



# Southeast Florida Housing Market

## August 2025



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



## Buyer Momentum Strengthens in Miami Market Area in August 2025

### Key Takeaways

1. Single-family pending sales rose 4.7% while condominium/townhome sales rose 0.9% in August 2025.
2. The median single-family sales price rose 2.3% in Miami-Dade County in August for the 14th year, with the largest price increase in Broward County at 3.1%.
3. Million-dollar condo/townhome sales rose 10.8% in Miami-Dade and 15.4% in Broward in August.

### Overall single-family pending sales in Southeast Florida rose 4.7% year-over-year in August 2025 while condo/townhome sales rose 0.9%.

Buyer momentum has strengthened with mortgage rates easing downward since July 2025 to 6.59% in August 2025 as expectations that the Fed will cut rates at its September meeting heightened. As expected, the Fed cut the federal funds rate by 25 basis points, with a high likelihood of two more rate cuts through the end of the year and one rate cut in 2026. MIAMI Realtors expects single-family sales to rebound 5% in 2026 as mortgages rates stabilize at 6%.

After being down year-over-year in most markets, contract signings (pending sales) for single-family homes were roughly at par or higher in all counties in August 2025 compared to one year ago, up 4.7% overall: Miami-Dade County (-0.5%), Broward County (5.6%), Palm Beach County (7.7%), Martin County (3.3%), and St. Lucie County (7.1%).

Contract signings for condominiums/townhomes rose 0.9% overall: Miami-Dade County (-7.2%), Broward County (-0.3%), Palm Beach County (6.0%), Martin County (27.9%), and St. Lucie County (+50.0%).

### Active inventory continues to decline from peak levels as new pendings outpace new listings.

The inventory of homes that continued to build up through the middle of the year has now reversed course, with active inventory down from peak levels during the year, an indication that homes are being sold or absorbed at a faster rate than the new listings coming into the market.

While the active inventory of single-family homes is up year-over-year, inventory has continued to decrease from peak levels seen in the middle of the year in Miami-Dade County (-3%), Broward County (-7%), Palm Beach County (-12%), Martin County (-19%), and St. Lucie County (-16%).

Condo/townhome active inventory as of August 2025 has also climbed down from peak levels in Miami-Dade County (-3%), Broward County (-10%), Palm Beach County (-14%), Martin County (-24%), and St. Lucie County (-18%).

### Median single-family home prices rose in nearly all counties led by Broward County.

The buildup in buyer momentum has bolstered home prices. After a slight year-over-year decline last month, the median sales price of single-family homes rose in Miami-Dade one year ago (2.3%), the 14th year of annual price gain in August. Broward County saw the strongest increase in the median price of single-family home sales (3.1%) while prices also broadly rose in Palm Beach County (2.0%), Martin County (0.9%), but slightly fell in St. Lucie County (-1.2%).

However, the median condominium sales prices fell in all counties with sellers offering larger price discounts to clear the inventory: Miami-Dade (-1.2%), Broward County (9.9%), Palm Beach County (-9.5%), Martin County (-20.7%), and St. Lucie County (-9.6%).

Worth pointing out is that while the median condo/townhome prices have softened, prices are still much higher compared to 10 years ago, with homeowners still typically in good financial shape: Miami-Dade County (101%), Broward County (86%), Palm Beach County (107%). Martin County (53%), and St. Lucie County (125%). Distressed sales are at a historic low, at 1% of sales.





## Buyer Momentum Strengthens in Miami Market Area in August 2025

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### Million-dollar condo/townhome sales rose at a double-digit pace in Miami-Dade County and Broward County

While overall condominium/townhome sales are down year-over-year, sales of million-dollar units rose year-over-year at double-digit pace in Miami-Dade County (10.8%) and Broward County (15.4%). Buyers of million-dollar condos are likely buying these properties for the associated lifestyle.

In the condominium/townhome market, Miami-Dade County has the highest share of million-dollar home sales (16%) followed by Palm Beach County (10%), Broward County (4%), Martin County (3%), and St. Lucie County (2%).

In the single-family market, Palm Beach County has the highest market share of million-dollar home sales (25%) followed by Miami-Dade County (24%), Martin County (21%), and Broward County (19%). Nationally, the share of million-dollar homes is less than 10%.

### Hot Cities and Zip Codes in August 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.

In August 2025, there were seven areas with hot single-family markets, led by Jupiter and Lake Worth in Palm Beach County and Jensen Beach in Martin County by sales count.

**Miami-Dade County:** The Hammocks, Coral Terrace, Olympia Heights

**Palm Beach County:** Jupiter, Lake Worth

**Martin County:** Jensen Beach, Port Salerno

At the zip code level, there were 16 zip codes with a hot single-family market, mostly inland, led by 34987 (Port St. Lucie), 33467 (Lake Worth) and 34997 (Stuart) by sales count.

# Southeast Florida Housing Market

## August 2025

### Single-family Homes Metrics in August 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 County	6,844 -9.4%	\$655,000 2.3%	885 -8.2%	966 -0.5%	5,361 28.2%	6.4 1.7	51.0 24.0	94.1 -2.7	22.8 1.2
Broward County	7,893 -7.1%	\$625,000 3.1%	1,015 -12.6%	1,179 5.6%	5,489 19.2%	5.7 1.2	47.0 15.0	94.7 -1.2	23.0 1.9
Palm Beach County	9,283 -1.9%	\$630,000 2.0%	1,135 2.0%	1,187 7.7%	5,702 8.5%	5.2 0.5	46.0 6.0	93.3 -0.8	38.7 -2.3
Martin County	1,349 -1.7%	\$582,500 0.9%	204 32.5%	189 3.3%	823 15.4%	5.1 0.7	77.0 29.0	91.5 -2.2	42.2 2.6
St. Lucie County	3,641 -5.3%	\$400,000 -1.2%	475 -11.7%	500 7.1%	2,351 7.6%	5.4 0.7	64.0 19.0	94.3 -1.5	24.8 1.4

### Condominiums/Townhomes Metrics in August 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 County	7,255 -15.8%	\$410,000 -1.2%	903 -13.0%	992 -7.2%	12,637 25.2%	14.0 4.5	67.0 19.0	92.4 -2.4	48.1 4.7
Broward County	7,643 -15.3%	\$247,700 -9.9%	974 -12.2%	1,091 0.3%	11,070 20.5%	11.9 3.6	74.0 18.0	91.0 -2.8	52.0 4.7
Palm Beach County	6,631 -8.8%	\$285,000 -9.5%	820 -4.4%	868 6.0%	6,959 10.7%	9.0 1.9	74.0 23.0	90.3 -2.5	55.0 3.1
Martin County	635 -10.8%	\$230,000 -20.7%	79 19.7%	87 27.9%	614 13.9%	8.1 1.5	90.0 31.0	88.4 -3.9	48.1 -6.4
St. Lucie County	632 -8.7%	\$298,450 -9.6%	88 11.4%	105 50.0%	738 10.6%	10.1 2.0	78.0 -4.0	90.4 -1.4	51.1 8.1

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.

# Southeast Florida Single-family Housing Market

## August 2025

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

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
Less than \$400K	61%	6%	5%	59%	12%	12%	61%	17%	17%	58%	16%	19%	95%	51%	53%
\$400K - \$599K	22%	35%	32%	26%	34%	34%	22%	28%	28%	25%	34%	30%	3%	39%	37%
\$600K - \$999K	9%	36%	39%	10%	35%	36%	10%	30%	30%	10%	29%	30%	1%	9%	8%
\$1M and over	8%	23%	24%	5%	18%	18%	8%	25%	25%	7%	20%	21%	0%	2%	2%
Grand Total	100%	100%	100%	100%	100%	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		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	2.7	1.3	3.3	2.9	2.5	3.5	2.4	3.8	4.8	3.1	1.1	5.1	4.4	3.0	4.3
\$300K to \$399K	3.4	1.1	4.0	2.9	2.2	4.4	2.9	2.9	4.4	3.9	2.9	3.4	6.1	3.4	4.1
\$400K to \$599K	6.7	2.5	4.8	4.1	3.1	4.7	4.5	3.5	4.1	4.8	3.2	4.3	10.1	5.7	6.3
\$600K to \$999K	12.0	4.7	5.8	7.6	4.7	5.5	7.5	4.7	4.8	8.6	4.5	5.4	18.8	7.4	8.0
\$1M and over	21.2	9.2	10.2	17.0	8.7	8.8	14.3	7.0	7.4	14.9	8.1	7.3	25.3	14.6	16.7
All	5.9	4.7	6.4	4.2	4.5	5.7	4.3	4.7	5.2	4.9	4.4	5.1	3.7	4.7	5.4

### Single-family Median Days to Contract by Price Tier

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	42	16	14	38	17	48	28	47	59	38	35	48	52	52	26
\$300K to \$399K	33	23	30	33	33	35	44	30	58	69	37	31	57	40	64
\$400K to \$599K	67	23	44	38	28	46	56	34	43	65	45	106	156	53	66
\$600K to \$999K	95	26	52	94	31	45	74	41	43	119	52	65	188	47	58
\$1M and over	174	42	71	163	45	69	157	42	47	113	95	102	10	29	110
All	49	27	51	43	32	47	48	40	46	59	48	77	38	45	64

### Year-to-Date Single-family Cash Sales Share by Price Tier

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	13	75	82	12	53	49	23	45	47	32	33	45	16	26	26
\$300K to \$399K	11	52	52	12	31	28	23	38	38	31	45	42	26	17	18
\$400K to \$599K	15	15	13	14	14	13	28	33	28	34	44	44	31	25	23
\$600K to \$999K	26	17	17	23	21	20	42	39	35	40	46	44	37	49	45
\$1M or more	43	47	46	44	45	41	65	68	64	70	71	68	57	73	73
ALL	20	25	25	19	25	23	33	45	42	38	50	49	22	27	26

# Southeast Florida Condo/Townhome Housing Market

## August 2025

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

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
Less than \$400K	79%	45%	45%	91%	72%	72%	86%	63%	65%	92%	77%	77%	91%	70%	77%
\$400K - \$599K	9%	27%	26%	5%	18%	17%	6%	17%	16%	4%	16%	15%	7%	16%	12%
\$600K - \$999K	6%	15%	14%	2%	7%	7%	4%	10%	9%	3%	5%	4%	2%	10%	9%
\$1M and over	6%	14%	16%	1%	3%	4%	4%	10%	10%	1%	3%	3%	0%	3%	2%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

### Condominium/Townhome Months' Supply

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	9.5	8.5	13.2	5.6	8.6	12.2	4.9	6.6	8.4	5.8	6.1	8.2	4.7	6.5	6.0
\$300K to \$399K	16.4	7.7	12.1	8.0	6.9	10.0	6.3	5.8	7.7	5.0	5.1	7.1	7.2	7.9	8.1
\$400K to \$599K	27.8	7.9	12.6	12.6	7.3	9.9	7.3	6.0	7.8	6.7	7.1	8.6	8.6	11.2	16.6
\$600K to \$999K	33.4	11.7	17.6	17.5	11.3	13.5	9.7	7.1	9.5	11.5	6.8	12.0	37.1	9.3	12.2
\$1M and over	42.9	16.3	18.6	20.8	14.1	17.2	13.4	9.6	10.7	81.6	15.3	19.1	18.0	14.1	17.1
All	13.2	9.5	14.0	5.5	8.3	11.9	4.7	7.1	9.0	3.9	6.6	8.1	5.5	8.1	10.1

### Condominium/Townhome Median Days to Contract by Price Tier

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	64	45	75	28	67	88	44	54	72	34	77	86	63	62	73
\$300K to \$399K	83	50	51	56	43	59	72	44	66	11	47	61	101	61	86
\$400K to \$599K	134	32	61	153	44	65	86	44	70	36	58	106	11	96	144
\$600K to \$999K	172	55	88	133	68	82	157	47	76	410	50	32		121	395
\$1M and over	193	68	77	218	76	58	189	25	110		307	162		118	35
All	73	48	67	51	56	74	58	51	74	52	59	90	57	82	78

### Year-to-Date Condominium/Townhome Cash Sales Share by Price Tier

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	30	51	47	28	54	48	37	48	50	52	46	43	53	45	43
\$300K to \$399K	42	38	39	34	37	35	46	43	43	72	53	47	56	42	43
\$400K to \$599K	49	34	35	46	40	41	58	49	47	55	52	53	62	62	69
\$600K to \$999K	54	51	55	56	54	58	73	71	67	82	73	89	88	74	64
\$1M or more	68	72	70	70	76	70	85	88	87	50	86	82	100	75	100

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



# Southeast Florida Hot Markets

## in August 2025

### Hot Cities

			Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	Months' Supply	Median Days to Contract
Single family	Jupiter (Town)	Palm Beach	394	3.1%	43	19.4%	\$875.0K	20.0%	4	38
	Lake Worth (City)	Palm Beach	187	1.1%	25	25.0%	\$460.0K	21.0%	6	41
	Jensen Beach (CDP)	Martin	147	21.5%	26	62.5%	\$450.0K	5.8%	3	63
	The Hammocks (CDP)	Miami-Dade	141	2.2%	22	4.8%	\$616.5K	2.8%	5	56
	Coral Terrace (CDP)	Miami-Dade	110	39.2%	12	33.3%	\$820.0K	9.0%	5	44
	Port Salerno (CDP)	Martin	85	23.2%	13	44.4%	\$640.0K	15.9%	4	118
	Olympia Heights (CDP)	Miami-Dade	68	25.9%	14	180.0%	\$750.0K	2.0%	4	50

### Hot Zip Codes

			Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	Months' Supply	Median Days to Contract
Single family	34987 - Port Saint Lucie	St. Lucie	612	3.6%	89	9.0%	\$475.0K	6.9%	6	67
	33467 - Lake Worth	Palm Beach	438	3.5%	64	42.0%	\$589.0K	2.4%	4	40
	34997 - Stuart	Martin	399	0.3%	59	51.0%	\$590.0K	12.4%	5	88
	33458 - Jupiter	Palm Beach	373	9.1%	49	23.0%	\$992.5K	36.2%	4	29
	33496 - Boca Raton	Palm Beach	343	3.6%	32	7.0%	\$1,892.5K	37.6%	4	57
	33410 - Palm Beach Gardens	Palm Beach	271	9.7%	32	28.0%	\$733.8K	26.5%	5	59
	33484 - Delray Beach	Palm Beach	235	22.4%	24	20.0%	\$432.5K	11.6%	5	41
	34957 - Jensen Beach	Martin	224	7.7%	41	86.0%	\$469.9K	4.2%	5	93
	33027 - Hollywood	Broward	224	20.4%	38	81.0%	\$726.0K	0.1%	5	41
	33455 - Hobe Sound	Martin	213	3.4%	23	35.0%	\$685.0K	35.6%	5	119
	33186 - Miami	Miami-Dade	201	4.7%	33	44.0%	\$695.0K	3.0%	4	56
	33155 - Miami	Miami-Dade	176	6.7%	19	36.0%	\$775.0K	13.6%	5	46
	33018 - Hialeah	Miami-Dade	151	11.9%	22	10.0%	\$732.5K	25.2%	4	34
	33473 - Boynton Beach	Palm Beach	147	19.5%	19	73.0%	\$1,150.0K	35.3%	4	9
	33434 - Boca Raton	Palm Beach	138	10.4%	21	24.0%	\$1,430.0K	19.2%	4	35
	33025 - Hollywood	Broward	131	13.9%	21	17.0%	\$565.0K	1.3%	4	37

Source: Miami Association of Realtors® (MIAMI). Hot housing markets have at least 10 sales in the current month, higher sales in the current month compared to one year ago, higher median prices in the current month from one year ago, and inventory of 6 months' supply or less. For questions about this report, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Miami-Dade County by City

## Single-family Housing Stats August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	694	-7.8%	79	-2.5%	\$801K	23.2%	20.1%	8	7	53	92	47
Miami Gardens (City)	380	-12.0%	43	-23.2%	\$518K	1.6%	65.9%	5	8	39	96	12
Homestead (City)	312	-15.2%	63	1.6%	\$530K	2.9%	52.2%	7	9	64	96	6
Hialeah (City)	312	-3.7%	35	-18.6%	\$590K	6.3%	42.9%	6	5	32	97	11
Cutler Bay (Town)	243	-11.0%	31	-39.2%	\$630K	0.0%	21.1%	5	9	38	97	3
Coral Gables (City)	242	-7.6%	23	-25.8%	\$2,850K	50.0%	5.1%	7	9	44	90	57
Kendall (CDP)	208	-5.5%	26	-36.6%	\$1,000K	-4.8%	-7.9%	4	11	54	87	31
Palmetto Bay (Village)	165	-14.5%	23	-20.7%	\$1,035K	-2.3%	38.4%	7	15	62	89	22
Miami Beach (City)	161	5.9%	17	6.2%	\$2,100K	-41.1%	6.5%	12	6	118	85	53
Richmond West (CDP)	145	-11.0%	14	16.7%	\$613K	-13.4%	34.8%	6	7	70	93	21
Doral (City)	142	-10.1%	22	57.1%	\$925K	-8.0%	-1.8%	6	12	62	94	36
The Hammocks (CDP)	141	2.2%	22	4.8%	\$617K	2.8%	37.5%	5	7	56	93	27
North Miami (City)	141	6.0%	29	93.3%	\$505K	-22.3%	19.3%	8	8	46	94	28
South Miami Heights (CDP)	136	-11.1%	16	-27.3%	\$583K	2.7%	102.0%	6	2	42	98	6
Princeton (CDP)	127	-38.9%	25	-3.8%	\$555K	-8.6%	77.8%	7	8	38	98	0
Pinecrest (Village)	118	-8.5%	17	30.8%	\$2,238K	-2.7%	14.3%	9	8	101	88	65
Coral Terrace (CDP)	110	39.2%	12	33.3%	\$820K	9.0%	54.5%	5	3	44	95	17
North Miami Beach (City)	107	-7.8%	10	-23.1%	\$523K	-9.8%	10.0%	10	6	57	96	10
Tamiami (CDP)	103	-3.7%	15	36.4%	\$723K	-5.2%	18.3%	6	5	39	93	7
Miami Shores (Village)	98	6.5%	12	-7.7%	\$1,863K	67.8%	15.5%	6	8	69	87	33
Leisure City (CDP)	98	2.1%	10	-33.3%	\$483K	-5.4%	96.8%	5	6	23	97	0
Miami Lakes (Town)	86	-5.5%	21	61.5%	\$910K	0.0%	2.0%	5	6	40	90	33
Country Walk (CDP)	81	-8.0%	13	30.0%	\$690K	-6.1%	62.9%	6	11	53	96	23
Westchester (CDP)	76	-12.6%	14	75.0%	\$805K	23.9%	5.3%	4	10	73	95	14
Olympia Heights (CDP)	68	25.9%	14	180.0%	\$750K	2.0%	86.7%	4	14	50	92	14
Palmetto Estates (CDP)	65	4.8%	12	140.0%	\$584K	-1.8%	36.4%	4	9	21	97	0
Brownsville (CDP)	65	-7.1%	10	66.7%	\$488K	5.4%	64.3%	6	9	59	96	10
Miami Springs (City)	64	20.8%	12	50.0%	\$648K	-21.8%	25.8%	5	4	66	95	25
Goulds (CDP)	59	-13.2%	11	57.1%	\$475K	-22.8%	65.6%	8	4	49	94	18
Three Lakes (CDP)	57	3.6%	12	71.4%	\$685K	25.7%	27.3%	5	9	54	96	17

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# Miami-Dade County

## by Zip Code

### Single-family Housing Stats

#### August 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	328	-9.6%	46	-8.0%	\$735.0K	6.5%	40%	6	8	57	94	11
	33177	231	-13.8%	29	7.0%	\$600.0K	6.2%	60%	6	4	43	94	10
	33186	201	4.7%	33	44.0%	\$695.0K	3.0%	61%	4	8	56	96	21
	33176	197	-6.2%	24	-37.0%	\$1,067.5K	13.0%	8%	5	8	39	90	25
	33155	176	6.7%	19	36.0%	\$775.0K	13.6%	31%	5	6	46	95	11
	33165	175	-1.7%	33	94.0%	\$750.0K	2.0%	58%	4	7	38	96	12
	33156	166	-10.3%	21	5.0%	\$2,600.0K	17.8%	4%	9	7	79	88	67
	33134	163	-13.3%	16	-30.0%	\$1,245.0K	-19.6%	28%	6	8	48	91	56
	33196	160	0.6%	23	0.0%	\$655.0K	-2.6%	40%	6	10	53	93	30
	33147	150	-20.6%	14	-50.0%	\$420.0K	-9.2%	39%	7	7	52	94	29
	33175	149	0.7%	21	17.0%	\$722.5K	-5.2%	1%	5	9	35	95	14
	33133	147	3.5%	14	27.0%	\$2,262.5K	32.3%	2%	7	9	42	90	71
	33138	146	5.0%	22	100.0%	\$1,675.0K	32.4%	3%	7	9	106	91	36
	33143	143	5.1%	17	-6.0%	\$2,725.0K	73.0%	13%	7	6	50	89	59
	33189	130	1.6%	16	-43.0%	\$587.0K	-2.2%	-10%	4	11	39	97	0
	33161	126	-7.4%	20	0.0%	\$637.0K	-12.1%	18%	8	5	51	94	35
	33142	120	-11.1%	15	-12.0%	\$500.0K	7.5%	79%	6	9	53	95	13
	33162	119	-5.6%	14	-13.0%	\$523.3K	-11.2%	9%	7	6	56	96	21
	33178	106	-17.8%	17	55.0%	\$850.0K	18.1%	22%	6	10	52	95	35
	33169	100	-19.4%	10	11.0%	\$492.5K	-5.3%	59%	7	8	50	92	30
	33145	94	-9.6%	13	44.0%	\$862.5K	-17.9%	7%	5	7	33	93	54
	33168	88	-11.1%	23	130.0%	\$490.0K	-7.1%	48%	6	11	44	93	22
	33170	84	-8.7%	14	75.0%	\$503.5K	-32.2%	60%	9	5	43	97	7
	33166	83	6.4%	16	33.0%	\$757.0K	-8.5%	-10%	5	8	74	93	25
	33167	69	-2.8%	14	100.0%	\$465.0K	-7.0%	27%	5	11	47	95	21
Hialeah	33018	151	11.9%	22	10.0%	\$732.5K	25.2%	9%	4	7	34	97	9
	33012	87	-1.1%	12	-25.0%	\$655.0K	9.6%	54%	5	5	40	96	17
	33016	47	-2.1%	10	43.0%	\$972.5K	6.9%	26%	7	3	32	89	30
	33014	46	-25.8%	10	43.0%	\$730.0K	-7.0%	60%	5	9	43	92	30
Homestead	33033	330	-10.3%	50	-7.0%	\$508.0K	-3.7%	77%	7	9	63	94	2
	33032	176	-41.9%	27	-34.0%	\$560.0K	-2.6%	73%	8	7	44	96	0
	33030	130	-29.7%	21	-34.0%	\$585.0K	-2.4%	66%	8	10	66	96	10
	33035	72	-14.3%	16	7.0%	\$541.3K	-9.8%	24%	5	15	41	99	19
Miami Gardens	33056	130	-9.7%	18	0.0%	\$535.0K	2.9%	64%	5	11	37	98	6
Opa locka	33055	119	0.0%	11	-52.0%	\$525.0K	-7.9%	56%	4	7	40	97	0
	33054	113	-24.2%	10	-52.0%	\$430.0K	-3.3%	30%	4	8	33	92	20
Miami Beach	33140	79	0.0%	10	0.0%	\$2,200.0K	-36.1%	-7%	10	8	120	79	50

# Miami-Dade County by City

## Condominium/Townhome Housing Stats August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	1,548	-16.6%	179	-7.7%	\$650K	6.5%	33.6%	18	4	73	92	51
Miami Beach (City)	967	-14.3%	115	21.1%	\$525K	40.8%	19.0%	17	5	102	89	70
Aventura (City)	484	-20.9%	60	-7.7%	\$473K	-5.5%	16.1%	22	3	84	89	53
Sunny Isles Beach (City)	419	-10.9%	42	-14.3%	\$530K	-22.1%	15.3%	25	4	99	91	79
Doral (City)	324	-17.8%	37	-21.3%	\$520K	2.0%	26.9%	10	7	52	95	49
Hialeah (City)	312	-13.8%	32	-28.9%	\$275K	0.7%	7.5%	7	6	46	95	50
Homestead (City)	286	-8.9%	47	-11.3%	\$349K	-5.4%	34.7%	11	4	49	97	26
Kendall (CDP)	263	-6.1%	29	-29.3%	\$385K	2.7%	12.2%	6	8	35	95	48
Fountainebleau (CDP)	183	-18.7%	30	-11.8%	\$260K	-14.6%	16.9%	7	9	70	92	60
Coral Gables (City)	179	19.3%	19	35.7%	\$495K	-29.9%	7.5%	8	8	48	95	53
Kendale Lakes (CDP)	150	-18.5%	25	-13.8%	\$285K	-28.8%	42.7%	7	4	62	96	24
Country Club (CDP)	118	-22.9%	16	-42.9%	\$294K	-1.2%	34.1%	7	10	44	96	44
The Hammocks (CDP)	116	-4.9%	18	12.5%	\$487K	40.4%	122.7%	7	6	69	94	6
Key Biscayne (Village)	115	-6.5%	19	111.1%	\$1,290K	59.3%	1.8%	8	7	66	90	58
North Miami (City)	100	-18.0%	16	6.7%	\$184K	-27.0%	5.8%	19	3	55	94	81
Ives Estates (CDP)	93	-14.7%	10	-37.5%	\$254K	-9.6%	23.1%	13	8	80	96	40
Florida City (City)	85	14.9%	22	100.0%	\$390K	7.2%	123.3%	11	6	54	97	0
Glenvar Heights (CDP)	82	-1.2%	12	9.1%	\$305K	-30.2%	-5.3%	6	13	47	96	33
Cutler Bay (Town)	81	-4.7%	11	37.5%	\$425K	9.8%	87.8%	9	4	50	96	18
North Bay Village (City)	60	-29.4%	10	66.7%	\$538K	14.4%	4.6%	19	8	112	94	20
Bay Harbor Islands (Town)	59	-24.4%	11	0.0%	\$565K	-49.6%	20.0%	22	6	48	95	55

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# Miami-Dade County

## by Zip Code

### Condominium/Townhome Housing Stats

#### August 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	385	-15.0%	47	-18.0%	\$700.0K	-2.1%	37%	19	5	73	91	57
	33180	352	-20.9%	46	-4.0%	\$472.5K	-16.4%	26%	23	3	84	88	50
	33178	252	-15.2%	29	-9.0%	\$520.0K	2.0%	31%	8	7	50	95	48
	33137	226	-11.7%	30	43.0%	\$830.0K	10.7%	31%	21	2	82	88	37
	33132	220	-24.7%	22	-12.0%	\$590.0K	13.5%	31%	23	4	93	90	23
	33133	218	5.3%	24	9.0%	\$1,565.0K	0.1%	11%	9	8	31	93	54
	33130	200	-22.2%	26	0.0%	\$567.5K	-9.2%	62%	20	3	75	92	65
	33179	171	-24.3%	20	-44.0%	\$199.0K	-10.0%	22%	16	5	67	94	45
	33186	162	-4.7%	21	-43.0%	\$455.0K	-3.2%	81%	5	13	50	93	19
	33134	124	34.8%	13	30.0%	\$400.0K	-43.3%	5%	7	11	46	94	46
	33172	117	-25.0%	20	-5.0%	\$262.5K	-13.7%	12%	7	8	77	90	65
	33183	114	-24.5%	21	5.0%	\$280.0K	-25.3%	17%	6	4	66	95	33
	33176	109	-9.2%	10	-33.0%	\$247.5K	-10.0%	30%	6	13	38	95	30
	33193	105	22.1%	10	-29.0%	\$382.5K	14.5%	46%	7	8	45	96	10
	33126	93	-25.0%	13	-44.0%	\$302.0K	0.7%	19%	8	8	70	94	62
	33196	89	-6.3%	15	50.0%	\$505.0K	45.7%	106%	7	6	64	94	13
	33143	85	6.2%	14	40.0%	\$349.5K	-10.6%	6%	7	10	41	94	64
	33138	84	-3.4%	10	-38.0%	\$320.0K	-15.5%	-3%	10	4	131	91	80
	33156	79	-3.7%	10	-29.0%	\$345.0K	-29.6%	40%	10	3	47	94	50
	33173	76	-19.1%	11	-31.0%	\$397.0K	-1.4%	2%	5	7	72	93	55
	33161	47	4.4%	11	267.0%	\$170.0K	-9.3%	4%	16	4	55	94	73
Miami Beach	33139	536	-9.6%	59	16.0%	\$544.0K	70.0%	20%	16	5	78	91	70
	33141	259	-23.8%	36	44.0%	\$525.0K	47.1%	23%	18	5	121	89	50
	33140	233	-17.4%	28	12.0%	\$492.5K	-20.6%	8%	18	4	103	89	75
	33154	175	-12.5%	19	0.0%	\$610.0K	-35.8%	18%	19	5	80	90	68
Hialeah	33015	122	-21.8%	17	-39.0%	\$323.0K	8.6%	38%	7	11	28	97	41
	33018	103	-16.3%	13	-28.0%	\$440.0K	-5.7%	-8%	7	4	42	94	23
	33016	98	-13.3%	11	-27.0%	\$312.0K	20.0%	49%	7	10	16	95	36
	33012	98	-19.0%	10	-41.0%	\$247.5K	3.1%	-6%	7	6	97	93	60
Homestead	33035	138	-8.0%	20	0.0%	\$360.0K	-1.8%	30%	11	5	56	96	35
	33033	131	-23.8%	21	-42.0%	\$335.0K	-9.8%	40%	11	4	51	97	19
	33034	130	11.1%	33	83.0%	\$386.5K	-1.4%	98%	12	5	48	96	6
	33032	125	-35.6%	18	-53.0%	\$408.0K	-4.6%	60%	9	3	63	93	22
North Miami Beach	33160	623	-17.2%	61	-24.0%	\$499.0K	-24.4%	13%	24	4	101	91	71
Key Biscayne	33149	120	-4.8%	19	111.0%	\$1,290.0K	59.3%	2%	8	7	66	90	58

# Broward County by City

## Single-family Housing Stats August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale (City)	939	-10.9%	115	-18.4%	\$690K	16.2%	9.8%	8	8	69	92	35
Hollywood (City)	655	-7.4%	84	-17.6%	\$575K	8.7%	20.1%	8	7	52	93	31
Coral Springs (City)	624	0.2%	72	-17.2%	\$665K	-6.4%	-0.3%	4	15	42	96	15
Pembroke Pines (City)	613	-1.4%	75	-20.2%	\$675K	3.4%	24.0%	4	9	33	96	11
Miramar (City)	490	1.2%	81	24.6%	\$620K	-5.3%	36.3%	5	10	42	96	7
Plantation (City)	440	-6.2%	61	-6.2%	\$700K	1.4%	3.0%	5	11	33	94	25
Pompano Beach (City)	402	-5.2%	62	-17.3%	\$490K	10.1%	18.9%	7	10	45	93	29
Davie (Town)	382	8.8%	41	5.1%	\$770K	-1.9%	44.2%	5	9	46	91	24
Weston (City)	364	-11.9%	56	12.0%	\$888K	-7.3%	16.9%	6	7	50	94	30
Parkland (City)	324	-9.0%	48	-17.2%	\$1,068K	-3.2%	-16.0%	4	9	35	96	19
Tamarac (City)	323	-12.2%	43	-29.5%	\$415K	8.5%	48.7%	6	10	51	97	21
Sunrise (City)	306	-8.1%	37	-17.8%	\$545K	2.8%	82.4%	4	10	34	97	22
Oakland Park (City)	252	-3.8%	34	-15.0%	\$543K	-6.8%	7.5%	6	10	88	93	12
Deerfield Beach (City)	239	-18.7%	22	-38.9%	\$487K	-0.1%	20.0%	5	9	35	95	23
Margate (City)	237	-21.3%	28	-30.0%	\$495K	6.6%	40.6%	5	8	67	95	11
Cooper City (City)	197	-16.2%	20	-20.0%	\$705K	-6.7%	31.8%	5	13	52	94	30
Lauderhill (City)	189	-4.1%	24	14.3%	\$433K	-10.5%	36.6%	4	12	40	97	21
Coconut Creek (City)	179	-8.2%	24	26.3%	\$592K	-3.7%	-14.1%	4	14	30	96	21
Wilton Manors (City)	131	18.0%	13	85.7%	\$790K	10.0%	6.4%	7	9	87	95	62
North Lauderdale (City)	110	-11.3%	16	6.7%	\$398K	3.2%	61.4%	5	9	33	99	13
Dania Beach (City)	96	-7.7%	15	36.4%	\$589K	7.1%	46.1%	10	9	39	96	13
Lauderdale Lakes (City)	68	-26.1%	11	-31.2%	\$403K	-8.2%	28.9%	6	5	51	92	9



# Broward County

## by Zip Code

### Single-family Housing Stats

#### August 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	33311	301	-16.2%	34	-40.0%	\$396.5K	-3.3%	43%	7	8	51	96	24
	33312	290	-14.5%	44	7.0%	\$552.5K	10.5%	25%	7	9	43	94	25
	33334	208	-4.1%	29	16.0%	\$549.9K	-15.4%	-5%	6	9	101	93	21
	33317	207	-0.5%	26	-4.0%	\$624.5K	-7.5%	0%	4	17	25	98	19
	33321	200	-9.1%	28	-33.0%	\$422.5K	3.3%	45%	5	13	59	97	21
	33309	192	-7.2%	29	-26.0%	\$540.0K	12.5%	7%	5	7	60	94	7
	33322	190	-10.0%	19	-30.0%	\$550.0K	-0.9%	11%	4	9	12	97	26
	33308	169	6.3%	25	79.0%	\$1,120.0K	-23.9%	-8%	7	10	82	88	48
	33328	165	-5.7%	22	10.0%	\$743.5K	-8.2%	43%	5	11	49	92	23
	33327	165	-7.3%	19	-5.0%	\$1,195.0K	29.4%	-1%	5	7	43	93	42
	33319	165	-9.8%	24	4.0%	\$414.5K	-5.6%	50%	6	7	41	97	25
	33326	142	-11.2%	26	100.0%	\$734.5K	14.4%	35%	7	7	55	94	31
	33325	130	6.6%	11	-27.0%	\$949.0K	14.3%	18%	6	8	45	89	18
	33323	118	-5.6%	19	19.0%	\$576.0K	-2.0%	40%	5	11	47	96	11
	33331	117	-15.8%	14	-22.0%	\$886.3K	-12.5%	43%	8	9	43	95	21
	33324	104	-9.6%	22	22.0%	\$785.0K	16.3%	48%	6	8	48	92	32
	33313	104	-19.4%	13	0.0%	\$405.0K	-14.7%	75%	5	13	21	97	31
	33314	66	4.8%	12	50.0%	\$434.5K	-22.1%	45%	6	9	60	93	33
Hollywood	33024	323	-3.9%	37	-21.0%	\$527.0K	1.3%	52%	5	8	39	96	24
	33023	294	-6.4%	32	-37.0%	\$460.0K	-5.9%	51%	5	10	50	97	9
	33029	248	-15.9%	33	-20.0%	\$720.0K	-8.3%	57%	6	10	44	95	12
	33027	224	20.4%	38	81.0%	\$726.0K	0.1%	6%	5	9	41	95	16
	33021	191	-14.3%	25	-19.0%	\$670.0K	15.5%	10%	7	11	68	92	32
	33020	162	5.2%	18	-36.0%	\$560.0K	13.7%	13%	9	7	50	92	33
	33025	131	13.9%	21	17.0%	\$565.0K	1.3%	25%	4	8	37	97	0
	33026	116	-18.3%	12	-43.0%	\$685.0K	0.0%	36%	4	10	39	95	0
	33019	84	2.4%	12	100.0%	\$987.5K	-28.7%	0%	10	5	93	89	58
Pompano Beach	33076	352	0.0%	48	-11.0%	\$1,008.8K	-5.5%	-9%	4	10	38	95	27
	33064	278	-11.2%	28	-49.0%	\$452.0K	1.6%	25%	7	7	96	90	36
	33063	216	-16.0%	25	-29.0%	\$490.0K	-0.8%	47%	5	8	67	96	8
	33067	185	-10.2%	25	-27.0%	\$760.0K	-3.2%	-6%	4	12	28	96	8
	33060	163	8.7%	27	0.0%	\$600.0K	11.1%	41%	6	11	59	94	26
	33068	149	-18.1%	18	-10.0%	\$413.5K	-1.5%	43%	5	13	44	96	17
	33073	106	-22.1%	19	6.0%	\$600.0K	-3.2%	-21%	4	14	47	94	32
	33062	82	-6.8%	13	18.0%	\$840.0K	-38.0%	-13%	11	16	105	88	39
	33069	45	-25.0%	11	22.0%	\$370.0K	-16.9%	37%	5	7	12	98	46
Coral Springs	33071	232	-5.3%	31	-16.0%	\$660.0K	-4.2%	-11%	3	18	41	96	7
	33065	180	2.9%	17	-15.0%	\$615.0K	-6.7%	4%	4	17	37	96	18
Pembroke Pines	33028	129	4.9%	18	0.0%	\$799.9K	7.4%	-10%	4	7	14	96	0

# Broward County by City

## Condominium/Townhome Housing Stats August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale (City)	1,100	-6.5%	124	5.1%	\$408K	-0.6%	8.2%	12	6	84	91	57
Pompano Beach (City)	745	-8.5%	91	19.7%	\$240K	-17.2%	16.1%	11	5	95	88	56
Pembroke Pines (City)	581	-13.4%	69	-17.9%	\$255K	-7.2%	25.3%	10	7	52	93	46
Deerfield Beach (City)	546	-19.5%	69	3.0%	\$195K	-13.3%	34.1%	11	6	52	90	48
Hollywood (City)	544	-18.4%	62	-11.4%	\$340K	7.1%	19.9%	16	5	79	91	63
Hallandale Beach (City)	423	-14.7%	54	-5.3%	\$226K	-9.6%	27.4%	21	4	85	89	76
Tamarac (City)	417	-20.4%	55	-32.1%	\$192K	-20.0%	30.0%	10	8	74	93	47
Sunrise (City)	390	-21.1%	62	-19.5%	\$162K	-26.4%	25.7%	14	7	59	91	60
Coconut Creek (City)	317	-8.9%	45	-13.5%	\$225K	-16.2%	7.0%	10	8	60	94	44
Plantation (City)	311	-10.4%	38	-19.1%	\$270K	-8.2%	15.6%	7	8	54	92	24
Davie (Town)	303	-5.9%	45	-13.5%	\$250K	-28.1%	18.3%	7	8	76	92	38
Margate (City)	262	-22.0%	35	-30.0%	\$141K	-19.4%	23.9%	10	6	95	91	57
Lauderhill (City)	250	-28.2%	33	-31.2%	\$130K	-10.3%	16.7%	20	4	92	90	67
Coral Springs (City)	237	-21.5%	45	0.0%	\$228K	0.0%	30.0%	12	5	56	91	31
Miramar (City)	195	-7.1%	23	-11.5%	\$360K	-5.9%	42.6%	7	7	79	95	39
Oakland Park (City)	167	-29.2%	26	13.0%	\$181K	-9.5%	13.9%	12	5	74	90	42
Weston (City)	136	-8.7%	15	-25.0%	\$395K	-8.4%	18.8%	7	7	63	93	53
Lauderdale-by-the-Sea (Town)	131	-7.1%	12	-29.4%	\$440K	21.4%	-8.1%	8	6	72	87	75
Lauderdale Lakes (City)	115	-40.4%	12	-40.0%	\$130K	8.1%	56.2%	28	4	101	91	58
Dania Beach (City)	105	-23.9%	15	36.4%	\$235K	-28.8%	5.8%	10	8	76	87	60
North Lauderdale (City)	100	-13.0%	14	-46.2%	\$261K	6.5%	35.4%	9	5	69	92	29
Wilton Manors (City)	91	-21.6%	11	-35.3%	\$276K	-31.1%	11.3%	7	9	53	93	36

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Broward County  
by Zip Code

Condominium/Townhome Housing Stats  
August 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	194	-5.4%	19	-10.0%	\$500.0K	-4.8%	4%	11	6	60	94	37
	33304	217	0.0%	20	11.0%	\$741.0K	151.0%	-9%	14	4	84	94	60
	33308	445	-8.6%	53	26.0%	\$325.0K	-16.1%	12%	10	8	88	89	74
	33309	118	-23.9%	15	-6.0%	\$177.0K	-16.1%	8%	12	5	93	94	33
	33311	87	-36.0%	14	0.0%	\$241.3K	34.0%	48%	17	7	71	95	50
	33313	201	-23.0%	25	-29.0%	\$125.0K	-16.1%	31%	18	6	88	89	72
	33314	73	-1.4%	14	17.0%	\$282.5K	-18.1%	28%	8	9	76	85	43
	33316	115	-9.4%	15	-29.0%	\$337.5K	-55.3%	17%	15	5	110	87	53
	33319	270	-22.9%	35	-13.0%	\$140.0K	-6.7%	25%	20	4	76	93	54
	33321	321	-23.4%	41	-41.0%	\$192.0K	-22.0%	29%	9	9	87	90	49
	33322	272	-13.9%	41	-11.0%	\$130.0K	6.6%	18%	13	9	58	87	71
	33324	287	0.3%	43	-12.0%	\$275.0K	-11.3%	16%	7	6	75	92	23
	33325	50	-26.5%	10	-17.0%	\$275.0K	-36.6%	19%	6	7	50	93	10
	33326	100	-10.7%	10	-38.0%	\$312.5K	-7.3%	25%	8	7	50	91	40
	33334	98	-21.0%	16	14.0%	\$190.0K	-31.5%	29%	9	9	53	92	56
	33351	87	-37.9%	12	-52.0%	\$292.5K	-11.4%	41%	11	5	24	95	33
Hollywood	33019	243	-17.9%	30	15.0%	\$450.0K	2.6%	17%	22	5	109	91	67
	33021	183	-13.3%	23	-15.0%	\$210.0K	-12.5%	21%	11	8	95	89	70
	33025	228	1.8%	28	33.0%	\$275.0K	-5.2%	30%	10	6	63	95	50
	33026	145	-9.9%	14	-46.0%	\$335.5K	5.7%	55%	8	9	52	92	36
	33027	309	-12.7%	43	-2.0%	\$210.0K	-9.2%	14%	9	8	54	93	51
Pompano Beach	33060	111	-2.6%	14	17.0%	\$205.0K	-13.9%	28%	11	7	89	89	43
	33062	422	-6.6%	40	-7.0%	\$499.5K	5.2%	21%	12	4	84	88	68
	33063	290	-20.8%	41	-29.0%	\$165.0K	-13.2%	19%	10	6	92	93	49
	33064	148	-29.2%	20	-9.0%	\$268.0K	41.1%	13%	11	5	100	93	40
	33066	218	-7.6%	27	-23.0%	\$185.0K	-22.9%	5%	11	7	86	90	63
	33068	112	-15.8%	17	-35.0%	\$240.0K	-2.0%	46%	10	6	69	91	35
	33069	290	-7.6%	44	42.0%	\$224.0K	-6.7%	0%	9	8	113	87	61
Coral Springs	33065	121	-19.9%	25	-19.0%	\$195.0K	-8.0%	21%	12	5	33	91	44
	33071	78	-9.3%	13	44.0%	\$319.0K	4.6%	42%	10	5	65	92	15
Hallandale	33009	423	-14.9%	54	-5.0%	\$226.0K	-9.6%	27%	21	4	85	89	76

# Palm Beach County by City

## Single-family Housing Stats August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Boca Raton (City)	575	-12.5%	72	-7.7%	\$888K	-5.0%	-5.5%	5	8	32	92	49
West Palm Beach (City)	560	-6.4%	59	22.9%	\$525K	-9.1%	15.8%	7	7	45	92	39
Palm Beach Gardens (City)	549	-3.9%	60	7.1%	\$1,099K	-6.5%	17.9%	5	9	54	92	47
Wellington (Village)	470	1.7%	61	29.8%	\$699K	0.6%	1.9%	7	7	52	95	25
The Acreage (CDP)	461	5.0%	53	-17.2%	\$645K	-0.8%	7.7%	5	8	35	96	17
Boynton Beach (City)	447	2.3%	46	-6.1%	\$406K	-7.7%	5.9%	5	9	35	94	41
Delray Beach (City)	445	-1.5%	51	-8.9%	\$690K	-20.0%	3.5%	5	7	37	94	45
Jupiter (Town)	394	3.1%	43	19.4%	\$875K	20.0%	-11.0%	4	12	38	93	33
Royal Palm Beach (Village)	241	4.8%	28	-30.0%	\$543K	1.5%	9.4%	5	7	89	94	25
Lake Worth (City)	187	1.1%	25	25.0%	\$460K	21.0%	-6.4%	6	7	41	92	20
Riviera Beach (City)	154	-6.7%	23	-14.8%	\$350K	-10.7%	49.1%	5	8	50	95	22
Jupiter Farms (CDP)	125	17.9%	11	-35.3%	\$950K	7.0%	-4.9%	4	10	112	79	36
Greenacres (City)	121	-24.4%	14	-33.3%	\$408K	-16.0%	50.8%	6	8	69	93	14



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		Year-to-date Closed Sales	%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	480	-6.1%	58	-28.0%	\$543.2K	1.5%	8%	5	7	79	94	29
	33405	192	7.9%	21	40.0%	\$1,125.0K	78.6%	11%	7	9	40	89	57
	33404	129	-7.9%	20	-20.0%	\$320.0K	-11.1%	44%	5	6	22	96	30
	33412	225	5.6%	19	-17.0%	\$996.8K	14.8%	44%	9	5	41	93	58
	33415	136	-18.6%	17	-29.0%	\$400.0K	53.8%	7%	7	7	58	96	29
	33409	83	-5.7%	13	8.0%	\$440.0K	-18.1%	33%	4	6	25	92	15
	33407	108	-11.5%	12	100.0%	\$399.9K	-1.9%	-7%	6	8	91	92	42
	33406	96	-2.0%	11	-15.0%	\$530.0K	-17.8%	16%	4	6	23	97	36
Boca Raton	33433	227	-0.9%	38	9.0%	\$705.0K	-7.8%	13%	5	10	31	94	37
	33496	343	3.6%	32	7.0%	\$1,892.5K	37.6%	-4%	4	7	57	91	63
	33428	213	-2.3%	27	-4.0%	\$655.0K	-1.5%	8%	4	11	25	94	33
	33498	156	-3.1%	22	22.0%	\$755.0K	2.0%	-11%	4	11	53	90	46
	33434	138	10.4%	21	24.0%	\$1,430.0K	19.2%	28%	4	6	35	95	52
	33486	155	-3.7%	19	-21.0%	\$875.0K	10.1%	-11%	4	6	34	93	37
	33487	104	-12.6%	15	-6.0%	\$850.0K	-39.3%	33%	6	8	29	93	67
	33432	109	-18.0%	10	-23.0%	\$3,700.0K	72.1%	-6%	9	11	90	91	70
	33431	80	-25.2%	10	43.0%	\$726.0K	9.2%	-16%	4	8	36	93	40
Boynton Beach	33437	450	-3.2%	66	7.0%	\$472.5K	-3.6%	-2%	4	11	64	93	50
	33436	314	0.6%	34	-6.0%	\$552.5K	4.7%	2%	5	9	38	95	32
	33472	228	-14.0%	29	-22.0%	\$475.0K	-4.0%	-7%	4	11	63	91	45
	33426	175	-3.8%	21	-9.0%	\$304.9K	-28.3%	4%	4	12	67	91	43
	33473	147	19.5%	19	73.0%	\$1,150.0K	35.3%	15%	4	5	9	97	74
	33435	165	10.7%	13	0.0%	\$475.0K	19.0%	19%	6	7	56	88	46
Deerfield Beach	33441	98	-18.3%	11	-15.0%	\$443.9K	-41.1%	6%	6	10	30	95	36
Delray Beach	33445	247	2.5%	34	13.0%	\$552.5K	-7.5%	1%	4	5	19	94	47
	33446	338	0.3%	33	-30.0%	\$585.0K	-42.6%	6%	5	7	50	92	42
	33484	235	22.4%	24	20.0%	\$432.5K	11.6%	32%	5	5	41	92	63
	33444	142	-2.1%	15	-17.0%	\$760.0K	-13.4%	1%	6	10	42	90	53
Lake Worth	33467	438	3.5%	64	42.0%	\$589.0K	2.4%	8%	4	11	40	95	27
	33463	213	-10.5%	30	-17.0%	\$566.5K	15.7%	45%	6	8	26	95	17
	33462	145	-13.7%	22	22.0%	\$461.8K	6.9%	14%	5	18	78	92	32
	33460	170	-1.2%	22	10.0%	\$452.5K	19.0%	-13%	6	8	35	92	23
	33449	76	-9.5%	13	63.0%	\$820.0K	18.0%	4%	9	5	84	95	39
	33461	95	-14.4%	12	33.0%	\$547.5K	21.7%	39%	5	10	47	94	17
Palm Beach Gardens	33418	374	-9.2%	45	15.0%	\$1,250.0K	-19.4%	1%	5	11	59	93	44
	33410	271	9.7%	32	28.0%	\$733.8K	26.5%	19%	5	9	59	89	53
Loxahatchee	33470	434	1.4%	67	34.0%	\$675.0K	-0.7%	28%	7	8	46	96	13
Palm City	34990	344	-10.2%	54	8.0%	\$659.3K	-1.9%	15%	6	9	53	94	52
Wellington	33414	446	8.8%	56	30.0%	\$632.5K	-6.7%	0%	6	7	57	95	25
Jupiter	33458	373	9.1%	49	23.0%	\$992.5K	36.2%	0%	4	10	29	93	33
	33469	131	-9.7%	17	-19.0%	\$790.0K	-16.8%	21%	5	9	79	91	65
	33478	158	13.7%	12	-37.0%	\$967.5K	5.7%	-9%	4	8	101	80	33

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Boca Raton (City)	562	-8.8%	56	-11.1%	\$373K	-27.0%	21.6%	9	7	84	89	73
West Palm Beach (City)	490	-17.8%	48	-35.1%	\$293K	2.5%	8.6%	12	7	65	92	42
Delray Beach (City)	482	5.5%	61	17.3%	\$300K	-21.5%	-3.6%	6	8	75	90	61
Boynton Beach (City)	387	-22.8%	45	-22.4%	\$247K	-12.0%	5.8%	10	7	64	91	58
Palm Beach Gardens (City)	358	3.5%	40	8.1%	\$377K	-12.7%	-4.7%	5	8	62	93	53
Jupiter (Town)	356	-4.3%	52	-7.1%	\$470K	4.0%	-1.3%	6	8	61	95	46
Greenacres (City)	228	-15.2%	30	-23.1%	\$223K	-3.2%	42.3%	9	5	63	91	17
Riviera Beach (City)	192	-22.0%	29	0.0%	\$363K	-26.6%	15.3%	10	5	96	88	52
Palm Beach (Town)	174	19.2%	10	100.0%	\$2,563K	282.5%	28.7%	12	6	115	80	100
North Palm Beach (Village)	136	-21.8%	15	7.1%	\$315K	-18.2%	26.2%	10	4	101	86	60
Wellington (Village)	94	2.2%	10	0.0%	\$392K	-1.4%	37.0%	9	6	94	91	20
Highland Beach (Town)	92	0.0%	12	-7.7%	\$668K	-33.2%	23.4%	12	3	90	85	67
Royal Palm Beach (Village)	78	-11.4%	15	36.4%	\$274K	-11.3%	67.2%	12	7	62	94	33
Lake Worth (City)	74	-24.5%	10	-9.1%	\$151K	9.4%	11.1%	9	5	101	93	60
Palm Springs (Village)	69	-31.0%	12	-25.0%	\$267K	84.4%	47.1%	12	4	80	90	8

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## by Zip Code

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#### August 2025

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West Palm Beach	33417	274	-18.5%	34	6.0%	\$120.0K	-10.4%	17%	12	7	52	92	77
	33401	243	-21.6%	20	-52.0%	\$355.0K	-3.4%	4%	13	6	62	92	50
	33411	192	-9.9%	34	0.0%	\$243.5K	24.9%	14%	8	9	80	91	47
	33404	173	-22.8%	29	26.0%	\$450.0K	-56.1%	10%	11	5	93	93	55
	33415	144	-16.3%	15	-25.0%	\$210.0K	-8.7%	27%	8	7	66	90	27
	33409	83	-23.9%	11	-45.0%	\$255.0K	15.6%	38%	12	8	48	87	18
Palm Beach	33480	221	8.3%	15	50.0%	\$2,150.0K	285.7%	12%	12	7	116	86	100
Boca Raton	33434	278	-11.2%	32	3.0%	\$118.0K	-39.5%	-5%	8	10	53	86	91
	33433	276	-11.8%	31	-11.0%	\$330.0K	-12.0%	12%	7	8	104	91	58
	33432	238	3.0%	18	0.0%	\$1,072.5K	-11.9%	30%	12	6	116	87	83
	33487	200	-19.4%	23	-26.0%	\$527.5K	-17.6%	20%	10	5	77	89	70
	33431	126	-11.3%	16	7.0%	\$282.5K	-33.5%	21%	8	6	78	89	69
	33428	119	-4.8%	16	-20.0%	\$232.0K	-10.8%	12%	10	7	122	89	38
	33496	105	-12.5%	13	-32.0%	\$445.0K	-2.2%	26%	6	4	75	87	46
Boynton Beach	33435	216	-19.1%	27	-4.0%	\$224.0K	-3.7%	10%	12	6	104	90	70
	33437	167	-20.5%	26	-4.0%	\$270.5K	-9.5%	31%	9	7	74	86	54
	33436	157	-21.9%	18	-38.0%	\$247.8K	-22.5%	-8%	8	11	65	90	44
	33426	98	-31.0%	14	0.0%	\$335.0K	11.7%	29%	8	5	42	92	43
Deerfield Beach	33442	361	-18.3%	47	24.0%	\$158.5K	-19.7%	37%	11	5	52	91	49
	33441	123	-22.2%	18	-14.0%	\$208.5K	-22.8%	38%	12	8	43	88	50
Delray Beach	33484	328	0.0%	46	28.0%	\$150.0K	-20.8%	9%	9	10	66	87	67
	33446	302	-9.3%	35	-33.0%	\$137.0K	-13.0%	1%	11	6	69	86	74
	33445	217	22.6%	29	45.0%	\$260.0K	-5.8%	-6%	6	9	51	89	38
	33483	177	-9.2%	19	12.0%	\$610.0K	-7.9%	3%	8	8	102	89	79
	33444	86	-1.1%	11	-15.0%	\$275.0K	-31.1%	-4%	7	5	82	91	82
Lake Worth	33467	262	29.1%	45	50.0%	\$219.9K	4.0%	0%	8	6	58	91	38
	33463	181	-8.6%	32	14.0%	\$296.0K	3.5%	43%	9	7	67	92	16
	33461	132	-20.5%	20	-9.0%	\$139.5K	9.4%	9%	11	4	80	88	35
	33462	90	-7.2%	10	25.0%	\$247.5K	-19.4%	-15%	10	8	111	86	70
Palm Beach Gardens	33418	236	-2.9%	27	4.0%	\$385.0K	-8.0%	3%	6	8	85	92	56
	33410	160	8.1%	17	0.0%	\$345.0K	-19.8%	0%	5	7	59	92	47
Wellington	33414	100	-1.0%	12	20.0%	\$379.5K	-4.5%	44%	11	5	85	92	33
Jupiter	33458	200	5.3%	35	-5.0%	\$420.0K	2.2%	-27%	4	10	62	95	29
	33477	171	-14.1%	14	-26.0%	\$490.0K	-4.9%	24%	9	5	33	94	79
	33469	112	20.4%	15	67.0%	\$205.0K	-34.9%	10%	9	12	140	87	60
North Palm Beach	33408	198	-18.9%	24	26.0%	\$430.0K	7.5%	16%	11	4	93	91	63

# Martin County

## by City

# Single-family Housing Stats

## August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Palm City (CDP)	286	-9.8%	47	9.3%	\$660K	1.5%	15.2%	5	12	53	93	49
Jensen Beach (CDP)	147	21.5%	26	62.5%	\$450K	5.8%	-19.1%	3	14	63	91	54
Port Salerno (CDP)	85	23.2%	13	44.4%	\$640K	15.9%	36.7%	4	15	118	91	31
Stuart (City)	58	-31.8%	11	37.5%	\$560K	-9.7%	14.6%	7	5	58	93	27

# St. Lucie County

## by City

# Single-family Housing Stats

## August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port St. Lucie (City)	2,759	-7.7%	352	-16.6%	\$411K	-1.1%	11.0%	5	9	59	95	23
Fort Pierce (City)	208	-0.5%	21	-12.5%	\$310K	2.4%	-5.1%	6	11	24	94	33
Lakewood Park (CDP)	146	4.3%	24	50.0%	\$309K	-5.6%	-13.6%	4	7	53	98	21



# Martin County

## by Zip Code

### Single-family Housing Stats

#### August 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	213	3.4%	23	35.0%	\$685.0K	35.6%	19%	5	11	119	91	48
Jensen Beach	34957	224	7.7%	41	86.0%	\$469.9K	4.2%	-4%	5	11	93	89	59
Stuart	34994	65	-24.4%	10	-9.0%	\$567.5K	-2.6%	-5%	5	5	130	83	30
	34996	66	-8.3%	13	117.0%	\$2,250.0K	123.9%	9%	7	8	58	87	54

# St. Lucie County

## by Zip Code

### Single-family Housing Stats

#### August 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	286	5.9%	45	32.0%	\$325.0K	-9.0%	-16%	5	8	94	94	20
	34982	170	0.0%	19	-14.0%	\$285.0K	-15.6%	0%	5	7	57	94	21
	34945	76	137.5%	10	150.0%	\$414.4K	-19.2%	-10%	5	4	53	95	20
Port Saint Lucie	34953	779	-17.6%	87	-34.0%	\$420.0K	0.0%	19%	5	8	34	97	13
	34987	612	3.6%	89	9.0%	\$475.0K	6.9%	-3%	6	9	67	92	38
	34983	511	0.6%	77	-3.0%	\$365.0K	-2.7%	15%	5	8	46	96	16
	34986	426	-6.4%	46	-18.0%	\$412.5K	-2.4%	5%	6	10	80	93	35
	34952	414	-12.7%	50	-32.0%	\$367.5K	4.7%	38%	5	8	97	93	22
	34984	254	-9.9%	40	0.0%	\$439.5K	-0.6%	13%	6	9	64	93	20

Source: This report is produced by the Miami Association of Realtors® (MIAMI) based on MLS sales data compiled by Florida Realtors®. Only areas with at least 10 sales in the current month are reported. At the zip-code level, the city reported is the primary city associated with the zip code. For questions about this report, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Martin County

## by City

# Condominium/Townhome Housing Stats

## August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Stuart (City)	158	-4.2%	18	63.6%	\$314K	42.7%	-1.4%	7	6	58	90	44

# St. Lucie County

## by City

# Condominium/Townhome Housing Stats

## August 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Pierce (City)	168	-15.6%	22	29.4%	\$232K	-7.0%	7.2%	12	8	54	90	55
Port St. Lucie (City)	154	0.7%	26	52.9%	\$270K	-4.9%	24.3%	8	6	56	91	35

# Martin County

## by Zip Code

### Condominium/Townhome Housing Stats

#### August 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	141	-10.8%	15	7.0%	\$350.0K	-24.2%	1%	11	10	148	81	60
Stuart	34997	179	-18.6%	29	7.0%	\$335.0K	0.3%	12%	6	6	86	90	28
	34996	153	7.0%	11	0.0%	\$160.0K	-17.9%	11%	9	7	134	87	91
	34994	138	-20.2%	16	14.0%	\$166.5K	-25.8%	7%	9	9	52	90	56

# St. Lucie County

## by Zip Code

### Condominium/Townhome Housing Stats

#### August 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	190	-11.2%	30	25.0%	\$370.0K	-21.7%	4%	13	13
	34982	98	42.0%	14	27.0%	\$165.0K	-46.4%	11%	7	9
Port Saint Lucie	34952	81	-20.6%	11	38.0%	\$155.0K	-43.8%	17%	9	9
	34986	45	-15.1%	10	43.0%	\$270.0K	-3.6%	19%	8	7

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

For questions about this report, contact:

Gay Cororaton, Chief Economist, [gay@miamire.com](mailto:gay@miamire.com)

Chris Umpierre, Chief of Communications, [chris@miamire.com](mailto:chris@miamire.com)



Miami Association of Realtors® (MIAMI)  
1800 Oakwood Drive, Miami, Florida, 33166

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