



2025 Southeast Florida Luxury Home Sales Report



Miami Association of Realtors® (MIAMI)

February 2026

Southeast Florida Single-family Luxury Home Sales in 2025

Million-dollar Single-family Market Share Climbed to 55% of Dollar Volume in 2025

Southeast Florida's million-dollar market continued to outperform the overall market in 2025, gaining market share and setting record levels for luxury and uber-luxury price thresholds. A robust job market, a resurgence in out-of-state migration, a rebound in international home buying activity, and the wealth inflow from upper-end buyers making all-cash purchases are sustaining the momentum in the million-dollar luxury market.

Southeast Florida's closed sales of million-dollar single-family homes hit a record level of 8,693 sales in 2025, up 4.3%, outpacing the 0.2% overall increase for single-family closed sales. The market share of million-dollar home sales also rose to or held at record highs in Miami-Dade County (25%), Palm Beach County (25%) Broward County (18%), and St. Lucie County (2%), but slightly inched down in Martin County (19%). Nationally, million-dollar sales (single-family and condominiums/townhomes) account for roughly 10%.

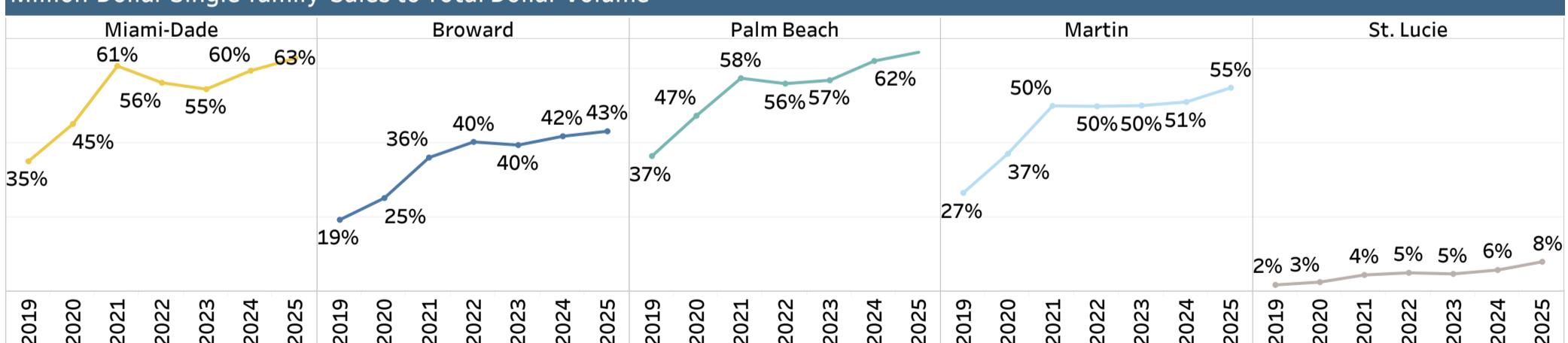
In 2025, the share of million-dollar single-family homes amounted to \$24.1 billion, accounting for a phenomenal record-breaking share of 55% of total dollar volume. The dollar volume of million-dollar home sales rose 10.7%, outpacing the overall increase of 5.2%. The share of million-dollar homes to the total dollar volume rose to record levels in Palm Beach County (65%), Miami-Dade County (63%), Martin County (55%), Broward County (43%), and St. Lucie County (8%).

Robust and diversified job growth and sustained wealth migration are underpinning the momentum and resilience of the Southeast Florida housing market. As of 2025 Q2, Miami-Dade County led the 10 largest counties in job growth (1.9%), outpacing the national increase of 0.5%. Jobs also rose at a faster pace than nationally in St. Lucie County (2.0%), Palm Beach County (1.1%), and Martin County (0.9%).

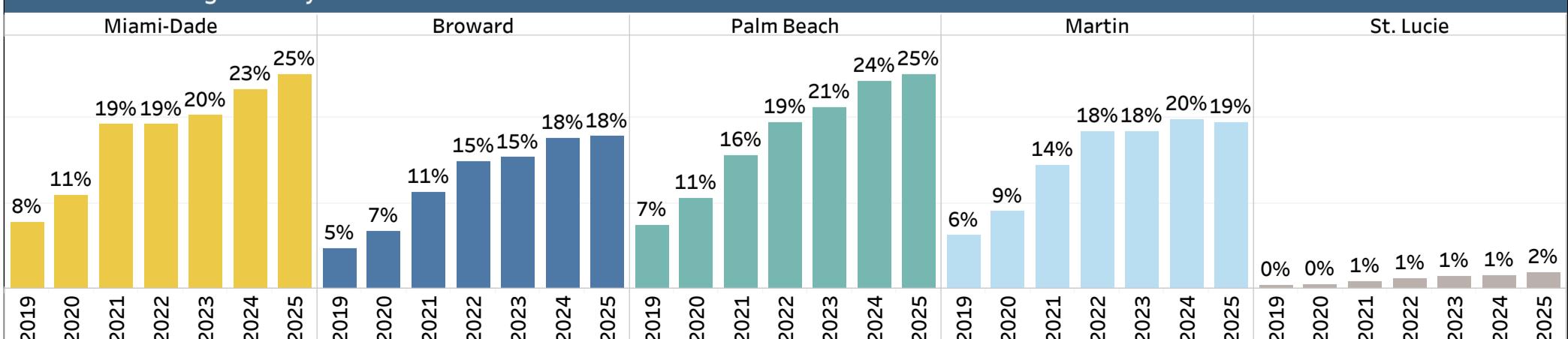
A resurgence in out-of-state migration is helping sustain the momentum in the million-dollar market. After decelerating in the past three years, out-of-state driver license exchanges picked up in 2025 in Miami-Dade County (+12%) and Broward County (+6%). New York, California, New Jersey were the top origins of driver license exchanges. Out-of-state movers typically have higher incomes than in-state movers, enabling them to afford more upscale purchases. [Domestic Migration to Miami-Dade, Broward Increases with New York Again as Top Feeder State - MIAMI REALTORS®](#)

Helped by a weaker dollar, foreign buyer purchases of existing homes also picked up in 2025 to 15% of existing home sales (10% in 2024), compared to 2% nationally. Sixty-nine percent of buyers purchased the property for vacation or investment (rental) purposes. See [2025-MIAMI-International-Report.pdf](#)

Million-Dollar Single-family Sales to Total Dollar Volume



Million-Dollar Single-family Sales to Total Sales



Southeast Florida Single-family Luxury Home Sales in 2025

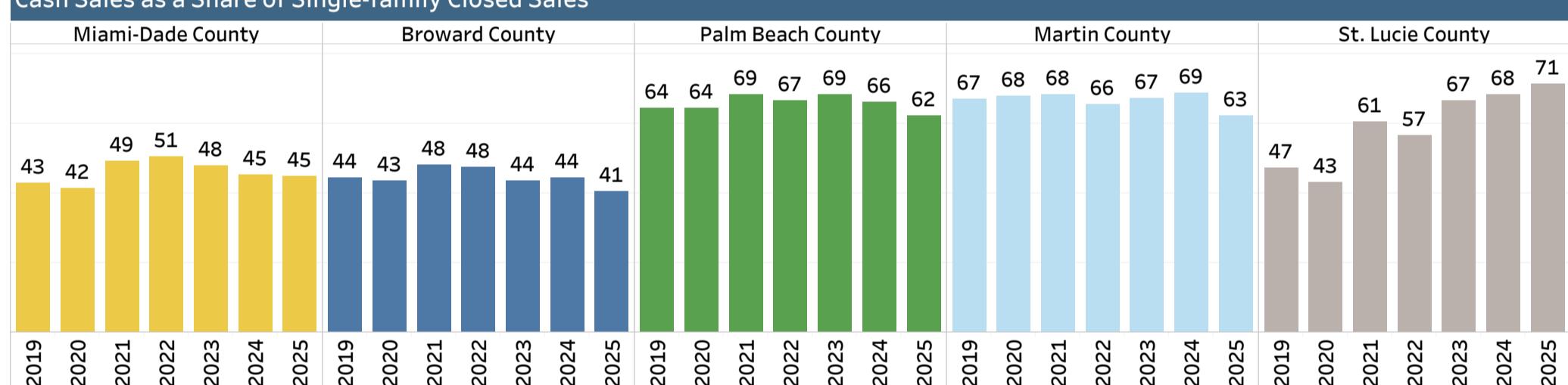
Million-Dollar Single-family Market Remains More Competitive Compared to 2019

Million-dollar home buyers are more likely to make an all-cash purchase. In 2025, cash buyers accounted for 52% of million-dollar single-family home sales compared to 31% of cash sales to overall sales. Over half of million-dollar buyers paid cash in Palm Beach County (62%), Martin County (63%), and St. Lucie County (71%), and about four in ten in Miami-Dade County (45%) and Broward County (41%). Compared to 2019, the rising share of cash buyers is evident in St. Lucie County.

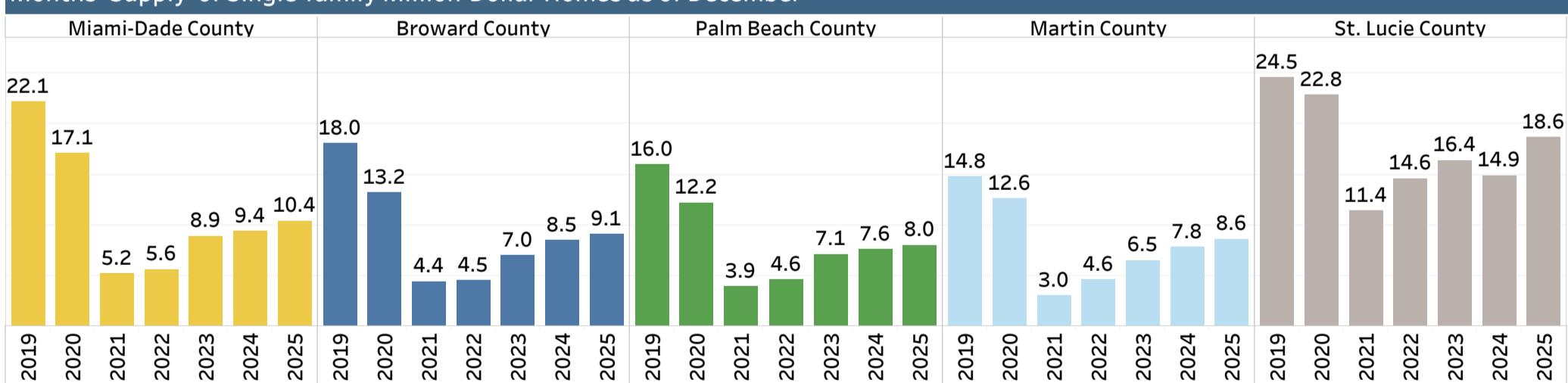
Demand-supply conditions have remained more competitive compared to 2019 even as supply continues to normalize. As of December 2025, the active inventory of million-dollar homes was equivalent to less than 11 months' supply in Miami-Dade County (10.4), Broward County (9.1), Palm Beach County (8.0), and Martin County (8.6). In 2019, active inventory hovered at 15 to 24 months' supply.

Due to more competitive conditions compared to 2019, single-family million-dollar listings were typically on the market for fewer days in 2025 compared to 2019 even as the time on market continues to normalize. In 2025, million-dollar listings were typically on the market for 2 months compared to 3 to 6 months in 2019: Miami-Dade County (72 days), Broward County (70 days), Palm Beach County (59 days), Martin County (69 days), and St. Lucie County (70 days).

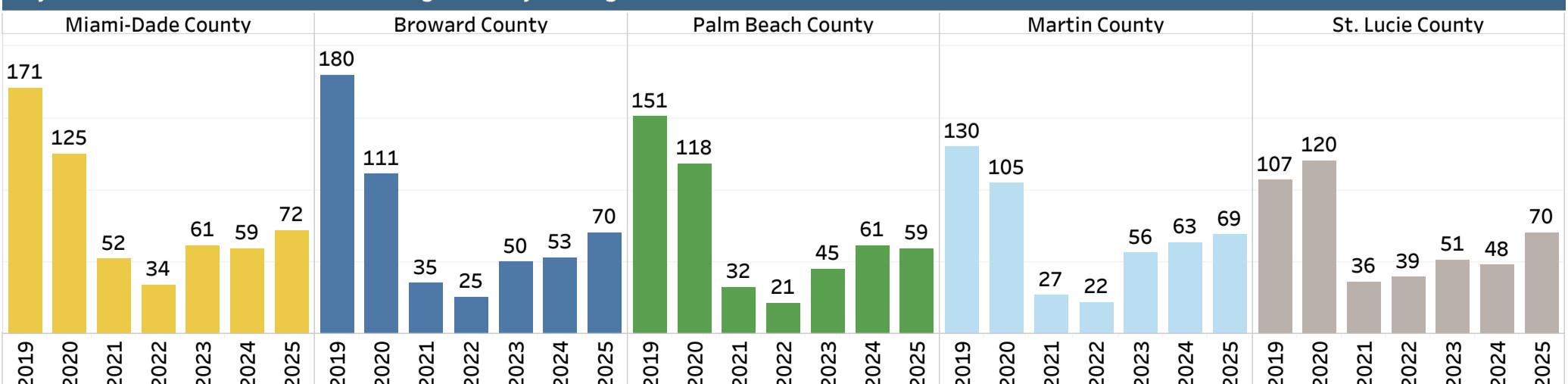
Cash Sales as a Share of Single-family Closed Sales



Months' Supply of Single-family Million-Dollar Homes as of December



Days on Market of Million-Dollar Single-family Listings



Single-family Luxury Price Thresholds Climb to Record Highs in 2025

The price thresholds for single-family luxury homes (top 5% threshold) and uber-luxury homes (top 1% threshold) climbed to record highs in 2025 in the counties of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie. There were 323 sales of single-family homes \$10 million or higher compared to last year's 275 sales.

Miami-Dade County Single-family Uber-Luxury Threshold Rose to \$10.4 Million in 2025

In Miami-Dade County, the luxury threshold rose to \$3.4 million while the uber-luxury threshold rose to \$10.4 million. There were 114 sales of \$10 million or more, the second highest on record (153 in 2021), up from 31 sales in 2019. Based on \$10 million or more sales, the top luxury markets were Miami Beach (45 sales), Coral Gables (22 sales), and Miami (19 sales). In Miami Beach, the luxury price threshold in 2025 was \$27.5 million and the uber-luxury price threshold was \$45.6 million. The top uber-luxury market in Miami-Dade was Bal Harbour with a threshold price of \$69.5 million. The most expensive sale that broke records since 2019 was a \$101.5 million sale of Banyan Ridge in the Coconut Grove neighborhood of the city of Miami.

Broward County Single-family Uber-Luxury Threshold Rose to \$4.8 Million in 2025

In Broward County, the luxury threshold rose to \$2.0 million while the uber-luxury threshold rose to \$4.8 million. There were 52 sales of \$10 million or more, a record level, up from six sales in 2019. Based on \$10 million or more sales, the top luxury markets were Fort Lauderdale (36 sales) and Hillsboro Beach (10 sales). In Fort Lauderdale, the luxury price threshold in 2025 was \$4.7 million and the uber-luxury price threshold was \$10.3 million. The top uber-luxury market in Broward County was Hillsboro Beach with a threshold price of \$27.1 million. The most expensive sale in Broward County in 2025 was a \$97.5 million home in Delmar Place, Fort Lauderdale, although it did not beat last year's record sale of a \$140 million home on Harborage Isle in Fort Lauderdale.

Palm Beach County Single-family Uber-Luxury Threshold Rose to \$11.0 Million in 2025

In Palm Beach County, the luxury threshold rose to \$3.5 million while the uber-luxury threshold rose to \$11.0 million. There were 141 sales of \$10 million or more, a record level, up from 37 sales in 2019. Based on \$10 million or more sales, the top luxury markets were Palm Beach (50 sales), Jupiter (24 sales), and Boca Raton (22 sales). In the town of Palm Beach, the luxury price threshold in 2025 was \$39.1 million and the uber-luxury price threshold was \$55.1 million. The top uber-luxury market in Palm Beach County was Manalapan with a threshold price of \$66.1 million. The most expensive sale in Palm Beach County in 2025 was a \$97.5 million home in Old Harbour Road, North Palm Beach although it did not beat last year's record sale of a \$152 million home on Tarpon Isle in the town of Palm Beach.

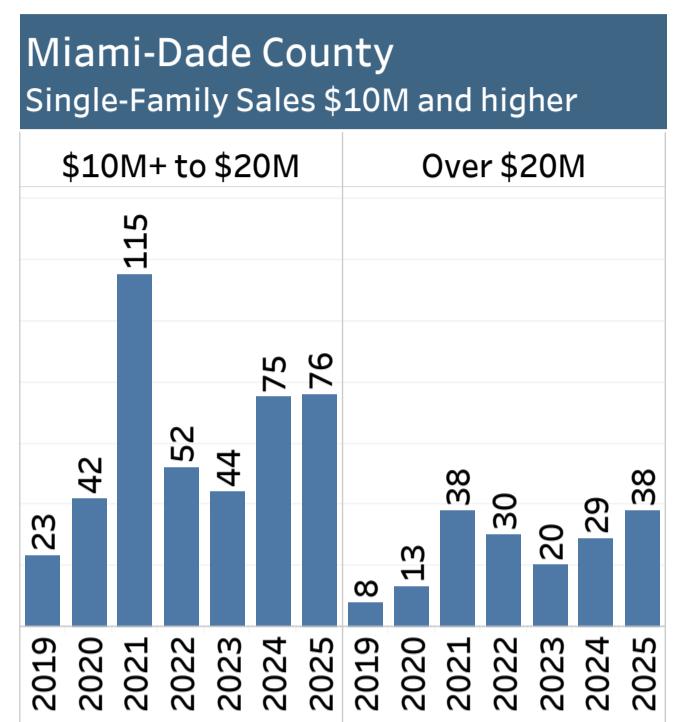
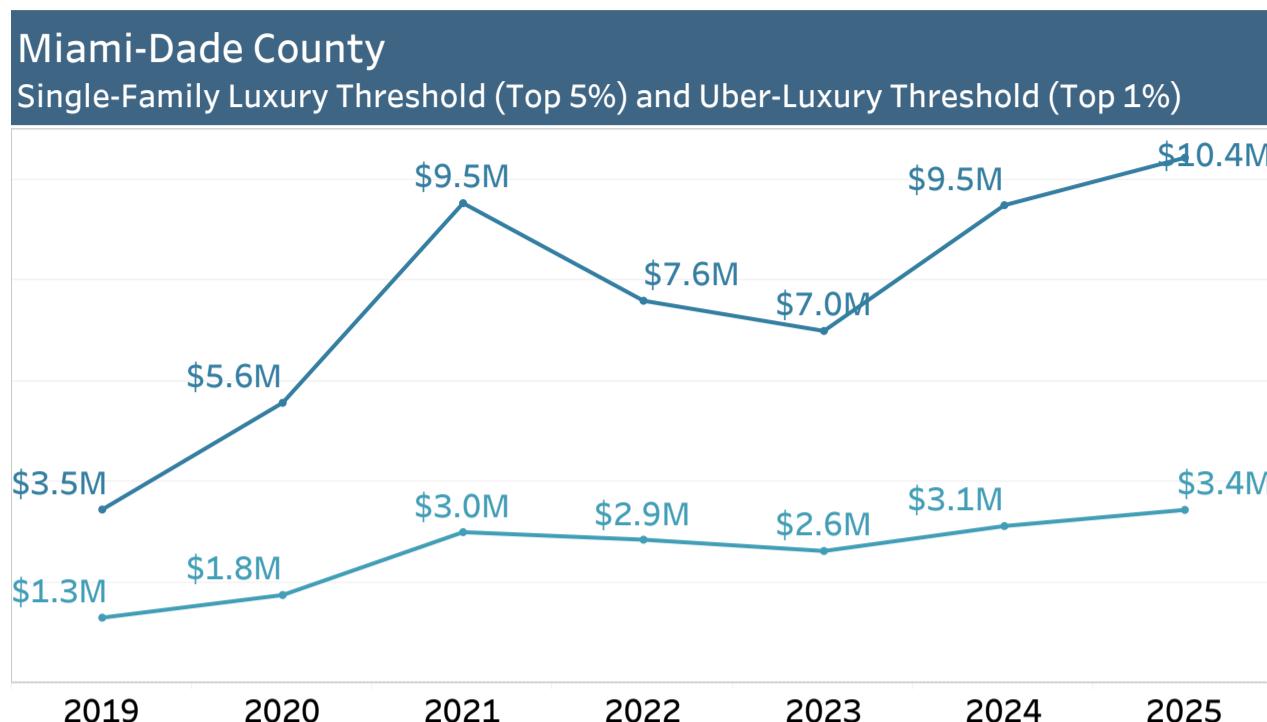
Martin County Single-family Uber-Luxury Threshold Rose to \$8.3 Million in 2025

In Martin County, the luxury threshold rose to \$3.1 million while the uber-luxury threshold rose to \$8.3 million. There were 15 sales of \$10 million or more, the third highest level, slightly up from 13 sales in 2019. Based on \$10 million or more sales, the top luxury market was Hobe Sound (5 sales), with a luxury price threshold of \$3.5 million and an uber-luxury price threshold of \$20.2 million. The most expensive sale was a \$32 million home on Beach Road, although it did not beat the sale of a \$33 million home on Beach Road last year.

St. Lucie County Single-family Uber-Luxury Threshold Rose to \$1.5 Million in 2025

In St. Lucie County, the luxury threshold was stable at \$700,000 while the uber-luxury threshold rose to \$1.5 million. There was one sale of a home at least \$10 million, which was on Hutchinson Island, for \$17 million, a record sale that broke last year's \$9.2 million sale, also on Hutchinson Island.

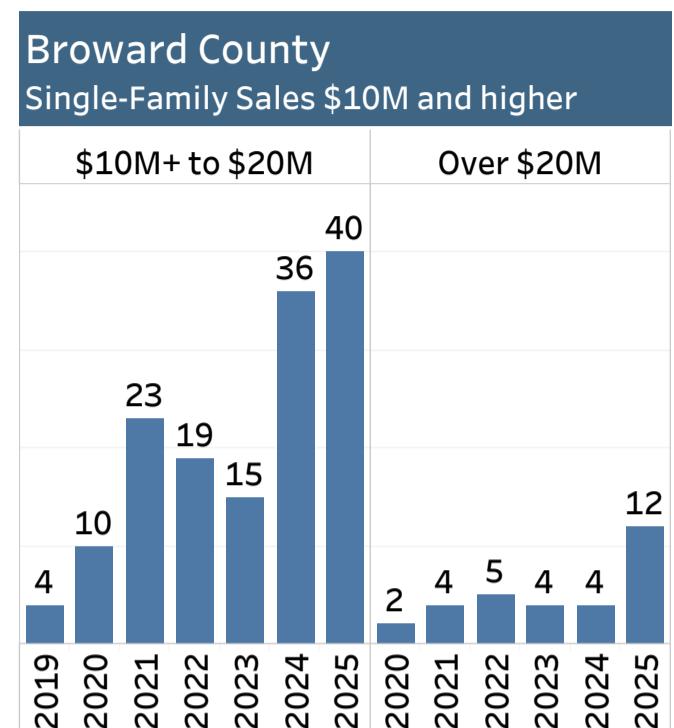
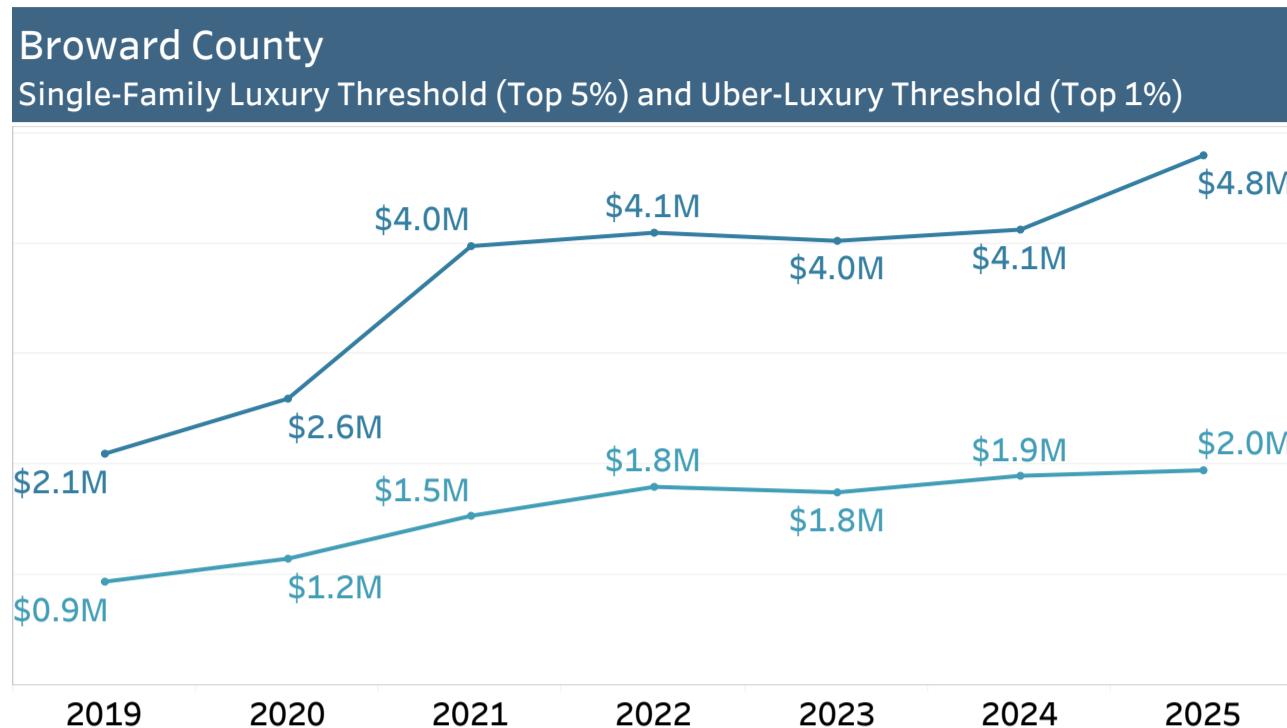
Miami-Dade County Single-family Luxury Home Sales in 2025



Miami-Dade County
Single-Family Top 5% and Top 1% Thresholds

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Miami Beach	\$27.5M	\$15.4M	\$45.6M	\$24.4M	\$74.3M	\$27.8M	45	23
Coral Gables	\$11.0M	\$3.7M	\$25.2M	\$9.0M	\$50.0M	\$25.5M	22	5
Miami	\$2.2M	\$0.9M	\$6.1M	\$2.0M	\$101.5M	\$9.0M	19	0
Pinecrest	\$9.2M	\$4.1M	\$11.0M	\$5.1M	\$19.5M	\$6.5M	8	0
Key Biscayne	\$19.6M	\$8.0M	\$28.7M	\$9.6M	\$31.8M	\$10.1M	6	1
Golden Beach	\$18.6M	\$9.0M	\$20.5M	\$9.8M	\$21.0M	\$10.0M	5	0
North Miami	\$4.3M	\$1.5M	\$8.9M	\$2.7M	\$13.2M	\$3.2M	2	0
North Bay Village	\$12.6M	\$4.5M	\$12.8M	\$5.0M	\$12.9M	\$5.1M	2	0
Aventura	\$11.8M	\$1.5M	\$13.2M	\$2.1M	\$13.5M	\$2.3M	2	0
Surfside	\$4.5M	\$1.8M	\$10.4M	\$3.7M	\$13.8M	\$3.9M	1	0
Sunny Isles Beach	\$9.2M	\$3.1M	\$11.0M	\$5.5M	\$11.5M	\$6.1M	1	0
Miami Shores	\$2.6M	\$1.3M	\$6.5M	\$3.7M	\$12.6M	\$4.1M	1	0
Bay Harbor Islands	\$11.7M	\$3.4M	\$12.5M	\$4.2M	\$12.7M	\$4.4M	1	0
Bal Harbour	\$69.5M	\$20.5M	\$69.5M	\$23.3M	\$69.5M	\$24.0M	1	2
West Miami	\$0.9M	\$0.5M	\$0.9M	\$0.7M	\$0.9M	\$0.8M	0	0
Virginia Gardens	\$0.7M	\$0.4M	\$0.7M	\$0.4M	\$0.7M	\$0.4M	0	0
Unincorporated Dade County	\$1.6M	\$1.2M	\$1.7M	\$2.1M	\$1.7M	\$2.3M	0	0
Sweetwater	\$0.7M	\$0.5M	\$0.7M	\$0.5M	\$0.7M	\$0.6M	0	0
South Miami	\$4.4M	\$1.9M	\$7.2M	\$2.2M	\$8.8M	\$2.2M	0	0
Palmetto Bay	\$2.3M	\$1.0M	\$3.5M	\$1.3M	\$5.4M	\$2.8M	0	0
Opa-Locka	\$0.6M	\$0.3M	\$1.5M	\$0.4M	\$3.4M	\$0.4M	0	0
North Miami Beach	\$2.7M	\$0.7M	\$4.2M	\$1.8M	\$7.3M	\$3.0M	0	0
Miami Springs	\$1.2M	\$0.7M	\$1.7M	\$1.1M	\$2.1M	\$1.5M	0	0
Miami Lakes	\$1.4M	\$0.8M	\$2.0M	\$1.1M	\$2.5M	\$1.2M	0	0
Miami Gardens	\$0.6M	\$0.3M	\$0.7M	\$0.4M	\$0.8M	\$0.5M	0	0
Kendall	\$0.8M	\$0.5M	\$0.8M	\$0.5M	\$0.8M	\$0.5M	0	0
Homestead	\$1.0M	\$0.5M	\$1.7M	\$0.7M	\$4.5M	\$1.1M	0	0
Hialeah Gardens	\$1.4M	\$0.9M	\$3.3M	\$1.3M	\$3.9M	\$1.8M	0	0
Hialeah	\$0.9M	\$0.5M	\$1.1M	\$0.5M	\$1.5M	\$0.8M	0	0
Goulds	\$0.7M	\$0.3M	\$0.7M	\$0.3M	\$0.7M	\$0.3M	0	0
Florida City	\$0.6M	\$0.3M	\$0.6M	\$0.3M	\$0.6M	\$0.3M	0	0
El Portal	\$1.5M	\$0.7M	\$1.7M	\$0.9M	\$1.8M	\$0.9M	0	0
Doral	\$2.2M	\$0.9M	\$2.3M	\$1.6M	\$2.7M	\$2.5M	0	0
Cutler Bay	\$1.1M	\$0.5M	\$1.4M	\$0.6M	\$2.1M	\$0.9M	0	0
Coconut Grove	\$5.4M	\$2.7M	\$8.2M	\$4.9M	\$10.0M	\$6.6M	0	0
Biscayne Park	\$4.7M	\$0.7M	\$5.1M	\$1.0M	\$5.3M	\$1.2M	0	0
Biscayne Gardens	\$1.6M	\$0.5M	\$1.6M	\$0.5M	\$1.6M	\$0.5M	0	0

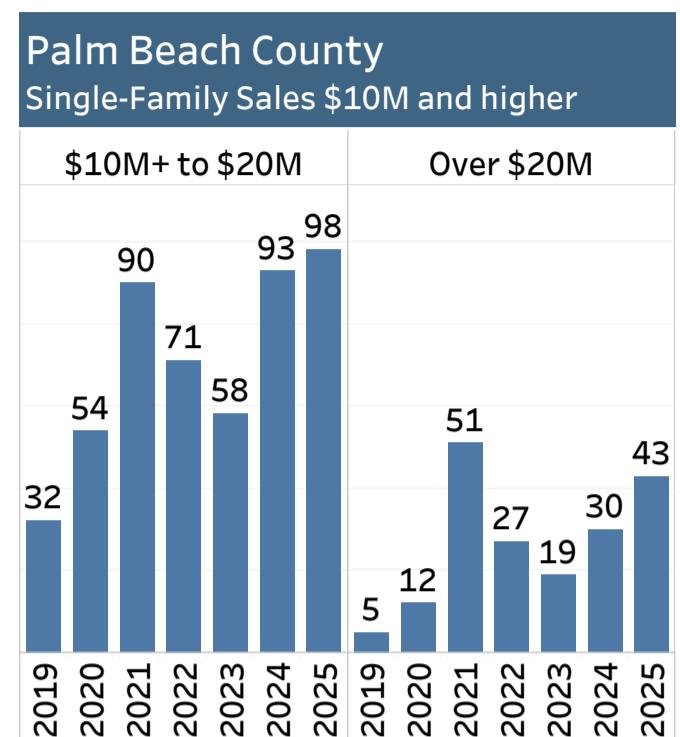
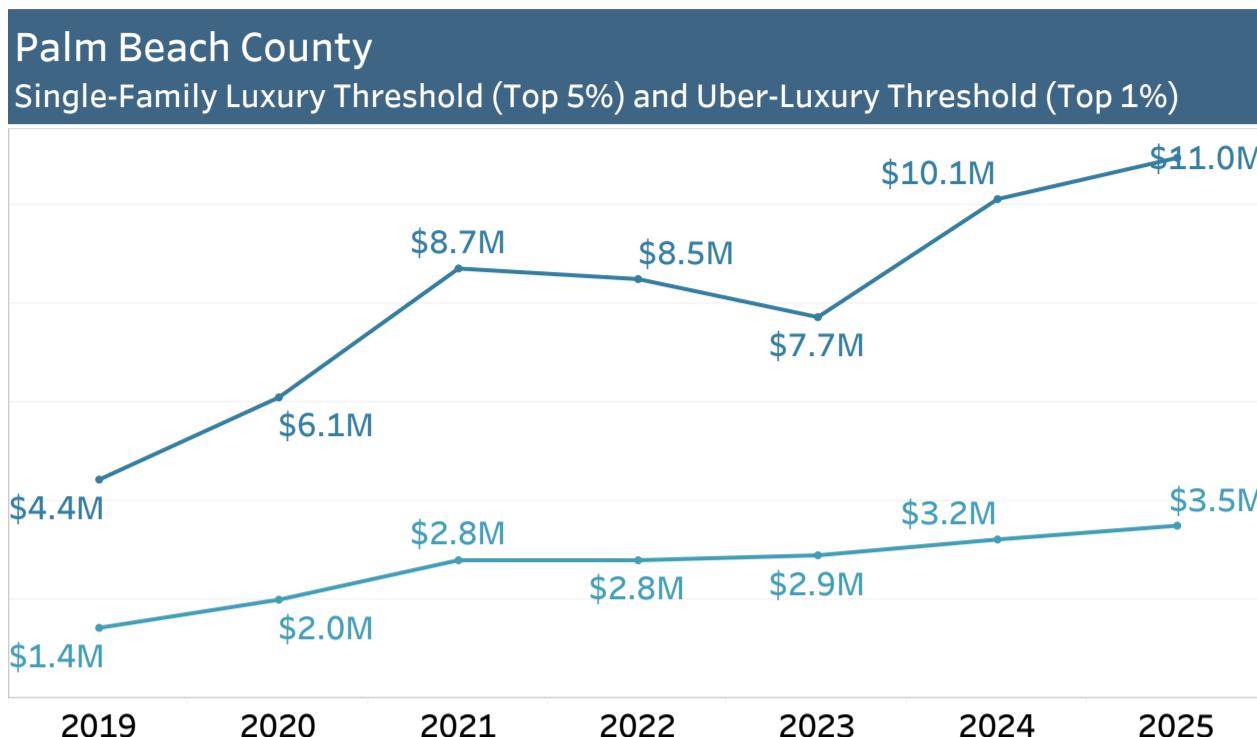
Broward County Single-family Luxury Home Sales in 2025



Broward County
Single-Family Top 5% and Top 1% Thresholds

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Fort Lauderdale	\$4.7M	\$2.2M	\$10.3M	\$5.2M	\$27.8M	\$17.4M	36	4
Hillsboro Beach	\$27.1M	\$10.0M	\$27.1M	\$10.0M	\$27.1M	\$10.0M	10	1
Weston	\$2.5M	\$1.2M	\$5.0M	\$2.3M	\$11.0M	\$5.3M	2	0
Southwest Ranches	\$5.7M	\$2.3M	\$11.4M	\$3.4M	\$15.5M	\$7.7M	2	0
Hallandale Beach	\$3.8M	\$2.1M	\$9.1M	\$3.0M	\$11.5M	\$4.0M	2	0
Davie	\$2.5M	\$1.2M	\$3.4M	\$1.7M	\$25.5M	\$2.0M	2	0
Wilton Manors	\$1.8M	\$0.9M	\$2.9M	\$1.0M	\$2.9M	\$1.1M	0	0
West Park	\$0.6M	\$0.3M	\$0.7M	\$0.4M	\$0.7M	\$0.4M	0	0
Tamarac	\$0.6M	\$0.4M	\$0.9M	\$0.5M	\$1.5M	\$0.7M	0	0
Sunrise	\$0.7M	\$0.4M	\$0.8M	\$0.5M	\$0.9M	\$0.6M	0	0
Sea Ranch Lakes	\$7.7M	\$2.5M	\$7.7M	\$2.8M	\$7.7M	\$2.9M	0	0
Pompano Beach	\$1.8M	\$0.8M	\$3.1M	\$1.2M	\$8.7M	\$3.7M	0	0
Plantation	\$1.8M	\$0.9M	\$3.3M	\$1.8M	\$6.0M	\$2.4M	0	0
Pembroke Pines	\$1.0M	\$0.6M	\$1.3M	\$0.7M	\$1.7M	\$0.9M	0	0
Pembroke Park	\$0.5M	\$0.3M	\$0.5M	\$0.3M	\$0.5M	\$0.3M	0	0
Parkland	\$2.2M	\$1.2M	\$4.1M	\$1.7M	\$8.8M	\$3.1M	0	0
Oakland Park	\$1.0M	\$0.5M	\$1.4M	\$0.7M	\$1.7M	\$0.8M	0	0
North Lauderdale	\$0.5M	\$0.3M	\$0.6M	\$0.3M	\$0.6M	\$0.4M	0	0
Miramar	\$1.2M	\$0.6M	\$1.6M	\$0.8M	\$2.6M	\$1.0M	0	0
Margate	\$0.6M	\$0.4M	\$0.7M	\$0.4M	\$0.7M	\$0.5M	0	0
Lighthouse Point	\$4.9M	\$3.2M	\$5.7M	\$4.2M	\$9.5M	\$4.9M	0	0
Lauderhill	\$0.6M	\$0.4M	\$0.7M	\$0.4M	\$0.8M	\$0.5M	0	0
Lauderdale Lakes	\$0.5M	\$0.3M	\$0.6M	\$0.3M	\$0.6M	\$0.3M	0	0
Lauderdale By The Sea	\$2.4M	\$1.8M	\$3.4M	\$2.3M	\$3.4M	\$2.3M	0	0
Hollywood	\$1.4M	\$0.7M	\$2.4M	\$1.5M	\$8.4M	\$2.7M	0	0
Deerfield Beach	\$1.3M	\$0.6M	\$2.8M	\$1.2M	\$6.2M	\$5.6M	0	0
Dania Beach	\$0.9M	\$0.6M	\$1.8M	\$0.9M	\$2.1M	\$1.0M	0	0
Coral Springs	\$1.1M	\$0.6M	\$1.6M	\$0.8M	\$2.3M	\$1.8M	0	0
Cooper City	\$1.6M	\$0.8M	\$2.2M	\$1.0M	\$2.4M	\$1.6M	0	0
Coconut Creek	\$0.8M	\$0.5M	\$1.9M	\$0.7M	\$3.0M	\$0.8M	0	0

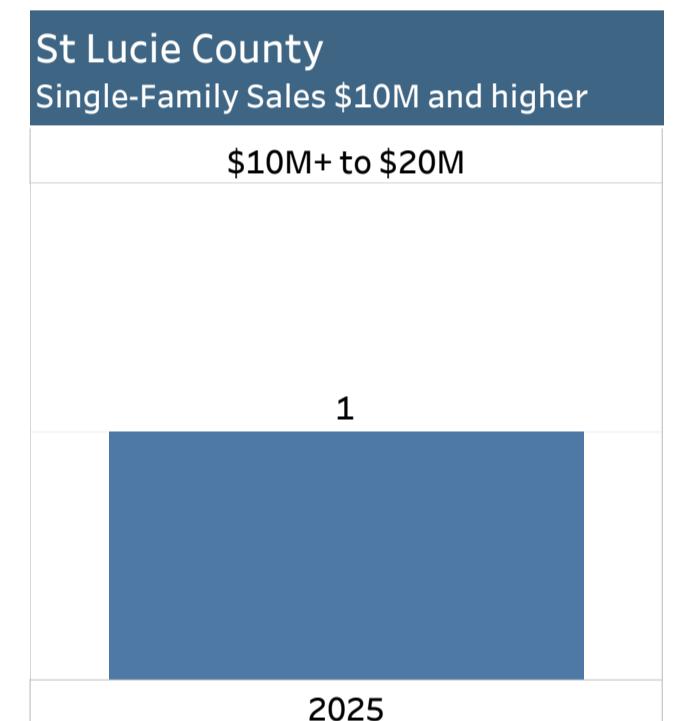
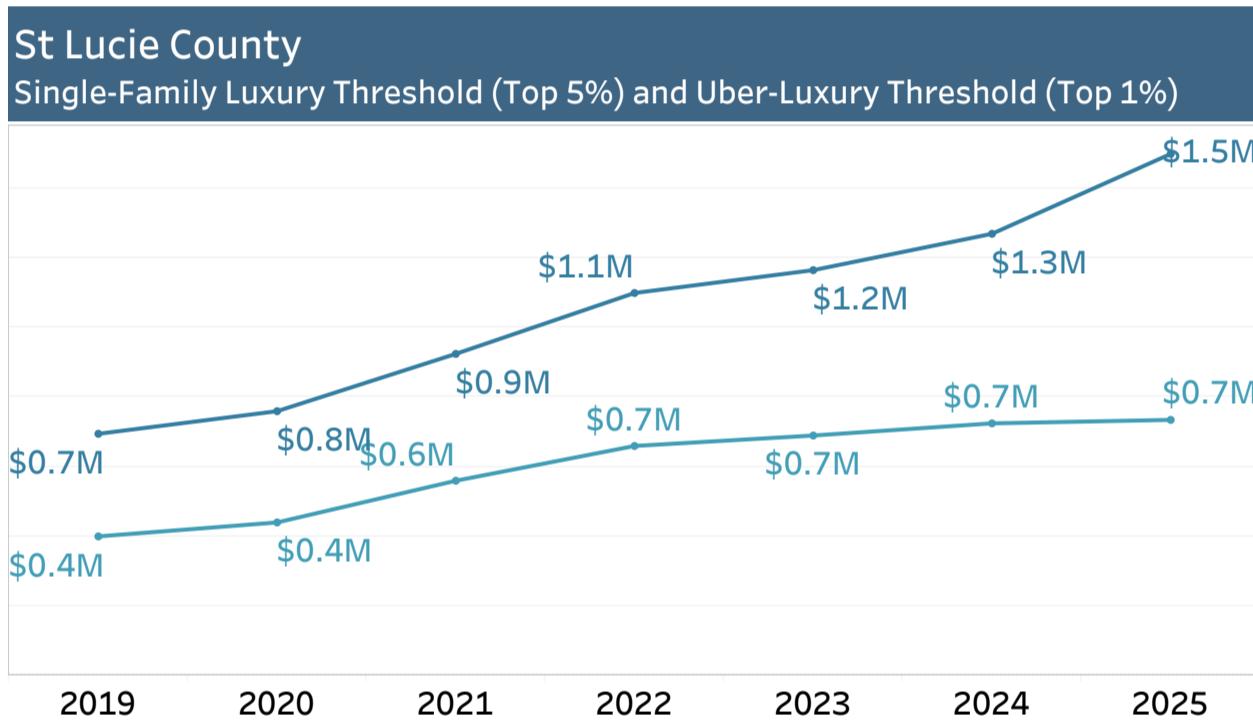
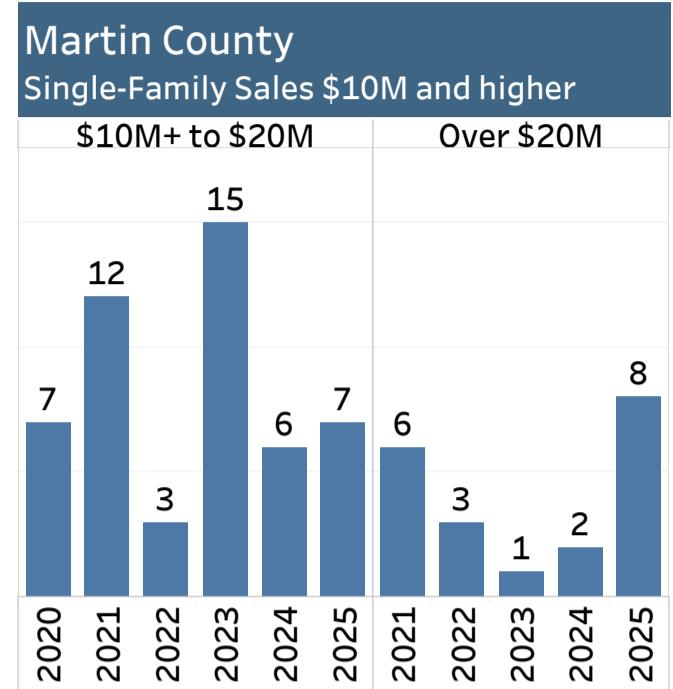
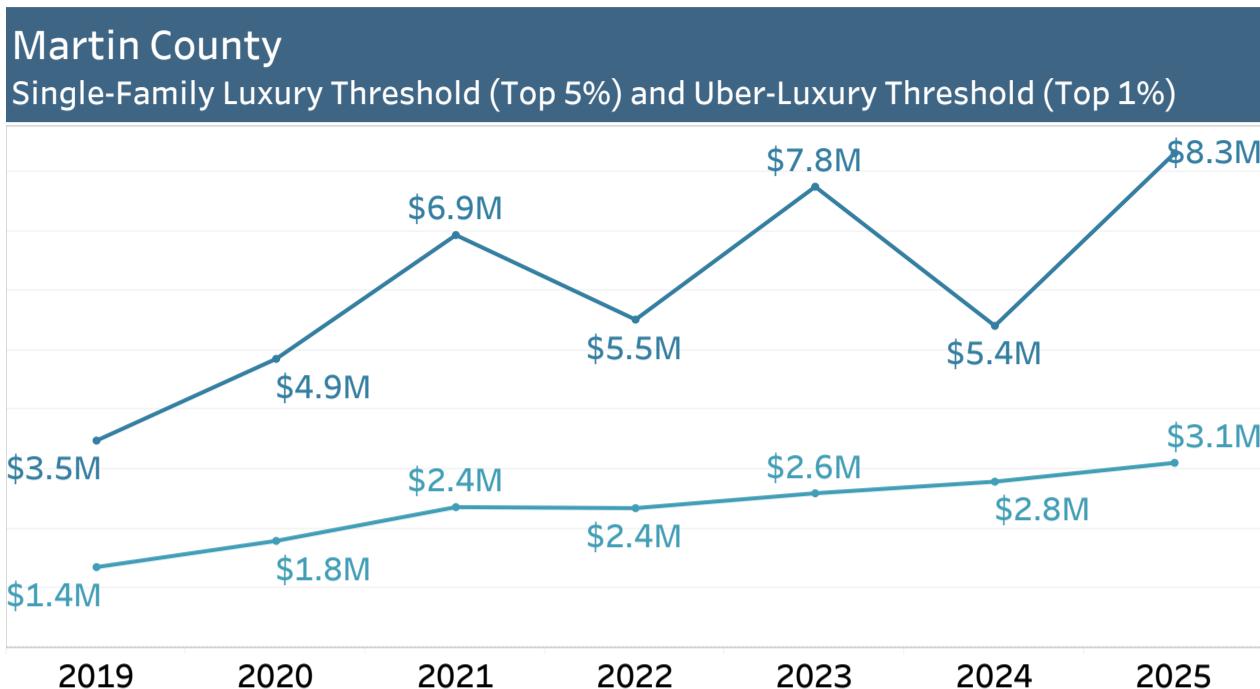
Palm Beach County Single-family Luxury Home Sales in 2025



Palm Beach County
Single-Family Top 5% and Top 1% Thresholds

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Palm Beach	\$39.1M	\$17.1M	\$55.1M	\$41.2M	\$66.1M	\$43.0M	50	16
Jupiter	\$4.7M	\$2.0M	\$15.0M	\$6.2M	\$48.0M	\$10.5M	24	2
Boca Raton	\$4.4M	\$1.9M	\$10.0M	\$5.1M	\$31.5M	\$16.5M	22	11
Delray Beach	\$3.8M	\$1.8M	\$9.9M	\$4.0M	\$59.0M	\$10.0M	11	0
North Palm Beach	\$9.0M	\$3.4M	\$57.3M	\$5.9M	\$97.5M	\$7.2M	7	0
Palm Beach Gardens	\$4.5M	\$2.1M	\$7.2M	\$4.0M	\$15.5M	\$6.9M	5	0
Manalapan	\$58.9M	\$13.5M	\$61.2M	\$24.3M	\$61.8M	\$27.0M	5	1
Gulf Stream	\$21.7M	\$11.7M	\$21.9M	\$17.1M	\$22.0M	\$18.5M	5	2
West Palm Beach	\$3.0M	\$0.8M	\$5.6M	\$2.1M	\$28.2M	\$11.5M	4	1
Wellington	\$4.0M	\$1.5M	\$8.2M	\$5.7M	\$25.5M	\$24.0M	4	4
Highland Beach	\$28.1M	\$7.8M	\$28.4M	\$8.4M	\$28.5M	\$8.6M	4	0
Tequesta	\$7.5M	\$3.3M	\$11.5M	\$3.8M	\$11.5M	\$3.9M	2	0
Lantana	\$4.4M	\$1.1M	\$9.4M	\$2.3M	\$14.8M	\$4.9M	1	0
Jupiter Inlet Colony	\$16.0M	\$2.6M	\$21.0M	\$3.6M	\$22.3M	\$3.9M	1	0
Village Of Golf	\$4.0M	\$1.9M	\$4.2M	\$2.1M	\$4.3M	\$2.2M	0	0
South Bay	\$0.4M	\$0.1M	\$0.5M	\$0.1M	\$0.5M	\$0.1M	0	0
Singer Island	\$6.4M	\$2.9M	\$8.1M	\$4.0M	\$8.6M	\$4.4M	0	0
Royal Palm Beach	\$0.8M	\$0.5M	\$1.1M	\$0.6M	\$1.1M	\$0.8M	0	0
Palm Springs	\$0.6M	\$0.4M	\$0.8M	\$0.4M	\$1.1M	\$0.5M	0	0
Palm Beach Shores	\$2.8M	\$1.5M	\$3.1M	\$1.5M	\$3.2M	\$1.5M	0	0
Pahokee	\$0.4M	\$0.2M	\$0.4M	\$0.2M	\$0.4M	\$0.2M	0	0
Ocean Ridge	\$6.5M	\$4.4M	\$7.9M	\$5.7M	\$8.3M	\$6.2M	0	0
Mangonia Park	\$0.6M	\$0.2M	\$0.6M	\$0.2M	\$0.6M	\$0.2M	0	0
Loxahatchee	\$1.1M	\$0.6M	\$1.8M	\$0.9M	\$5.3M	\$1.6M	0	0
Lake Worth Beach	\$1.0M	\$0.5M	\$1.6M	\$0.8M	\$3.6M	\$2.1M	0	0
Lake Park	\$0.6M	\$0.3M	\$0.7M	\$0.4M	\$0.8M	\$0.4M	0	0
Lake Clarke Shores	\$1.4M	\$0.6M	\$1.6M	\$0.6M	\$1.7M	\$0.6M	0	0
Juno Beach	\$3.3M	\$2.2M	\$3.6M	\$2.3M	\$3.7M	\$2.3M	0	0
Hypoluxo	\$2.5M	\$1.1M	\$2.7M	\$1.2M	\$2.7M	\$1.2M	0	0
Haverhill	\$0.6M	\$0.4M	\$0.7M	\$0.4M	\$0.7M	\$0.4M	0	0
Green Acres	\$0.6M	\$0.4M	\$0.7M	\$0.4M	\$0.7M	\$0.4M	0	0
Cloud Lake	\$1.0M	\$0.3M	\$1.0M	\$0.3M	\$1.0M	\$0.3M	0	0
Canal Point	\$0.1M	\$0.2M	\$0.1M	\$0.2M	\$0.1M	\$0.2M	0	0
Boynton Beach	\$1.3M	\$0.7M	\$2.1M	\$0.9M	\$5.4M	\$1.7M	0	0
Belle Glade	\$0.5M	\$0.3M	\$0.5M	\$0.3M	\$0.5M	\$0.3M	0	0
Atlantis	\$1.4M	\$0.9M	\$1.8M	\$1.0M	\$1.9M	\$1.0M	0	0

Martin County & St. Lucie County Single-family Luxury Home Sales in 2025



Martin County & St Lucie County
Single-Family Top 5% and Top 1% Thresholds

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Hobe Sound	\$3.5M	\$2.0M	\$20.2M	\$9.1M	\$32.0M	\$9.8M	5	0
Stuart	\$2.7M	\$1.4M	\$7.5M	\$3.6M	\$11.2M	\$5.9M	2	0
Hutchinson Island	\$5.6M	\$1.7M	\$13.6M	\$1.8M	\$17.0M	\$1.9M	1	0
Sewalls Point	\$8.0M	\$3.1M	\$8.5M	\$3.2M	\$8.5M	\$3.2M	0	0
Saint Lucie West	\$1.2M	\$0.4M	\$1.4M	\$0.5M	\$1.4M	\$0.5M	0	0
Palm City	\$1.9M	\$0.9M	\$3.4M	\$1.3M	\$7.3M	\$2.2M	0	0
Jensen Beach	\$1.4M	\$0.6M	\$2.9M	\$0.9M	\$5.2M	\$2.4M	0	0
Indian Town	\$0.6M	\$0.5M	\$0.9M	\$0.6M	\$1.1M	\$0.7M	0	0
Fort Pierce	\$0.7M	\$0.4M	\$1.7M	\$0.7M	\$5.1M	\$1.9M	0	0

Source of data: Miami Association of REALTORS® (MIAMI) analysis of MLS listings (MIAMI members "A" listings, The Beaches members "F" and "R" listings, and Martin members "T" listings) downloaded from the Cotability Matrix platform.

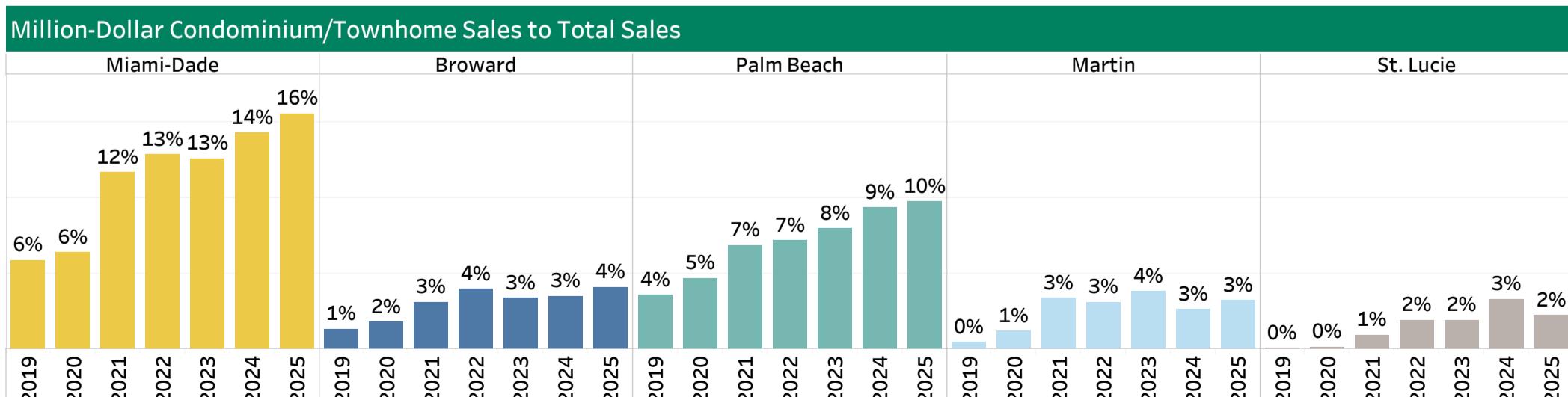
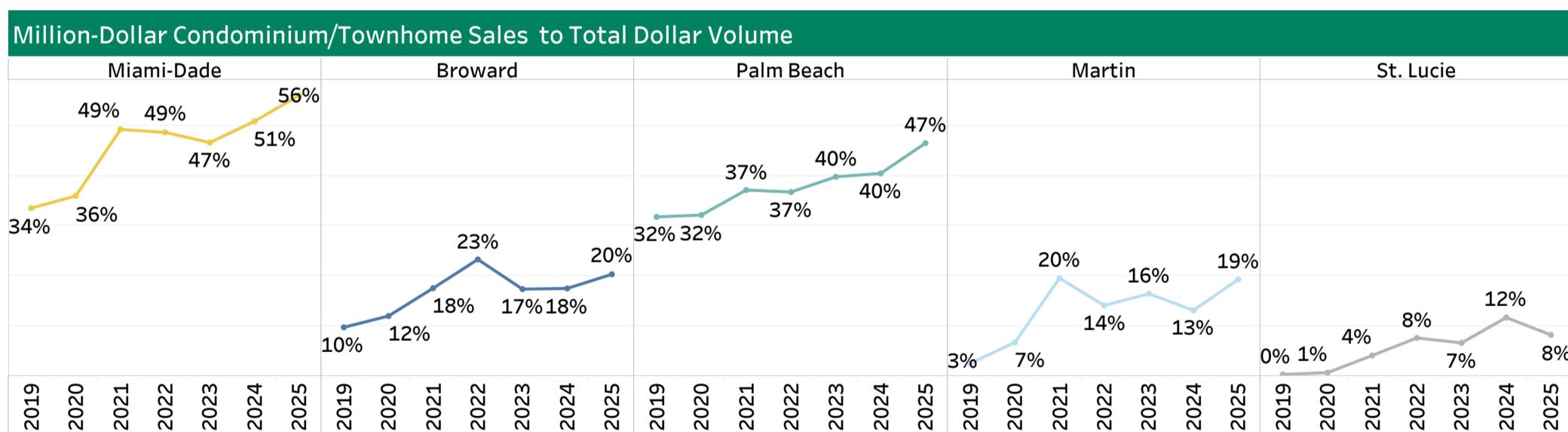
Million-Dollar Condominium/Townhome Sales Dollar Volume Rose 10% in 2025

In the condominium/townhome sales market, million-dollar sales outperformed the overall market amid the continuing financial challenge faced by most condominium homeowners in complying with the building safety regulations, implemented since 2022. Million-dollar condominium homebuyers who could be purchasing more upscale, well-maintained, and newer buildings, are less affected by the new regulations.

In 2024, the share of million-dollar condominium/townhome sales to total sales rose to their highest levels in Miami-Dade County (16%), Broward County (4%), Palm Beach County (10%), and Martin County (3%), but declined in St. Lucie County (2%). Sales of million-dollar condominiums/townhomes rose 0.3% while overall condominium/townhome sales fell 7.1%. Closed sales of million-dollar properties rose in Broward County (+5.7%), Palm Beach County (+2.6%), Martin County (+19.2%), but continued to decline in Miami-Dade County (-2.0%) and St. Lucie County (-32.3%), although at a more modest pace compared to the prior year.

The share of million-dollar condominium/townhome sales to total dollar volume rose to a 44% share in 2025, with the share rising to their highest levels in Miami-Dade County (56%) and Palm Beach County (47%) and rebounded in Broward County (20%) and Martin County (19%), but declined in St. Lucie County (8%). The dollar volume of sales of million-dollar condominium/townhome sales rose 9.8% in 2025 compared to the overall decline of 3.4%. Dollar sales volume rose across most counties: Miami-Dade County (+6.9%), Broward County (+2.7%), Palm Beach County (+19.1%), Martin County (+40.1%), but fell in St. Lucie County (-34.0%).

Global buyers have a strong presence in the pre-sale and new construction condominium market, accounting for 52% of sales, compared to 15% in the existing homes market. Global buyers come from 73 countries, with 86% coming from Latin America. See [Foreign Buyers & Market Update - MIAMI REALTORS®](#)



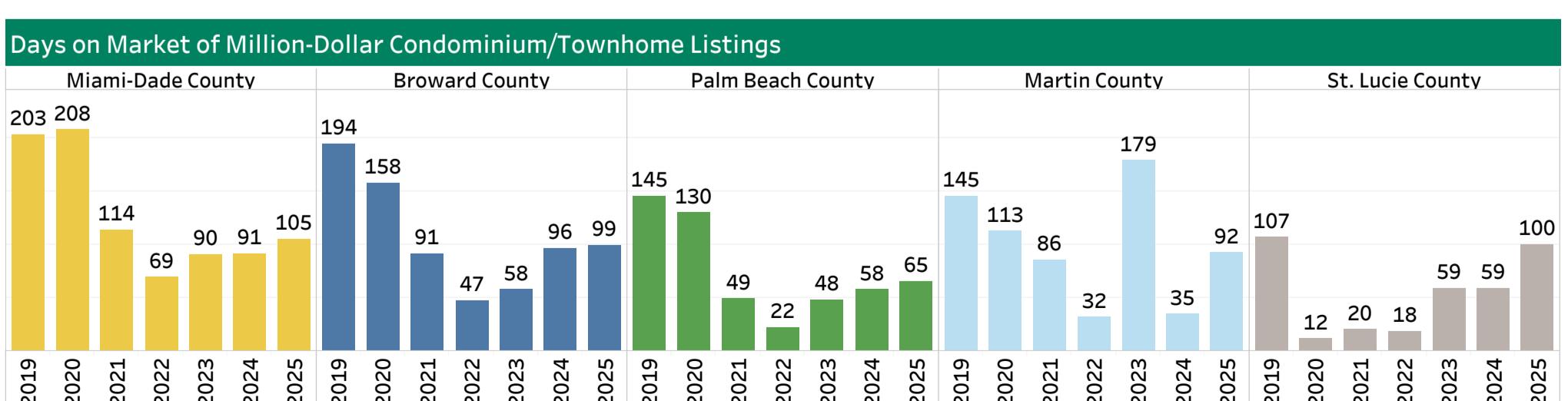
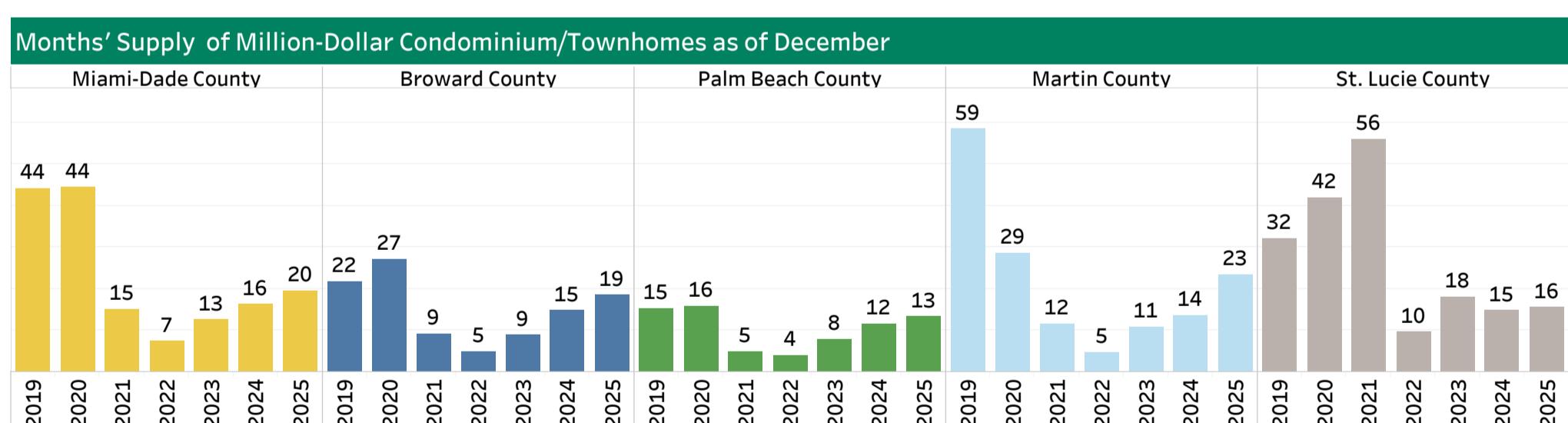
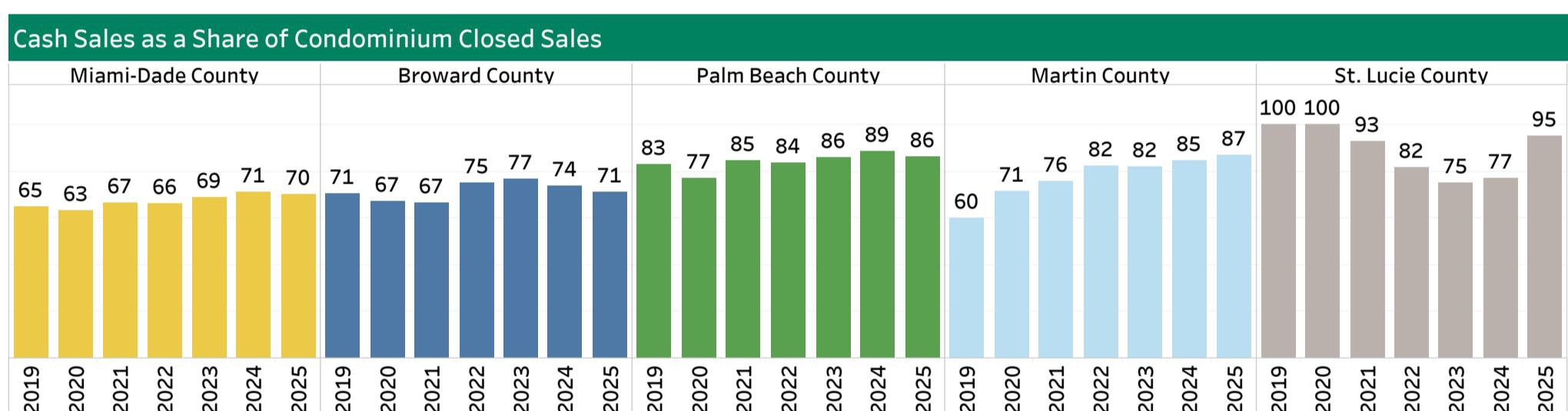
Southeast Florida Single-family Luxury Home Sales in 2025

Cash Buyers Account for Over 70% of Condominium/Townhome Sales

The million-dollar condominium/townhome market is mainly a cash market, with over 70% of sales purchased as an all-cash sale: Miami-Dade County (70%), Broward County (71%), Palm Beach County (86%), Martin County (87%), and St. Lucie County (95%). The prevalence of cash buyers is a solid indicator of the positive outlook of homebuyers and investors in Southeast Florida's condominium market.

While supply continues to ease, turning more favorably for buyers, demand-supply conditions are still tighter compared to conditions in 2019. As of December 2025, the active inventory of million-dollar condominium/townhomes was equivalent to less than 24 months' supply in Miami-Dade County (20), Broward County (19), Palm Beach County (13), Martin County (23), and St. Lucie County (16). In December 2019, inventory was equivalent to 27 to 59 months' supply.

Million-dollar listings were typically on the market for fewer days in 2025 compared to 2019 even as the time on market continues to normalize. In 2025, million-dollar condominium/townhome listings were typically on the market for 2 to 3 months compared to 3 to 7 months in 2019: Miami-Dade County (105 days), Broward County (99 days), Palm Beach County (65 days), Martin County (92 days), and St. Lucie County (100 days).



Condominium Luxury Price Thresholds Climb to Record Highs in 2025

The price thresholds for condominium luxury homes (top 5% threshold) and uber-luxury homes (top 1% threshold) climbed to record highs in 2025 in the counties of Miami-Dade, Broward, Palm Beach, and Martin. There were 55 sales of condominiums \$10 million or higher, slightly above last year's 53 sales.

Miami-Dade County Condominium Uber-Luxury Threshold Rose to \$7.7 Million in 2025

In Miami-Dade County, the condominium luxury threshold climbed to \$3.0 million while the uber-luxury threshold rose to \$7.7 million, both record highs. There were 55 sales of \$10 million or more, up from one year ago (46 sales) and from 2019 (11 sales). Based on \$10 million or more sales, the top luxury markets were Miami Beach (22 sales), Sunny Isles Beach (19 sales), and Surfside (9 sales). In Miami Beach, the condominium luxury price threshold in 2025 was \$4.7 million and the uber-luxury price threshold was \$12.4 million. The top uber-luxury condominium market in Miami-Dade was Surfside with a threshold price of \$29.0 million. The most expensive sale in 2025 was a \$38.2 million sale in Surfside although it did not break last year's \$48 million record sale, also in Surfside. Surfside's robust luxury market is a testament to the attractiveness of this market since the Surfside tragedy in 2021.

Broward County Condominium Uber-Luxury Threshold Rose to \$2.2 Million in 2025

In Broward County, the top 5% price threshold slightly rose to \$900,000 while the top 1% threshold climbed more steeply to \$2.2 million. There were no sales of condominiums \$10 million or higher. Based on the top 1% threshold, the top uber-luxury markets were Fort Lauderdale (\$4.0 million), Pompano Beach (\$2.7 million), and Hillsboro Beach (\$2.6 million). The most expensive condominium sale in Broward County in 2025 was an \$8.1 million sale on Fort Lauderdale Beach Boulevard, although it did not break last year's high of \$10.1 million on N Ocean Boulevard in Fort Lauderdale.

Palm Beach County Condominium Uber-Luxury Threshold Rose to \$5.5 Million in 2025

In Palm Beach County, the condominium luxury threshold increased to \$2.2 million while the uber-luxury threshold climbed to \$5.5 million. There were 10 sales of \$10 million or more, up from one year ago (6 sales) although below the level in 2019 (16 sales). Based on \$10 million or more sales, the top luxury markets were West Palm Beach (4 sales), Palm Beach (3 sales), and Boca Raton (2 sales). In West Palm Beach, the condominium luxury price threshold in 2025 was \$1.2 million and the uber-luxury price threshold was \$3.7 million. The top uber-luxury market in Palm Beach County was West Palm Beach with a threshold price of \$14.0 million. The most expensive condominium sale in Palm Beach County in 2025 was for a \$22.5 million unit on Ocean Boulevard in Delray Beach, but it did not break last year's \$28 million sale on S Flagler Drive in West Palm Beach.

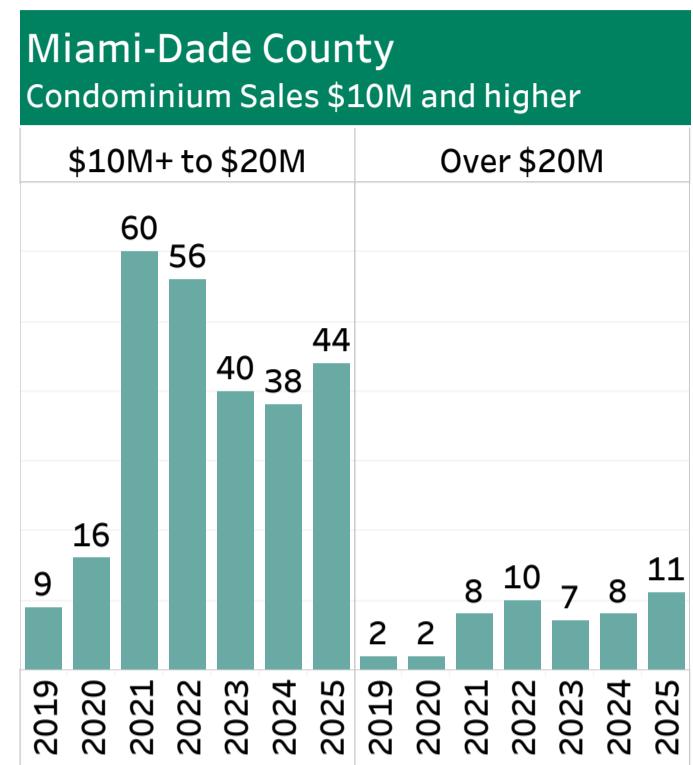
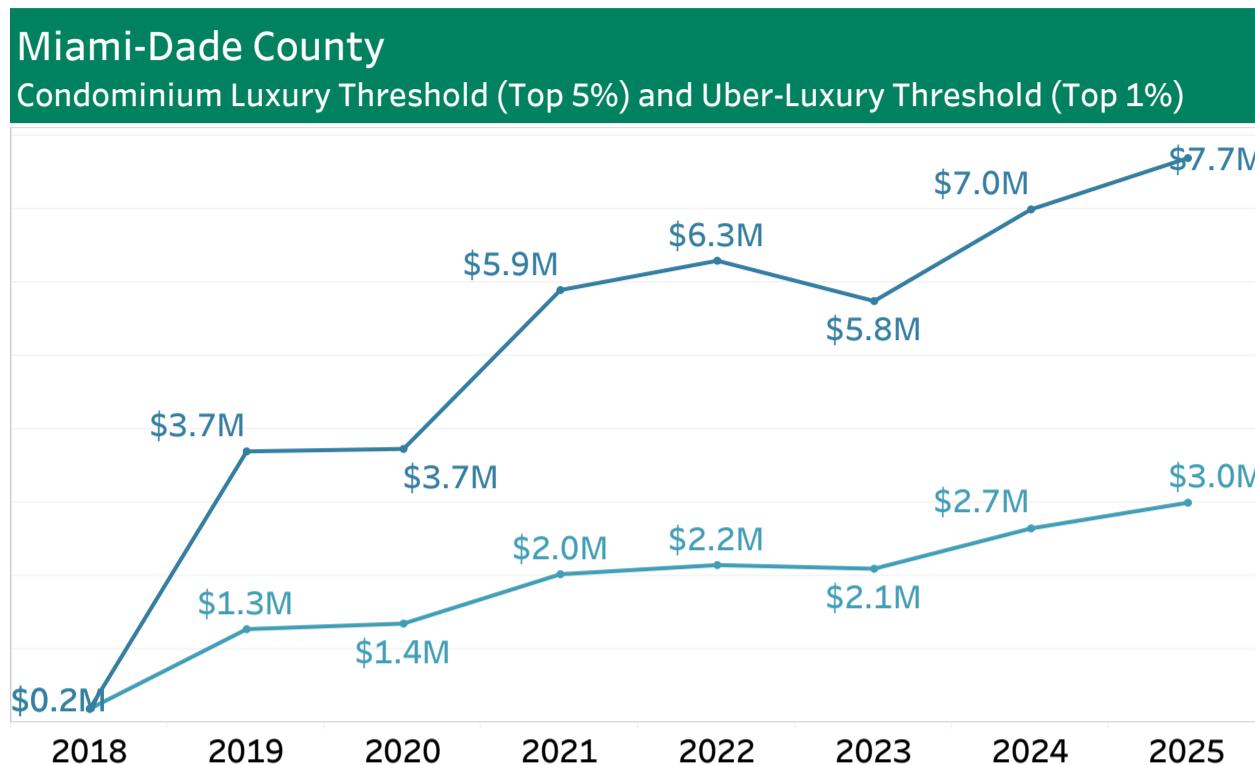
Martin County Condominium Uber-Luxury Threshold Rose to \$3.0 Million in 2025

In Martin County, the condominium luxury threshold rose to \$1.2 million while the uber-luxury threshold rose to \$3.0 million. There were no sales of \$10 million or more. Based on the top 1% threshold price, the top luxury markets were Stuart (\$3 million) and Hobe Sound (\$2 million).

St. Lucie County Condominium Uber-Luxury Threshold Decreased to \$1.3 Million

In St. Lucie County, the luxury threshold decreased to \$900,000 (\$1 million in 2024) while the uber-luxury threshold decreased to \$1.3 million (\$1.6 million in 2024). There were no sales of at least \$10 million. Based on the top 1% threshold price, Hutchinson Island was the top luxury market, with a luxury price threshold of \$1.3 million and an ub..

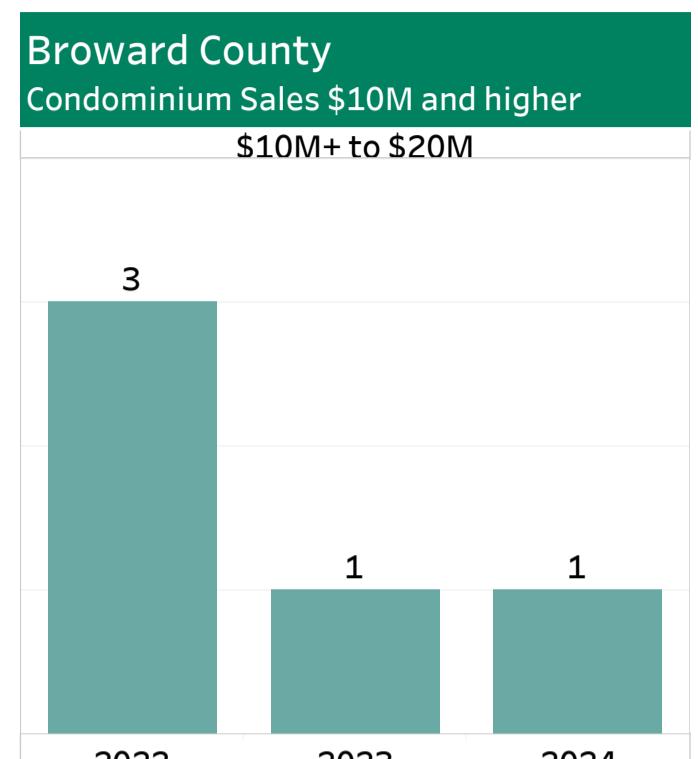
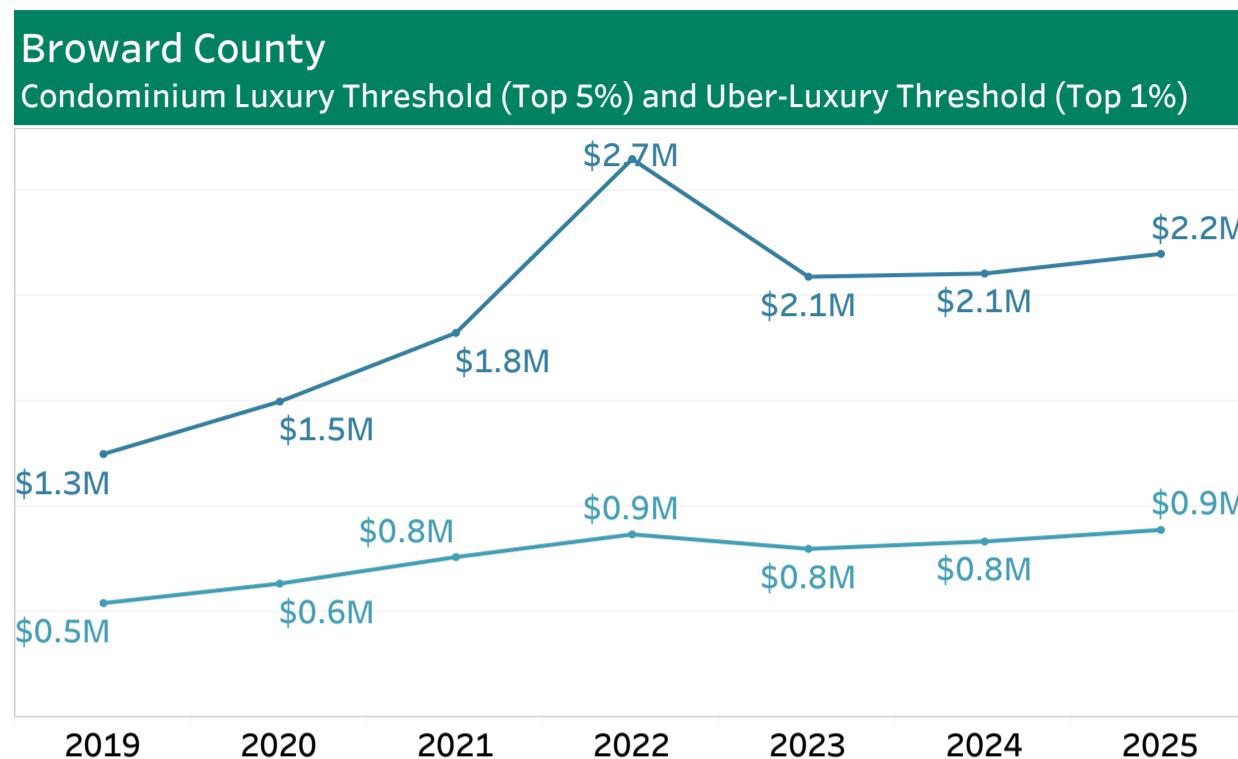
Miami-Dade County Condominium Luxury Home Sales in 2025



Miami-Dade County
Condominium Top 5% and Top 1% Thresholds

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Miami Beach	\$4.7M	\$2.4M	\$12.4M	\$6.0M	\$36.0M	\$22.9M	22	9
Sunny Isles Beach	\$6.8M	\$2.2M	\$13.5M	\$4.7M	\$28.6M	\$18.5M	19	2
Surfside	\$18.1M	\$4.8M	\$29.0M	\$6.1M	\$38.2M	\$6.4M	9	0
Miami	\$1.8M	\$0.8M	\$4.4M	\$1.7M	\$22.5M	\$10.0M	5	0
Key Biscayne	\$5.0M	\$2.9M	\$8.4M	\$5.3M	\$15.2M	\$6.6M	1	0
Fisher Island	\$10.4M	\$11.9M	\$10.8M	\$14.0M	\$10.9M	\$14.5M	1	3
Bal Harbour	\$7.4M	\$5.4M	\$11.1M	\$8.0M	\$29.0M	\$8.5M	1	0
Sweetwater	\$0.4M	\$0.2M	\$0.4M	\$0.3M	\$0.4M	\$0.3M	0	0
South Miami	\$0.6M	\$0.3M	\$0.7M	\$0.4M	\$0.7M	\$0.5M	0	0
Pinecrest	\$0.9M	\$0.7M	\$0.9M	\$0.7M	\$0.9M	\$0.7M	0	0
Palmetto Bay	\$0.4M	\$0.3M	\$0.4M	\$0.5M	\$0.4M	\$0.5M	0	0
Opa-Locka	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.3M	\$0.2M	0	0
North Miami Beach	\$1.2M	\$1.0M	\$1.7M	\$2.0M	\$1.9M	\$3.2M	0	0
North Miami	\$0.4M	\$0.2M	\$0.5M	\$0.5M	\$0.6M	\$0.8M	0	0
North Bay Village	\$0.8M	\$0.5M	\$1.7M	\$0.5M	\$2.3M	\$0.6M	0	0
Miami Springs	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.3M	\$0.2M	0	0
Miami Shores	\$0.4M	\$0.3M	\$0.4M	\$0.4M	\$0.4M	\$0.4M	0	0
Miami Lakes	\$0.5M	\$0.3M	\$0.5M	\$0.3M	\$0.5M	\$0.3M	0	0
Miami Gardens	\$0.4M	\$0.2M	\$0.4M	\$0.2M	\$0.4M	\$0.3M	0	0
Kendall	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.3M	\$0.2M	0	0
Homestead	\$0.3M	\$0.2M	\$0.4M	\$0.2M	\$0.4M	\$0.2M	0	0
Hialeah Gardens	\$0.4M	\$0.3M	\$0.4M	\$0.3M	\$0.5M	\$0.3M	0	0
Hialeah	\$0.4M	\$0.2M	\$0.5M	\$0.3M	\$0.5M	\$1.0M	0	0
Florida City	\$0.4M	\$0.5M	\$0.4M	\$0.5M	\$0.4M	\$0.5M	0	0
Doral	\$0.6M	\$0.3M	\$0.8M	\$0.5M	\$1.0M	\$0.6M	0	0
Cutler Bay	\$0.3M	\$0.2M	\$0.4M	\$0.2M	\$0.4M	\$0.3M	0	0
Coral Gables	\$2.4M	\$1.4M	\$2.9M	\$2.1M	\$3.8M	\$3.3M	0	0
Coconut Grove	\$4.5M	\$2.8M	\$6.4M	\$3.5M	\$7.0M	\$3.8M	0	0
Bay Harbor Islands	\$2.4M	\$0.7M	\$5.4M	\$1.8M	\$5.4M	\$2.6M	0	0
Aventura	\$2.1M	\$1.1M	\$3.7M	\$2.0M	\$4.8M	\$5.8M	0	0

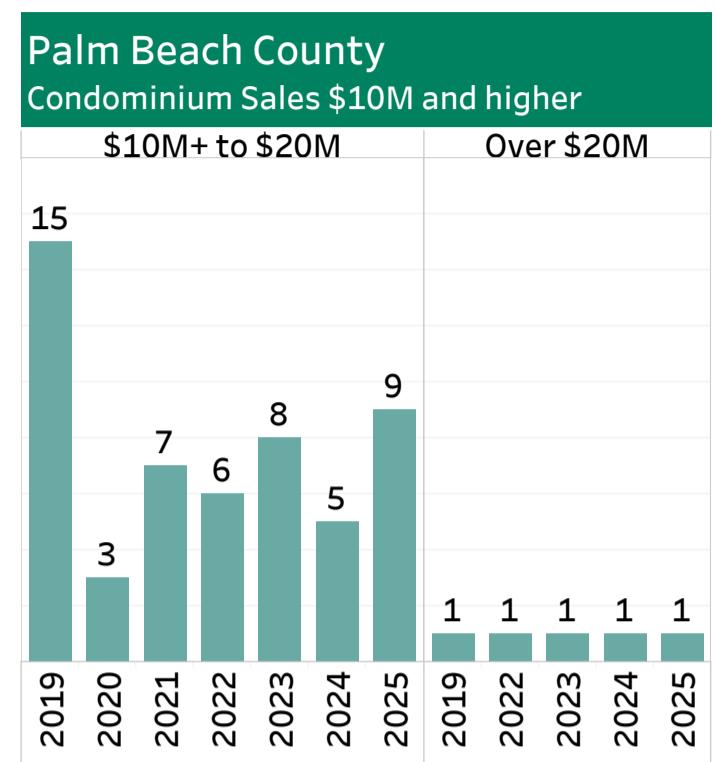
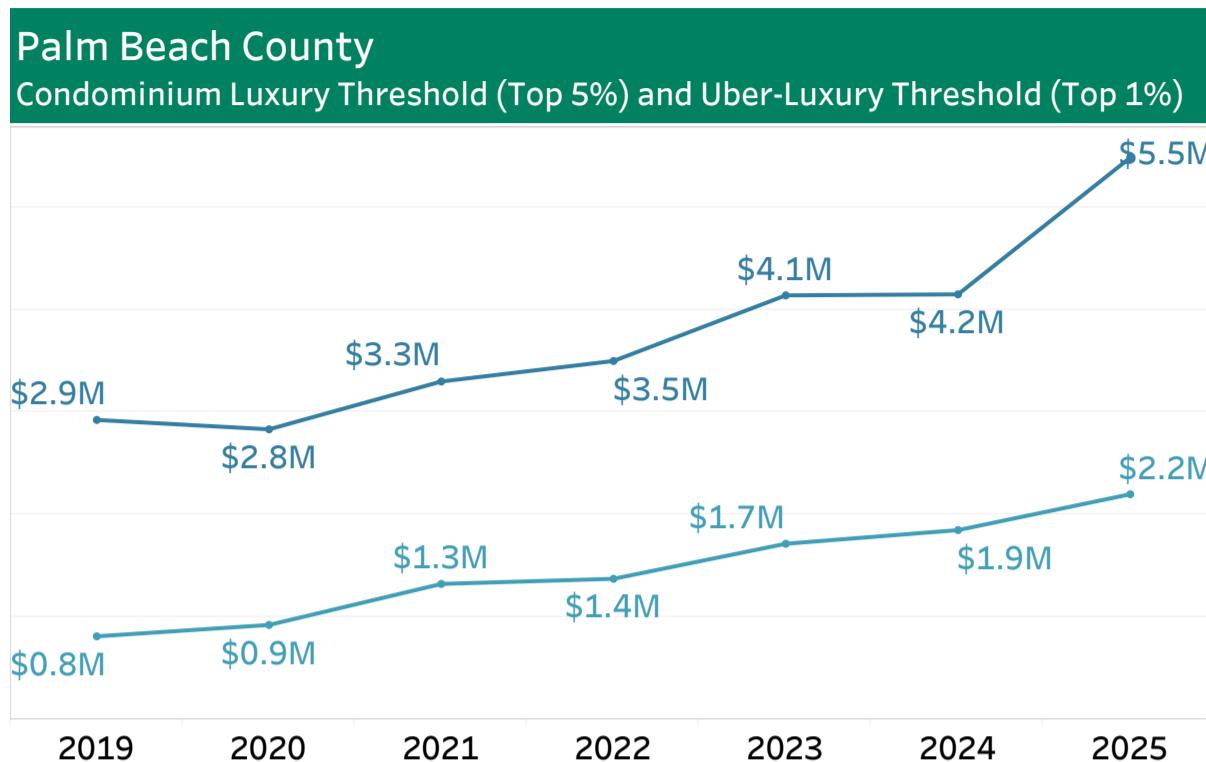
Broward County Condominium Luxury Home Sales in 2025



**Broward County
Condominium Top 1% and Top 5% Thresholds**

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Fort Lauderdale	\$2.0M	\$1.3M	\$4.0M	\$2.7M	\$8.1M	\$8.6M	0	0
Lauderdale By The Sea	\$1.7M	\$1.2M	\$2.2M	\$1.6M	\$2.6M	\$1.9M	0	0
Hillsboro Beach	\$1.7M	\$1.2M	\$2.6M	\$3.2M	\$3.3M	\$3.5M	0	0
Hallandale Beach	\$1.1M	\$0.7M	\$2.2M	\$1.1M	\$3.2M	\$1.6M	0	0
Hollywood	\$0.9M	\$0.7M	\$2.4M	\$1.7M	\$4.6M	\$3.0M	0	0
Pompano Beach	\$0.9M	\$0.5M	\$2.7M	\$0.9M	\$5.1M	\$2.2M	0	0
Weston	\$0.7M	\$0.4M	\$0.7M	\$0.5M	\$0.8M	\$0.6M	0	0
Parkland	\$0.7M	\$0.4M	\$0.7M	\$0.5M	\$0.7M	\$0.5M	0	0
Wilton Manors	\$0.6M	\$0.4M	\$0.6M	\$0.6M	\$0.7M	\$0.6M	0	0
Deerfield Beach	\$0.5M	\$0.3M	\$1.3M	\$0.5M	\$1.9M	\$1.2M	0	0
Lighthouse Point	\$0.5M	\$0.4M	\$0.6M	\$0.4M	\$0.7M	\$0.4M	0	0
Miramar	\$0.4M	\$0.3M	\$0.5M	\$0.3M	\$0.5M	\$0.3M	0	0
Sunrise	\$0.4M	\$0.2M	\$0.5M	\$0.3M	\$0.6M	\$0.4M	0	0
Plantation	\$0.4M	\$0.3M	\$0.4M	\$0.3M	\$0.5M	\$0.3M	0	0
Dania Beach	\$0.3M	\$0.2M	\$0.4M	\$0.3M	\$0.5M	\$0.3M	0	0
Pembroke Pines	\$0.3M	\$0.2M	\$0.4M	\$0.3M	\$0.5M	\$0.3M	0	0
Davie	\$0.3M	\$0.2M	\$0.4M	\$0.2M	\$0.5M	\$0.3M	0	0
Coral Springs	\$0.3M	\$0.2M	\$0.4M	\$0.3M	\$0.5M	\$0.3M	0	0
Tamarac	\$0.3M	\$0.2M	\$0.4M	\$0.3M	\$0.5M	\$0.3M	0	0
Oakland Park	\$0.3M	\$0.2M	\$0.4M	\$0.3M	\$0.6M	\$1.0M	0	0
North Lauderdale	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.4M	\$0.2M	0	0
Lauderhill	\$0.2M	\$0.1M	\$0.2M	\$0.2M	\$0.3M	\$0.2M	0	0
Pembroke Park	\$0.2M	\$0.1M	\$0.2M	\$0.1M	\$0.2M	\$0.1M	0	0
Margate	\$0.2M	\$0.1M	\$0.3M	\$0.2M	\$0.4M	\$0.3M	0	0
Cooper City	\$0.2M	\$0.4M	\$0.2M	\$0.4M	\$0.2M	\$0.4M	0	0
Lauderdale Lakes	\$0.2M	\$0.1M	\$0.2M	\$0.1M	\$0.2M	\$0.2M	0	0

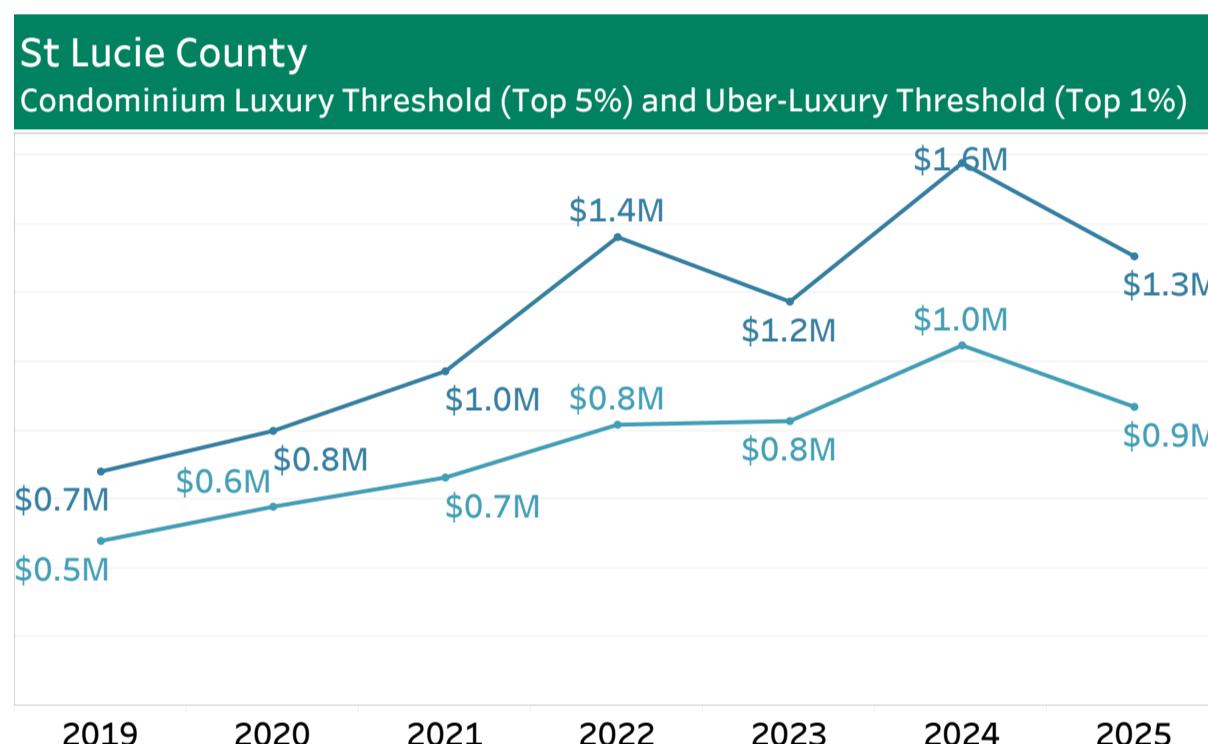
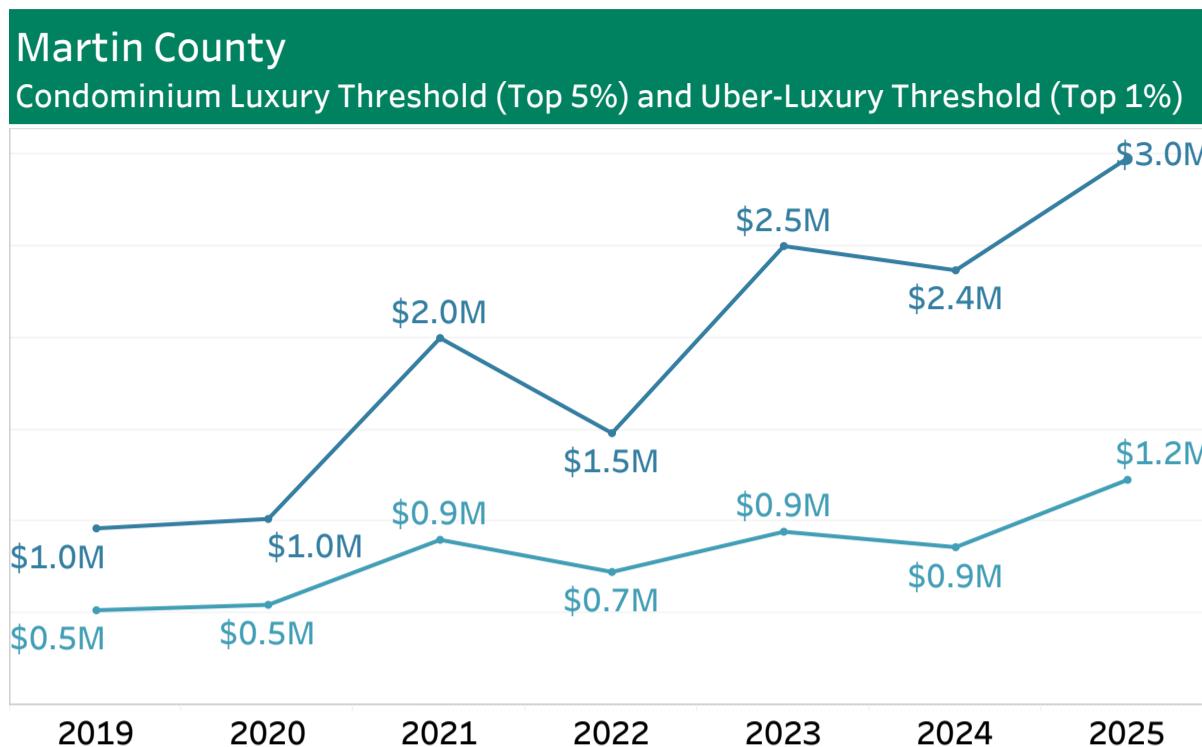
Palm Beach County Condominium Luxury Home Sales in 2025



**Palm Beach County
Condominium Top 5% and Top 1% Thresholds**

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
West Palm Beach	\$1.2M	\$0.6M	\$3.7M	\$8.1M	\$15.3M	\$24.6M	4	16
Palm Beach	\$7.8M	\$3.3M	\$14.0M	\$4.6M	\$14.9M	\$7.4M	3	0
Boca Raton	\$3.1M	\$1.0M	\$6.7M	\$2.9M	\$13.0M	\$7.0M	2	0
Singer Island	\$3.4M	\$2.1M	\$6.3M	\$4.0M	\$11.3M	\$8.5M	1	0
Delray Beach	\$0.9M	\$0.5M	\$1.7M	\$1.0M	\$22.5M	\$3.3M	1	0
Wellington	\$0.9M	\$0.4M	\$1.6M	\$0.5M	\$1.8M	\$0.6M	0	0
Tequesta	\$1.6M	\$1.0M	\$4.7M	\$1.8M	\$9.0M	\$1.9M	0	0
South Palm Beach	\$1.3M	\$0.6M	\$1.4M	\$0.7M	\$1.5M	\$0.7M	0	0
Royal Palm Beach	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.3M	\$0.2M	0	0
Riviera Beach	\$2.0M	\$1.4M	\$4.8M	\$2.5M	\$5.7M	\$2.7M	0	0
Palm Springs	\$0.2M	\$0.1M	\$0.3M	\$0.2M	\$0.3M	\$0.2M	0	0
Palm Beach Shores	\$2.6M	\$1.5M	\$2.8M	\$3.2M	\$2.9M	\$3.7M	0	0
Palm Beach Gardens	\$2.7M	\$0.6M	\$4.5M	\$1.8M	\$5.6M	\$3.9M	0	0
Ocean Ridge	\$3.6M	\$0.9M	\$4.1M	\$1.1M	\$4.2M	\$1.2M	0	0
North Palm Beach	\$2.3M	\$1.5M	\$3.4M	\$2.9M	\$3.9M	\$4.2M	0	0
Manalapan	\$1.2M	\$0.6M	\$1.2M	\$0.6M	\$1.2M	\$0.6M	0	0
Lantana	\$0.5M	\$0.4M	\$0.7M	\$0.6M	\$0.9M	\$0.6M	0	0
Lake Worth Beach	\$0.2M	\$0.2M	\$0.3M	\$0.2M	\$0.5M	\$0.3M	0	0
Lake Park	\$2.4M	\$0.3M	\$3.3M	\$0.3M	\$3.4M	\$0.3M	0	0
Jupiter	\$2.2M	\$0.9M	\$3.0M	\$1.6M	\$3.8M	\$2.5M	0	0
Juno Beach	\$3.1M	\$1.4M	\$3.2M	\$1.7M	\$3.3M	\$1.8M	0	0
Hypoluxo	\$0.3M	\$0.3M	\$0.3M	\$0.4M	\$0.4M	\$0.5M	0	0
Highland Beach	\$2.8M	\$1.6M	\$3.4M	\$2.1M	\$4.6M	\$2.4M	0	0
Gulf Stream	\$2.9M	\$3.1M	\$3.3M	\$3.3M	\$3.4M	\$3.3M	0	0
Green Acres	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.3M	\$0.2M	0	0
Boynton Beach	\$0.5M	\$0.3M	\$0.7M	\$0.5M	\$1.3M	\$1.0M	0	0
Atlantis	\$0.5M	\$0.4M	\$0.5M	\$0.5M	\$0.6M	\$0.5M	0	0

Martin County & St. Lucie County Condominium Luxury Home Sales in 2025



Martin County & St Lucie County
Condominium Top 5% and Top 1% Thresholds

City	Top 5% Threshold		Top 1% Threshold		Maximum		\$10M+ Sales	
	2025	2019	2025	2019	2025	2019	2025	2019
Stuart	\$1.2M	\$0.5M	\$3.0M	\$0.9M	\$3.9M	\$1.1M	0	0
Hobe Sound	\$1.5M	\$0.3M	\$2.0M	\$0.3M	\$2.3M	\$0.3M	0	0
Jensen Beach	\$1.0M	\$0.6M	\$1.6M	\$1.0M	\$1.9M	\$1.3M	0	0
Hutchinson Island	\$1.3M	\$0.7M	\$1.5M	\$0.7M	\$1.5M	\$0.9M	0	0
Palm City	\$0.7M	\$0.5M	\$1.2M	\$0.8M	\$1.4M	\$0.9M	0	0
Fort Pierce	\$0.5M	\$0.4M	\$0.8M	\$0.6M	\$1.2M	\$0.8M	0	0
Port St. Lucie	\$0.3M	\$0.2M	\$0.3M	\$0.2M	\$0.4M	\$0.3M	0	0

Luxury Market Momentum Likely to Pick Up in 2026

Southeast Florida's luxury market is likely to continue to gain momentum in 2026. A robust local economy with a growing finance and tech industry and an acceleration in out-of-state migration underpin the positive outlook for the luxury market.

Southeast Florida's evolution towards becoming an economic powerhouse particularly in the technology, finance, and medical/health industries and as a sports and cultural hub are continuing to attract investors to the area. In 2025, commercial sales volume in Southeast Florida rose to a record high of \$16 billion, up 26% from the prior year, with double-digit increases across the four asset types, led by retail (+42%), office (+37%), multifamily (+18%), and industrial (+17%). [South Florida Commercial Sales Volume Jumps to Highest Level Post Pandemic - MIAMI REALTORS®](#)

The Tri-County area is undergoing intense multifamily construction activity, with 36,290 units under construction in 141 buildings with at least 50 units, adding 8.5% to the current stock, the most intense among the largest 90 market areas. [Southeast Florida Ranks No. 1 in the U.S. For Most Multifamily Construction - MIAMI REALTORS®](#)

Outmigration from New York could potentially increase in 2026 as the tax differential between New York and Florida widens under Mayor Mamdani. Currently, New York City's general business corporation tax is at 4.875% to 7.25%, which Mamdani has pledged to raise to 11.5% to match New Jersey's. In Florida, the corporate tax rate is 5.5%. The New York state income tax rate ranges from 4.75% to 10.9% and a flat 3.9% New York City income tax. Mamdani's agenda calls for a 2 percent New York City Income Tax for anyone making more than \$1 million a year, or a top tax rate of 16.8%.

Meanwhile in Florida, the Florida Legislature is considering several measures to provide property tax relief by providing a non-school property tax exemption on all homestead properties (HJR 201), non-school property tax exemption on housing residents 65 and over (HJR 205), and a higher homestead exemption for non-school property tax of \$100,000 (currently at \$50,000) for properties with a multi-peril insurance policy (HJR 209). The proposed measures aim to provide financial relief to homeowners while ensuring that local governments can continue providing essential public services like law enforcement.

Most luxury homebuyers pay cash, but lower mortgage rates will help lift the market. Mortgage rates are likely to trend downward in the second half of the year to 5.8% by year-end, according to MIAMI Realtors assessment of economic conditions. [Lower Mortgage Rates and Rising Out-of-State Migration to Spark South Florida Home Sales - MIAMI REALTORS®](#)



MIAMI Association of Realtors® (MIAMI) was chartered by the National Association of Realtors® in 1920 and is celebrating 103 years of service to Realtors®, the buying and selling public, and the communities in South Florida. Comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council. MIAMI REALTORS® represents nearly 60,000 total real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S. and has official partnerships with 242 international organizations worldwide.

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

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