

**Market Stats
&
Promos You Can Use**

***ECONOMIC, LEGAL
& LEGISLATIVE
SUMMIT***

Miami



MIAMI REALTORS® SEFMLS

***THE SOURCE OF THE
SOURCE***



***ECONOMIC, LEGAL
& LEGISLATIVE
SUMMIT***

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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

- 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

2026 Schedule

- **February 17**
- **March 16**
- **April 17**
- **May 15**
- **June 16**
- **July 17**
- **August 17**
- **September 16**
- **October 16**
- **November 16**

The Macro

Cash Sales

Average Sale Price

Median Time to Sale

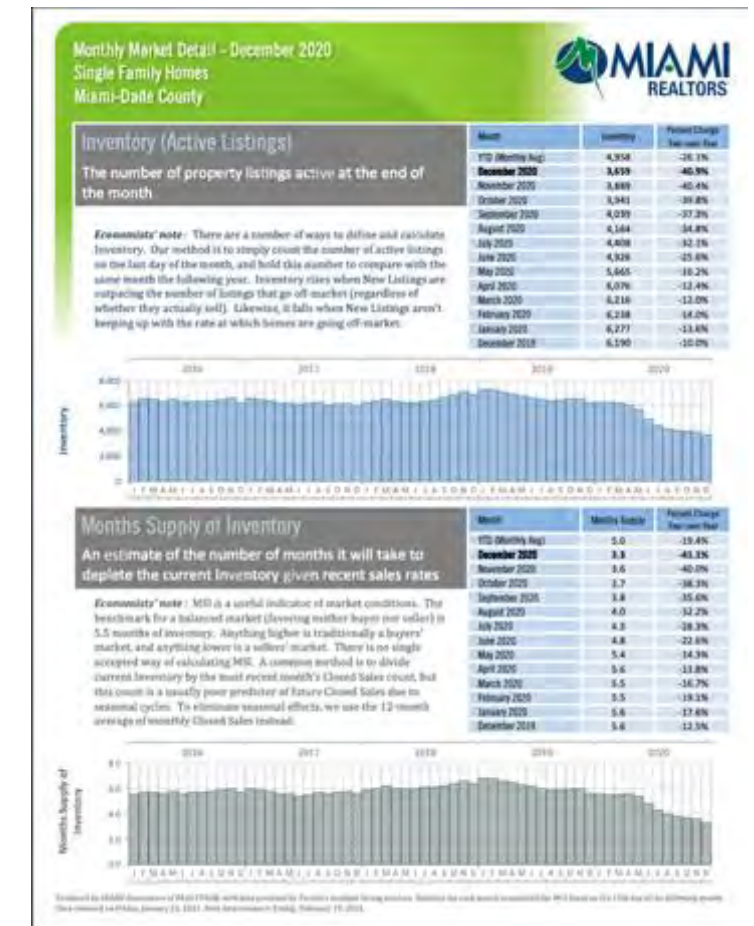
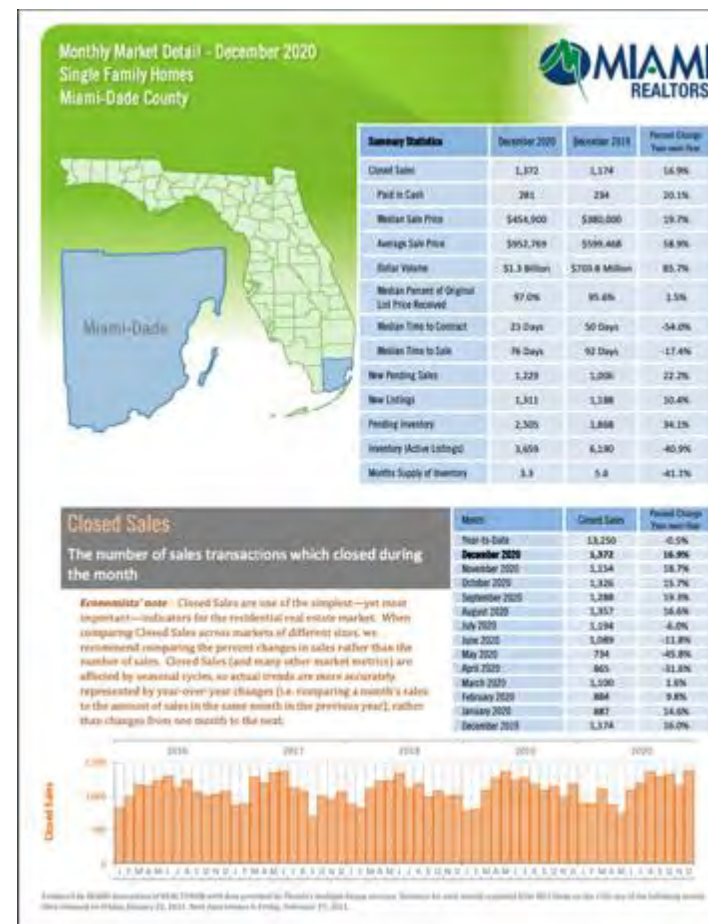
New Listings

Pending Inventory

Distressed Sales

Historical Perspective & Metrics

Segmented by Price Range



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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%	3	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	3.8%	\$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

1. Sunrise
2. Pembroke Pines
3. Coconut Creek
4. Parkland
5. Coral Springs

NOTE: Minimum of 45 pending sales

CONDOMINIUMS Months Supply

1. Miramar 7
2. Plantation 7
3. Davie 7.2
4. Weston 7.8
5. 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



+6%

Total Home Sales
Year-over-Year

+8%

Condo Sales
Year-over-Year

Miami-Dade

DECEMBER 2025

MEDIAN SALES PRICES | Miami-Dade



From 2007 Prices Increased ▲

73.6%

Single-Family Homes

54.4%

Condos

From 2011 Prices Have Increased ▲

282.2%

Single-Family Homes

269.0%

Condos



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Leveraging Market Stats

to Boost Your Business Series

Friday | December 19 | 2PM



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Labriti

2025 YPN President



Chris
UMPIERRE

Chief of
Communications

Join Us for the Latest on the South Florida Market

Leverage These Reports



Direct link:

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MIAMI-DADE | A Top-Ranking Market



#1 Most Diverse City
in the World

Source: World Population Review, 2023

#5 Best Startup Hub
in the U.S.

Source: Incube, 2023

#2 Luxury Price
Appreciation in the World

Source: The Knight Frank Prime Global Cities Index, 2023

#9 Most Venture Capital
Deals among major
U.S. Metros (Miami-Fort
Lauderdale)

Source: Pitchbook, 2023

#9 Best Bar in North
America (Café La Trova
in Little Havana)

Source: WorldOfWonders.com, 2023

#2 America's second-
busiest airport for
int'l passengers (MIA)

Source: ACI, 2023

#1 U.S. City for Gen Z
tech workers

Source: Indeed, 2023

#1 Most Inbound Population
Gains in the U.S. (2019
to 2022)

Source: U.S. Postal Service change-of-address data, 2023

#7 Top real estate market
in the U.S.

Source: Pace, 2023 Emerging Trends in Real Estate Report

#12 Best Meeting and
Convention Destination
in North America

Source: Cvent, 2023

#4 Most Super-Prime
(\$10M+) Residential
Sales in the World

Source: 2023 Knight Frank Wealth Report

#15 Best City in the U.S.
(#52 in the World)

Source: Research, 2023

#3 Tallest Skyline
in the U.S.

Source: Skyscrapercenter.com, 2023

#7 Most Instagrammed
City on the Planet

Source: Research, 2023

#5 Most Important
Real Estate Market for
the World's Wealthiest
People

Source: 2023 Knight Frank Wealth Report

#5 Where the Super-Rich
Own Property in the
World

Source: Atlas, 2023



MiamiRealtors.com



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SunStats Infographic Creator & Chart Builder!



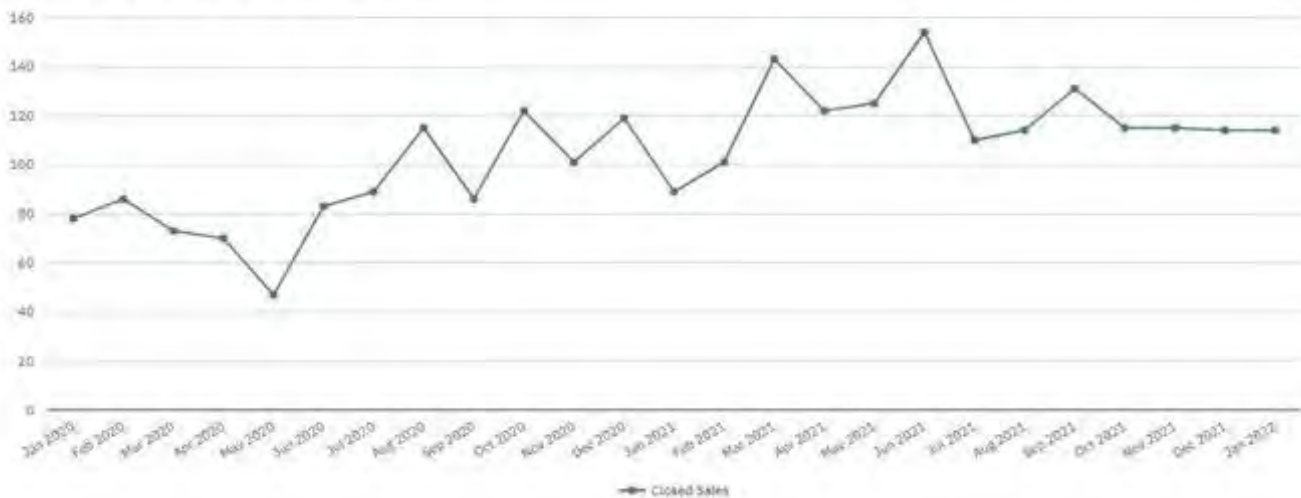
Hialeah (City)			February 2022		
SINGLE-FAMILY HOMES					
CLOSED SALES ↑ 2.4% from a year ago 42	MEDIAN SALE PRICE ↑ 17% from a year ago \$440,500	ACTIVE INVENTORY ↓ -19% from a year ago 91			
TOWNHOUSES AND CONDOS					
CLOSED SALES ↓ -3.3% from a year ago 58	MEDIAN SALE PRICE ↑ 22% from a year ago \$222,500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

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Powered by Florida Realtors®

Hialeah (City): Closed Sales
All Property Types, All Price Tiers, All Sale Types



sunstats.floridarealtors.org

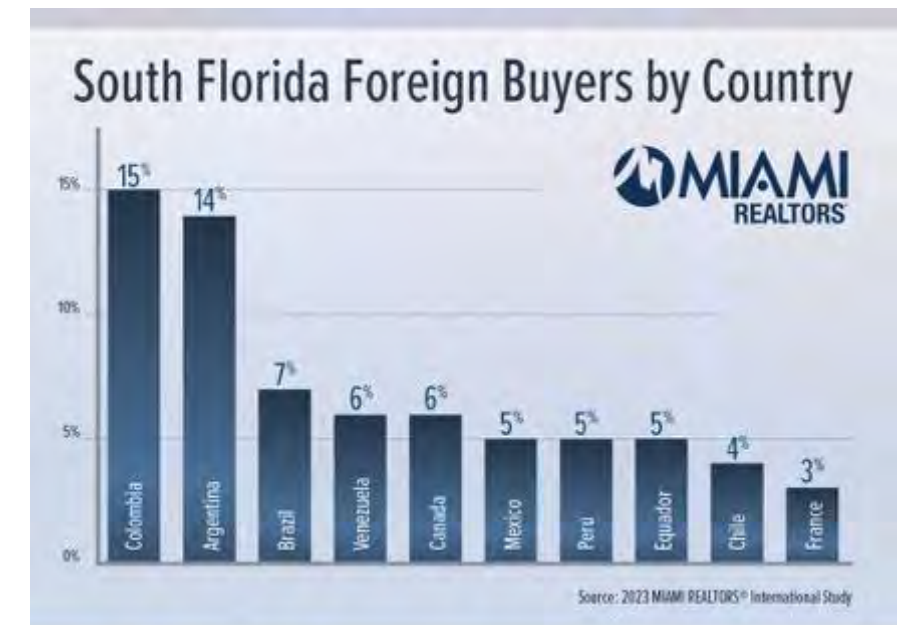
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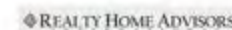
Add your picture, info and company logo!



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or Miami No. 1, etc.**

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2025 MIAMI Chairman-Elect

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Chris Umpierre
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22,146 Followers



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541,368 Views
344,409 Accounts Reached
2,934 Shares



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#2 Most IG Assoc. Followers in the World

<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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