



# **Southeast Florida Housing Market**

## **March 2025**



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





# Million-Dollar Sales Rose in 2025 Q1 Amid an Overall Soft Market

## Key Takeaways

1. Single-family home sales in the first quarter declined 1.3% from one year ago, but sales rose in Palm Beach County and in Broward County. Condominium/townhome sales fell 10.2% overall and declined in all counties.
2. While overall sales declined, million-dollar sales rose 3.7%. Majority of condominium/townhome sales, or 56%, were all-cash sales.
3. The median single-family sale prices as of March 2025 rose in most counties, with the fastest growth in Broward County. The median condominium/townhome sale prices fell in all counties except in St. Lucie County.

## Palm Beach County and Broward County bucked an overall weak market in 2025 Q1

Overall, Southeast Florida's first quarter sales were weaker than one year ago (-1.3%) as mortgage rates remain elevated (6.8%) with the Fed pausing on its rate cuts amid rising economic uncertainty. Nationally, year-to-date sales fell 2.2%. Home sales will likely remain weak until mortgage rates start to climb down firmly and the macroeconomic outlook brightens, which could happen in the second half of the year or early next year.

Sales rose in Palm Beach County (+1.7%) and in Broward County (0.3%) but fell in Miami-Dade County (-5.8%), Martin County (-3.5%), St. Lucie County (-3.6%). Nationally, year-to-date sales fell 1.7%.

Despite slower transactions, the median single-family sale price rose in most markets. Broward County saw the largest increase in the median sale price (+4.6%), followed by Miami-Dade County (3.1%), Martin (+2.6%), and St. Lucie County (+1.3%). The median sale price fell in Palm Beach County (-2.3%). Nationally, the median single-family sale price rose 2.9%. Of single-family sales that closed in March 2025, the typical discount based on the original list price hovered at 5%.

Inventory conditions for single-family homes reflect a balanced market. Active inventory as of the end of March was at 6 months' supply in all counties except in Broward where active inventory was at 5 months' supply. Nationally, there is 4 months' supply of inventory.

Inventory is likely to continue to build up with more new listings in March 2025 while new pending sales declined (Miami-Dade, Broward, Martin) or increased at a slower pace compared to new listings (Palm Beach, St. Lucie).

In the condominium/townhomes market, first-quarter sales fell in all counties: Miami-Dade (-10.7%), Broward County (-13.9%), Palm Beach County (-3.6%), Martin County (-16.1%), and St. Lucie County (-15.5%). Nationally, sales fell 6%.

The median condominium/townhome sales prices in March 2025 fell from one year ago in nearly all counties as inventory rose to at least 10 months' supply: Miami-Dade (-1.7%), Broward County (-3.0%), Palm Beach County (-6.1%), Martin County (-15.2%), and St. Lucie County (0%). Nationally, the median condominium/townhome sale price rose 1.5%. Of condominium/townhome sales that closed in March 2025, the typical discount based on the original list price ranged from 9% in Palm Beach County and Martin County to 6% in Miami-Dade County.

The condominium market has been buffeted by elevated mortgage rates and rising condo fees and assessments following the passage of several legislation intended to ensure associations have adequate reserve funds for the repair and maintenance of a building's structural components to ensure the safety of residents (SB 4-D, SB 154, HB 1021).



# Million-Dollar Sales Rose in 2025 Q1 Amid an Overall Soft Market

## Million-dollar sales rose 3.7% in 2025 Q1 bucking an overall soft market

While overall sales fell 1.3% in the first quarter in the five counties, million-dollar sales rose 3.7% from the level one year ago. Million-dollar sales rose in Broward County (+9.4%), Palm Beach County (+6.8%), Martin County (+21.4%), but slightly fell in Miami-Dade County (-0.4%) and in St. Lucie County (-20.8%).

Million-dollar home sales gained a larger share of first quarter sales in Miami-Dade County (25% from 23% one year ago), Palm Beach County (26% from 25% one year) and in Martin County (23% from 18% one year ago). The share of million-dollar home sales held at last year's level in Broward County (18%) and in St. Lucie County (2%). The rising share of million-dollar sales is a reflection of both a sustained interest in Southeast Florida's luxury market and the low inventory of homes for sale at the \$600,000 and below price tier.

Some niche luxury markets saw an increase in sales in the first quarter: Miami Beach (+9.8% in single-family sales), Miami Shores (+51.7% in single-family sales), Sunny Isles Beach (+12.1 % in condo/townhome sales), and Palm Beach town (+60% in condo/townhome sales).

Some million-dollar market areas saw an uptick in the median sale price, indicating more upper price tier transactions: Miami Beach (\$4.5 million, +16.3%), Coral Gables (\$2.3 million, +32.4%), Doral (\$1.0 million, +9.3%), Sunny Isles Beach (\$1.2 million, +3.3%), Parkland (\$1.2 million, +14.7%), Palm Beach town (\$13.8 million, +46.1%).

## Cash buyers made up majority of condo/townhome buyers

As mortgage rates remain elevated and with the new condo safety regulations adding more financial strain potential homebuyers, wealthier cash buyers accounted for 56% of condominium/townhome sales in the first quarter of 2025. By county, Martin County had the highest share of all-cash sales in the first quarter (67%) followed by Palm Beach County (65%), Broward County (55%), St. Lucie County (56%), and Miami-Dade County (53%).

The share of cash buyers rose in 2022 as mortgage rates climbed steeply after falling to about 3%. For example, in Miami-Dade County, the share of all-cash sales rose from 46% in 2021 Q1 to 52% in 2022 Q1 and has remained at about this level. In Broward County, the share of all-cash sales rose to from 49% in 2021 Q1 to 58% in 2022 Q1 and has hovered at this level. In Palm Beach County, the share of all-cash sales rose from 58% to 65% in 2022 Q1 and has stayed at about this level.

## Hot Markets as of March 2025

MIAMI Realtors® identified 18 single-family hot markets and three condominium/townhome hot markets with at least 15 sales from January through March 2025. A hot market is one with rising sales, rising prices, and an active inventory of 6 months' supply or less.

Local dynamics determine a market's hotness, but in most of the hot markets, the median sale prices were lower than the countywide median sale price, indicating affordability is a key determinant of a market's hotness.

**Miami-Dade County:** Miami-Gardens, Cutler Bay, Kendall, South Miami Heights, West Little River, Leisure City, Country Club

**Broward County:** Pembroke Pines, Davie, Sunrise, Deerfield Beach, Cooper City, Lauderhill, West Park, Weston

**Palm Beach County:** Boynton Beach, Royal Palm Beach, Riviera Beach, Jupiter Farms

**Martin County:** Jensen Beach

**St. Lucie County:** Port St. Lucie

# Southeast Florida Housing Market

## March 2025

Single-family Homes									
Area Name	Closed Sales Year-to-date	Median Sales Price	Closed Sales	New Pending Sales	New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	2,307 -5.8%	\$670,000 3.1%	961 -7.7%	1,122 -5.6%	1,778 22.9%	6 39.5%	39 25.8%	96 -1.1%	24 -2.9%
Broward	2,629 0.3%	\$635,000 4.6%	1,062 -2.0%	1,179 -10.0%	1,798 7.5%	5 38.5%	42 20.0%	96 -0.6%	24 -14.8%
Palm Beach	3,114 1.7%	\$625,000 -2.3%	1,255 2.4%	1,464 0.1%	2,047 15.2%	6 31.8%	43 22.9%	94 -0.6%	44 -3.1%
Martin	442 -3.5%	\$590,000 2.6%	173 -8.0%	187 -14.6%	272 6.7%	6 47.6%	41 5.1%	93 -2.8%	58 24.8%
St. Lucie	1,157 -2.6%	\$395,000 1.3%	473 -1.5%	621 2.8%	770 6.6%	6 50.0%	56 36.6%	94 -2.3%	31 1.0%

Percent changes are year-over-year changes.

Condominiums/Townhomes									
Area Name	Closed Sales Year-to-date	Median Sales Price	Closed Sales	New Pending Sales	New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	2,511 -10.7%	\$437,450 -1.7%	1,041 -5.4%	1,095 -21.3%	2,537 12.4%	13 61.0%	58 34.9%	94 -1.8%	52 5.7%
Broward	2,615 -13.9%	\$280,000 -3.0%	1,070 -10.6%	1,217 -16.9%	2,473 5.8%	12 66.7%	61 56.4%	93 -2.5%	54 -2.2%
Palm Beach	2,280 -3.6%	\$310,000 -6.1%	954 -4.3%	1,070 -10.9%	1,945 4.0%	10 51.5%	64 56.1%	91 -2.4%	65 -0.9%
Martin	214 -16.1%	\$267,000 -15.2%	94 -13.8%	119 0.0%	156 9.9%	10 66.7%	73 78.0%	91 -4.0%	69 9.2%
St. Lucie	207 -15.5%	\$315,000 0.0%	94 -22.3%	105 -4.5%	165 -3.5%	12 53.9%	66 37.5%	93 -2.4%	56 -2.6%

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



# Southeast Florida Housing Market

## March 2025

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

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	7%	6%	14%	12%	16%	17%	16%	18%	54%	54%
\$400K - \$599K	36%	32%	35%	33%	29%	28%	35%	31%	35%	37%
\$600K - \$999K	34%	37%	34%	36%	29%	29%	31%	28%	9%	8%
\$1M and over	23%	25%	18%	18%	25%	26%	18%	23%	2%	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 to \$299K	1.2	1.6	1.7	3.3	2.8	5.0	2.0	4.4	2.3	5.4
\$300K to \$399K	1.4	2.8	2.3	3.6	2.8	4.3	2.3	3.7	2.6	4.9
\$400K to \$599K	2.2	3.8	2.5	4.2	2.7	4.5	3.0	5.0	5.3	6.5
\$600K to \$999K	4.1	5.6	4.1	5.2	4.2	5.2	4.3	6.5	8.5	11.7
\$1M and over	9.4	10.6	8.4	9.5	8.2	8.8	8.3	9.7	13.6	22.7
All	4.3	6.0	3.9	5.4	4.4	5.8	4.2	6.2	4.2	6.3

### 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 to \$299K	100	81	92	97	91	93	91	73	97	95
\$300K to \$399K	92	94	97	94	96	93	98	91	97	94
\$400K to \$599K	98	97	97	97	97	95	96	94	97	95
\$600K to \$999K	97	96	96	96	95	95	97	95	94	95
\$1M and over	93	93	93	93	91	91	91	91	93	86
All	97	96	96	96	95	94	95	93	97	94

### 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 to \$299K	67	67	57	47	50	47	20	80	34	33
\$300K to \$399K	57	44	36	33	40	48	40	52	20	23
\$400K to \$599K	12	14	18	13	35	34	47	45	31	28
\$600K to \$999K	17	17	24	21	39	35	41	53	47	59
\$1M and over	45	42	48	41	64	65	62	79	80	88
All	24	24	28	24	46	44	46	58	31	31

# Southeast Florida Housing Market

## March 2025

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

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Less than \$400K	45%	44%	71%	71%	63%	63%	75%	80%	70%	73%
\$400K - \$599K	25%	25%	18%	18%	17%	16%	19%	12%	14%	10%
\$600K - \$999K	15%	15%	7%	7%	10%	10%	3%	5%	12%	12%
\$1M and over	15%	16%	4%	5%	10%	11%	4%	2%	4%	4%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

### Condominium/Townhome Months' Supply

	Miami-Dade		Broward		Palm Beach		Martin		St. Lucie	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
\$250K to \$299K	5.7	12.5	7.2	12.5	5.7	9.1	5.0	8.5	6.3	7.9
\$300K to \$399K	6.2	10.9	5.9	10.0	5.4	8.3	5.5	7.7	7.5	9.2
\$400K to \$599K	7.2	11.0	6.3	10.1	5.9	8.6	5.7	12.5	10.1	19.0
\$600K to \$999K	10.4	16.5	11.6	13.4	7.9	11.6	8.2	11.7	8.3	17.7
\$1M and over	15.9	20.5	14.6	19.1	12.3	15.7	7.1	33.7	16.9	14.5
All	8.2	13.2	7.2	12.0	6.8	10.3	6.0	10.0	7.6	11.7

### 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 to \$299K	96	94	95	93	95	93	96	95	95	95
\$300K to \$399K	97	96	96	93	96	94	95	88	96	94
\$400K to \$599K	97	96	97	95	95	96	96	98	95	93
\$600K to \$999K	95	94	95	93	94	92	91	80	95	92
\$1M and over	92	92	89	92	90	89	92	74	95	94
All	96	94	95	93	94	91	95	91	95	93

### 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 to \$299K	61	51	50	54	47	63	39	47	44	23
\$300K to \$399K	38	37	37	45	48	49	41	65	47	50
\$400K to \$599K	28	36	41	39	53	45	52	67	69	75
\$600K to \$999K	44	50	55	57	77	64	100	80	69	75
\$1M and over	76	75	75	74	94	89	67	0	50	100
All	50	52	56	54	65	65	63	69	58	56

# Southeast Florida Hot Housing Markets

## as of March 2025

			YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply
Single family	Miami-Dade	Miami Gardens (City)	139	6.1%	\$520K	4.6%	4
		Cutler Bay (Town)	81	5.2%	\$650K	7.4%	5
		Kendall (CDP)	71	24.6%	\$1,025K	11.2%	5
		South Miami Heights (CDP)	53	1.9%	\$585K	12.7%	3
		West Little River (CDP)	47	4.4%	\$475K	5.6%	4
		Leisure City (CDP)	36	16.1%	\$540K	20.0%	4
	Broward	Pembroke Pines (City)	207	9.5%	\$645K	0.9%	4
		Davie (Town)	129	18.3%	\$750K	2.7%	5
		Sunrise (City)	104	2.0%	\$523K	2.0%	3
		Deerfield Beach (City)	84	6.3%	\$560K	10.9%	4
		Cooper City (City)	76	20.6%	\$758K	16.5%	4
		Lauderhill (City)	72	5.9%	\$482K	7.3%	4
		West Park (City)	29	38.1%	\$450K	12.5%	3
	Palm Beach	Boynton Beach (City)	160	14.3%	\$475K	20.3%	5
		Royal Palm Beach (Village)	82	10.8%	\$546K	3.0%	5
		Riviera Beach (City)	55	14.6%	\$408K	16.4%	4
		Jupiter Farms (CDP)	46	48.4%	\$750K	4.6%	5
	St. Lucie	Port St. Lucie (City)	907	1.1%	\$400K	0.3%	6
Condo or Townhome	Miami-Dade	Kendall (CDP)	90	8.4%	\$445K	3.5%	6
		Country Club (CDP)	43	13.2%	\$310K	6.0%	6
	Broward	Weston (City)	52	4.0%	\$415K	10.7%	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](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 March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	New Pending Per 10 New Listings	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	253	-3.4%	\$788K	-1.4%	8	28.1%	28	6	95	45
Miami Gardens (City)	139	6.1%	\$520K	4.6%	4	68.1%	41	8	98	13
Hialeah (City)	105	-8.7%	\$575K	3.6%	6	50.4%	53	7	96	11
Homestead (City)	99	0.0%	\$478K	-2.9%	6	30.0%	58	6	96	13
Cutler Bay (Town)	81	5.2%	\$650K	7.4%	5	67.4%	41	7	96	9
Coral Gables (City)	77	-2.5%	\$2,250K	32.4%	7	15.1%	21	8	94	43
Kendall (CDP)	71	24.6%	\$1,025K	11.2%	5	53.4%	57	5	91	21
Palmetto Bay (Village)	51	-19.0%	\$1,050K	-10.6%	6	106.3%	36	5	92	21
Richmond West (CDP)	55	-3.5%	\$695K	6.9%	6	90.6%	61	8	99	19
Miami Beach (City)	56	9.8%	\$4,450K	16.3%	15	6.5%	61	5	89	70
South Miami Heights (CDP)	53	1.9%	\$585K	12.7%	3	22.4%	31	11	97	11
Princeton (CDP)	34	-46.9%	\$600K	6.9%	5	60.3%	75	5	97	5
Doral (City)	43	-12.2%	\$1,005K	9.3%	6	29.5%	22	4	94	23
West Little River (CDP)	47	4.4%	\$475K	5.6%	4	51.1%	35	7	97	32
The Hammocks (CDP)	43	13.2%	\$651K	-7.3%	5	104.7%	31	7	96	10
North Miami (City)	38	-5.0%	\$743K	38.8%	8	30.2%	86	7	93	25
North Miami Beach (City)	33	-25.0%	\$489K	-2.2%	12	43.3%	31	3	92	44
Pinecrest (Village)	36	-12.2%	\$2,490K	-11.5%	11	38.1%	49	7	93	50
Miami Shores (Village)	44	51.7%	\$1,238K	7.6%	7	42.4%	32	7	97	65
Coral Terrace (CDP)	46	91.7%	\$700K	-5.5%	4	47.1%	24	6	97	16
Kendale Lakes (CDP)	30	-21.1%	\$733K	1.5%	4	12.2%	72	8	92	8
Leisure City (CDP)	36	16.1%	\$540K	20.0%	4	131.8%	25	7	98	8
Tamiami (CDP)	32	-5.9%	\$757K	-2.3%	7	78.4%	28	5	92	50
Golden Glades (CDP)	31	-6.1%	\$522K	11.0%	6	29.2%	41	9	94	17
Country Walk (CDP)	23	-28.1%	\$710K	0.7%	6	121.7%	98	7	96	0
Brownsville (CDP)	25	0.0%	\$475K	22.0%	5	192.3%	39	6	96	15
The Crossings (CDP)	23	0.0%	\$825K	38.1%	3	47.1%	70	7	95	33
Miami Lakes (Town)	22	-4.3%	\$985K	3.1%	5	27.9%	36	6	92	33
Westchester (CDP)	18	-30.8%	\$695K	1.5%	5	85.2%	54	5	97	0
Palmetto Estates (CDP)	19	-20.8%	\$554K	-7.0%	4	93.3%	27	8	96	30
South Miami (City)	20	-13.0%	\$1,683K	92.3%	6	114.3%	25	2	96	50
Florida City (City)	20	-9.1%	\$535K	-2.7%	5	100.0%	37	6	100	8
Goulds (CDP)	20	-9.1%	\$615K	28.1%	6	23.7%	54	6	96	9
Kendall West (CDP)	17	-32.0%	\$702K	8.8%	2	-25.0%	66	5	96	25
Richmond Heights (CDP)	24	33.3%	\$550K	31.0%	3	80.0%	18	7	96	30
Olympia Heights (CDP)	19	0.0%	\$770K	14.7%	4	8.0%	39	9	93	18
Ojus (CDP)	17	0.0%	\$1,680K	16.0%	12	33.3%	30	2	82	71
Miami Springs (City)	16	6.7%	\$717K	-0.1%	5	9.4%	162	7	90	25

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 per month on average are reported. 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 Zip Code

## Single-family Housing Stats

### March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	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	33012	24	-29.4%	\$575K	-1.7%	5	114.3%	9	65	91	27
	33013	33	26.9%	\$632K	2.7%	6	21.6%	5	43	96	6
	33015	32	6.7%	\$602K	0.4%	4	11.4%	12	35	97	7
	33016	16	6.7%	\$513K	-38.1%	5	23.8%	6	59	95	38
	33018	52	2.0%	\$575K	-15.4%	6	40.6%	8	42	94	5
Homestead	33030	41	-18.0%	\$543K	-18.3%	5	21.6%	8	29	99	13
	33032	55	-43.3%	\$590K	7.3%	5	57.4%	5	60	97	3
	33033	107	-0.9%	\$505K	2.0%	6	74.5%	6	54	98	9
	33034	29	26.1%	\$570K	3.6%	6	48.8%	5	37	100	6
	33035	17	-37.0%	\$438K	0.7%	5	2.0%	6	98	92	20
Miami	33127	23	35.3%	\$640K	-43.1%	11	26.5%	6	15	96	57
	33133	56	5.7%	\$1,736K	21.8%	8	12.3%	7	28	92	60
	33134	61	-1.6%	\$1,413K	17.1%	5	35.8%	11	13	96	42
	33135	15	-11.8%	\$381K	-18.9%	12	193.3%	7	43	88	83
	33137	18	20.0%	\$1,605K	-35.8%	10	-2.0%	6	87	94	20
	33138	48	-5.9%	\$1,208K	-31.0%	10	33.1%	6	29	96	59
	33142	44	-6.4%	\$475K	21.8%	6	114.0%	6	55	96	10
	33143	47	11.9%	\$2,990K	84.1%	7	36.5%	5	28	96	52
	33144	23	0.0%	\$593K	-21.7%	6	87.0%	6	26	92	38
	33145	34	0.0%	\$865K	-2.3%	5	-1.5%	5	8	96	54
	33146	18	-35.7%	\$2,650K	51.0%	6	36.4%	10	32	96	29
	33147	64	23.1%	\$455K	2.8%	5	50.7%	7	32	97	30
	33150	29	-3.3%	\$548K	3.3%	8	43.9%	6	49	91	50
	33155	70	29.6%	\$715K	-4.9%	5	64.5%	6	25	96	15
	33156	47	-17.5%	\$2,290K	-15.2%	10	29.3%	5	28	92	52
	33157	103	-13.4%	\$664K	2.9%	6	101.8%	5	39	96	14
	33161	51	18.6%	\$910K	48.6%	7	33.3%	7	73	95	13
	33162	39	-13.3%	\$504K	0.8%	8	35.3%	4	32	92	33
	33165	47	-20.3%	\$702K	8.0%	4	32.2%	6	68	93	10
	33166	21	0.0%	\$779K	8.6%	5	1.8%	7	160	90	20
	33167	18	-14.3%	\$499K	6.7%	6	41.2%	11	35	96	0
	33168	25	-32.4%	\$495K	-2.0%	6	25.9%	5	46	97	8
	33169	35	-2.8%	\$550K	6.8%	5	58.5%	7	19	99	20
	33170	31	6.9%	\$650K	22.6%	7	29.8%	6	44	95	7
	33173	24	4.3%	\$935K	6.3%	5	15.0%	13	54	90	33
	33175	49	-10.9%	\$860K	6.8%	6	82.0%	7	45	94	6
	33176	77	28.3%	\$855K	-2.8%	4	50.7%	5	37	94	15
	33177	82	-9.9%	\$640K	13.3%	4	40.6%	9	61	97	11
	33178	32	-23.8%	\$1,035K	16.9%	5	35.5%	4	22	94	25
	33179	39	85.7%	\$1,163K	13.7%	8	39.7%	3	68	94	42
	33183	16	-20.0%	\$750K	4.2%	4	-8.0%	7	72	92	14
	33185	40	17.6%	\$760K	10.1%	3	-8.2%	9	48	95	20
	33186	50	-20.6%	\$710K	10.1%	5	116.3%	7	62	95	19
	33187	47	34.3%	\$775K	9.2%	7	46.3%	7	88	94	17
	33189	42	27.3%	\$650K	23.8%	4	78.8%	8	32	97	10
	33193	22	-38.9%	\$735K	13.1%	4	34.3%	5	45	100	0
	33196	54	3.8%	\$670K	-8.2%	6	105.8%	6	37	99	5
Miami Beach	33140	24	-14.3%	\$4,200K	-58.0%	14	6.5%	4	57	90	89
	33141	22	0.0%	\$2,250K	106.4%	12	16.5%	5	65	90	60
Miami Gardens	33056	46	4.5%	\$530K	1.5%	4	44.4%	9	79	98	15
Opa locka	33054	40	-21.6%	\$458K	5.1%	4	53.8%	8	53	95	21
	33055	47	20.5%	\$537K	7.4%	3	100.0%	6	21	99	10

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# Miami-Dade County by City

## Condominium/Townhome Housing Stats March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	New Pending Per 10 New Listings	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	517	-19.5%	\$615K	-2.6%	16	40.9%	77	4	94	51
Miami Beach (City)	337	-13.8%	\$575K	10.6%	18	37.1%	69	4	92	76
Aventura (City)	172	-20.0%	\$456K	-24.6%	20	35.2%	99	4	89	69
Sunny Isles Beach (City)	167	12.1%	\$1,188K	3.3%	23	26.4%	131	3	91	81
Doral (City)	123	5.1%	\$463K	-13.6%	8	35.5%	44	5	97	42
Hialeah (City)	106	-9.4%	\$270K	-3.6%	7	51.6%	45	7	96	39
Homestead (City)	96	9.1%	\$335K	-4.4%	11	72.4%	45	4	97	30
Kendall (CDP)	90	8.4%	\$445K	3.5%	6	88.0%	39	5	96	37
Fountainebleau (CDP)	57	-19.7%	\$270K	-15.1%	7	89.4%	56	4	91	70
Coral Gables (City)	76	61.7%	\$705K	23.7%	8	22.3%	98	9	91	52
Kendale Lakes (CDP)	50	-25.4%	\$420K	21.7%	6	77.5%	29	3	97	37
The Hammocks (CDP)	42	-6.7%	\$475K	46.2%	6	120.5%	37	8	95	27
Country Club (CDP)	43	13.2%	\$310K	6.0%	6	34.8%	29	7	97	46
North Miami Beach (City)	30	-40.0%	\$273K	-12.1%	25	50.2%	87	3	88	50
Ojus (CDP)	31	-20.5%	\$220K	6.0%	18	82.0%	54	4	94	62
Key Biscayne (Village)	37	19.4%	\$1,597K	73.6%	9	27.1%	70	2	92	64
Ives Estates (CDP)	29	-19.4%	\$293K	17.0%	13	120.5%	48	8	93	25
Kendall West (CDP)	40	60.0%	\$325K	12.1%	7	210.7%	44	7	96	22
North Miami (City)	30	-11.8%	\$270K	12.0%	17	34.3%	30	5	92	56
Glenvar Heights (CDP)	33	10.0%	\$445K	30.9%	6	66.7%	7	2	98	54
Miami Gardens (City)	28	-15.2%	\$348K	18.8%	9	77.0%	99	10	97	20
Princeton (CDP)	27	-18.2%	\$445K	2.9%	7	116.7%	35	4	99	7
Miami Lakes (Town)	28	0.0%	\$470K	-9.2%	4	105.6%	39	4	96	44
Bay Harbor Islands (Town)	24	-14.3%	\$2,035K	208.7%	21	32.6%	167	3	91	80
Cutler Bay (Town)	28	27.3%	\$323K	-19.0%	6	114.3%	26	5	99	27
The Crossings (CDP)	21	-22.2%	\$415K	12.2%	6	257.1%	73	4	97	0
Tamiami (CDP)	16	-46.7%	\$365K	-12.1%	5	20.0%	36	4	96	17
North Bay Village (City)	19	-24.0%	\$268K	-63.1%	18	31.7%	172	2	91	75
Bal Harbour (Village)	20	0.0%	\$1,238K	-50.8%	16	10.9%	35	4	94	63

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# Miami-Dade County

## by Zip Code

## Condominium/Townhome Housing Stats

### March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	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	33012	29	-14.7%	\$240K	0.4%	7	50.0%	8	66	94	54
	33014	42	-4.5%	\$436K	9.0%	4	57.6%	6	31	96	40
	33015	45	15.4%	\$310K	5.1%	6	32.6%	6	29	97	46
	33016	38	2.7%	\$268K	2.9%	6	58.8%	5	57	95	45
	33018	33	-5.7%	\$510K	2.5%	6	63.0%	6	22	96	22
Homestead	33032	34	-33.3%	\$448K	5.5%	7	115.7%	3	31	100	10
	33033	39	-29.1%	\$342K	-5.0%	10	88.8%	2	52	94	15
	33034	21	-4.5%	\$340K	-9.9%	13	112.0%	3	27	100	33
	33035	51	30.8%	\$350K	8.4%	10	36.3%	6	38	97	32
Key Biscayne	33149	39	21.9%	\$1,511K	64.2%	9	29.4%	3	70	92	63
Miami	33125	16	-23.8%	\$345K	5.5%	13	4.2%	2	49	96	40
	33126	29	-34.1%	\$273K	-12.1%	10	106.1%	1	91	91	55
	33129	28	-31.7%	\$850K	11.8%	12	18.2%	6	76	92	54
	33130	75	-8.5%	\$513K	-8.5%	16	41.8%	3	76	95	43
	33131	134	-5.6%	\$680K	-13.9%	18	48.9%	4	54	94	53
	33132	72	-32.1%	\$540K	1.9%	21	36.0%	3	90	96	53
	33133	79	11.3%	\$1,508K	71.8%	10	70.9%	6	104	91	70
	33134	48	77.8%	\$611K	-7.5%	9	42.1%	10	90	93	39
	33137	64	-35.4%	\$753K	4.5%	20	28.1%	4	96	90	38
	33138	27	-12.9%	\$373K	14.6%	13	31.4%	4	113	91	50
	33143	24	-14.3%	\$375K	17.6%	9	150.0%	6	15	98	55
	33145	18	-18.2%	\$516K	10.4%	9	90.6%	3	45	93	0
	33156	30	66.7%	\$383K	-36.7%	9	129.3%	3	55	94	56
	33157	31	63.2%	\$225K	18.4%	5	94.1%	5	31	97	31
	33162	25	-7.4%	\$106K	-31.5%	17	35.6%	4	62	87	92
	33166	29	11.5%	\$450K	17.6%	13	62.7%	4	66	96	47
	33169	17	-29.2%	\$338K	43.3%	14	52.9%	9	143	96	33
	33172	37	-21.3%	\$297K	-13.4%	7	54.8%	5	54	96	56
	33173	25	-7.4%	\$455K	-2.2%	5	53.8%	7	41	97	39
	33176	36	-16.3%	\$305K	1.7%	7	108.5%	5	45	95	33
	33178	93	3.3%	\$453K	-15.8%	6	15.0%	6	36	97	41
	33179	59	-20.3%	\$235K	6.6%	14	66.1%	6	39	94	58
	33180	130	-16.1%	\$464K	-14.1%	20	39.7%	3	93	90	62
	33181	30	-18.9%	\$330K	36.9%	16	15.8%	5	50	94	82
	33183	42	-28.8%	\$423K	11.2%	6	62.3%	3	36	96	28
	33186	57	1.8%	\$429K	-6.7%	5	152.5%	6	28	98	17
	33193	44	57.1%	\$328K	11.6%	6	164.7%	6	44	97	20
	33196	27	-18.2%	\$478K	26.5%	7	142.9%	7	61	96	25
Miami Beach	33139	189	-8.3%	\$540K	10.2%	17	47.9%	4	65	93	76
	33140	77	-18.9%	\$720K	19.0%	19	29.4%	4	104	89	77
	33141	90	-22.4%	\$350K	-10.9%	17	24.7%	3	58	92	73
	33154	59	-16.9%	\$1,275K	57.4%	20	27.3%	4	48	92	71
North Miami ..	33160	234	-7.1%	\$655K	-27.6%	23	30.8%	3	132	89	77

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# Broward County by City

## Single-family Housing Stats March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	New Pending Per 10 New Listings	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale (City)	332	-7.0%	\$699K	-9.5%	8	21.1%	46	7	95	31
Hollywood (City)	215	-5.3%	\$550K	3.9%	7	35.3%	39	5	94	35
Pembroke Pines (City)	207	9.5%	\$645K	0.9%	4	89.3%	38	6	97	18
Coral Springs (City)	197	10.1%	\$682K	-2.6%	4	35.1%	46	8	96	17
Miramar (City)	151	0.0%	\$680K	21.7%	5	72.0%	35	6	97	15
Plantation (City)	141	-1.4%	\$700K	1.7%	4	22.7%	28	6	96	20
Pompano Beach (City)	130	-5.8%	\$540K	28.6%	7	38.5%	41	6	94	28
Tamarac (City)	128	10.3%	\$398K	-7.3%	5	56.8%	38	7	96	15
Davie (Town)	129	18.3%	\$750K	2.7%	5	58.0%	40	6	94	15
Weston (City)	105	-12.5%	\$928K	-6.1%	4	46.6%	47	6	95	38
Sunrise (City)	104	2.0%	\$523K	2.0%	3	27.4%	37	9	98	8
Parkland (City)	88	-11.1%	\$1,233K	14.7%	4	32.3%	39	6	95	20
Margate (City)	78	-18.8%	\$473K	6.2%	4	18.8%	31	7	97	9
Deerfield Beach (City)	84	6.3%	\$560K	10.9%	4	24.2%	50	8	95	29
Oakland Park (City)	76	-6.2%	\$495K	3.8%	7	51.4%	62	6	95	25
Lauderhill (City)	72	5.9%	\$482K	7.3%	4	32.4%	32	10	92	23
Cooper City (City)	76	20.6%	\$758K	16.5%	4	50.7%	40	4	95	18
Coconut Creek (City)	58	1.8%	\$590K	-0.5%	4	18.3%	21	7	97	18
North Lauderdale (City)	35	-23.9%	\$420K	-3.3%	4	35.1%	40	8	99	18
Wilton Manors (City)	39	0.0%	\$808K	-4.7%	10	24.7%	63	8	91	33
Lighthouse Point (City)	40	21.2%	\$1,050K	-16.0%	8	14.0%	44	8	92	71
Dania Beach (City)	33	26.9%	\$492K	-15.2%	9	53.9%	70	3	93	33
Lauderdale Lakes (City)	25	-7.4%	\$415K	-7.7%	4	59.3%	60	3	98	25
West Park (City)	29	38.1%	\$450K	12.5%	3	-11.4%	55	20	96	15
Southwest Ranches (Town)	17	-22.7%	\$1,915K	2.1%	10	21.9%	95	7	91	50

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# Broward County

## by Zip Code

Single-family Housing Stats  
March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Coral Springs	33065	64	18.5%	\$608K	1.3%	5	51.6%	7	59	97	12
	33071	63	-7.4%	\$725K	3.6%	4	23.3%	7	42	96	20
Fort Lauderdale	33301	37	42.3%	\$3,200K	7.6%	11	27.5%	5	20	95	67
	33304	28	-3.4%	\$1,271K	13.0%	9	8.1%	6	83	89	33
	33305	38	22.6%	\$1,240K	-19.0%	8	11.7%	10	58	94	39
	33308	62	12.7%	\$1,108K	-5.7%	9	19.1%	5	41	92	50
	33309	59	1.7%	\$498K	18.8%	5	46.2%	7	31	96	27
	33311	89	-23.9%	\$422K	8.1%	6	31.4%	9	55	94	24
	33312	87	-21.6%	\$490K	-11.2%	7	44.7%	6	43	97	16
	33313	35	-18.6%	\$425K	1.2%	4	28.6%	12	90	94	9
	33314	20	-20.0%	\$485K	5.4%	7	100.0%	5	40	93	29
	33315	31	-24.4%	\$713K	-4.0%	7	14.1%	5	44	96	18
	33316	20	33.3%	\$3,050K	36.3%	13	22.7%	2	75	89	75
	33317	67	15.5%	\$675K	0.9%	4	15.2%	12	26	96	17
	33319	68	1.5%	\$475K	-6.6%	5	38.2%	6	53	97	16
	33321	78	30.0%	\$435K	-2.6%	5	67.9%	7	39	96	17
	33322	62	-10.1%	\$540K	-2.0%	3	30.6%	7	40	96	15
	33323	48	45.5%	\$616K	0.7%	3	3.8%	6	26	98	11
	33324	32	0.0%	\$664K	-26.2%	5	61.4%	5	49	95	20
	33325	40	-7.0%	\$713K	-10.9%	5	54.2%	3	90	93	0
	33326	46	7.0%	\$790K	-7.3%	4	28.8%	7	22	97	24
	33327	50	-10.7%	\$938K	-10.9%	4	27.6%	6	97	93	38
	33328	56	0.0%	\$713K	-4.8%	4	38.5%	6	18	95	18
	33330	36	56.5%	\$1,210K	-20.7%	6	66.0%	3	36	93	36
	33331	33	-19.5%	\$900K	-13.0%	7	75.0%	9	39	95	27
	33332	21	10.5%	\$1,323K	-1.7%	5	7.5%	5	117	90	33
	33334	71	0.0%	\$520K	-16.8%	7	38.2%	5	70	93	28
	33351	34	13.3%	\$552K	6.2%	4	43.8%	6	25	98	8
Hollywood	33019	27	-3.6%	\$963K	10.0%	12	10.3%	5	79	88	57
	33020	54	17.4%	\$458K	-3.7%	10	54.2%	5	41	95	39
	33021	58	-20.5%	\$643K	7.1%	7	25.4%	3	40	94	54
	33023	93	-2.1%	\$485K	5.4%	4	64.4%	9	36	97	16
	33024	122	5.2%	\$517K	-0.6%	4	75.8%	5	21	98	6
	33025	44	15.8%	\$610K	10.9%	4	93.8%	5	21	98	8
	33026	46	21.1%	\$650K	11.1%	3	45.2%	6	24	98	19
	33027	69	40.8%	\$725K	4.1%	5	48.9%	9	48	97	15
	33029	71	-17.4%	\$710K	-0.7%	6	63.8%	6	55	96	19
Pembroke Pines	33028	49	48.5%	\$726K	-9.2%	4	136.0%	10	25	97	30
Pompano Beach	33060	50	6.4%	\$575K	0.4%	7	89.1%	6	69	93	33
	33062	28	-9.7%	\$845K	-17.6%	14	10.3%	3	58	95	44
	33063	67	-18.3%	\$481K	6.8%	4	28.1%	6	30	96	14
	33064	101	9.8%	\$593K	46.3%	6	28.2%	9	39	95	42
	33067	61	-6.2%	\$750K	-13.3%	4	24.3%	8	70	93	21
	33068	51	-21.5%	\$421K	-2.1%	3	22.2%	10	35	99	11
	33073	31	-26.2%	\$640K	4.7%	4	15.7%	6	19	96	20
	33076	97	6.6%	\$1,050K	9.7%	5	37.2%	8	48	97	19

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# Broward County by City

## Condominium/Townhome Housing Stats March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	New Pending Per 10 New Listings	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale (City)	404	-2.7%	\$420K	-13.0%	14	28.9%	64	5	92	67
Pompano Beach (City)	253	-10.6%	\$295K	-6.0%	12	42.4%	61	5	91	54
Hollywood (City)	192	-21.6%	\$320K	-16.9%	15	30.8%	48	5	91	55
Pembroke Pines (City)	186	-18.8%	\$260K	-4.6%	10	50.1%	49	7	96	47
Deerfield Beach (City)	174	-21.3%	\$215K	2.4%	12	64.0%	60	6	91	64
Hallandale Beach (City)	146	-14.1%	\$268K	0.2%	21	45.2%	69	4	91	74
Sunrise (City)	137	-16.5%	\$185K	12.3%	13	48.0%	74	4	93	46
Tamarac (City)	135	-17.7%	\$193K	-10.2%	9	40.7%	51	4	93	40
Plantation (City)	120	8.1%	\$300K	-9.1%	7	67.6%	52	8	96	30
Coconut Creek (City)	109	-6.0%	\$234K	-10.7%	11	58.5%	84	6	93	55
Lauderhill (City)	92	-21.4%	\$134K	-7.9%	18	30.1%	50	3	91	63
Margate (City)	98	-3.0%	\$158K	-7.1%	9	39.5%	67	6	90	50
Coral Springs (City)	65	-36.3%	\$241K	-6.0%	11	79.4%	66	3	92	41
Davie (Town)	81	-3.6%	\$270K	-8.5%	7	46.5%	50	7	92	48
Oakland Park (City)	50	-42.5%	\$187K	-23.7%	12	28.2%	103	4	90	47
Miramar (City)	67	4.7%	\$370K	-7.1%	7	98.9%	38	5	97	21
Lauderdale Lakes (City)	41	-36.9%	\$123K	-12.5%	22	66.3%	83	3	92	64
Weston (City)	52	4.0%	\$415K	10.7%	6	68.2%	57	6	95	50
Lauderdale-by-the-Sea (..	52	8.3%	\$370K	-28.2%	9	17.5%	98	5	93	78
Dania Beach (City)	33	-25.0%	\$325K	23.2%	11	52.9%	42	5	89	33
Wilton Manors (City)	28	-39.1%	\$349K	-4.1%	8	45.9%	17	8	94	50
North Lauderdale (City)	31	3.3%	\$220K	-10.8%	8	68.8%	38	9	93	15
Hillsboro Beach (Town)	22	-8.3%	\$524K	0.7%	16	64.3%	94	3	84	88
Cooper City (City)	19	5.6%	\$420K	-4.3%	5	154.5%	57	4	95	71

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# Broward County

## by Zip Code

## Condominium/Townhome Housing Stats

### March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Coral Springs	33065	35	-30.0%	\$190K	-20.8%	12	62.0%	4	88	87	30
	33071	26	-23.5%	\$248K	-5.5%	11	151.1%	3	61	96	40
Dania	33004	21	-36.4%	\$204K	-22.5%	13	50.6%	5	59	87	50
Fort Lauderdale	33301	78	11.4%	\$630K	-3.4%	12	38.8%	5	54	92	62
	33304	94	23.7%	\$435K	-36.0%	17	11.8%	4	77	91	76
	33305	29	-42.0%	\$470K	4.8%	12	27.7%	5	31	94	62
	33308	168	-1.2%	\$353K	-17.1%	12	30.9%	6	72	90	74
	33309	33	-31.3%	\$209K	-12.0%	12	38.9%	3	87	97	27
	33311	22	-54.2%	\$275K	3.8%	15	60.7%	5	42	92	50
	33312	20	17.6%	\$570K	7.6%	8	87.5%	8	85	92	14
	33313	78	-8.2%	\$134K	-5.1%	16	47.7%	4	80	90	75
	33314	16	0.0%	\$425K	49.1%	7	42.1%	7	29	94	0
	33315	15	-37.5%	\$440K	-5.3%	16	55.8%	7	67	94	27
	33316	38	-9.5%	\$320K	-32.6%	16	31.1%	3	54	89	79
	33317	28	-12.5%	\$179K	-28.6%	8	45.1%	8	98	93	25
	33319	92	-30.3%	\$139K	-7.6%	19	39.0%	3	45	93	55
	33321	100	-18.7%	\$213K	-8.1%	8	34.1%	5	74	91	40
	33322	92	-9.8%	\$124K	-1.6%	14	51.7%	5	69	91	56
	33323	19	-34.5%	\$425K	-11.3%	13	28.2%	3	70	94	17
	33324	96	26.3%	\$284K	-14.7%	6	41.5%	7	58	95	38
	33325	15	-34.8%	\$315K	-11.1%	5	63.6%	4	76	90	57
	33326	38	-5.0%	\$389K	6.6%	7	82.7%	7	44	95	67
	33328	21	5.0%	\$285K	-3.4%	8	146.2%	8	55	94	56
	33334	30	-37.5%	\$252K	-13.3%	9	30.0%	8	76	91	50
	33351	36	-10.0%	\$270K	-15.6%	9	62.8%	5	34	95	32
Hallandale	33009	146	-14.1%	\$268K	0.2%	20	45.1%	4	69	91	74
Hollywood	33019	78	-22.0%	\$548K	3.4%	22	17.0%	4	85	92	63
	33020	38	-42.4%	\$280K	5.7%	16	65.6%	7	42	89	46
	33021	71	-6.6%	\$200K	-30.0%	10	39.6%	4	40	93	55
	33024	30	-34.8%	\$285K	5.4%	9	71.0%	4	30	98	56
	33025	75	-8.5%	\$335K	9.8%	11	104.2%	5	43	97	27
	33026	52	4.0%	\$375K	1.4%	8	55.4%	8	60	96	37
	33027	104	-5.5%	\$200K	-17.9%	8	25.7%	7	56	94	61
Pompano Beach	33060	36	9.1%	\$294K	68.0%	11	75.3%	8	45	98	39
	33062	151	-12.7%	\$395K	-18.6%	13	48.2%	5	66	91	77
	33063	109	-4.4%	\$175K	-6.7%	9	34.3%	6	67	91	46
	33064	44	-34.3%	\$269K	-7.4%	11	57.0%	2	87	92	44
	33066	70	-6.7%	\$175K	-19.2%	13	59.8%	6	90	90	63
	33068	37	12.1%	\$230K	-7.2%	9	77.6%	9	40	93	31
	33069	100	-8.3%	\$256K	4.3%	12	24.1%	4	57	92	38
	33073	22	-12.0%	\$284K	-40.3%	6	60.0%	3	59	98	33

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# Palm Beach County by City

Single-family Housing Stats  
March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales	New Pending Per 10 New Listings
West Palm Beach (City)	207	3.5%	\$575K	-8.3%	7	15.1%	57	93	47	6
Palm Beach Gardens (City)	196	-6.2%	\$983K	1.3%	6	31.3%	38	92	63	8
Boca Raton (City)	169	-12.4%	\$1,038K	-23.7%	5	6.9%	48	93	54	7
Delray Beach (City)	171	18.8%	\$658K	-7.3%	7	21.9%	31	93	55	5
Boynton Beach (City)	160	14.3%	\$475K	20.3%	5	35.0%	27	94	24	7
Wellington (Village)	151	5.6%	\$699K	-21.7%	8	23.0%	44	94	39	6
The Acreage (CDP)	143	10.9%	\$620K	-4.6%	6	55.7%	41	95	16	7
Jupiter (Town)	121	-4.0%	\$958K	-8.8%	5	27.5%	33	93	44	7
Royal Palm Beach (Village)	82	10.8%	\$546K	3.0%	5	55.9%	58	97	13	6
Lake Worth (City)	59	-9.2%	\$477K	-8.3%	7	38.1%	27	95	18	7
Riviera Beach (City)	55	14.6%	\$408K	16.4%	4	-8.0%	26	94	27	10
Greenacres (City)	37	-19.6%	\$440K	-10.2%	5	44.6%	34	95	18	9
Jupiter Farms (CDP)	46	48.4%	\$750K	4.6%	5	33.9%	23	95	27	10
Lantana (Town)	18	-14.3%	\$405K	-17.5%	6	31.3%	19	96	50	7
Palm Beach (Town)	24	60.0%	\$13,875K	6.1%	19	16.7%	84	91	83	6
North Palm Beach (Village)	17	-15.0%	\$770K	-13.2%	7	62.9%	31	90	56	9

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# Palm Beach County

## by Zip Code

Single-family Housing Stats  
March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Act ive Inven tory	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	33428	67	9.8%	\$718K	13.0%	3	11.3%	11	24	94	46
	33431	23	-36.1%	\$771K	-34.9%	6	13.5%	6	101	89	75
	33432	41	0.0%	\$3,058K	60.9%	8	-0.8%	8	89	93	50
	33433	75	-6.3%	\$729K	-1.1%	5	27.6%	5	40	96	38
	33434	44	7.3%	\$943K	-27.5%	3	10.5%	10	50	93	29
	33486	45	7.1%	\$819K	-29.5%	4	18.8%	6	24	96	44
	33487	30	-26.8%	\$905K	-26.4%	6	13.6%	9	40	95	53
	33496	110	2.8%	\$1,523K	-10.4%	4	2.3%	13	36	92	77
	33498	51	-5.6%	\$855K	-1.0%	4	37.7%	6	49	93	26
Boynton Beach	33426	62	8.8%	\$318K	-16.3%	5	29.5%	6	41	89	24
	33435	65	30.0%	\$520K	33.3%	7	52.9%	6	20	94	26
	33436	106	8.2%	\$487K	-8.1%	6	41.3%	8	26	95	35
	33437	163	8.7%	\$497K	0.3%	5	35.3%	6	49	93	66
	33472	75	1.4%	\$515K	6.7%	5	25.6%	8	42	93	69
	33473	53	43.2%	\$875K	-11.3%	4	15.5%	10	56	94	82
Deerfield Beach	33441	33	10.0%	\$645K	15.1%	6	30.2%	6	62	94	22
	33442	33	0.0%	\$518K	2.5%	3	6.1%	11	17	94	75
Delray Beach	33444	55	14.6%	\$695K	10.3%	8	35.2%	3	34	93	40
	33445	95	23.4%	\$505K	-24.5%	6	23.7%	8	25	95	56
	33446	115	7.5%	\$730K	-7.3%	6	10.8%	6	32	92	60
	33483	27	22.7%	\$3,145K	41.3%	10	4.2%	6	70	90	75
	33484	86	24.6%	\$373K	-21.6%	6	74.4%	7	45	93	59
Jupiter	33458	116	-5.7%	\$925K	-0.6%	5	41.1%	6	28	95	37
	33469	42	-2.3%	\$688K	-43.9%	7	18.3%	6	33	95	67
	33477	33	-5.7%	\$2,000K	29.0%	7	26.7%	9	70	91	85
	33478	55	37.5%	\$787K	-33.7%	6	14.6%	11	24	95	33
Lake Worth	33449	26	-21.2%	\$669K	-21.3%	10	33.8%	6	59	91	50
	33460	53	-13.1%	\$455K	-12.5%	7	32.1%	7	26	94	19
	33461	37	-14.0%	\$455K	1.1%	4	90.9%	10	30	97	6
	33462	46	-24.6%	\$420K	-15.6%	7	64.2%	9	13	93	33
	33463	60	-7.7%	\$500K	0.0%	4	50.0%	8	35	95	12
	33467	130	-3.0%	\$555K	-1.8%	5	32.4%	8	45	95	30
Loxahatchee	33470	141	6.8%	\$635K	-11.8%	7	53.3%	7	38	95	23
North Palm Beach	33408	23	-25.8%	\$770K	-19.4%	8	33.3%	8	43	90	67
Palm Beach	33480	24	60.0%	\$13,875K	6.1%	19	16.7%	6	84	91	83
Palm Beach Gardens	33410	102	22.9%	\$715K	-14.4%	6	21.7%	8	47	93	60
	33418	124	-16.8%	\$1,031K	-16.8%	6	16.7%	8	30	92	70
Palm City	34990	94	-23.0%	\$613K	-12.5%	7	51.9%	8	30	92	66
Wellington	33414	146	15.9%	\$660K	-24.8%	7	25.6%	6	46	94	34
West Palm Beach	33401	31	14.8%	\$1,050K	144.2%	6	-18.3%	7	75	91	56
	33404	45	7.1%	\$390K	16.2%	5	-4.0%	10	40	92	38
	33405	67	17.5%	\$940K	-8.1%	9	30.6%	6	72	88	65
	33406	36	2.9%	\$581K	5.5%	4	16.3%	5	16	100	17
	33407	43	7.5%	\$486K	10.5%	7	1.0%	5	34	93	15
	33409	28	-3.4%	\$478K	8.0%	4	2.7%	8	53	97	13
	33411	159	3.9%	\$546K	-0.4%	5	38.3%	6	52	96	24
	33412	85	11.8%	\$945K	-15.3%	9	88.5%	7	71	92	46
	33413	21	-61.8%	\$555K	-6.7%	6	62.5%	9	61	99	18
	33415	37	-35.1%	\$230K	-38.7%	7	64.6%	6	74	95	23
	33417	19	-53.7%	\$365K	-10.4%	6	17.9%	17	36	97	29

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# Palm Beach County by City

## Condominium/Townhome Housing Stats March 2025

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Boca Raton (City)	182	-12.5%	\$485K	-9.3%	10	15.7%	70	7	90	69
West Palm Beach (City)	179	-1.1%	\$413K	30.0%	12	20.8%	64	5	93	62
Delray Beach (City)	164	-5.2%	\$312K	-23.1%	9	22.5%	81	6	91	59
Boynton Beach (City)	135	-15.6%	\$245K	14.0%	10	16.2%	70	6	92	56
Jupiter (Town)	116	-4.1%	\$615K	6.0%	8	36.0%	35	7	93	68
Palm Beach Gardens (City)	118	3.5%	\$500K	11.4%	7	45.7%	58	6	93	46
Greenacres (City)	65	-21.7%	\$219K	-9.2%	9	59.4%	26	6	96	31
Riviera Beach (City)	70	0.0%	\$440K	5.8%	12	50.7%	71	5	92	50
Palm Beach (Town)	73	32.7%	\$2,025K	39.7%	22	48.0%	91	5	80	96
North Palm Beach (Village)	52	-16.1%	\$279K	-28.5%	11	6.3%	60	5	90	68
Royal Palm Beach (Village)	31	-6.1%	\$261K	2.3%	9	93.9%	71	3	93	38
Highland Beach (Town)	33	13.8%	\$639K	-12.8%	14	62.5%	72	4	86	82
Lake Worth (City)	25	-26.5%	\$120K	-48.6%	11	63.2%	85	3	91	83
Wellington (Village)	36	56.5%	\$430K	-12.2%	10	49.4%	57	3	96	62
Palm Springs (Village)	20	-25.9%	\$122K	-15.9%	9	29.9%	79	3	93	67
Juno Beach (Town)	17	-26.1%	\$1,919K	135.4%	14	40.0%	53	10	92	67

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# Palm Beach County

## by Zip Code

## Condominium/Townhome Housing Stats

### March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	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	33428	32	-17.9%	\$255K	-1.9%	12	48.3%	5	54	93	35
	33431	45	-13.5%	\$440K	-39.3%	9	41.8%	10	70	90	74
	33432	69	-18.8%	\$1,018K	11.5%	15	27.1%	5	73	91	74
	33433	92	8.2%	\$330K	-10.8%	8	51.1%	6	61	90	66
	33434	95	3.3%	\$159K	-19.9%	8	0.0%	7	68	87	100
	33486	25	25.0%	\$250K	-0.5%	5	-14.3%	14	55	91	27
	33487	74	-2.6%	\$560K	34.9%	10	24.1%	4	68	92	79
	33496	31	-16.2%	\$513K	8.5%	6	34.0%	16	47	89	83
Boynton Beach	33426	33	-28.3%	\$260K	2.0%	7	21.4%	5	37	95	54
	33435	74	-23.7%	\$219K	17.1%	14	26.5%	6	70	88	77
	33436	59	13.5%	\$343K	3.8%	7	1.3%	7	74	95	29
	33437	53	-25.4%	\$270K	-13.2%	10	71.5%	5	39	95	75
Deerfield Beach	33441	38	-28.3%	\$285K	12.9%	13	48.2%	4	76	92	65
	33442	114	-19.7%	\$147K	-14.0%	12	67.3%	7	60	89	71
Delray Beach	33444	29	-21.6%	\$435K	20.0%	11	56.7%	4	30	94	67
	33445	63	-1.6%	\$179K	-28.6%	8	11.5%	6	61	91	59
	33446	113	20.2%	\$169K	-20.5%	10	-1.8%	6	87	85	84
	33483	74	0.0%	\$665K	-40.9%	10	23.9%	8	101	90	60
	33484	122	0.0%	\$161K	-23.2%	11	32.9%	5	54	92	69
Jupiter	33458	58	3.6%	\$530K	9.4%	5	47.6%	8	24	96	42
	33469	37	5.7%	\$313K	-18.6%	14	32.0%	6	43	95	79
	33477	62	-7.5%	\$675K	1.1%	11	35.3%	7	85	91	81
Lake Worth	33461	42	-12.5%	\$85K	-34.7%	11	30.7%	3	71	89	80
	33462	31	-11.4%	\$265K	-36.1%	14	38.7%	4	80	90	73
	33463	53	-7.0%	\$257K	17.9%	8	58.6%	4	35	95	26
	33467	75	27.1%	\$194K	-18.7%	12	45.5%	6	37	91	43
North Palm Beach	33408	71	-17.4%	\$366K	-19.7%	13	20.9%	6	61	90	64
Palm Beach	33480	88	15.8%	\$1,340K	52.5%	21	31.0%	5	92	82	91
Palm Beach Gardens	33410	55	5.8%	\$378K	-10.1%	7	41.6%	6	58	94	50
	33418	79	3.9%	\$491K	4.9%	7	42.4%	6	64	92	47
Palm City	34990	22	-15.4%	\$318K	0.8%	13	60.0%	6	68	93	75
Wellington	33414	39	44.4%	\$425K	-13.2%	11	51.0%	3	59	96	67
West Palm Beach	33401	100	14.9%	\$479K	29.5%	14	10.3%	5	64	92	66
	33404	60	-6.3%	\$660K	40.7%	13	45.1%	5	74	90	59
	33407	32	-17.9%	\$380K	30.0%	13	21.8%	5	116	95	47
	33409	21	-36.4%	\$215K	-24.6%	13	113.8%	3	39	94	29
	33411	70	-2.8%	\$235K	11.4%	8	46.8%	5	71	93	46
	33415	45	-16.7%	\$217K	-11.2%	8	83.5%	8	38	97	19
	33417	113	-13.7%	\$128K	-1.9%	12	37.7%	4	55	87	83

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# Martin County

## by City

## Single-family Housing Stats

### March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales	New Pending Per 10 New Listings
Palm City (CDP)	75	-27.2%	\$540K	-21.5%	6	57.6%	26	92	60	8
Jensen Beach (CDP)	46	0.0%	\$483K	17.0%	5	46.8%	48	90	67	8
Hobe Sound (CDP)	37	2.8%	\$575K	25.0%	6	60.0%	36	93	53	4
Stuart (City)	20	-39.4%	\$690K	43.8%	7	54.1%	29	95	80	5
Port Salerno (CDP)	27	17.4%	\$504K	-7.3%	6	83.9%	29	93	25	5

# St. Lucie County

## by City

## Single-family Housing Stats

### March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales	New Pending Per 10 New Listings
Port St. Lucie (City)	907	1.1%	\$400K	0.3%	6	37.6%	53	95	28	8
Fort Pierce (City)	60	-16.7%	\$242K	-23.3%	8	36.8%	86	93	33	6
Lakewood Park (CDP)	52	-13.3%	\$320K	6.1%	6	77.8%	49	96	24	9
Indian River Estates (CDP)	21	-12.5%	\$301K	25.4%	5	45.5%	101	93	75	8
River Park (CDP)	19	-5.0%	\$248K	-25.2%	5	50.0%	11	87	43	13

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# Martin County

## by Zip Code

Single-family Housing Stats  
March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
<b>Hobe Sound</b>	33455	85	13.3%	\$560K	17.9%	6	64.5%	5	34	94	64
<b>Jensen Beach</b>	34957	70	-5.4%	\$531K	16.8%	6	28.8%	9	48	90	63
<b>Stuart</b>	34994	19	-40.6%	\$800K	68.4%	8	55.0%	5	91	93	56
	34996	25	-7.4%	\$850K	-22.5%	8	7.8%	5	29	95	71
	34997	131	7.4%	\$575K	-3.0%	6	51.7%	7	51	92	41

# St. Lucie County

## by Zip Code

Single-family Housing Stats  
March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
<b>Fort Pierce</b>	34947	24	-35.1%	\$235K	-28.3%	7	83.3%	6	21	97	17
	34950	18	-18.2%	\$172K	-39.5%	6	4.0%	6	85	90	56
	34951	104	0.0%	\$342K	0.7%	8	69.9%	10	68	96	27
	34982	57	9.6%	\$300K	3.4%	5	59.4%	8	80	94	40
<b>Port Saint Lucie</b>	34952	139	4.5%	\$390K	7.9%	5	36.6%	8	37	94	34
	34953	260	-8.1%	\$420K	4.0%	5	33.5%	7	43	96	13
	34983	143	-2.7%	\$379K	3.6%	5	33.0%	9	52	94	18
	34984	76	-3.8%	\$385K	-15.4%	6	31.8%	8	62	96	26
	34986	147	-7.5%	\$418K	1.3%	8	29.4%	7	50	93	46
	34987	211	25.6%	\$425K	-11.4%	7	35.4%	8	97	93	45

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# Martin County

## by City

## Condominium/Townhome Housing Stats

### March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	New Pending Per 10 New Listings	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Stuart (City)	55	-11.3%	\$198K	-34.0%	9	36.2%	72	7	88	63
Port Salerno (CDP)	22	15.8%	\$270K	-1.8%	5	-7.0%	77	11	92	80
Palm City (CDP)	16	-30.4%	\$318K	0.8%	12	114.3%	62	6	93	50

# St. Lucie County

## by City

## Condominium/Townhome Housing Stats

### March 2025

	YTD Closed Sales	% Y/Y YTD Sales	Median Sales Price	% Y/Y Price	Months' Supply	% Y/Y Active Inventory	Median Days to Contract	New Pending Per 10 New Listings	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Pierce (City)	51	-30.1%	\$255K	-0.2%	13	17.4%	86	4	91	55
Port St. Lucie (City)	50	-3.8%	\$299K	15.9%	8	23.1%	45	6	96	33
Hutchinson Island South (CDP)	29	-39.6%	\$650K	27.5%	18	52.1%	46	7	93	73

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# Martin County

## by Zip Code

## Condominium/Townhome Housing Stats

### March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
<b>Hobe Sound</b>	33455	17	13.3%	\$305K	1.7%	8	91.3%	17	125	87	75
<b>Jensen Beach</b>	34957	42	-35.4%	\$535K	23.0%	16	57.9%	6	65	91	70
<b>Stuart</b>	34994	57	-5.0%	\$204K	-25.8%	9	32.9%	6	50	92	64
	34996	46	-11.5%	\$209K	-11.0%	14	58.3%	10	116	82	79
	34997	48	-38.5%	\$280K	-26.6%	7	49.5%	7	61	96	65

# St. Lucie County

## by Zip Code

## Condominium/Townhome Housing Stats

### March 2025

		YTD Closed Sales	% Y/Y YTD Closed Sales	Median Sales Price	% Y/Y Sales Price	Months' Supply	% Y/Y Active Inventory	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
<b>Fort Pierce</b>	34949	60	-16.7%	\$418K	12.9%	16	13.2%	6	90	92	83
	34982	32	52.4%	\$282K	32.1%	8	0.0%	6	59	90	17
<b>Port Saint Lucie</b>	34952	29	-19.4%	\$151K	-22.2%	8	23.1%	6	31	95	40
	34986	17	-10.5%	\$300K	2.7%	11	64.3%	1	59	96	57

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

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