



Southeast Florida Housing Market

January 2025



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



Spring Market Is More Favorable for Buyers with More Housing Supply

Key takeaways:

- 1. Active inventory for single-family homes is at 5 to 6 months' supply in the Tri-County area, reflecting a healthy balance of demand and supply.**
- 2. Sellers are more willing to offer price discounts, typically at 5% to 6%, in the Tri-County area.**
- 3. Despite the buildup in supply, conditions remain competitive, so prices are likely to continue rising at a broad level.**

The spring market appears poised to favor buyers with more active listings on the market and with new listings outpacing pending sales in January. The buildup in inventory and longer days on the market give buyers more power to negotiate the price. However, do not expect prices to fall as conditions remain competitive with demand and supply at a healthy balance.

Southeast Florida's active inventory is now reflective of balanced market, with active inventory of single-family homes hovering at 5 months' supply in Broward and Martin and at 6 months' supply in Miami-Dade, Palm Beach, and St. Lucie. Expect more buildup in inventory as new listings outpace pending sales.

Supply will continue to build up with new listings outpacing pending sales in January in Miami-Dade (+9.3% vs. -11.4%), Broward (15.5% vs 0.6%), Palm Beach (6.8% vs. -4.5%), Martin (28% vs. 4.1%), and St. Lucie (13.2% vs. -8.0%).

While supply is less tight compared to one year ago, conditions are still competitive, particularly for homes listed at \$400,000 and below. In this market segment, inventory is equivalent to just 2 to 3 months' supply across most counties.

There is more supply available on the million-dollar market, with active inventory now at 9 to 10 months' supply in most counties. However, a 12 to 24 months' supply is not unusual in the million-dollar market, so the current months' supply does not indicate there is a glut that can cause prices to fall significantly.

With more supply on the market, the median percent sales price to original list price declined from one year ago in Miami-Dade (94% vs 96%), Broward (95% vs. 96%), Martin (94% vs 95%) and St. Lucie (96% vs 97%). In Palm Beach, the sales to list price discount was even (94% vs 94%). Price discounts are higher in the million-dollar market at about 8% to 9% in Miami-Dade, Broward, and Palm Beach.

While sellers are willing to offer more discounts, prices are still rising at a broad level given the healthy balance of demand and supply. In January, the median sales prices rose on a year-over-year basis with the strongest gain in Broward County (+11.3%), followed by Martin (8.6%), Miami-Dade (7.1%), and Palm Beach (5.7%). However, the median sales price fell in St. Lucie (-1.6%) but the price drop appeared to have moved transactions through closing, with sales up at the strongest pace of 9.5%.

Southeast Florida Housing Market

January 2025

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	Cash Sales as Percent of Sales
Miami-Dade	643 -0.2%	886 -11.4%	1,639 9.3%	\$675,000 7.1%	6 27.3%	4,983 29.2%	45 40.6%	94 -1.4%	30 -1.6%
Broward	765 8.2%	1,038 0.6%	1,845 15.5%	\$640,000 11.3%	5 37.8%	5,213 35.8%	43 13.2%	95 -0.9%	28 0.7%
Palm Beach	850 4.8%	1,240 -4.5%	2,034 6.8%	\$650,000 5.7%	6 31.0%	6,136 25.2%	42 10.5%	94 -0.8%	48 -2.6%
Martin	115 7.5%	202 4.1%	325 28.0%	\$619,000 8.6%	5 38.5%	892 40.3%	52 4.0%	94 -1.0%	49 0.2%
St. Lucie	310 9.5%	459 -8.0%	839 13.2%	\$383,900 -1.6%	6 39.0%	2,580 36.3%	52 52.9%	96 -1.1%	27 -5.5%

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	Cash Sales as Percent of Sales
Miami-Dade	733 -4.8%	919 -17.9%	2,609 6.9%	\$415,000 2.3%	12 60.8%	12,009 42.6%	64 36.2%	94 -1.1%	53 0.4%
Broward	756 -11.6%	998 -19.3%	2,706 -1.4%	\$272,000 -1.1%	11 74.2%	11,261 50.3%	68 61.9%	92 -2.9%	53 -8.3%
Palm Beach	641 1.3%	878 -5.8%	2,039 -3.9%	\$330,000 1.5%	10 67.2%	8,023 38.7%	62 77.1%	91 -3.6%	67 4.8%
Martin	56 -8.2%	81 -19.8%	228 20.6%	\$231,438 -17.3%	9 55.9%	750 47.6%	71 57.8%	91 -3.7%	75 38.6%
St. Lucie	57 9.6%	99 15.1%	212 6.5%	\$288,000 -0.5%	11 48.6%	866 36.6%	66 53.5%	92 -4.7%	54 -2.5%

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.



Southeast Florida Housing Market

January 2025

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	9%	6%	18%	13%	19%	16%	16%	17%	52%	57%
\$400K - \$599K	37%	32%	36%	32%	28%	27%	36%	32%	36%	34%
\$600K - \$999K	29%	36%	30%	35%	27%	26%	31%	25%	10%	8%
\$1M and over	25%	26%	17%	19%	26%	30%	17%	26%	2%	1%
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
Less than \$400K	1	3	1	3	3	5	1	2	3	3
\$400K - \$599K	2	4	3	4	3	4	3	4	5	6
\$600K - \$999K	4	5	4	5	4	5	4	5	8	10
\$1M and over	10	10	8	9	8	8	8	9	17	20
All	4	6	4	5	4	6	4	5	4	6

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
Less than \$400K	78	78	85	77	94	87	93	90	87	77
\$400K - \$599K	97	96	98	95	96	95	96	96	96	96
\$600K - \$999K	96	95	96	95	95	94	94	93	94	96
\$1M and over	92	91	91	92	92	92	92	94	96	96
All	96	94	96	95	94	94	95	94	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
Less than \$400K	47	62	59	60	58	62	25	57	63	57
\$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

Southeast Florida Housing Market

January 2025

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
Less than \$400K	5	9	5	9	5	9	7	8	7	9
\$400K - \$599K	7	10	6	9	5	8	5	12	9	18
\$600K - \$999K	9	15	11	13	7	11	12	12	11	17
\$1M and over	15	20	14	18	11	15	9	25	19	15
All	7	12	6	11	6	10	6	9	7	11

Condominium/Townhome Sales to Original List Price by Price Tier

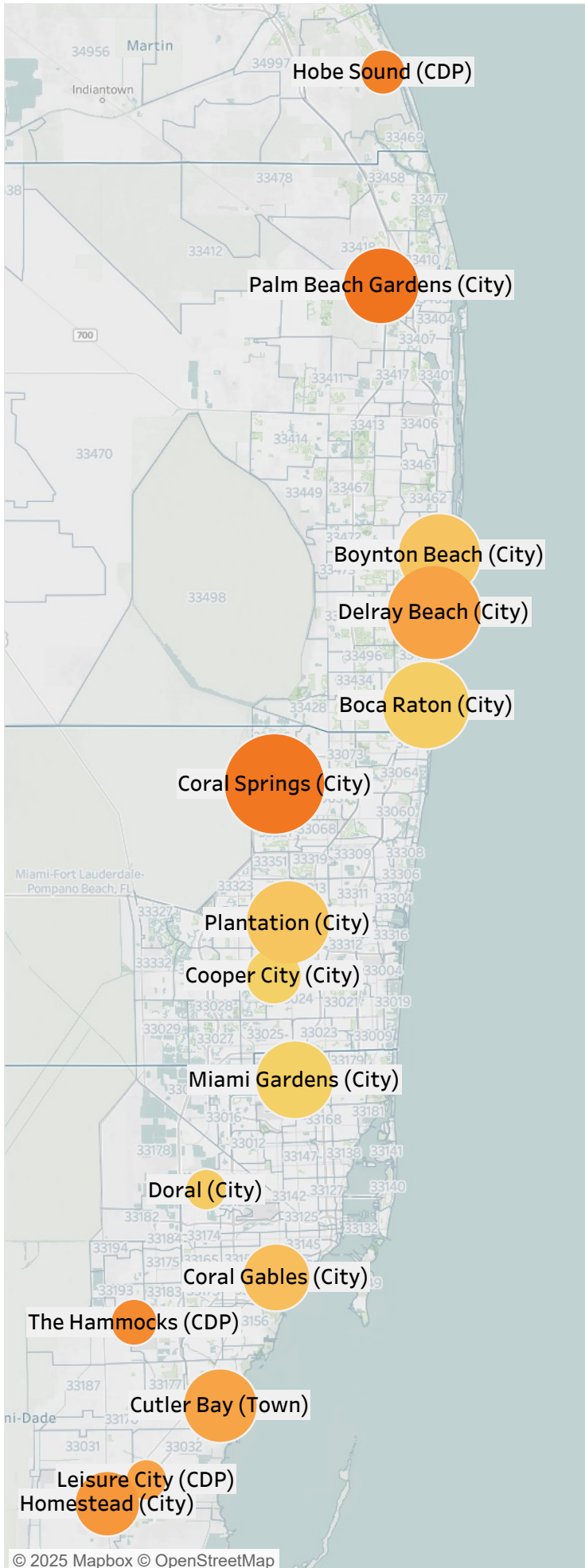
	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	93	78	94	76	93	87	93	90	96	91
\$400K - \$599K	96	95	96	94	96	93	96	95	96	94
\$600K - \$999K	95	94	96	95	95	92		91	96	92
\$1M and over	92	92	90	89	94	91	100	88	90	
All	95	94	95	92	94	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
Less than \$400K	74	60	57	55	65	68	57	81	46	59
\$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

Southeast Florida Hot Housing Markets

in January 2025



Single-family

City	Y/Y % Sales Change	Closed Sales	Y/Y % Price Change	Median Sales Price	Months' Supply
Coral Springs (City)	78%	64	3%	\$680K	4
Delray Beach (City)	44%	56	11%	\$726K	6
Boca Raton (City)	9%	48	1%	\$1,238K	5
Plantation (City)	16%	44	15%	\$743K	4
Boynton Beach (City)	16%	43	3%	\$390K	5
Miami Gardens (City)	6%	38	3%	\$487K	4
Coral Gables (City)	22%	28	28%	\$2,750K	6
Homestead (City)	53%	26	11%	\$515K	5
Lauderhill (City)	33%	24	1%	\$427K	4
Cutler Bay (Town)	5%	23	6%	\$600K	4
Cooper City (City)	6%	19	1%	\$715K	3
Jupiter Farms (CDP)	160%	13	2%	\$816K	5
Hobe Sound (CDP)	71%	12	16%	\$705K	5
Golden Glades (CDP)	33%	12	5%	\$538K	6
Leisure City (CDP)	43%	10	3%	\$480K	4
Doral (City)	11%	10	68%	\$1,375K	5
Brownsville (CDP)	29%	9	13%	\$475K	5
The Crossings (CDP)	60%	8	7%	\$687K	4
Kendale Lakes (CDP)	17%	7	25%	\$750K	4
Gladeview (CDP)	20%	6	6%	\$414K	6

Condominium/Townhome

	Y/Y % Sales Change	Closed Sales	Y/Y % Price Change	Median Sales Price	Months' Supply
Palm Beach Gardens (City)	80%	36	4%	\$415K	6
The Hammocks (CDP)	63%	13	16%	\$498K	6
Cutler Bay (Town)	38%	11	22%	\$376K	5
Tamiami (CDP)	29%	9	4%	\$275K	5

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 January 2025

Area Name	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	Cash Sales as Percent of Sales
Miami (City)	71	-17%	\$738K	-5%	8	650	16%	54	92	48
Miami Gardens (City)	38	6%	\$487K	3%	4	218	83%	38	100	18
Hialeah (City)	29	-12%	\$535K	2%	6	211	69%	44	94	31
Coral Gables (City)	28	22%	\$2,750K	28%	6	179	16%	86	90	71
Homestead (City)	26	53%	\$515K	11%	5	227	39%	55	96	4
Cutler Bay (Town)	23	5%	\$600K	6%	4	130	38%	72	95	13
Miami Beach (City)	20	0%	\$4,850K	123%	14	257	0%	53	91	65
Kendall (CDP)	18	0%	\$1,003K	-4%	4	114	37%	50	92	50
Palmetto Bay (Village)	15	-6%	\$1,125K	-4%	5	106	36%	37	91	20
South Miami Heights (CDP)	15	0%	\$549K	-2%	4	77	71%	71	97	7
Richmond West (CDP)	15	36%	\$650K	-9%	5	93	43%	54	96	7
North Miami Beach (City)	11	-31%	\$520K	-3%	10	115	13%	57	94	46
Tamiami (CDP)	15	150%	\$685K	-10%	5	78	42%	21	96	33
The Hammocks (CDP)	13	0%	\$650K	0%	6	91	122%	36	97	15
Golden Glades (CDP)	12	33%	\$538K	5%	6	67	43%	57	92	33
Miami Shores (Village)	12	200%	\$1,303K	12%	7	75	56%	44	91	58
Coral Terrace (CDP)	10	0%	\$660K	3%	5	52	58%	67	91	50
Country Walk (CDP)	10	0%	\$713K	11%	4	39	26%	91	96	40
Pinecrest (Village)	10	0%	\$5,150K	61%	9	128	39%	68	94	60
Doral (City)	10	11%	\$1,375K	68%	5	101	15%	79	94	50
Leisure City (CDP)	10	43%	\$480K	3%	4	47	47%	29	98	20
Brownsville (CDP)	9	29%	\$475K	13%	5	41	52%	45	96	33
The Crossings (CDP)	8	60%	\$687K	7%	4	31	82%	26	98	13
West Little River (CDP)	8	-38%	\$423K	-3%	5	72	22%	18	98	25
Westchester (CDP)	8	60%	\$666K	-5%	3	39	15%	34	94	25
Ojus (CDP)	7	600%	\$940K	109%	10	64	10%	62	89	71
South Miami (City)	7	0%	\$1,385K	32%	3	26	24%	81	86	43
Kendale Lakes (CDP)	7	17%	\$750K	25%	4	48	-6%	57	97	14
Richmond Heights (CDP)	7	75%	\$522K	2%	3	21	50%	31	92	43
North Miami (City)	6	-40%	\$550K	12%	8	139	30%	8	100	0
Ives Estates (CDP)	6	500%	\$800K	86%	6	32	10%	29	92	33
Opa-locka (City)	6	0%	\$415K	25%	2	16	7%	10	96	0
Gladeview (CDP)	6	20%	\$414K	6%	6	38	73%	27	95	33
Goulds (CDP)	5	0%	\$600K	15%	7	49	20%	29	100	0
Miami Springs (City)	5	67%	\$650K	-24%	3	22	-21%	36	95	0
Three Lakes (CDP)	5	-38%	\$650K	19%	5	31	82%	71	93	0
West Miami (City)	5	150%	\$650K	-21%	3	7	17%	39	88	40

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

January 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	Cash Sales as Percent of Sales
Miami	33127	8	60%	\$528K	-8%	10	96	3%	34	94	50
	33133	11	-45%	\$1,925K	-25%	8	117	7%	74	86	64
	33134	20	43%	\$1,550K	18%	5	99	34%	79	90	60
	33135	6	-14%	\$648K	-5%	10	38	58%	58	90	33
	33138	16	33%	\$1,575K	12%	8	138	22%	89	89	44
	33142	13	0%	\$430K	-4%	6	92	44%	45	96	31
	33143	11	-15%	\$3,425K	125%	7	108	29%	81	91	55
	33144	6	-25%	\$649K	7%	5	39	30%	38	91	50
	33145	9	13%	\$730K	-5%	5	60	3%	37	92	67
	33146	7	-13%	\$3,235K	47%	5	45	10%	53	91	71
	33147	16	-11%	\$420K	5%	5	108	42%	35	96	25
	33150	5	-17%	\$415K	-17%	9	84	68%	67	98	20
	33155	20	11%	\$685K	-12%	4	92	51%	47	95	40
	33156	11	-39%	\$5,100K	53%	8	174	20%	77	94	64
	33157	26	-21%	\$743K	14%	5	200	39%	51	91	27
	33161	15	67%	\$805K	35%	6	114	28%	22	98	20
	33162	16	33%	\$525K	12%	7	105	8%	62	93	31
	33165	13	44%	\$670K	23%	4	80	18%	34	94	0
	33166	8	60%	\$686K	-19%	4	44	-4%	56	91	13
	33168	7	-30%	\$520K	10%	5	55	2%	13	97	29
	33169	12	20%	\$528K	2%	5	73	74%	41	100	25
	33170	5	-17%	\$650K	23%	7	75	23%	74	97	20
	33173	8	33%	\$905K	29%	5	48	85%	79	94	50
	33175	14	8%	\$740K	-5%	5	90	48%	50	94	29
	33176	21	24%	\$985K	19%	4	103	30%	31	92	38
	33177	28	22%	\$559K	-5%	5	144	35%	55	97	7
	33178	6	-14%	\$1,408K	72%	4	69	8%	45	95	50
	33179	11	83%	\$845K	68%	7	83	20%	31	92	36
	33185	11	38%	\$790K	17%	4	49	14%	39	96	36
	33186	17	-11%	\$680K	21%	4	98	81%	33	96	18
	33187	13	44%	\$750K	0%	6	72	38%	57	93	8
	33189	13	117%	\$560K	3%	3	51	42%	48	96	0
	33190	5	-17%	\$550K	3%	5	33	83%	89	92	20
	33193	6	20%	\$640K	9%	3	38	-22%	30	98	33
	33196	19	12%	\$670K	3%	6	102	89%	65	96	26
Miami Beach	33139	11	450%	\$7,000K	-32%	17	73	-6%	92	91	64
	33140	9	-40%	\$4,200K	24%	13	121	-2%	60	88	67
Miami Gardens	33056	14	40%	\$447K	-14%	5	83	84%	42	100	14
Opa locka	33054	13	-13%	\$420K	15%	3	57	30%	27	96	15
	33055	11	-8%	\$600K	24%	3	38	31%	33	97	0
Hialeah	33012	9	0%	\$560K	0%	5	50	67%	36	95	44
	33013	7	-30%	\$525K	9%	8	67	60%	49	93	29
	33015	5	-29%	\$590K	-4%	5	55	28%	72	93	40
	33016	5	150%	\$545K	55%	5	26	136%	69	86	20
	33018	11	-27%	\$525K	-18%	6	98	69%	27	96	18
Homestead	33030	11	-39%	\$683K	38%	5	107	29%	14	95	0
	33032	11	-50%	\$550K	4%	4	132	26%	35	95	0
	33033	27	59%	\$510K	7%	5	228	58%	44	98	7
	33034	6	20%	\$580K	68%	5	52	68%	96	94	0
	33035	6	0%	\$568K	11%	4	40	0%	67	97	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 City

Condominium/Townhome Sales Report January 2025

Area Name	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	Cash Sales as Percent of Sales
Miami (City)	148	-14%	\$613K	11%	14	3,116	41%	78	93	61
Miami Beach (City)	86	-28%	\$456K	4%	16	1,996	36%	60	93	71
Aventura (City)	54	-28%	\$440K	-6%	18	1,259	48%	72	90	67
Sunny Isles Beach (City)	49	23%	\$650K	9%	22	1,158	29%	90	92	69
Coral Gables (City)	31	288%	\$615K	-1%	8	151	50%	63	94	74
Doral (City)	29	-19%	\$550K	5%	7	342	40%	78	96	31
Homestead (City)	29	32%	\$335K	2%	9	366	70%	42	96	24
Hialeah (City)	27	-4%	\$323K	25%	7	277	88%	45	95	41
Fountainebleau (CDP)	23	5%	\$300K	-1%	6	177	81%	53	96	30
Kendall (CDP)	16	-38%	\$330K	3%	6	214	118%	61	92	44
Key Biscayne (Village)	14	133%	\$1,463K	52%	8	121	23%	75	94	64
Kendale Lakes (CDP)	13	-38%	\$315K	-19%	5	107	65%	22	94	39
North Miami Beach (City)	13	-32%	\$345K	28%	21	283	41%	81	93	62
Miami Gardens (City)	13	63%	\$320K	-4%	9	115	92%	70	98	23
The Hammocks (CDP)	13	63%	\$498K	16%	6	84	56%	59	96	15
Glenvar Heights (CDP)	12	140%	\$410K	34%	6	60	150%	31	98	33
Cutler Bay (Town)	11	38%	\$376K	22%	5	48	55%	65	96	18
North Miami (City)	11	-15%	\$175K	-17%	16	225	38%	94	86	64
Country Club (CDP)	10	11%	\$348K	8%	7	123	43%	22	97	30
Bay Harbor Islands (Town)	10	43%	\$793K	11%	19	166	35%	179	94	70
Kendall West (CDP)	10	43%	\$288K	-18%	6	76	145%	46	97	30
Ojus (CDP)	10	43%	\$165K	3%	16	187	50%	82	89	60
Tamiami (CDP)	9	29%	\$275K	4%	5	50	56%	78	95	67
Princeton (CDP)	7	133%	\$452K	5%	6	110	75%	175	99	0
North Bay Village (City)	6	-45%	\$408K	27%	17	146	49%	83	93	33
Miami Lakes (Town)	6	-33%	\$460K	-3%	4	36	71%	49	96	50
Ives Estates (CDP)	6	-14%	\$180K	-27%	12	169	128%	70	89	67
Bal Harbour (Village)	5	0%	\$3,300K	349%	16	141	11%	26	96	100
Hialeah Gardens (City)	5	150%	\$315K	21%	3	17	21%	22	100	40
Miami Shores (Village)	5	400%	\$360K	4%	8	12	-14%	55	98	40

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

Condominium/Townhome Sales Report

January 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	Cash Sales as Percent of Sales
Miami	33133	11	-45%	\$1,925K	-25%	8	117	7%	74	86	64
	33134	20	43%	\$1,550K	18%	5	99	34%	79	90	60
	33138	16	33%	\$1,575K	12%	8	138	22%	89	89	44
	33143	11	-15%	\$3,425K	125%	7	108	29%	81	91	55
	33145	9	13%	\$730K	-5%	5	60	3%	37	92	67
	33146	7	-13%	\$3,235K	47%	5	45	10%	53	91	71
	33155	20	11%	\$685K	-12%	4	92	51%	47	95	40
	33156	11	-39%	\$5,100K	53%	8	174	20%	77	94	64
	33157	26	-21%	\$743K	14%	5	200	39%	51	91	27
	33161	15	67%	\$805K	35%	6	114	28%	22	98	20
	33162	16	33%	\$525K	12%	7	105	8%	62	93	31
	33166	8	60%	\$686K	-19%	4	44	-4%	56	91	13
	33169	12	20%	\$528K	2%	5	73	74%	41	100	25
	33175	14	8%	\$740K	-5%	5	90	48%	50	94	29
	33176	21	24%	\$985K	19%	4	103	30%	31	92	38
	33178	6	-14%	\$1,408K	72%	4	69	8%	45	95	50
	33179	11	83%	\$845K	68%	7	83	20%	31	92	36
	33186	17	-11%	\$680K	21%	4	98	81%	33	96	18
	33190	5	-17%	\$550K	3%	5	33	83%	89	92	20
	33193	6	20%	\$640K	9%	3	38	-22%	30	98	33
	33196	19	12%	\$670K	3%	6	102	89%	65	96	26
Miami Beach	33139	11	450%	\$7,000K	-32%	17	73	-6%	92	91	64
	33140	9	-40%	\$4,200K	24%	13	121	-2%	60	88	67
Hialeah	33015	5	-29%	\$590K	-4%	5	55	28%	72	93	40
	33016	5	150%	\$545K	55%	5	26	136%	69	86	20
	33018	11	-27%	\$525K	-18%	6	98	69%	27	96	18
Homestead	33032	11	-50%	\$550K	4%	4	132	26%	35	95	0
	33033	27	59%	\$510K	7%	5	228	58%	44	98	7
	33035	6	0%	\$568K	11%	4	40	0%	67	97	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.



Broward County by City

Single-family Home Sales Report January 2025

Area Name	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	Cash Sales as Percent of Sales
Hollywood (City)	67	6%	\$560K	3%	7	585	28%	40	94	30
Coral Springs (City)	64	78%	\$680K	3%	4	283	39%	57	95	22
Pembroke Pines (City)	56	37%	\$650K	-1%	4	272	67%	36	97	11
Pompano Beach (City)	44	-2%	\$510K	19%	7	327	36%	63	91	41
Plantation (City)	44	16%	\$743K	15%	4	212	37%	48	96	21
Davie (Town)	42	24%	\$780K	-8%	4	165	34%	34	94	24
Tamarac (City)	34	-17%	\$400K	-1%	5	227	86%	49	95	21
Weston (City)	34	-3%	\$925K	2%	4	185	38%	46	93	24
Miramar (City)	33	-20%	\$625K	11%	5	272	58%	36	96	24
Sunrise (City)	27	0%	\$510K	5%	4	152	79%	28	96	7
Lauderhill (City)	24	33%	\$427K	1%	4	95	27%	40	96	17
Parkland (City)	24	-4%	\$1,250K	25%	4	156	16%	71	94	38
Margate (City)	20	-31%	\$467K	9%	4	131	25%	34	98	15
Cooper City (City)	19	6%	\$715K	1%	3	87	18%	61	95	32
Deerfield Beach (City)	19	-27%	\$585K	32%	4	154	32%	44	93	42
Oakland Park (City)	18	-10%	\$528K	-12%	6	193	71%	36	96	28
Lauderdale Lakes (City)	17	89%	\$400K	0%	3	33	27%	28	96	18
Coconut Creek (City)	14	0%	\$595K	-2%	4	84	14%	58	94	14
Wilton Manors (City)	10	0%	\$758K	17%	11	141	44%	60	91	60
Lighthouse Point (City)	9	0%	\$1,550K	-10%	8	103	21%	48	91	56
North Lauderdale (City)	8	0%	\$458K	35%	4	55	22%	26	98	0
Dania Beach (City)	8	60%	\$560K	2%	8	100	54%	94	95	38
West Park (City)	6	-50%	\$375K	-12%	6	57	128%	28	99	33
Hallandale Beach (City)	5	67%	\$2,150K	-56%	11	67	46%	54	84	40

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.



Broward County

by Zip Code

Single-family Home Sales Report

January 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	Cash Sales as Percent of Sales
Coral Springs	33065	24	118%	\$618K	1%	4	83	30%	52	94	13
	33071	17	6%	\$655K	-8%	3	102	44%	75	94	35
Pompano Beach	33060	13	0%	\$739K	33%	7	123	68%	38	91	39
	33062	13	44%	\$1,275K	5%	13	136	23%	67	89	46
	33063	15	-40%	\$495K	29%	4	117	33%	44	97	20
	33064	25	-14%	\$430K	-2%	6	211	23%	41	91	44
	33066	5	400%	\$590K	3%	5	27	29%	66	91	0
	33067	14	-13%	\$856K	12%	4	97	28%	63	96	14
	33068	14	0%	\$458K	6%	4	75	9%	26	98	0
	33069	6	-45%	\$460K	16%	3	17	-26%	57	97	17
	33073	8	-27%	\$630K	-2%	3	50	0%	61	94	25
Fort Lauderdale	33301	16	220%	\$2,955K	100%	11	117	13%	59	90	63
	33305	15	400%	\$1,550K	198%	10	127	38%	57	91	73
	33308	16	23%	\$1,557K	17%	9	173	24%	28	95	38
	33309	23	35%	\$465K	1%	5	122	53%	33	96	26
	33311	22	-29%	\$403K	7%	6	267	44%	52	94	32
	33312	21	-30%	\$565K	6%	7	240	47%	94	91	38
	33313	13	18%	\$449K	8%	3	53	13%	30	97	15
	33314	5	25%	\$550K	-61%	5	38	52%	22	94	20
	33315	14	8%	\$615K	8%	6	80	23%	65	95	7
	33316	6	200%	\$3,525K	-18%	13	78	10%	100	90	33
	33317	17	6%	\$575K	-7%	4	95	30%	50	97	12
	33319	27	42%	\$450K	30%	5	103	39%	28	96	7
	33321	20	-13%	\$418K	1%	5	130	113%	67	94	25
	33322	18	6%	\$630K	31%	4	88	76%	21	94	28
	33323	11	38%	\$600K	-5%	4	60	43%	34	97	0
	33324	16	14%	\$723K	17%	4	59	44%	52	96	31
	33325	15	25%	\$725K	10%	4	56	37%	47	96	20
	33326	12	20%	\$885K	-2%	4	74	21%	32	94	25
	33327	16	-24%	\$956K	-1%	4	76	36%	46	94	25
	33328	10	-44%	\$696K	-11%	3	63	11%	95	92	30
	33330	17	183%	\$1,400K	11%	5	67	52%	27	96	35
	33331	11	-8%	\$820K	-29%	5	80	43%	40	96	27
	33332	6	-25%	\$1,206K	-25%	6	44	7%	116	87	17
	33334	15	-25%	\$750K	20%	7	170	33%	70	94	40
	33351	8	0%	\$497K	0%	4	46	64%	29	96	0
Dania	33004	5	25%	\$560K	16%	9	57	63%	91	95	20
Hollywood	33019	6	50%	\$830K	-41%	11	125	40%	15	90	67
	33020	20	43%	\$484K	-8%	9	182	27%	57	94	40
	33021	19	-21%	\$705K	10%	6	151	21%	46	94	32
	33023	23	-18%	\$475K	-3%	4	158	40%	29	98	17
	33025	13	18%	\$575K	6%	4	51	96%	30	98	23
	33026	10	-23%	\$650K	-3%	3	47	88%	55	97	10
	33027	18	38%	\$748K	-1%	6	142	118%	43	96	33
	33029	14	-39%	\$683K	-3%	4	144	40%	35	97	21
Hallandale	33009	5	67%	\$2,150K	-56%	11	67	46%	54	84	40
Pembroke Pines	33028	12	100%	\$747K	-1%	3	53	77%	30	97	0

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.



Broward County by City

Condominium/Townhome Sales Report January 2025

Area Name	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	Cash Sales as Percent of Sales
Fort Lauderdale (City)	103	-11%	\$406K	-7%	14	1,814	39%	84	91	62
Pompano Beach (City)	60	-12%	\$250K	-9%	11	1,002	48%	51	91	63
Hollywood (City)	55	-40%	\$335K	12%	15	1,104	48%	74	91	51
Pembroke Pines (City)	51	-19%	\$275K	10%	9	677	68%	72	92	51
Hallandale Beach (City)	50	0%	\$265K	-1%	18	1,031	44%	104	88	74
Tamarac (City)	45	-17%	\$173K	-19%	8	503	52%	41	94	51
Deerfield Beach (City)	39	-17%	\$210K	-18%	11	798	80%	60	94	67
Sunrise (City)	38	-21%	\$209K	-8%	11	620	48%	63	91	47
Plantation (City)	41	21%	\$288K	15%	7	273	59%	57	94	37
Coconut Creek (City)	39	39%	\$206K	-18%	10	392	64%	90	89	62
Lauderhill (City)	31	0%	\$143K	-7%	15	595	41%	60	92	61
Davie (Town)	26	24%	\$295K	-20%	6	241	98%	64	93	27
Margate (City)	25	-19%	\$128K	-30%	9	332	39%	61	95	52
Miramar (City)	24	-4%	\$375K	-3%	6	162	88%	49	96	33
Coral Springs (City)	20	-33%	\$195K	-19%	10	359	96%	51	89	40
Oakland Park (City)	18	0%	\$220K	-21%	9	247	29%	60	94	17
Weston (City)	17	-6%	\$415K	13%	6	105	88%	48	97	53
Lauderdale Lakes (City)	13	-13%	\$131K	14%	17	356	70%	74	96	31
Lauderdale-by-the-Sea (Town)	14	17%	\$808K	34%	8	132	19%	88	91	86
Dania Beach (City)	9	-31%	\$220K	-15%	10	153	80%	65	96	22
North Lauderdale (City)	8	-11%	\$215K	8%	7	97	80%	52	93	13
Cooper City (City)	7	75%	\$475K	-1%	3	19	138%	61	96	14
Hillsboro Beach (Town)	7	17%	\$405K	-16%	14	82	41%	86	88	100
Wilton Manors (City)	6	-33%	\$413K	15%	7	88	52%	52	90	50
Lighthouse Point (City)	5	-44%	\$173K	-9%	9	69	47%	155	92	100
Parkland (City)	5	150%	\$555K	-12%	4	16	7%	35	98	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 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.



Broward County

by Zip Code

Condominium/Townhome Sales Report

January 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	Cash Sales as Percent of Sales
Coral Springs	33065	24	118%	\$618K	1%	4	83	30%	52	94	13
	33071	17	6%	\$655K	-8%	3	102	44%	75	94	35
Pompano Beach	33060	13	0%	\$739K	33%	7	123	68%	38	91	39
	33062	13	44%	\$1,275K	5%	13	136	23%	67	89	46
	33063	15	-40%	\$495K	29%	4	117	33%	44	97	20
	33064	25	-14%	\$430K	-2%	6	211	23%	41	91	44
	33066	5	400%	\$590K	3%	5	27	29%	66	91	0
	33068	14	0%	\$458K	6%	4	75	9%	26	98	0
	33069	6	-45%	\$460K	16%	3	17	-26%	57	97	17
	33073	8	-27%	\$630K	-2%	3	50	0%	61	94	25
	33076	33	83%	\$960K	-8%	4	157	24%	52	94	36
Fort Lauderdale	33301	16	220%	\$2,955K	100%	11	117	13%	59	90	63
	33305	15	400%	\$1,550K	198%	10	127	38%	57	91	73
	33308	16	23%	\$1,557K	17%	9	173	24%	28	95	38
	33309	23	35%	\$465K	1%	5	122	53%	33	96	26
	33312	21	-30%	\$565K	6%	7	240	47%	94	91	38
	33313	13	18%	\$449K	8%	3	53	13%	30	97	15
	33314	5	25%	\$550K	-61%	5	38	52%	22	94	20
	33316	6	200%	\$3,525K	-18%	13	78	10%	100	90	33
	33317	17	6%	\$575K	-7%	4	95	30%	50	97	12
	33319	27	42%	\$450K	30%	5	103	39%	28	96	7
	33321	20	-13%	\$418K	1%	5	130	113%	67	94	25
	33322	18	6%	\$630K	31%	4	88	76%	21	94	28
	33323	11	38%	\$600K	-5%	4	60	43%	34	97	0
	33324	16	14%	\$723K	17%	4	59	44%	52	96	31
	33326	12	20%	\$885K	-2%	4	74	21%	32	94	25
	33328	10	-44%	\$696K	-11%	3	63	11%	95	92	30
	33334	15	-25%	\$750K	20%	7	170	33%	70	94	40
	33351	8	0%	\$497K	0%	4	46	64%	29	96	0
Hollywood	33019	6	50%	\$830K	-41%	11	125	40%	15	90	67
	33020	20	43%	\$484K	-8%	9	182	27%	57	94	40
	33021	19	-21%	\$705K	10%	6	151	21%	46	94	32
	33024	33	50%	\$550K	13%	4	145	21%	31	95	12
	33025	13	18%	\$575K	6%	4	51	96%	30	98	23
	33026	10	-23%	\$650K	-3%	3	47	88%	55	97	10
	33027	18	38%	\$748K	-1%	6	142	118%	43	96	33
Hallandale	33009	5	67%	\$2,150K	-56%	11	67	46%	54	84	40

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.



Palm Beach County by City

Single-family Home Sales Report January 2025

Area Name	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	Cash Sales as Percent of Sales
Boca Raton (City)	48	9%	\$1,238K	1%	5	386	8%	44	90	60
Boynton Beach (City)	43	16%	\$390K	3%	5	271	45%	46	94	35
Delray Beach (City)	56	44%	\$726K	11%	6	338	13%	36	95	55
Greenacres (City)	11	22%	\$368K	-21%	4	75	63%	41	98	18
Jupiter (Town)	32	-9%	\$863K	-20%	5	203	26%	30	94	50
Jupiter Farms (CDP)	13	160%	\$816K	2%	5	73	52%	59	94	31
Lake Worth (City)	18	6%	\$438K	-14%	7	154	24%	49	93	50
Palm Beach (Town)	11	267%	\$14,925K	46%	18	104	5%	115	86	100
Palm Beach Gardens (City)	56	-11%	\$1,110K	-4%	5	344	9%	29	93	55
Riviera Beach (City)	15	-17%	\$425K	13%	5	90	41%	48	99	27
Royal Palm Beach (Village)	14	-13%	\$538K	-6%	4	119	63%	63	95	21
The Acreage (CDP)	31	-9%	\$580K	-5%	6	306	83%	85	95	13
Wellington (Village)	39	3%	\$750K	0%	7	374	18%	39	95	36
West Palm Beach (City)	65	27%	\$710K	14%	7	475	5%	43	93	59

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.



Palm Beach County by Zip Code

Single-family Home Sales Report January 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	Cash Sales as Percent of Sales
Palm City	34990	25	0%	\$575K	-12%	6	281	46%	79	92	40
Jupiter	33469	9	-44%	\$1,050K	-14%	6	89	11%	94	94	56
	33477	10	25%	\$2,725K	23%	6	66	14%	20	92	70
	33478	15	200%	\$875K	9%	6	99	29%	41	94	40
North Palm Beach	33408	5	-38%	\$2,200K	315%	7	79	34%	19	87	40
Palm Beach Gardens	33410	26	4%	\$662K	2%	6	166	25%	36	94	46
West Palm Beach	33401	13	30%	\$735K	-40%	7	64	-4%	64	94	77
	33404	14	-18%	\$417K	11%	6	81	42%	26	99	36
	33405	25	108%	\$1,170K	86%	9	186	3%	49	90	64
	33406	10	-9%	\$564K	21%	4	43	72%	31	90	50
	33407	12	-8%	\$525K	28%	7	99	6%	62	91	42
	33409	8	-11%	\$414K	-8%	4	41	21%	18	100	0
	33412	19	-17%	\$1,090K	13%	8	206	67%	63	94	53
	33413	7	-46%	\$579K	-2%	4	56	37%	28	98	0
	33415	5	-72%	\$360K	1%	7	134	76%	34	96	20
	33417	9	-10%	\$360K	13%	5	46	24%	59	92	33
Palm Beach	33480	11	267%	\$14,925K	46%	18	104	5%	115	86	100
Lake Worth	33449	5	-29%	\$602K	-20%	10	102	62%	23	98	0
	33460	15	0%	\$405K	-23%	7	146	22%	76	93	47
	33461	6	-40%	\$525K	21%	4	53	61%	37	94	33
	33462	12	-33%	\$563K	7%	6	126	58%	29	94	42
	33463	17	0%	\$420K	1%	4	113	47%	36	99	18
Boynton Beach	33426	19	6%	\$390K	25%	5	105	64%	61	95	37
	33435	20	43%	\$428K	-44%	7	122	36%	50	94	35
	33436	26	8%	\$477K	-5%	6	211	46%	34	93	42
	33472	22	38%	\$498K	-1%	5	151	25%	42	92	55
	33473	11	-15%	\$1,015K	6%	5	74	32%	46	95	64
Delray Beach	33444	23	77%	\$785K	20%	7	125	17%	42	91	57
	33483	6	20%	\$3,507K	13%	10	90	-8%	0	97	83
	33484	27	13%	\$450K	-15%	5	123	41%	48	93	48
Boca Raton	33428	24	71%	\$734K	29%	3	83	-5%	40	96	46
	33431	5	-62%	\$1,389K	-20%	6	61	53%	133	86	40
	33432	8	14%	\$2,600K	-68%	8	127	6%	101	84	75
	33433	21	-13%	\$750K	-1%	4	105	27%	27	92	38
	33434	10	-17%	\$1,168K	45%	3	47	31%	15	90	40
	33486	18	125%	\$770K	-2%	4	76	6%	37	94	56
	33487	7	-22%	\$1,500K	88%	6	72	11%	20	95	57
	33498	10	-9%	\$740K	3%	4	71	15%	30	96	40
Deerfield Beach	33441	6	-25%	\$718K	72%	5	77	24%	47	95	50
	33442	10	-29%	\$545K	4%	4	45	45%	49	92	50

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.



Palm Beach County by City

Condominium/Townhome Sales Report January 2025

Area Name	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	Cash Sales as Percent of Sales
Boca Raton (City)	50	-15%	\$548K	14%	9	608	20%	21	92	80
West Palm Beach (City)	49	-16%	\$305K	0%	12	778	32%	62	91	59
Delray Beach (City)	44	-4%	\$408K	15%	8	437	35%	42	92	71
Palm Beach Gardens (City)	36	80%	\$415K	4%	6	281	54%	69	92	47
Jupiter (Town)	32	7%	\$538K	-15%	7	291	41%	68	92	72
Palm Beach (Town)	30	76%	\$1,445K	3%	22	346	55%	68	86	93
Boynton Beach (City)	22	-41%	\$185K	-3%	10	506	36%	94	94	55
Riviera Beach (City)	22	-8%	\$573K	2%	10	295	69%	89	92	59
North Palm Beach (Villag..	17	13%	\$315K	-35%	10	186	14%	77	85	53
Greenacres (City)	10	-60%	\$241K	1%	8	232	77%	50	94	50
Wellington (Village)	9	29%	\$457K	2%	9	106	61%	87	90	56
Highland Beach (Town)	6	0%	\$961K	-7%	14	151	45%	26	91	83
Royal Palm Beach (Village)	6	-40%	\$293K	-1%	9	88	184%	42	96	17
Lake Worth (City)	5	-29%	\$105K	-31%	10	103	45%	20	91	60
Juno Beach (Town)	5	25%	\$600K	52%	11	80	36%	49	92	100
Lake Park (Town)	5	400%	\$255K	-39%	20	51	55%	66	93	60

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.



Palm Beach County by Zip Code

Condominium/Townhome Sales Report January 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	Cash Sales as Percent of Sales
Jupiter	33458	31	-28%	\$900K	-10%	5	185	54%	28	95	39
	33469	9	-44%	\$1,050K	-14%	6	89	11%	94	94	56
	33477	10	25%	\$2,725K	23%	6	66	14%	20	92	70
North Palm Beach	33408	5	-38%	\$2,200K	315%	7	79	34%	19	87	40
Palm Beach Gardens	33410	26	4%	\$662K	2%	6	166	25%	36	94	46
	33418	35	-19%	\$1,310K	5%	5	252	-2%	29	91	66
Wellington	33414	37	9%	\$750K	0%	7	325	18%	44	95	35
West Palm Beach	33401	13	30%	\$735K	-40%	7	64	-4%	64	94	77
	33404	14	-18%	\$417K	11%	6	81	42%	26	99	36
	33407	12	-8%	\$525K	28%	7	99	6%	62	91	42
	33409	8	-11%	\$414K	-8%	4	41	21%	18	100	0
	33411	32	-9%	\$540K	-10%	4	258	24%	40	96	41
	33415	5	-72%	\$360K	1%	7	134	76%	34	96	20
	33417	9	-10%	\$360K	13%	5	46	24%	59	92	33
Palm Beach	33480	11	267%	\$14,925K	46%	18	104	5%	115	86	100
Lake Worth	33461	6	-40%	\$525K	21%	4	53	61%	37	94	33
	33462	12	-33%	\$563K	7%	6	126	58%	29	94	42
	33463	17	0%	\$420K	1%	4	113	47%	36	99	18
	33467	38	27%	\$520K	-13%	5	247	35%	36	94	34
Boynton Beach	33426	19	6%	\$390K	25%	5	105	64%	61	95	37
	33435	20	43%	\$428K	-44%	7	122	36%	50	94	35
	33436	26	8%	\$477K	-5%	6	211	46%	34	93	42
	33437	34	-29%	\$465K	-10%	5	282	33%	41	90	62
Delray Beach	33444	23	77%	\$785K	20%	7	125	17%	42	91	57
	33445	29	26%	\$625K	-2%	5	150	22%	35	96	52
	33446	40	100%	\$1,290K	90%	5	203	5%	54	93	73
	33483	6	20%	\$3,507K	13%	10	90	-8%	0	97	83
	33484	27	13%	\$450K	-15%	5	123	41%	48	93	48
Boca Raton	33431	5	-62%	\$1,389K	-20%	6	61	53%	133	86	40
	33432	8	14%	\$2,600K	-68%	8	127	6%	101	84	75
	33433	21	-13%	\$750K	-1%	4	105	27%	27	92	38
	33434	10	-17%	\$1,168K	45%	3	47	31%	15	90	40
	33487	7	-22%	\$1,500K	88%	6	72	11%	20	95	57
	33496	30	67%	\$1,590K	20%	5	201	-5%	68	92	77
Deerfield Beach	33441	6	-25%	\$718K	72%	5	77	24%	47	95	50
	33442	10	-29%	\$545K	4%	4	45	45%	49	92	50

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.



Martin County

by City

Single-family Home Sales Report

January 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	Active Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Hobe Sound (CDP)	12	71%	\$705K	16%	5	59	37	95	58
Jensen Beach (CDP)	13	-7%	\$525K	-4%	5	70	80	93	46
Palm City (CDP)	20	11%	\$525K	-15%	5	190	78	93	35
Port Salerno (CDP)	5	-44%	\$580K	9%	5	46	21	97	20
Stuart (City)	5	67%	\$685K	-6%	5	44	8	98	60

St. Lucie County

by City

Single-family Home Sales

January 2025

Area Name	Closed Sales	% Y/Y Sales	Median Sales Price	% Y/Y Price	Months' Supply	Active Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Pierce (City)	16	7%	\$288K	13%	7	176	35	95	19
Indian River Estates (CDP)	6	-33%	\$315K	-15%	5	51	81	94	67
Lakewood Park (CDP)	10	-17%	\$321K	0%	6	90	101	94	20
River Park (CDP)	10	67%	\$272K	-10%	4	30	39	96	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 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.



Martin County

by Zip Code

Single-family Home Sales Report

January 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	Cash Sales as Percent of Sales
Jensen Beach	34957	19	-10%	\$550K	-2%	6	150	30%	91	93	47
Stuart	34996	8	60%	\$1,350K	48%	6	59	26%	22	92	63
Hobe Sound	33455	25	32%	\$585K	13%	6	141	40%	27	96	72

St. Lucie County

by Zip Code

Single-family Home Sales

January 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	Cash Sales as Percent of Sales
Fort Pierce	34945	9	200%	\$370K	-11%	10	54	238%	104	95	11
	34947	6	-40%	\$349K	13%	5	52	44%	24	96	33
	34982	21	62%	\$285K	-11%	6	111	41%	38	95	33
Port Saint Lucie	34984	19	-17%	\$373K	-16%	6	196	36%	38	97	11

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.



Martin County

by City

Condominium/Townhome Sales Report

January 2025

Area Name	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	Cash Sales as Percent of Sales
Stuart (City)	19	-5.00%	\$167K	-37%	9	173	36%	100	90	84

St. Lucie County

by City

Condominium/Townhome Sales Report

January 2025

Area Name	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	Cash Sales as Percent of Sales
Port St. Lucie (City)	19	46.15%	\$275K	8%	8	149	52%	40	94	37
Fort Pierce (City)	15	7.14%	\$250K	-14%	11	247	20%	66	86	73
Hutchinson Island South (CDP)	6	0.00%	\$610K	-21%	14	171	43%	57	94	83

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.



Martin County

by Zip Code

Condominium/Townhome Sales Report

January 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	Cash Sales as Percent of Sales
Jensen Beach	34957	19	-10%	\$550K	-2%	6	150	30%	91	93	47
Stuart	34996	8	60%	\$1,350K	48%	6	59	26%	22	92	63
	34997	30	0%	\$575K	5%	5	235	60%	52	94	33

St. Lucie County

by Zip Code

Condominium/Townhome Sales Report

January 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	Cash Sales as Percent of Sales
Fort Pierce	34982	21	62%	\$285K	-11%	6	111	41%	38	95	33
Port Saint Lucie	34952	37	9%	\$375K	14%	5	248	40%	55	96	32
	34986	46	64%	\$435K	-7%	7	385	33%	53	95	39

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 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:

Gay Cororaton, Chief Economist, gay@miamire.com

Chris Umpierre, Chief of Communications, chris@miamire.com



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

Disclaimer - MIAMI REALTORS®