Southeast Florida Housing Market

February 2025

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

Single-family and Condo Home Prices Rose In Miami-Dade County in February 2025

Key takeways:

1. **The median single-family sales price in Miami-Dade County rose 0.8% in February 2025 from one year ago, with prices up in 72% of areas, with the fastest increase in million-dollar markets.**

2. **The median condominium/townhome sales price in Miami-Dade County rose 8%, with prices up in 41% of areas, with the highest price increase in upper price-tier markets.**

3. **Prices are likely to continue to increase at a modest pace given current supply conditions and with a modest uptick in demand as mortgage rates fall to the low 6% by the end of 2025.**

Single-family median sales price rose 0.8% as prices rose in 72% of areas

The median single-family sales price rose 0.8% in February from one year ago in Miami-Dade County. This is a phenomenal record of 185 consecutive months of year-over-year increases since December 2011. Over the past 10 years, the median single-family sales price increased 167%.

High-price tier buyers continue to drive the market. The number of homes sold at $600,000 to $999,999 rose 4.9% from one year ago and homes $1 million and over rose 3.4%. Meanwhile, the number of homes that sold for $600,000 and below fell at a double-digit pace. In the first two months of the year, million-dollar sales accounted for 25% of sales, nearly triple the 8% share in 2019.

Sales have fallen for homes below $600,000 with little supply of homes that are affordable for the typical buyer. A 2-earner household with each earner making the average weekly wage of $1,077 has an expected household income of $115,000 can afford only a $400,000 home or lower with mortgage rates at 6.7%. Over the past six years since February 2019 (pre-pandemic), Miami-Dade prices have increased 90% while the average weekly wage has increased 24%.

Across Miami-Dade, 72% of areas (with at least 5 sales) had higher median sales prices in February 2025 compared to one year ago. Areas with higher prices from one year ago include the largest markets of Miami (+5%), Miami Gardens (+4%), Homestead (+4%), and Hialeah (+5%).

As another indicator of the robust activity in the high-price tier markets, the top five areas with the highest price appreciation were all million-dollar markets.

1. Coral Gables, $2.66 million. +77%
2. South Miami, $2.4 million, +71%
3. Pinecrest Village, $2.7 million, +45%
4. Doral, $1.2 million, +37%
5. Kendall, $1.4 million, +31%

Condominium/townhome median sales price rose 8% as prices rose in 41% of areas

In the condominium/townhome market, the median sales price rose 8% in February from one year ago. Prices have increased on a year-over basis since September 2024 despite the sharp pullback in demand. Over the past 10 years since February 2015, the median condominium home sales price has increased 141%.

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The median condominium sales prices rose in 41% of markets, with prices declining in most markets with high levels of inventory such as Surfside (30 months' supply, -65%), Sunny Isles (22 months' supply, -40%), Bal Harbour (20 months' supply, -44%), and Aventura (19 months' supply, -20%). However, there were also markets with high levels of inventory that had rising prices such as Miami (16 months' supply, +7%), North Miami Beach (23 months' supply, +15%), and North Bay Village (17 months' supply, +41%).

The top five areas with the highest price gains are markets have median sales prices that are above Miami-Dade County's median sales price of $455,000, indicating that high-income buyers continue to be active in the Miami-Dade condominium market.

1. Miami Beach, $798,000, +73%
2. The Hammocks. $498,000, +63%
3. North Bay Village, $550,000, +41%
4. Doral, $588,000, +36%
5. Key Biscayne, $1.25 million, +26%

Hot Markets as of February 2025

In this report, a hot market is one with rising sales, rising prices, and six months' supply or less of inventory. Only markets with at least 5 sales per month are considered. Based on the year-to-date sales as of February and the median sales prices and months' supply in February, there were nine hot markets in Miami-Dade County encompassing a mix of high-priced and lower-priced markets. In the order of the largest market size, Miami-Dade County's hot markets are:

1. Miami Gardens, $520,000
2. Homestead, $499,500
3. Kendall, $1.36 million
4. Richmond West, $655,000
5. Tamiami , $690,000
6. Leisure City , $491,500
7. Golden Glades, $590,000
8. Richmond Heights, $540,000
9. Westchester, $791,500

Prices are likely to continue to increase at a modest pace

Prices are likely to continue to increase at a modest pace as sellers adjust their price expectations given the level of supply on the market. In areas that are more affordable where there is little supply relative to demand, prices are likely to continue to rise faster. However, in high price tier markets where inventory continues to build up, sellers will likely adjust their price expectations. Given the years of price accumulation, sellers are not likely to have negative equity. In fact, distressed sales are at their lowest level in years, hovering at 1% in the Tri-County area. Mortgage rates could fall to the low 6% by the end of 2025 with the Fed prepared to lower the federal funds rate by a total of 0.5 percentage points (50 basis points). Lower mortgage rates will likely perk up demand but only modestly as buyers are likely to remain cautious in making big financial decisions amid increased economic risks and uncertainty of their financial condition.

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Single-family Homes

Area Name	Closed Sales	New Pending Sales	New Listings	Median Sales Price	Months' Supply	Active Inventory	Median Days to Contract	Median Percent Sales to Original List Price
Miami-Dade	703 -8.0%	1,038 -8.4%	1,587 6.4%	$655,000 0.8%	6 31.8%	5,140 32.0%	46 31.4%	95 -1.0%
Broward	802 -3.5%	1,118 -9.8%	1,675 6.4%	$610,000 -2.4%	5 39.5%	5,361 37.4%	49 22.5%	95 -1.1%
Palm Beach	1,009 -1.7%	1,372 -4.6%	1,874 -0.2%	$647,000 5.2%	6 29.5%	6,292 23.9%	50 31.6%	94 -0.5%
Martin	154 -5.5%	176 -15.4%	290 4.7%	$649,950 0.0%	6 43.9%	969 43.1%	40 0.0%	95 -0.3%
St. Lucie	374 -12.0%	474 -18.6%	755 8.2%	$390,500 0.1%	6 45.2%	2,747 40.9%	60 71.4%	96 -0.9%

Percent changes are year-over-year changes.

Condominiums/Townhomes

Area Name	Closed Sales	New Pending Sales	New Listings	Median Sales Price	Months' Supply	Active Inventory	Median Days to Contract	Median Percent Sales to Original List Price
Miami-Dade	737 -21.7%	1,109 -18.8%	2,487 4.8%	$455,000 8.3%	13 61.5%	12,568 42.4%	66 34.7%	94 -0.9%
Broward	789 -20.0%	1,121 -19.0%	2,410 -2.9%	$275,000 -5.2%	11 67.6%	11,687 43.0%	67 55.8%	92 -2.6%
Palm Beach	685 -6.9%	985 -17.7%	1,819 -10.1%	$317,000 1.0%	10 58.7%	8,267 32.4%	66 50.0%	92 -2.4%
Martin	64 -24.7%	99 -3.9%	177 19.6%	$271,000 -1.5%	10 60.3%	806 47.1%	77 87.8%	92 -5.4%
St. Lucie	56 -22.2%	99 -16.8%	177 4.7%	$325,500 5.3%	12 58.9%	895 39.4%	65 12.1%	93 -1.5%

Percent changes are year-over-year changes.

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.

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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	8%	6%	12%	12%	16%	16%	16%	16%	54%	53%
$400K - $599K	34%	33%	33%	36%	31%	27%	31%	31%	36%	38%
$600K - $999K	37%	37%	36%	35%	30%	30%	29%	32%	6%	7%
$1M and over	22%	24%	19%	16%	23%	27%	25%	22%	3%	2%
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-$299K	0.8	1.8	1.8	3.1	2.7	4.8	1.4	3.9	2.2	4.6
$300K-$399K	1.4	2.6	2.2	3.6	2.5	4.1	2.3	3.8	2.6	4.8
$400K-$599K	2.3	3.6	2.5	4.0	2.6	4.5	3.0	4.7	5.2	6.5
$600K-$999K	4.4	5.4	4.0	5.1	4.1	5.0	4.4	6.0	8.9	11.2
$1M and over	9.7	10.2	8.1	9.3	8.5	8.5	7.2	9.7	14.7	22.5
All	4.4	5.8	3.8	5.3	4.4	5.7	4.1	5.9	4.2	6.1

Single-family Sales to Original List Price by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
$250K-$299K	94	97	97	86	96	92	98	92	95	96
$300K-$399K	94	93	94	94	95	95	93	94	97	97
$400K-$599K	98	97	97	96	96	95	95	95	98	96
$600K-$999K	97	96	97	95	95	95	96	96	95	96
$1M and over	93	92	93	91	91	92	90	91	91	98
All	96	95	96	95	94	94	95	95	97	96

Single-family Cash Sales Share by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
$250K-$299K	86	71	28	47	43	48	0	50	20	21
$300K-$399K	48	40	30	41	42	37	50	29	18	16
$400K-$599K	17	17	20	17	33	34	41	54	29	26
$600K-$999K	21	25	22	22	45	38	49	38	54	62
$1M and over	53	49	49	46	73	71	78	60	60	33
All	31	30	28	28	49	48	49	49	29	27

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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	49%	47%	72%	71%	63%	62%	82%	82%	71%	86%
$400K - $599K	22%	24%	18%	18%	18%	16%	13%	9%	13%	5%
$600K - $999K	15%	14%	6%	6%	9%	10%	0%	5%	12%	9%
$1M and over	14%	14%	3%	5%	10%	12%	5%	4%	4%	0%
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-$299K	5.6	11.5	7.1	12.2	5.3	8.9	5.0	10.1	6.2	6.3
$300K-$399K	5.9	10.5	5.7	9.6	5.1	8.3	6.1	6.9	7.5	10.4
$400K-$599K	6.9	10.6	6.1	9.6	5.7	8.1	5.2	12.5	9.5	18.7
$600K-$999K	9.9	15.7	11.3	12.9	7.7	11.0	11.1	11.5	9.2	18.1
$1M and over	15.6	20.1	13.9	18.5	12.0	15.3	8.6	31.8	12.4	18.9
All	7.8	12.6	6.8	11.4	6.3	10.0	6.3	10.1	7.3	11.6

Condominium/Townhome Sales to Original List Price by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
$250K-$299K	95	95	95	94	95	93	96	98	98	94
$300K-$399K	96	94	96	95	96	95	94	93	98	94
$400K-$599K	96	95	96	94	96	93	96	95	96	94
$600K-$999K	95	94	96	95	95	92		91	96	92
$1M and over	92	92	90	89	94	91	100	88	90	
All	95	94	95	92	94	91	94	91	97	92

Condominium/Townhome Cash Sales Share by Price Tier

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
$250K-$299K	51	48	56	57	45	57	38	100	25	40
$300K-$399K	42	44	44	36	46	46	46	67	22	41
$400K-$599K	39	30	44	40	54	62	50	40	100	67
$600K-$999K	53	62	56	55	77	73		100	83	60
$1M and over	70	73	79	69	89	91	100	100	50	
All	53	53	58	53	64	67	54	75	56	54

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Southeast Florida Hot Housing Markets
as of February 2025

Property Type	County	City	Year-to-Date Sales	Year-to-Date Sales Change	Median Sales Price Change	Median Sales Price	Months Supply
Single family	Miami-Dade	Miami Gardens (City)	79	9.7%	11.2%	$520,000	4
		Homestead (City)	60	9.1%	3.5%	$499,500	6
		Kendall (CDP)	38	11.8%	31.2%	$1,361,250	4
		Richmond West (CDP)	34	41.7%	9.2%	$655,000	5
		Tamiami (CDP)	26	44.4%	3.0%	$690,000	5
		Leisure City (CDP)	24	33.3%	3.5%	$491,500	4
		Golden Glades (CDP)	19	26.7%	21.0%	$590,000	6
		Richmond Heights (CDP)	14	40.0%	24.1%	$540,000	3
		Westchester (CDP)	12	9.1%	17.3%	$791,500	4
	Broward	Pembroke Pines (City)	127	30.9%	8.4%	$675,000	4
		Coral Springs (City)	116	10.5%	1.8%	$702,500	4
		Plantation (City)	86	10.3%	13.6%	$292,450	4
		Sunrise (City)	64	14.3%	2.9%	$535,000	3
		Parkland (City)	58	1.8%	9.6%	$602,500	4
		Cooper City (City)	42	2.4%	30.1%	$800,000	3
		Lauderdale Lakes (City)	21	40.0%	2.6%	$467,000	3
	Palm Beach	Riviera Beach (City)	33	3.1%	4.5%	$375,000	5
		Jupiter Farms (CDP)	24	14.3%	27.4%	$820,000	6
	Martin	Jensen Beach (CDP)	28	7.7%	20.8%	$555,000	5
		Hobe Sound (CDP)	20	17.7%	1.4%	$597,500	5
	St. Lucie	Port St. Lucie (City)	532	2.5%	1.9%	$420,000	6
Condo or Townhome	Miami-Dade	The Hammocks (CDP)	31	10.7%	11.3%	$712,000	5
		Country Club (CDP)	30	36.4%	24.1%	$670,000	4
		Miami Lakes (Town)	19	18.8%	3.4%	$910,000	5
		Miami Gardens (City)	18	5.9%	11.2%	$520,000	4
	Broward	Plantation (City)	77	1.3%	13.6%	$292,450	4
		Cooper City (City)	12	20.0%	30.1%	$800,000	3
	Palm Beach	Palm Beach Gardens (City)	77	26.2%	3.1%	$395,000	6
	St. Lucie	Port St. Lucie (City)	29	11.5%	1.9%	$420,000	6

Source: Miami Association of Realtors® (MIAMI). Hot housing markets have at least 5 sales on average per month, higher sales from one year ago, higher median prices 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, or Chris Umpierre, Chief of Communications, at chris@miamire.com.

Miami-Dade County by City

Single-family Home Sales Report February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	80	-1%	$785K	5%	8	5	47	93	45
Miami Gardens (City)	41	14%	$520K	11%	4	10	33	98	12
Homestead (City)	34	-11%	$500K	4%	6	5	49	96	15
Hialeah (City)	31	-16%	$575K	5%	5	8	32	98	36
Cutler Bay (Town)	23	-18%	$620K	-11%	5	5	44	97	22
Coral Gables (City)	21	5%	$2,660K	77%	7	5	128	90	52
Kendall (CDP)	20	25%	$1,361K	31%	4	8	32	92	35
Richmond West (CDP)	19	46%	$655K	9%	5	6	79	93	0
South Miami Heights (CDP)	19	-5%	$550K	3%	4	10	38	96	11
Palmetto Bay (Village)	17	-15%	$1,375K	24%	5	6	38	96	24
West Little River (CDP)	17	31%	$500K	-4%	4	9	37	97	24
Leisure City (CDP)	14	27%	$492K	3%	4	7	42	100	0
North Miami Beach (City)	13	-19%	$480K	-9%	11	3	24	98	46
Miami Lakes (Town)	12	0%	$910K	3%	5	5	71	96	0
Miami Shores (Village)	12	20%	$1,234K	-2%	7	7	45	94	50
North Miami (City)	12	9%	$543K	22%	9	6	68	87	17
Pinecrest (Village)	12	9%	$2,675K	45%	10	4	76	88	83
Coral Terrace (CDP)	11	83%	$655K	-11%	4	12	77	95	36
Doral (City)	11	-50%	$1,180K	37%	5	10	81	96	27
Kendale Lakes (CDP)	11	-8%	$880K	-6%	4	8	47	93	18
Tamiami (CDP)	11	-8%	$690K	3%	6	3	53	97	9
Ives Estates (CDP)	10	900%	$618K	-10%	6	5	88	95	20
The Hammocks (CDP)	10	-33%	$712K	11%	5	10	33	98	0
Princeton (CDP)	9	-53%	$520K	-9%	4	7	34	100	11
Country Club (CDP)	7	133%	$670K	24%	4	10	116	93	14
Country Walk (CDP)	7	-36%	$680K	-4%	5	4	108	94	14
Golden Glades (CDP)	7	17%	$590K	21%	6	6	29	97	29
Miami Springs (City)	7	17%	$851K	0%	5	3	69	95	29
Richmond Heights (CDP)	7	17%	$540K	24%	3	13	52	98	14
South Miami (City)	7	0%	$2,400K	71%	4	8	26	91	71
Kendall West (CDP)	6	-25%	$618K	-3%	1	30	23	100	0
The Crossings (CDP)	6	-25%	$690K	-9%	3	12	28	99	17

Source: This report is produced by the Miami Association of Realtors® (MIAMI) based on MLS sales data compiled by Florida Realtors®. Only areas with at least 5 sales during the 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 Home Sales Report
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City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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
Hialeah	33010	5	0%	$575K	3%	6	4	30	102	40
	33013	10	43%	$575K	8%	6	14	54	94	40
	33014	6	-14%	$740K	7%	4	4	48	98	0
	33015	13	63%	$580K	4%	4	9	110	92	23
	33018	20	33%	$625K	-5%	6	9	38	96	25
Homestead	33030	14	17%	$670K	-1%	5	4	38	97	14
	33032	13	-52%	$520K	-5%	4	7	37	98	8
	33033	37	-10%	$491K	0%	6	7	58	98	8
	33034	6	100%	$570K	68%	5	6	16	100	0
	33035	6	-50%	$523K	2%	5	3	49	98	17
Miami	33127	8	14%	$580K	16%	11	3	49	96	25
	33129	6	500%	$1,720K	-57%	7	7	49	92	83
	33133	15	7%	$1,505K	-16%	9	5	38	93	33
	33134	17	-15%	$1,400K	67%	5	6	85	94	35
	33137	10	233%	$1,488K	113%	10	4	47	90	60
	33138	10	-47%	$1,830K	45%	10	4	49	94	60
	33142	10	-44%	$395K	-9%	6	11	52	94	50
	33143	13	18%	$2,400K	30%	6	10	37	91	62
	33144	9	29%	$790K	26%	5	8	57	91	22
	33145	12	-14%	$885K	-9%	5	7	63	91	42
	33147	18	29%	$495K	8%	5	9	40	97	22
	33150	12	20%	$530K	15%	8	10	28	96	33
	33155	17	42%	$700K	-8%	4	8	69	94	35
	33156	15	7%	$3,670K	90%	9	4	67	89	80
	33157	34	-8%	$640K	-9%	5	7	61	96	21
	33161	21	50%	$727K	-5%	7	5	61	93	38
	33162	11	-15%	$470K	-5%	8	4	24	98	36
	33165	14	-39%	$687K	3%	3	10	43	98	14
	33166	8	-20%	$838K	-2%	6	4	72	94	25
	33167	7	0%	$460K	19%	6	7	20	98	14
	33168	5	-55%	$530K	12%	5	5	38	98	0
	33169	8	33%	$570K	12%	5	9	36	97	13
	33170	11	83%	$630K	-23%	6	9	67	94	27
	33173	7	75%	$1,000K	25%	5	6	30	93	14
	33175	18	0%	$831K	8%	6	6	45	94	11
	33176	22	10%	$1,361K	62%	4	12	45	92	41
	33177	26	-16%	$570K	3%	4	8	47	96	8
	33178	6	-68%	$1,144K	36%	4	9	73	96	17
	33179	16	220%	$618K	-44%	8	5	41	94	31
	33183	5	-17%	$915K	-3%	4	9	59	97	40
	33185	14	8%	$790K	20%	3	9	68	94	0
	33186	12	-43%	$683K	0%	5	7	34	98	8
	33187	16	167%	$753K	-8%	7	5	103	88	0
	33189	8	-33%	$597K	6%	4	5	8	99	25
	33190	6	20%	$533K	-4%	5	7	56	95	0
	33193	6	-40%	$645K	2%	4	9	34	100	0
	33196	16	-16%	$712K	10%	5	9	47	97	6
Miami Beach	33140	6	-14%	$10,480K	246%	14	3	53	89	67
	33141	8	33%	$3,975K	253%	12	8	45	89	63
Miami Gardens	33056	12	-8%	$514K	14%	4	14	55	96	8
Opa locka	33054	13	-28%	$520K	22%	4	7	25	98	8
	33055	15	7%	$570K	20%	3	10	31	100	27

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Miami-Dade County by City

Condominium/Townhome Sales Report February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	160	-23%	$598K	7%	16	4	82	93	55
Miami Beach (City)	108	-15%	$798K	73%	17	4	70	94	73
Sunny Isles Beach (City)	50	19%	$864K	-40%	22	4	90	91	76
Aventura (City)	48	-32%	$418K	-20%	19	4	74	93	77
Hialeah (City)	35	-17%	$310K	-1%	7	5	54	95	46
Doral (City)	34	0%	$588K	36%	8	5	54	96	18
Kendall (CDP)	28	56%	$366K	-8%	6	7	55	94	43
Homestead (City)	27	-31%	$335K	12%	10	4	65	96	33
Coral Gables (City)	20	-5%	$576K	-19%	8	5	81	93	65
Country Club (CDP)	20	54%	$315K	5%	7	5	58	97	35
Kendale Lakes (CDP)	18	-14%	$339K	3%	5	8	59	96	17
The Hammocks (CDP)	18	-10%	$498K	63%	7	5	34	98	22
Miami Lakes (Town)	13	86%	$485K	3%	3	8	36	94	31
Kendall West (CDP)	12	33%	$258K	-13%	7	6	45	94	33
Fountainebleau (CDP)	11	-50%	$305K	-2%	6	7	60	96	9
Ives Estates (CDP)	11	-8%	$245K	-11%	13	5	69	97	36
North Miami (City)	10	11%	$243K	-16%	17	2	76	90	70
Bay Harbor Islands (Town)	9	-31%	$445K	-44%	20	5	55	94	78
Key Biscayne (Village)	9	13%	$1,250K	26%	9	8	35	97	78
North Miami Beach (City)	9	-25%	$368K	15%	23	2	125	90	67
Ojus (CDP)	8	-56%	$171K	2%	17	3	111	92	38
Glenvar Heights (CDP)	8	-11%	$243K	-38%	6	11	44	93	88
The Crossings (CDP)	8	0%	$336K	-3%	5	5	16	97	63
Bal Harbour (Village)	7	0%	$2,850K	-28%	16	6	232	79	100
Cutler Bay (Town)	6	-33%	$320K	-17%	5	7	138	95	50
Princeton (CDP)	5	-64%	$408K	-3%	7	3	47	95	0
Miami Gardens (City)	5	-44%	$344K	-6%	10	4	61	94	20
North Bay Village (City)	5	-29%	$550K	41%	17	5	66	95	80
Surfside (Town)	5	-17%	$1,475K	-65%	30	4	122	92	80

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MIAMI REALTORS

Miami-Dade County
by Zip Code

Condominium/Townhome Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Hialeah	33015	20	54%	$315K	5%	6	5	58	97
	33016	10	-29%	$343K	18%	6	6	72	93
	33018	9	-10%	$370K	-28%	6	4	54	97
Homestead	33032	5	-79%	$408K	1%	7	3	47	95
	33033	10	-57%	$357K	2%	9	4	100	95
	33034	8	0%	$409K	11%	11	3	49	100
	33035	15	-32%	$233K	-14%	11	5	40	98
Miami	33125	8	14%	$306K	-13%	10	3	85	92
	33130	23	-4%	$565K	9%	14	4	112	95
	33131	40	-13%	$687K	8%	18	4	80	94
	33132	22	-48%	$670K	47%	21	3	64	92
	33133	26	13%	$875K	-41%	9	5	69	92
	33134	12	0%	$645K	-5%	9	6	105	91
	33138	6	20%	$361K	11%	12	4	55	95
	33143	8	33%	$243K	-8%	9	5	33	93
	33145	5	-38%	$475K	-11%	7	4	76	91
	33146	6	50%	$509K	53%	8	3	81	91
	33156	9	29%	$450K	15%	8	11	52	91
	33157	6	-14%	$240K	-31%	4	12	13	96
	33166	6	-25%	$555K	21%	13	3	78	92
	33169	5	-44%	$344K	115%	14	2	117	94
	33173	10	-17%	$354K	-13%	5	6	67	97
	33176	10	43%	$334K	21%	7	5	36	95
	33178	27	8%	$580K	36%	6	6	53	96
	33179	18	-33%	$213K	19%	13	5	73	96
	33180	37	-34%	$450K	-16%	19	4	84	91
	33181	7	-36%	$280K	-20%	16	3	64	92
	33186	24	26%	$453K	13%	5	6	30	97
	33193	14	40%	$268K	-10%	6	6	45	96
	33196	7	-56%	$490K	61%	7	4	54	97
Miami Beach	33139	52	-24%	$858K	120%	17	5	83	92
	33140	27	-7%	$575K	-1%	18	4	80	94

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MIAMI REALTORS

Broward County
by City

Single-family Home Sales Report
February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	87	-27%	$855K	11%	8	6	58	92	45
Pembroke Pines (City)	71	27%	$675K	8%	4	6	32	96	17
Hollywood (City)	60	-3%	$520K	-22%	7	6	61	94	27
Coral Springs (City)	52	-25%	$703K	2%	4	7	46	96	31
Miramar (City)	52	27%	$618K	0%	5	7	56	96	12
Plantation (City)	42	5%	$662K	-1%	4	8	57	97	29
Pompano Beach (City)	40	-9%	$455K	-4%	7	5	48	92	45
Tamarac (City)	40	11%	$445K	12%	5	9	67	96	13
Sunrise (City)	37	28%	$535K	3%	3	11	45	97	19
Parkland (City)	34	6%	$940K	-7%	4	7	58	93	29
Davie (Town)	32	0%	$693K	-26%	4	5	40	95	13
Deerfield Beach (City)	31	35%	$530K	-10%	5	7	54	95	23
Weston (City)	31	0%	$900K	18%	4	6	29	95	36
Oakland Park (City)	30	-3%	$501K	-21%	7	5	61	95	13
Margate (City)	26	-24%	$458K	-4%	4	8	45	96	0
Cooper City (City)	23	0%	$800K	30%	3	9	44	94	44
Lauderhill (City)	17	-26%	$450K	8%	4	8	37	95	24
North Lauderdale (City)	16	-11%	$385K	-7%	4	8	34	99	19
Coconut Creek (City)	16	-6%	$519K	-8%	3	9	69	95	13
Lighthouse Point (City)	14	8%	$938K	-31%	9	5	50	93	64
Dania Beach (City)	13	8%	$635K	-13%	8	7	24	95	46
Wilton Manors (City)	11	-15%	$765K	-2%	11	10	89	90	36
West Park (City)	10	100%	$455K	14%	5	8	23	97	10
Hallandale Beach (City)	5	-17%	$555K	10%	12	4	77	92	40

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MIAMI REALTORS

Broward County
by Zip Code

Single-family Home Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Coral Springs	33065	14	-36%	$573K	-10%	4	6	48	98
	33071	21	-22%	$695K	1%	4	7	48	95
Dania	33004	6	100%	$542K	-25%	8	7	42	90
Fort Lauderdale	33301	6	-45%	$2,968K	-8%	12	5	27	89
	33304	9	-31%	$1,130K	8%	9	3	102	91
	33305	10	-17%	$1,595K	106%	10	7	30	92
	33308	24	41%	$1,217K	-24%	9	8	87	91
	33309	14	-33%	$470K	-18%	5	6	71	97
	33311	21	-46%	$408K	5%	6	7	55	96
	33312	21	-50%	$599K	5%	7	7	48	96
	33313	11	-15%	$415K	-6%	4	5	43	95
	33314	8	0%	$565K	2%	6	3	57	91
	33315	6	-40%	$613K	-8%	6	4	60	93
	33316	6	100%	$2,408K	44%	12	8	120	93
	33317	21	50%	$555K	-13%	4	9	62	97
	33319	16	-27%	$516K	34%	5	9	33	97
	33321	28	47%	$440K	-8%	5	8	81	96
	33322	17	-23%	$565K	7%	3	11	65	98
	33323	19	111%	$650K	20%	3	11	23	97
	33324	6	-33%	$838K	-34%	5	6	30	95
	33325	11	-31%	$700K	-20%	4	6	39	96
	33326	13	0%	$763K	6%	4	8	25	95
	33327	18	64%	$875K	8%	4	8	34	95
	33328	18	13%	$780K	31%	3	7	39	95
	33330	5	-38%	$1,700K	-6%	6	6	48	94
	33331	7	-46%	$1,470K	40%	7	3	61	92
	33334	27	13%	$585K	-11%	7	5	49	95
	33351	14	100%	$530K	3%	3	9	49	97
Hallandale	33009	5	-17%	$555K	10%	12	4	77	92
Hollywood	33019	7	-30%	$858K	15%	11	6	64	89
	33020	16	14%	$523K	-20%	10	4	69	91
	33021	15	-32%	$563K	-21%	6	6	27	94
	33023	27	29%	$485K	3%	4	7	44	97
	33024	40	11%	$518K	-3%	4	7	50	97
	33025	18	50%	$545K	3%	4	8	21	99
	33026	15	50%	$695K	7%	2	12	19	95
	33027	18	29%	$748K	-5%	5	8	80	92
	33029	30	36%	$768K	-6%	5	4	45	94
Pembroke Pines	33028	17	70%	$689K	-9%	4	6	80	96
Pompano Beach	33060	13	-19%	$850K	40%	7	9	59	90
	33062	6	-40%	$660K	-19%	13	4	74	92
	33063	24	-14%	$440K	-11%	4	9	52	95
	33064	40	38%	$449K	-12%	6	4	38	94
	33066	6	20%	$495K	-6%	4	13	53	94
	33067	19	0%	$720K	-18%	4	9	33	94
	33068	19	-21%	$394K	-6%	4	7	29	99
	33073	8	-27%	$549K	-8%	3	8	83	95
	33076	32	-3%	$1,005K	7%	4	6	51	94

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MIAMI REALTORS

Broward County
by City

Condominium/Townhome Sales Report
February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	122	-10%	$543K	9%	14	5	67	91	65
Pompano Beach (City)	78	-16%	$270K	-10%	12	5	67	91	68
Hollywood (City)	62	-23%	$323K	7%	15	5	73	90	66
Pembroke Pines (City)	56	-18%	$203K	-40%	9	5	51	94	52
Deerfield Beach (City)	51	-15%	$187K	-5%	11	4	46	92	69
Hallandale Beach (City)	46	-12%	$281K	-14%	19	3	90	91	72
Tamarac (City)	40	-26%	$173K	-25%	9	5	100	94	48
Sunrise (City)	38	-12%	$153K	-24%	12	5	74	94	47
Plantation (City)	36	-14%	$292K	14%	7	5	77	95	33
Margate (City)	33	-6%	$130K	-16%	9	6	109	86	52
Coconut Creek (City)	32	-20%	$207K	-16%	10	6	85	93	47
Lauderhill (City)	26	-41%	$150K	-6%	17	3	81	90	62
Davie (Town)	24	-11%	$271K	-20%	7	5	78	93	33
Coral Springs (City)	23	-45%	$251K	-4%	10	4	47	93	39
Oakland Park (City)	17	-39%	$220K	-17%	10	3	85	92	29
Weston (City)	17	0%	$357K	-17%	6	5	50	95	35
Dania Beach (City)	15	-21%	$245K	-6%	10	5	133	91	80
Lauderdale Lakes (City)	14	-46%	$119K	-15%	19	2	140	93	50
Miramar (City)	14	27%	$348K	-1%	6	5	53	96	14
Lauderdale-by-the-Sea (Town)	11	-35%	$600K	20%	9	7	38	93	64
North Lauderdale (City)	10	-9%	$267K	-14%	8	5	48	99	0
Wilton Manors (City)	8	-53%	$398K	10%	8	6	18	96	88
Hillsboro Beach (Town)	7	17%	$507K	5%	14	5	81	88	86
Cooper City (City)	5	-17%	$490K	7%	4	5	65	94	20

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MIAMI REALTORS

Broward County
by Zip Code

Condominium/Townhome Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Coral Springs	33065	12	-37%	$260K	13%	11	3	43	93
	33071	10	-9%	$261K	-5%	9	6	40	92
Dania	33004	11	0%	$205K	-21%	12	5	133	85
Fort Lauderdale	33301	29	7%	$563K	-7%	12	6	117	92
	33304	31	35%	$705K	32%	17	5	44	92
	33305	8	-50%	$383K	-11%	11	5	22	96
	33308	52	-7%	$465K	2%	12	6	51	91
	33309	10	-17%	$256K	5%	10	4	96	93
	33311	8	-60%	$172K	-50%	13	3	51	96
	33312	7	-22%	$560K	44%	8	3	57	98
	33313	23	-34%	$131K	-3%	15	4	84	92
	33314	7	40%	$260K	2%	7	3	57	92
	33316	10	-33%	$755K	1%	17	5	91	87
	33317	9	-40%	$210K	14%	8	7	98	89
	33319	29	-26%	$125K	-23%	17	3	97	89
	33321	31	-31%	$193K	-20%	8	5	94	94
	33322	29	0%	$132K	-13%	13	4	77	94
	33323	6	-33%	$470K	25%	12	4	98	94
	33324	23	-4%	$350K	2%	7	6	76	96
	33326	14	8%	$317K	-25%	7	4	65	94
	33328	6	-33%	$260K	-26%	8	4	72	97
	33334	9	-40%	$212K	-30%	10	3	59	88
	33351	7	-30%	$350K	14%	8	5	40	98
Hallandale	33009	46	-12%	$281K	-14%	19	3	90	91
Hollywood	33019	24	-14%	$450K	-2%	22	4	91	92
	33020	15	-25%	$275K	-12%	16	5	56	91
	33021	22	-27%	$225K	25%	10	7	81	89
	33024	9	-36%	$369K	12%	7	5	69	97
	33025	19	12%	$265K	-9%	10	5	59	93
	33026	9	-53%	$295K	-27%	8	4	50	95
	33027	33	10%	$180K	-19%	8	4	64	91
Pompano Beach	33060	12	140%	$248K	8%	11	5	66	93
	33062	43	-22%	$425K	-6%	13	5	72	90
	33063	35	-10%	$135K	-22%	9	6	105	88
	33064	7	-65%	$187K	-18%	9	5	25	91
	33066	20	-26%	$149K	-22%	13	6	119	88
	33068	12	-8%	$267K	-8%	9	4	48	97
	33069	31	-24%	$225K	-13%	11	5	54	93
	33073	8	0%	$348K	-3%	4	7	68	95

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Palm Beach County
by City

Single-family Home Sales Report
February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	69	-3%	$620K	5%	7	8	79	91	52
Delray Beach (City)	59	23%	$730K	17%	6	6	57	94	49
Wellington (Village)	58	18%	$785K	16%	7	6	72	92	52
Palm Beach Gardens (City)	57	-7%	$1,000K	-7%	6	7	60	94	63
Boynton Beach (City)	55	17%	$417K	-17%	5	7	31	96	29
Boca Raton (City)	53	-20%	$1,250K	12%	5	7	45	94	53
Jupiter (Town)	43	-19%	$835K	-27%	5	8	49	95	44
The Acreage (CDP)	39	-3%	$630K	3%	6	9	53	95	21
Royal Palm Beach (Village)	28	17%	$522K	-7%	5	6	50	97	18
Lake Worth (City)	19	-17%	$490K	21%	7	8	85	92	58
Riviera Beach (City)	18	29%	$375K	4%	5	9	28	94	33
Jupiter Farms (CDP)	11	-31%	$820K	27%	6	8	28	96	0
Greenacres (City)	9	-53%	$470K	0%	5	6	24	100	11
Palm Beach (Town)	7	133%	$15,550K	22%	18	6	114	82	86

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Palm Beach County by Zip Code

Single-family Home Sales Report February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	Active Listings	% Y/Y Listings	Median Days to Contract	Median Percent Sales to Original List Price
Boca Raton	33428	19	-5%	$670K	17%	3	84	12%	64	93
	33431	10	25%	$698K	-34%	5	56	14%	36	96
	33432	19	73%	$2,150K	-28%	8	129	-1%	70	94
	33433	17	-37%	$745K	16%	4	104	5%	20	98
	33434	20	25%	$1,118K	9%	3	51	34%	53	95
	33486	9	-44%	$899K	6%	4	71	4%	65	96
	33487	6	-54%	$1,343K	24%	7	82	30%	40	92
	33496	33	-18%	$1,230K	-11%	5	215	10%	59	91
	33498	14	-30%	$804K	19%	4	66	18%	75	92
Boynton Beach	33426	18	29%	$356K	-10%	5	102	32%	36	94
	33435	26	30%	$533K	-17%	7	124	55%	39	96
	33436	34	-11%	$480K	1%	6	225	42%	28	96
	33437	47	-6%	$525K	6%	5	281	22%	71	92
	33472	18	-18%	$392K	-22%	5	155	20%	73	91
	33473	20	100%	$1,213K	62%	4	69	6%	62	92
Deerfield Beach	33441	9	-25%	$875K	23%	6	79	30%	33	95
	33442	15	114%	$525K	-13%	3	43	54%	73	93
Delray Beach	33444	17	0%	$830K	42%	7	124	6%	30	94
	33445	32	39%	$543K	-19%	5	157	18%	66	95
	33446	38	-7%	$669K	-4%	5	206	0%	58	93
	33483	9	29%	$3,650K	453%	10	93	-6%	31	91
	33484	25	4%	$500K	4%	6	135	47%	30	95
Jupiter	33458	39	-20%	$760K	-28%	5	185	34%	29	95
	33469	15	25%	$930K	17%	6	98	5%	88	87
	33477	10	-38%	$1,197K	-2%	7	75	34%	60	92
	33478	16	-16%	$1,319K	89%	6	107	24%	46	95
Lake Worth	33449	11	-27%	$1,072K	85%	9	92	24%	82	89
	33460	17	-23%	$490K	21%	7	154	41%	85	92
	33461	14	-13%	$479K	8%	4	45	73%	23	97
	33462	13	-13%	$417K	-7%	7	133	77%	27	97
	33463	18	-18%	$495K	2%	4	117	46%	25	98
	33467	48	30%	$559K	-2%	5	245	20%	41	95
Loxahatchee	33470	48	2%	$691K	9%	7	340	66%	44	94
North Palm Beach	33408	9	13%	$900K	-44%	7	84	40%	43	92
Palm Beach	33480	7	133%	$15,550K	22%	18	109	10%	114	82
Palm Beach Gardens	33410	24	-4%	$740K	2%	6	161	13%	78	94
	33418	43	-14%	$1,000K	-11%	6	275	6%	57	93
Palm City	34990	37	-23%	$700K	-5%	7	316	55%	47	94
Wellington	33414	56	27%	$768K	8%	7	349	24%	72	92
West Palm Beach	33401	9	13%	$965K	-51%	7	61	-10%	113	87
	33403	5	67%	$330K	-27%	4	22	175%	5	100
	33404	15	36%	$375K	7%	5	78	26%	30	93
	33405	25	9%	$1,070K	5%	8	168	1%	59	87
	33406	14	56%	$565K	9%	3	41	37%	47	95
	33407	11	-21%	$455K	11%	7	98	4%	16	95
	33409	12	0%	$458K	-20%	4	40	14%	76	96
	33411	55	17%	$541K	-2%	5	280	37%	59	95
	33412	25	39%	$889K	12%	9	229	67%	92	91
	33415	19	19%	$325K	15%	7	135	67%	44	96

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Palm Beach County
by City

Condominium/Townhome Sales Report
February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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
Delray Beach (City)	55	-4%	$415K	23%	8	6	65	94	62
West Palm Beach (City)	53	4%	$412K	16%	12	5	66	91	68
Boca Raton (City)	52	-4%	$438K	-18%	10	5	70	90	77
Boynton Beach (City)	41	-31%	$222K	-18%	10	7	54	93	68
Palm Beach Gardens (City)	41	0%	$395K	3%	7	5	62	94	44
Jupiter (Town)	37	6%	$489K	-8%	8	6	52	95	51
Greenacres (City)	29	12%	$200K	-25%	9	4	54	94	28
North Palm Beach (Village)	16	0%	$343K	10%	11	5	82	91	69
Palm Beach (Town)	16	0%	$2,300K	95%	22	6	127	86	100
Riviera Beach (City)	14	-30%	$818K	114%	11	4	126	91	79
Highland Beach (Town)	10	-9%	$1,213K	23%	14	7	102	90	90
Palm Springs (Village)	10	43%	$208K	77%	9	9	158	85	60
Royal Palm Beach (Village)	9	-31%	$300K	-3%	9	9	39	94	44
Lake Worth (City)	8	-11%	$165K	22%	10	5	59	92	75
Juno Beach (Town)	6	-45%	$687K	-8%	14	2	19	97	100
South Palm Beach (Town)	6	0%	$324K	-14%	19	7	111	80	83
Wellington (Village)	6	20%	$334K	-18%	9	8	39	93	33
Hypoluxo (Town)	6	50%	$405K	27%	15	4	154	89	83

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MIAMI REALTORS

Palm Beach County
by Zip Code

Condominium/Townhome Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Boca Raton	33428	8	-38%	$230K	-8%	11	7	59	92
	33431	11	-15%	$405K	16%	9	6	87	87
	33432	18	-18%	$835K	-50%	13	4	59	94
	33433	28	-15%	$350K	-7%	8	6	86	91
	33434	31	7%	$175K	-19%	8	6	72	88
	33486	10	100%	$334K	-1%	6	5	54	90
	33487	24	-8%	$628K	7%	9	6	76	92
	33496	7	-13%	$392K	-10%	6	6	33	90
Boynton Beach	33426	10	-50%	$322K	4%	7	6	49	94
	33435	22	-37%	$262K	7%	14	6	77	93
	33436	18	6%	$299K	-17%	7	5	45	94
	33437	18	-5%	$259K	-16%	9	3	39	93
Deerfield Beach	33441	9	-18%	$242K	5%	11	5	34	95
	33442	38	-10%	$186K	6%	11	4	52	91
Delray Beach	33444	8	14%	$344K	-12%	9	6	96	94
	33445	24	-8%	$300K	16%	8	7	43	95
	33446	39	70%	$150K	0%	10	6	77	87
	33483	25	4%	$935K	-8%	9	6	74	93
	33484	27	-40%	$225K	13%	10	6	78	91
Jupiter	33458	21	24%	$411K	-11%	6	6	57	95
	33469	8	-43%	$277K	-40%	14	6	41	92
	33477	16	0%	$515K	-19%	11	6	111	91
Lake Worth	33460	5	0%	$218K	45%	12	3	58	85
	33461	13	-7%	$84K	-31%	10	9	91	90
	33462	10	11%	$293K	-7%	14	5	174	86
	33463	20	5%	$181K	-41%	8	5	57	93
	33467	21	62%	$188K	-6%	13	4	58	93
North Palm Beach	33408	21	-22%	$390K	-36%	13	4	40	91
Palm Beach	33480	22	0%	$1,408K	86%	21	7	127	84
Palm Beach Gardens	33410	17	-19%	$370K	4%	6	6	72	93
	33418	26	-4%	$423K	5%	7	6	59	94
Palm City	34990	7	-13%	$268K	6%	13	5	90	93
Wellington	33414	8	0%	$310K	-17%	11	7	39	93
West Palm Beach	33401	30	30%	$538K	0%	14	4	66	92
	33404	14	0%	$818K	129%	13	4	126	91
	33406	9	125%	$274K	-10%	5	8	115	93
	33407	7	0%	$250K	-18%	12	5	127	89
	33409	5	-55%	$244K	0%	12	3	155	89
	33411	20	-20%	$245K	-13%	8	7	44	94
	33415	19	12%	$258K	-3%	8	5	52	95
	33417	29	-36%	$100K	-21%	12	6	53	90

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Martin County by City

Single-family Home Sales Report February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	30	-30%	$640K	-10%	6	4	44	94	47
Jensen Beach (CDP)	15	25%	$555K	21%	5	10	35	93	40
Port Salerno (CDP)	10	150%	$459K	12%	6	4	27	98	30
Stuart (City)	10	-44%	$525K	18%	6	3	101	90	70
Hobe Sound (CDP)	8	-20%	$598K	1%	5	7	14	100	75

St. Lucie County by City

Single-family Home Sales February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	293	-5%	$420K	2%	6	7	58	96	23
Fort Pierce (City)	23	-34%	$310K	-11%	8	6	57	95	30
Lakewood Park (CDP)	21	-19%	$325K	13%	6	6	48	96	5
Indian River Estates (CDP)	7	-30%	$345K	10%	5	8	66	96	29

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Martin County
by Zip Code

Single-family Home Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Hobe Sound	33455	24	14%	$535K	-19%	5	8	43	96
Jensen Beach	34957	19	-21%	$555K	6%	7	8	39	95
Stuart	34994	7	-42%	$1,545K	248%	7	4	101	94
	34996	10	-29%	$825K	-46%	7	6	72	83

St. Lucie County
by Zip Code

Single-family Home Sales
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Fort Pierce	34945	9	80%	$349K	-37%	9	7	90	94
	34946	7	0%	$280K	51%	5	9	26	91
	34947	12	-14%	$359K	1%	6	4	71	96
	34950	7	-30%	$150K	-33%	6	7	73	89
	34981	5	67%	$349K	-24%	7	4	106	95
	34982	16	-30%	$323K	19%	5	10	66	95

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Martin County
by City

Condominium/Townhome Sales Report
February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	17	0%	$227K	23%	9	5	36	93	65
Port Salerno (CDP)	9	80%	$220K	-30%	7	10	169	91	44
Palm City (CDP)	7	0%	$268K	-1%	11	4	90	93	43

St. Lucie County
by City

Condominium/Townhome Sales Report
February 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	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)	14	-36%	$159K	-47%	12	6	72	94	71
Port St. Lucie (City)	10	-23%	$247K	-3%	8	7	58	92	20
Hutchinson Island South (CDP)	8	-56%	$630K	3%	17	3	53	93	63

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MIAMI REALTORS

Martin County
by Zip Code

Condominium/Townhome Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price
Hobe Sound	33455	24	14%	$535K	-19%	5	8	43	96
Jensen Beach	34957	19	-21%	$555K	6%	7	8	39	95
Stuart	34994	7	-42%	$1,545K	248%	7	4	101	94
	34996	10	-29%	$825K	-46%	7	6	72	83
	34997	52	24%	$538K	-8%	5	6	31	96

St. Lucie County
by Zip Code

Condominium/Townhome Sales Report
February 2025

City	Zip Code	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	Active Listings	% Y/Y Listings	Median Days to Contract	Median Percent Sales to Original List Price
Fort Pierce	34982	16	-30%	$323K	19%	5	101	40%	66	95
Port Saint Lucie	34952	49	0%	$400K	15%	5	253	25%	41	97

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MIAMI REALTORS

MIAMI REALTORS®

MIAMI Association of Realtors® (MIAMI) was chartered by the National Association of Realtors® in 1920 and is celebrating 103 years of service to Realtors®, the buying and selling public, and the communities in South Florida. Comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council. MIAMI REALTORS® represents nearly 60,000 total real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S. and has official partnerships with 249 international organizations worldwide.

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

For questions about this report, contact:

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