



Southeast Florida Housing Market

April 2025



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



Southeast Florida's Single-family Home Listings are Still Lower than Pre-pandemic Levels

Key Takeaways

1. Single-family homes for sale in Southeast Florida's Tri-County area as of the end of May 2025 remain below pre-pandemic levels, with active inventory at a healthy level equivalent to 6 months' supply.
2. Inventory remains tight at the low price-tier, with more high-end home listings. In Miami-Dade, single-family homes listed for \$400,000 and below make up just 2% of listings, with million-dollar homes making up 42%.
3. The rising inventory is favorable for buyers as sellers are more willing to offer concessions. Sellers broadly remain in solid financial position given the significant price gains in past years of over 70% since 2019.

Single-family home listings are still lower than pre-pandemic levels

In Miami-Dade County, the active inventory of single-family homes for sale rose to 5,530 units as of the end of May 2025. This inventory level is 20% below the level in May 2019 (6,940 units) despite the 133% increase compared to the level in May 2022 (2,370 units) when inventory hit a low point with mortgage rates hitting historic lows in 2021. The current inventory is equivalent to 6.3 months' supply, about the same level in May 2019 (6.5 months' supply).

In Broward County, the active inventory of single-family homes for sale rose to 5,690 units. This level is 4% below the inventory level in May 2019 (5,910 units) even as inventory has increased 221% from the low level in May 2022 (1,770 units). The current inventory is equivalent to 5.7 months' supply, just slightly higher than in May 2019 (4.5 months' supply).

In Palm Beach, the active inventory of single-family homes for sale rose to 6,500 units. This level is still 14% below the inventory level in May 2019 (7,520 units) despite the 200% increase from the level in May 2022 (2,160 units). The current inventory is equivalent to 5.9 months' supply, just slightly higher than the level in May 2019 (5.3 months' supply).

Today's inventory levels reflect a healthier balance of demand and supply compared to the tight supply conditions in 2021-2022 when inventory of homes for sale fell to about 1 to 2 months' supply, resulting in a significant ramp-up in prices and worsening affordability conditions. As of May 2025, Miami-Dade County's median single-family home sales price (\$680,000) is 94% higher than the level in May 2019; in Broward, the median single-family sales price (\$630,000) is 73% higher; in Palm Beach County, the median single-family home sales price (\$645,000) is 84% higher.

Little inventory of homes in the affordable price tier compared to high-end homes

Significant variation exists across price tiers, with less than 6 months' supply of homes listed for \$600,000 or less and 10 months' supply or more for million-dollar homes on the market.

Inventory conditions are tightest for homes listed at \$400,000 and below. With mortgage rates hovering at 6.7%, this is the affordable price point for a 2-earner household earning the average weekly wage and with an estimated combined annual income of about \$120,000, assuming a 10% downpayment, according to MIAMI Realtors® calculations. In Miami-Dade, a household needs \$186,000 to afford a single-family home at the median sales price of \$680,000. In Miami-Dade County, only 2% of single-family homes for sale are \$400,000 and below. Homes listed for \$400,000 to \$600,000 make up another 21% of listings. In contrast, million-dollar home listings make up 42% of the active inventory as of the end of May 2025.



Southeast Florida's Single-family Home Listings are Still Lower than Pre-pandemic Levels

In Broward County, homes listed for \$400,000 or below account for 8% of listings, with \$400,000 to \$600,000 home listings making up 27% of listings. Million-dollar homes accounted for 30% of the homes for sale.

In Palm Beach County, homes for \$400,000 or less accounted for 14% of inventory, with \$400,000 to \$600,000 accounting for 22% of listings. Million-dollar listings made up 37% of the homes for sale.

Condominium/townhomes for sale inventory has surpassed pre-pandemic levels

In the condominium/townhome market, the active inventory picture is mixed. In Miami-Dade County, the active inventory as of May 2025 (13,200 units) was still 18% below the level in May 2019 (16,000 units) despite rising thrice the level in May 2022 (4,700 units). However, inventory has increased to 14 months' supply.

In Broward County, the active inventory of condos/townhomes (12,300 units) is 41% higher than the level in May 2019 (8,700 units) and quintuple the level in May 2022 (2,400 units). Inventory is at 12 months' supply.

In Palm Beach County, the active inventory (8,400 units) is 31% higher than the level in May 2019 (6,400 units) and quintuple the level in May 2022 (1,700 units). Inventory is at 10 months' supply. Inventory has increased amid the combined impact of elevated mortgage rates and higher condominium fees and assessment.

Inventory will continue to increase in 2025 favoring buyers via higher seller concessions

The inventory of single-family homes for sale will continue to build up in 2025 as mortgage rates hover at 6.7% for most of 2025.

New home listings continue to outpace new pending sales. For example, in the city of Miami, there were just 5 new pending sales for every 10 new listings. In Miami Beach, Coral Gables, and Doral, there were 6 new pending sales for every 10 new listings. In Hialeah, there were 7 new pending sales for every 10 new listings.

Rising inventory is favorable for buyers with sellers more likely to offer bigger concessions, particularly in the million-dollar market. For example, in Miami-Dade, the median price discount in May 2025 was 9% for million-dollar homes compared to 4% for homes priced at below \$400,000.

Hot Housing Markets in April 2025

MIAMI Realtors® defines a hot market as one with higher closed sales and median sales price from one year ago and with an active inventory of 6 months' supply or less. Only cities with at least 10 sales are considered in the analysis (MIAMI increased the threshold from 5 sales per month to 10 sales per month due to volatility in the data in small markets).

In May 2025, there were areas that met the criteria for a hot market. In seven of the 10 single-family hot markets, the median sales prices are lower than the median sales prices of the county. Ranked in order of the number of closed sales, below are the hot markets for single-family homes.

Miami-Dade County: Hialeah, The Hammocks, Coral Terrace, Kendale Lakes (condos)

Broward County: Coral Springs, Sunrise

Palm Beach County: Jupiter, The Acreage, Boyton Beach, Royal Palm Beach, Greenacres

Southeast Florida Housing Market

April 2025

Single-family Homes Stats in April 2025

Area Name	Closed Sales Year-to-date	Median Sales Price	Closed Sales	New Pending Sales	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	3,257 -7.3%	\$680,000 4.0%	950 -10.8%	1,012 -15.0%	5,527 43.0%	6 1.9	37 9.0	96 -1.2	25 -0.9
Broward	3,683 -3.5%	\$630,000 -0.8%	1,054 -11.9%	1,126 -16.8%	5,689 37.2%	6 1.7	40 10.0	95 -1.0	22 -1.6
Palm Beach	4,442 -0.5%	\$645,000 -0.8%	1,328 -5.3%	1,336 -9.6%	6,503 29.6%	6 1.5	41 4.0	94 -0.2	43 -6.0
Martin	609 -7.0%	\$600,000 -1.2%	167 -15.2%	184 -16.0%	1,016 51.9%	6 2.3	37 1.0	94 -1.3	56 -5.2
St. Lucie	1,649 -4.8%	\$395,000 -2.1%	492 -9.6%	581 2.7%	2,763 34.6%	6 1.8	47 10.0	95 -1.3	29 -0.3

Condominiums/Townhomes Stats in April 2025

Area Name	Closed Sales Year-to-date	Median Sales Price	Closed Sales	New Pending Sales	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	3,516 -14.0%	\$445,000 0.2%	1,005 -21.3%	1,060 -25.2%	13,238 43.4%	14 5.4	61 15.0	93 -1.9	52 -0.5
Broward	3,700 -15.5%	\$280,000 -0.9%	1,085 -19.2%	1,110 -23.3%	12,257 40.7%	12 5.0	57 17.0	92 -2.3	57 -0.4
Palm Beach	3,278 -7.2%	\$320,000 -5.9%	998 -14.4%	996 -13.6%	8,393 27.8%	10 3.5	55 13.0	91 -1.4	64 -1.8
Martin	325 -11.9%	\$280,000 -4.3%	111 -2.6%	89 -20.5%	773 39.5%	10 3.4	61 16.0	92 -2.3	71 6.3
St. Lucie	306 -12.3%	\$339,900 6.2%	99 -4.8%	90 -32.3%	879 30.0%	12 4.2	83 35.0	92 -1.9	54 -4.2

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.

Source: Miami Association of Realtors® (MIAMI). For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Southeast Florida Single-family Housing Market

April 2025

Year-to-Date Single-family Sales Distribution by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	7%	6%	13%	12%	17%	16%	16%	18%	53%	54%
\$400K - \$599K	35%	32%	34%	33%	28%	28%	34%	30%	36%	36%
\$600K - \$999K	35%	38%	35%	36%	29%	30%	29%	29%	9%	8%
\$1M and over	23%	25%	18%	19%	25%	26%	20%	22%	2%	2%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Distribution of Single-family Active Listings by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	2%	2%	8%	8%	14%	14%	10%	11%	35%	39%
\$400K - \$599K	20%	21%	24%	27%	18%	22%	21%	27%	46%	42%
\$600K - \$999K	31%	34%	34%	35%	28%	27%	35%	30%	14%	13%
\$1M and over	47%	42%	34%	30%	40%	37%	34%	32%	5%	5%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Single-family Months' Supply by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
\$250K to \$299K	1.4	2.4	2.0	3.3	3.4	5.1	0.4	7.5	2.9	4.8
\$300K to \$399K	1.3	3.0	2.5	3.9	2.7	4.6	2.8	3.4	2.9	4.9
\$400K to \$599K	2.3	4.1	2.7	4.4	2.7	4.5	2.7	5.3	5.4	6.7
\$600K to \$999K	4.1	5.7	4.1	5.5	4.1	5.3	4.7	6.4	8.4	10.5
\$1M and over	9.4	11.2	8.2	9.7	7.6	8.7	7.4	10.0	14.5	24.3
All	4.4	6.3	4.0	5.7	4.4	5.9	4.1	6.4	4.4	6.2

Single-family Median Days to Contract by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2025	2024	2025	2024	2024	2025	2025	2024
\$250K to \$299K	37	51	42	19	23	14	13	15	24	19
\$300K to \$399K	27	15	32	27	34	29	55	24	42	37
\$400K to \$599K	19	31	40	27	41	28	32	37	61	42
\$600K to \$999K	30	33	40	26	39	37	40	54	56	41
\$1M and over	42	62	49	38	47	61	41	39	69	19
All	28	37	40	30	41	37	36	37	47	37

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Southeast Florida Condo/Townhome Housing Market

April 2025

Year-to-Date Condominium/Townhome Sales Distribution by Price

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	44%	43%	71%	71%	62%	63%	77%	76%	70%	73%
\$400K - \$599K	25%	25%	18%	18%	17%	16%	16%	16%	14%	12%
\$600K - \$999K	15%	15%	7%	7%	10%	10%	4%	5%	12%	12%
\$1M and over	15%	17%	4%	4%	10%	11%	4%	3%	4%	3%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Distribution of Condo/Townhome Active Listings by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	35%	38%	69%	71%	60%	61%	70%	68%	56%	60%
\$400K - \$599K	22%	23%	15%	15%	14%	14%	17%	19%	25%	23%
\$600K - \$999K	19%	17%	9%	8%	11%	10%	6%	5%	13%	12%
\$1M and over	24%	22%	7%	6%	15%	14%	6%	7%	5%	4%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Condominium/Townhome Months' Supply

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
\$250K to \$299K	6.3	12.9	7.2	12.8	5.9	9.3	6.6	8.3	6.5	8.2
\$300K to \$399K	6.4	11.5	6.0	10.4	5.5	8.3	5.9	7.3	7.4	8.4
\$400K to \$599K	7.1	11.8	6.3	10.2	5.8	8.8	6.5	12.3	11.4	19.2
\$600K to \$999K	10.5	17.2	11.3	14.2	7.7	11.3	7.4	12.0	8.8	16.1
\$1M and over	15.3	20.5	15.2	19.3	12.0	15.6	10.0	28.7	14.1	16.6
All	8.3	13.7	7.4	12.4	6.9	10.4	6.4	9.8	7.6	11.8

Condominium/Townhome Median Days to Contract by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
\$250K to \$299K	38.0	54.0	43.0	64.0	49.0	46.0	44.0	47.0	64.0	135.0
\$300K to \$399K	33.0	58.0	35.0	48.0	36.0	46.0	42.0	100.0	35.0	80.0
\$400K to \$599K	42.0	52.0	38.0	47.0	34.0	65.0	39.0	61.0	47.0	135.0
\$600K to \$999K	48.0	76.0	50.0	54.0	45.0	35.0	99.0	29.0	102.0	68.0
\$1M and over	86.0	100.0	77.0	50.0	51.0	46.0	2.0	66.0	15.0	
All	46.0	61.0	40.0	57.0	42.0	55.0	45.0	61.0	48.0	83.0

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Southeast Florida Hot Housing Markets

in April 2025

Single-family Hot Markets								
		Closed Sales	% Y/Y Closed Sales	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Median Sales Price	Months' Supply
Coral Springs (City)	Broward	86	12.0%	283	10.5%	\$690.0K	1.0%	4
Jupiter (Town)	Palm Beach	68	26.0%	189	5.0%	\$1,040.0K	3.0%	5
The Acreage (CDP)	Palm Beach	67	46.0%	210	20.0%	\$630.0K	6.0%	6
Boynton Beach (City)	Palm Beach	57	2.0%	217	10.7%	\$469.5K	19.0%	5
Sunrise (City)	Broward	48	2.0%	152	2.0%	\$510.0K	4.0%	3
Hialeah (City)	Miami-Dade	47	7.0%	152	-4.4%	\$580.0K	2.0%	6
Royal Palm Beach (Village)	Palm Beach	26	8.0%	108	10.2%	\$579.5K	6.0%	5
The Hammocks (CDP)	Miami-Dade	24	26.0%	67	17.5%	\$680.0K	7.0%	4
Greenacres (City)	Palm Beach	23	15.0%	60	-9.1%	\$455.0K	5.0%	5
Coral Terrace (CDP)	Miami-Dade	12	50.0%	58	81.2%	\$647.5K	4.0%	5

Condominium/Townhome Hot Markets								
		Closed Sales	% Y/Y Closed Sales	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Median Sales Price	Months' Supply
Miami-Dade	Kendale Lakes (CDP)	21	50.0%	71	-12.3%	\$380.0K	27.0%	6

Miami-Dade County by City

Single-family Housing Stats April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	347	-3.3%	94	-3.0%	\$768K	-1.0%	29.0%	8	5	35	94	47
Miami Gardens (City)	202	-1.9%	63	-16.0%	\$494K	5.0%	60.0%	4	9	37	97	18
Hialeah (City)	152	-4.4%	47	7.0%	\$580K	2.0%	52.0%	6	7	32	96	15
Homestead (City)	133	-7.0%	34	-23.0%	\$523K	4.0%	66.0%	7	4	26	95	6
Coral Gables (City)	111	4.7%	34	26.0%	\$2,211K	19.0%	21.0%	7	6	57	93	50
Cutler Bay (Town)	107	-7.8%	26	-33.0%	\$617K	3.0%	52.0%	5	6	16	98	23
Kendall (CDP)	92	4.5%	21	-32.0%	\$995K	8.0%	65.0%	5	6	29	95	43
Miami Beach (City)	83	23.9%	27	69.0%	\$2,435K	-46.0%	14.0%	14	6	74	87	70
Richmond West (CDP)	75	-9.6%	20	-23.0%	\$639K	-1.0%	74.0%	6	6	20	98	10
South Miami Heights (CDP)	72	1.4%	19	0.0%	\$575K	10.0%	18.0%	3	9	18	99	16
Palmetto Bay (Village)	71	-25.3%	20	-38.0%	\$1,275K	13.0%	86.0%	7	6	42	92	20
Doral (City)	69	-9.2%	26	-4.0%	\$965K	1.0%	41.0%	6	6	57	95	27
The Hammocks (CDP)	67	17.5%	24	26.0%	\$680K	7.0%	33.0%	4	12	46	96	4
West Little River (CDP)	62	3.3%	15	0.0%	\$475K	-2.0%	65.0%	5	6	37	98	13
Coral Terrace (CDP)	58	81.2%	12	50.0%	\$648K	4.0%	45.0%	5	4	73	92	8
Princeton (CDP)	56	-45.1%	22	-42.0%	\$592K	2.0%	64.0%	6	6	29	98	0
Miami Shores (Village)	55	31.0%	11	-15.0%	\$1,100K	-14.0%	41.0%	8	5	87	88	18
Pinecrest (Village)	53	-19.7%	17	-32.0%	\$2,400K	-16.0%	36.0%	12	2	31	89	77
North Miami (City)	51	-16.4%	13	-38.0%	\$895K	70.0%	43.0%	10	5	94	88	39
Leisure City (CDP)	48	2.1%	12	-25.0%	\$493K	4.0%	183.0%	4	11	64	96	8
North Miami Beach (City)	45	-19.6%	12	0.0%	\$610K	13.0%	21.0%	12	7	56	94	17
Kendale Lakes (CDP)	45	-16.7%	15	-6.0%	\$700K	-4.0%	10.0%	4	9	38	94	20
Tamiami (CDP)	43	-20.4%	11	-45.0%	\$733K	13.0%	22.0%	6	8	47	96	18
Golden Glades (CDP)	42	-8.7%	11	-15.0%	\$650K	30.0%	18.0%	6	4	28	97	9

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 10 sales on average per month and for the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Miami-Dade County


by Zip Code

Single-family Housing Stats

April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33157	145	-16.7%	42	-24.0%	\$690.0K	-9.0%	89%	6	7	31	96	17
	33177	119	-7.0%	37	0.0%	\$575.0K	-1.0%	41%	5	7	24	98	11
	33176	90	-3.2%	13	-61.0%	\$890.0K	1.0%	45%	5	5	19	98	23
	33155	90	28.6%	20	25.0%	\$705.0K	-9.0%	59%	5	5	51	91	15
	33134	88	10.0%	27	50.0%	\$1,350.0K	25.0%	30%	5	6	21	94	48
	33186	80	-8.0%	30	25.0%	\$675.0K	5.0%	76%	4	10	39	96	3
	33196	79	9.7%	25	25.0%	\$690.0K	5.0%	66%	6	8	34	98	4
	33147	79	2.6%	15	-40.0%	\$475.0K	7.0%	95%	6	5	36	98	13
	33156	76	-16.5%	29	-15.0%	\$2,000.0K	-27.0%	30%	11	4	37	90	69
	33165	75	-10.7%	28	12.0%	\$687.0K	-3.0%	27%	4	8	29	97	14
	33133	74	0.0%	18	-14.0%	\$2,842.5K	28.0%	15%	8	6	36	92	67
	33138	70	0.0%	22	16.0%	\$1,045.0K	-18.0%	34%	10	5	48	92	50
	33175	67	-17.3%	18	-31.0%	\$665.0K	1.0%	56%	6	5	59	94	28
	33143	66	13.8%	19	19.0%	\$2,000.0K	-37.0%	36%	7	7	45	92	53
	33142	65	1.6%	21	24.0%	\$465.0K	3.0%	85%	6	6	30	98	29
	33161	64	0.0%	13	-38.0%	\$690.0K	1.0%	52%	9	3	28	94	54
	33185	56	12.0%	16	0.0%	\$791.5K	17.0%	0%	4	6	49	95	13
	33189	53	1.9%	11	-42.0%	\$550.0K	-3.0%	59%	4	8	15	98	27
	33169	53	-8.6%	18	-18.0%	\$480.0K	-6.0%	61%	5	6	45	96	22
	33179	51	70.0%	12	33.0%	\$660.0K	5.0%	51%	8	6	58	95	17
	33162	50	-19.4%	11	-35.0%	\$559.0K	4.0%	23%	9	6	50	97	9
	33150	50	22.0%	21	91.0%	\$540.0K	-16.0%	31%	7	8	17	97	24
	33178	49	-24.6%	17	-26.0%	\$897.0K	-8.0%	53%	6	8	64	96	29
	33145	44	-10.2%	10	-33.0%	\$812.5K	-7.0%	23%	6	4	31	96	40
	33170	43	-8.5%	12	-33.0%	\$610.0K	0.0%	61%	7	6	29	100	8
Hialeah	33018	77	11.6%	25	39.0%	\$765.0K	16.0%	42%	5	7	43	96	8
	33015	46	12.2%	14	27.0%	\$622.5K	13.0%	17%	4	6	38	98	14
	33012	41	-4.7%	17	89.0%	\$650.0K	5.0%	69%	5	9	53	98	6
Homestead	33033	140	-10.8%	33	-33.0%	\$525.0K	3.0%	105%	6	6	51	97	3
	33032	84	-44.7%	29	-47.0%	\$565.0K	-3.0%	56%	6	6	49	96	10
	33030	56	-26.3%	15	-42.0%	\$690.0K	9.0%	55%	7	4	50	95	7
Miami Gardens	33056	69	1.5%	23	-4.0%	\$500.0K	4.0%	30%	4	12	66	97	13
Opa locka	33054	61	-17.6%	21	-9.0%	\$440.0K	6.0%	44%	3	10	44	95	14
	33055	59	1.7%	12	-37.0%	\$522.5K	8.0%	61%	3	10	20	97	8

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Miami-Dade County by City

Condominium/Townhome Housing Stats April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	739	-18.8%	222	-17.0%	\$630K	6.0%	47.0%	17	4	73	93	51
Miami Beach (City)	483	-15.6%	146	-19.0%	\$605K	12.0%	38.0%	18	5	92	91	70
Aventura (City)	241	-23.0%	69	-30.0%	\$435K	-19.0%	38.0%	21	3	82	91	65
Sunny Isles Beach (City)	228	-6.2%	61	-35.0%	\$799K	-3.0%	27.0%	24	3	115	89	74
Doral (City)	171	0.6%	48	-9.0%	\$485K	-12.0%	39.0%	9	5	57	96	48
Hialeah (City)	148	-10.3%	42	-12.0%	\$276K	-7.0%	29.0%	6	7	29	94	43
Homestead (City)	127	3.3%	31	-11.0%	\$345K	-5.0%	69.0%	11	3	44	97	19
Kendall (CDP)	125	-1.6%	35	-20.0%	\$388K	2.0%	90.0%	7	7	42	94	40
Coral Gables (City)	107	44.6%	31	15.0%	\$765K	51.0%	30.0%	8	4	67	94	65
Fountainebleau (CDP)	81	-28.3%	24	-43.0%	\$304K	-4.0%	68.0%	8	7	33	93	50
Kendale Lakes (CDP)	71	-12.3%	21	50.0%	\$380K	27.0%	84.0%	6	6	42	94	29
The Hammocks (CDP)	56	1.8%	14	40.0%	\$318K	-28.0%	106.0%	7	5	28	95	21
Key Biscayne (Village)	55	0.0%	18	-25.0%	\$1,100K	-34.0%	24.0%	9	9	97	96	61
Kendall West (CDP)	53	60.6%	13	62.0%	\$315K	2.0%	132.0%	7	4	54	96	23
North Miami (City)	46	-6.1%	16	7.0%	\$193K	-21.0%	30.0%	16	4	98	91	88
Miami Gardens (City)	46	-17.9%	18	-22.0%	\$225K	-40.0%	51.0%	9	10	45	92	22
Ives Estates (CDP)	45	4.7%	16	129.0%	\$283K	-29.0%	98.0%	13	5	46	96	38
North Miami Beach (City)	41	-39.7%	11	-39.0%	\$470K	85.0%	44.0%	26	4	85	90	36
Princeton (CDP)	40	-18.4%	13	-19.0%	\$420K	-3.0%	103.0%	7	5	78	100	15

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Miami-Dade County
by Zip Code

Condominium/Townhome Housing Stats
April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33131	190	-7.8%	56	-12.0%	\$724.5K	6.0%	50%	18	4	83	92	55
	33180	174	-24.0%	44	-41.0%	\$547.5K	2.0%	48%	22	3	83	90	61
	33178	133	0.0%	40	-7.0%	\$485.0K	-12.0%	29%	7	5	52	96	45
	33133	114	3.6%	35	-10.0%	\$1,430.0K	60.0%	64%	10	5	73	94	51
	33130	106	-10.9%	31	-16.0%	\$590.0K	-4.0%	49%	17	3	83	93	52
	33132	104	-26.2%	32	-9.0%	\$447.5K	-27.0%	39%	22	3	78	93	47
	33137	95	-30.1%	31	-16.0%	\$815.0K	10.0%	33%	21	3	84	94	52
	33179	82	-20.4%	23	-21.0%	\$225.0K	30.0%	67%	15	4	49	94	48
	33186	74	2.8%	17	6.0%	\$395.0K	-10.0%	131%	5	6	40	94	29
	33134	70	62.8%	22	38.0%	\$719.5K	62.0%	36%	8	4	69	94	59
	33193	57	62.9%	13	86.0%	\$375.0K	21.0%	123%	6	5	28	96	23
	33183	56	-22.2%	14	8.0%	\$355.0K	23.0%	72%	6	6	58	95	21
	33176	50	-19.4%	14	-26.0%	\$262.5K	-20.0%	144%	8	10	35	93	43
	33181	48	0.0%	18	64.0%	\$232.5K	-33.0%	2%	14	5	61	91	83
	33172	48	-33.3%	11	-56.0%	\$275.0K	-15.0%	45%	8	8	32	90	64
	33138	41	-10.9%	14	-7.0%	\$335.5K	-9.0%	27%	13	8	72	86	36
	33196	40	-13.0%	13	0.0%	\$320.0K	-25.0%	117%	7	5	21	95	15
	33126	40	-33.3%	11	-31.0%	\$260.0K	-8.0%	97%	10	7	87	94	27
Miami Beach	33139	278	-7.6%	89	-6.0%	\$560.0K	28.0%	44%	17	5	102	91	71
	33141	129	-28.7%	39	-40.0%	\$375.0K	-22.0%	37%	19	5	53	93	67
	33140	108	-17.6%	31	-14.0%	\$630.0K	-3.0%	32%	19	5	109	88	71
	33154	80	-23.8%	21	-38.0%	\$1,275.0K	54.0%	28%	22	3	125	84	81
Hialeah	33014	53	1.9%	11	38.0%	\$430.0K	41.0%	84%	5	7	15	96	36
	33018	49	-14.0%	16	-27.0%	\$532.5K	2.0%	61%	7	7	56	96	13
	33016	48	-5.9%	10	-29.0%	\$285.0K	1.0%	32%	5	7	50	95	30
	33012	44	-13.7%	15	-12.0%	\$225.0K	-17.0%	9%	6	9	26	90	67
Homestead	33035	69	30.2%	18	29.0%	\$348.5K	11.0%	47%	11	4	73	96	17
	33033	56	-23.3%	17	-6.0%	\$280.0K	-21.0%	86%	11	2	16	96	24
	33032	49	-34.7%	15	-38.0%	\$415.0K	-5.0%	94%	8	4	81	99	13
Key Biscayne	33149	57	1.8%	18	-25.0%	\$1,100.0K	-34.0%	26%	9	9	97	96	61
North Miami Beach	33160	329	-15.0%	95	-30.0%	\$600.0K	2.0%	29%	24	4	95	90	68

Broward County by City

Single-family Housing Stats April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale (City)	467	-6.8%	135	-6.0%	\$670K	-5.0%	24.0%	8	5	65	93	40
Hollywood (City)	298	-3.6%	83	1.0%	\$575K	8.0%	31.0%	7	7	40	94	18
Coral Springs (City)	283	10.5%	86	12.0%	\$690K	1.0%	37.0%	4	6	32	96	17
Pembroke Pines (City)	282	2.9%	75	-12.0%	\$675K	1.0%	77.0%	4	7	33	97	11
Miramar (City)	224	1.4%	73	4.0%	\$635K	-6.0%	67.0%	5	8	44	95	15
Plantation (City)	202	0.0%	61	3.0%	\$680K	-9.0%	25.0%	5	7	34	95	20
Pompano Beach (City)	175	-13.4%	45	-30.0%	\$550K	16.0%	40.0%	8	6	36	95	33
Davie (Town)	173	2.4%	44	-27.0%	\$803K	0.0%	56.0%	5	8	36	97	14
Tamarac (City)	164	0.6%	36	-23.0%	\$395K	-6.0%	61.0%	5	5	49	95	11
Weston (City)	154	-14.4%	49	-18.0%	\$980K	-2.0%	39.0%	5	6	33	95	22
Sunrise (City)	152	2.0%	48	2.0%	\$510K	4.0%	16.0%	3	7	35	98	15
Parkland (City)	133	-11.3%	45	-12.0%	\$1,225K	-2.0%	25.0%	5	5	35	96	36
Deerfield Beach (City)	123	0.8%	39	-9.0%	\$600K	2.0%	24.0%	5	5	58	95	28
Margate (City)	110	-24.7%	32	-36.0%	\$435K	-11.0%	20.0%	4	8	43	98	6
Oakland Park (City)	106	-10.9%	30	-21.0%	\$480K	-20.0%	41.0%	7	8	51	95	23
Cooper City (City)	95	-8.7%	19	-54.0%	\$829K	10.0%	83.0%	5	4	20	96	16
Lauderhill (City)	94	-4.1%	22	-27.0%	\$437K	-4.0%	69.0%	4	6	36	94	5
Coconut Creek (City)	84	-1.2%	26	-7.0%	\$613K	5.0%	27.0%	4	7	17	98	12
Wilton Manors (City)	60	5.3%	21	17.0%	\$875K	24.0%	35.0%	9	7	68	91	52
North Lauderdale (City)	56	-9.7%	21	31.0%	\$440K	-3.0%	111.0%	4	6	58	96	0
Lighthouse Point (City)	53	8.2%	13	-19.0%	\$1,450K	24.0%	31.0%	9	5	54	90	46
Dania Beach (City)	46	12.2%	13	-13.0%	\$561K	-15.0%	67.0%	10	5	45	95	54
West Park (City)	45	55.2%	16	100.0%	\$445K	0.0%	-26.0%	4	6	27	95	6

Broward County

by Zip Code

Single-family Housing Stats

April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33411	227	2.7%	68	0.0%	\$587.5K	8.0%	26%	5	9	31	96	21
	33412	114	3.6%	29	-15.0%	\$1,000.0K	45.0%	79%	9	6	39	94	62
	33405	104	22.4%	37	32.0%	\$1,110.0K	-7.0%	42%	9	8	39	94	57
	33404	59	-10.6%	14	-42.0%	\$377.5K	17.0%	-3%	5	13	43	96	36
	33415	58	-24.7%	21	5.0%	\$385.0K	12.0%	11%	6	8	37	95	38
	33407	56	-17.6%	13	-54.0%	\$480.0K	28.0%	2%	7	8	88	91	39
	33406	50	11.1%	14	40.0%	\$540.5K	19.0%	19%	4	11	20	97	29
	33401	42	-2.3%	11	-31.0%	\$1,375.0K	52.0%	-22%	6	9	61	93	36
	33409	40	2.6%	12	20.0%	\$445.0K	-2.0%	23%	4	6	49	98	17
Boca Raton	33496	172	-0.6%	62	-6.0%	\$1,337.5K	-8.0%	15%	5	5	55	90	73
	33428	106	11.6%	39	15.0%	\$699.0K	13.0%	28%	4	6	29	96	21
	33433	96	-3.0%	21	11.0%	\$725.0K	3.0%	32%	5	8	15	95	43
	33498	67	-20.2%	16	-47.0%	\$817.5K	12.0%	36%	5	7	26	92	44
	33486	63	-6.0%	18	-28.0%	\$920.0K	-3.0%	7%	4	8	14	92	50
	33434	63	12.5%	19	27.0%	\$760.0K	1.0%	8%	3	5	22	98	37
	33432	57	-14.9%	16	-38.0%	\$2,237.5K	2.0%	1%	8	7	62	85	56
	33487	45	-22.4%	15	-12.0%	\$1,200.0K	41.0%	49%	6	6	45	86	47
Boynton Beach	33437	216	-4.8%	53	-31.0%	\$490.0K	5.0%	39%	6	7	57	93	59
	33436	158	9.7%	52	13.0%	\$496.0K	-10.0%	50%	6	7	51	94	23
	33472	107	-11.6%	32	-32.0%	\$580.5K	15.0%	36%	5	6	36	94	44
	33435	87	27.9%	22	22.0%	\$637.5K	30.0%	40%	7	10	35	95	36
	33426	82	-2.4%	20	-26.0%	\$344.0K	6.0%	35%	5	8	24	95	70
	33473	75	33.9%	22	16.0%	\$905.0K	-2.0%	18%	4	9	58	94	64
Deerfield Beach	33442	51	4.1%	18	12.0%	\$625.0K	6.0%	11%	3	4	42	94	39
	33441	47	-2.1%	14	-22.0%	\$645.0K	-5.0%	14%	6	9	57	93	14
Delray Beach	33446	161	4.5%	46	-2.0%	\$764.5K	-7.0%	10%	6	8	38	95	61
	33445	129	16.2%	34	0.0%	\$599.5K	33.0%	16%	5	9	50	94	38
	33484	119	15.5%	33	-3.0%	\$405.0K	22.0%	104%	6	7	29	95	61
	33444	71	4.4%	16	-20.0%	\$1,225.0K	49.0%	44%	8	8	26	91	63
Jupiter	33458	169	0.0%	53	15.0%	\$822.2K	-16.0%	54%	5	8	51	94	49
	33478	86	32.3%	31	24.0%	\$890.0K	-3.0%	21%	6	8	43	94	42
	33469	57	-10.9%	15	-29.0%	\$1,050.0K	-26.0%	23%	7	6	43	93	47
	33477	53	0.0%	20	11.0%	\$1,505.0K	-19.0%	30%	7	6	33	92	65
Lake Worth	33467	191	-2.1%	61	0.0%	\$599.0K	9.0%	40%	5	7	39	95	31
	33463	96	-3.0%	36	6.0%	\$457.5K	3.0%	49%	4	8	30	97	22
	33460	87	1.2%	34	36.0%	\$475.0K	36.0%	37%	8	4	66	92	35
	33462	63	-23.2%	17	-19.0%	\$675.0K	48.0%	91%	7	6	52	93	53
	33461	55	-8.3%	18	6.0%	\$442.5K	-3.0%	54%	4	7	30	99	6
Loxahatchee	33470	199	14.4%	58	38.0%	\$650.0K	-12.0%	65%	7	6	56	95	19
Palm Beach Gardens	33418	178	-17.2%	54	-18.0%	\$987.5K	-3.0%	14%	6	9	45	92	57
	33410	139	18.8%	37	9.0%	\$674.0K	-17.0%	24%	5	10	46	92	38
Palm City	34990	150	-18.0%	56	-8.0%	\$609.0K	-5.0%	33%	7	7	41	91	59
Wellington	33414	203	7.4%	57	-10.0%	\$710.0K	-5.0%	14%	7	7	50	94	30

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Broward County by City

Condominium/Townhome Housing Stats April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale (City)	563	-5.2%	159	-11.0%	\$442K	-6.0%	27.0%	14	5	75	91	69
Pompano Beach (City)	346	-15.8%	93	-27.0%	\$283K	-8.0%	35.0%	12	6	48	92	68
Pembroke Pines (City)	276	-15.3%	90	-7.0%	\$265K	-4.0%	50.0%	10	5	46	94	44
Hollywood (City)	274	-20.8%	82	-19.0%	\$300K	-11.0%	32.0%	16	5	56	91	65
Deerfield Beach (City)	274	-16.2%	100	-6.0%	\$210K	5.0%	66.0%	12	4	54	92	54
Hallandale Beach (City)	214	-14.4%	68	-15.0%	\$290K	5.0%	42.0%	21	3	53	91	81
Tamarac (City)	190	-22.1%	55	-31.0%	\$215K	-14.0%	44.0%	10	5	45	94	47
Sunrise (City)	185	-16.7%	48	-17.0%	\$187K	-5.0%	49.0%	14	4	62	92	46
Plantation (City)	164	7.9%	44	7.0%	\$255K	-22.0%	57.0%	7	6	57	92	43
Coconut Creek (City)	151	-10.1%	42	-19.0%	\$200K	-21.0%	43.0%	11	6	68	89	55
Lauderhill (City)	127	-24.4%	35	-31.0%	\$148K	-8.0%	24.0%	18	4	89	88	63
Margate (City)	125	-15.5%	27	-43.0%	\$172K	4.0%	31.0%	10	5	83	92	26
Davie (Town)	123	-4.7%	42	-7.0%	\$259K	-12.0%	48.0%	7	5	32	94	31
Coral Springs (City)	96	-34.2%	31	-30.0%	\$257K	-4.0%	70.0%	12	4	66	93	39
Miramar (City)	92	-4.2%	25	-22.0%	\$420K	17.0%	90.0%	7	7	42	95	40
Oakland Park (City)	76	-33.9%	26	-7.0%	\$184K	-14.0%	30.0%	12	4	39	97	46
Weston (City)	72	1.4%	20	-5.0%	\$335K	-18.0%	48.0%	6	4	30	95	70
Lauderdale-by-the-Sea (Town)	66	-9.6%	14	-44.0%	\$478K	-9.0%	31.0%	10	4	47	96	86
Lauderdale Lakes (City)	62	-38.6%	21	-42.0%	\$100K	-25.0%	61.0%	24	3	81	80	81
Dania Beach (City)	52	-30.7%	19	-39.0%	\$295K	7.0%	66.0%	12	3	97	93	58
North Lauderdale (City)	45	7.1%	14	17.0%	\$313K	-2.0%	35.0%	7	12	43	95	21
Wilton Manors (City)	43	-29.5%	15	0.0%	\$445K	51.0%	70.0%	9	5	87	92	73

Broward County

by Zip Code

Condominium/Townhome Housing Stats

April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33301	105	4.0%	27	-13.0%	\$830.0K	68.0%	37%	12	5	47	96	85
	33304	123	16.0%	29	-3.0%	\$420.0K	-31.0%	13%	17	5	94	89	69
	33305	42	-36.4%	13	-19.0%	\$595.0K	17.0%	51%	13	3	105	93	69
	33308	227	-8.5%	59	-24.0%	\$384.0K	-2.0%	30%	12	5	63	90	78
	33309	54	-22.9%	21	-5.0%	\$205.0K	-1.0%	26%	12	4	40	97	52
	33313	107	-13.7%	29	-26.0%	\$115.0K	-15.0%	43%	17	5	103	84	76
	33316	49	-19.7%	11	-42.0%	\$525.0K	-23.0%	30%	17	5	102	94	55
	33317	40	5.3%	12	100.0%	\$182.5K	-19.0%	33%	7	6	52	92	50
	33319	125	-31.3%	33	-34.0%	\$150.0K	-10.0%	32%	20	4	66	91	55
	33321	148	-20.4%	48	-24.0%	\$230.0K	-8.0%	40%	9	5	49	94	50
	33322	129	-9.2%	37	-8.0%	\$152.0K	-13.0%	51%	14	5	69	90	60
	33324	130	11.1%	34	-17.0%	\$308.9K	-6.0%	39%	7	6	48	92	38
	33326	56	-1.8%	18	6.0%	\$315.0K	-18.0%	66%	8	3	35	94	61
	33334	45	-32.8%	15	-21.0%	\$275.0K	-29.0%	54%	10	5	66	93	53
	33351	47	-21.7%	11	-45.0%	\$325.0K	41.0%	82%	10	4	61	100	18
Coral Springs	33065	48	-31.4%	13	-35.0%	\$194.0K	-18.0%	60%	13	4	66	93	46
Hallandale	33009	214	-14.4%	68	-15.0%	\$290.0K	5.0%	42%	21	3	53	91	81
Hollywood	33019	118	-23.4%	40	-26.0%	\$448.0K	-5.0%	18%	22	5	62	92	68
	33020	58	-31.0%	20	11.0%	\$233.5K	-6.0%	65%	16	4	56	93	75
	33021	94	-7.8%	23	-12.0%	\$210.0K	-12.0%	42%	11	5	53	89	48
	33024	40	-34.4%	10	-33.0%	\$272.5K	6.0%	55%	8	7	28	96	40
	33025	114	-3.4%	39	8.0%	\$305.0K	25.0%	75%	11	6	44	93	46
	33026	77	5.5%	25	9.0%	\$280.0K	-28.0%	59%	8	7	29	94	36
	33027	138	-15.9%	34	-37.0%	\$209.5K	-35.0%	38%	9	5	65	92	65
Pompano Beach	33060	56	16.7%	20	33.0%	\$189.9K	-25.0%	34%	10	7	35	96	40
	33062	209	-16.7%	58	-26.0%	\$430.0K	0.0%	47%	14	5	57	90	79
	33063	139	-13.7%	30	-36.0%	\$214.0K	26.0%	22%	9	6	88	92	27
	33064	59	-47.3%	15	-67.0%	\$210.0K	-16.0%	62%	12	6	92	87	53
	33066	101	-9.0%	31	-14.0%	\$150.0K	-22.0%	43%	13	7	70	89	61
	33068	52	4.0%	15	-12.0%	\$315.0K	16.0%	65%	9	9	38	95	20
	33069	128	-16.3%	28	-36.0%	\$245.0K	-9.0%	21%	12	7	39	92	71

Palm Beach County by City

Single-family Housing Stats April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach (City)	294	-2.6%	87	-15.0%	\$705K	14.0%	18.0%	7	8	42	94	49
Palm Beach Gardens (City)	277	-7.0%	81	-9.0%	\$855K	-14.0%	39.0%	6	8	48	92	49
Boca Raton (City)	255	-13.3%	86	-15.0%	\$1,088K	-12.0%	4.0%	5	8	35	91	59
Delray Beach (City)	226	8.7%	55	-14.0%	\$725K	0.0%	26.0%	7	8	35	92	49
Boynton Beach (City)	217	10.7%	57	2.0%	\$470K	19.0%	34.0%	5	9	35	95	39
Wellington (Village)	212	-2.3%	61	-18.0%	\$720K	-7.0%	14.0%	7	7	54	94	33
The Acreage (CDP)	210	20.0%	67	46.0%	\$630K	6.0%	49.0%	6	7	51	96	16
Jupiter (Town)	189	5.0%	68	26.0%	\$1,040K	3.0%	39.0%	5	7	50	94	49
Royal Palm Beach (Village)	108	10.2%	26	8.0%	\$580K	6.0%	32.0%	5	9	26	97	8
Lake Worth (City)	96	2.1%	37	28.0%	\$475K	34.0%	36.0%	7	4	47	92	32
Riviera Beach (City)	72	-2.7%	17	-35.0%	\$380K	14.0%	-5.0%	4	11	33	97	29
Jupiter Farms (CDP)	67	31.4%	21	5.0%	\$775K	-3.0%	30.0%	6	9	43	94	33
Greenacres (City)	60	-9.1%	23	15.0%	\$455K	5.0%	58.0%	5	7	33	96	17

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Palm Beach County


by Zip Code

Single-family Housing Stats

April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33411	227	2.7%	68	0.0%	\$587.5K	8.0%	26%	5	9	31	96	21
	33412	114	3.6%	29	-15.0%	\$1,000.0K	45.0%	79%	9	6	39	94	62
	33405	104	22.4%	37	32.0%	\$1,110.0K	-7.0%	42%	9	8	39	94	57
	33404	59	-10.6%	14	-42.0%	\$377.5K	17.0%	-3%	5	13	43	96	36
	33415	58	-24.7%	21	5.0%	\$385.0K	12.0%	11%	6	8	37	95	38
	33407	56	-17.6%	13	-54.0%	\$480.0K	28.0%	2%	7	8	88	91	39
	33406	50	11.1%	14	40.0%	\$540.5K	19.0%	19%	4	11	20	97	29
	33401	42	-2.3%	11	-31.0%	\$1,375.0K	52.0%	-22%	6	9	61	93	36
	33409	40	2.6%	12	20.0%	\$445.0K	-2.0%	23%	4	6	49	98	17
Palm Beach Gardens	33418	178	-17.2%	54	-18.0%	\$987.5K	-3.0%	14%	6	9	45	92	57
	33410	139	18.8%	37	9.0%	\$674.0K	-17.0%	24%	5	10	46	92	38
Boca Raton	33496	172	-0.6%	62	-6.0%	\$1,337.5K	-8.0%	15%	5	5	55	90	73
	33428	106	11.6%	39	15.0%	\$699.0K	13.0%	28%	4	6	29	96	21
	33433	96	-3.0%	21	11.0%	\$725.0K	3.0%	32%	5	8	15	95	43
	33498	67	-20.2%	16	-47.0%	\$817.5K	12.0%	36%	5	7	26	92	44
	33486	63	-6.0%	18	-28.0%	\$920.0K	-3.0%	7%	4	8	14	92	50
	33434	63	12.5%	19	27.0%	\$760.0K	1.0%	8%	3	5	22	98	37
	33432	57	-14.9%	16	-38.0%	\$2,237.5K	2.0%	1%	8	7	62	85	56
	33487	45	-22.4%	15	-12.0%	\$1,200.0K	41.0%	49%	6	6	45	86	47
Boynton Beach	33437	216	-4.8%	53	-31.0%	\$490.0K	5.0%	39%	6	7	57	93	59
	33436	158	9.7%	52	13.0%	\$496.0K	-10.0%	50%	6	7	51	94	23
	33472	107	-11.6%	32	-32.0%	\$580.5K	15.0%	36%	5	6	36	94	44
	33435	87	27.9%	22	22.0%	\$637.5K	30.0%	40%	7	10	35	95	36
	33426	82	-2.4%	20	-26.0%	\$344.0K	6.0%	35%	5	8	24	95	70
	33473	75	33.9%	22	16.0%	\$905.0K	-2.0%	18%	4	9	58	94	64
Deerfield Beach	33442	51	4.1%	18	12.0%	\$625.0K	6.0%	11%	3	4	42	94	39
	33441	47	-2.1%	14	-22.0%	\$645.0K	-5.0%	14%	6	9	57	93	14
Delray Beach	33446	161	4.5%	46	-2.0%	\$764.5K	-7.0%	10%	6	8	38	95	61
	33445	129	16.2%	34	0.0%	\$599.5K	33.0%	16%	5	9	50	94	38
	33484	119	15.5%	33	-3.0%	\$405.0K	22.0%	104%	6	7	29	95	61
	33444	71	4.4%	16	-20.0%	\$1,225.0K	49.0%	44%	8	8	26	91	63
Jupiter	33458	169	0.0%	53	15.0%	\$822.2K	-16.0%	54%	5	8	51	94	49
	33478	86	32.3%	31	24.0%	\$890.0K	-3.0%	21%	6	8	43	94	42
	33469	57	-10.9%	15	-29.0%	\$1,050.0K	-26.0%	23%	7	6	43	93	47
	33477	53	0.0%	20	11.0%	\$1,505.0K	-19.0%	30%	7	6	33	92	65
Lake Worth	33467	191	-2.1%	61	0.0%	\$599.0K	9.0%	40%	5	7	39	95	31
	33463	96	-3.0%	36	6.0%	\$457.5K	3.0%	49%	4	8	30	97	22
	33460	87	1.2%	34	36.0%	\$475.0K	36.0%	37%	8	4	66	92	35
	33462	63	-23.2%	17	-19.0%	\$675.0K	48.0%	91%	7	6	52	93	53
	33461	55	-8.3%	18	6.0%	\$442.5K	-3.0%	54%	4	7	30	99	6
Loxahatchee	33470	199	14.4%	58	38.0%	\$650.0K	-12.0%	65%	7	6	56	95	19
Palm City	34990	150	-18.0%	56	-8.0%	\$609.0K	-5.0%	33%	7	7	41	91	59
Wellington	33414	203	7.4%	57	-10.0%	\$710.0K	-5.0%	14%	7	7	50	94	30

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Palm Beach County by City

Condominium/Townhome Housing Stats April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Boca Raton (City)	288	-2.4%	106	22.0%	\$550K	-13.0%	18.0%	10	5	46	92	67
West Palm Beach (City)	251	-12.2%	72	-31.0%	\$331K	-15.0%	12.0%	12	6	63	91	60
Delray Beach (City)	238	-0.8%	74	10.0%	\$375K	-15.0%	25.0%	9	6	49	93	64
Boynton Beach (City)	192	-22.6%	57	-35.0%	\$220K	0.0%	14.0%	10	7	63	91	60
Palm Beach Gardens (City)	169	3.7%	51	4.0%	\$430K	1.0%	52.0%	7	8	48	94	55
Jupiter (Town)	167	-13.5%	51	-29.0%	\$517K	-6.0%	31.0%	8	8	51	93	51
Palm Beach (Town)	105	20.7%	32	0.0%	\$2,100K	49.0%	45.0%	22	7	53	89	84
Greenacres (City)	99	-18.9%	34	-13.0%	\$250K	5.0%	60.0%	10	5	38	95	32
Riviera Beach (City)	90	-2.2%	20	-9.0%	\$618K	8.0%	42.0%	11	6	79	88	50
North Palm Beach (Village)	79	-13.2%	27	-7.0%	\$430K	-12.0%	7.0%	11	8	51	88	78
Wellington (Village)	47	23.7%	11	-27.0%	\$551K	24.0%	50.0%	11	5	33	95	91
Royal Palm Beach (Village)	41	-6.8%	10	-9.0%	\$275K	-5.0%	64.0%	11	4	66	90	20

Palm Beach County

by Zip Code

Condominium/Townhome Housing Stats

April 2025

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West Palm Beach	33417	158	-16.4%	45	-22.0%	\$128.0K	-10.0%	43%	13	3	53	92	76
	33401	133	-8.3%	33	-43.0%	\$394.6K	-29.0%	3%	14	6	81	90	67
	33411	98	1.0%	28	12.0%	\$237.5K	-2.0%	38%	9	4	71	91	46
	33404	78	-6.0%	18	-5.0%	\$782.5K	25.0%	39%	13	6	76	87	67
	33415	65	-17.7%	20	-20.0%	\$207.5K	-19.0%	89%	8	6	39	95	40
	33407	52	-14.8%	20	-9.0%	\$311.3K	6.0%	13%	12	8	63	92	45
Palm Beach	33480	128	5.8%	40	-11.0%	\$1,875.0K	63.0%	30%	21	6	57	85	83
Boca Raton	33434	154	1.3%	59	-2.0%	\$166.0K	-11.0%	1%	8	6	67	87	90
	33433	126	-7.4%	34	-33.0%	\$353.5K	-11.0%	52%	8	6	48	93	47
	33432	118	-1.7%	49	40.0%	\$2,350.0K	47.0%	28%	14	6	25	96	78
	33487	99	-12.4%	25	-32.0%	\$400.0K	-47.0%	25%	10	6	74	88	64
	33431	70	-5.4%	25	14.0%	\$492.0K	-10.0%	36%	9	4	53	91	68
	33428	50	-13.8%	18	-5.0%	\$205.0K	-17.0%	34%	11	7	97	92	67
	33496	48	-12.7%	17	-6.0%	\$364.5K	-21.0%	58%	6	6	78	92	59
Boynton Beach	33435	106	-28.4%	32	-37.0%	\$195.0K	4.0%	28%	14	6	69	90	63
	33436	82	5.1%	23	-12.0%	\$310.0K	-4.0%	-4%	7	7	46	95	44
	33437	78	-20.4%	25	-7.0%	\$287.5K	-1.0%	64%	10	6	62	91	56
	33426	46	-36.1%	13	-50.0%	\$260.0K	6.0%	17%	8	7	52	91	69
Deerfield Beach	33442	188	-14.5%	74	-5.0%	\$159.0K	-4.0%	64%	12	5	50	92	60
	33441	55	-12.7%	17	70.0%	\$450.0K	76.0%	63%	13	4	112	90	47
Delray Beach	33484	165	-5.7%	43	-19.0%	\$180.0K	-18.0%	28%	11	6	42	93	79
	33446	159	4.6%	46	-21.0%	\$152.8K	-31.0%	1%	10	5	62	86	80
	33483	100	-7.4%	26	-24.0%	\$827.5K	7.0%	37%	10	6	49	92	81
	33445	98	10.1%	35	40.0%	\$266.0K	18.0%	22%	8	5	46	93	49
	33444	42	-8.7%	13	44.0%	\$425.0K	-11.0%	18%	9	12	50	93	69
Jupiter	33458	90	-2.2%	32	-11.0%	\$395.0K	-6.0%	40%	5	9	58	93	41
	33477	87	-23.7%	25	-47.0%	\$745.0K	11.0%	34%	12	7	28	93	76
	33469	52	13.0%	15	36.0%	\$360.0K	9.0%	21%	13	12	68	91	73
Lake Worth	33467	105	18.0%	30	0.0%	\$182.5K	-14.0%	33%	12	7	56	90	53
	33463	81	-5.8%	28	-3.0%	\$293.8K	24.0%	60%	9	5	36	98	14
	33461	59	-25.3%	17	-45.0%	\$80.0K	-36.0%	15%	11	7	94	93	53
	33462	46	-11.5%	15	-12.0%	\$287.0K	-4.0%	27%	14	5	69	90	93
North Palm Beach	33408	107	-18.3%	36	-20.0%	\$437.5K	-19.0%	25%	13	7	57	88	72
Palm Beach Gardens	33418	117	4.5%	38	6.0%	\$409.5K	-2.0%	52%	7	6	48	93	47
	33410	75	7.1%	20	11.0%	\$482.5K	-12.0%	34%	6	12	44	93	60
Wellington	33414	50	16.3%	11	-31.0%	\$550.5K	27.0%	53%	12	4	33	95	91

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Martin County

by City

Single-family Housing Stats

April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Palm City (CDP)	121	-19.3%	46	-2.0%	\$609K	14.0%	31.0%	6	7	38	91	54
Jensen Beach (CDP)	60	-4.8%	14	-18.0%	\$468K	0.0%	78.0%	5	6	26	96	50
Hobe Sound (CDP)	49	-3.9%	12	-20.0%	\$642K	3.0%	114.0%	7	6	28	94	58

St. Lucie County

by City

Single-family Housing Stats

April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port St. Lucie (City)	1,277	-4.6%	370	-16.0%	\$400K	-5.0%	31.0%	6	7	44	95	25
Fort Pierce (City)	80	-15.8%	20	-13.0%	\$343K	15.0%	25.0%	7	9	33	97	25
Lakewood Park (CDP)	67	-19.3%	15	-35.0%	\$315K	-2.0%	69.0%	6	9	89	95	40

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Martin County

by Zip Code

Single-family Housing Stats

April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Hobe Sound	33455	114	2.7%	29	-19.0%	\$600.0K	2.0%	113%	7	6	32	93	62
Jensen Beach	34957	102	-6.4%	32	-9.0%	\$530.0K	2.0%	50%	7	6	40	95	66
Stuart	34997	175	4.2%	44	-4.0%	\$504.0K	-16.0%	58%	6	7	41	95	55

St. Lucie County

by Zip Code

Single-family Housing Stats

April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Pierce	34951	133	-10.1%	29	-34.0%	\$320.0K	-1.0%	80%	7	11	100	95	35
	34982	81	6.6%	24	0.0%	\$300.0K	-9.0%	26%	5	8	26	97	21
	34945	40	185.7%	14	1300.0%	\$387.0K	-36.0%	79%	7	11	111	94	21
Port Saint Lucie	34953	350	-18.8%	90	-39.0%	\$425.0K	0.0%	18%	5	8	42	97	7
	34987	301	12.7%	90	-9.0%	\$432.8K	-10.0%	28%	7	8	64	94	43
	34983	223	0.5%	80	7.0%	\$350.5K	-9.0%	37%	5	7	33	97	19
	34986	202	-5.2%	55	2.0%	\$381.0K	-11.0%	38%	8	6	49	93	38
	34952	195	-0.5%	56	-11.0%	\$390.0K	5.0%	27%	5	9	57	95	21
	34984	107	-6.1%	31	-11.0%	\$419.9K	-1.0%	29%	7	5	22	96	29

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 10 sales per month on average are and for 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 Communications, at chris@miamire.com.



Martin County

Condominium/Townhome Housing Stats

by City

April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Stuart (City)	78	-9.3%	23	-4.0%	\$200K	-34.0%	16.0%	8	8	81	91	65

St. Lucie County

Condominium/Townhome Housing Stats

by City

April 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Pierce (City)	81	-16.5%	30	25.0%	\$218K	2.0%	27.0%	13	4	90	90	67
Port St. Lucie (City)	72	-8.9%	22	-19.0%	\$339K	31.0%	23.0%	8	6	79	95	14
Hutchinson Island South (CDP)	45	-28.6%	16	7.0%	\$548K	0.0%	30.0%	16	7	65	91	81

Martin County
by Zip Code

Condominium/Townhome Housing Stats
April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Jensen Beach	34957	69	-20.7%	27	23.0%	\$414.9K	-10.0%	35%	14	7	61	92	78
Stuart	34996	80	5.3%	34	42.0%	\$327.5K	30.0%	42%	12	6	73	88	91
	34997	78	-29.7%	30	-9.0%	\$280.0K	-15.0%	36%	8	6	50	94	63
	34994	75	-12.8%	18	-31.0%	\$191.0K	-30.0%	21%	9	6	82	92	67

St. Lucie County
by Zip Code

Condominium/Townhome Housing Stats
April 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings
Fort Pierce	34949	94	-9.6%	34	6.0%	\$382.5K	-20.0%	12%	16	5
	34982	47	51.6%	15	50.0%	\$200.0K	9.0%	24%	9	4



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

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