South Florida Luxury Market Report
2026 Q2

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July 2026

South Florida Luxury Market
Sales and Price Acceleration in 2026

South Florida single-family luxury price rose to $3.3 M and ultra-luxury to $10.7 M as of June 2026

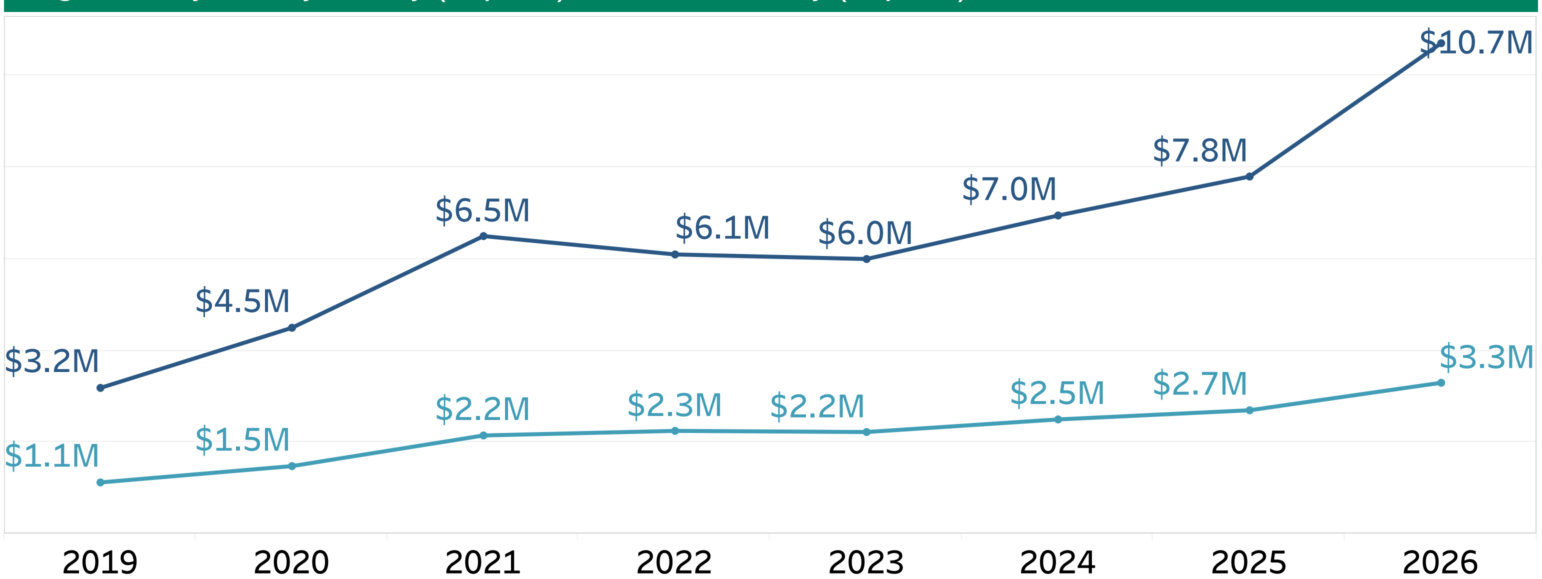
South Florida's luxury price threshold continued to ascend in the first half of 2026 due to a booming luxury market amid a resurgence in out-of-state migration from high-tax states, robust job growth in the higher-paying professional and business service industry, and an enhanced stature as a global metropolis, being a 2026 FIFA host city. [South Florida Million-Dollar Sales Surge Year over Year - MIAMI REALTORS® + RWorld]

In the first half of 2026, the luxury (top 5% of sales) sales price threshold in South Florida's five counties rose to $3.3 million from $2.7 million in 2025. Palm Beach County ($4.4 million), Miami-Dade County ($4.3 million), and Martin County ($3.9 million) had the highest luxury price thresholds.

The ultra luxury (top 1% of sales) sales price threshold jumped to $10.7 million from $7.8 million in 2025. The ultra-luxury threshold was over $10 million in Miami-Dade County ($15.0 million), Palm Beach County ($14 million), and Martin County ($10.5 million).

In the single-family market, million-dollar year-to-date sales as of June rose 22.4% from the level in the same period one year ago, with sales up in all counties: Miami-Dade County (+22.8%). Broward County (+16.7%), Palm Beach County (+27.5%), Martin County (+12.2%), and St. Lucie County (+1.9%).

South Florida
Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



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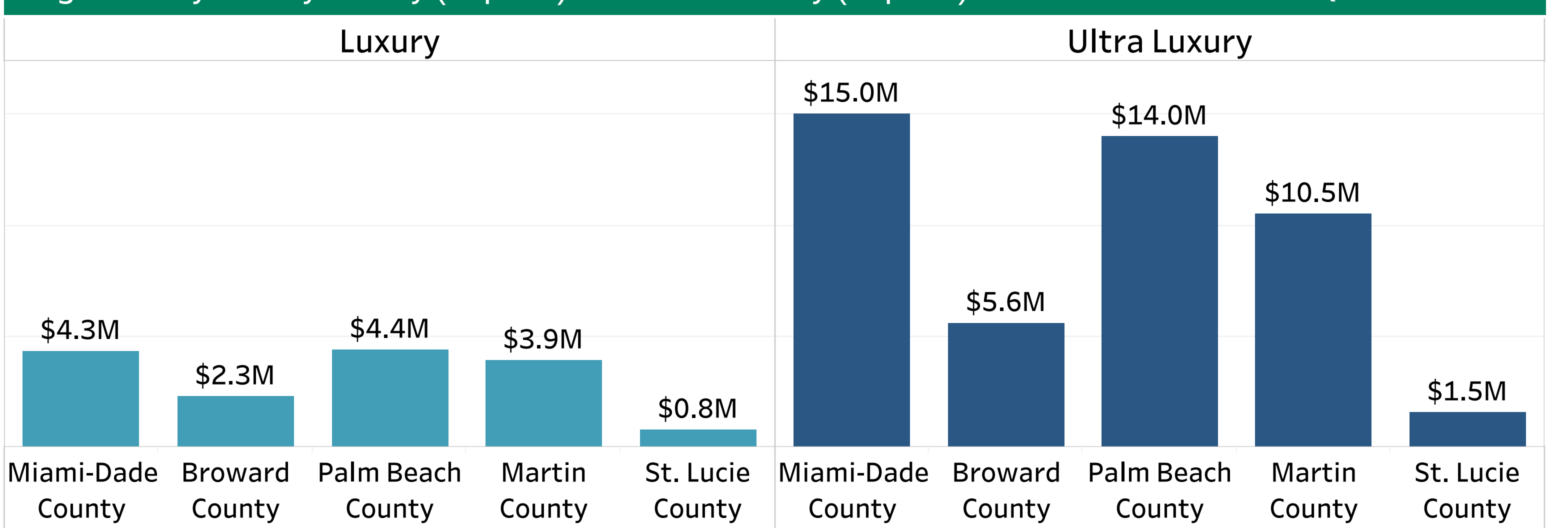


Source of data: MIAMI REALTORS® + RWorld analysis of MLS sales

South Florida condominium luxury price rose to $2.3 M and ultra-luxury to $6.0 M as of June 2026

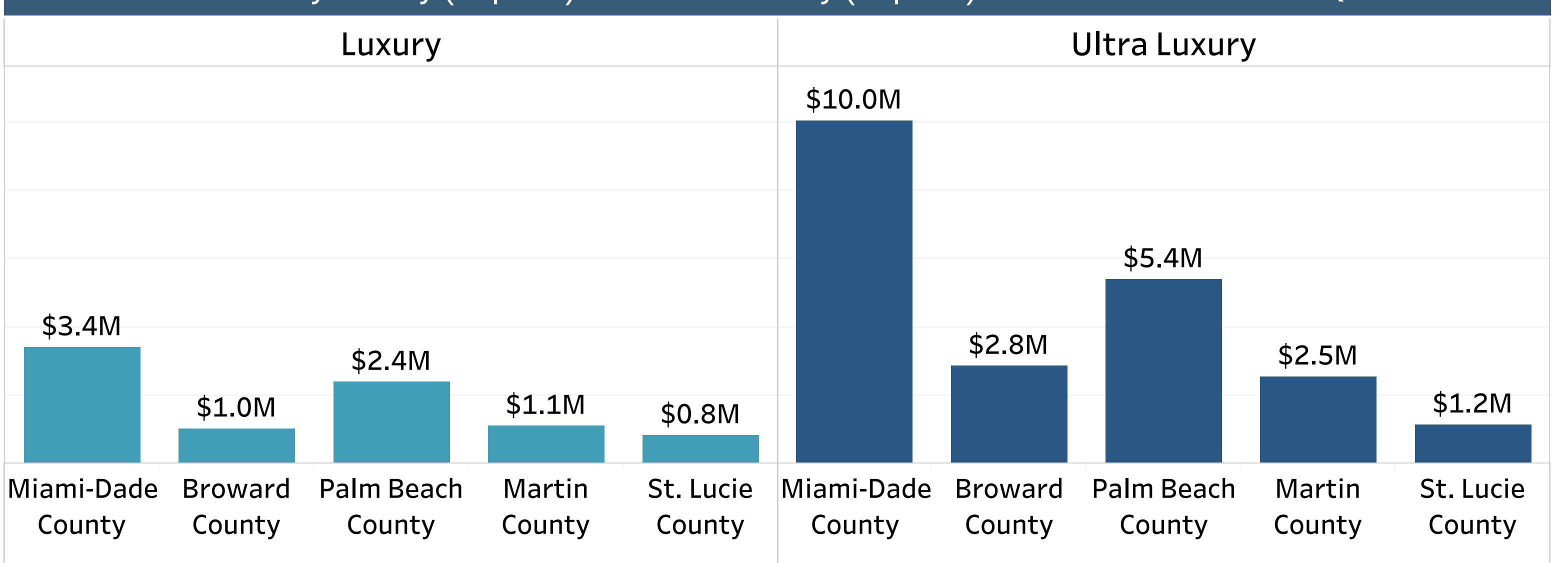
In the condominium segment, South Florida's luxury price threshold rose to $2.3 million from $2.0 million in 2025. The condo luxury (top 5% of sales) sales price threshold hit over $1.0 million in Miami-Dade County ($3.4 million), Palm Beach County ($2.4 million), and Martin County ($1.1 million).

The ultra luxury (top 1% of sales) sales price threshold climbed to $6.0 million from $5.4 million in 2025, led by Miami-Dade County ($10 million), Palm Beach County ($5.4 million), and Broward County ($2.8 million).

In the condominium/townhomes market, year-to-date million-dollar sales rose 20.5% from the level in the same period one year ago, with sales at the same level or higher in all counties: Miami-Dade County ((+13.0%), Broward County (+23%), Palm Beach County (+32), Martin County (+10%) and St. Lucie County (+0%).

South Florida
Condominium-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2

South Florida
Condominium-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



Source of data: MIAMI REALTORS® + RWorld analysis of MLS sales

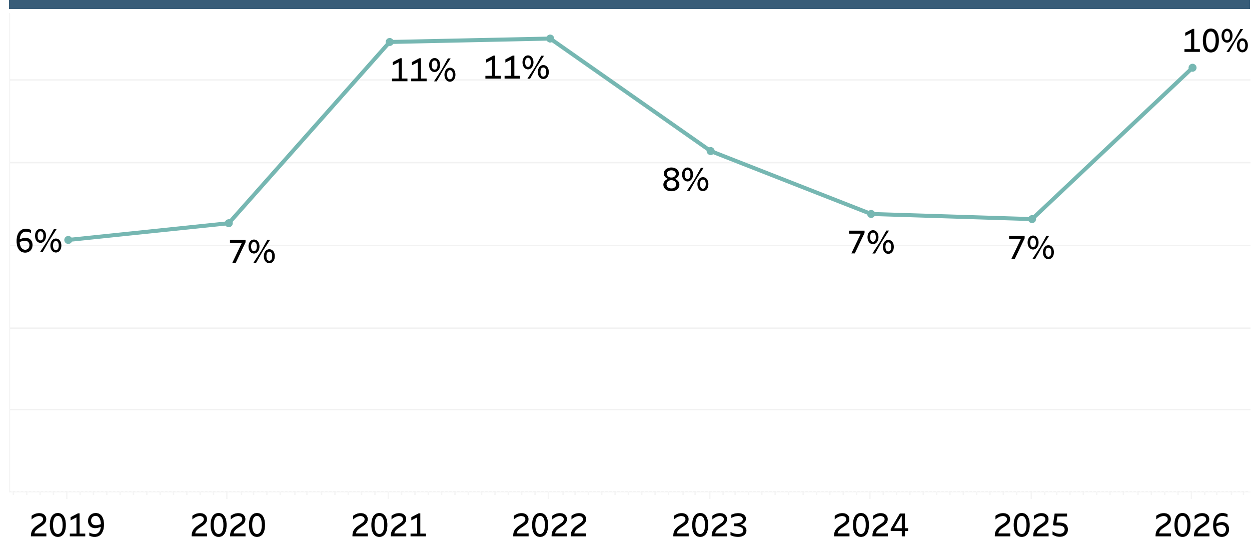
More out-of-state buyers who purchased more high-end luxury properties

South Florida saw more out-of-state buyers in 2026, based on sales for which the buyer's state was reported. In the first half of 2026, out-of-state buyers accounted for 10% of domestic buyers (Florida residents and out-of-state buyers), up from 7% in 2024 and 2025.The top five out-of-state buyers in the first half of 2026 were New York (34%), New Jersey (13%), California (8%), Illinois (5%), and Massachusetts (5%). The share of out-of-state buyers has increased amid potential higher taxes on wealth, income, and businesses in California and New York.

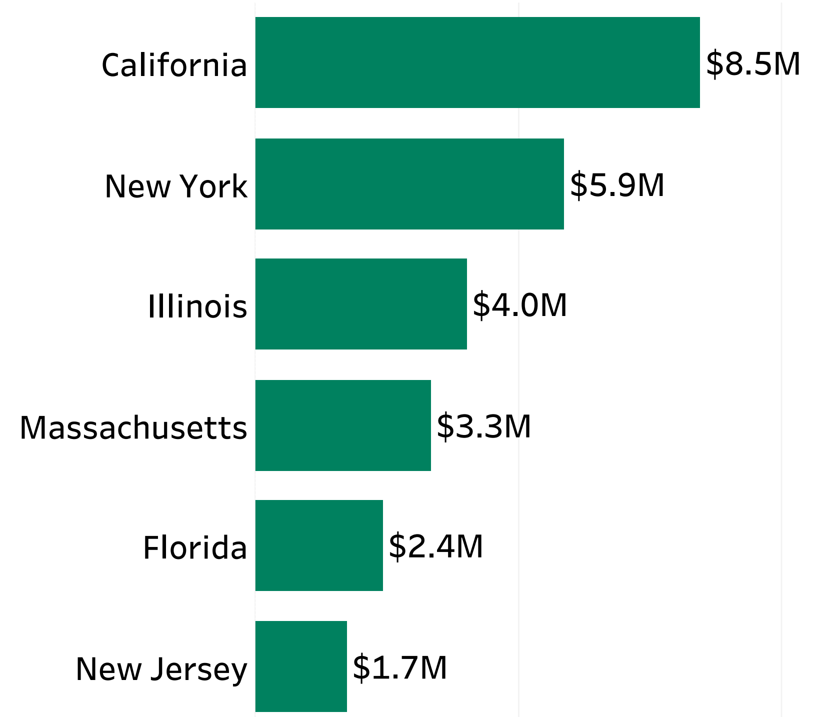
In the first half of 2026, the single-family luxury (top 5%) sales price thresholds of out-of-state buyers were higher than among Florida resident buyers ($2.4 million) among buyers from California ($8.5 million), New York ($5.9 million), Illinois ($4.0 million), and Massachusetts ($3.3 million).

In the condominium segment, the luxury (top 5%) sales price thresholds of out-of-state buyers were higher than among Florida resident buyers ($1.6 million) among buyers from California ($3.7 million), Illinois ($2.8), New York ($2.8 million), and New Jersey ($2.8 million).

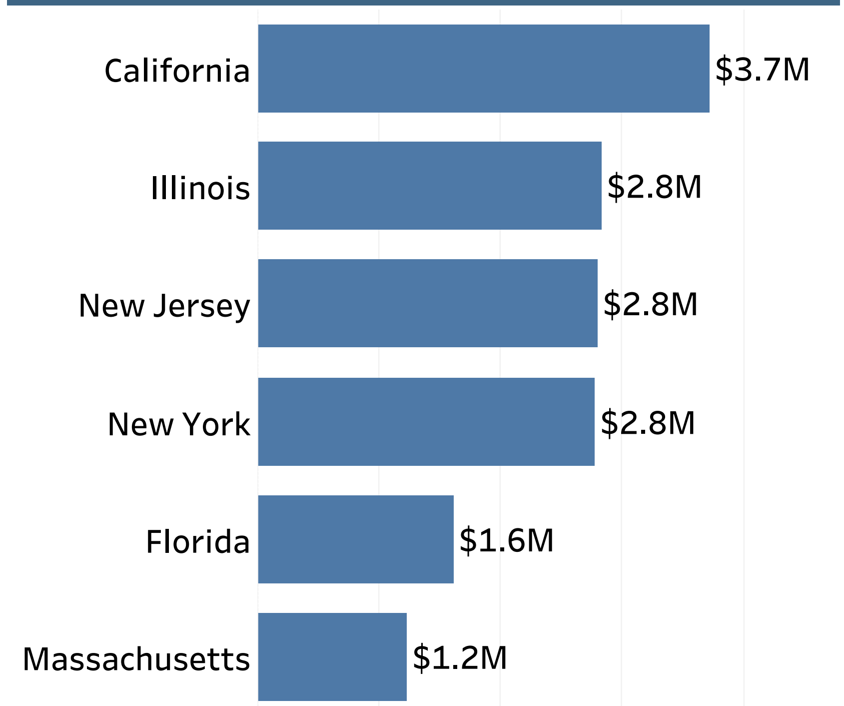
Rising Share of Out-of-State Buyers to U.S. Resident Buyers in South Florida



Single-family Luxury Price Thresholds of Out-of-State vs. Florida Resident Buyers in January-June 2026



Condominium Luxury Price Thresholds of Out-of-State vs. Florida Resident Buyers in January-June 2026



Source of data: MIAMI REALTORS® + RWorld analysis of MLS sales

South Florida Luxury Market
Sales and Price Acceleration in 2026

Million-dollar home sales surged 22% in the first half of 2026

Million-dollar sales are booming in 2026, with 15,100 million-dollar sales in the first half. At this pace, million-dollar sales could hit over 30,000 surpassing the 26,592 million-dollar sales in 2021.In June alone, million-dollar sales surged 39.7% year-over-year, with year-to-date sales up 21.9%. Cash sales accounted for 61% of year-to-date million-dollar sales.

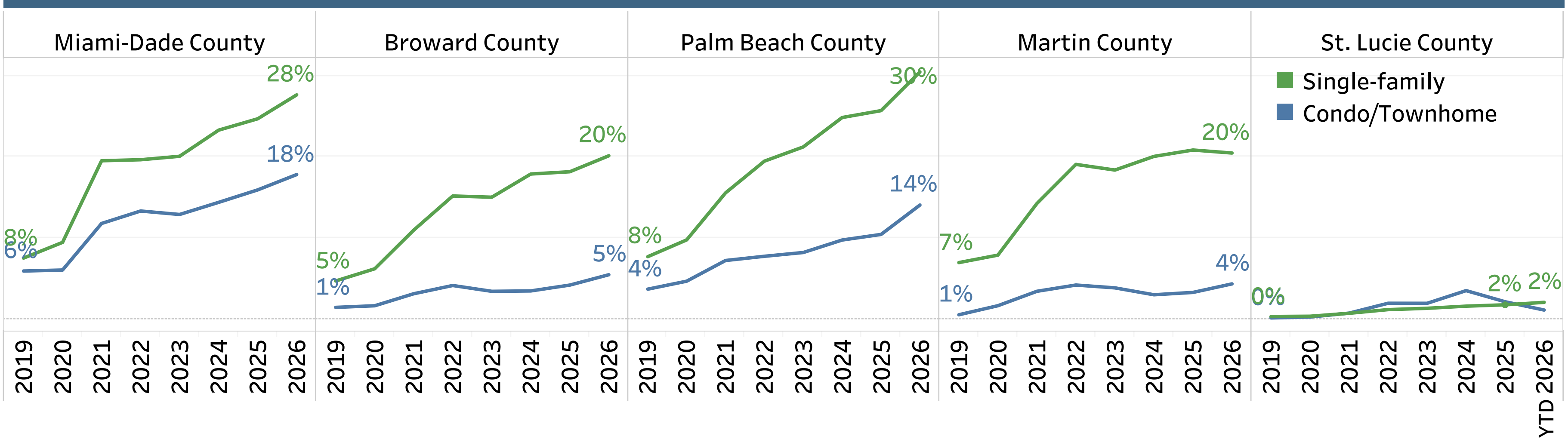
Year-to-date through June 2026, closed sales of $10 million and over homes rose to an all-time over this period to 306, which at this pace could hit over 600 sales for the full year, surpassing the 436 sales in 2021. Cash sales accounted for 88% of $10 million or more sales (268 sales). Miami-Dade County and Palm Beach County accounted for roughly 90% of $10 million or over transactions.

In the single-family market, year-to-date million-dollar sales are 22.4% from the level in the same period one year ago, with sales up in all counties: Miami-Dade County (+22.8%). Broward County (+16.7%), Palm Beach County (+27.5%), Martin County (+12.2%), and St. Lucie County (+1.9%).

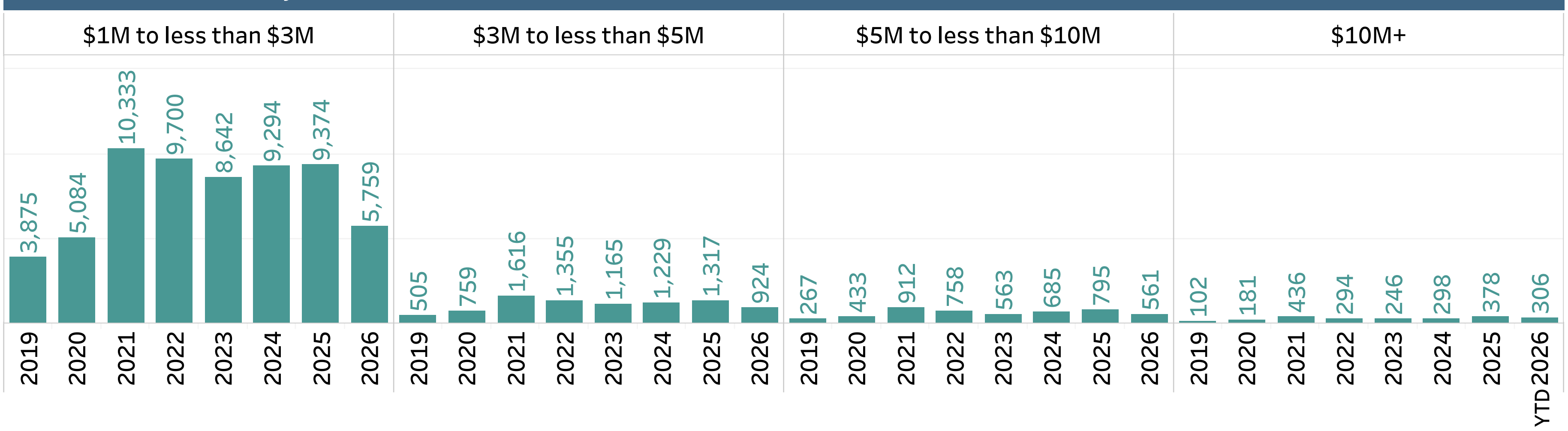
In the condominium/townhomes market, year-to-date million-dollar sales rose 20.5% from the level in the same period one year ago, with sales at the same level or higher in all counties: Miami-Dade County ((+13.0%), Broward County (+23%), Palm Beach County (+32), Martin County (+10%) and St. Lucie County (+0%).

Million-dollar sales continue to gain market share. In the single-family market, Palm Beach County had the highest share at 30%, followed by Miami-Dade County at 28%, Broward County and Martin County each at 20%, and a still a modest share in St. Lucie County at 2%. Nationally, million-dollar sales account for less than 10% of sales.

Million-Dollar Sales as a Percent of Closed Sales, 2019 to June 2026



Million-Dollar Sales by Price Tier, 2019 to June 2026



Source of data: MIAMI REALTORS® + RWorld analysis of MLS sales

Miami-Dade County single-family luxury price threshold rose to $4.3 million and ultra-luxury to $15.0 million in the first half of 2026

In Miami-Dade County, the single-family luxury (top 5%) price rose to $4.3 million in the first half of 2026 ($3.2 million in 2025) while the ultra-luxury (top 1%) threshold rose to $15.0 million ($10.4 million in 2025), the highest threshold among the five South Florida counties.

Indian Creek, known as the Billionaire Bunker, had the highest single-family luxury price threshold in 2026 Q1 at $170 million, the largest in Miami-Dade history.

In the city of Miami that had the most million-dollar single-family sales in the first half of 2026 (637 sales), the luxury price threshold rose to $2.8 million while the ultra-luxury threshold rose to $7.9 million.

In the city of Miami Beach that had the most sales of $10 million or over in South Florida (42 sales),the luxury price threshold was $29.4 million while the ultra-luxury threshold hit $34.6 million.

Condominium luxury price threshold rose to $3.4 million and ultra luxury to $10 million in the first half of 2026

In the Miami-Dade condominium market, the luxury sales price threshold rose to $3.4 million (from $3.0 million in 2025) while the ultra-luxury sales price threshold rose to $10 million ($7.7 million in 2025) in the first half of 2026.

Surfside had the highest luxury sales price threshold at $27.9 million and the highest ultra-luxury price threshold at $39.8 million. Recall that this was the site of the tragic collapse of Champlain Towers South in 2021. In the first half of 2026, the city saw 18 miillion-dolalr condominium sales, half of which were $10 million or more.

In the city of Miami that had the most million-dollar condominium sales in the first half of 2026 (309 sales), the luxury price threshold was $2.2 million while the ultra-luxury threshold rose to $4.6 million.

In the city of Miami Beach that had the most sales of $10 million or over in South Florida (24 sales) in the first half of 2026,the luxury price threshold was $5.9 million while the ultra-luxury threshold was $14.4 millon.

Top Luxury Sales

The Zuckerberg's purchase of 7 Indian Creek for $170 million in March 2026 is still the year's and all-time high transaction.

The second largest luxury deal (off-market) in 2026 is Larry Page's $71.9 million purchase of Casa Bahia in Coconut Grove in early 2026, a follow-up to his $101.5 million purchase of a Coconut Grove property in December 2025.

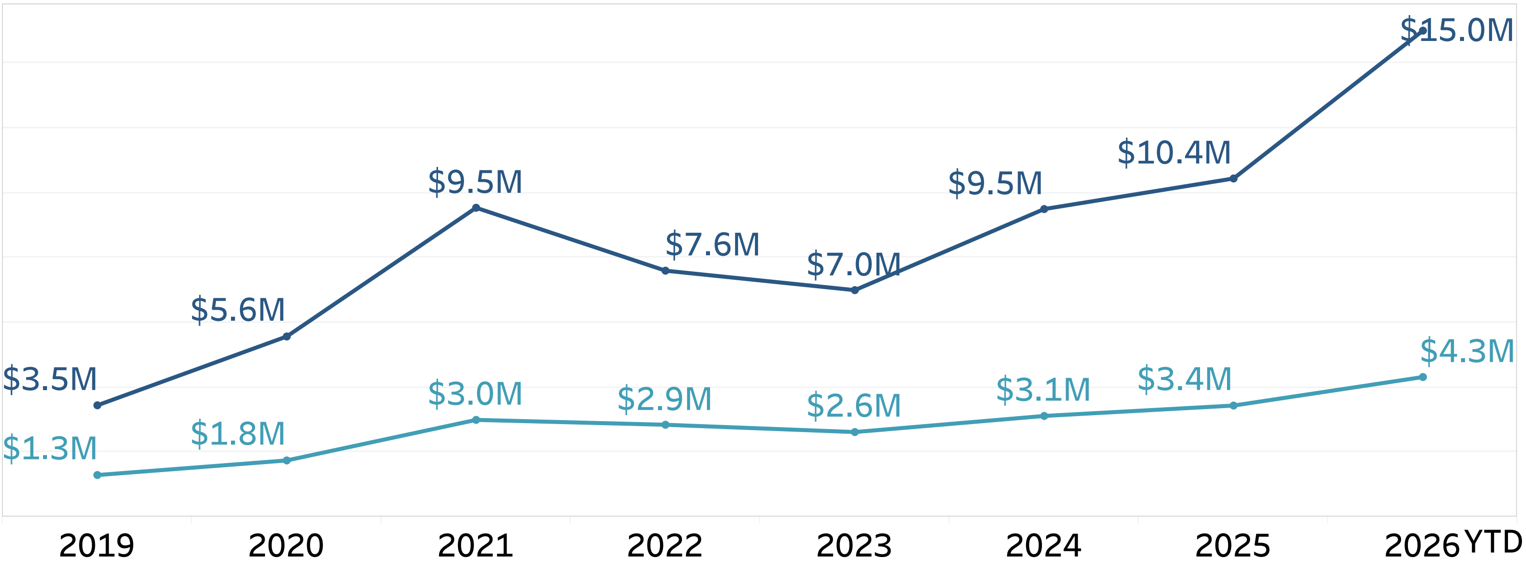
Miami-Dade County's third largest luxury deal (off-market) in early 2026 is Sergey Brin's $51 million purchase of a Coconut Grove property in early 2026.

These purchases came in the wake of an initiative that will appear on the the November 2026 ballot that imposes a one-time 5% tax on net worth of $1 billion or more of California residents as of January 1, 2026.

The largest on-market transaction in 2026 (April) was the sale of 625 Reinante Avenue in Coral Gables for $47 million, a property owned by Guillerm Quirch III , co-owner of global foods distributor Quirch Foods, and his wife.

Miami-Dade County
Single-family Luxury Sales as of 2026 Q2

Miami-Dade County
Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



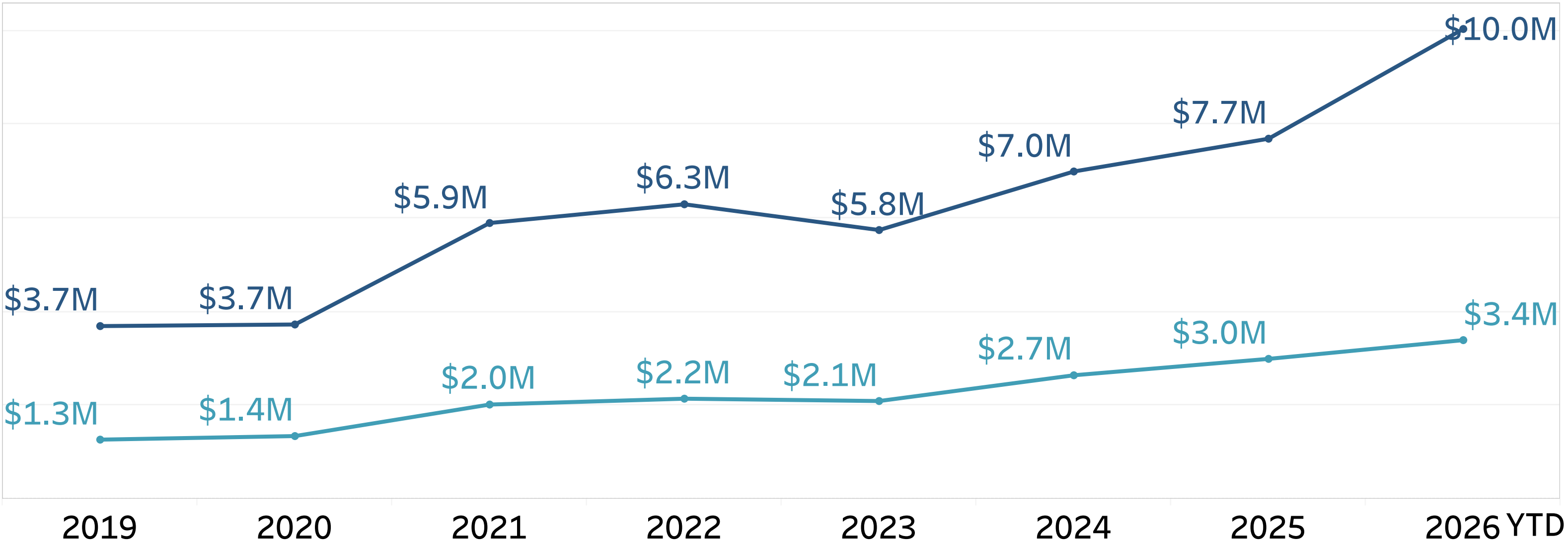
Miami-Dade County
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	$10M+ Sales	$1M+ market share
Indian Creek	$170.0M	$170.0M	$170.0M	1	1	100%
Bal Harbour	$39.4M	$42.3M	$43.0M	7	6	100%
Golden Beach	$30.9M	$32.2M	$32.5M	7	3	100%
Miami Beach	$29.4M	$34.6M	$42.5M	133	42	95%
Bay Harbor Islands	$18.3M	$21.1M	$21.8M	6	1	100%
Coral Gables	$13.0M	$26.1M	$47.0M	202	18	93%
Pinecrest	$12.9M	$16.5M	$17.5M	101	9	100%
Surfside	$12.5M	$14.2M	$14.3M	32	3	100%
Key Biscayne	$8.2M	$18.4M	$21.0M	21	1	100%
Coconut Grove	$6.3M	$7.3M	$7.6M	19	0	100%
South Miami	$6.1M	$7.0M	$7.4M	36	0	69%
North Bay Village	$5.4M	$6.0M	$6.2M	7	0	58%
North Miami	$4.6M	$8.8M	$12.2M	32	1	29%
Sunny Isles Beach	$4.5M	$4.9M	$5.0M	6	0	100%
Biscayne Park	$4.1M	$4.3M	$4.4M	22	0	81%
Miami Shores	$3.9M	$6.4M	$6.6M	56	0	73%
Miami	$2.8M	$7.9M	$27.5M	637	22	22%
Aventura	$2.5M	$3.4M	$3.6M	15	0	79%
Palmetto Bay	$2.3M	$5.7M	$6.2M	100	0	64%
North Miami Beach	$2.1M	$4.9M	$12.6M	12	1	13%
Doral	$2.0M	$2.5M	$3.7M	76	0	56%
El Portal	$1.6M	$1.9M	$1.9M	5	0	38%
Miami Springs	$1.5M	$2.1M	$2.3M	11	0	24%
Miami Lakes	$1.4M	$1.6M	$1.7M	22	0	35%
Unincorporated Dade County	$0.9M	$1.0M	$1.0M	1	0	25%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Miami-Dade County
Condominium Luxury Sales as of 2026 Q2

Miami-Dade County
Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



Miami-Dade County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Median Close Price	Million-dollar sales	$10M+ Sales	$1M+ market share
Surfside	$27.9M	$39.8M	$44.0M	$1.0M	18	9	46%
Coconut Grove	$11.1M	$15.5M	$16.7M	$1.2M	15	2	60%
Bal Harbour	$9.7M	$12.6M	$12.8M	$1.6M	43	3	73%
Miami Beach	$5.9M	$14.4M	$28.0M	$0.5M	271	24	30%
Key Biscayne	$4.9M	$9.4M	$9.8M	$1.4M	74	0	74%
Sunny Isles Beach	$4.8M	$10.2M	$21.6M	$0.5M	133	5	39%
Bay Harbor Islands	$4.3M	$7.3M	$7.8M	$0.9M	26	0	45%
Coral Gables	$2.5M	$3.8M	$6.2M	$0.6M	21	0	18%
Miami	$2.2M	$4.6M	$19.8M	$0.4M	309	6	16%
Aventura	$2.0M	$3.9M	$9.0M	$0.4M	68	0	16%
North Miami Beach	$1.4M	$1.9M	$1.9M	$0.2M	10	0	14%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Broward County single-family luxury price threshold rose to $2.3 million and ultra-luxury to $5.6 million in the first half of 2026

In Broward County, the single-family luxury (top 5%) price rose to $2.3 million in the first half of 2026 ($2.0 million in 2025) while the ultra-luxury (top 1%) threshold rose to $5.6 million ($4.8 million in 2025).

Hillsboro Beach had the highest single-family luxury price threshold at $36.0 million and ultra luxury price threshold at $36.5 million. All single-family sales in Hillsboro Beach in the first half of 2026 were million-dollar sales.

In Fort Lauderdale, which had the most million-dollar sales in Broward County in the first half of 2026 (357 sales) and $10 million or more sales (16 sales), the luxury threshold was $5.4 million while the ultra-luxury threshold was $11.9 million.

Parkland had the second highest million-dollar single-family sales (184 sales) in the first half of 2026, the luxury sales price threshold was $2.5 million while the ultra-luxury sales price threshold hit $3.8 million.

Condominium luxury price threshold rose to $1.0 million and ultra luxury to $2.8 million in the first half of 2026

In the Broward County condominium market, the luxury sales price threshold hit $1.0 million ($0.9 million in 2025) while the ultra-luxury sales price threshold rose to $2.8 ($2.2 million in 2025) in the first half of 2026.

In Fort Lauderdale which also had the most million-dollar condominium sales (148 sales), the luxury threshold was $2.2 million and the ultra-luxury threshold was $4.6 millon.

Pompano Beach had the second highest million-dollar condominium sales (41 sales) in the first half of 2026. The luxury sales price threshold was $2.4 million while the ultra-luxury sales price threshold hit $3.6 million.

Top Luxury Sales

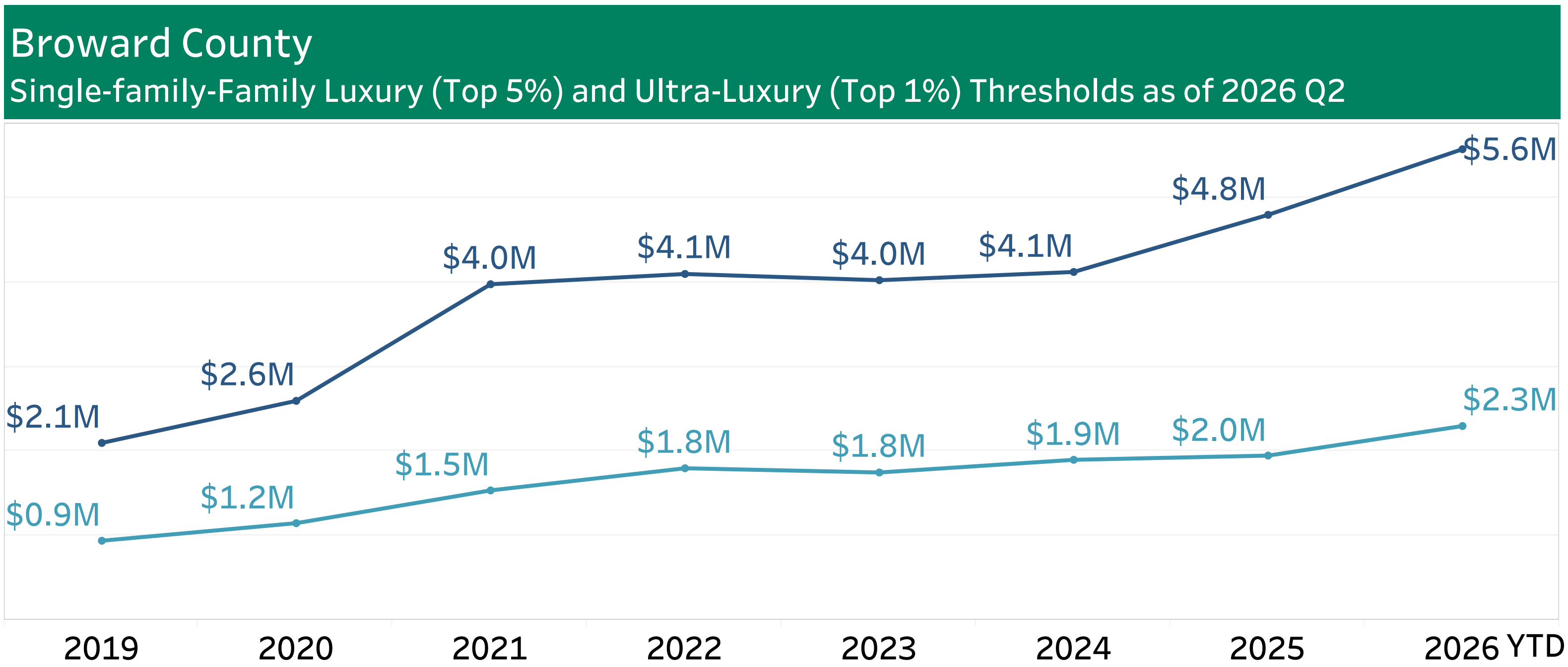
Broward County's largest luxury transaction in 2026 was the $36.5 million purchase of a property on 1083 Hillsboro Mile by New Jersey homebuilder Morris Flancbaum who is married to Conair billionaire heir Suan Rizutto.

The second largest transaction single-family luxury transaction involved the sale of 84 Isla Bahia in Fort Lauderdale to an undisclosed buyer, a property owned by automotive accessories company WeatherTech founder and CEO David MacNeil who President Trump nominated in early 2026 to fill up one of three vacant commissioner seats of the Federal Trade Commission.

Broward County's third largest luxury transaction was the sale of 1091 Hillsboro Beach for $28 million owned by a trust tied to Asa Lena Loof, Swedish Women's Educational Association International president. The property was sold to a buyer planning to demolish the property for a new luxury project.

The largest all-time high luxury transaction in Broward County is the $70 million sale of 5 Harborage Isle Drive, Fort Lauderdale in September 2024 to an undisclosed buyer. The property was sold by David Sussman, founder of Paloma Funds and New China Capital Management.

Broward County
Single-family Luxury Sales as of 2026 Q2

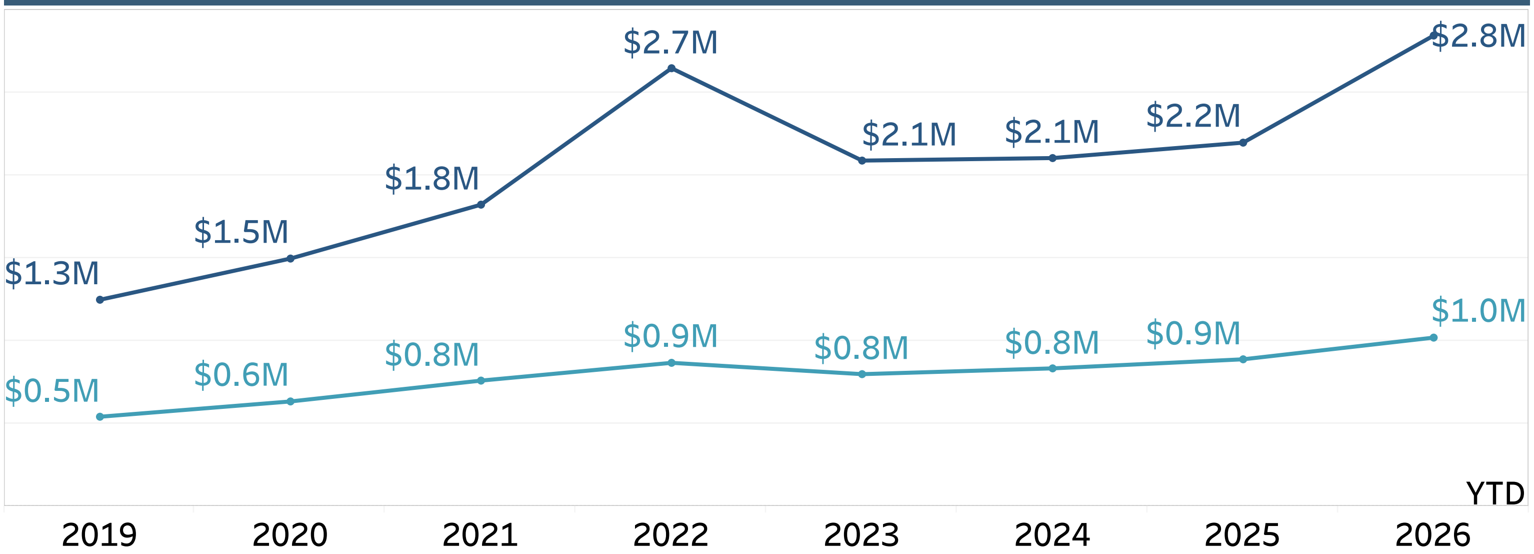


Broward County
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Median Close Price	Million-dollar sales	$10M+ Sales	$1M+ market share
Hillsboro Beach	$36.0M	$36.4M	$36.5M	$32.1M	2	2	100%
Sea Ranch Lakes	$8.6M	$8.9M	$9.0M	$5.4M	3	0	100%
Southwest Ranches	$6.7M	$9.6M	$10.3M	$1.7M	44	1	92%
Lighthouse Point	$5.9M	$11.8M	$13.2M	$1.6M	73	2	70%
Fort Lauderdale	$5.4M	$11.9M	$34.0M	$0.7M	357	16	38%
Lauderdale By The Sea	$3.8M	$8.0M	$9.1M	$1.5M	12	0	67%
Parkland	$2.5M	$3.8M	$6.0M	$1.2M	184	0	69%
Davie	$2.5M	$3.0M	$5.3M	$0.8M	113	0	39%
Weston	$2.3M	$3.7M	$5.1M	$0.9M	124	0	43%
Plantation	$2.3M	$4.1M	$5.4M	$0.7M	60	0	19%
Pompano Beach	$2.3M	$5.5M	$13.8M	$0.5M	77	1	24%
Wilton Manors	$1.9M	$2.6M	$3.4M	$0.9M	27	0	32%
Hollywood	$1.4M	$2.5M	$4.5M	$0.6M	68	0	12%
Cooper City	$1.4M	$1.8M	$2.4M	$0.7M	21	0	14%
Dania Beach	$1.3M	$1.6M	$1.9M	$0.5M	6	0	8%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Broward County
Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



Broward County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	$10M+ Sales	$1M+ market share
Fort Lauderdale	$2.2M	$4.6M	$9.3M	148	0	19%
Pompano Beach	$2.4M	$3.6M	$5.3M	41	0	8%
Hollywood	$1.1M	$2.5M	$6.5M	22	0	6%
Hallandale Beach	$1.0M	$1.8M	$3.9M	14	0	5%
Lauderdale By The Sea	$1.4M	$1.8M	$2.0M	6	0	9%
Hillsboro Beach	$1.8M	$2.9M	$3.3M	6	0	17%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Palm Beach County single-family luxury price threshold rose to $4.4 million and ultra-luxury to $14.0 million in the first half of 2026

In Palm Beach County, the single-family luxury (top 5%) price rose to $4.4 million in the first half of 2026 ($3.5 million in 2025) while the ultra-luxury (top 1%) threshold rose to $14.0 million ($11.0 million in 2025), the second highest level among the five South Florida counties.

The town of Manalapan had the highest single-family luxury price threshold in the first half of 2026 at $69.9 million. It also has the highest ultra-luxury threshold in Palm Beach County and the second-highest level across South Florida at $70.6 million.

In Boca Raton, which had the most million-dollar single-family sales in Palm Beach County and the second highest in South Florida (610 sales), the luxury threshold was $5.8 million while the ultra-luxury threshold was $11.6 million.

Palm Beach Gardens had the second highest million-dollar single-family sales (385 sales) in the first half of 2026, the luxury sales price threshold was $4.2 million while the ultra-luxury sales price threshold hit $7.3 million.

In West Palm Beach which had the third largest million-dollar single-family sales (232 sales) and is experiencin an office construction boom, the luxury sales price threshold was $3.5 million while the ultra-luxury price threshold was $7.7 million.

Condominium luxury price threshold rose to $2.4 million while ultra luxury moderated to $5.4 million in the first half of 2026

In the condominium market, the luxury threshold sale price rose to $2.4 million in the first half of 2026 ($2.2 in 2025) while the ultra-luxury threshold slightly decreased to $5.4 million ($5.5 million in 2025) in the first half of 2026 in Palm Beach County.

The town of Palm Beach has the highest luxury price threshold at $7.4 million and an ultra-luxury threshold of $11.7 million.

Boca Raton had the highest million-dollar condominium sales (149 sales) in the first half of 2026. The luxury sales price threshold was $2.8 million while the ultra-luxury sales price threshold was $6.5 million.

Top Luxury Sales

The largest luxury transaction (off-market) in Palm Beach County in 2026 was the sale of WeatherTech founder David MacNeil's double vacant lot at 1120 S. Ocean Blvd., Manalapan, for $105 million in April.

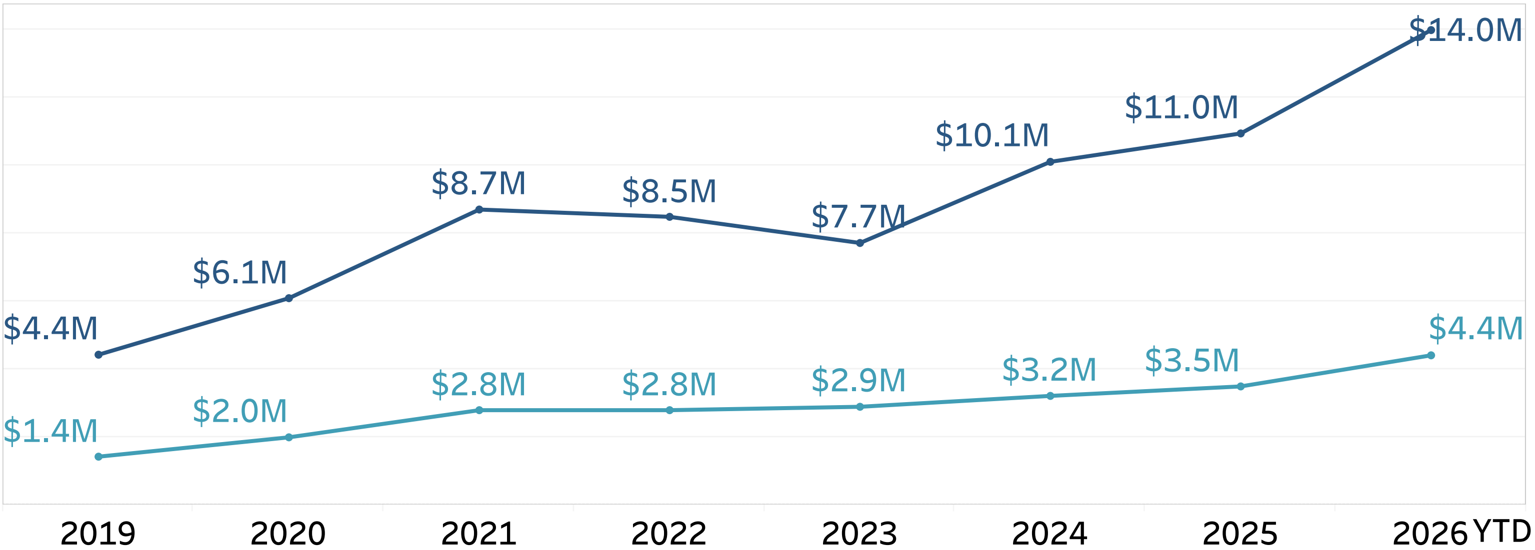
The second largest luxury transaction(off-market) in Palm Beach County in 2026 was the $76.3 million purchase of Villa Flora on 260 N. Ocean Blvd. by garbage-and-recycling tycoon Anthony Lomangino and his wife, in February.

The third most expensive home sale in 2026 was the $75 million sale in May of 2500 E Maya Palm Drive in the gated community of the Royal Palm Yacht and Country Club in Boca Raton.

The largest on-market sale in Palm Beach County was in 2024, which was the $152 million purchase of 10 Tarpon Isle in Palm Beach by Michael Dorrell, an Australian infrastructure investor and chairman and CEO of Stonepeak, a New York-based infrastructure investment firm.

Palm Beach County
Single-family Luxury Sales as of 2026 Q2

Palm Beach County
Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



Palm Beach County
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	$10M+ Sales	$1M+ market share
Manalapan	$69.7M	$70.6M	$70.9M	10	7	100%
Palm Beach	$36.8M	$47.2M	$55.2M	66	42	97%
Jupiter Inlet Colony	$15.3M	$15.3M	$15.3M	8	2	100%
Highland Beach	$14.9M	$17.0M	$17.5M	10	2	100%
Gulf Stream	$12.6M	$13.0M	$13.2M	11	4	100%
Tequesta	$12.2M	$13.8M	$13.8M	15	3	43%
North Palm Beach	$10.4M	$12.7M	$14.0M	39	4	58%
Ocean Ridge	$9.3M	$10.3M	$10.6M	20	1	100%
Village Of Golf	$6.6M	$6.8M	$6.9M	2	0	100%
Jupiter	$5.9M	$18.3M	$41.0M	295	15	56%
Boca Raton	$5.8M	$11.6M	$75.0M	610	20	52%
Singer Island	$5.4M	$6.3M	$6.5M	13	0	81%
Palm Beach Shores	$5.2M	$6.3M	$6.6M	8	0	100%
Lantana	$4.9M	$13.5M	$17.5M	10	1	22%
Delray Beach	$4.8M	$9.9M	$21.0M	307	6	46%
Palm Beach Gardens	$4.2M	$7.3M	$14.0M	385	2	58%
Wellington	$4.1M	$11.3M	$17.0M	116	6	33%
West Palm Beach	$3.5M	$7.7M	$18.3M	232	6	28%
Juno Beach	$3.0M	$3.6M	$3.8M	16	0	100%
Lake Clarke Shores	$2.4M	$3.4M	$3.6M	9	0	43%
Atlantis	$1.7M	$2.3M	$2.5M	8	0	21%
Boynton Beach	$1.4M	$2.5M	$3.7M	112	0	12%
Null	$1.3M	$3.8M	$11.3M	40	4	8%
Glen Ridge	$1.1M	$1.2M	$1.2M	1	0	50%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Palm Beach County

Condominium Luxury Sales as of 2026 Q2

Palm Beach County
Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2

Palm Beach County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	$10M+ Sales	$1M+ market share
Palm Beach	$7.4M	$11.7M	$13.5M	135	3	75%
Singer Island	$4.0M	$4.8M	$4.8M	38	0	49%
Lake Park	$3.6M	$4.3M	$4.3M	12	0	35%
Palm Beach Shores	$3.0M	$3.3M	$3.3M	3	0	30%
Boca Raton	$2.8M	$6.5M	$14.1M	149	2	17%
North Palm Beach	$2.6M	$4.1M	$4.4M	21	0	20%
Highland Beach	$2.4M	$3.0M	$3.2M	48	0	45%
Jupiter	$2.4M	$3.1M	$3.4M	35	0	15%
Manalapan	$2.3M	$2.3M	$2.3M	2	0	100%
Riviera Beach	$2.3M	$3.6M	$4.0M	5	0	17%
Ocean Ridge	$2.2M	$3.0M	$3.2M	8	0	42%
Tequesta	$2.0M	$5.8M	$8.3M	13	0	25%
West Palm Beach	$1.8M	$5.3M	$19.4M	73	1	12%
Juno Beach	$1.6M	$2.2M	$2.4M	12	0	26%
South Palm Beach	$1.4M	$1.5M	$1.5M	5	0	13%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Martin County single-family luxury threshold rose to $3.9 million and ultra-luxury to $10.5 million in the first half of 2026

In Martin County, the single-family luxury (top 5%) price threshold rose to $3.9 million in the first half of 2026 ($3.1 million in 2025) and the ultra-luxury (top 1%) threshold slightly rose to $10.5 million ($8.3 million in 2025), one of three South Florida counties with an ultra-luxury threshold of over $10 million.

Jupiter Island had the highest luxury price threshold at $22.8 million and ultra-luxury threshold at $23.4 million in Martin County in the first half of 2026. Six of the 15 million-dollar sales sold at $10 million or more.

In the town of Jupiter which has the most million-dollar single-family sales (144 sales), the single-le family luxury threshold was $6.0 million and the ultra-luxury threshold was $9.0 million.

Among condominium sales in the first half of 2026, the luxury threshold slightly fell to $1.1 million ($1.2 million in 2025) and the ultra-luxury threshold eased to $2.5 million ($3.0 million in 2025).

St. Lucie County single-family luxury threshold rose to $800,000 and ultra-luxury to $1.5 million in the first half of 2026

In St. Lucie County, the single-family luxury (top 5%) price threshold rose to $800,000 ($700,000 in 2025) while the ultra-luxury (top 1%) threshold held at $1.5 million ($1.5 million in 2025). Million-dollar single-family sales account for a small yet growing share of sales, at 2% as of the first half of 2026 from just 0.2% in 2019.

In Hutchinson Island (zip code 34949) with two million-dollar sales, the luxry sales price threshold was $3.4 million and the ultra-luxury threshold was $3.7 million.

Among condominium sales in the first half of 2026, the luxury threshold slightly fell to $800,000 ($900,000 in 2025) and the ultra-luxury threshold eased to $1.2 million ($1.3 million in 2025).Million-dollar condominium sales account for a small yet growing share of sales, at 1% as of the first half of 2026 from just 0.2% in 2019.

Top Luxury Sales

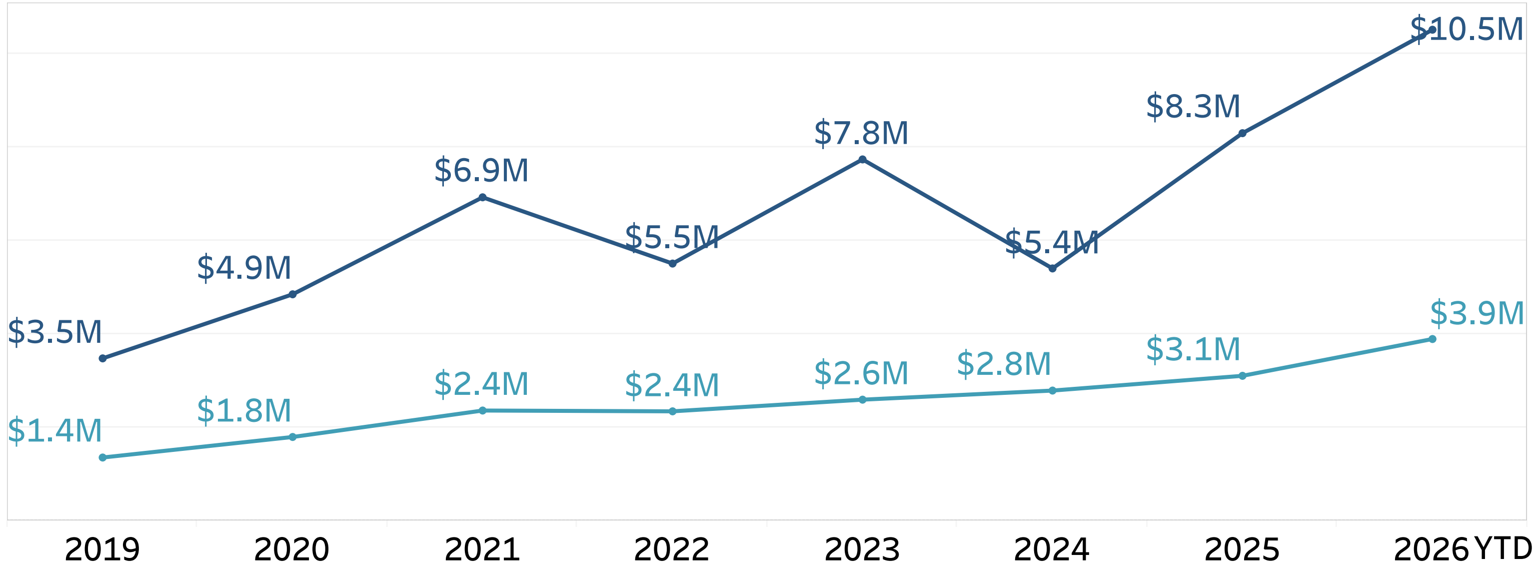
The largest luxury transaction is the sale of 7 S Beach Road in Jupiter Island, a newly-built oceanfront residence, for $29 million in February 2026.

The second largest luxury transaction is the sale of 21 S Beach Road in Jupiter Island, for $23.5 million in April 2026.

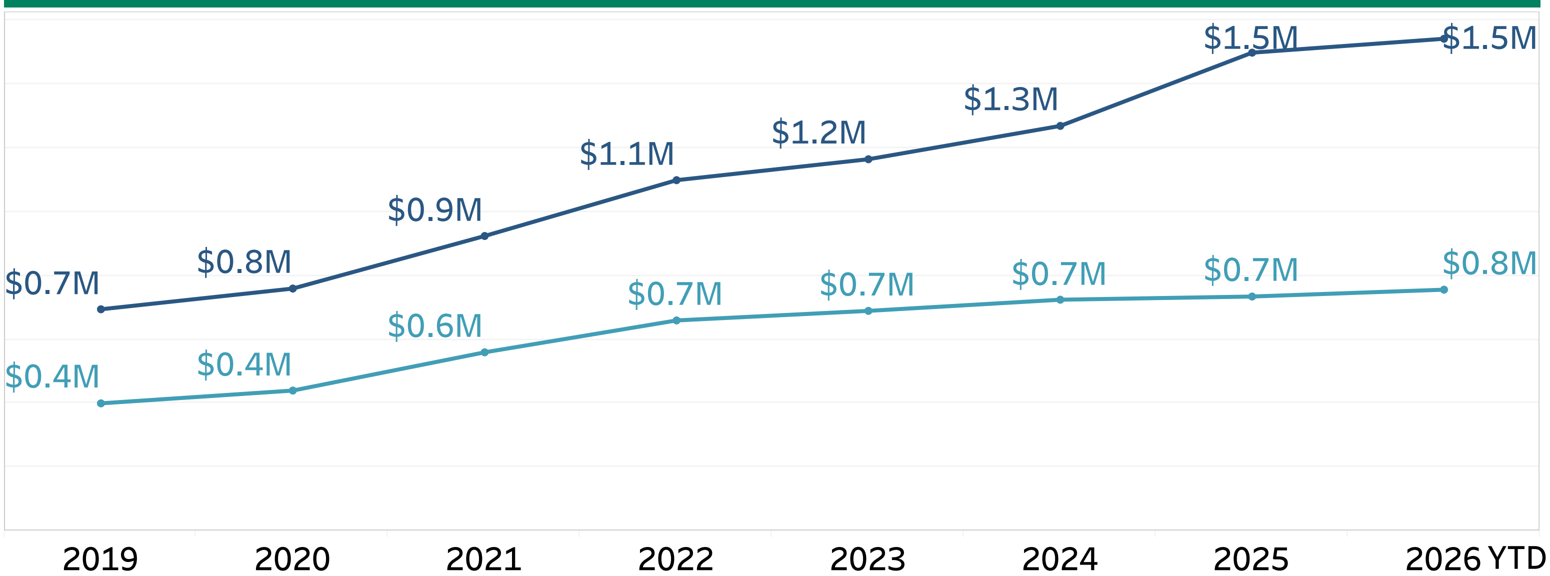
The third largest luxury transaction is the sale of 485 S Beach Road in Jupiter Island, for $22.5 million in April 2026.

Martin County & St. Lucie County
Single-family Luxury Sales as of 2026 Q2

Martin County
Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



St. Lucie County
Single-family-Family Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



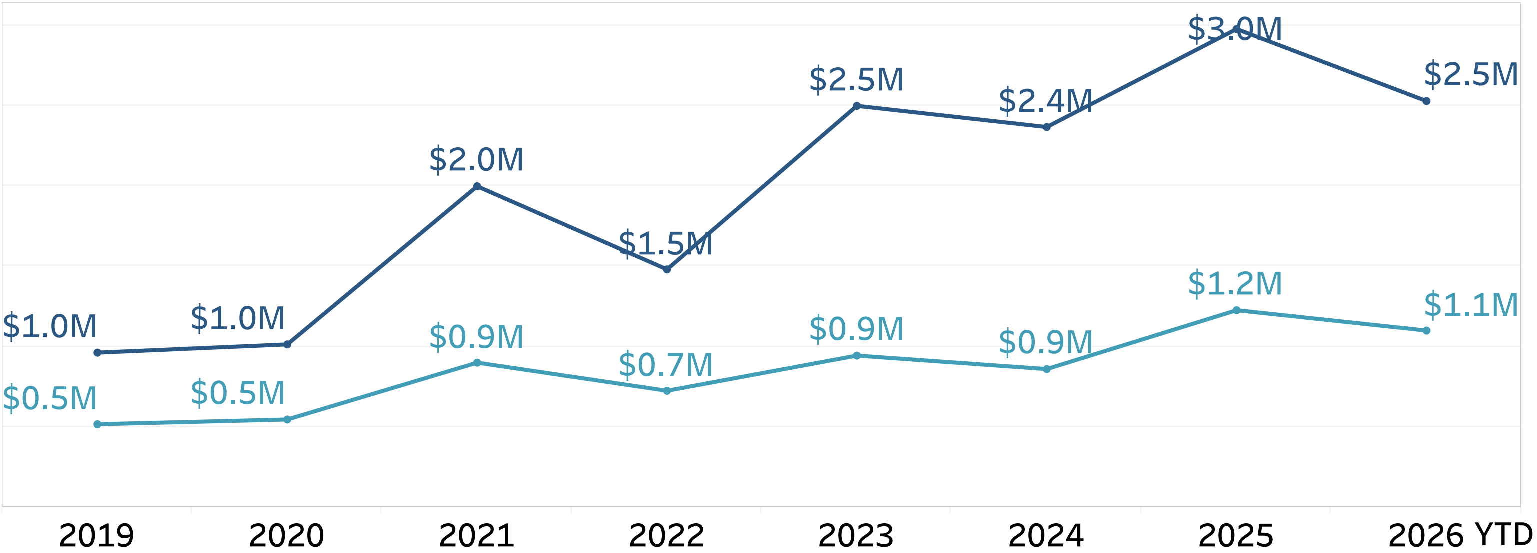
Martin County & St. Lucie County
Single-family-Family Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	$10M+ Sales	$1M+ market share
Jupiter Island	$22.8M	$23.4M	$23.5M	15	6	100%
Jupiter	$6.0M	$9.0M	$10.5M	144	7	60%
Sewalls Point	$4.6M	$4.7M	$4.7M	8	0	57%
Tequesta	$4.0M	$4.2M	$4.3M	9	0	64%
Stuart	$3.6M	$7.9M	$11.5M	86	2	18%
Hutchinson Island	$3.4M	$3.7M	$3.8M	2	0	40%
Hobe Sound	$3.3M	$5.7M	$22.5M	40	1	25%
Jensen Beach	$1.8M	$4.7M	$6.9M	19	0	14%
Palm City	$1.6M	$3.8M	$4.3M	81	0	26%

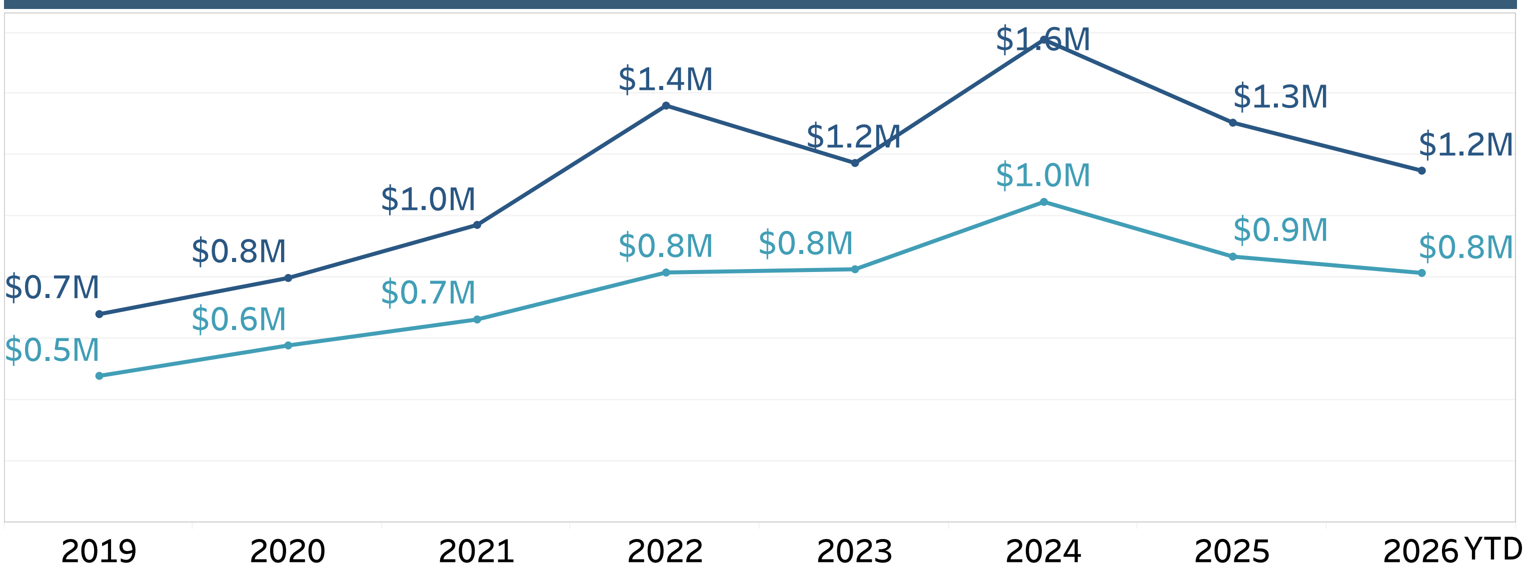
Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Martin County & St. Lucie County
Condominium Luxury Sales as of 2026 Q2

Martin County
Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q2



St. Lucie County
Condominium Luxury (Top 5%) and Ultra-Luxury (Top 1%) Thresholds as of 2026 Q1-Q2



Martin County & St. Lucie County
Condominium Luxury and Ultra-Luxury Thresholds in 2026 Q1-Q2

City	Luxury	Ultra Luxury	Top Transaction	Million-dollar sales	$10M+ Sales	$1M+ market share
Stuart	$1.5M	$3.0M	$3.9M	23	0	6%
Jensen Beach	$1.0M	$1.4M	$1.6M	9	0	6%
Hutchinson Island	$0.8M	$1.1M	$1.1M	2	0	5%
Fort Pierce	$0.5M	$0.8M	$1.2M	1	0	1%
Jupiter	$0.4M	$0.7M	$0.7M	6	0	9%

Source: MIAMI REALTORS® + RWorld analysis of MLS sales

Wealth and talent migration will continue to drive the luxury market momentum

South Florida's acceleratoon in luxury sales and prices are likely to be sustained in 2026, underpinned by a resurgence in out-of-state migration, a robust economy with a growing professional and finance economic base, and South Florida's enhanced global stature from its success as a 2026 FIFA host city.

Out-of-state migration into South Florida is rising again in 2026 based on driver license exchanges data. In the first half of 2026, out-of-state driver license exchanges in South Florida counties rose 16% from one year ago to 39,698. Driver license exchanges rose in the top states of origin compared to the level in the first half of 2025: New York (+9%), New Jersey (+8%), and California (+16%). Out-of-state driver license exchanges increased across 45 states and the District of Columbia. More New Yorkers and Californians are Moving to South Florida in 2026 Based on Driver License Exchanges - MIAMI REALTORS® + RWorld

South Florida is poised to see increased out-of-state inmigration from high tax states like New York and California who are facing higher potential taxes on wealth, income, and businesses. Meanwhile in Florida, the proposed increase in exemption of assessed property values for primary residence properties from $50,000 to $150,000 in 2026 and $250,000 in 2028 with inflation adjustments thereafter for calculating non-school taxes could lower non-school property taxes for those moving to South Florida.

Southeast Florida continues to transform itself as economic powerhouse in the professional and business services, technology, finance, and medical/health industries. Miami-Dade regained the top spot as Florida's top private employment job creator from December 2024 through December 2025 driven by job gains in financial activities (+4,605 ; +5.5%), and professional and business services (+4,252; +2.3%). Miami Ranks No. 1 for Private Employment Growth in Florida - MIAMI REALTORS® + RWorld

South Florida is experiencing the most intense multifamily construction activity in the nation. As of June 2026, 37,936 multifamily units are construction in South Florida, adding 8.7% to the existing stock. Institutional investors are expanding their presence, with debt funds accounting for 35% of South Florida's multifamily loan originations in the fist half of 2026, up from just 20% in 2019. Global debt funds like Blackstone, Apollo Global Management, and Northwestern Mutual each have over $1 billion invested in South Florida's multifamily market. Institutional Investors Continue to be Drawn to South Florida Real Estate - MIAMI REALTORS® + RWorld

West Palm Beach-Boca Raton Market Area and the Miami Market Area have the lowest office vacancy rates in the nation hovering at 13% compared to 18% nationally. It is undergoiing the most intense office construction as a percentage of existing office stock among the nation's 25 largest markets. As of April 2026. 4.7 million square feet of office space is under construction, with projected completion in 2026 adding 1.3 percent of inventory compared to 0.4% nationally. South Florida Office Market Ranks No. 1 in Construction Intensity and Leads U.S. in Tight Vacancy - MIAMI REALTORS® + RWorld

The MIAMI Association of REALTORS® (MIAMI) and Broward, Palm Beaches & St. Lucie Realtors® (RWorld), are now one association, bringing together two legacies for one shared future. The partnership strengthens our collective voice and brings more resources and opportunities while preserving local engagement, building a stronger future for our region.

The organization closed the historic merger on May 11, 2026, setting a record for the largest, fastest, and most seamless merger in the history of the National Association of REALTORS® (NAR). As a unified association now encompassing 93,000 members, it is the largest local Realtor® association in the world. The organization's proposed new name will be the Miami and South Florida REALTORS®, pending approval by NAR.

The two leaders who led the merger effort will be the first to lead the combined organization. Alfredo Pujol, chairman of the board of MIAMI, will serve as the first Chairman of the Board. RWorld President Jonathan Dolphus will be the 2026 Chair-Elect and 2027 Chairman of the Board. Katherine Arteta will be the 2027 Chair-Elect.

Teresa King Kinney and Dionna Hall will lead the newly formed association as Co-CEOs, carrying forward a legacy of more than 60 years of women's leadership. At the end of 2026, Kinney will retire from her 33-year career leading MIAMI REALTORS. Hall remaining in the role as CEO of Miami and South Florida REALTORS® & BeachesMLS in 2027 and beyond.

More information about this historic merger is available at MiamiandRworld.com.

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