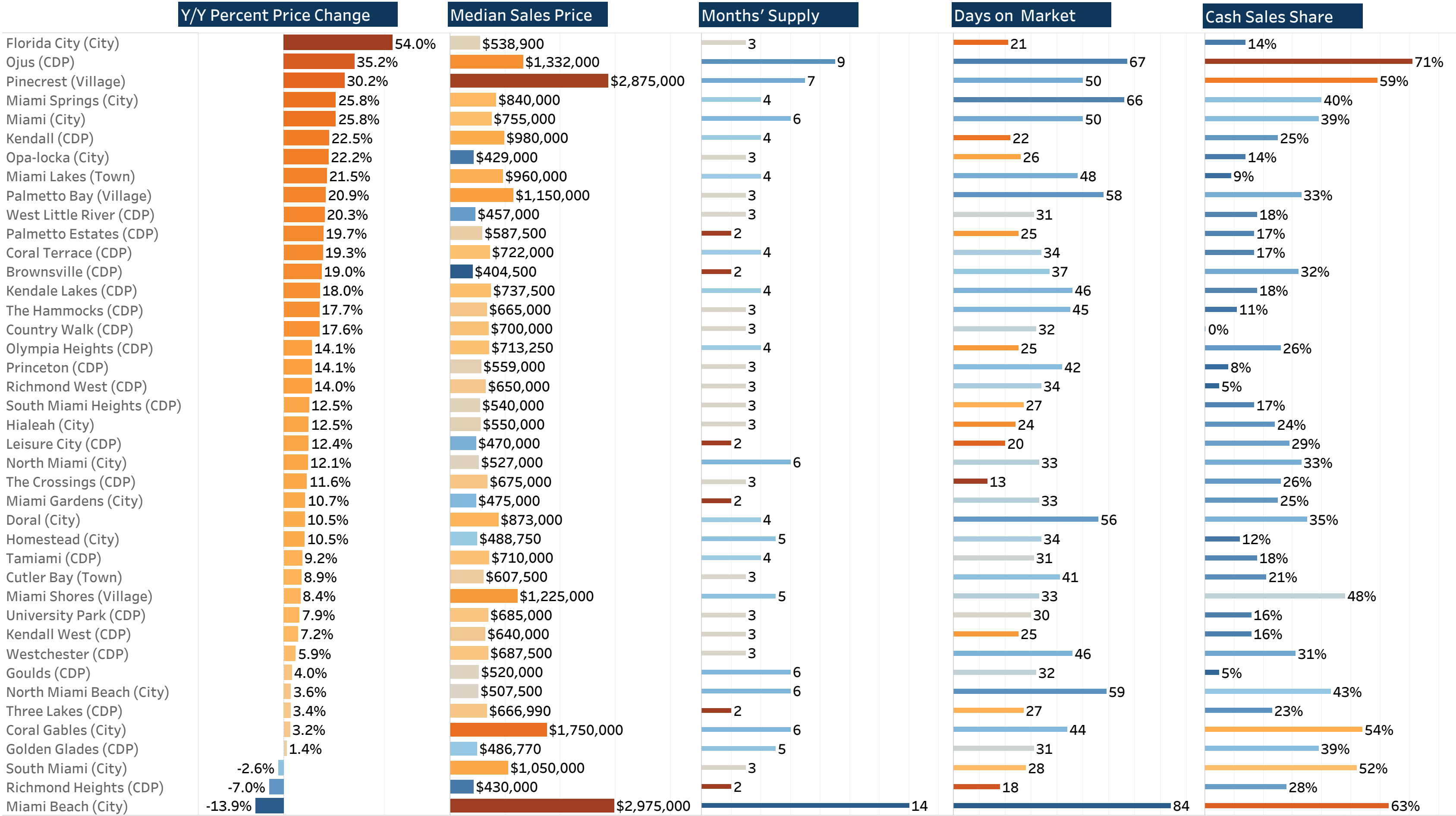


Miami-Dade County Submarkets Housing Metrics in 2024 Q1

93% of Miami-Dade County’s submarkets (with at least 15 sales in 2024 Q1) experienced an increase in the median single-family home sales price in 2024 Q1. County-wide, the median sales price rose 15% to \$645,000. Florida City saw the highest price gain of 54%. Eight submarkets were the most affordable, with a median sales price of below \$500,000, making them highly competitive markets, with months’ supply broadly at 2-3 months and a median days on market of at most 34 days: Opa-locka, West Little River, Brownsville, Leisure City, Miami Gardens, Homestead, Golden Glades, and Richmond Heights. Prices are likely to continue rising in these affordable markets.



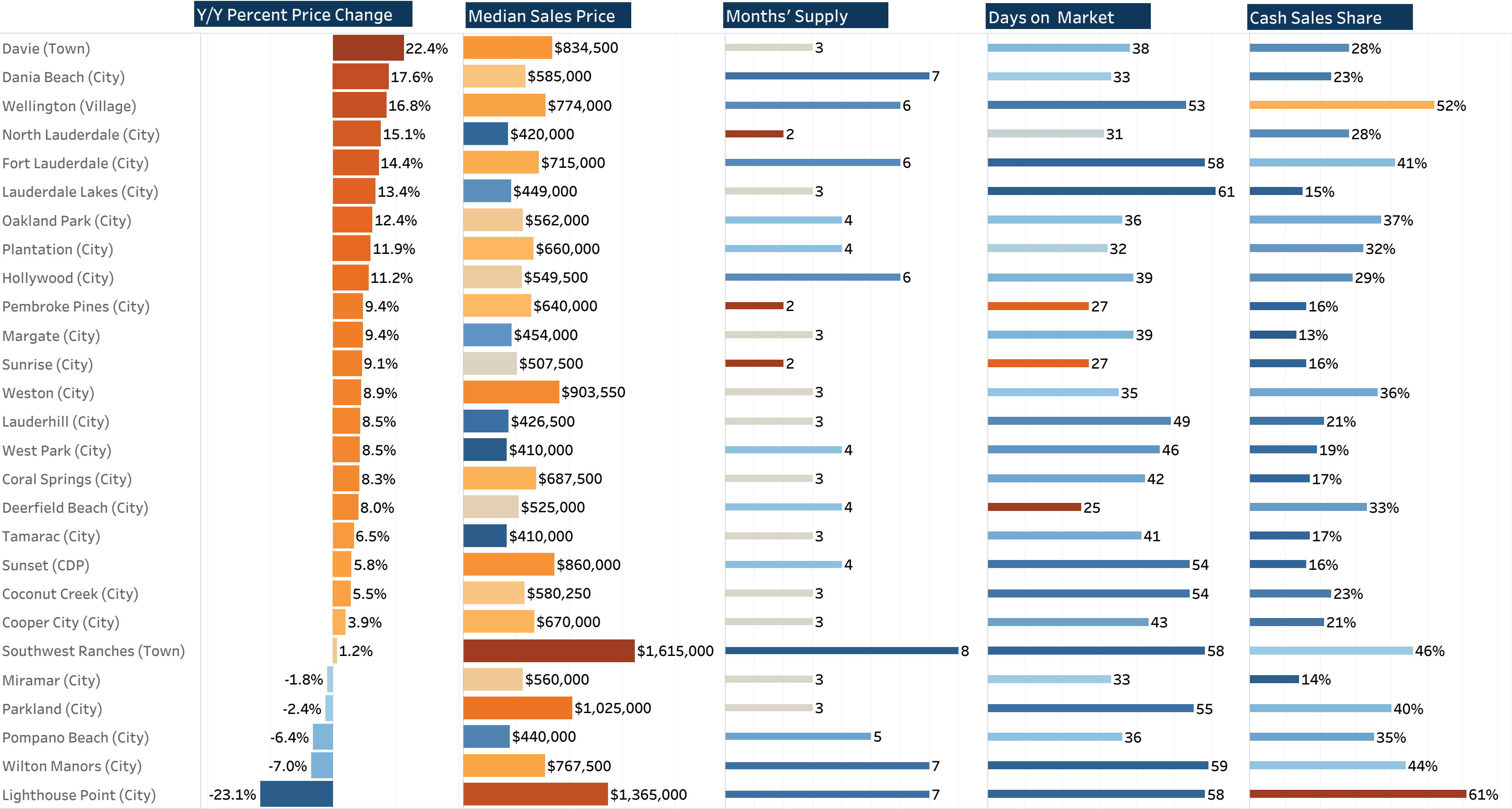
Submarkets with at least 15 sales during 2024 Q1.

For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com or Chris Umpierre, Chief of Communication, at chris@miamire.com.



Broward County Submarkets Housing Metrics in 2024 Q1

81% of Broward County’s submarkets (with at least 15 sales in 2024 Q1) experienced an increase in the median single-family home sales price in 2024 Q1. County-wide, the median sales price rose 9% to \$605,000. Davie saw the highest price gain of 22%. Seven submarkets were the most affordable, with a median sales price of below \$500,000, making them highly competitive markets, with months’ supply broadly at 2-3 months and a median days on market of at most 36 days: North Lauderdale, Lauderdale Lakes, Margate, Lauderhill, West Park, Tamarac, and Pompano Beach. Prices are likely to continue rising in these affordable markets.



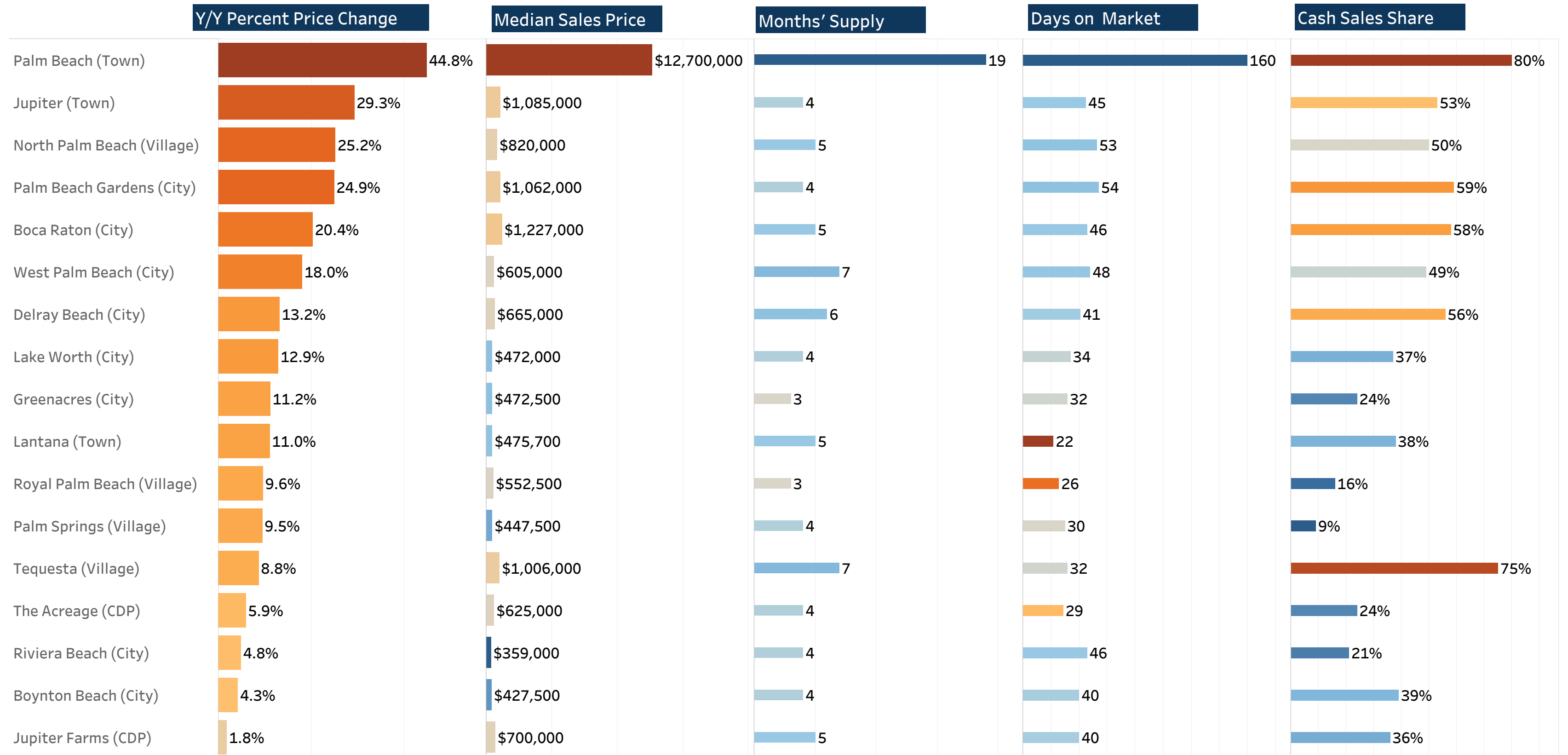
Submarkets with at least 15 sales during 2024 Q1.

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Palm Beach County Submarkets Housing Metrics in 2024 Q1

All Palm Beach County's submarkets (with at least 15 sales in 2024 Q1) experienced an increase in the median single-family home sales price in 2024 Q1. County-wide, the median single-family sales price rose 11% to \$629,000. The town of Palm Beach had the highest median sales price of \$12.7 million, up 45% from one year ago. Of the 15 sales, 80% were all-cash. The town of Jupiter had the next highest increase of 29%, bringing the median sales price to \$1.09 million, and all-cash sales making up 53% of sales. Six submarkets were the most affordable, with a median sales price of below \$500,000, making them highly competitive markets, with months' supply broadly at 4-5 months, with a median days on market of at most 46 days: Lake Worth, Greenacres, Lantana, Palm Springs, Riviera Beach, and Boynton Beach. Prices are likely to continue rising in these affordable markets.



Submarkets with at least 15 sales during 2024 Q1.

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Martin County and St. Lucie County Submarkets Housing Metrics in 2024 Q1

County-wide, the median single-family sales price rose 2% to \$585,000 in Martin County. Palm City had the highest median sales price of gain of 13.3%, bringing the median sales price to \$670,000. Half of the sales were all-cash. However, the median sales prices fell in Stuart and Hobe Sound. However, these are affordable markets that tend to attract cash buyers so the long-term price outlook is favorable, as cash buyers are less sensitive to interest rate changes.

In St. Lucie County, the median single-family sales price rose 5% to \$390,000. All submarkets saw price gains, led by a 16.3% price increase in Fort Pierce, with homes typically selling in 23 days. St. Lucie County is a highly affordable market, with the median sales price hovering at the low \$300,000 for most markets, except for the city of Port St. Lucie. With homes that are highly affordable, the price outlook for St. Lucie County is favorable.

		Y/Y Percent Price Change		Median Sales Price	Months' Supply		Days on Market	Cash Sales Share
Martin	Palm City (CDP)		13.3%	\$670,000	4		36	50%
	Port Salerno (CDP)		7.3%	\$465,500	3		51	22%
	Jensen Beach (CDP)		0.8%	\$430,000	3		41	48%
	Stuart (City)	-0.5%		\$472,500	4		29	49%
	Hobe Sound (CDP)	-19.2%		\$485,000	3		57	67%
St. Lucie	Fort Pierce (City)		16.3%	\$312,250	5		23	42%
	Indian River Estates (CDP)		7.0%	\$315,000	4		32	67%
	Port St. Lucie (City)		6.4%	\$404,165	4		43	25%
	River Park (CDP)		5.5%	\$303,250	3		36	20%
	Lakewood Park (CDP)		0.8%	\$300,000	3		50	28%

