



Southeast Florida Housing Market Report

October 2025



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



Southeast Florida Pending Sales Surged 19% in October 2025

Key Takeaways

1. Single-family and condominium/townhome closed and pending sales increased for the second consecutive month in October 2025, with closed sales rising 10.3% year-over-year and pending sales surging 18.9%.
2. The median single-family sales price rose for the 15th consecutive year in the month of October in Miami-Dade County by 1.7%. Palm Beach County saw the fastest price growth of 3.5%.
3. Forty geographic markets now have a median sales price of \$1 million or more, up from 17 markets in 2019, with the Boca Raton as the largest market.

Closed sales rose 10.3% and pending sales surged 18.9% in October 2025 in Southeast Florida

Closed and pending sales rose again in all Southeast Florida counties for the second straight month. With mortgage rates trending at half a percentage point lower this year than last year, we should see positive year-over-year growth through the end of the year. The strong finish this year sets up the market for a full-year growth in 2026, underpinned by favorable tailwinds --- lower mortgage rates, sustained condo market stabilization, and an expected increase in out-of-state migration, particularly from New York and California.

Lower mortgage rates and a robust demand in the million-dollar market segment drove a double-digit increase in closed and pending sales in October, sustaining the strong growth in September. Closed sales of single-family homes rose in all Southeast Florida counties in October 2025 from one year ago, the second consecutive month of year-over-year increase: Miami-Dade (6.9%), Broward (3.6%), Palm Beach (19.1%), Martin (30.6%), and St. Lucie (22.3%). Altogether, single-family closed sales rose 12.4%.

Single-family closed sales spiked in cities like Miami (16%), Hialeah (14%), Coral Gables (52%), Miam Beach (24%), and North Miami (63%).

Pending sales of single-family homes surged at a double-digit year-over-year pace in all counties, the second consecutive month of increase: Miami-Dade (16.3%), Broward (18.4%), Palm Beach (29.3%), Martin (47.6%), and St. Lucie (35.4%). Altogether, single-family pending sales spiked 24.3%.

In the condominium/townhomes market, closed sales also rose across all five counties in September compared to one year ago: Miami-Dade (6.8%), Broward (10.6%), Palm Beach (3.5%), Martin (11.5%), and St. Lucie (28.1%). On a combined basis, condominium/townhome closed sales rose 7.8%.

Condominium/townhome closed sales surged in cities like Miami (12%), Miami Beach (27%), Sunny Isles Beach (40%), Coral Gables (69%) and North Miami Beach (100%).

Pending sales of condominiums/townhomes also rose in all five counties: Miami-Dade (9.8%), Broward (5.0%), Palm Beach (24.2%), Martin (5.4%), and St. Lucie (66.0%). On a combined basis, condominium/townhome pending sales increased 12.7%.

Lower mortgage rates coaxed buyers to come out of the sidelines. In Broward County, buyers saved \$86 monthly on a mortgage payment for a single-family home in October (\$3,387) compared to one year ago (\$3,473). In Martin County, buyers saved \$148 (\$3,325 from \$3,473). In St. Lucie County, buyers saved \$131 monthly (\$2,161 from \$2,292). However, in Miami-Dade County, the savings were modest at \$9 (\$3,779 from \$3,788). In Palm Beach, mortgage payments even rose \$53 from one year ago (\$3,563 from \$3,510).

In the condominium market, recently passed regulation (HB 913) intended to ease the sudden financial burden for condominium homeowners and associations appears to be buoying the market. HB 913 that took effect on July 1, 2025 increased the replacement cost of repairs required to be reserved and considered in the Structural Integrity Reserve Study (SIRS) from \$10,000 to \$25,000 and allows a unit-owner-controlled association to fund reserves by a line of credit or a loan.

MIAMI Realtors New Construction Global Sales Report released in November shows a strong foreign buyer demand for new construction, with foreign buyers taking up 52% of sales, of which 86% are from Latin America. [Foreign Buyers & Market Update - MIAMI REALTORS®](#)



Southeast Florida Pending Sales Surged 19% in October 2025

Miami-Dade County single-family prices continued to appreciate in October, up 1.7% year-over-year

With demand picking up, the median single-family home sales price rose 1.7% from one year ago in October in Miami-Dade County, a sustained year-over-year climb for the past 15 years since December 2011 (except for a one-month decline in July 2025). The median single-family sales prices rose in cities such as Miami (10%), Coral Gables (6%), Doral (15%), and North Miami Beach (5%).

Palm Beach County saw the largest uptick in the median single-family sales price, up 3.5% year-over-year, with prices up in West Palm Beach (24%), The Acreage (4%), Wellington (18%), Delray Beach (50%), and Jupiter (4%).

However, condo/townhome prices remain soft due to the buildup in inventory that is equivalent to about 14 months' supply in Miami-Dade County. The median sales price decreased year over-year in Miami-Dade (-3.6%) and in Broward (-7.5%). However, the median sales price rose in Palm Beach County (3.3%).

MIAMI Realtors analysis of MIAMI MLS listings shows that the median sales price of condominium units in buildings 30 years old or over was down 8% year-over-year while the median sales price of units in buildings less than 30 years old rose 67% in September 2025.

40 Southeast Florida markets are now million-dollar markets led by Boca Raton, from 17 in 2019

Million-dollar sales have been a strong driver of home sales as mortgage rates rose from 2022 through mid-2025.

Year-to-date sales of single-family million-dollar homes continued to gain market share compared to the same period in 2019: Miami-Dade (25% vs. 8%), Broward (18% vs. 5%), Palm Beach (25% vs. 8%), Martin (20% vs. 7%), and St. Lucie (2% vs. nearly 0%).

Year-to-date sales of million-dollar condominiums/townhomes also gained market share compared to the same period in 2019 in Miami-Dade (16% vs. 6%), Broward (4% vs. 1%), Palm Beach (10% vs. 3%), Martin (3% vs. 1%), and St. Lucie (2% vs. nearly 0%).

There are now 40 geographic markets where the median sales price is \$1 million or more, up from 17 markets in 2019. Cash buyers typically account for 64% of buyers in these million-dollar markets, with months' supply typically at 11 months, and with properties typically on the market for 75 days.

Ranked by the market size (sales at all prices), Boca Raton is the largest million-dollar market, followed by Palm Beach Gardens, Parkland, Coral Gables, and Kendall. The next five are Palmetto Bay, Miami Beach, Doral, Pinecrest, and Lighthouse Point. Of these 10 markets, only Miami Beach and Pinecrest were million-dollar markets in 2019.

Southeast Florida's coastal lifestyle, low corporate taxes (e.g., 5.5% compared to New York's 7.5%) and zero income tax (e.g., compared to New York's 4% to 10.9%) continue to attract a pool of wealthy buyers and high-paying tech, finance, professional, and health workers. According to MIAMI Realtors® analysis of job flows, the Miami Metro Area saw a net job inflow from New York of 21,082 jobs during 2020 Q1- 2024 Q1, or five times the net inflows during 2015 through 2019 of 5,598 jobs. Among job inflows (gross) into the Miami Metro Area that originated from New York during 2020 Q1 through 2024 Q1, professional services accounted for 15.3% of total job inflows, up from 10.0% in 2015-2019. Finance/insurance jobs accounted for 10.4% of total job inflows, up from 6.4% in 2015-2019. See [Miami-Metro-Job-Flows-Report- 2024-Q1.pdf](#)

Pembroke Pines in Broward County led the list of 17 hot cities in October 2025

MIAMI Realtors® defines a hot market as one with higher closed sales and median sales price from one year ago and with an active inventory of 6 months' supply or less. Only cities with at least 10 sales are considered in the analysis.

Based on the above criteria and based on the number of sales, Pembroke Pines (Broward County), The Acreage (Palm Beach County), and Delray Beach (Palm Beach County) led the list of 17 hot cities for single-family sales in October 2025. For condo sales, only Jupiter (Palm Beach County) higher sales, rising prices, and 6 months' or less supply.

Miami-Dade County: Coral Gables, Coral Terrace, Leisure City, Kendale Lakes, Country Walk, The Crossings

Broward County: Pembroke Pines, Pompano Beach, Cooper City, West Park

Palm Beach County: The Acreage, Delray Beach, Jupiter

Martin County: Palm City, Jensen Beach

St. Lucie County: Fort Pierce, Indian River Estates

Southeast Florida Housing Market

October 2025

Single-family Homes Metrics in October 2025

Area Name	Closed Sales Year-to-date	Median Sales Price	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade County	8,596 -6.5%	\$682,000 1.7%	887 6.9%	987 16.3%	1,479 11.1%	5,498 18.0%	6.5 1.3	50.0 17.0	94.1 -1.7	25.3 2.0
Broward County	9,978 -4.3%	\$611,250 -0.6%	1,037 3.6%	1,119 18.4%	1,512 3.3%	5,364 11.9%	5.5 0.8	55.0 17.0	94.2 -0.9	23.5 -1.4
Palm Beach County	11,699 2.2%	\$643,000 3.5%	1,253 19.1%	1,223 29.3%	1,796 20.3%	5,770 3.6%	5.1 0.1	51.0 6.0	93.5 -0.5	40.7 -0.1
Martin County	1,699 2.2%	\$600,000 -2.4%	175 30.6%	214 47.6%	244 16.7%	826 7.7%	5.0 0.2	56.0 -3.0	93.3 -1.3	41.1 -5.9
St. Lucie County	4,632 -0.6%	\$390,000 -3.9%	483 22.3%	512 35.4%	692 24.2%	2,421 8.7%	5.4 0.5	47.0 -7.0	95.0 -0.6	21.9 -0.4
Grand Total	36,604 -2.1%	\$611,250 -0.6%	3,835 12.4%	4,055 24.3%	5,723 13.2%	19,879 10.3%	5.4 0.5	51.0 6.0	94.1 -1.0	25.3 0.4

Condominiums/Townhomes Metrics in October 2025

Area Name	Closed Sales Year-to-date	Median Sales Price	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade County	9,162 -12.3%	\$400,000 -3.6%	1,003 6.8%	1,018 9.8%	2,128 -1.8%	12,660 15.7%	13.9 3.3	72.0 21.0	92.9 -1.8	50.8 4.9
Broward County	9,590 -11.4%	\$259,000 -7.5%	974 10.6%	1,036 5.0%	1,969 -0.8%	11,031 11.9%	11.7 2.5	77.0 21.0	91.9 -1.8	51.8 1.3
Palm Beach County	8,216 -5.7%	\$315,000 3.3%	768 3.5%	857 24.2%	1,647 8.4%	7,135 4.2%	9.1 1.1	72.0 20.0	91.4 -2.4	56.0 -1.7
Martin County	801 -5.5%	\$225,000 -18.2%	87 11.5%	78 5.4%	160 4.6%	648 9.8%	8.3 1.0	70.0 17.0	91.0 -1.5	52.9 1.6
St. Lucie County	808 -2.7%	\$316,450 27.3%	82 28.1%	88 66.0%	130 -7.1%	698 -1.8%	9.1 0.3	113.0 45.0	89.0 -4.2	52.4 0.8
Grand Total	28,577 -9.7%	\$315,000 12.5%	2,914 7.8%	3,077 12.7%	6,034 1.2%	32,172 11.1%	9.1 0.3	72.0 19.0	91.4 -2.3	52.4 1.1

Percent changes are year-over-year percent changes, except for months' supply, median days to contract, median percent sales to original list price, and cash sales as a percent of sales figures where year-over-year differences are calculated.

Southeast Florida Single-family Housing Market

October 2025

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

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
Less than \$400K	61%	6%	6%	59%	12%	12%	61%	17%	17%	57%	17%	19%	96%	50%	53%
\$400K - \$599K	22%	34%	31%	26%	34%	34%	22%	28%	29%	26%	33%	31%	3%	40%	38%
\$600K - \$999K	9%	36%	38%	10%	35%	36%	9%	30%	29%	10%	30%	30%	1%	8%	8%
\$1M and over	8%	23%	25%	5%	18%	18%	8%	25%	25%	7%	20%	20%	0%	1%	2%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Single-family Months' Supply by Price Tier

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	2.9	1.6	3.1	2.9	1.8	3.6	2.7	4.2	5.6	2.9	2.2	4.1	4.0	3.2	4.6
\$300K to \$399K	3.5	2.3	3.5	2.8	2.9	4.5	2.8	3.3	4.3	3.5	3.4	3.6	5.9	3.8	4.0
\$400K to \$599K	6.4	3.1	5.0	3.8	3.5	4.8	4.5	3.9	3.8	4.2	3.6	3.7	9.0	5.5	6.1
\$600K to \$999K	11.6	5.1	5.9	7.1	4.7	4.9	7.5	4.9	4.5	8.8	5.0	5.2	20.6	8.1	8.7
\$1M and over	21.0	9.6	10.1	17.7	8.8	8.8	15.3	7.5	7.6	14.7	7.9	8.0	24.7	16.3	17.2
All	6.0	5.2	6.5	4.1	4.7	5.5	4.5	5.0	5.1	4.6	4.8	5.0	3.7	4.9	5.4

Single-family Median Days to Contract by Price Tier

	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	36	36	23	32	36	50	40	52	48	57	75	202	39	60	45
\$300K to \$399K	39	24	62	37	34	47	52	32	54	60	72	45	63	37	48
\$400K to \$599K	53	31	45	48	34	51	68	42	41	46	42	67	72	60	47
\$600K to \$999K	101	32	47	84	38	57	108	46	58	68	63	56	9	78	54
\$1M and over	185	49	75	179	57	67	197	59	53	301	65	34		4	2
All	50	33	50	46	38	55	54	45	51	50	59	56	41	54	47

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

	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	14	78	82	12	53	53	23	45	47	31	30	45	16	26	25
\$300K to \$399K	11	52	50	12	30	27	23	38	37	31	46	41	25	17	18
\$400K to \$599K	15	15	13	14	14	13	28	32	28	33	44	41	31	23	23
\$600K to \$999K	26	16	17	22	21	20	40	38	36	42	47	43	41	48	44
\$1M or more	43	45	46	44	45	41	65	67	63	69	69	64	50	74	70
ALL	20	25	25	18	25	23	33	45	42	38	50	47	22	26	26

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 Communication, at chris@miamire.com.



Southeast Florida Condo/Townhome Housing Market

October 2025

Year-to-Date Condominium/Townhome Sales Distribution by Price															
	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
Less than \$400K	79%	45%	45%	92%	72%	72%	86%	64%	65%	93%	77%	80%	91%	72%	77%
\$400K - \$599K	9%	27%	26%	5%	18%	17%	7%	17%	16%	4%	16%	14%	7%	15%	13%
\$600K - \$999K	6%	14%	14%	2%	7%	7%	4%	10%	9%	3%	4%	3%	2%	9%	9%
\$1M and over	6%	14%	16%	1%	3%	4%	3%	10%	10%	1%	3%	3%	0%	3%	2%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Condominium/Townhome Months' Supply															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	9.5	9.3	12.8	5.4	9.6	11.4	5.2	7.3	8.7	5.3	6.9	8.0	6.0	5.6	5.0
\$300K to \$399K	16.0	8.4	12.1	7.8	7.6	9.7	6.1	6.5	7.1	5.6	4.7	7.2	7.2	7.9	8.7
\$400K to \$599K	27.0	8.9	12.4	12.8	8.1	10.0	8.8	6.8	8.0	4.8	8.7	10.4	11.2	15.1	14.1
\$600K to \$999K	33.3	13.3	17.2	18.0	12.1	13.1	11.3	8.8	9.7	15.2	9.3	12.8	47.4	11.6	9.2
\$1M and over	43.1	18.0	19.1	24.3	15.3	19.1	16.6	11.3	13.0	76.0	21.1	22.2	96.0	12.7	14.8
All	13.2	10.6	13.9	5.6	9.2	11.7	5.2	8.0	9.1	4.1	7.3	8.3	6.0	8.8	9.1

Condominium/Townhome Median Days to Contract by Price Tier															
	Miami-Dade			Broward			Palm Beach			Martin			St. Lucie		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	54	51	74	46	47	72	56	48	54	111	37	127	39	47	71
\$300K to \$399K	108	39	61	50	45	64	55	44	65	22	60	59	45	135	102
\$400K to \$599K	176	39	64	104	35	64	96	56	75		31	110	36	23	156
\$600K to \$999K	170	56	85	157	92	89	37	49	73	985	22			84	188
\$1M and over	178	71	97	214	80	61	198	12	102	242				18	97
All	71	51	72	51	56	77	57	52	72	59	53	70	48	68	113

Year-to-Date Condominium/Townhome Cash Sales Share by Price Tier															
	Miami-Dade County			Broward County			Palm Beach County			Martin County			St. Lucie County		
	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025	2019	2024	2025
\$250K to \$299K	30	49	46	28	53	47	37	49	49	54	44	43	52	46	42
\$300K to \$399K	41	38	39	33	36	34	45	41	42	72	53	47	57	38	41
\$400K to \$599K	48	33	35	47	39	40	57	48	47	59	51	51	61	64	66
\$600K to \$999K	53	51	54	52	54	57	73	70	67	83	71	89	84	72	64
\$1M or more	65	71	70	70	76	71	84	89	87	60	86	82	100	76	100
ALL	47	49	50	51	53	53	57	61	60	60	59	57	54	53	53



Southeast Florida Million-Dollar Markets

Based on January-October 2025 Sales

Million-Dollar Markets Ranked by Year-to-Date Sales through October 2025

Prop Type	City name	County1	Closed Sales	Median Sales Price	Dollar Volume	Cash Sales Share	Months' Supply	Median Time to Contract (Days)
Single family	Boca Raton	Palm Beach	728	\$1,127,500	\$1,431,564,680	54	5	41
	Palm Beach Gardens	Palm Beach	694	\$1,000,000	\$974,200,418	55	6	65
	Parkland	Broward	394	\$1,150,000	\$489,391,340	29	4	52
	Coral Gables	Miami-Dade	307	\$2,287,500	\$1,179,035,649	54	7	67
	Kendall	Miami-Dade	266	\$1,025,000	\$334,492,606	36	5	49
	Palmetto Bay	Miami-Dade	217	\$1,150,000	\$280,490,728	27	7	58
	Miami Beach	Miami-Dade	199	\$3,125,000	\$1,511,517,634	67	13	93
	Doral	Miami-Dade	180	\$1,000,000	\$204,905,340	24	6	68
	Pinecrest	Miami-Dade	158	\$2,625,000	\$567,041,144	61	10	88
	Lighthouse Point	Broward	137	\$1,360,000	\$258,461,186	56	9	66
	Miami Shores	Miami-Dade	117	\$1,210,000	\$177,486,309	45	7	53
	South Miami	Miami-Dade	73	\$1,192,500	\$129,203,065	52	5	49
	Palm Beach	Palm Beach	67	\$13,000,000	\$1,068,117,216	88	15	153
	Ojus	Miami-Dade	66	\$1,195,000	\$87,868,242	47	12	75
	Southwest Ranches	Broward	58	\$1,800,000	\$133,481,664	43	13	56
	Glenvar Heights	Miami-Dade	53	\$1,750,000	\$115,348,299	40	9	55
	Sewall's Point	Martin	37	\$1,562,500	\$98,031,315	54	6	67
	Lauderdale-by-the-Sea	Broward	35	\$1,200,000	\$45,756,375	69	12	120
	Key Biscayne	Miami-Dade	34	\$3,838,000	\$213,337,250	71	13	107
	Surfside	Miami-Dade	32	\$1,550,000	\$68,492,992	50	13	78
	Loxahatchee Groves	Palm Beach	28	\$1,025,000	\$39,468,996	50	10	124
	Biscayne Park	Miami-Dade	20	\$1,100,000	\$28,449,220	35	8	50
	North Bay Village	Miami-Dade	15	\$1,285,000	\$59,625,000	53	6	56
	Jupiter Island	Martin	15	\$17,125,000	\$260,683,995	93	13	75
	Gulf Stream	Palm Beach	13	\$8,500,000	\$128,903,996	100	9	12
	Aventura	Miami-Dade	13	\$1,252,500	\$25,294,997	23	13	73
	Ocean Ridge	Palm Beach	12	\$2,912,500	\$39,834,996	83	15	223
	Palm Beach Shores	Palm Beach	11	\$1,379,500	\$17,614,003	73	5	40
	Juno Beach	Palm Beach	10	\$1,737,500	\$19,080,000	70	10	22
	Golden Beach	Miami-Dade	10	\$6,175,000	\$82,858,000	80	34	131
	Manalapan	Palm Beach	8	\$10,300,000	\$165,491,072	100	15	321
	Sunny Isles Beach	Miami-Dade	6	\$2,350,000	\$22,895,004	83	18	217
	Jupiter Inlet Colony	Palm Beach	6	\$5,250,000	\$29,425,002	100	25	148
	Sea Ranch Lakes	Broward	5	\$2,875,000	\$27,310,470	60	11	297
	Highland Beach	Palm Beach	5	\$9,500,000	\$45,050,000	100	12	156
	Hillsboro Beach	Broward	4	\$15,250,000	\$72,047,500	100	12	125
	Golf	Palm Beach	4	\$2,250,000	\$10,150,000	100	17	125
	Bay Harbor Islands	Miami-Dade	4	\$4,500,000	\$26,857,500	100	21	203
Condo/Townhome	Palm Beach	Palm Beach	204	\$2,000,000	\$636,142,788	91	17	101
	Key Biscayne	Miami-Dade	135	\$1,225,000	\$240,202,260	64	9	72
	Bal Harbour	Miami-Dade	79	\$1,850,000	\$223,853,768	87	17	100
	Fisher Island	Miami-Dade	16	\$7,400,000	\$142,315,504	75	17	109
	Manalapan	Palm Beach	3	\$1,220,000	\$4,190,001	100	5	362
Grand Total			4,478	\$1,750,000	\$11,715,967,524	64	11	75

Southeast Florida Hot Markets

in October 2025

Hot Cities

			Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	Months' Supply	Median Days to Contract
Single family	Pembroke Pines (City)	Broward	773	2%	86	9%	\$653.5K	1.0%	4	56
	The Acreage (CDP)	Palm Beach	588	11%	72	44%	\$671.0K	4.0%	5	70
	Delray Beach (City)	Palm Beach	540	-1%	52	8%	\$1,022.5K	50.0%	6	65
	Pompano Beach (City)	Broward	506	-2%	57	27%	\$570.0K	27.0%	6	66
	Jupiter (Town)	Palm Beach	501	9%	50	6%	\$1,005.0K	4.0%	4	45
	Palm City (CDP)	Martin	369	-6%	40	29%	\$648.0K	1.0%	5	79
	Coral Gables (City)	Miami-Dade	307	2%	38	52%	\$2,231.3K	6.0%	6	101
	Fort Pierce (City)	St. Lucie	259	4%	18	12%	\$338.5K	29.0%	6	48
	Cooper City (City)	Broward	245	-10%	20	5%	\$795.0K	9.0%	4	86
	Jensen Beach (CDP)	Martin	187	20%	22	38%	\$497.4K	1.0%	3	67
	Coral Terrace (CDP)	Miami-Dade	135	32%	16	14%	\$747.5K	10.0%	6	45
	Leisure City (CDP)	Miami-Dade	125	11%	15	67%	\$504.0K	2.0%	4	72
	Kendale Lakes (CDP)	Miami-Dade	119	-2%	19	58%	\$690.0K	1.0%	4	40
	Country Walk (CDP)	Miami-Dade	106	4%	12	140%	\$695.0K	1.0%	6	88
	West Park (City)	Broward	101	-2%	12	20%	\$418.0K	1.0%	6	35
	The Crossings (CDP)	Miami-Dade	91	11%	17	55%	\$760.0K	3.0%	3	23
	Indian River Estates (CDP)	St. Lucie	91	-12%	12	20%	\$367.5K	11.0%	5	42
Condo/TH	Jupiter (Town)	Palm Beach	423	0%	35	13%	\$575.0K	46.0%	6	61

Hot Zip Codes

			Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	Months' Supply	Median Days to Contract
Single family	34987 - Port Saint Lucie	St. Lucie	801	8%	94	25%	\$469.2K	6.0%	6	43
	33470 - Loxahatchee	Palm Beach	568	11%	76	55%	\$694.0K	4.0%	6	75
	33467 - Lake Worth	Palm Beach	551	5%	51	13%	\$551.5K	6.0%	4	44
	34952 - Port Saint Lucie	St. Lucie	511	-11%	51	4%	\$375.0K	7.0%	5	54
	33418 - Palm Beach Gardens	Palm Beach	474	-4%	55	22%	\$1,175.0K	12.0%	5	79
	33446 - Delray Beach	Palm Beach	424	5%	42	8%	\$1,039.8K	14.0%	5	37
	33157 - Miami	Miami-Dade	420	-5%	46	2%	\$704.1K	11.0%	6	56
	34951 - Fort Pierce	St. Lucie	353	9%	33	18%	\$342.7K	1.0%	5	47
	33029 - Hollywood	Broward	332	-4%	40	74%	\$748.8K	0.0%	5	54
	33445 - Delray Beach	Palm Beach	292	1%	22	16%	\$607.0K	43.0%	5	66
	33463 - Lake Worth	Palm Beach	282	-3%	37	32%	\$490.0K	9.0%	6	57
	34957 - Jensen Beach	Martin	281	10%	31	35%	\$515.0K	11.0%	4	61
	33455 - Hobe Sound	Martin	254	2%	21	5%	\$685.0K	14.0%	5	66
	33322 - Fort Lauderdale	Broward	239	-8%	27	12%	\$570.0K	9.0%	4	48
	33065 - Coral Springs	Broward	230	6%	21	11%	\$610.0K	2.0%	4	61
	33319 - Fort Lauderdale	Broward	205	-6%	22	29%	\$469.0K	10.0%	6	61
	33060 - Pompano Beach	Broward	200	14%	23	64%	\$661.0K	49.0%	5	57
	33498 - Boca Raton	Palm Beach	197	3%	20	11%	\$1,047.5K	28.0%	4	47
	33196 - Miami	Miami-Dade	195	1%	18	12%	\$705.0K	3.0%	6	73
	33175 - Miami	Miami-Dade	190	7%	28	65%	\$844.0K	8.0%	5	44
	33025 - Hollywood	Broward	165	18%	16	14%	\$550.0K	8.0%	4	25
	33055 - Opa-locka	Miami-Dade	146	6%	12	20%	\$555.0K	0.0%	5	28
	33487 - Boca Raton	Palm Beach	136	-7%	16	33%	\$812.5K	7.0%	5	34
	33406 - West Palm Beach	Palm Beach	135	10%	24	167%	\$542.5K	11.0%	5	39
	33441 - Deerfield Beach	Palm Beach	131	-12%	18	38%	\$697.5K	13.0%	6	56
	33461 - Lake Worth	Palm Beach	128	4%	15	114%	\$450.0K	22.0%	4	21
	33166 - Miami	Miami-Dade	106	5%	12	9%	\$950.0K	17.0%	5	40
	33417 - West Palm Beach	Palm Beach	104	-8%	15	150%	\$445.0K	30.0%	4	19
	34945 - Fort Pierce	St. Lucie	101	115%	10	43%	\$349.5K	0.0%	5	27
	33431 - Boca Raton	Palm Beach	97	-21%	11	22%	\$817.5K	21.0%	5	17
	33174 - Miami	Miami-Dade	46	-15%	10	25%	\$677.5K	10.0%	6	34
Condo or Townhome	33176 - Miami	Miami-Dade	148	3%	24	243%	\$292.8K	6.0%	5	53
	34982 - Fort Pierce	St. Lucie	135	32%	16	23%	\$247.5K	55.0%	6	74
	33312 - Fort Lauderdale	Broward	79	13%	13	160%	\$425.0K	4.0%	6	45
	33174 - Miami	Miami-Dade	67	-4%	10	11%	\$410.0K	9.0%	6	63

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



Miami-Dade County by City

Single-family Housing Stats October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Miami (City)	854	-5.0%	81	16.0%	\$800K	10.0%	11.0%	8	5	69	91	38
Miami Gardens (City)	458	-10.0%	33	3.0%	\$485K	-4.0%	32.0%	5	7	25	97	24
Homestead (City)	396	-14.0%	42	14.0%	\$498K	-5.0%	39.0%	7	9	70	95	14
Hialeah (City)	386	-3.0%	38	0.0%	\$568K	-1.0%	7.0%	6	9	41	95	16
Coral Gables (City)	307	2.0%	38	52.0%	\$2,231K	6.0%	-6.0%	6	6	101	90	66
Cutler Bay (Town)	303	-8.0%	30	-14.0%	\$608K	-6.0%	14.0%	5	7	56	97	10
Kendall (CDP)	266	3.0%	29	32.0%	\$1,000K	-6.0%	-17.0%	4	11	34	95	45
Palmetto Bay (Village)	217	-2.0%	24	71.0%	\$1,150K	-5.0%	14.0%	6	5	75	87	33
Miami Beach (City)	199	8.0%	21	24.0%	\$3,000K	-56.0%	1.0%	12	4	75	89	48
North Miami (City)	186	9.0%	31	63.0%	\$500K	-9.0%	18.0%	8	5	44	94	29
Richmond West (CDP)	182	-8.0%	15	-6.0%	\$640K	-11.0%	21.0%	6	6	46	96	0
Doral (City)	180	-13.0%	16	-43.0%	\$1,125K	15.0%	22.0%	7	4	40	95	6
The Hammocks (CDP)	177	0.0%	17	6.0%	\$670K	-2.0%	5.0%	5	10	51	96	0
Princeton (CDP)	164	-36.0%	15	-42.0%	\$580K	6.0%	56.0%	7	4	53	95	20
South Miami Heights (CDP)	160	-14.0%	13	-28.0%	\$540K	-6.0%	36.0%	7	8	46	96	8
Pinecrest (Village)	158	7.0%	18	100.0%	\$2,725K	-31.0%	6.0%	9	11	74	91	72
Coral Terrace (CDP)	135	32.0%	16	14.0%	\$748K	10.0%	45.0%	6	5	45	94	19
Tamiami (CDP)	131	-11.0%	16	-36.0%	\$775K	-1.0%	34.0%	8	5	22	96	13
North Miami Beach (City)	129	-1.0%	10	11.0%	\$565K	5.0%	-10.0%	9	10	55	91	40
West Little River (CDP)	127	-25.0%	13	-19.0%	\$500K	-5.0%	36.0%	6	7	31	95	31
Leisure City (CDP)	125	11.0%	15	67.0%	\$504K	2.0%	21.0%	4	13	72	98	13
Kendale Lakes (CDP)	119	-2.0%	19	58.0%	\$690K	1.0%	32.0%	4	8	40	96	16
Golden Glades (CDP)	110	-3.0%	14	8.0%	\$518K	-10.0%	22.0%	6	8	43	93	36
Country Walk (CDP)	106	4.0%	12	140.0%	\$695K	1.0%	62.0%	6	4	88	94	0
Westchester (CDP)	97	-20.0%	12	-40.0%	\$773K	10.0%	35.0%	5	12	70	94	0
The Crossings (CDP)	91	11.0%	17	55.0%	\$760K	3.0%	8.0%	3	7	23	97	18
Olympia Heights (CDP)	89	33.0%	10	43.0%	\$713K	-9.0%	48.0%	4	8	36	95	60
Palmetto Estates (CDP)	88	24.0%	10	150.0%	\$580K	-6.0%	31.0%	4	7	33	97	20

Miami-Dade County
by Zip Code

Single-family Housing Stats
October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33157	420	-5.0%	46	2.0%	\$704.1K	11.0%	22%	6	6	56	94	17
	33177	282	-11.9%	23	-12.0%	\$590.0K	-7.0%	31%	6	6	51	96	9
	33186	269	11.6%	34	55.0%	\$652.4K	-2.0%	17%	4	7	45	95	12
	33176	253	3.3%	30	50.0%	\$802.5K	-24.0%	-7%	4	10	30	95	33
	33156	226	5.1%	33	94.0%	\$2,925.0K	3.0%	3%	8	11	86	90	79
	33155	224	4.7%	23	-23.0%	\$1,000.0K	38.0%	46%	5	6	41	93	22
	33165	214	-4.5%	25	25.0%	\$701.0K	-5.0%	32%	5	10	37	95	20
	33134	202	-6.0%	24	85.0%	\$1,360.0K	-3.0%	-13%	5	8	63	93	33
	33196	195	0.5%	18	12.0%	\$705.0K	3.0%	15%	6	8	73	94	0
	33175	190	6.7%	28	65.0%	\$844.0K	8.0%	5%	5	7	44	95	14
	33147	189	-15.6%	19	12.0%	\$445.0K	-11.0%	51%	7	7	31	95	26
	33143	179	13.3%	16	7.0%	\$1,640.0K	33.0%	13%	7	5	57	91	50
	33138	177	0.6%	16	-11.0%	\$1,262.5K	-16.0%	0%	8	5	124	86	44
	33133	169	5.0%	10	43.0%	\$4,205.0K	87.0%	-1%	7	6	55	92	80
	33161	162	-2.4%	21	31.0%	\$525.0K	-24.0%	25%	8	8	37	91	38
	33189	152	0.0%	10	-38.0%	\$587.5K	-9.0%	20%	4	8	39	99	0
	33162	143	-2.1%	10	0.0%	\$504.5K	4.0%	7%	7	9	45	94	40
	33169	129	-14.6%	15	25.0%	\$500.0K	-2.0%	29%	7	9	25	98	40
	33168	121	-5.5%	18	20.0%	\$468.6K	-4.0%	68%	7	5	40	97	6
	33179	119	10.2%	14	75.0%	\$524.5K	-45.0%	34%	9	5	33	91	36
	33145	116	-8.7%	15	25.0%	\$880.0K	-8.0%	17%	6	6	87	89	47
	33185	112	-21.1%	10	-44.0%	\$785.0K	6.0%	10%	5	6	48	97	0
	33166	106	5.0%	12	9.0%	\$950.0K	17.0%	2%	5	4	40	94	25
	33193	101	-19.2%	11	0.0%	\$660.0K	-2.0%	33%	5	10	61	96	18
	33144	83	6.4%	11	22.0%	\$670.0K	-3.0%	-19%	4	7	46	94	18
	33135	48	20.0%	10	900.0%	\$847.0K	57.0%	92%	11	4	120	89	30
	33174	46	-14.8%	10	25.0%	\$677.5K	10.0%	30%	6	13	34	97	10
Hialeah	33018	183	10.2%	11	-21.0%	\$591.0K	-16.0%	-7%	4	7	33	95	9
	33015	117	-7.1%	13	-7.0%	\$735.0K	22.0%	24%	5	8	44	95	15
	33012	112	4.7%	14	27.0%	\$600.0K	-4.0%	28%	4	11	43	95	21
Homestead	33033	423	-3.2%	48	55.0%	\$505.0K	-4.0%	39%	6	9	72	96	13
	33032	230	-37.3%	27	-23.0%	\$550.0K	3.0%	55%	8	5	69	97	11
	33030	179	-22.5%	26	13.0%	\$650.0K	1.0%	68%	9	7	53	98	4
Opa locka	33055	146	5.8%	12	20.0%	\$555.0K	0.0%	51%	5	4	28	97	8
Miami Beach	33140	102	1.0%	13	8.0%	\$3,400.0K	-42.0%	-8%	10	5	87	88	54

X

Miami-Dade County by City

Condominium/Townhome Housing Stats October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Miami (City)	1,951	-13.0%	219	12.0%	\$575K	-1.0%	18.0%	17	4	82	92	57
Miami Beach (City)	1,203	-9.0%	131	27.0%	\$470K	11.0%	13.0%	17	4	98	91	66
Aventura (City)	591	-19.0%	63	-2.0%	\$395K	-14.0%	7.0%	22	3	129	88	65
Sunny Isles Beach (City)	524	-4.0%	60	40.0%	\$553K	-53.0%	15.0%	24	4	95	91	70
Doral (City)	419	-16.0%	39	-25.0%	\$445K	-7.0%	14.0%	10	5	53	96	36
Hialeah (City)	393	-9.0%	38	-16.0%	\$255K	-6.0%	4.0%	7	7	36	97	29
Homestead (City)	350	-12.0%	31	-9.0%	\$335K	-1.0%	26.0%	12	6	39	96	29
Kendall (CDP)	345	0.0%	47	74.0%	\$373K	-12.0%	16.0%	6	6	40	95	38
Fountainebleau (CDP)	253	-9.0%	31	11.0%	\$300K	-3.0%	-18.0%	6	12	63	96	36
Coral Gables (City)	217	17.0%	22	69.0%	\$523K	-16.0%	1.0%	7	6	57	93	68
Kendale Lakes (CDP)	190	-19.0%	20	-29.0%	\$347K	-4.0%	17.0%	6	7	77	95	35
Country Club (CDP)	150	-22.0%	22	0.0%	\$340K	14.0%	15.0%	8	4	45	94	50
The Hammocks (CDP)	144	3.0%	14	133.0%	\$291K	-40.0%	45.0%	7	6	73	95	21
Key Biscayne (Village)	135	-6.0%	10	-9.0%	\$1,263K	33.0%	-1.0%	9	4	66	94	70
Kendall West (CDP)	123	13.0%	15	-12.0%	\$289K	-10.0%	13.0%	7	6	24	97	40
Ives Estates (CDP)	123	-12.0%	12	-8.0%	\$210K	-18.0%	22.0%	13	7	82	94	42
Florida City (City)	123	40.0%	23	156.0%	\$375K	3.0%	72.0%	8	9	32	96	0
North Miami (City)	121	-19.0%	12	-37.0%	\$246K	18.0%	11.0%	21	3	58	94	58
Miami Gardens (City)	106	-21.0%	12	-8.0%	\$315K	11.0%	32.0%	11	4	42	96	33
North Miami Beach (City)	104	-30.0%	16	100.0%	\$283K	-3.0%	20.0%	28	2	99	92	63
Cutler Bay (Town)	101	-1.0%	11	38.0%	\$349K	-16.0%	117.0%	9	6	47	97	9
Miami Lakes (Town)	93	4.0%	10	0.0%	\$475K	15.0%	3.0%	5	10	68	92	40
The Crossings (CDP)	92	3.0%	11	-8.0%	\$368K	-14.0%	14.0%	4	14	56	93	27
Bal Harbour (Village)	79	-8.0%	11	22.0%	\$1,350K	-4.0%	12.0%	17	5	114	93	91

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



Miami-Dade County

by Zip Code

Condominium/Townhome Housing Stats

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33131	495	-9.7%	57	21.0%	\$630.0K	-12.0%	21%	19	3	107	93	60
	33180	430	-18.1%	42	-7.0%	\$380.0K	-16.0%	12%	22	3	124	88	71
	33178	317	-15.2%	29	-24.0%	\$445.0K	-8.0%	23%	9	5	56	96	41
	33132	277	-21.1%	31	3.0%	\$450.0K	-16.0%	15%	23	4	80	91	45
	33137	271	-13.1%	25	-19.0%	\$590.0K	-26.0%	25%	22	4	72	92	56
	33133	271	11.1%	29	107.0%	\$950.0K	-31.0%	-5%	8	4	111	90	69
	33130	249	-19.7%	24	4.0%	\$632.5K	4.0%	31%	20	4	99	93	58
	33179	225	-19.9%	24	-8.0%	\$190.0K	-9.0%	25%	16	6	66	91	58
	33186	217	3.3%	22	-4.0%	\$358.8K	-20.0%	23%	5	8	49	93	32
	33172	156	-17.0%	20	11.0%	\$290.5K	-9.0%	-17%	6	12	70	95	30
	33176	148	2.8%	24	243.0%	\$292.8K	6.0%	-3%	5	7	53	92	38
	33134	147	30.1%	13	86.0%	\$530.0K	-51.0%	-12%	7	6	88	89	39
	33193	141	15.6%	18	12.0%	\$305.0K	-2.0%	22%	6	5	26	97	33
	33183	136	-30.3%	13	-48.0%	\$325.0K	-7.0%	12%	7	7	103	94	39
	33126	130	-19.3%	12	-43.0%	\$300.0K	7.0%	-15%	7	16	27	95	50
	33143	116	19.6%	14	56.0%	\$382.5K	1.0%	31%	8	5	45	95	64
	33129	113	-13.1%	17	70.0%	\$625.0K	-11.0%	-3%	12	7	50	93	65
	33196	111	-1.8%	12	100.0%	\$295.0K	-37.0%	65%	8	5	65	95	17
	33181	107	-33.1%	12	-29.0%	\$281.0K	22.0%	8%	22	2	59	92	58
	33173	99	-16.1%	12	50.0%	\$410.0K	-4.0%	24%	6	6	59	96	25
	33156	98	1.0%	11	22.0%	\$372.9K	-21.0%	35%	10	5	40	95	64
	33175	74	-21.3%	12	33.0%	\$407.5K	-10.0%	-21%	5	7	34	95	25
	33145	68	-6.8%	11	38.0%	\$344.5K	-23.0%	53%	11	5	32	92	46
	33174	67	-4.3%	10	11.0%	\$410.0K	9.0%	0%	6	9	63	97	40
	33162	66	-16.5%	10	67.0%	\$89.8K	-34.0%	40%	19	4	124	81	100
	33146	44	4.8%	10	400.0%	\$499.2K	31.0%	30%	8	13	52	94	90
Miami Beach	33139	658	-4.9%	73	28.0%	\$360.0K	-15.0%	15%	16	4	107	91	66
	33141	331	-16.6%	37	23.0%	\$388.0K	22.0%	9%	17	4	106	93	65
	33140	297	-10.3%	32	33.0%	\$535.0K	13.0%	6%	18	4	84	89	69
	33154	219	-6.4%	19	0.0%	\$785.0K	3.0%	1%	19	4	97	87	90
Hialeah	33015	156	-20.8%	22	0.0%	\$340.0K	14.0%	18%	8	5	45	94	50
	33016	131	-4.4%	20	18.0%	\$253.5K	-6.0%	16%	5	14	61	92	25
	33018	128	-11.1%	14	8.0%	\$455.0K	3.0%	1%	7	2	37	98	29
	33012	122	-15.3%	11	-35.0%	\$249.9K	19.0%	0%	7	6	14	98	36
Homestead	33034	175	24.1%	28	100.0%	\$375.1K	1.0%	76%	10	7	33	96	7
	33035	168	-12.5%	14	-12.0%	\$312.5K	-7.0%	16%	13	7	63	95	29
	33033	159	-26.0%	12	-33.0%	\$343.0K	12.0%	45%	13	5	30	96	33
	33032	152	-41.5%	14	-50.0%	\$400.0K	-11.0%	46%	10	5	43	99	7
Key Biscayne	33149	140	-4.8%	10	-9.0%	\$1,262.5K	33.0%	-3%	8	4	66	94	70

Broward County by City

Single-family Housing Stats October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Fort Lauderdale (City)	1,165	-10.0%	107	-20.0%	\$630K	-1.0%	9.0%	8	6	56	93	34
Hollywood (City)	825	-6.0%	76	-3.0%	\$555K	2.0%	18.0%	8	8	55	93	30
Coral Springs (City)	799	3.0%	87	12.0%	\$650K	-7.0%	-1.0%	3	9	53	96	12
Pembroke Pines (City)	773	2.0%	86	9.0%	\$654K	1.0%	3.0%	4	8	56	95	15
Miramar (City)	626	6.0%	58	4.0%	\$640K	-4.0%	30.0%	5	7	46	96	10
Plantation (City)	559	-5.0%	61	2.0%	\$698K	-1.0%	-8.0%	4	7	68	94	26
Pompano Beach (City)	506	-2.0%	57	27.0%	\$570K	27.0%	-2.0%	6	9	66	93	39
Davie (Town)	484	10.0%	50	2.0%	\$668K	-25.0%	25.0%	5	7	55	94	34
Weston (City)	458	-3.0%	56	65.0%	\$839K	-10.0%	6.0%	5	8	68	93	25
Tamarac (City)	418	-7.0%	48	26.0%	\$385K	-16.0%	10.0%	5	9	59	96	17
Parkland (City)	394	-11.0%	35	-24.0%	\$1,080K	-10.0%	-13.0%	4	7	48	94	20
Sunrise (City)	387	-10.0%	45	-6.0%	\$477K	-7.0%	38.0%	4	8	39	96	9
Oakland Park (City)	314	1.0%	29	16.0%	\$490K	-6.0%	1.0%	6	8	44	95	28
Deerfield Beach (City)	304	-16.0%	27	-13.0%	\$655K	24.0%	-1.0%	5	10	53	94	33
Margate (City)	296	-19.0%	28	-18.0%	\$488K	6.0%	55.0%	6	4	32	96	18
Lauderhill (City)	250	1.0%	35	46.0%	\$469K	0.0%	25.0%	4	6	52	97	9
Cooper City (City)	245	-10.0%	20	5.0%	\$795K	9.0%	17.0%	4	8	86	90	25
Coconut Creek (City)	223	-8.0%	23	-21.0%	\$605K	-2.0%	-11.0%	3	12	63	96	9
Wilton Manors (City)	162	18.0%	16	45.0%	\$840K	18.0%	8.0%	7	5	73	88	44
North Lauderdale (City)	148	-6.0%	20	-13.0%	\$391K	-15.0%	58.0%	5	7	42	98	25
Lighthouse Point (City)	137	6.0%	17	55.0%	\$1,235K	37.0%	6.0%	8	7	60	92	53
West Park (City)	101	-2.0%	12	20.0%	\$418K	1.0%	55.0%	6	8	35	94	17
Lauderdale Lakes (City)	85	-17.0%	11	175.0%	\$365K	-24.0%	30.0%	5	5	24	97	18
Southwest Ranches (Town)	58	-36.0%	10	11.0%	\$1,775K	9.0%	29.0%	15	11	49	89	40

Broward County

by Zip Code

Single-family Housing Stats

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33311	378	-14.9%	40	-7.0%	\$388.8K	-6.0%	41%	7	7	55	94	18
	33312	362	-9.0%	31	-6.0%	\$479.0K	-8.0%	27%	7	5	42	96	19
	33321	270	-1.5%	36	50.0%	\$385.0K	-19.0%	1%	4	11	56	96	19
	33334	258	-1.1%	23	0.0%	\$560.0K	-21.0%	-11%	6	8	64	92	39
	33317	252	-1.6%	22	0.0%	\$620.0K	1.0%	-5%	4	9	70	91	14
	33322	239	-7.7%	27	12.0%	\$570.0K	9.0%	10%	4	5	48	95	15
	33309	233	-6.4%	23	5.0%	\$470.0K	-9.0%	9%	5	8	32	97	22
	33328	209	-2.3%	20	-5.0%	\$820.0K	4.0%	35%	4	8	88	91	25
	33308	209	10.0%	14	-12.0%	\$1,737.5K	79.0%	-19%	6	8	135	82	64
	33319	205	-5.5%	22	29.0%	\$469.0K	10.0%	27%	6	7	61	97	9
	33327	188	-7.4%	13	-13.0%	\$800.0K	-14.0%	-26%	4	9	92	95	23
	33326	187	-1.6%	29	107.0%	\$750.0K	-18.0%	39%	5	9	43	94	24
	33325	166	4.4%	20	-5.0%	\$785.0K	-1.0%	-2%	5	8	58	93	35
	33331	161	-3.0%	22	57.0%	\$899.0K	-4.0%	37%	7	10	55	93	27
	33323	154	-3.1%	16	0.0%	\$507.5K	-17.0%	-14%	4	9	50	96	13
	33324	143	0.0%	19	46.0%	\$669.0K	-14.0%	15%	5	8	54	95	47
	33313	138	-17.4%	17	-15.0%	\$480.0K	12.0%	21%	4	8	28	98	0
	33351	126	-1.6%	16	-11.0%	\$490.0K	-8.0%	31%	4	12	52	97	6
	33305	121	-4.0%	14	75.0%	\$727.5K	-47.0%	18%	10	5	49	93	36
	33315	105	-20.5%	16	-11.0%	\$647.5K	19.0%	0%	8	5	32	92	19
	33332	93	9.4%	21	200.0%	\$1,125.0K	-10.0%	4%	6	9	69	89	19
Hollywood	33024	395	-2.9%	36	3.0%	\$490.0K	-11.0%	39%	5	12	42	95	19
	33023	375	-2.3%	38	0.0%	\$462.0K	1.0%	54%	5	6	38	97	13
	33029	332	-3.5%	40	74.0%	\$748.8K	0.0%	37%	5	6	54	94	13
	33027	282	19.5%	26	-10.0%	\$690.0K	-6.0%	-3%	5	7	43	96	15
	33021	250	-11.0%	22	-12.0%	\$662.5K	3.0%	8%	6	9	68	93	32
	33020	197	-0.5%	18	-28.0%	\$510.0K	12.0%	6%	9	6	73	93	17
	33025	165	17.9%	16	14.0%	\$550.0K	8.0%	32%	4	10	25	97	6
	33026	139	-15.2%	11	-15.0%	\$680.0K	5.0%	5%	3	11	68	93	18
	33019	108	3.8%	12	100.0%	\$1,007.5K	16.0%	17%	10	8	47	89	67
Pompano Beach	33076	440	2.1%	43	-9.0%	\$850.0K	-12.0%	-9%	4	8	51	95	16
	33064	353	-9.9%	40	14.0%	\$500.0K	9.0%	18%	7	7	52	93	35
	33063	264	-16.2%	21	-34.0%	\$490.0K	9.0%	42%	6	5	27	98	14
	33067	239	-8.8%	28	0.0%	\$747.5K	-17.0%	-18%	3	11	50	95	25
	33060	200	14.3%	23	64.0%	\$661.0K	49.0%	-11%	5	15	57	94	39
	33068	199	-11.6%	27	0.0%	\$377.0K	-18.0%	70%	5	5	46	96	26
	33073	140	-18.1%	19	-14.0%	\$605.0K	-3.0%	-21%	3	17	54	96	11
	33062	109	0.0%	11	10.0%	\$1,300.0K	-26.0%	2%	11	3	125	85	64
Coral Springs	33071	285	-7.8%	30	0.0%	\$645.0K	-6.0%	0%	4	9	56	95	13
	33065	230	5.5%	21	11.0%	\$610.0K	2.0%	8%	4	7	61	97	0
Pembroke Pines	33028	156	-1.3%	16	-24.0%	\$756.0K	5.0%	-16%	4	7	56	96	31

Broward County
by City

Condominium/Townhome Housing Stats
October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Fort Lauderdale (City)	1,378	-1.0%	128	9.0%	\$439K	14.0%	7.0%	12	4	110	91	63
Pompano Beach (City)	905	-6.0%	78	13.0%	\$278K	-3.0%	9.0%	10	6	66	92	63
Pembroke Pines (City)	742	-8.0%	74	30.0%	\$310K	-6.0%	14.0%	9	7	55	95	39
Hollywood (City)	695	-15.0%	79	20.0%	\$267K	-31.0%	9.0%	16	5	106	89	65
Deerfield Beach (City)	678	-16.0%	69	8.0%	\$186K	-22.0%	21.0%	11	4	85	90	52
Tamarac (City)	535	-16.0%	53	-7.0%	\$178K	-20.0%	16.0%	10	8	76	91	40
Hallandale Beach (City)	521	-13.0%	56	-14.0%	\$248K	-12.0%	20.0%	21	5	93	91	70
Sunrise (City)	510	-15.0%	63	70.0%	\$160K	-9.0%	10.0%	13	5	70	90	54
Coconut Creek (City)	413	0.0%	54	69.0%	\$260K	2.0%	2.0%	9	5	84	93	43
Plantation (City)	380	-10.0%	34	0.0%	\$283K	-4.0%	5.0%	8	5	41	94	27
Davie (Town)	380	-1.0%	36	6.0%	\$290K	-6.0%	9.0%	7	5	70	94	42
Margate (City)	325	-19.0%	36	12.0%	\$115K	-29.0%	25.0%	10	6	87	92	44
Lauderhill (City)	318	-21.0%	37	19.0%	\$111K	-18.0%	17.0%	20	4	72	90	49
Coral Springs (City)	311	-21.0%	40	-5.0%	\$203K	-10.0%	16.0%	12	6	58	91	55
Miramar (City)	244	-5.0%	24	-20.0%	\$377K	17.0%	32.0%	8	8	62	97	21
Oakland Park (City)	210	-25.0%	23	15.0%	\$180K	-17.0%	3.0%	11	7	64	91	52
Weston (City)	174	-3.0%	16	7.0%	\$399K	-13.0%	17.0%	7	5	34	97	50
Lauderdale Lakes (City)	144	-34.0%	15	67.0%	\$95K	-27.0%	41.0%	25	4	75	84	60
Dania Beach (City)	130	-19.0%	13	18.0%	\$280K	6.0%	-16.0%	10	5	91	91	54
North Lauderdale (City)	123	-13.0%	14	8.0%	\$335K	29.0%	19.0%	9	8	70	94	7

Broward County
by Zip Code

Condominium/Townhome Housing Stats
October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33301	243	0.0%	21	0.0%	\$490.0K	-7.0%	2%	11	5	133	89	57
	33304	263	3.1%	24	9.0%	\$485.0K	68.0%	-3%	16	2	51	92	83
	33305	106	-14.5%	12	20.0%	\$308.5K	-33.0%	11%	10	2	70	96	58
	33308	550	-3.3%	45	-2.0%	\$401.0K	36.0%	6%	11	6	130	88	67
	33309	148	-20.9%	17	21.0%	\$219.9K	8.0%	-8%	10	11	71	91	59
	33311	113	-26.6%	13	30.0%	\$195.0K	-38.0%	21%	14	6	77	92	31
	33312	79	12.9%	13	160.0%	\$425.0K	4.0%	-9%	6	8	45	98	15
	33313	246	-21.2%	23	-8.0%	\$111.0K	-23.0%	27%	19	4	107	90	44
	33316	144	-8.3%	13	0.0%	\$458.0K	-32.0%	23%	18	2	149	87	77
	33319	333	-17.0%	29	16.0%	\$100.0K	-27.0%	21%	19	5	72	89	62
	33321	418	-19.3%	48	-4.0%	\$188.0K	-15.0%	17%	9	8	76	91	38
	33322	351	-10.2%	41	64.0%	\$105.0K	-22.0%	-1%	12	6	69	85	63
	33324	348	1.2%	31	-3.0%	\$332.0K	3.0%	-15%	6	6	57	94	36
	33326	130	0.0%	14	56.0%	\$389.0K	2.0%	19%	8	4	43	96	57
	33328	92	12.2%	12	71.0%	\$290.0K	-36.0%	47%	8	4	100	91	42
	33334	120	-19.5%	11	0.0%	\$290.0K	2.0%	20%	9	5	38	97	64
	33351	118	-25.8%	18	200.0%	\$255.0K	-29.0%	35%	11	3	64	93	33
Hollywood	33019	313	-12.8%	34	-6.0%	\$462.5K	-17.0%	1%	21	5	99	89	59
	33020	133	-20.8%	11	10.0%	\$172.0K	-36.0%	32%	19	3	158	89	46
	33021	235	-12.0%	29	53.0%	\$212.5K	-17.0%	6%	10	7	109	90	72
	33024	123	-24.1%	14	-7.0%	\$217.5K	-23.0%	-2%	8	12	37	94	36
	33025	276	-2.5%	25	-32.0%	\$357.5K	8.0%	37%	10	8	52	96	28
	33026	187	-3.6%	19	111.0%	\$329.0K	-8.0%	10%	8	6	55	96	26
	33027	399	-4.8%	38	31.0%	\$233.5K	4.0%	5%	8	7	61	93	55
Pompano Beach	33060	140	1.4%	11	0.0%	\$265.0K	-39.0%	34%	10	8	66	94	36
	33062	503	-4.2%	41	11.0%	\$375.0K	-13.0%	9%	12	5	127	89	73
	33063	366	-15.9%	44	38.0%	\$128.0K	-21.0%	16%	9	6	68	94	41
	33064	181	-29.0%	19	-10.0%	\$313.0K	49.0%	15%	12	6	78	93	42
	33066	284	2.5%	38	81.0%	\$228.5K	14.0%	0%	10	5	116	91	53
	33068	138	-13.2%	15	15.0%	\$340.0K	31.0%	38%	10	6	76	93	7
	33069	351	-7.4%	29	-9.0%	\$190.0K	-22.0%	-6%	9	7	65	91	59
	33076	62	-19.5%	10	100.0%	\$505.0K	-13.0%	41%	7	3	69	91	50
Coral Springs	33065	156	-22.8%	20	-17.0%	\$182.5K	-17.0%	2%	12	7	49	92	55
	33071	100	-8.3%	10	-17.0%	\$255.0K	12.0%	46%	10	6	89	90	60
Hallandale	33009	521	-13.6%	56	-15.0%	\$247.5K	-12.0%	20%	21	5	93	91	70

Palm Beach County by City

Single-family Housing Stats October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Boca Raton (City)	728	-8.0%	79	14.0%	\$1,150K	-2.0%	-9.0%	5	8	31	91	61
West Palm Beach (City)	712	-1.0%	81	56.0%	\$705K	24.0%	13.0%	7	5	71	93	41
Palm Beach Gardens (City)	694	2.0%	77	28.0%	\$1,000K	-7.0%	21.0%	5	8	79	91	51
The Acreage (CDP)	588	11.0%	72	44.0%	\$671K	4.0%	-3.0%	5	7	70	96	22
Wellington (Village)	580	0.0%	44	-28.0%	\$787K	18.0%	-2.0%	7	8	32	96	55
Boynton Beach (City)	549	2.0%	48	-25.0%	\$425K	6.0%	0.0%	5	8	47	94	33
Delray Beach (City)	540	-1.0%	52	8.0%	\$1,023K	50.0%	3.0%	6	6	65	92	58
Jupiter (Town)	501	9.0%	50	6.0%	\$1,005K	4.0%	-1.0%	4	7	45	94	42
Royal Palm Beach (Village)	301	8.0%	33	22.0%	\$510K	-6.0%	13.0%	5	4	41	96	12
Lake Worth (City)	234	4.0%	25	67.0%	\$455K	4.0%	12.0%	7	6	64	94	32
Riviera Beach (City)	186	-2.0%	14	17.0%	\$380K	-13.0%	13.0%	5	8	65	91	14
Greenacres (City)	160	-18.0%	21	17.0%	\$440K	0.0%	66.0%	7	4	77	96	10
Jupiter Farms (CDP)	154	13.0%	16	-20.0%	\$845K	-1.0%	0.0%	4	8	49	96	25
Tequesta (Village)	54	-16.0%	10	233.0%	\$963K	-66.0%	-18.0%	3	13	80	89	50

Palm Beach County

by Zip Code

Single-family Housing Stats

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33411	605	-1.1%	67	34.0%	\$525.0K	-4.0%	11%	5	5	40	96	19
	33412	294	15.3%	38	124.0%	\$912.3K	1.0%	30%	9	7	106	93	50
	33405	250	18.5%	31	121.0%	\$1,040.0K	22.0%	0%	7	5	82	93	39
	33406	135	9.8%	24	167.0%	\$542.5K	11.0%	22%	5	4	39	93	25
	33415	178	-8.7%	23	64.0%	\$275.0K	-18.0%	-4%	6	6	57	92	30
	33407	135	-12.3%	16	7.0%	\$607.3K	66.0%	-4%	7	7	60	92	44
	33417	104	-8.0%	15	150.0%	\$445.0K	30.0%	-24%	4	8	19	100	13
	33413	106	-31.2%	15	67.0%	\$495.0K	6.0%	43%	7	5	84	92	20
	33404	151	-5.6%	11	10.0%	\$374.0K	-15.0%	18%	6	8	62	91	18
Boca Raton	33496	434	3.6%	45	0.0%	\$1,825.0K	3.0%	-17%	4	8	43	90	73
	33428	278	6.1%	36	89.0%	\$592.5K	-15.0%	8%	4	8	36	94	22
	33433	286	6.3%	28	22.0%	\$607.5K	-6.0%	-2%	4	5	59	93	25
	33434	178	13.4%	21	17.0%	\$910.0K	-23.0%	11%	3	7	28	94	43
	33498	197	3.1%	20	11.0%	\$1,047.5K	28.0%	-12%	4	9	47	93	50
	33486	183	-6.2%	17	13.0%	\$927.0K	-16.0%	-10%	4	10	54	89	47
	33487	136	-6.8%	16	33.0%	\$812.5K	7.0%	10%	5	6	34	91	56
	33432	140	-13.0%	11	-27.0%	\$1,775.0K	4.0%	-9%	8	6	40	93	55
	33431	97	-20.5%	11	22.0%	\$817.5K	21.0%	-17%	5	8	17	92	73
Boynton Beach	33437	573	4.4%	71	54.0%	\$455.0K	-4.0%	-13%	4	8	58	94	55
	33436	400	4.4%	37	-20.0%	\$455.0K	-13.0%	8%	5	5	33	95	38
	33472	287	-12.0%	31	-6.0%	\$460.0K	0.0%	-15%	4	9	83	92	42
	33426	218	-2.7%	25	4.0%	\$365.0K	-1.0%	-11%	4	8	48	93	32
	33473	180	21.6%	18	38.0%	\$931.5K	-13.0%	-18%	3	9	31	96	61
	33435	195	7.1%	15	-38.0%	\$645.0K	47.0%	5%	6	7	86	90	47
Deerfield Beach	33441	131	-12.1%	18	38.0%	\$697.5K	13.0%	1%	6	9	56	91	44
Delray Beach	33446	424	4.7%	42	8.0%	\$1,039.8K	14.0%	16%	5	7	37	95	64
	33444	182	-0.5%	23	-4.0%	\$1,540.0K	118.0%	11%	7	7	53	93	65
	33445	292	1.0%	22	16.0%	\$607.0K	43.0%	4%	5	6	66	92	36
	33484	286	23.3%	18	-28.0%	\$352.0K	-8.0%	2%	4	6	83	91	50
Lake Worth	33467	551	4.6%	51	13.0%	\$551.5K	6.0%	-8%	4	10	44	96	29
	33463	282	-2.8%	37	32.0%	\$490.0K	9.0%	61%	6	6	57	96	14
	33462	187	-7.4%	25	32.0%	\$450.0K	-10.0%	6%	6	7	68	93	20
	33460	211	0.5%	20	33.0%	\$462.0K	5.0%	7%	7	6	74	95	30
	33461	128	4.1%	15	114.0%	\$450.0K	22.0%	21%	4	11	21	94	20
Palm Beach Gardens	33418	474	-3.5%	55	22.0%	\$1,175.0K	12.0%	15%	5	7	79	91	66
	33410	331	10.3%	24	-33.0%	\$702.5K	3.0%	9%	5	6	62	92	25
Loxahatchee	33470	568	10.7%	76	55.0%	\$694.0K	4.0%	12%	6	6	75	94	22
Palm City	34990	433	-8.5%	46	12.0%	\$653.5K	-6.0%	7%	6	8	88	91	39
Wellington	33414	547	6.0%	43	-26.0%	\$696.0K	4.0%	-3%	6	9	30	97	56
Jupiter	33458	464	10.7%	41	-5.0%	\$800.0K	-18.0%	1%	4	6	29	95	39
	33478	196	12.6%	23	-4.0%	\$875.0K	-1.0%	-2%	5	9	53	91	35
	33469	164	-4.7%	23	53.0%	\$1,027.0K	-7.0%	-18%	4	7	67	91	48
	33477	115	5.5%	12	100.0%	\$1,674.4K	-11.0%	-5%	5	8	49	88	83
North Palm Beach	33408	111	-15.3%	15	15.0%	\$707.5K	-4.0%	21%	7	7	62	89	53

Palm Beach County
by City

Condominium/Townhome Housing Stats
October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Boca Raton (City)	679	-5.0%	60	18.0%	\$633K	67.0%	9.0%	9	6	73	91	55
West Palm Beach (City)	611	-11.0%	60	40.0%	\$315K	-8.0%	6.0%	12	4	97	92	58
Delray Beach (City)	574	7.0%	43	-4.0%	\$330K	-3.0%	3.0%	7	5	63	90	56
Boynton Beach (City)	473	-19.0%	44	-14.0%	\$186K	-15.0%	5.0%	10	5	54	91	66
Palm Beach Gardens (City)	457	7.0%	57	0.0%	\$410K	-9.0%	-19.0%	5	7	78	92	46
Jupiter (Town)	423	0.0%	35	13.0%	\$575K	46.0%	-5.0%	6	5	61	94	49
Greenacres (City)	281	-16.0%	33	6.0%	\$195K	-35.0%	18.0%	9	8	64	93	30
Riviera Beach (City)	236	-25.0%	23	-45.0%	\$475K	-60.0%	8.0%	12	4	114	90	48
Palm Beach (Town)	204	26.0%	12	100.0%	\$1,350K	52.0%	-2.0%	13	5	147	90	92
North Palm Beach (Village)	163	-19.0%	14	-7.0%	\$418K	43.0%	22.0%	12	4	108	85	79
Wellington (Village)	122	5.0%	16	33.0%	\$400K	-5.0%	25.0%	8	8	84	92	31
Palm Springs (Village)	93	-29.0%	14	8.0%	\$252K	98.0%	10.0%	12	8	44	93	36

Palm Beach County
by Zip Code

Condominium/Townhome Housing Stats
October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33417	349	-14.0%	25	-24.0%	\$118.0K	-13.0%	15%	12	4	48	90	76
	33401	306	-11.8%	30	50.0%	\$415.0K	-35.0%	-1%	13	4	106	92	73
	33411	237	-8.8%	26	53.0%	\$292.5K	4.0%	4%	8	6	66	96	35
	33404	209	-26.1%	21	-42.0%	\$599.0K	-51.0%	8%	14	3	117	89	52
	33415	191	-11.6%	23	35.0%	\$220.0K	-14.0%	11%	7	4	56	93	26
	33407	123	-5.4%	12	100.0%	\$269.5K	11.0%	-2%	11	5	44	92	42
	33409	105	-18.0%	10	-9.0%	\$206.5K	-21.0%	14%	10	5	39	93	40
Palm Beach	33480	263	12.4%	15	7.0%	\$1,165.0K	98.0%	-5%	13	5	144	88	87
Boca Raton	33434	374	-10.3%	39	-2.0%	\$145.0K	-23.0%	-1%	8	5	70	85	95
	33433	348	-6.5%	31	35.0%	\$383.0K	9.0%	4%	7	5	108	91	55
	33432	290	10.3%	31	121.0%	\$1,120.0K	-9.0%	13%	11	4	117	91	68
	33487	232	-21.6%	12	-45.0%	\$717.5K	40.0%	16%	11	5	89	91	42
	33428	154	-2.5%	16	14.0%	\$262.5K	7.0%	-6%	9	7	106	92	44
	33496	135	4.7%	17	750.0%	\$450.0K	-1.0%	-18%	4	11	39	95	65
Boynton Beach	33435	263	-14.6%	23	-21.0%	\$199.0K	-3.0%	4%	12	5	64	93	65
	33437	210	-15.3%	17	-39.0%	\$289.0K	0.0%	34%	10	3	87	93	59
	33436	200	-16.7%	19	-14.0%	\$294.5K	-10.0%	19%	9	3	52	94	47
	33426	117	-29.9%	12	0.0%	\$214.3K	-25.0%	12%	9	6	43	92	67
Deerfield Beach	33442	440	-14.6%	43	10.0%	\$134.0K	-46.0%	25%	11	4	111	90	58
	33441	164	-12.8%	19	73.0%	\$350.0K	39.0%	19%	11	4	74	87	47
Delray Beach	33484	421	5.5%	47	15.0%	\$155.0K	-10.0%	-4%	8	8	90	82	70
	33446	359	-7.5%	21	-25.0%	\$189.0K	51.0%	-10%	10	5	84	83	81
	33445	261	18.6%	19	-14.0%	\$250.0K	9.0%	3%	6	5	71	89	47
	33483	207	-5.5%	17	31.0%	\$465.0K	-14.0%	1%	9	5	42	90	71
Lake Worth	33467	303	20.7%	19	-24.0%	\$230.0K	12.0%	2%	9	5	44	93	42
	33463	234	-2.1%	33	74.0%	\$285.0K	-14.0%	15%	7	10	59	94	30
	33461	170	-20.9%	20	-20.0%	\$109.0K	-13.0%	-5%	11	5	53	91	50
	33462	111	-0.9%	10	25.0%	\$326.0K	20.0%	15%	14	1	60	93	60
Palm Beach Gardens	33418	305	1.7%	42	14.0%	\$417.5K	-7.0%	-12%	5	8	71	92	52
	33410	204	9.7%	22	-24.0%	\$375.0K	-12.0%	-17%	4	5	83	93	32
Wellington	33414	128	2.4%	14	27.0%	\$392.5K	-7.0%	21%	9	7	101	91	29
Jupiter	33458	241	2.1%	20	-26.0%	\$462.5K	31.0%	-23%	4	7	24	96	35
	33477	203	-4.2%	22	214.0%	\$675.0K	11.0%	10%	9	4	84	93	77
	33469	146	24.8%	17	21.0%	\$270.0K	-19.0%	0%	8	6	112	92	59
North Palm Beach	33408	238	-15.0%	23	28.0%	\$410.0K	32.0%	12%	12	5	100	87	83

Martin County
by City

Single-family Housing Stats
October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Palm City (CDP)	369	-6.0%	40	29.0%	\$648K	1.0%	2.0%	5	10	79	92	38
Jensen Beach (CDP)	187	20.0%	22	38.0%	\$497K	1.0%	-15.0%	3	11	67	93	36
Port Salerno (CDP)	114	31.0%	14	27.0%	\$563K	-6.0%	4.0%	3	8	53	92	50
Hobe Sound (CDP)	108	-7.0%	11	22.0%	\$525K	-13.0%	19.0%	5	12	41	95	64

St. Lucie County
by City

Single-family Housing Stats
October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Port St. Lucie (City)	3,516	-3.0%	377	22.0%	\$410K	-4.0%	6.0%	5	8	48	95	22
Fort Pierce (City)	259	4.0%	18	12.0%	\$339K	29.0%	-10.0%	6	6	48	96	11
Lakewood Park (CDP)	177	4.0%	12	-25.0%	\$295K	-7.0%	0.0%	4	11	23	99	25
River Park (CDP)	92	11.0%	13	0.0%	\$340K	26.0%	74.0%	6	7	29	96	23
Indian River Estates (CDP)	91	-12.0%	12	20.0%	\$368K	11.0%	4.0%	5	9	42	95	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 10 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.



Martin County

Single-family Housing Stats

by Zip Code

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Hobe Sound	33455	254	2.4%	21	5.0%	\$685.0K	14.0%	18%	5	8	66	94	57
Jensen Beach	34957	281	9.8%	31	35.0%	\$515.0K	11.0%	-7%	4	9	61	91	39

St. Lucie County

Single-family Housing Stats

by Zip Code

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Pierce	34951	353	9.0%	33	18.0%	\$342.7K	1.0%	-15%	5	8	47	94	15
	34982	206	0.5%	18	12.0%	\$327.5K	-13.0%	-4%	5	10	40	95	17
	34945	101	114.9%	10	43.0%	\$349.5K	0.0%	-12%	5	3	27	96	0
Port Saint Lucie	34953	995	-12.1%	111	28.0%	\$408.0K	-4.0%	12%	5	8	48	97	9
	34987	801	7.7%	94	25.0%	\$469.2K	6.0%	8%	6	7	43	95	36
	34983	630	0.3%	61	17.0%	\$340.0K	-14.0%	7%	5	8	39	95	16
	34986	535	-2.2%	51	38.0%	\$390.0K	-7.0%	-7%	6	7	59	95	37
	34952	511	-10.5%	51	4.0%	\$375.0K	7.0%	36%	5	8	54	95	20
	34984	337	-3.4%	35	-12.0%	\$440.0K	0.0%	6%	5	8	42	95	17

Martin County
by City

Condominium/Townhome Housing Stats
October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Stuart (City)	199	0.0%	21	5.0%	\$170K	-13.0%	11.0%	8	3	65	90	67

St. Lucie County
by City

Condominium/Townhome Housing Stats
October 2025

	Year-to-date Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales Share
Fort Pierce (City)	215	-9.0%	22	-4.0%	\$285K	36.0%	-2.0%	10	5	94	91	64
Port St. Lucie (City)	190	-2.0%	12	-37.0%	\$251K	14.0%	24.0%	8	7	103	91	50
Hutchinson Island South (CDP)	126	-3.0%	14	100.0%	\$428K	3.0%	-14.0%	10	3	164	87	50

Martin County

Condominium/Townhome Housing Stats

by Zip Code

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Jensen Beach	34957	184	-1.1%	22	69.0%	\$402.5K	4.0%	7%	11	4	108	89	55
Stuart	34997	220	-16.3%	21	-12.0%	\$272.0K	-20.0%	13%	7	3	61	92	29
	34996	186	12.7%	19	58.0%	\$122.5K	-55.0%	-10%	8	7	34	91	63
	34994	176	-14.1%	14	-30.0%	\$155.0K	-17.0%	6%	9	4	90	83	71

St. Lucie County

Condominium/Townhome Housing Stats

by Zip Code

October 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings
Fort Pierce	34949	243	3.4%	30	275.0%	\$432.5K	52.0%	-9%	11	4
	34982	135	32.4%	16	23.0%	\$247.5K	55.0%	-11%	6	11



MIAMI Association of Realtors® (MIAMI) was chartered by the National Association of Realtors® in 1920 and is celebrating over 100 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 over 250 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 Communication, chris@miamire.com



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

[Disclaimer - MIAMI REALTORS®](#)