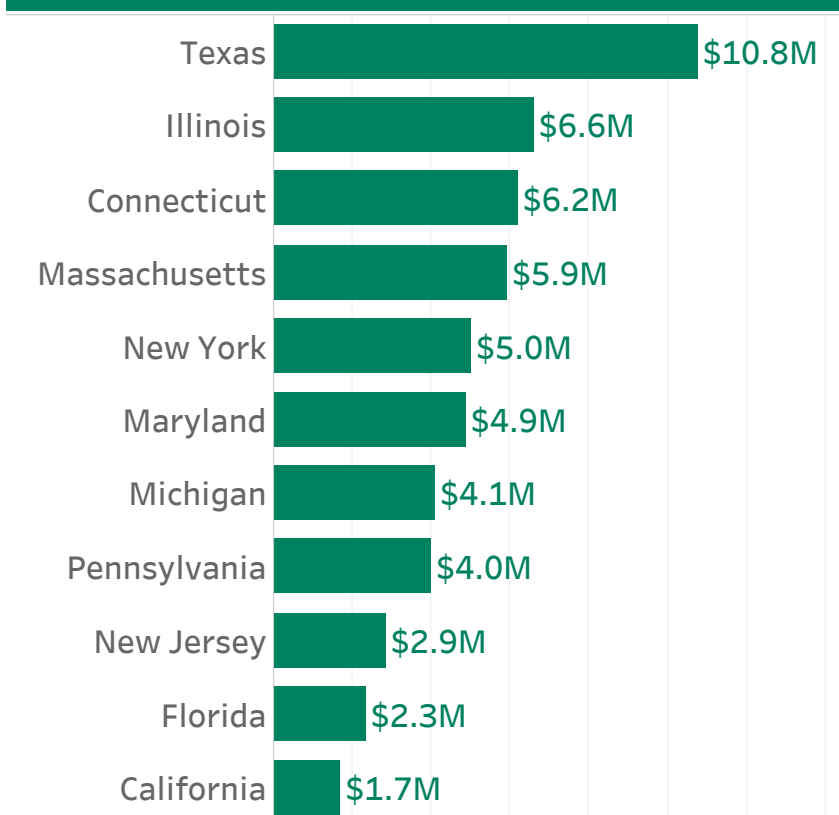
Among New Yorkers who make up a third of South Florida’s out-of-state buyers, the luxury (top 5% of sales) threshold for single-family homes was \$5.0 million and \$2 million for condos/coops/townhomes.

In comparison, the luxury price threshold of buyers with a Florida residence was \$2.3 million for single-family homes and \$1.6 million for condos/coops/townhomes.

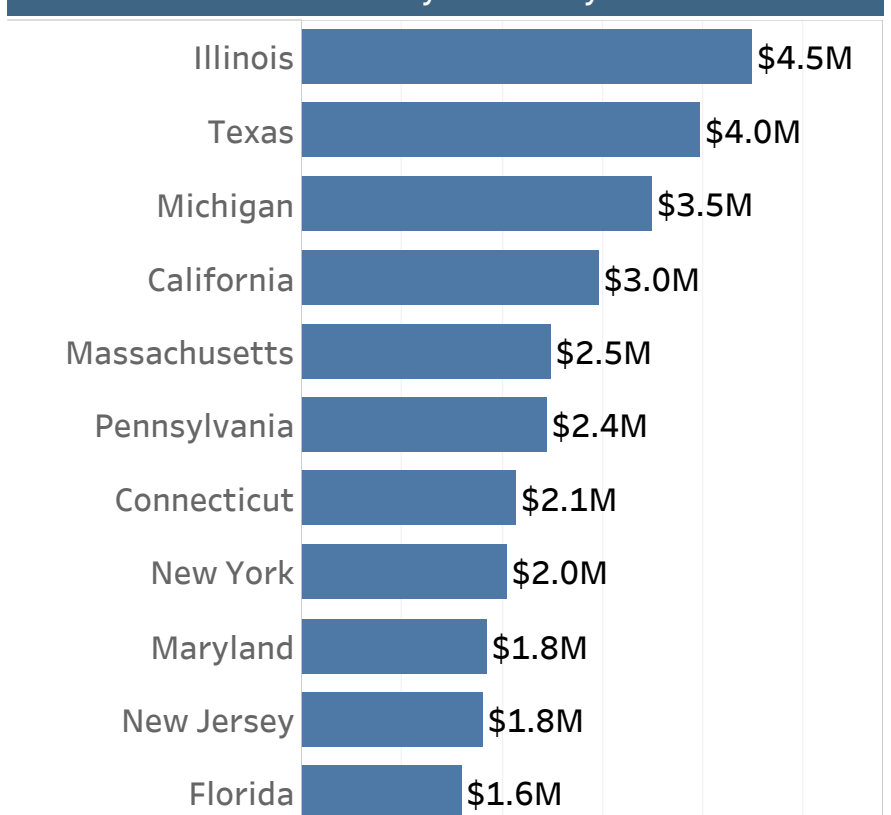
Governor Hochul and Mayor Mamdani have proposed an annual surcharge on homes valued above \$5 million owned by individuals who live outside the city (pied-a-terre units). While each vacation getaway offers a unique experience, homeowners who give up their New York second home and who enjoy a coastal vacation getaway could opt to purchase a South Florida property.

A MIAMI Realtors® analysis showed that South Florida’s vacation markets wherein most sales are all-cash have held up better to rising mortgage rates compared to non-vacation home markets, and this trend will likely continue with mortgage rates poised to remain elevated at around 6.5% in 2026 (see [Miami Beach Ranked #2 Largest Vacation Ho..](#)

Single-family Luxury (Top 5%) Sales Price Thresholds in 2025 for Out-of-State Buyers vs. Buyers from Florida



Condo/Townhome Luxury (top 5%) Sales Price Thresholds in 2025 for Out-of-State Buyers vs. Buyers from Florida





MIAMI Association of Realtors® (MIAMI) was chartered by the National Association of Realtors® in 1920 and is celebrating over years of service to Realtors®, the buying and selling public, and the communities in South Florida. Comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council. MIAMI REALTORS® represents nearly 60,000 total real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S. and has official partnerships with 300+ international organizations worldwide.

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

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