

Market Stats & Promos You Can Use

***ECONOMIC, LEGAL
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MIAMI REALTORS® SEFMLS

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South Florida
MARKET
INTELLIGENCE
Provided by the MIAMI Association of REALTORS®



SFMarketIntel.com

What Stats does MIAMI provide?

- **County stats**
- **City stats**
- **Zip Code stats**
- **Infographics**
- **Market videos**
- **For every county, city and zip code in South Florida!**
- **New Construction Reports**
- **And more!**

When are the stats released?

- **Monthly**
- **On News Release Day**
- **Good news! You are getting the stats earlier this year**

News Release Day

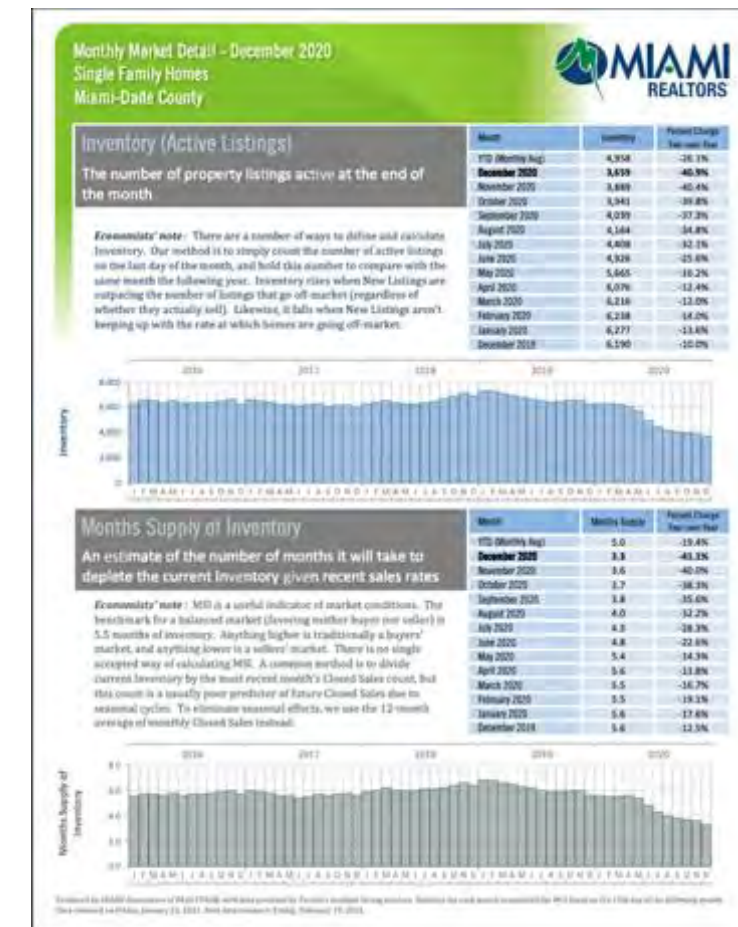
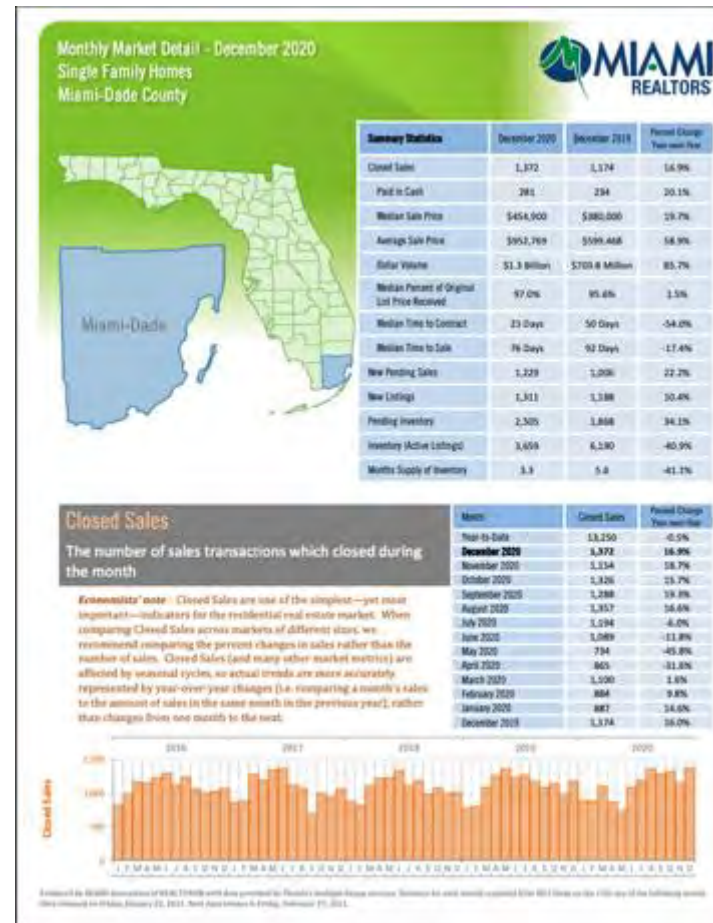
2026 Schedule

- Not all REALTORS update closings in MLS at end of month
- MIAMI, NAR, Florida Realtors give REALTORS 10 additional days after the close of the month
- We start tabulating stats on the 10th of the following month
- **February 17: January Existing-Home Sales**
- **March 16: February Existing-Home Sales**
- **April 17: March and 1Q Market Reports**
- **May 15: April Existing-Home Sales**
- **June 16: May Existing-Home Sales**
- **July 17: June and 2Q Market Report**
- **August 17: July Existing-Home Sales**
- **September 16: August Existing-Home Sales**
- **October 16: September and 3Q Market Reports**
- **November 16: October Existing-Home Sales**
- **December 16: November Existing-Home Sales**

The Macro

- Cash Sales
- Average Sale Price
- Median Time to Sale
- New Listings
- Pending Inventory
- Distressed Sales

Historical Perspective & Metrics
Segmented by Price Range



The Micro

MOST RECENT MONTHLY CITY & ZIP CODE REPORTS

- [Martin County and St Lucie County City and Zip Code August 2025](#)
- [Palm Beach County City and Zip Code August 2025](#)
- [Broward County City and Zip Code August 2025](#)
- [Miami Dade County City and Zip Code August 2025](#)

Miami-Dade County by City

Single-family Housing Stats August 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 as Percent of Sales
Miami (City)	694	-7.8%	79	-2.5%	\$801K	23.2%	20.1%	8	7	53	92	47
Miami Gardens (City)	380	-12.0%	43	-23.2%	\$518K	1.6%	65.9%	5	8	39	96	12
Homestead (City)	312	-15.2%	63	1.6%	\$530K	2.9%	52.2%	7	9	64	96	6
Hialeah (City)	312	-3.7%	35	-18.6%	\$590K	6.3%	42.9%	6	5	32	97	11
Cutler Bay (Town)	243	-11.0%	31	-39.2%	\$630K	0.0%	21.1%	5	9	38	97	3
Coral Gables (City)	242	-7.6%	23	-25.8%	\$2,850K	50.0%	5.1%	7	9	44	90	57
Kendall (CDP)	208	-5.5%	26	-36.6%	\$1,000K	-4.8%	-7.9%	4	11	54	87	31
Palmetto Bay (Village)	165	-14.5%	23	-20.7%	\$1,035K	-2.3%	38.4%	7	15	62	89	22
Miami Beach (City)	161	5.9%	17	6.2%	\$2,100K	-41.1%	6.5%	12	6	118	85	53
Richmond West (CDP)	145	-11.0%	14	16.7%	\$613K	-13.4%	34.8%	6	7	70	93	21
Doral (City)	142	-10.1%	22	57.1%	\$925K	-8.0%	-1.8%	6	12	62	94	36
The Hammocks (CDP)	141	2.2%	22	-4.8%	\$617K	2.8%	37.5%	5	7	56	93	27
North Miami (City)	141	6.0%	29	93.3%	\$505K	-22.3%	19.3%	8	8	46	94	28
South Miami Heights (CDP)	136	-11.1%	16	-27.3%	\$583K	2.7%	102.0%	6	2	42	98	6
Princeton (CDP)	127	-38.9%	25	-3.9%	\$555K	-8.6%	77.8%	7	8	38	98	0
Pincrest (Village)	118	-8.5%	17	30.8%	\$2,238K	-2.7%	14.3%	9	8	101	88	65
Coral Terrace (CDP)	110	39.2%	12	33.3%	\$820K	9.0%	54.5%	5	3	44	95	17
North Miami Beach (City)	107	-7.8%	10	-23.1%	\$523K	-9.8%	10.0%	10	6	57	96	10
Tamiami (CDP)	103	-3.7%	15	36.4%	\$723K	-5.2%	18.3%	6	5	39	93	7

Hot Markets OVERVIEW

Broward | Q2 2025

SINGLE-FAMILY Months Supply

- Sunrise 4.1
- Pembroke Pines 4.5
- Coconut Creek 4.5
- Parkland 4.6
- Coral Springs 4.6

CONDOMINIUMS Months Supply

- Miramar 7
- Plantation 7
- Davie 7.2
- Weston 7.8
- Wilton Manors 7.9

NOTE: Minimum of 45 pending sales

#MiamiRealtors #MiamiForwardThinking

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MARKET FOCUS INFOGRAPHICS, VIDEOS, REPORTS & MORE

Available for Miami-Dade, Broward, Palm Beach and Martin counties

Market Focus Reports - 1st Monday of the Month

Access - SFMarketIntel & Social Media



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TOP REAL ESTATE INDICATORS



+8%

Total Home Sales
Year-over-Year

+5%

Condo Sales
Year-over-Year

Broward County

DECEMBER 2025

MEDIAN SALES PRICES | Broward - 2008 to Present



From 2008 Prices Have Increased ▲

120.6%

Single-Family Homes

90.4%

Condos

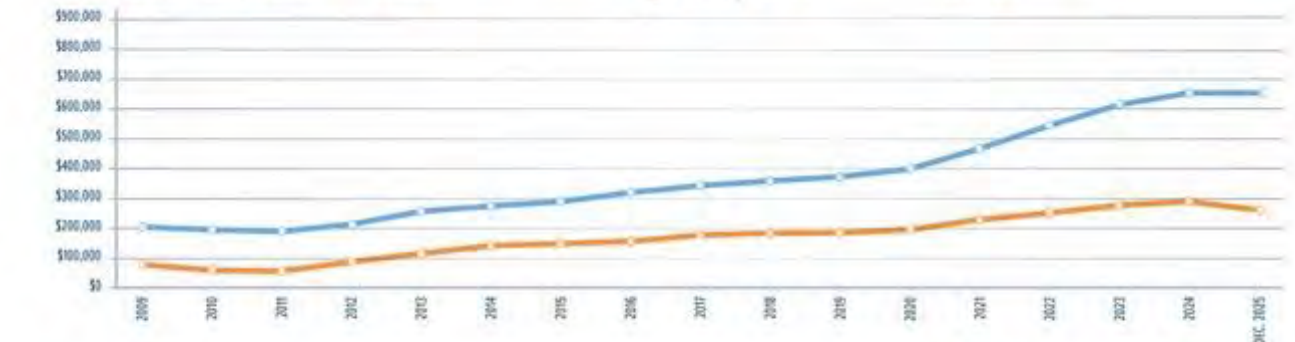
DECEMBER 2025 Prices

\$614,500

Single-Family Homes

\$257,250

Condos



Source: NAR, Division of MIAMI REALTORS

Single-Family Homes
Condos



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Leveraging Market Stats to Boost Your Business Series

Friday | December 19 | 2PM



**Simo
Labriti**
2025 YPN President



**Chris
UMPIERRE**
Chief of
Communications

Join Us for the Latest on the South Florida Market

Leverage These Reports



Direct link:

MiamiRealtors.com/Market

Promos You Can Use

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BROWARD | A Top-Ranking Market

- #2 Best Boating Town in the U.S. (Fort Lauderdale)
Source: Forber's Travel
- #2 Most LGBTQ-Friendly U.S. City (Fort Lauderdale)
Source: LawStance, 2022
- Top-5 Boating Destination in the U.S. (Fort Lauderdale)
Source: Seapod.com, 2022
- #7 Most Super-Prime Residential Sales (\$10M+) in the World (Broward & Palm Beach)
Source: 2023 Knight Frank The Wealth Report
- #19 Best Meeting and Convention Destination in North America (Fort Lauderdale)
Source: Cvent, 2023
- #8 U.S. City with the Best Residential Views (Fort Lauderdale)
Source: Zillow, 2022
- #5 Fastest-growing region in the U.S. for displaced tech and media workers
Source: LinkedIn, 2023
- #2 Most LGBTQ-Friendly U.S. City (Fort Lauderdale)
Source: LawStance, 2022
- #7 Best U.S. City to Retire
Source: Niche, 2022
- #2 Best Business Climate in the U.S. – Mid-Sized Metro (Fort Lauderdale)
Source: Business Facilities 10th Annual Rankings Report
- #5 Best U.S. City for Dogs (Fort Lauderdale)
Source: Next.com, 2023
- #5 Most All-Cash Purchases in the U.S. (Fort Lauderdale)
Source: Redfin, 2022
- #2 U.S. City with the Highest Share of Waterfront Homes (Fort Lauderdale)
Source: LawLine, 2022
- #10 Hottest rental market in the South (Fort Lauderdale)
Source: RentCafe, 2023
- #2 U.S. City with the Highest Share of Waterfront Homes (Fort Lauderdale)
Source: LawLine, 2022
- #6 Best Art-Buying City in the U.S.
Source: Artforum, 2022



MiamiRealtors.com/Broward



2023 | Equal Housing Opportunity

SunStats Infographic Creator & Chart Builder!



Hialeah (City)			February 2022		
SINGLE-FAMILY HOMES					
CLOSED SALES	MEDIAN SALE PRICE	ACTIVE INVENTORY			
↑ 2.4% from a year ago 42	↑ 17% from a year ago \$440,500	↓ -19% from a year ago 91			
TOWNHOUSES AND CONDOS					
CLOSED SALES	MEDIAN SALE PRICE	ACTIVE INVENTORY			
↓ -3.3% from a year ago 58	↑ 22% from a year ago \$222,500	↓ -36% from a year ago 89			

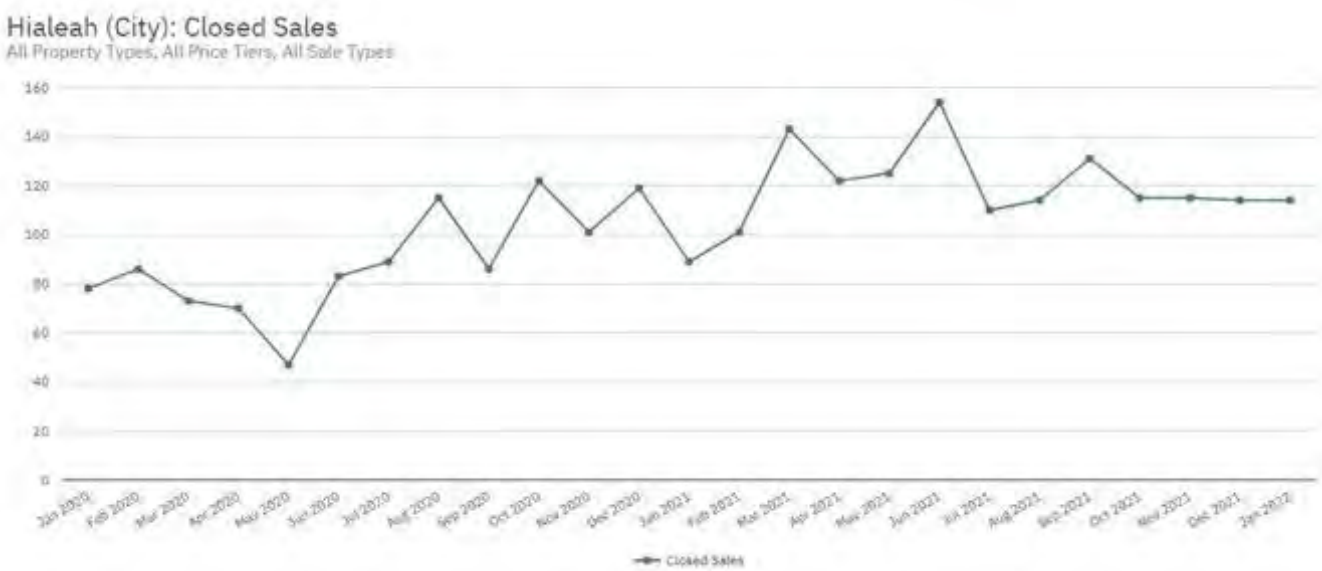


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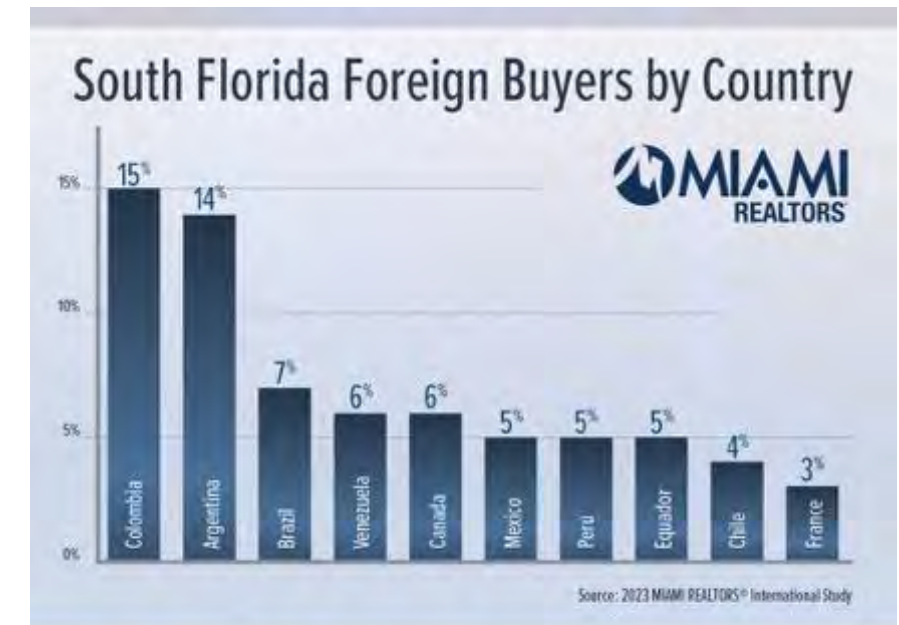
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1,038 Templates for you

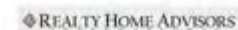
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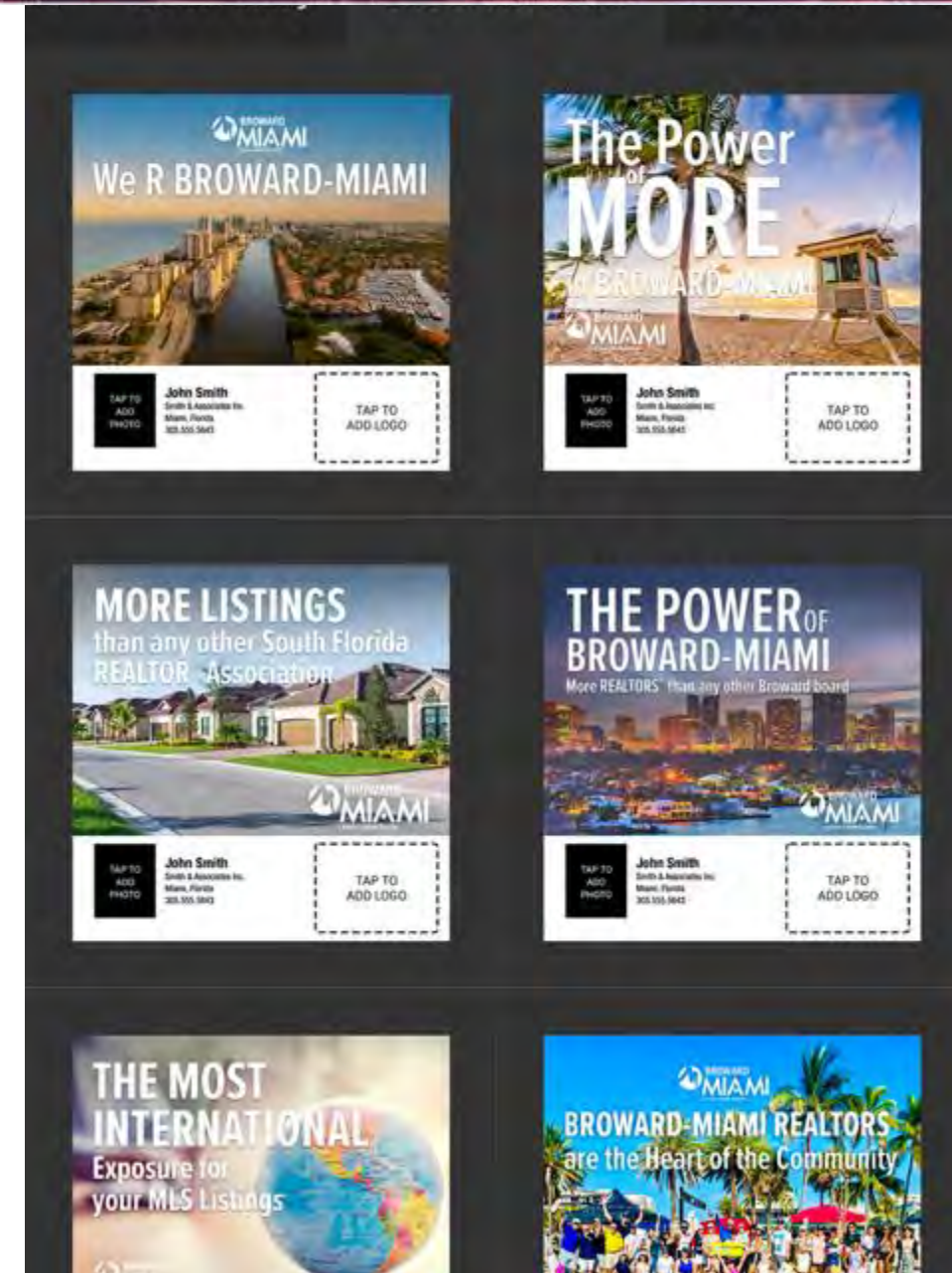
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www.miamirealtors.com/photofy



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History

541,368 Views

344,409 Accounts Reached

Reached

2,934 Shares



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<u>Associations</u>	<u>Followers</u>
1 nardotrealtor	325,000
2 themiamirealtors	53,100
3 therealfloridarealtors	30,400
4 harmembers (Houston Assoc. of Realtors)	27,600
5 thereal_trreb (Toronto)	14,500
6 ampimexico (Asociacion Mexicana)	12,300
7 miamiypn	11,300
8 chicagorealtors	11,100
9 orra_realtors	
10,800	
10 rworldfl (Broward PB & St. Lucie Realtors)	10,800

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