



South Florida Top Vacation Home Markets in 2025



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

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Top 1% Vacation Home Markets in the United States

Miami Association of Realtors defines a vacation home market as a place where at least 20% of the housing stock is vacant for seasonal, recreational, or occasional use based on the 2024 US Census Bureau American Community Survey data for 32,038 places (e.g. cities, towns, and unincorporated places).

Ocean City, Maryland is the #1 largest vacation home market, with 24,600 units that account for 82% of housing stock. Miami Beach, Florida is the #2 largest vacation home market with 13,817 vacation homes that account for 22% of the housing stock. Other South Florida markets that made it to the top 1% largest vacation home markets are Aventura (#13), Sunny Isles Beach (#14), and Hallandale Beach (#19).

Top 1% Vacation Home Markets in the United States		
	For seasonal, recreational, or occasional use	As a percent of housing units
Ocean City town, MD	24,600	82%
Miami Beach city, FL	13,817	22%
Ocean City city, NJ	13,533	65%
North Myrtle Beach city, SC	12,503	46%
Bonita Springs city, FL	12,032	31%
Panama City Beach city, FL	11,351	54%
Four Corners CDP, FL	10,711	30%
Palm Desert city, CA	10,275	28%
Palm Springs city, CA	10,188	28%
Marco Island city, FL	9,264	50%
Hilton Head Island town, SC	9,012	30%
Miramar Beach CDP, FL	8,615	57%
Aventura city, FL	8,303	31%
Sunny Isles Beach city, FL	7,891	39%
Estero village, FL	7,887	29%
Naples city, FL	7,539	40%
Big Bear Lake city, CA	7,048	73%
La Quinta city, CA	6,992	28%
Hallandale Beach city, FL	6,949	24%
Big Bear City CDP, CA	6,846	55%
Truckee town, CA	6,771	48%
Lake Arrowhead CDP, CA	6,697	57%
North Wildwood city, NJ	6,261	74%
South Lake Tahoe city, CA	6,101	37%
Orange Beach city, AL	6,066	40%
Mammoth Lakes town, CA	5,913	60%
Barnstable Town city, MA	5,840	21%
Fortuna Foothills CDP, AZ	5,797	28%
Rancho Mirage city, CA	5,468	37%
Fort Myers Beach town, FL	5,354	55%
Destin city, FL	5,150	38%
Brigantine city, NJ	5,065	54%

Source: MIAMI REALTORS® analysis of US Census Bureau's 2024 American Community Survey, 5-year estimates.

Vacation Home Markets in South Florida

In South Florida, there are 25 places where housing units for seasonal, recreational, or occasional use make up at least 20% of the housing stock.

Miami Beach, Aventura, and Sunny Isles Beach are the largest vacation home markets in Miami-Dade County. Hallandale Beach and Lauderdale-by-the-Sea are the most popular in Broward County. Palm Beach and Highland Beach are the largest vacation home markets in Palm Beach County. Jupiter Island South is the popular vacation market in Martin County. Hutchinson Island South is the popular vacation home market in St. Lucie County.

South Florida Vacation Home Markets			
		For seasonal, recreational, or occasional use	As a percent of housing units
Miami-Dade County	Miami Beach city, FL	13,817	22%
	Aventura city, FL	8,303	31%
	Sunny Isles Beach city, FL	7,891	39%
	Bal Harbour village, FL	1,832	50%
	Key Biscayne village, FL	1,799	24%
	Surfside town, FL	1,103	29%
	Fisher Island CDP, FL	201	31%
	Golden Beach town, FL	133	39%
Broward County	Hallandale Beach city, FL	6,949	24%
	Lauderdale-by-the-Sea town, FL	3,060	46%
	Hillsboro Beach town, FL	1,216	47%
	Pembroke Park town, FL	1,196	32%
Palm Beach County	Palm Beach town, FL	4,501	43%
	Highland Beach town, FL	1,913	41%
	Juno Beach town, FL	998	27%
	South Palm Beach town, FL	891	45%
	Hypoluxo town, FL	684	33%
	Ocean Ridge town, FL	556	35%
	Briny Breezes town, FL	339	50%
	Palm Beach Shores town, FL	337	28%
	Atlantis city, FL	298	24%
	Gulf Stream town, FL	214	36%
	Manalapan town, FL	123	37%
	Martin County	Jupiter Island town, FL	237
St. Lucie County	Hutchinson Island South CDP, FL	3,793	57%

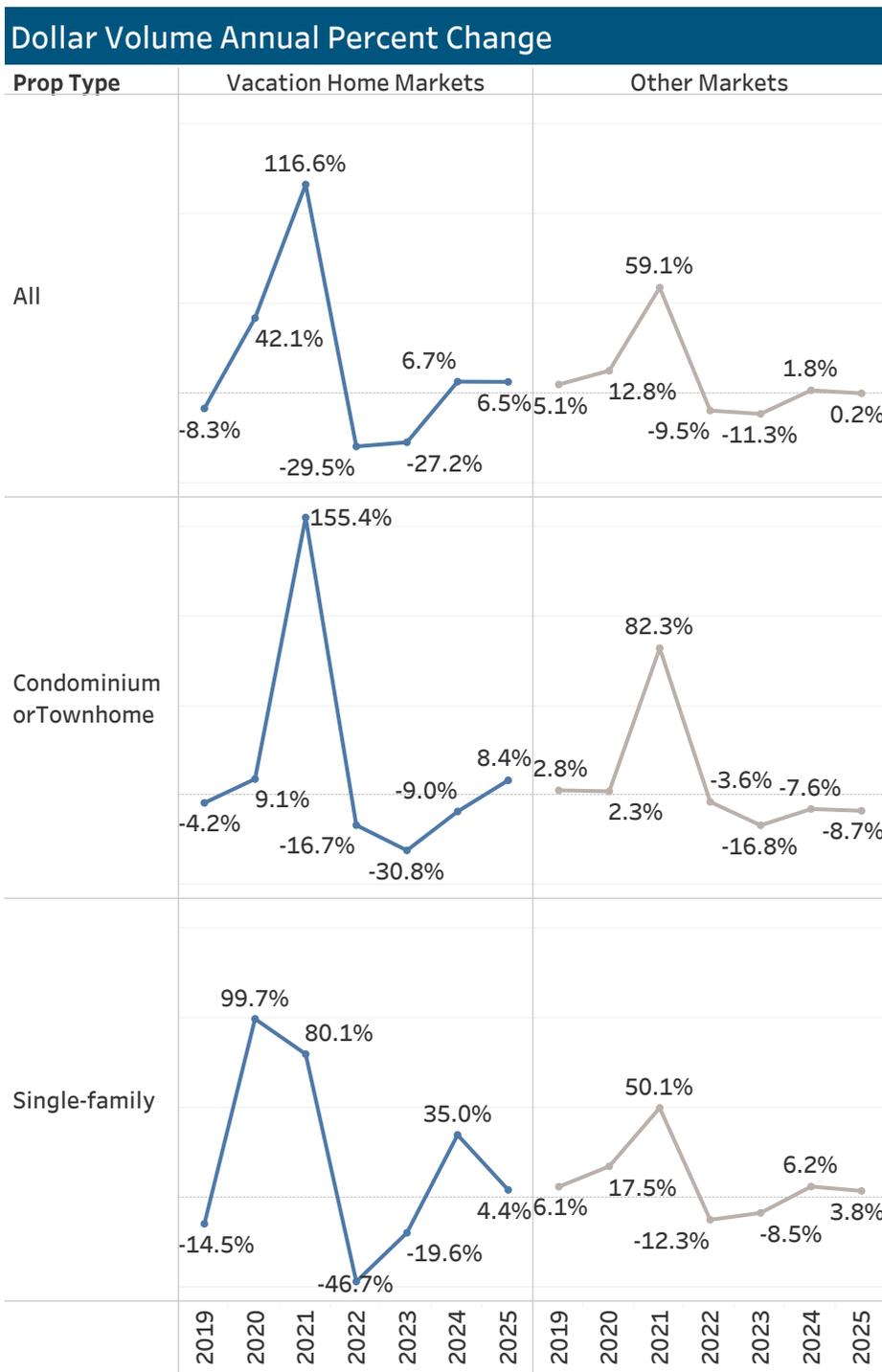
Source: MIAMI REALTORS® analysis of US Census Bureau's 2023 American Community Survey, 5-year estimates.

Dollar Sales Rose 7% in 2025 in South Florida Vacation Home Markets

Dollar sales volume in the 25 South Florida vacation markets rose 6.5% in 2025, outperforming the overall growth of 0.2% in non-vacation home markets. This is the second consecutive year of higher sales volume since volume fell in 2022-2023. Dollar volume rose due to higher sales prices that offset the decline in sales.

By property type, dollar volume of condominium/townhome sales in vacation home markets rose 8.4% while sales volume continued to decline in non-vacation home markets by fell 8.7%. In the single-family market, sales volume in vacation home markets rose 4.4%, a faster pace compared to the sales volume in non-vacation home markets of 3.8%.

The three largest vacation home markets by sales volume all sale an increase in sales: Miami Beach (\$3.4 B, +6.7%), Palm Beach (\$2.0 B, +9.0%), and Sunny Isles Beach (\$1.1 B, +9.0%). Only 9 of the 25 vacation home markets saw a sales volume increase but overall sales increased as these top three areas accounted for 61% of sales volume.



Dollar Volume and Annual Percent Change in 2025

Market	2025 Dollar Volume	2025 Annual Percent Change
Miami Beach (City)	\$3,416,440,784	6.7%
Palm Beach (Town)	\$2,004,494,080	35.1%
Sunny Isles Beach (City)	\$1,148,395,300	9.0%
Aventura (City)	\$523,631,564	-17.6%
Key Biscayne (Village)	\$522,085,590	-7.8%
Bal Harbour (Village)	\$346,597,270	-2.3%
Surfside (Town)	\$346,208,508	-1.0%
Hallandale Beach (City)	\$320,547,437	-4.3%
Jupiter Island (Town)	\$282,458,992	87.6%
Manalapan (Town)	\$245,706,076	-4.8%
Fisher Island (CDP)	\$225,460,488	-11.6%
Highland Beach (Town)	\$203,552,968	-13.9%
Lauderdale-by-the-Sea (Town)	\$176,803,200	-0.6%
Hillsboro Beach (Town)	\$147,077,289	42.7%
Gulf Stream (Town)	\$136,783,998	6.4%
Hutchinson Island South (CDP)	\$123,800,240	-8.4%
Golden Beach (Town)	\$112,227,996	-21.0%
Juno Beach (Town)	\$96,839,752	-29.2%
Ocean Ridge (Town)	\$95,274,606	-24.2%
Palm Beach Shores (Town)	\$39,002,013	62.6%
South Palm Beach (Town)	\$36,051,672	-13.2%
Hypoluxo (Town)	\$33,607,959	6.4%
Atlantis (City)	\$31,261,860	-10.7%
Pembroke Park (Town)	\$3,099,005	25.1%
Grand Total	\$10,620,494,144	6.5%

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

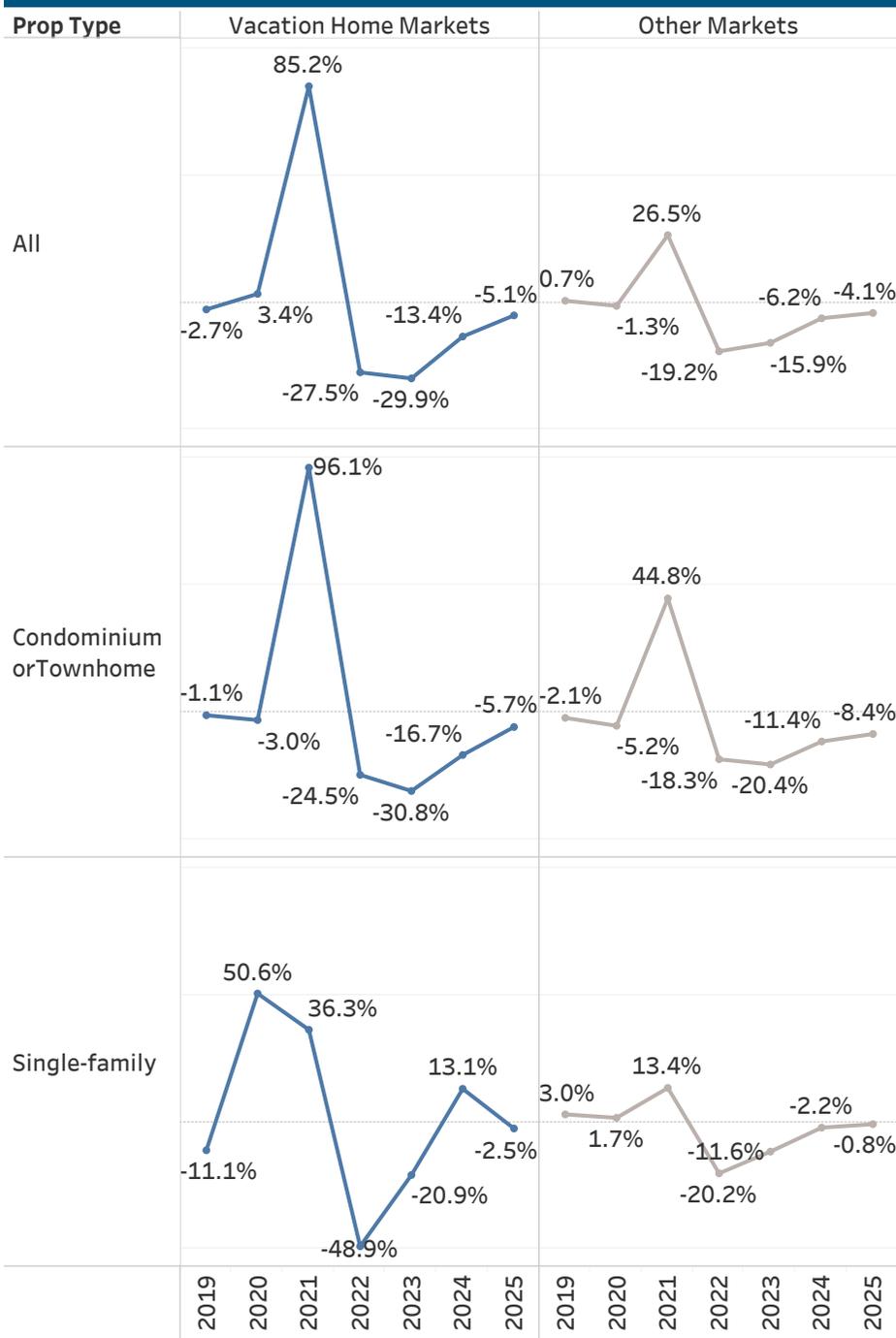
Sales Decline Moderated to 5% in South Florida Florida Vacation Home Markets

Closed sales fell at a slower pace of 5.1% in 2025 in South Florida’s vacation home markets following double-digit declines in 2022-2023.

Condominium/townhomes accounted for 87% of closed sales in South Florida’s vacation home markets in 2025. Condominium/townhome sales fell 5.7% in vacation home markets. This is a smaller decline compared to the 8.4% decline in non-vacation home markets. Buyers in vacation home markets tend to be wealthier and tend to pay cash so they are less impacted by higher mortgage rates and the higher condo fees and special assessments associated with the new condo building regulations.

Sales fell in the three largest vacation home markets by closed sales: Miami Beach (-4.4%), Aventura (-18.0%), and Hallandale Beach (-8.5%). Closed sales were unchanged or rose from one year ago in 9 of the 25 vacation home markets, including Palm Beach (+32.2%), Hutchinson Island South (+4.4%) and Surfside (+2.9%).

Closed Sales Annual Percent Change



Closed Sales and Annual Percent Change in 2025

	2025	2025
Miami Beach (City)	1,648	-4.4%
Aventura (City)	716	-18.0%
Hallandale Beach (City)	707	-8.5%
Sunny Isles Beach (City)	650	-1.4%
Palm Beach (Town)	320	32.2%
Hutchinson Island South (CDP)	262	4.4%
Lauderdale-by-the-Sea (Town)	210	-7.1%
Key Biscayne (Village)	195	-9.7%
Highland Beach (Town)	134	-5.0%
Surfside (Town)	106	2.9%
Bal Harbour (Village)	94	-16.8%
Juno Beach (Town)	92	-17.1%
Hillsboro Beach (Town)	81	5.2%
Hypoluxo (Town)	73	0.0%
South Palm Beach (Town)	69	-6.8%
Atlantis (City)	45	-4.3%
Ocean Ridge (Town)	42	-8.7%
Palm Beach Shores (Town)	29	45.0%
Fisher Island (CDP)	24	-14.3%
Gulf Stream (Town)	18	0.0%
Jupiter Island (Town)	16	45.5%
Manalapan (Town)	14	-22.2%
Pembroke Park (Town)	13	30.0%
Golden Beach (Town)	12	-7.7%
Briny Breezes (Town)	9	0.0%
Grand Total	5,579	-5.1%

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

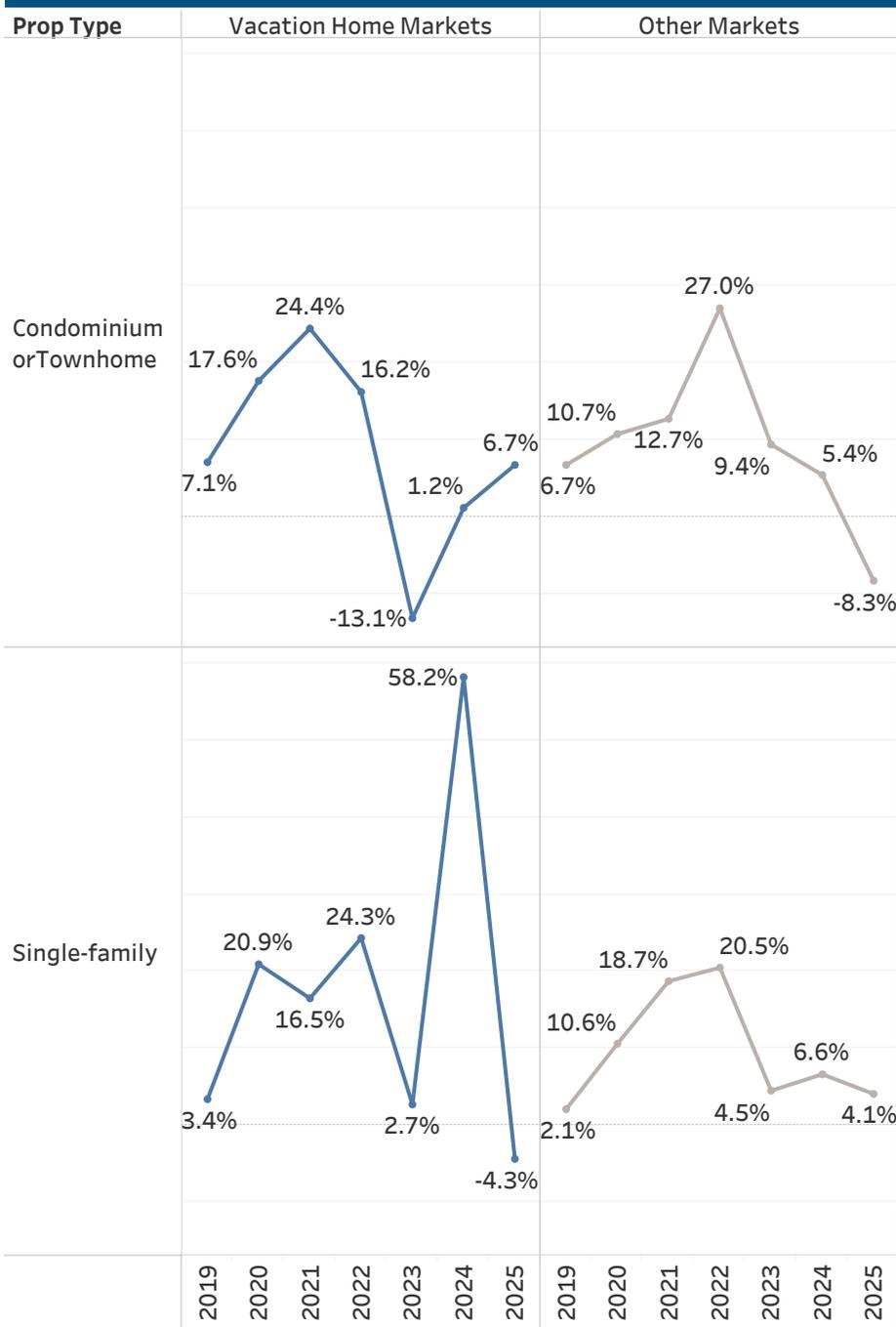
Median Condo/Townhome Prices Rose 7% in South Florida Vacation Home Markets

The median condominium/townhome sales price in the 25 South Florida vacation home markets rose 6.7% in 2025 while the median sales price fell 8.3% in non-vacation home markets. The overall median price in the 25 vacation home markets is calculated as the median of the median sales prices of the 25 markets.

The rising median sales prices in vacation home markets is indicative of a rising share of upper-end buyers in vacation home markets. This trend is also evident in rising luxury price thresholds, which rose to \$3.0 million for condos in Miami-Dade in 2025 (\$1.3 million in 2019). [South Florida Ultra-Luxury and Luxury Home Thresholds Rise to Record Highs - MIAMI REALTORS®](#)

In the three largest vacation home markets, the median condominium/townhome sales price rose in Miami Beach (\$500,000, +7.5%) and Palm Beach (\$1.8 million, +36.7%) but fell in Sunny Isles Beach (\$741,250, -11.7%). Median sales prices rose in 8 of the 25 vacation home markets. In 2025, the most expensive vacation home markets were Fisher Island, Miami-Dade County (\$5.8 million), Bal Harbour, Miami-Dade County (\$2.1 million), and Palm Beach, Palm Beach County (\$1.8 million).

Median Sales Price Annual Percent Change



Median Condo/Townhome Sales Price and Annual Percent Change in 2025

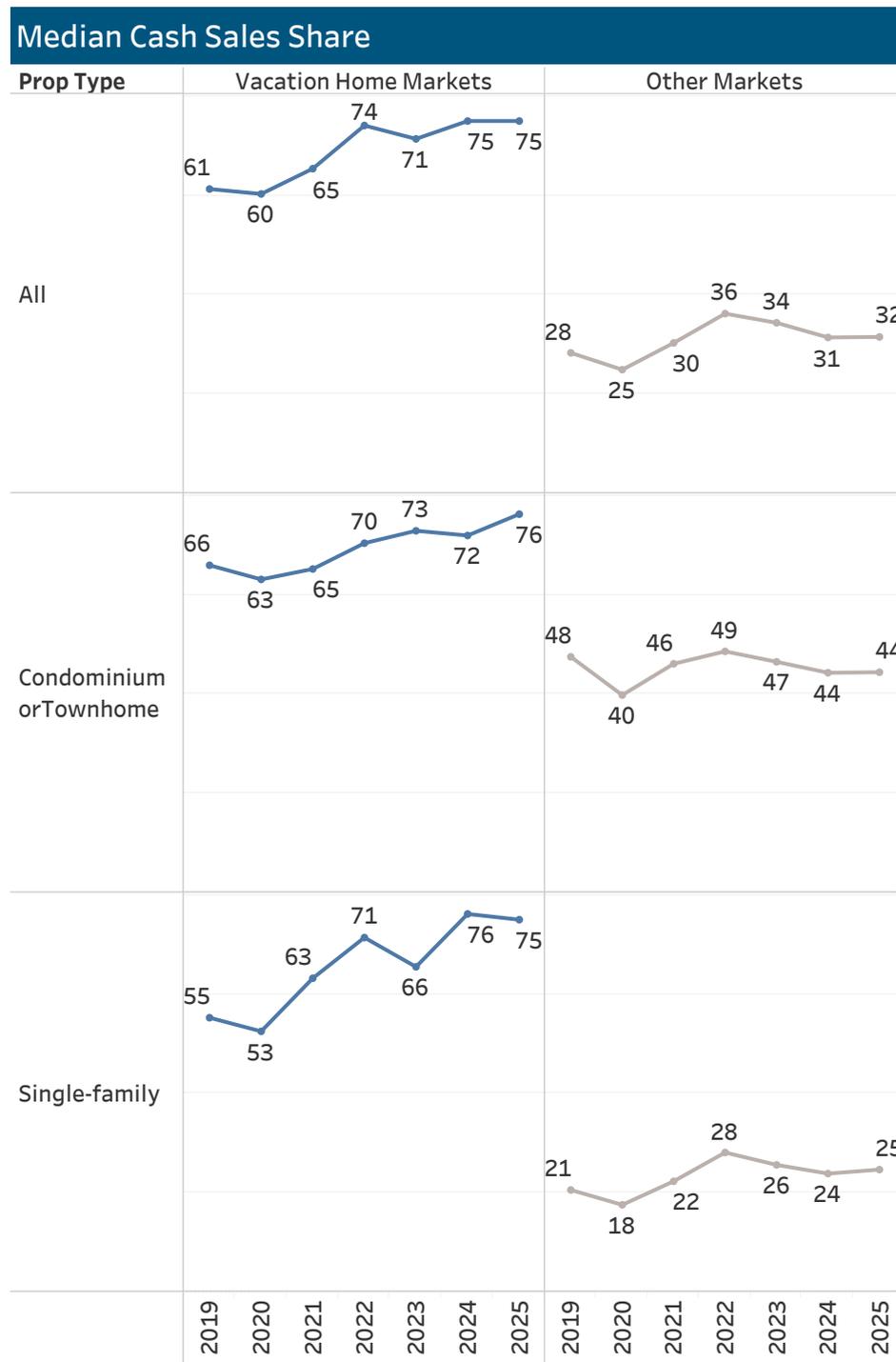
Fisher Island (CDP)	\$5,800,000	-5.2%
Bal Harbour (Village)	\$2,068,750	47.8%
Palm Beach (Town)	\$1,845,000	36.7%
Key Biscayne (Village)	\$1,225,000	-2.0%
Manalapan (Town)	\$1,220,000	-20.3%
Highland Beach (Town)	\$995,000	4.7%
Palm Beach Shores (Town)	\$825,000	128.4%
Ocean Ridge (Town)	\$780,000	69.9%
Surfside (Town)	\$741,250	-18.8%
Sunny Isles Beach (City)	\$732,500	-11.7%
Juno Beach (Town)	\$643,750	1.0%
Lauderdale-by-the-Sea (Town)	\$501,000	-5.0%
Miami Beach (City)	\$500,000	7.5%
Hillsboro Beach (Town)	\$499,000	-8.4%
Gulf Stream (Town)	\$490,000	-81.8%
Hutchinson Island South (CDP)	\$480,000	-7.7%
Aventura (City)	\$450,000	-6.3%
South Palm Beach (Town)	\$340,000	-20.9%
Atlantis (City)	\$305,000	0.3%
Hypoluxo (Town)	\$287,500	-17.9%
Pembroke Park (Town)	\$279,500	-6.8%
Hallandale Beach (City)	\$255,000	-8.9%
Grand Total	\$572,375	6.7%

75% of Sales in South Florida Florida Vacation Home Markets Were All-Cash

Buyers in vacation home markets tend to pay all-cash. In 2025, 75% of closed sales in the 25 vacation home markets were all cash compared to 32% in non-vacation home markets. The median cash sales share in the 25 vacation home markets is estimated as the median of the cash sales share across markets.

The cash sales share in the 25 vacation home markets has risen since 2019 when the median cash sales share was just 61%. By property type, 76% of condo/townhome sales were all-cash (66% in 2019) while 75% of single-family sales were all-cash (55% in 2019). The higher share of cash buyers and rising median sales prices are indicative of the sustained wealth migration into South Florida and a rising share of high-end buyers.

In Manalapan and Gulf Stream, 100% of all condo/townhome sales in 2025 were all-cash. In Bal Harbour, South Palm Beach, Highland Beach, and Fisher Island, 100% of all single-family homes purchased in 2025 were all-cash. In Palm Beach, Sunny Isles Beach, and Jupiter Island, roughly 90% were all-cash.



	Condominium or Townhome	Single-family
Manalapan (Town)	100	91
Gulf Stream (Town)	100	100
Palm Beach (Town)	91	85
Bal Harbour (Village)	87	100
Ocean Ridge (Town)	84	77
Surfside (Town)	83	53
South Palm Beach (Town)	82	100
Highland Beach (Town)	81	100
Atlantis (City)	78	56
Juno Beach (Town)	77	62
Hillsboro Beach (Town)	76	80
Fisher Island (CDP)	76	100
Palm Beach Shores (Town)	75	69
Lauderdale-by-the-Sea (Town)	74	68
Sunny Isles Beach (City)	72	86
Miami Beach (City)	71	68
Hallandale Beach (City)	71	32
Aventura (City)	66	33
Key Biscayne (Village)	65	71
Hutchinson Island South (CDP)	64	65
Hypoluxo (Town)	63	27
Pembroke Park (Town)	30	
Jupiter Island (Town)		94
Golden Beach (Town)		75
Grand Total	76	75

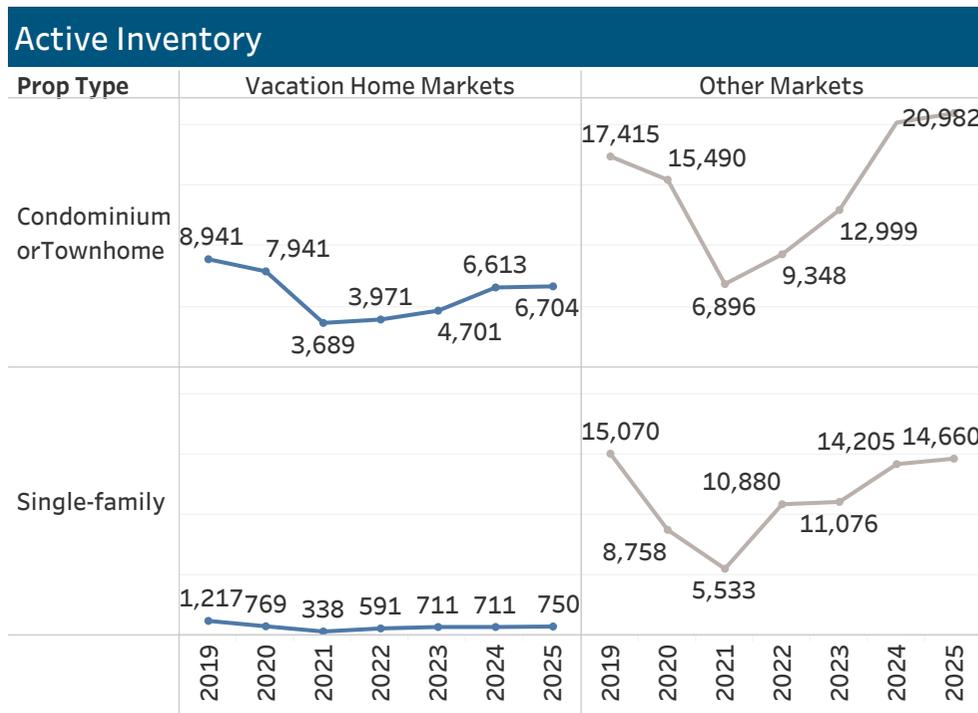
Source of data: Miami Association of Realtors® (MIAMI)/Florida Realtors®

Back-to-Normal Demand-Supply Conditions in South Florida Vacation Markets

Demand-supply conditions which can be gauged by month's supply of active inventory is roughly at par with pre-pandemic conditions in the 25 South Florida vacation home markets overall while demand-supply conditions have become less tight in the non-vacation home markets. Months' supply is lower in 13 of the 25 vacation home markets in 2025 compared to 2019 including in the largest vacation markets of Miami Beach, Palm Beach, and Sunny Isles Beach.

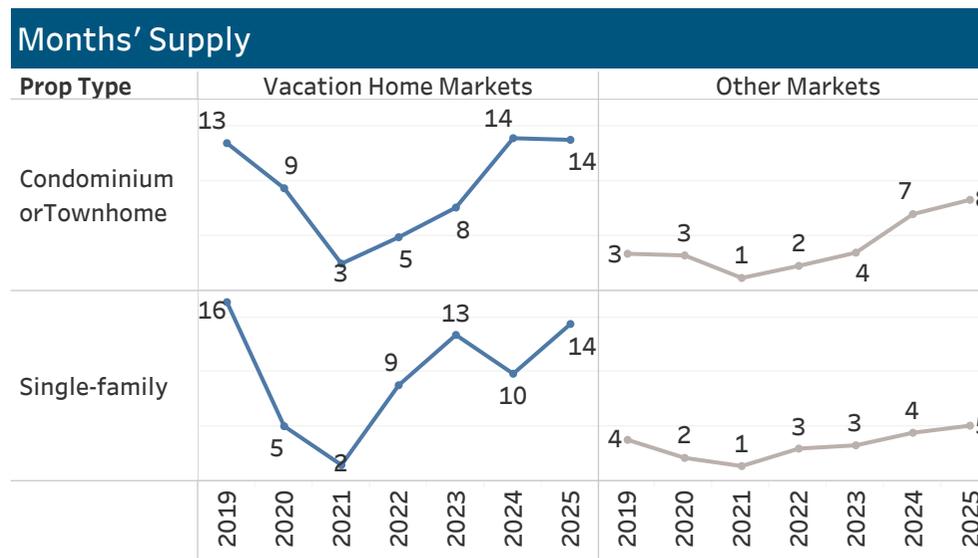
In the condominium/townhomes market, active inventory in the 25 South Florida vacation home markets was equivalent to 14 months' supply (13 months' supply in 2019). The total active inventory in the condominium/townhomes market in the 25 vacation home markets was actually 25% lower in 2025 (6,704) than in 2019 (8,941). In the non-vacation home markets, active inventory of condo/townhomes is 20% higher, equivalent to 8 months' supply which is higher than the pre-pandemic level in 2019 (3 months' supply).

In the single-family market, active inventory was equivalent to 14 months' supply, which is lower than in 2019 (16 months' supply in 2019). In the non-vacation home market, months' supply is at 5 months' supply, slightly higher than in 2019 (4 month's supply).



Active Inventory and Months' Supply in 2025

	2025	2024	2019
Golden Beach (Town)	28	24	63
Briny Breezes (Town)	27	17	8
Sunny Isles Beach (City)	22	20	29
Fisher Island (CDP)	21	14	43
Aventura (City)	21	17	20
Bal Harbour (Village)	20	15	28
Jupiter Island (Town)	19	18	39
Hallandale Beach (City)	18	16	12
Ocean Ridge (Town)	16	14	14
Miami Beach (City)	16	15	20
Manalapan (Town)	15	11	28
Palm Beach (Town)	14	20	15
Surfside (Town)	14	18	18
Juno Beach (Town)	14	7	8
South Palm Beach (Town)	13	14	14
Highland Beach (Town)	13	13	13
Hillsboro Beach (Town)	12	14	15
Pembroke Park (Town)	10	12	7
Hutchinson Island South (CDP)	10	11	6
Key Biscayne (Village)	9	8	24
Lauderdale-by-the-Sea (Town)	9	8	7
Gulf Stream (Town)	9	10	7
Palm Beach Shores (Town)	8	11	6
Hypoluxo (Town)	8	10	5
Atlantis (City)	8	7	2
Grand Total	14	14	14



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

Faster Days on Market in South Florida Vacation Home Markets in 2025 vs. 2019

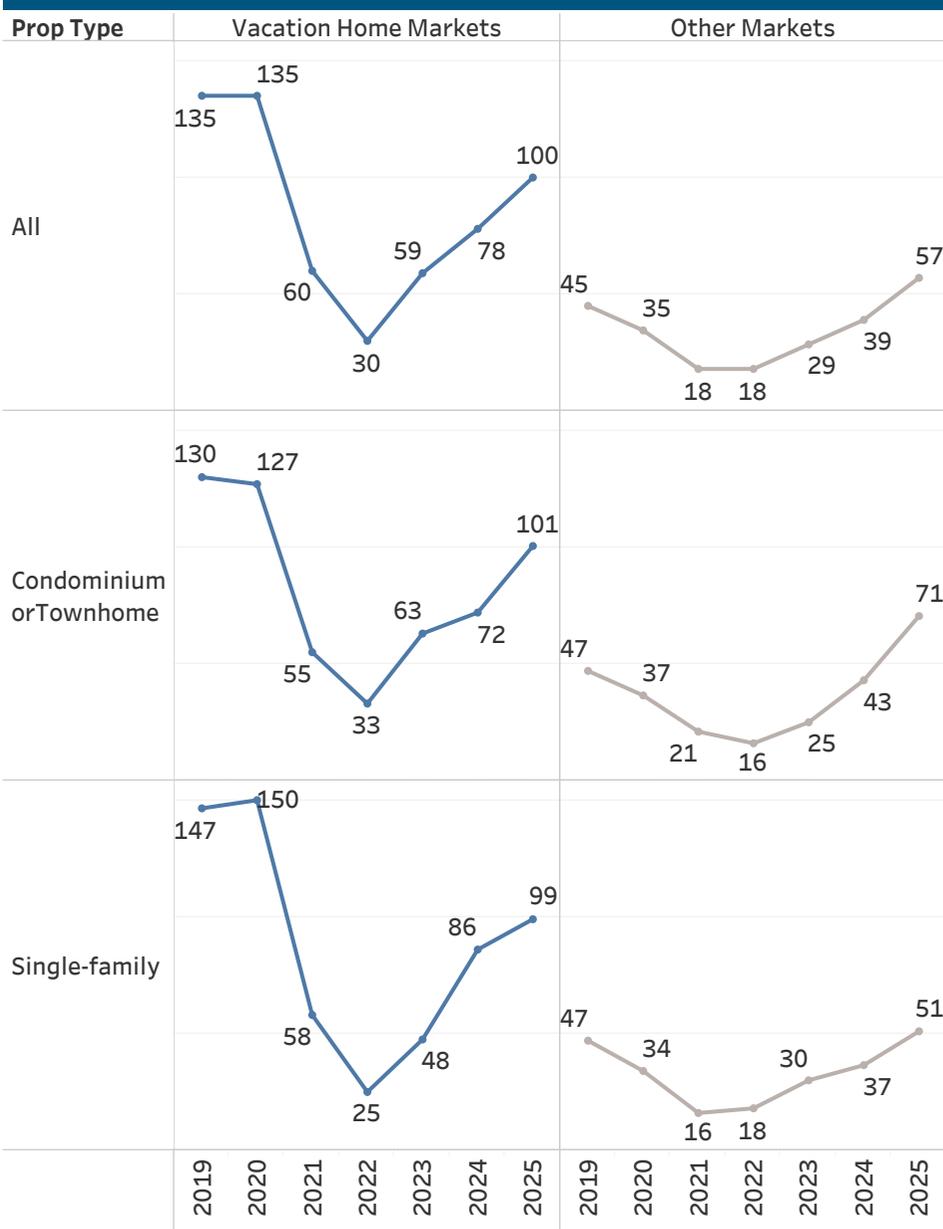
Another gauge of demand-supply conditions is days on market. While the median days on market is still trending upward, it still typically took fewer days to sell a property in the 25 vacation home markets in 2025 than in 2019.

In 2025, properties in the 25 South Florida vacation home markets typically took 100 days to sell, a faster time compared to 2019 (135 days). Meanwhile, in the non-vacation home markets, it typically took 57 days to sell a property in 2025, a longer time than in 2019 (45 days). These trends hold in both the condominium/townhome and single-family markets.

Properties took the same time or fewer days to sell in 18 of the 25 vacation home markets in 2025 compared to 2019, including the largest vacation markets of Miami Beach (101 days vs. 151 days), Palm Beach (104 days vs. 141 days), Sunny Isles Beach (132 days vs. 176 days), Aventura (125 days vs. 155 days), and Hallandale Beach (98 days vs. 107 days).

In 2025, the fastest days on market were in Palm Beach Shores, Palm Beach County (23 days); Pembroke Park, Broward County (38 days); and Briny Breezes, Palm Beach County (53 days).

Median Days on Market



Median Days on Market in 2025

	2025	2024	2019
Palm Beach Shores (Town)	23	35	135
Pembroke Park (Town)	38	67	27
Briny Breezes (Town)	53	29	33
Juno Beach (Town)	54	78	66
Gulf Stream (Town)	56	30	121
Atlantis (City)	74	47	73
Key Biscayne (Village)	76	81	181
Fisher Island (CDP)	77	122	164
Ocean Ridge (Town)	85	48	141
Jupiter Island (Town)	91	60	260
Hallandale Beach (City)	98	74	107
Bal Harbour (Village)	100	121	231
Lauderdale-by-the-Sea (Town)	100	57	98
Miami Beach (City)	101	78	151
Highland Beach (Town)	102	78	113
Palm Beach (Town)	107	104	141
South Palm Beach (Town)	108	85	94
Hypoluxo (Town)	111	52	59
Hillsboro Beach (Town)	114	73	114
Hutchinson Island South (CDP)	118	71	65
Aventura (City)	125	90	155
Sunny Isles Beach (City)	132	99	176
Surfside (Town)	139	82	136
Golden Beach (Town)	153	349	291
Manalapan (Town)	284	121	368
Grand Total	100	78	135

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

Vacation Home Market Outlook is Resilient Amid Geopolitical Tensions

Given the underlying demand characteristics of South Florida's vacation home market, vacation home markets are likely to be less impacted by the current geopolitical turmoil than non-vacation markets. The long-term outlook is strong amid sustained wealth migration and the attractiveness of South Florida as a place to live, work, and play.

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 high-end cash buyers in vacation home markets. The luxury real estate segment and vacation home markets 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.

Massachusetts imposed a 4% surcharge on income exceeding \$1 million starting in 2023, on top of a 5% personal income tax rate.

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 relocated from New York and Illinois, are behind a \$10 million campaign to attract other CEOs to follow suit.



Realtors® in 1920 and is celebrating over 100 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 more than 242 international organizations worldwide.

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

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