

Market Stats & Promos You Can Use

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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

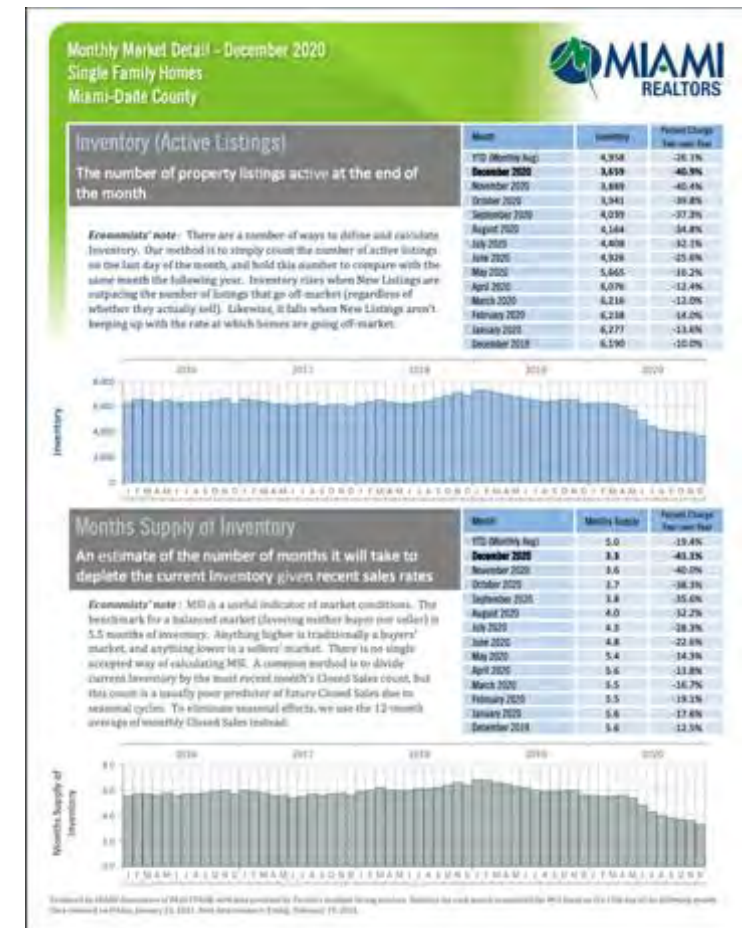
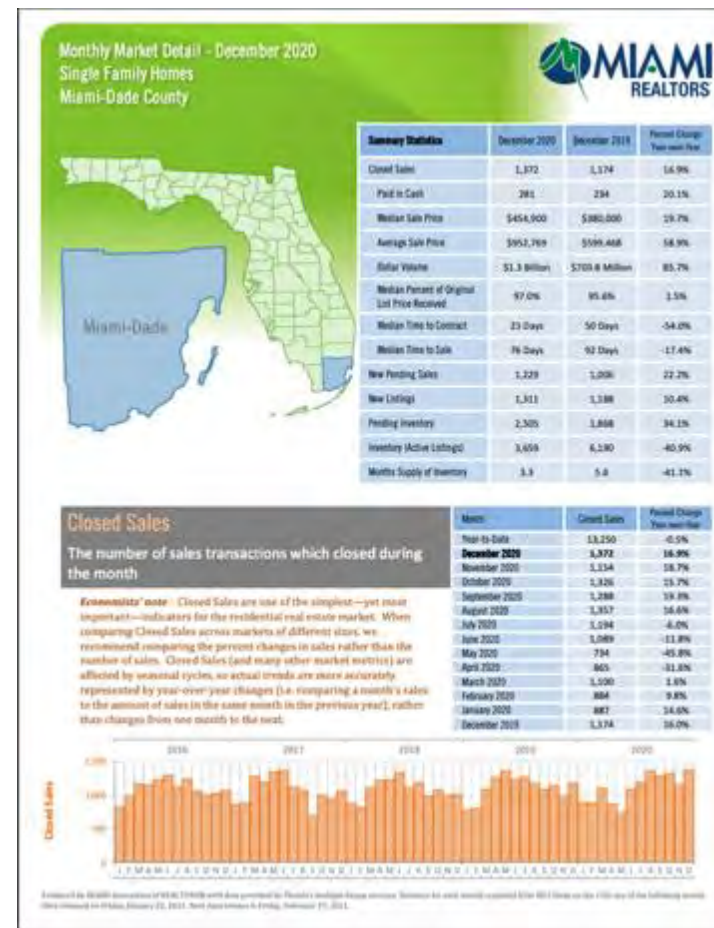
2026 Schedule

- 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	-3.8%	\$555K	-8.6%	77.8%	7	8	38	98	0
Pinecrest (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	CONDOMINIUMS Months Supply
1. Sunrise	4.1
2. Pembroke Pines	4.5
3. Coconut Creek	4.5
4. Parkland	4.6
5. Coral Springs	4.6
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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MEDIAN SALES PRICES | Palm Beach - 2008 to Present



Form 2008 Prices Have Increased ▲

DECEMBER 2025 Prices

111.5%

Single-Family Homes

104.8%

Condos

\$632,500

Single-Family Homes

\$297,000

Condos



TOP REAL ESTATE INDICATORS



+26%

Total Home Sales
Year-over-Year

+31%

Condo Sales
Year-over-Year

Palm Beach County

DECEMBER 2025

Hot Markets OVERVIEW



Palm Beach | Q4 2025

SINGLE-FAMILY Months Supply

1. Jupiter
2. Boynton Beach
3. Royal Palm Village
4. The Acreage
5. Boca Raton

NOTE: Minimum of 45 pending sales

CONDOMINIUMS Months Supply

- | | | |
|-----|-----------------------|-----|
| 3.4 | 1. Palm Beach Gardens | 4.8 |
| 3.6 | 2. Jupiter | 5.7 |
| 3.7 | 3. Delray Beach | 7.2 |
| 4.6 | 4. Greenacres | 7.4 |
| 4.7 | 5. Royal Palm Village | 8.8 |

NOTE: Minimum of 45 pending sales

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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

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MiamiRealtors.com/CoBrand



MIAMI: A Top Ranking City

Click to download the flyer to co-brand with your logo
MIAMI | Broward | Palm Beach | Martin | Commercial

Video: Miami | Commercial



Top 20 Reasons to Buy & Live in South Florida

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PALM BEACH | A Top-Ranking Market



- #3 Best Yachting Location in the World (Palm Beach)
Source: Christie's International Real Estate, 2022
- #10 America's Greatest Golf Course (Seminole Golf Club in Juno Beach)
Source: Golf Digest, 2021
- #3 U.S. City Where Millionaires are Buying Second Homes (West Palm Beach)
Source: Hovly and Partner's 2022 Wealth Report
- #3 Best U.S. City for Remote Workers (West Palm Beach)
Source: RentCafe, 2021
- #9 Best Small City in the U.S. (Palm Beach)
Source: CNBC Best Towns, 2023
- #8 Best Small City to Start a Small Business (Palm Beach Gardens)
Source: Startup, 2022
- #7 Most Super-Prime Residential Sales (\$10M+) in the World (Broward & Palm Beach)
Source: 2023 Knight Frank The Wealth Report
- #4 Best Southern Beach Town to Live in (Boca Raton)
Source: Statista.com, 2022
- #6 Most Beautiful Beach in the U.S. (West Palm Beach)
Source: Jaxxxa Hotels, 2023
- #5 Top U.S. private school with the highest number of National Merit Scholars Semifinalists (American Heritage Schools)
Source: Niche, 2022
- #3 Population Growth Among Florida Counties (Behind Miami-Dade & Broward)
Source: Florida DMC, 2023
- #12 Best U.S. Suburb for City-Like Living (Boca Raton)
Source: Strategy Call, 2023
- #2 Most All-Cash Purchases in the U.S. (West Palm Beach)
Source: Redfin, 2022
- #5 Best Safari Park in the U.S. (Lion Country Safari in West Palm Beach)
Source: USA Today 10 Best, 2022



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MARTIN | A Top-Ranking Market



- #6 Best U.S. County for Retirees
Source: Niche, 2023
- #8 County with the Best Public Schools in Florida
Source: Niche, 2023
- #1 Shhhh! Best Small Towns in Florida That the Locals Want to Keep Secret (Stuart)
Source: 365 Traveler, 2023
- #1 Pineapple Capital of the World (Jensen Beach)
- #2 Best Coastal Small Town (Stuart)
Source: USA Today 10Best Readers Choice Awards, 2023
- #6 The South's Best Small Town (Stuart)
Source: Southern Living, 2022
- #1 Great Places in Florida (Historic Downtown Stuart)
Source: APA Florida, 2020
- #1 U.S. Fishing Destination
Source: FishingBooker.com
- #1 Sailfish Capital of the World (Stuart)
- #1 Most bio-diverse lagoon ecosystem in the Northern Hemisphere (The St. Lucie Inlet)
- Top 10% Hospitals Nationwide Martin Health
Source: The Joint Commission, 2022
- 1 of Only 3 Sanctioned U.S. Sailing Centers (Jensen Beach)



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SunStats Infographic Creator & Chart Builder!



February 2022

Hiialeah (City)

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

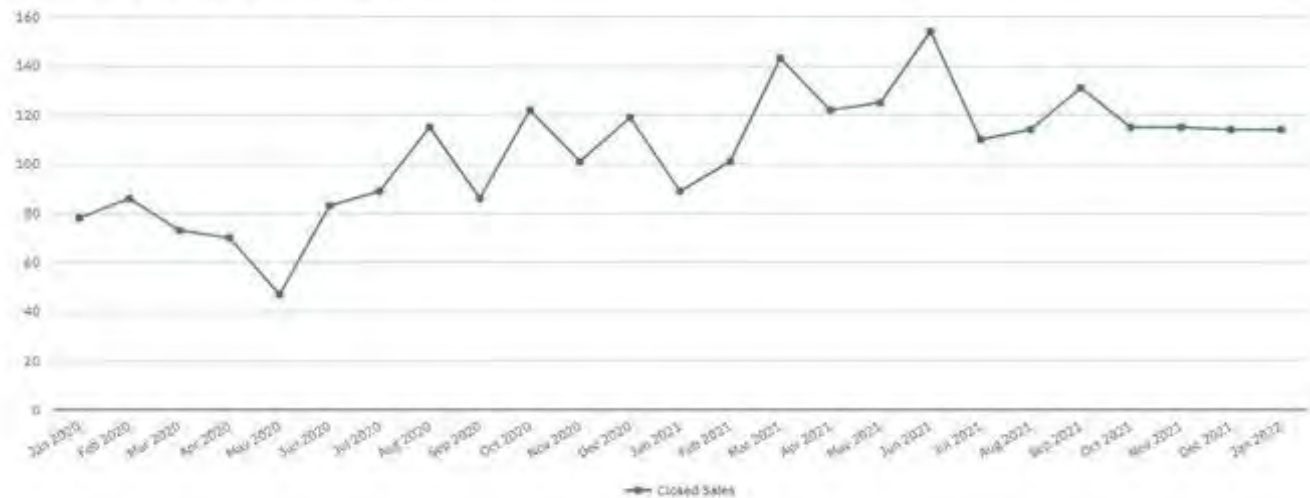
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Hiialeah (City): Closed Sales
All Property Types, All Price Tiers, All Sale Types



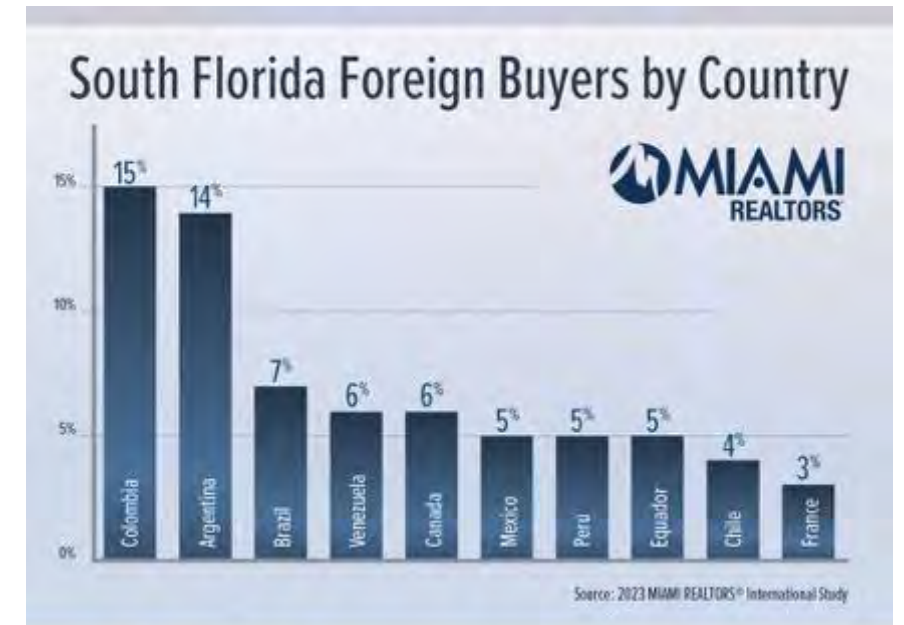
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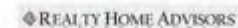
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33 categories for you!

In Photo Templates, for example,
click on Palm Beach Rankings or
Jupiter Rankings or Martin
Rankings, etc.

www.miamirealtors.com/photofy



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22,146 Followers

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Most Viral Graphic in MIAMI REALTORS

History

541,368 Views

344,409 Accounts Reached

Reached

2,934 Shares



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<u>Associations</u>	<u>Followers</u>
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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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