South Florida Housing Market Report

July 2026

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South Florida Housing Market Report
July 2026

Key Takeaways

1. July home sales rose for the 11th straight month, up 8.6% year-over-year, with year-to-date sales up 7.9%. Single-family sales rose in 72% of submarkets while condo/townhome sales rose in 63% of submarkets.
2. Year-to-date sales of million-dollar homes are up 22.9% from one year ago. Sales of $10 million or more rose to the highest six-month level at 346 sales, with 87% all-cash.
3. Active inventory continued to decline, down 18% year-over-year, providing support for stronger price gains. Median single-family sales prices rose year-over-year in all counties while condominium/townhome prices rose in Palm Beach County and St. Lucie County.

South Florida's housing market continued to show strength and momentum in July, with sales up for the 11th consecutive month in both single-family and condo/townhome segments. Million-dollar sales continued to increase at a double-digit pace. Single-family prices rose to their highest July levels as inventory continued to decline with new pending sales outpacing new listings. This momentum is likely to continue, driven by an acceleration in out-of-state migration from high-tax states and net job migration in higher-paying professional/tech, health care, and finance jobs. Expect South Florida's housing market to continue to shift to a seller's market and prices to continue appreciating although at a modest pace due to affordability constraints.

South Florida July sales rose for the 11th straight month, up 8.6% year-over-year, with year-to-date sales up 7.9%

For the 11 straight month, South Florida's closed sales of single-family and condominium/townhome sales in June increase from one year ago, up 8.6% year-over-year for the month of July. Year-to-date, sales rose 7.9% from the same period one year ago. Nationally, sales increased 2.8% year-over-year in July and 2.4% year-to-date.

In the single-family market, July sales rose 8.9% and were up in all counties: Miami-Dade County (5.6%), Broward County (8.0%), Palm Beach County (12.7%), Martin County (23.4%), and St. Lucie County (2.4%).

Year-to-date single-family sales were 9.0% higher from the same period one year ago, with sales up in all counties: Miami-Dade County (8.9%), Broward County (7.3%), Palm Beach County (11.6%), Martin County (18.2%), and St. Lucie County (3.0%).

Year-to-date single-family sales increased in 72% of South Florida's 180 submarket, including in the largest cities like Miami (+13%), Miami Gardens (+18%), Homestead (+6%), Coral Gables (+8%), Miami Beach (+4%), Fort Lauderdale (+13%), Hollywood (+12%), Pembroke Pines (+3%), Miramar (+17%), West Palm Beach (+24%), Palm Beach Gardens (+20%), Boca Raton (+18%), Jupiter (+17%), Palm City (+2%), and Port St. Lucie (+8%).

In the condominiums/townhomes market, July sales rose 8.2% year-over-year and rose in nearly all counties: Miami-Dade County (+11.4%), Broward County (-2.8%), Palm Beach County (+18.5%), Martin County (+6.9%), and St. Lucie County (+17.1%).

Year-to-date condominium/townhome sales increased 6.8%, with sales up in all counties: Miami-Dade County (6.8%), Broward County (1.0%), Palm Beach County (11.3%), Martin County (25.7%), and St. Lucie County (9.2%).

Year-to-date condominium/townhome sales increased in 63% of South Florida's 136 condominium/townhome submarkets, including the largest cities of Miami (+13%), Miami Beach (+13%), Aventura (+18%), Sunny Isles Beach (+3%), Fort Lauderdale (+4%), Deerfield Beach (+8%), Hollywood (+4%), West Palm Beach (+17%), Delray Beach (+9%), Boynton Beach (+9%), Jupiter (+25%),Palm Beach Gardens (+11%), Stuart (+37%), and Port St. Lucie (+20%).

Million-dollar sales growth outpaces overall sales, with year-to-date sales up 22.9% from one year ago

Million-dollar sales continue to increase at a double-digit pace, with sales up for the 12th consecutive month in July, up 29.1% year-over-year. Year-to-date, sales are up 22.9%. Cash sales accounted for 60% of million-dollar sales.

Year-to-date closed sales of $10 million and over homes rose to an all-time over this period to 346 sales with 98 more sales from one year ago. Miami-Dade County and Palm Beach County accounted for roughly 90% of $10 million or over transactions. Cash sales accounted for 87% of $10 million or more sales.

In the single-family market, Palm Beach County had the highest share at 30%, followed by Miami-Dade County at 28%, Martin County at 21%, Broward County at 20%, and St. Lucie County at 2%. Nationally, million-dollar sales account for less than 10% of sales.

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Median single-family sales prices rose to all-time July highs, but condo prices continued to adjust downward in over half of submarkets

The median single-family sales prices rose in July from one year ago in all counties led by Palm Beach County (+7.6%), followed by Broward County (+4.8%), Martin County (+4.3%), Miami-Dade County (+3.8%), and St. Lucie County (+2.6%). Median single-family sales prices are at an all-time high in the month of July except for St. Lucie. South Florida's robust price appreciation compared to the nation has led to significant wealth accumulation of over $500,000 in home equity compared to $333,700 nationally among homeowners who purchased a single-family home 15 years ago. South Florida Housing Wealth Soars as Home Equity Tops $500,000 - MIAMI REALTORS® + World

In the single-family market, prices were stable or rose in 56% of submarkets that include Miami (+3%), Miami Gardens (+7%), Coral Gables (+51%), Fort Lauderdale (+1%), Pembroke Pines (+10%), Miramar (+10%), West Palm Beach (+17%), Boca Raton (+24%), Palm Beach Gardens (+27%), Jupiter (+4%), Palm City (+11%), and Port St. Lucie (+2%).

In the condominium/townhomes market, prices continue to adjust downward, with sales prices only rising in Palm Beach County for the 5th consecutive month (+4%) and starting to recover in St. Lucie County (+13.3%) but still declining in Miami-Dade County (-1.5%), Broward County (-3.8%), and Martin County (-10.7%).

In the condominium/townhomes market, prices were stable or rose in 45% of submarkets that included Miami (+2%), Doral (+9%), Fort Lauderdale (+33%), Pompano Beach (+9%), Hollywood (+5%), West Palm Beach (+12%), Boca Raton (+37%), Jupiter (+23%), Palm City (+11%), and Fort Pierce (+43%).

Over 85% of South Florida condos are over 25 years old except in Miami-Dade County where about two-thirds are 25 years and over. Older condos are likely to face higher maintenance fees and special assessments under the condo regulations promulgated since 2022.

Active inventory declined 18% from one year ago; conditions shift to a seller's market

As of the end of July, there were 17.7% fewer homes on the market compared to one year ago, with single-family homes active inventory down 21.8% and condominiums/townhomes inventory down 15.1% year-over-year.

With inventory tightening, sellers were less willing to offer discounts compared to one year ago. In the single-family market, the price discount hovers at around 4% to 5%. In the condominium/townhomes market, the discount hovers at around 6% to 8%.

Tightening inventory will put upward price pressure, particularly for single-family homes where months' supply is hovering at 4 months' supply in most counties, with 3 months or less in areas like Miami Gardens in Miami-Dade County: Sunrise, Coral Springs, Pembroke Pines, Cooper City, and Coconut Creek in Broward County; and Boca Raton and Jupiter in Palm Beach County.

Outlook: Sustained sales growth through 2026 bolstered by job and wealth migration

South Florida's rebound in home sales is likely to continue amid several positive tailwinds that sustain the momentum. South Florida is continuing to undergo an economic transformation characterized by a shift in employment and net job migration in higher-paid professional/tech services, health care, and finance industries. Miami Job Migration Generates $3.6 Billion in Net Wage Gains - MIAMI REALTORS® + RWorld. This transformation has led to a robust growth in average weekly wages (6.8% in the Miami Metro, 11.9% in the Port St. Lucie Metro as of June 2026 compared to 3.4% nationally) which provides some affordability relief. Florida's Live Local Act and the recently passed ROAD to Housing Act that aim to increase the supply of privately- and government- funded affordable housing should continue to improve home affordability over time. The acceleration in out-of-state migration from high tax states like New York and California (based on the number of out-of-state driver license exchanges) should continue to drive demand particularly in the midlle-and upper- price tiers. More New Yorkers and Californians are Moving to South Florida in 2026 Based on Driver License Exchanges - MIAMI REALTORS® + RWorld

South Florida Housing Market Report

Market Metrics | July 2026

Single-family Housing Metrics as of July 2026

	Median Sales Price	Year-to-Date Closed Sales	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	$685,000 3.8%	6,489 8.9%	909 5.6%	916 -3.5%	1,203 -13.8%	4,275 -22.8%	4.8 -1.8	45.0 1.0	95.5 1.4	21.2 -3.5
Broward	$650,000 4.8%	7,382 7.3%	1,139 8.0%	1,152 5.0%	1,473 -8.2%	4,416 -24.9%	4.3 -1.7	34.0 -9.0	96.2 1.2	20.8 1.3
Palm Beach	$660,090 7.6%	9,091 11.6%	1,336 12.7%	1,264 5.4%	1,433 -5.1%	4,590 -23.3%	3.7 -1.8	41.0 -5.0	95.1 1.6	41.2 3.8
Martin	$599,900 4.3%	1,353 18.2%	211 23.4%	184 0.5%	203 1.0%	696 -21.3%	3.7 -1.9	43.0 -7.0	94.7 2.3	38.9 -6.7
St. Lucie	$394,995 2.6%	3,262 3.0%	517 2.4%	484 -8.9%	659 -1.6%	2,271 -8.2%	4.9 -0.8	63.0 11.0	96.0 1.7	25.9 0.2

Condominium/Townhome Housing Metrics as of July 2026

	Median Sales Price	Year-to-Date Closed Sales	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade	$400,000 -1.5%	6,787 6.8%	1,026 11.4%	1,043 1.1%	1,690 -14.1%	11,324 -11.8%	12.0 -2.1	86.0 21.0	93.1 0.4	47.5 -1.3
Broward	$255,000 -3.8%	6,737 1.0%	1,018 -2.8%	1,024 -3.8%	1,574 -11.9%	9,533 -15.8%	10.0 -2.0	86.0 15.0	92.4 1.1	49.9 -4.4
Palm Beach	$312,500 4.0%	6,467 11.3%	914 18.5%	860 0.7%	1,207 -6.2%	5,853 -19.3%	6.7 -2.6	69.0 -1.0	92.2 1.5	57.2 0.8
Martin	$230,000 -10.7%	699 25.7%	77 6.9%	77 1.3%	85 -1.2%	514 -19.1%	5.6 -2.9	70.0 -23.0	92.2 2.2	66.2 23.1
St. Lucie	$319,950 13.3%	594 9.2%	82 17.1%	87 -1.1%	99 1.0%	641 -16.4%	7.8 -2.8	93.0 3.0	94.1 4.8	52.4 5.3

Source: MIAMI REALTORS® + RWorld based on data compiled by Florida Realtors®. Percent changes are year-over-year percent changes, except for months' supply, median days to contract, median percent sales to original list price, and share of cash sales figures where the changes are calculated as year-over-year differences. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com, or Anthony Acevedo, Chief of Communications, at communications@rworld.com.

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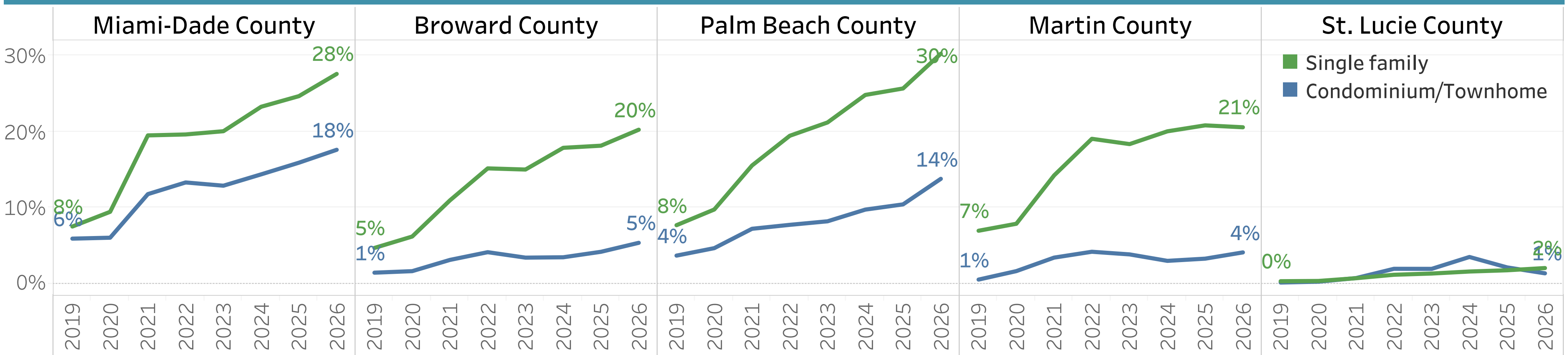
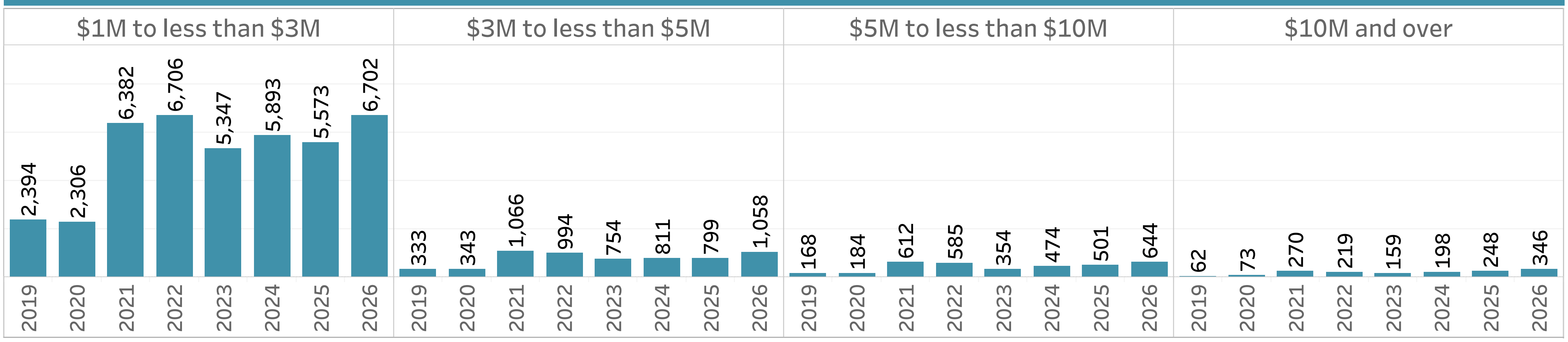
Million-Dollar Sales | July 2026

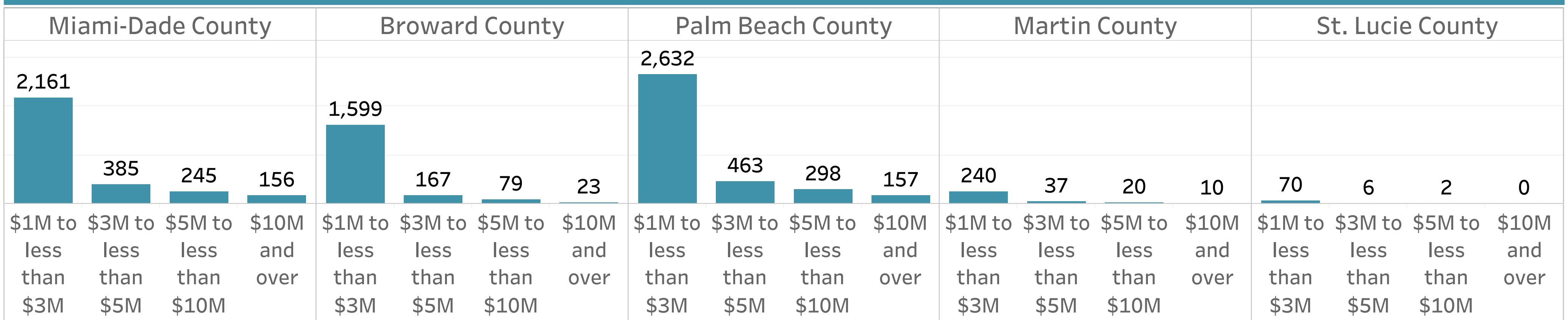
Million-Dollar Sales Share, 2019 - July 2026



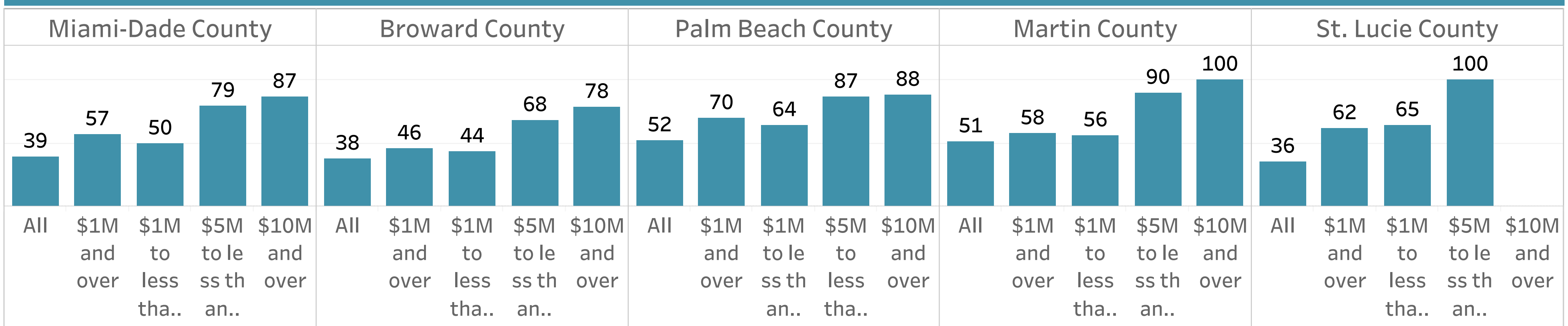
Million-Dollar Home Sales Price Breakout, January - July 2019-2026



Million-Dollar Home Sales Breakout by County, January - July 2026

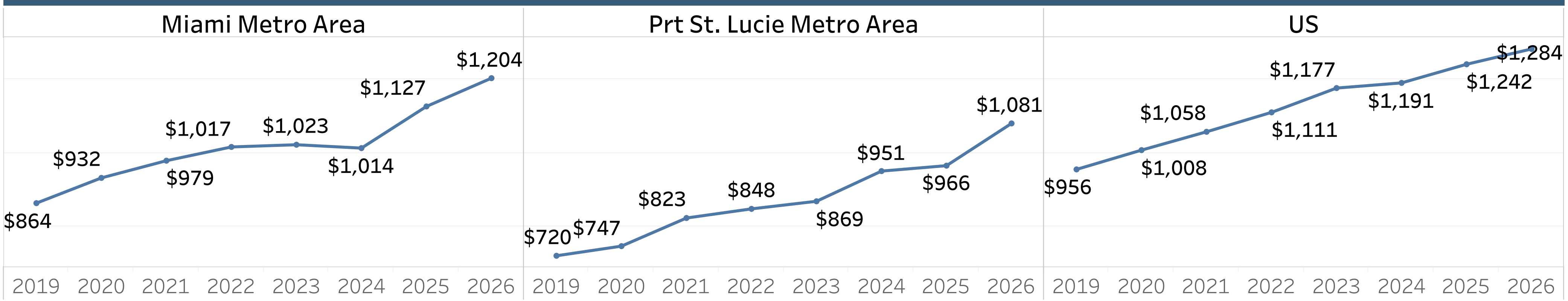


Million-Dollar Cash Sales Share by Price Tier, January - July 2026

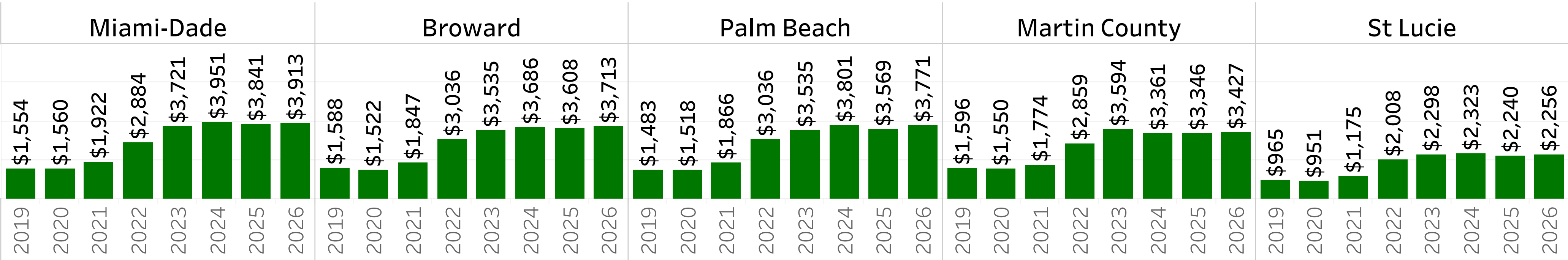


South Florida Housing Market Report
Affordability Indicators | July 2026

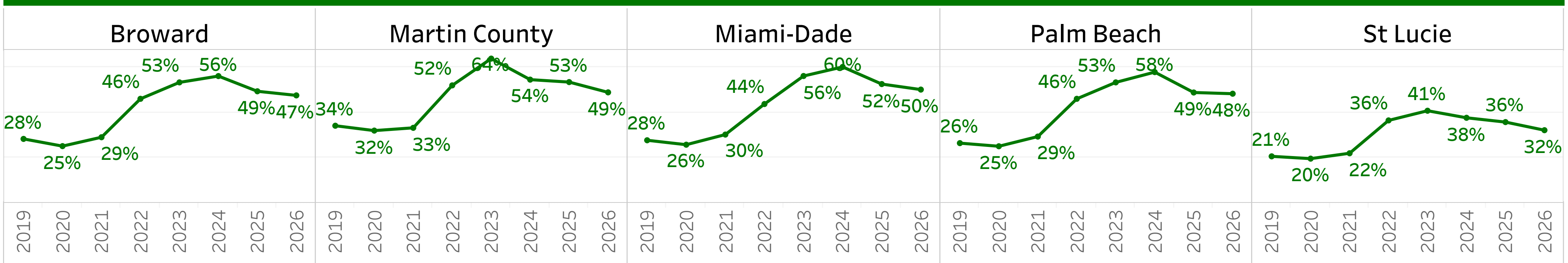
Average Weekly Wages in June 2019-2026



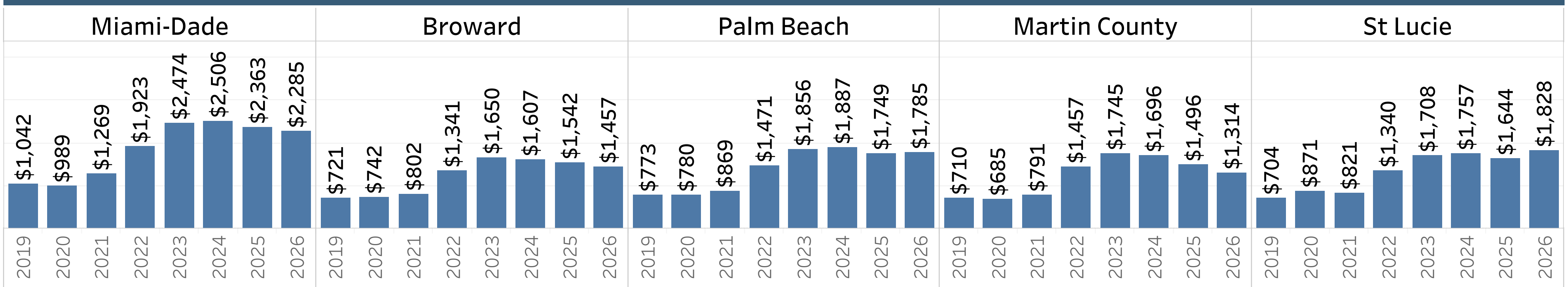
Single-family Median Monthly Mortgage Payment with 10% Downpayment in July 2019-2025



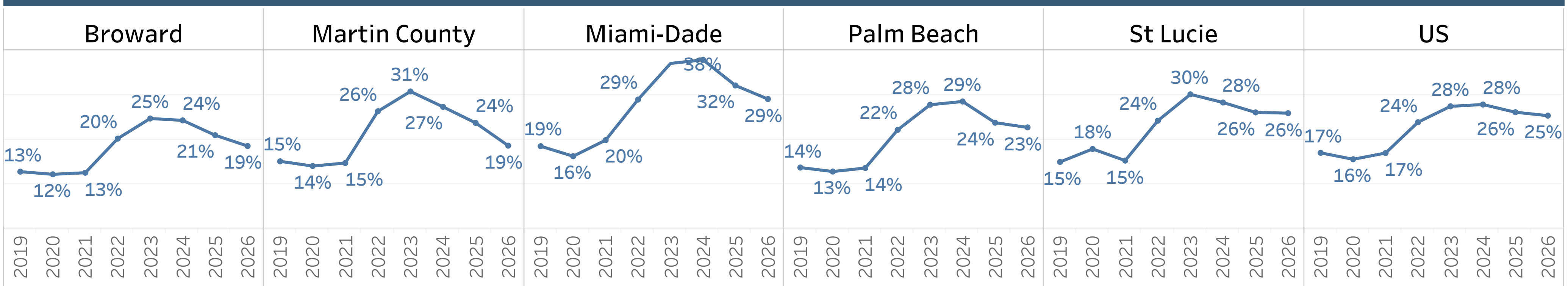
Single-family Median Mortgage Payment to Income (150% of Metro Area Average Wage)



Condo/Townhome Median Monthly Mortgage Payment with 10% Downpayment in July 2019-2026



Condo/Townhome Median Mortgage Payment to Income (150% of Metro Area Average Wage)



Miami-Dade County
by City

Single-family Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Miami (City)	705	14.6%	25.0%	-6.5%	$773K	3.0%	-15.4%	-5.0%	6	63	93	42
Miami Gardens (City)	399	18.4%	32.5%	13.5%	$520K	6.6%	-28.8%	0.0%	3	36	98	8
Hialeah (City)	270	-2.5%	-7.3%	48.6%	$573K	-4.6%	-13.0%	13.6%	5	32	96	16
Homestead (City)	265	6.4%	9.5%	-11.4%	$525K	0.8%	-25.3%	-14.1%	6	64	98	4
Coral Gables (City)	236	7.8%	-14.3%	-10.3%	$2,375K	50.8%	-26.3%	3.6%	5	50	91	57
Cutler Bay (Town)	230	8.5%	-8.3%	-14.7%	$629K	-1.7%	-26.1%	-42.9%	4	52	96	12
Kendall (CDP)	186	2.2%	17.9%	17.2%	$1,250K	20.1%	-21.5%	-16.2%	4	53	93	15
Palmetto Bay (Village)	173	21.8%	37.5%	-28.0%	$1,088K	-5.4%	-37.8%	-34.1%	4	44	94	32
Doral (City)	157	30.8%	43.8%	-7.1%	$900K	-11.2%	-9.6%	63.6%	6	40	96	13
Miami Beach (City)	149	3.5%	-33.3%	23.5%	$2,650K	-31.6%	-29.1%	0.0%	8	174	80	43
Princeton (CDP)	129	26.5%	42.1%	-20.7%	$560K	1.8%	-23.5%	-21.6%	5	54	97	4
North Miami (City)	128	14.3%	-9.1%	-24.1%	$635K	10.9%	-10.3%	-38.5%	6	65	94	45
The Hammocks (CDP)	126	5.9%	76.9%	-34.5%	$655K	0.8%	-30.1%	-23.1%	4	58	96	22
South Miami Heights (CDP)	123	2.5%	-13.3%	-14.3%	$599K	1.5%	-30.6%	-29.6%	4	68	96	23
Richmond West (CDP)	123	-6.1%	-27.3%	0.0%	$653K	1.6%	-13.3%	-3.8%	5	43	98	0
Pinecrest (Village)	120	18.8%	23.5%	0.0%	$3,100K	-11.4%	-12.0%	50.0%	7	24	96	52
Tamiami (CDP)	117	33.0%	14.3%	-31.2%	$770K	11.7%	-5.9%	-20.0%	5	41	95	13
West Little River (CDP)	108	11.3%	27.3%	240.0%	$525K	9.3%	0.0%	109.1%	5	18	99	7
Leisure City (CDP)	101	14.8%	54.5%	13.3%	$498K	-5.8%	-20.4%	-9.1%	3	42	97	12
North Miami Beach (City)	95	-2.1%	-50.0%	12.5%	$487K	-4.0%	-35.5%	-16.7%	7	13	98	30
Miami Shores (Village)	88	2.3%	25.0%	-41.2%	$1,680K	43.0%	-22.7%	15.4%	5	43	94	40
Kendale Lakes (CDP)	87	2.4%	-9.1%	-30.0%	$698K	3.3%	-36.8%	-57.7%	3	69	96	10
Coral Terrace (CDP)	79	-19.4%	-21.4%	-8.3%	$850K	34.6%	15.7%	29.4%	5	38	92	18
Sunset (CDP)	77	48.1%	-20.0%	14.3%	$830K	-2.9%	-30.2%	0.0%	3	83	93	0
Golden Glades (CDP)	76	5.6%	50.0%	60.0%	$579K	-2.0%	-6.6%	-50.0%	5	107	95	13
Miami Lakes (Town)	75	15.4%	33.3%	-50.0%	$898K	-20.0%	2.2%	-28.6%	4	37	97	19
Westchester (CDP)	71	14.5%	37.5%	-45.5%	$695K	-6.1%	-25.0%	-42.1%	3	21	94	18
Country Walk (CDP)	70	2.9%	-44.4%	-53.3%	$700K	-8.5%	-31.7%	0.0%	4	41	93	0
University Park (CDP)	67	45.7%	12.5%	140.0%	$793K	17.0%	-3.1%	7.7%	4	83	94	11
South Miami (City)	62	17.0%	-25.0%	-75.0%	$3,725K	348.8%	2.9%	-20.0%	5	71	94	50
Brownsville (CDP)	60	9.1%	10.0%	-50.0%	$485K	-1.5%	-39.1%	-75.0%	4	34	96	9
Richmond Heights (CDP)	56	7.7%	-33.3%	-22.2%	$535K	-5.3%	-3.8%	33.3%	3	49	96	17
Miami Springs (City)	54	3.8%	-18.2%	-18.2%	$805K	5.4%	-27.8%	-40.0%	4	46	97	22
Gladeview (CDP)	54	54.3%	75.0%	-87.5%	$330K	-31.4%	-13.5%	-41.7%	4	39	93	43
Kendall West (CDP)	49	28.9%	120.0%	50.0%	$685K	-2.0%	17.4%	116.7%	4	40	98	9
Palmetto Estates (CDP)	48	-9.4%	-33.3%	33.3%	$680K	23.6%	-17.2%	63.6%	3	17	100	17
Glenvar Heights (CDP)	47	23.7%	0.0%	40.0%	$2,413K	35.5%	-48.9%	0.0%	4	102	93	50
Ojus (CDP)	43	-4.4%	-12.5%	-14.3%	$1,265K	7.7%	-13.0%	-44.4%	10	17	90	57
Three Lakes (CDP)	39	-13.3%	-25.0%	-50.0%	$650K	10.7%	-18.5%	12.5%	4	114	94	11
Opa-locka (City)	38	2.7%	75.0%	-16.7%	$518K	17.1%	15.8%	0.0%	4	68	97	0
Florida City (City)	38	-35.6%	100.0%	28.6%	$422K	5.5%	47.2%	23.1%	11	57	96	13
Westwood Lakes (CDP)	37	5.7%	80.0%	-60.0%	$635K	-6.6%	-21.7%	-20.0%	3	14	98	22
West Perrine (CDP)	34	25.9%	150.0%	100.0%	$600K	3.1%	84.2%	333.3%	8	62	96	0
Pinewood (CDP)	27	-25.0%	50.0%	25.0%	$384K	-7.4%	-54.2%	-80.0%	3	92	94	33
Key Biscayne (Village)	26	0.0%	0.0%	0.0%	$7,600K	94.2%	-22.2%	-25.0%	11	78	90	67
El Portal (Village)	17	6.2%	250.0%	-33.3%	$1,225K	7.5%	-57.1%	-66.7%	4	11	96	14
Golden Beach (Town)	12	71.4%	150.0%		$8,835K	-33.9%	-16.7%	-50.0%	14	102	85	60

Source: This report is produced by the MIAMI REALTORS® + RWorld association based on MLS sales data compiled by Florida Realtors®. Only areas with at least 5 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com, or Anthony Acevedo, Chief of Communications, at communications@rworld.com.

Miami-Dade County
by Zip Code

Single-family Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33157	322	14.2%	-5.0%	-14.6%	$750K	2.0%	-19%	1.5%	4	46	97	20
	33177	198	-2.0%	-38.0%	-24.2%	$620K	-2.7%	-24%	-4.9%	4	67	99	20
	33156	181	24.8%	16.0%	-18.2%	$2,700K	-22.9%	-12%	52.4%	7	33	93	48
	33176	177	2.3%	7.0%	10.7%	$1,200K	34.8%	-17%	0.0%	4	56	93	17
	33134	166	12.9%	11.0%	18.8%	$1,300K	7.4%	-30%	-23.8%	4	39	94	50
	33165	162	14.1%	14.0%	-22.7%	$695K	1.1%	-19%	-10.0%	3	31	95	20
	33186	161	-4.2%	-4.0%	-26.8%	$642K	3.6%	-18%	-8.3%	3	77	94	9
	33133	161	21.1%	38.0%	17.6%	$3,300K	38.9%	-19%	-7.7%	5	59	92	68
	33147	152	11.8%	12.0%	33.3%	$468K	1.7%	-15%	7.4%	4	14	97	26
	33155	145	-7.6%	6.0%	-31.6%	$987K	47.9%	-5%	-3.0%	5	38	93	24
	33196	141	2.9%	29.0%	-36.0%	$733K	1.7%	-27%	-14.8%	4	38	96	18
	33143	141	11.9%	-6.0%	0.0%	$5,670K	241.2%	-17%	0.0%	5	103	92	56
	33138	137	10.5%	0.0%	-50.0%	$1,666K	51.4%	-11%	4.0%	6	59	91	43
	33175	135	5.5%	-25.0%	-26.3%	$765K	2.0%	-18%	-28.6%	4	18	98	13
	33161	127	19.8%	15.0%	0.0%	$638K	11.8%	-17%	-36.1%	6	14	96	40
	33178	117	31.5%	73.0%	0.0%	$895K	-12.9%	-8%	52.6%	6	40	96	5
	33162	110	4.8%	-30.0%	41.2%	$525K	1.0%	-27%	-7.4%	5	26	95	31
	33169	106	17.8%	0.0%	-33.3%	$490K	-5.8%	-28%	30.4%	4	39	97	8
	33189	104	-8.8%	-6.0%	-18.8%	$628K	13.1%	-21%	-50.0%	4	48	96	13
	33142	102	-2.9%	27.0%	-45.5%	$435K	-9.4%	-31%	-51.5%	5	70	96	16
	33173	98	40.0%	-15.0%	10.0%	$810K	-1.8%	-35%	-20.0%	3	62	93	0
	33170	96	37.1%	25.0%	45.5%	$740K	17.9%	-27%	-20.0%	5	79	96	10
	33179	94	11.9%	-18.0%	-21.4%	$775K	2.6%	-20%	-10.0%	7	90	90	44
	33168	93	43.1%	69.0%	-8.0%	$537K	19.3%	-14%	-40.0%	5	94	95	14
	33145	89	9.9%	10.0%	-43.8%	$750K	-14.3%	-25%	0.0%	4	96	95	36
	33185	86	10.3%	180.0%	11.1%	$697K	-11.8%	-30%	-17.4%	4	67	98	21
	33127	86	26.5%	0.0%	275.0%	$625K	30.5%	-27%	-19.0%	9	86	91	56
	33166	83	23.9%	-8.0%	-27.8%	$828K	8.3%	-23%	-11.8%	4	54	96	33
	33193	81	11.0%	-13.0%	27.3%	$705K	0.6%	-18%	100.0%	4	30	98	7
	33187	79	-12.2%	44.0%	57.1%	$799K	14.3%	-1%	-6.2%	7	40	95	0
	33150	79	1.3%	38.0%	50.0%	$755K	-15.9%	-22%	-33.3%	7	22	97	27
	33190	55	41.0%	100.0%	-25.0%	$558K	-13.6%	-42%	-22.2%	3	46	95	0
	33146	53	-15.9%	-55.0%	-42.9%	$2,375K	-6.9%	-30%	-16.7%	5	16	98	40
	33167	50	-9.1%	20.0%	-35.3%	$490K	-9.2%	-6%	-16.7%	6	106	95	0
	33183	49	6.5%	29.0%	-60.0%	$710K	5.2%	-15%	-66.7%	3	105	95	11
	33144	48	-22.6%	-27.0%	57.1%	$650K	3.9%	-31%	50.0%	4	61	93	13
	33125	45	50.0%	-17.0%	-50.0%	$690K	27.2%	34%	-12.5%	8	4	100	20
	33182	44	63.0%	25.0%	-16.7%	$775K	19.3%	-49%	-80.0%	3	51	95	0
	33181	44	15.8%	0.0%	-16.7%	$6,340K	181.8%	-22%	-33.3%	8	88	88	63
	33158	44	37.5%	500.0%	200.0%	$1,106K	-26.2%	-48%	-56.2%	4	30	92	50
	33137	42	31.2%	800.0%	-42.9%	$1,825K	386.7%	-7%	-14.3%	7	79	94	44
	33135	41	36.7%	100.0%	25.0%	$698K	-17.2%	-19%	-14.3%	7	31	98	13
Hialeah	33018	106	-17.8%	-24.0%	38.9%	$769K	20.3%	-27%	-12.0%	4	27	96	16
	33015	102	18.6%	-44.0%	85.7%	$670K	4.8%	-20%	38.5%	4	19	100	11
	33012	90	20.0%	20.0%	18.2%	$580K	-11.5%	-14%	-10.5%	4	29	96	0
	33013	71	7.6%	350.0%	0.0%	$630K	13.6%	-10%	28.6%	7	34	94	33
	33016	49	32.4%	40.0%	-44.4%	$895K	-10.5%	4%	20.0%	4	9	100	14
	33014	41	13.9%	0.0%	-25.0%	$630K	-12.7%	12%	0.0%	5	54	97	0
Homestead	33033	309	10.4%	13.0%	-14.3%	$505K	-6.5%	-33%	-28.4%	4	63	98	6
	33032	181	21.5%	19.0%	3.2%	$580K	5.5%	-25%	-30.0%	5	64	97	7
	33030	143	31.2%	0.0%	-10.5%	$672K	0.0%	-20%	22.9%	6	35	97	5
	33034	53	-26.4%	200.0%	100.0%	$532K	33.0%	23%	0.0%	10	28	96	8
	33031	51	13.3%	-44.0%	-75.0%	$670K	-36.2%	13%	7.1%	9	65	90	20
	33035	45	-19.6%	-33.0%	71.4%	$567K	30.3%	-35%	0.0%	6	78	98	0
Miami Gardens	33056	138	23.2%	82.0%	-8.7%	$530K	2.8%	-44%	-37.1%	3	42	97	5
Opa locka	33054	120	16.5%	118.0%	50.0%	$519K	12.8%	-8%	-13.6%	4	33	100	4
	33055	118	9.3%	-43.0%	212.5%	$565K	15.7%	2%	5.3%	3	22	98	38
Key Biscayne	33149	26	0.0%	0.0%	0.0%	$7,600K	94.2%	-22%	-25.0%	11	78	90	67
Miami Beach	33140	71	2.9%	-55.0%	0.0%	$2,138K	-23.7%	-36%	0.0%	7	30	84	40
	33141	55	-6.8%	0.0%	20.0%	$2,550K	-70.4%	-22%	-15.4%	8	220	87	50
	33139	43	48.3%	25.0%	100.0%	$3,180K	-12.9%	-17%	0.0%	10	147	77	40
North Miami Beach	33160	25	19.0%	0.0%	200.0%	$7,730K	-10.3%	-34%	-16.7%	15	104	86	50

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MIAMI REALTORS + RWorld

Miami-Dade County
by City

Condominium/Townhome Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Miami (City)	1,542	12.6%	8.1%	-13.8%	$540K	2.4%	-3.1%	3.6%	16	103	93	49
Miami Beach (City)	961	12.8%	20.6%	-2.6%	$405K	-6.9%	-22.4%	-24.8%	12	107	93	64
Aventura (City)	502	18.4%	30.0%	50.0%	$382K	-18.7%	-13.8%	-16.2%	17	148	89	69
Sunny Isles Beach (City)	387	2.7%	3.8%	0.0%	$630K	-11.6%	-15.7%	-24.2%	19	166	90	74
Doral (City)	320	11.5%	42.4%	2.4%	$485K	9.0%	-24.7%	6.2%	7	94	95	19
Hialeah (City)	267	-4.6%	9.1%	-33.3%	$292K	11.2%	-11.1%	-38.8%	6	63	96	44
Kendall (CDP)	219	-6.4%	-14.3%	13.3%	$338K	-22.4%	-4.9%	-26.0%	6	43	96	37
Homestead (City)	217	-9.2%	25.8%	4.3%	$305K	-8.4%	-5.2%	-25.6%	11	76	95	13
Kendale Lakes (CDP)	147	17.6%	22.2%	0.0%	$348K	13.8%	-19.7%	8.7%	4	27	97	14
Fountainebleau (CDP)	147	-3.9%	-7.7%	-11.4%	$303K	0.2%	-17.6%	9.8%	7	35	95	46
Coral Gables (City)	135	-15.6%	-14.3%	-26.1%	$482K	-11.7%	-23.8%	-18.5%	7	85	92	67
Key Biscayne (Village)	123	28.1%	91.7%	-15.4%	$1,200K	-8.4%	-7.3%	-15.8%	7	35	95	70
Country Club (CDP)	111	8.8%	-6.2%	73.3%	$295K	-7.1%	1.6%	-17.5%	8	57	96	47
North Miami Beach (City)	97	34.7%	320.0%	266.7%	$242K	7.6%	-3.7%	5.9%	24	273	86	38
Ives Estates (CDP)	92	10.8%	0.0%	-9.5%	$192K	-26.9%	-16.1%	-10.3%	11	101	90	25
The Hammocks (CDP)	90	-8.2%	50.0%	29.4%	$370K	-3.9%	-2.0%	37.5%	7	73	97	20
Florida City (City)	87	38.1%	-7.7%	-41.2%	$375K	-6.0%	-11.5%	9.1%	6	76	97	0
Princeton (CDP)	84	23.5%	18.2%	166.7%	$420K	0.2%	25.7%	-16.2%	16	64	98	8
Kendall West (CDP)	82	-3.5%	41.7%	8.3%	$300K	-6.1%	-8.0%	-25.0%	7	38	96	29
North Miami (City)	81	-3.6%	50.0%	-37.5%	$180K	-18.2%	13.1%	-3.0%	24	83	89	67
The Crossings (CDP)	70	20.7%	-6.2%	50.0%	$435K	4.1%	-13.0%	-21.1%	4	31	96	33
Miami Gardens (City)	69	-12.7%	-40.0%	46.2%	$240K	-26.2%	-22.1%	-57.9%	8	113	91	33
Bay Harbor Islands (Town)	68	41.7%	200.0%	0.0%	$759K	14.8%	-7.4%	-33.3%	17	142	91	67
Bal Harbour (Village)	68	23.6%	12.5%	80.0%	$2,975K	-1.7%	-21.9%	-55.0%	13	59	93	100
Ojus (CDP)	67	-4.3%	-26.7%	-14.3%	$155K	-18.4%	-6.9%	-21.4%	21	65	93	73
Miami Lakes (Town)	62	-7.5%	-25.0%	-60.0%	$320K	-12.7%	-26.7%	18.2%	4	69	96	22
Cutler Bay (Town)	59	-15.7%	-26.7%	-18.2%	$385K	-3.8%	-2.8%	-31.2%	8	50	97	18
North Bay Village (City)	55	10.0%	100.0%	62.5%	$443K	32.1%	-1.4%	75.0%	18	129	89	40
Surfside (Town)	47	-6.0%	-46.7%	-12.5%	$1,010K	-8.2%	-20.8%	-33.3%	15	74	94	88
Three Lakes (CDP)	42	40.0%	66.7%	28.6%	$420K	-19.2%	-40.7%	-10.0%	3	98	94	20
Hialeah Gardens (City)	30	20.0%	100.0%	0.0%	$272K	-9.5%	0.0%	60.0%	4	44	92	17
Golden Glades (CDP)	22	10.0%	50.0%	-75.0%	$77K	11.2%	-16.0%	-56.2%	24	189	91	100
University Park (CDP)	16	23.1%		0.0%	$350K		187.5%	150.0%	9	67	91	33
Country Walk (CDP)	12	-14.3%	25.0%	-80.0%	$410K	27.3%	16.7%	150.0%	3	44	97	20

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Miami-Dade County
by Zip Code

Condominium/Townhome Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33180	367	19.9%	49.0%	27.5%	$372K	-17.4%	-14%	-29.2%	17	138	89	66
	33131	332	-1.8%	-6.0%	-28.0%	$550K	-6.4%	-12%	0.0%	17	106	91	56
	33137	271	38.3%	17.0%	13.8%	$740K	11.8%	-12%	-12.4%	15	117	94	46
	33133	242	24.7%	-3.0%	-23.1%	$1,575K	28.6%	-21%	-2.7%	6	54	93	53
	33132	229	15.7%	13.0%	-12.9%	$495K	7.6%	8%	42.2%	23	61	93	37
	33178	222	-0.4%	15.0%	3.6%	$470K	3.3%	-14%	-10.7%	7	104	95	23
	33179	179	18.5%	7.0%	-5.4%	$167K	-16.5%	-8%	-1.8%	14	82	93	53
	33130	172	-1.1%	50.0%	3.4%	$516K	-10.6%	-1%	-8.5%	19	133	92	56
	33186	166	17.7%	22.0%	21.7%	$409K	-0.2%	-18%	13.2%	4	43	96	27
	33166	104	67.7%	300.0%	16.7%	$423K	16.6%	-43%	81.8%	7	86	94	25
	33183	103	10.8%	56.0%	25.0%	$423K	42.5%	-13%	75.0%	5	27	97	7
	33134	95	-14.4%	-18.0%	0.0%	$435K	7.4%	-10%	25.0%	8	86	92	64
	33126	92	15.0%	38.0%	-40.0%	$255K	-2.7%	-2%	9.1%	8	100	95	41
	33193	89	-6.3%	21.0%	28.6%	$280K	-22.2%	-9%	-21.4%	7	40	96	29
	33172	88	-9.3%	-27.0%	-19.0%	$308K	1.8%	-18%	52.4%	7	35	94	44
	33129	85	13.3%	57.0%	25.0%	$600K	-7.7%	2%	13.6%	12	120	90	73
	33181	82	6.5%	67.0%	-53.3%	$281K	22.0%	5%	-30.3%	24	163	83	70
	33156	82	18.8%	150.0%	16.7%	$365K	-6.2%	-6%	11.8%	7	47	96	33
	33173	79	21.5%	-60.0%	0.0%	$403K	-1.8%	4%	-41.2%	5	56	98	38
	33143	79	11.3%	-64.0%	50.0%	$385K	15.1%	-3%	-26.3%	6	90	96	40
	33176	73	-26.3%	0.0%	8.3%	$265K	-40.3%	-15%	-39.1%	6	13	91	44
	33196	72	-2.7%	20.0%	26.7%	$425K	16.4%	3%	25.0%	7	64	98	17
	33138	70	-5.4%	0.0%	-15.4%	$308K	-10.2%	14%	-5.9%	12	77	97	70
	33145	56	27.3%	-25.0%	9.1%	$402K	24.9%	-9%	-15.4%	8	92	95	33
	33175	55	22.2%	-42.0%	0.0%	$440K	5.4%	-20%	-26.7%	5	11	95	29
	33190	49	-3.9%	-43.0%	-53.8%	$420K	0.0%	7%	-6.7%	9	51	96	25
	33174	47	4.4%	-14.0%	11.1%	$418K	7.3%	-16%	-25.0%	6	104	97	0
	33162	45	-2.2%	100.0%	-36.4%	$99K	43.0%	-29%	-65.2%	15	256	86	75
	33169	39	-17.0%	0.0%	100.0%	$240K	-16.7%	-7%	-57.9%	21	113	95	20
	33157	33	-28.3%	100.0%	500.0%	$283K	21.2%	13%	40.0%	9	120	93	33
	33125	30	-23.1%	-58.0%	-91.7%	$200K	-18.0%	-13%	-13.3%	17	25	90	40
	33161	27	-25.0%	125.0%	-20.0%	$165K	-0.6%	7%	87.5%	23	97	90	56
	33185	25	19.0%	150.0%	-33.3%	$540K	16.8%	-9%	-72.7%	5	12	96	20
	33135	15	15.4%	400.0%	-100.0%	$192K	-89.4%	-15%	-66.7%	9	194	89	20
Miami Beach	33139	536	12.4%	27.0%	-10.2%	$423K	7.0%	-22%	-30.3%	11	94	93	60
	33141	256	14.8%	57.0%	53.1%	$352K	9.8%	-24%	-5.1%	13	126	91	66
	33140	221	7.8%	-3.0%	-27.3%	$650K	23.3%	-13%	-21.1%	14	54	93	61
	33154	186	19.2%	4.0%	12.0%	$1,000K	-33.9%	-17%	-40.7%	15	103	93	83
North Miami Beach	33160	604	7.5%	12.0%	53.4%	$538K	-15.4%	-14%	-8.4%	20	172	90	68
Key Biscayne	33149	124	22.8%	64.0%	-15.4%	$1,200K	-8.4%	-11%	-15.8%	7	35	95	70
Hialeah	33015	118	12.4%	-12.0%	81.2%	$295K	-13.2%	1%	-16.3%	8	57	96	47
	33018	113	25.6%	25.0%	-47.1%	$475K	-8.4%	-11%	-21.1%	5	94	94	20
	33016	96	10.3%	25.0%	-42.9%	$270K	8.5%	-17%	-39.3%	5	42	96	33
	33014	76	-21.6%	6.0%	-33.3%	$320K	-8.9%	-20%	-6.7%	4	53	96	24
	33012	62	-29.5%	-13.0%	-36.8%	$235K	-9.5%	6%	-14.3%	9	70	95	69
Homestead	33034	119	22.7%	7.0%	-18.5%	$373K	-6.5%	-8%	-30.6%	8	93	97	0
	33032	113	5.6%	-12.0%	33.3%	$420K	0.2%	26%	-16.0%	15	93	97	20
	33033	111	0.9%	7.0%	0.0%	$305K	-10.6%	-4%	6.7%	11	43	96	13
	33035	106	-10.2%	18.0%	25.0%	$302K	-8.5%	8%	-18.4%	13	83	95	10

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Broward County
by City

Single-family Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Fort Lauderdale (City)	929	12.7%	11.8%	0.0%	$700K	1.4%	-18.0%	0.5%	6	47	95	31
Hollywood (City)	639	11.9%	1.1%	24.1%	$537K	-3.3%	-27.2%	-33.2%	5	50	96	15
Pembroke Pines (City)	556	3.3%	6.2%	0.0%	$715K	10.4%	-30.2%	13.0%	3	28	97	6
Coral Springs (City)	534	-3.3%	-26.7%	4.9%	$720K	6.1%	-45.0%	-23.8%	3	22	96	16
Miramar (City)	480	17.4%	27.3%	-32.6%	$645K	9.8%	-23.4%	-1.0%	4	29	97	13
Plantation (City)	382	0.8%	3.6%	-16.9%	$726K	9.2%	-21.6%	4.0%	4	23	97	26
Pompano Beach (City)	370	8.8%	20.0%	5.5%	$540K	18.6%	-19.1%	-13.3%	5	81	95	24
Davie (Town)	340	-0.3%	3.6%	31.7%	$815K	7.9%	-24.8%	-1.3%	4	29	96	33
Weston (City)	339	10.1%	0.0%	-12.7%	$1,073K	17.5%	-5.2%	-15.5%	5	39	95	30
Parkland (City)	335	21.4%	60.4%	34.9%	$1,350K	21.6%	-1.1%	31.6%	4	31	96	26
Sunrise (City)	311	15.6%	51.4%	44.1%	$526K	-0.8%	-40.8%	-15.6%	2	20	97	11
Tamarac (City)	307	9.6%	14.3%	16.7%	$375K	-3.2%	-22.8%	-20.9%	4	34	97	17
Deerfield Beach (City)	266	22.6%	86.2%	46.7%	$510K	-3.8%	-27.4%	-21.3%	4	34	95	11
Oakland Park (City)	236	8.3%	-19.4%	-8.3%	$499K	8.5%	-19.4%	32.5%	5	61	94	36
Margate (City)	209	0.0%	-40.5%	6.7%	$502K	9.1%	-33.8%	4.1%	4	22	98	18
Cooper City (City)	188	6.2%	23.3%	38.5%	$690K	-3.4%	-43.6%	25.0%	3	18	97	22
Coconut Creek (City)	155	0.0%	-18.5%	18.5%	$560K	-2.6%	-40.6%	-15.6%	3	14	97	14
Lauderhill (City)	142	-13.9%	-33.3%	-43.8%	$488K	8.1%	-12.5%	-21.6%	4	47	98	14
Lighthouse Point (City)	116	18.4%	-7.1%	100.0%	$1,320K	-13.7%	-32.1%	30.8%	5	51	92	31
Dania Beach (City)	100	23.5%	33.3%	7.7%	$555K	-4.1%	-27.0%	-32.0%	6	174	91	33
North Lauderdale (City)	95	1.1%	-16.7%	17.6%	$438K	2.6%	-5.9%	-3.6%	4	36	97	20
Wilton Manors (City)	93	-21.2%	-33.3%	-38.5%	$678K	-5.2%	-19.8%	-52.0%	6	60	96	40
West Park (City)	88	15.8%	225.0%	100.0%	$445K	9.2%	-4.3%	40.0%	4	39	99	8
Southwest Ranches (Town)	58	45.0%	50.0%	40.0%	$1,469K	-6.4%	-40.0%	-37.5%	8	128	86	33
Lauderdale Lakes (City)	54	-5.3%	0.0%	-30.8%	$465K	9.4%	-23.8%	11.1%	4	60	99	0
Hallandale Beach (City)	40	-13.0%	42.9%	-22.2%	$607K	51.6%	-31.0%	-45.0%	9	61	91	30

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Broward County
by Zip Code

Single-family Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33311	257	-3.7%	-18.0%	-2.4%	$425K	3.0%	-11%	-8.6%	6	49	96	27
	33312	253	2.8%	17.0%	-22.7%	$622K	17.4%	-27%	-27.4%	5	78	94	6
	33322	188	9.9%	12.0%	4.2%	$520K	-2.8%	-17%	-5.7%	3	13	99	21
	33334	185	3.4%	-10.0%	7.7%	$569K	26.4%	-26%	-8.1%	5	85	93	37
	33321	182	5.8%	-10.0%	11.8%	$380K	-1.4%	-32%	-27.3%	4	33	97	14
	33309	168	3.1%	-7.0%	0.0%	$499K	4.0%	-20%	6.9%	4	38	96	16
	33317	160	-11.6%	-4.0%	4.8%	$650K	3.9%	-21%	39.3%	4	23	98	19
	33328	151	5.6%	-25.0%	18.5%	$690K	-7.3%	-31%	35.5%	3	26	95	29
	33326	151	30.2%	17.0%	-4.3%	$820K	1.3%	-3%	-15.2%	5	38	96	14
	33319	147	4.3%	53.0%	-14.8%	$450K	13.9%	-3%	3.4%	5	26	99	17
	33308	138	-4.2%	9.0%	-16.0%	$995K	-11.9%	-20%	31.6%	6	26	96	38
	33325	133	11.8%	-48.0%	27.3%	$760K	5.6%	-26%	-25.0%	4	29	96	33
	33324	127	54.9%	238.0%	-5.0%	$695K	-20.6%	-39%	0.0%	3	16	97	19
	33327	126	-13.7%	-10.0%	6.7%	$1,150K	29.2%	-10%	-25.9%	5	66	94	32
	33331	116	12.6%	17.0%	-18.2%	$875K	2.0%	-29%	30.4%	5	22	98	38
	33305	113	29.9%	56.0%	0.0%	$1,263K	1.8%	-5%	9.1%	7	60	91	50
	33323	108	9.1%	47.0%	-23.8%	$595K	2.5%	-44%	-22.7%	3	20	97	14
	33313	102	12.1%	-8.0%	66.7%	$475K	5.1%	-21%	-26.9%	4	27	98	0
	33301	89	4.7%	-23.0%	14.3%	$4,755K	104.1%	-22%	0.0%	7	24	93	60
	33315	87	22.5%	67.0%	20.0%	$580K	-12.1%	-22%	0.0%	6	56	95	30
	33330	85	3.7%	40.0%	333.3%	$1,340K	-2.7%	-38%	-17.6%	5	62	94	14
	33351	81	-8.0%	83.0%	20.0%	$530K	-2.9%	-11%	33.3%	3	29	100	18
	33304	79	31.7%	-10.0%	9.1%	$1,000K	41.3%	-25%	11.1%	6	90	89	44
	33316	65	75.7%	80.0%	-40.0%	$2,825K	19.1%	-17%	7.1%	8	147	95	56
	33314	56	3.7%	160.0%	0.0%	$610K	29.8%	-26%	-8.3%	4	28	94	46
	33332	55	3.8%	25.0%	-36.4%	$1,148K	4.4%	-41%	-60.9%	4	129	90	30
Hollywood	33024	309	8.0%	36.0%	21.6%	$520K	-2.8%	-40%	-23.5%	3	40	96	4
	33023	290	10.7%	18.0%	9.8%	$475K	-1.9%	-25%	-1.5%	3	23	100	18
	33029	265	23.3%	26.0%	2.6%	$799K	11.7%	-26%	-8.3%	4	36	96	8
	33021	205	23.5%	-30.0%	40.0%	$600K	-11.1%	-33%	-23.5%	4	48	96	26
	33027	194	4.3%	15.0%	-44.4%	$725K	0.7%	-18%	23.8%	4	22	97	7
	33020	128	-11.1%	-13.0%	30.0%	$480K	0.0%	-16%	-32.1%	9	46	97	15
	33026	114	9.6%	26.0%	35.3%	$658K	2.7%	-22%	25.0%	3	17	97	21
	33025	111	0.9%	-13.0%	-72.0%	$580K	16.0%	-2%	31.2%	4	17	98	8
	33019	84	16.7%	-8.0%	20.0%	$1,170K	13.6%	-35%	-66.7%	6	82	92	36
Pompano Beach	33076	349	14.8%	39.0%	30.0%	$1,198K	25.6%	-21%	-1.5%	3	26	96	22
	33064	305	22.0%	48.0%	23.7%	$426K	-17.2%	-30%	-16.7%	4	47	96	24
	33063	191	0.0%	-43.0%	18.5%	$502K	6.8%	-39%	-13.6%	3	22	97	20
	33067	168	5.0%	18.0%	-15.4%	$965K	27.2%	-28%	-18.6%	3	26	94	30
	33060	140	2.9%	11.0%	4.2%	$716K	11.9%	-12%	-5.3%	5	78	95	19
	33068	127	-3.1%	-28.0%	4.8%	$450K	5.6%	-5%	16.7%	5	36	97	15
	33062	93	34.8%	36.0%	-7.1%	$1,530K	39.1%	-21%	16.7%	7	161	91	40
	33073	91	4.6%	-14.0%	-4.8%	$640K	-2.3%	-45%	-36.0%	2	10	97	17
	33066	46	-6.1%	11.0%	66.7%	$515K	0.0%	-26%	100.0%	3	17	98	10
Deerfield Beach	33441	98	12.6%	60.0%	18.2%	$629K	4.4%	-31%	0.0%	4	38	93	19
	33442	85	-4.5%	69.0%	100.0%	$538K	-2.3%	-29%	-38.5%	3	27	97	5
Coral Springs	33071	198	-1.5%	-31.0%	-12.5%	$745K	10.4%	-36%	-11.6%	3	26	97	11
	33065	157	-3.7%	-33.0%	61.1%	$583K	-7.6%	-43%	3.3%	3	26	96	20
Pembroke Pines	33028	125	12.6%	80.0%	-5.3%	$770K	4.1%	-34%	13.6%	3	22	97	4

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Broward County
by City

Condominium/Townhome Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Fort Lauderdale (City)	1,010	3.5%	-14.5%	-11.0%	$500K	32.5%	-13.4%	-9.6%	10	129	90	55
Pompano Beach (City)	635	-2.9%	-19.6%	-13.0%	$288K	8.7%	-18.1%	0.0%	9	83	94	54
Deerfield Beach (City)	513	7.5%	0.0%	0.0%	$185K	12.1%	-23.5%	-20.8%	8	76	93	60
Pembroke Pines (City)	504	-1.6%	15.6%	22.1%	$220K	-18.8%	-16.4%	0.7%	8	73	94	42
Hollywood (City)	500	3.7%	21.5%	42.6%	$294K	4.9%	-14.5%	-10.8%	14	106	91	66
Tamarac (City)	382	5.5%	-15.2%	-1.7%	$145K	-20.1%	-17.6%	-24.8%	8	113	91	45
Sunrise (City)	372	13.4%	13.0%	-23.7%	$150K	-20.1%	-22.7%	-19.8%	10	92	92	59
Hallandale Beach (City)	350	-5.1%	4.1%	9.3%	$225K	-13.5%	-9.8%	5.4%	19	112	89	57
Coconut Creek (City)	305	12.1%	18.4%	-6.1%	$205K	0.0%	-21.3%	-30.0%	7	89	92	51
Davie (Town)	245	-5.0%	6.1%	-22.7%	$273K	-7.6%	-7.7%	-1.4%	7	57	95	42
Coral Springs (City)	240	25.0%	22.2%	-36.5%	$227K	8.6%	-2.7%	-5.6%	10	78	91	36
Plantation (City)	223	-18.3%	-17.0%	5.3%	$219K	-24.5%	1.9%	-11.9%	8	51	96	36
Margate (City)	210	-7.5%	-47.4%	-28.6%	$108K	-21.0%	-2.9%	11.8%	11	83	87	40
Lauderhill (City)	203	-6.5%	30.8%	23.7%	$139K	3.0%	-13.8%	2.7%	18	93	92	56
Miramar (City)	183	6.4%	4.0%	23.8%	$397K	33.2%	4.2%	6.5%	8	72	96	15
Oakland Park (City)	129	-8.5%	13.6%	8.7%	$200K	-9.1%	-28.5%	-14.3%	9	88	93	48
Weston (City)	127	5.0%	-31.6%	-42.9%	$439K	2.1%	6.1%	-8.8%	8	25	97	54
Lauderdale Lakes (City)	121	17.5%	-5.6%	112.5%	$103K	-8.4%	-22.1%	-40.5%	20	109	92	47
Lauderdale-by-the-Sea (Town)	97	-18.5%	-26.7%	-23.5%	$560K	-15.2%	-8.9%	-20.0%	9	102	92	73
Wilton Manors (City)	95	18.8%	11.8%	11.1%	$335K	41.1%	-8.1%	25.0%	6	58	94	26
Dania Beach (City)	95	5.6%	-12.5%	12.5%	$263K	-12.5%	-20.6%	-26.7%	8	70	92	43
North Lauderdale (City)	71	-17.4%	-6.2%	-47.4%	$330K	17.9%	4.7%	-21.1%	10	40	95	13
Lighthouse Point (City)	49	48.5%	166.7%	100.0%	$221K	4.0%	-19.2%	27.3%	9	85	88	69
Parkland (City)	28	3.7%	500.0%	0.0%	$548K	-11.0%	-57.9%	-80.0%	2	64	96	50

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MIAMI REALTORS + RWorld

Broward County
by Zip Code

Condominium/Townhome Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Fort Lauderdale	33308	368	-6.1%	-36.0%	-25.0%	$426K	19.5%	-35%	-25.6%	7	115	90	68
	33321	311	11.1%	-14.0%	-8.5%	$147K	-19.5%	-17%	-13.1%	7	108	90	41
	33322	243	5.2%	-10.0%	-25.9%	$90K	-33.3%	-24%	-34.3%	10	102	88	69
	33304	237	20.3%	24.0%	-14.3%	$653K	27.9%	4%	38.5%	14	127	91	62
	33319	227	-3.4%	-10.0%	24.2%	$120K	-19.0%	-18%	-25.3%	17	116	89	57
	33324	214	-12.3%	13.0%	-16.7%	$270K	-10.9%	1%	-6.3%	7	43	95	33
	33313	173	-1.7%	38.0%	35.7%	$140K	20.9%	-13%	-28.4%	16	88	92	58
	33301	163	-6.9%	-31.0%	0.0%	$608K	21.5%	-3%	29.4%	11	133	90	61
	33305	100	40.8%	62.0%	18.2%	$458K	11.7%	-8%	12.5%	7	83	93	52
	33316	96	-4.0%	-9.0%	0.0%	$698K	132.9%	-7%	-47.1%	15	111	88	50
	33326	91	1.1%	-60.0%	-44.4%	$370K	10.4%	-5%	31.8%	9	35	97	33
	33309	90	-12.6%	-5.0%	-16.7%	$205K	-8.9%	-26%	-13.9%	10	102	91	50
	33334	88	7.3%	15.0%	10.0%	$260K	-34.9%	-25%	-25.0%	7	64	96	27
	33351	78	4.0%	44.0%	5.9%	$200K	-44.6%	-19%	-3.7%	8	94	92	31
	33311	72	-1.4%	8.0%	11.1%	$245K	90.7%	-25%	-38.5%	12	77	96	23
	33312	62	24.0%	-20.0%	-25.0%	$349K	-5.7%	-16%	14.3%	6	68	92	25
	33317	61	3.4%	100.0%	75.0%	$185K	-39.4%	-14%	-31.6%	7	64	96	43
	33328	58	-6.5%	-36.0%	-50.0%	$256K	14.4%	-22%	31.2%	6	43	95	78
	33315	56	9.8%	80.0%	600.0%	$700K	64.7%	16%	-18.8%	13	141	92	22
	33314	55	-6.8%	-23.0%	-35.7%	$304K	16.9%	-12%	-50.0%	8	68	95	40
	33323	50	8.7%	38.0%	20.0%	$525K	30.4%	-23%	66.7%	13	55	95	55
Hollywood	33027	273	2.6%	7.0%	30.2%	$187K	-18.7%	-12%	-2.3%	8	91	92	58
	33019	260	22.1%	3.0%	0.0%	$445K	5.8%	-21%	0.0%	15	105	92	75
	33025	203	1.5%	14.0%	-12.0%	$360K	20.0%	-5%	2.2%	10	55	97	12
	33021	144	-10.0%	80.0%	117.6%	$190K	2.7%	-12%	-6.7%	11	105	92	52
	33026	121	-7.6%	19.0%	33.3%	$285K	-28.9%	-23%	0.0%	7	84	97	42
	33024	95	11.8%	0.0%	13.3%	$281K	-6.3%	-3%	22.7%	7	50	95	27
	33020	79	-22.5%	-17.0%	10.0%	$171K	-5.0%	-4%	-45.7%	19	137	91	70
Pompano Beach	33062	379	-0.8%	-14.0%	-13.2%	$470K	25.3%	-12%	1.3%	10	86	95	69
	33069	242	-1.6%	-29.0%	-12.8%	$205K	-10.9%	-17%	-3.2%	9	71	93	53
	33063	233	-6.4%	-35.0%	-35.4%	$143K	-8.1%	-9%	-11.5%	10	92	91	35
	33066	222	16.2%	13.0%	2.9%	$158K	-1.2%	-23%	-15.9%	7	72	91	60
	33064	131	2.3%	4.0%	27.8%	$295K	42.2%	-11%	11.8%	10	93	90	59
	33068	88	-7.4%	-17.0%	-33.3%	$330K	28.7%	12%	0.0%	11	40	95	13
	33060	66	-32.0%	0.0%	-45.0%	$264K	6.7%	-34%	-41.2%	8	94	94	8
	33076	53	47.2%	200.0%	66.7%	$503K	-16.8%	-51%	-75.0%	3	63	93	22
	33067	33	50.0%	100.0%	0.0%	$263K	-17.2%	29%	75.0%	9	80	89	50
Deerfield Beach	33442	355	13.1%	2.0%	6.5%	$160K	33.3%	-24%	-17.7%	7	85	93	67
	33441	115	9.5%	18.0%	-15.0%	$223K	-35.5%	-28%	-23.1%	9	36	93	45
Coral Springs	33065	122	27.1%	11.0%	-51.5%	$185K	-3.9%	-4%	-23.9%	11	78	89	40
	33071	59	-9.2%	15.0%	-46.2%	$235K	13.0%	6%	76.9%	13	87	96	40
Hallandale	33009	350	-5.1%	4.0%	9.3%	$225K	-13.5%	-10%	5.4%	19	112	89	57
Dania	33004	60	9.1%	-18.0%	44.4%	$228K	-0.9%	-27%	-16.7%	9	64	92	44
Pembroke Pines	33028	30	-3.2%	200.0%	200.0%	$505K	2.7%	-8%	-16.7%	3	38	98	0

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Palm Beach County
by City

Single-family Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
West Palm Beach (City)	622	24.2%	33.9%	23.8%	$565K	16.5%	-13.1%	-11.6%	5	43	94	41
Boca Raton (City)	593	17.9%	19.5%	25.0%	$1,399K	23.5%	-26.5%	-16.5%	3	14	96	57
Palm Beach Gardens (City)	588	20.2%	36.7%	25.0%	$1,070K	26.5%	-18.2%	19.4%	4	59	93	46
Wellington (Village)	448	9.5%	21.2%	5.9%	$836K	22.4%	-14.5%	-6.2%	5	44	95	25
Delray Beach (City)	425	7.9%	-16.3%	-17.6%	$911K	10.4%	-12.8%	18.3%	4	32	93	63
Jupiter (Town)	412	17.4%	82.2%	23.9%	$953K	3.5%	-37.7%	-15.2%	3	41	95	46
The Acreage (CDP)	387	-5.1%	43.3%	0.0%	$645K	-1.9%	-17.1%	12.5%	4	46	95	31
Boynton Beach (City)	352	-12.2%	-30.6%	0.0%	$460K	14.6%	-23.7%	-22.2%	4	29	97	28
Royal Palm Beach (Village)	232	8.9%	48.4%	33.3%	$535K	-2.7%	-18.3%	-11.1%	3	35	98	13
Lake Worth (City)	216	33.3%	-8.0%	-30.3%	$464K	-6.3%	-33.5%	0.0%	4	38	96	30
Greenacres (City)	128	19.6%	0.0%	21.4%	$439K	-7.6%	-26.3%	0.0%	4	70	95	12
Riviera Beach (City)	126	-3.8%	-56.0%	-29.6%	$404K	10.7%	-16.0%	-41.4%	4	23	100	0
Jupiter Farms (CDP)	102	-10.5%	0.0%	23.5%	$975K	17.1%	-21.2%	18.8%	4	53	90	29
Palm Beach (Town)	83	45.6%	400.0%	50.0%	$12,690K	54.8%	4.2%	50.0%	9	163	86	80
North Palm Beach (Village)	63	-10.0%	-7.1%	-37.5%	$1,475K	59.9%	-22.2%	-58.3%	3	41	92	54
Atlantis (City)	47	176.5%	66.7%	-33.3%	$450K	-25.0%	-66.7%	0.0%	1	28	95	40
Lantana (Town)	40	-2.4%	-28.6%	-20.0%	$495K	16.5%	-22.5%	40.0%	5	19	94	20
Lake Park (Town)	36	20.0%	-33.3%	-50.0%	$493K	4.9%	-28.6%	133.3%	2	24	96	33

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Palm Beach County
by Zip Code

Single-family Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33411	455	7.8%	65.0%	38.9%	$535K	-3.4%	-10%	0.0%	4	49	97	30
	33412	267	29.6%	63.0%	11.1%	$961K	13.3%	-20%	16.7%	6	63	95	34
	33405	193	12.9%	40.0%	-29.2%	$925K	-8.9%	-18%	-37.5%	5	35	92	48
	33415	162	36.1%	19.0%	5.0%	$422K	9.1%	-23%	-9.4%	4	47	97	29
	33407	111	15.6%	-30.0%	14.3%	$444K	-3.2%	-19%	47.1%	5	90	92	21
	33404	103	-5.5%	-39.0%	-13.6%	$404K	18.0%	-14%	-40.7%	4	23	100	0
	33401	96	47.7%	175.0%	160.0%	$1,140K	-32.4%	-4%	-26.7%	4	14	96	55
	33406	91	7.1%	-23.0%	-13.3%	$615K	-0.8%	-25%	-36.4%	3	40	94	40
	33409	79	12.9%	-20.0%	50.0%	$458K	-1.1%	-3%	-42.9%	4	106	96	25
	33413	77	13.2%	67.0%	50.0%	$495K	-4.1%	-14%	9.5%	6	85	95	13
	33417	68	-8.1%	-17.0%	27.3%	$320K	2.1%	-31%	-7.7%	3	57	98	0
	33403	47	0.0%	-50.0%	-42.9%	$500K	16.3%	-33%	28.6%	2	26	96	29
Boca Raton	33496	365	17.4%	23.0%	-11.9%	$1,735K	10.7%	-22%	-8.9%	3	29	96	54
	33433	223	18.0%	48.0%	-10.3%	$740K	5.7%	-31%	-17.4%	3	12	96	57
	33428	197	5.9%	71.0%	21.4%	$733K	30.9%	-41%	-5.0%	3	36	96	42
	33434	138	17.9%	-17.0%	-11.1%	$1,800K	26.3%	-25%	-52.4%	3	52	95	53
	33498	136	1.5%	0.0%	4.0%	$739K	-2.2%	-26%	-12.0%	3	16	93	50
	33486	132	-2.9%	-41.0%	38.1%	$1,200K	17.9%	-23%	14.8%	3	10	96	32
	33432	114	15.2%	100.0%	60.0%	$5,125K	68.0%	-27%	-38.1%	5	45	94	69
	33487	113	27.0%	75.0%	-13.3%	$925K	16.0%	-26%	-36.4%	4	32	95	52
	33431	93	32.9%	240.0%	63.6%	$760K	2.0%	-31%	100.0%	3	11	96	59
Boynton Beach	33437	422	9.9%	19.0%	8.3%	$450K	2.3%	-37%	-20.0%	3	32	95	61
	33436	336	20.0%	23.0%	39.4%	$520K	11.8%	-33%	-16.7%	3	43	96	40
	33472	224	12.6%	-18.0%	16.7%	$538K	20.4%	-36%	-17.6%	3	38	96	65
	33435	134	-11.8%	-9.0%	-5.6%	$639K	73.9%	-17%	28.6%	5	56	95	40
	33473	131	2.3%	140.0%	0.0%	$890K	-4.2%	-27%	-4.5%	2	26	96	58
	33426	119	-22.7%	-40.0%	4.5%	$330K	-5.4%	-7%	-11.5%	4	25	95	27
Delray Beach	33446	335	9.8%	-18.0%	-13.3%	$755K	-9.0%	-34%	29.7%	3	38	95	70
	33445	225	5.6%	-42.0%	-51.6%	$476K	-36.7%	2%	9.4%	4	15	95	57
	33484	205	-2.8%	-30.0%	19.2%	$335K	-2.9%	-3%	29.0%	4	66	93	47
	33444	136	7.1%	-16.0%	18.8%	$1,168K	35.8%	-28%	4.0%	5	50	90	56
	33483	89	34.8%	133.0%	16.7%	$2,980K	57.9%	-13%	16.7%	6	97	94	86
Lake Worth	33467	408	9.1%	-2.0%	-1.5%	$557K	-6.4%	-34%	1.4%	3	26	97	24
	33463	210	14.8%	-29.0%	0.0%	$600K	30.4%	-35%	-16.4%	3	41	95	5
	33460	193	30.4%	-9.0%	-24.1%	$439K	-11.3%	-37%	4.5%	4	40	96	30
	33462	161	30.9%	5.0%	-15.8%	$460K	1.7%	-35%	-44.8%	3	37	95	19
	33461	98	18.1%	-18.0%	16.7%	$520K	4.2%	-40%	-15.8%	3	89	97	11
	33449	98	55.6%	138.0%	26.7%	$840K	28.7%	-14%	107.7%	6	18	94	21
Palm Beach Gardens	33418	418	27.1%	8.0%	10.9%	$1,145K	25.3%	-15%	28.6%	4	54	91	46
	33410	250	4.6%	54.0%	40.9%	$800K	4.5%	-41%	-25.6%	3	70	92	43
Loxahatchee Groves	33470	396	7.9%	31.0%	-11.9%	$655K	-2.2%	-12%	17.8%	5	47	96	31
Palm City	34990	352	21.4%	30.0%	51.2%	$810K	24.6%	-18%	9.6%	5	43	95	30
Wellington	33414	417	6.9%	18.0%	-1.7%	$805K	21.1%	-15%	-22.8%	5	47	95	24
Jupiter	33458	350	8.0%	56.0%	6.5%	$918K	-1.3%	-43%	-4.6%	2	31	96	44
	33478	138	-5.5%	10.0%	45.0%	$1,093K	15.8%	-20%	-4.3%	4	56	91	32
	33469	123	7.9%	-33.0%	-17.6%	$1,020K	-3.8%	-29%	78.6%	4	13	92	71
	33477	103	19.8%	75.0%	25.0%	$7,700K	516.0%	-2%	-25.0%	5	56	88	79
North Palm Beach	33408	81	2.5%	-31.0%	-27.3%	$1,475K	63.4%	-21%	-57.1%	5	29	92	73
Palm Beach	33480	83	45.6%	400.0%	50.0%	$12,690K	54.8%	4%	50.0%	9	163	86	80

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Palm Beach County
by City

Condominium/Townhome Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
West Palm Beach (City)	515	16.5%	-9.9%	17.2%	$325K	12.1%	-17.8%	-7.1%	8	85	92	48
Boca Raton (City)	497	-1.8%	38.6%	-14.5%	$520K	36.8%	-23.3%	5.4%	7	106	91	62
Delray Beach (City)	464	10.2%	18.8%	-28.8%	$312K	1.6%	-12.3%	-4.3%	5	58	93	58
Jupiter (Town)	379	24.7%	62.2%	-2.8%	$610K	23.2%	-26.4%	-10.0%	4	46	94	53
Boynton Beach (City)	372	8.8%	19.5%	32.5%	$220K	-2.2%	-13.1%	-1.2%	8	84	91	59
Palm Beach Gardens (City)	354	11.3%	24.0%	-9.1%	$386K	9.6%	-17.7%	30.2%	4	58	95	40
Palm Beach (Town)	255	55.5%	46.7%	18.2%	$1,625K	18.2%	-24.3%	-39.1%	6	140	86	73
Greenacres (City)	186	-6.1%	6.9%	9.7%	$232K	-17.3%	-10.2%	-13.5%	8	80	92	29
Riviera Beach (City)	167	2.5%	8.7%	26.9%	$525K	40.8%	-4.1%	3.3%	10	160	89	64
North Palm Beach (Village)	131	8.3%	57.1%	35.7%	$395K	12.1%	-8.2%	4.5%	9	107	89	68
Highland Beach (Town)	123	53.8%	-42.9%	-46.7%	$688K	-29.3%	-16.0%	-29.4%	8	200	80	63
Wellington (Village)	103	22.6%	66.7%	30.0%	$433K	0.6%	-25.4%	5.6%	6	79	96	40
Royal Palm Beach (Village)	100	58.7%	40.0%	37.5%	$230K	-5.2%	-40.7%	68.8%	5	88	95	50
Palm Springs (Village)	78	36.8%	55.6%	40.0%	$112K	-59.1%	-27.1%	0.0%	7	65	86	57
Lake Worth (City)	68	6.2%	-33.3%	0.0%	$128K	7.0%	-13.4%	44.4%	8	143	87	63
Lantana (Town)	58	93.3%	266.7%	160.0%	$218K	-43.4%	-2.1%	66.7%	7	221	94	82
South Palm Beach (Town)	47	14.6%	25.0%	14.3%	$825K	79.3%	-13.9%	-31.2%	10	68	100	60

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Palm Beach County
by Zip Code

Condominium/Townhome Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
West Palm Beach	33401	286	28.3%	44.0%	-25.0%	$403K	-27.8%	-21%	-6.5%	8	98	92	58
	33417	238	-0.8%	6.0%	-5.0%	$99K	-10.0%	-23%	-9.4%	9	83	92	71
	33411	188	19.0%	32.0%	11.8%	$195K	-40.9%	-23%	25.0%	6	38	95	36
	33404	161	11.8%	41.0%	31.8%	$560K	25.8%	-1%	-22.6%	11	160	87	75
	33415	136	5.4%	0.0%	0.0%	$195K	-30.4%	-5%	-39.5%	8	67	95	29
	33407	96	0.0%	-22.0%	70.0%	$448K	66.5%	-16%	-4.3%	9	62	91	36
	33406	61	41.9%	100.0%	400.0%	$258K	-12.7%	-47%	-7.1%	3	37	92	21
	33409	56	-22.2%	-50.0%	46.7%	$165K	-24.3%	-13%	14.3%	11	36	95	56
	33403	50	51.5%	200.0%	150.0%	$333K	-9.5%	45%	-25.0%	12	63	94	50
Palm Beach	33480	303	47.1%	42.0%	16.7%	$1,200K	1.7%	-21%	-30.8%	7	119	90	70
Boca Raton	33434	272	10.6%	36.0%	-2.6%	$263K	110.0%	-29%	6.6%	5	48	92	93
	33433	264	7.8%	23.0%	10.8%	$358K	6.7%	-33%	-30.4%	5	46	94	40
	33487	230	29.9%	-15.0%	4.5%	$420K	-31.1%	-19%	17.6%	7	86	90	65
	33432	218	-0.9%	46.0%	-11.1%	$1,350K	8.0%	-22%	27.8%	8	126	89	75
	33431	115	4.5%	42.0%	23.1%	$515K	39.4%	-30%	-15.0%	5	105	91	35
	33428	104	1.0%	-33.0%	-70.6%	$168K	-29.5%	-25%	4.0%	8	73	89	63
	33496	76	-17.4%	-44.0%	-80.0%	$320K	-15.8%	-39%	-69.2%	3	31	95	44
	33486	50	-20.6%	200.0%	-61.5%	$367K	-3.4%	-17%	-33.3%	5	51	94	58
Boynton Beach	33435	197	4.2%	19.0%	23.1%	$155K	0.0%	-1%	24.3%	11	108	88	72
	33437	177	25.5%	10.0%	-29.0%	$235K	-12.5%	-23%	-18.4%	6	58	90	82
	33436	167	20.1%	40.0%	13.3%	$226K	-30.5%	-42%	-53.7%	4	54	98	43
	33426	92	9.5%	0.0%	0.0%	$290K	34.9%	-6%	4.0%	7	34	92	46
Delray Beach	33484	290	2.8%	16.0%	-10.0%	$116K	-27.0%	-29%	-14.9%	6	56	85	70
	33446	261	-2.2%	0.0%	-2.6%	$124K	12.7%	-25%	3.8%	8	63	86	81
	33483	198	25.3%	29.0%	-22.2%	$786K	9.2%	-27%	-4.3%	5	139	91	73
	33445	188	0.0%	-10.0%	-21.2%	$260K	22.4%	3%	9.4%	6	75	93	37
	33444	78	4.0%	143.0%	-53.8%	$325K	6.6%	-16%	-38.5%	5	39	95	82
Lake Worth	33467	213	-1.8%	7.0%	20.0%	$190K	38.7%	0%	-25.0%	9	117	92	55
	33463	148	-0.7%	47.0%	19.2%	$291K	-7.6%	-22%	-17.5%	6	43	92	27
	33462	126	57.5%	260.0%	150.0%	$299K	-12.1%	-5%	23.5%	8	110	91	67
	33461	121	8.0%	-10.0%	13.6%	$82K	-26.3%	-10%	13.3%	9	87	85	72
	33460	39	34.5%	-17.0%	-12.5%	$175K	37.3%	-30%	80.0%	8	186	88	40
Palm Beach Gardens	33418	254	21.5%	23.0%	-15.2%	$386K	7.3%	-22%	12.1%	4	60	95	45
	33410	133	-7.0%	20.0%	31.2%	$373K	6.7%	-9%	76.5%	4	53	95	37
Wellington	33414	120	36.4%	55.0%	15.4%	$385K	-8.3%	-29%	23.8%	6	80	96	47
Jupiter	33458	202	22.4%	30.0%	28.6%	$352K	-20.9%	-28%	-9.1%	3	39	96	43
	33477	197	25.5%	80.0%	-25.0%	$800K	45.5%	-21%	12.5%	6	38	93	67
	33469	133	37.1%	70.0%	-5.6%	$545K	120.2%	-32%	-20.0%	5	88	91	53
North Palm Beach	33408	185	6.3%	25.0%	8.3%	$400K	11.6%	-8%	-24.3%	10	109	91	64
Loxahatchee Grov..	33470	21	50.0%	100.0%	0.0%	$513K	12.7%	0%	0.0%	2	42	98	33
Palm City	34990	68	33.3%	33.0%	140.0%	$265K	6.5%	-17%	-28.6%	8	61	92	63

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Martin County
by City

Single-family Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Palm City (CDP)	243	1.7%	-5.3%	33.3%	$718K	11.3%	-25.5%	-6.2%	4	40	96	31
Hobe Sound (CDP)	117	41.0%	-7.1%	0.0%	$595K	7.0%	-25.4%	-30.8%	3	35	93	69
Jensen Beach (CDP)	111	-8.3%	31.2%	-29.2%	$505K	15.8%	1.6%	19.0%	4	63	95	38
Port Salerno (CDP)	74	2.8%	-6.7%	-16.7%	$478K	-12.3%	-47.1%	40.0%	2	16	95	43
Stuart (City)	67	42.6%	60.0%	25.0%	$560K	7.6%	-20.4%	9.1%	4	20	99	50
Indiantown (CDP)	50	614.3%	266.7%	22.2%	$375K	-1.5%	14.3%	75.0%	1	97	100	18
Sewall's Point (Town)	30	25.0%	200.0%	-60.0%	$2,525K	-50.7%	-17.2%	66.7%	6	52	82	33

St. Lucie County
by City

Single-family Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Port St. Lucie (City)	2,592	7.7%	9.3%	-7.2%	$409K	2.0%	-9.3%	-9.3%	5	60	96	23
Fort Pierce (City)	142	-24.1%	-41.7%	12.5%	$280K	-11.1%	6.7%	-15.7%	9	36	97	38
Lakewood Park (CDP)	109	-10.7%	-13.6%	-17.4%	$320K	1.6%	18.2%	-10.0%	5	141	96	11
Indian River Estates (CDP)	69	11.3%	20.0%	-8.3%	$343K	19.1%	18.4%	26.7%	6	28	98	17
River Park (CDP)	59	-4.8%	-64.3%	60.0%	$320K	1.6%	-35.4%	7.7%	4	48	93	0

Source: This report is produced by the MIAMI REALTORS® + RWorld association based on MLS sales data compiled by Florida Realtors®. Only areas with at least 5 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com, or Anthony Acevedo, Chief of Communications, at communications@rworld.com.

MIAMI REALTORS + RWorld

Martin County
by Zip Code

Single-family Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	YY New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Hobe Sound	33455	231	21.6%	8.0%	19.0%	$564K	-0.1%	-24%	3	-50.0%	34	95	54
Jensen Beach	34957	181	-1.1%	38.0%	-12.5%	$510K	10.0%	-2%	5	65.4%	38	96	55
Stuart	34996	82	54.7%	220.0%	-25.0%	$1,300K	-23.6%	-14%	5	50.0%	98	92	50
	34994	60	9.1%	-36.0%	-27.3%	$400K	-20.0%	-7%	5	0.0%	18	97	29
Indiantown	34956	54	440.0%	175.0%	30.0%	$375K	-6.8%	17%	2	40.0%	97	100	18

St. Lucie County
by Zip Code

Single-family Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	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
Port Saint Lucie	34953	685	-1.0%	3.0%	10.1%	$400K	-3.0%	-18%	-35.2%	4	9	47	97	9
	34987	673	28.7%	46.0%	8.0%	$457K	-4.2%	13%	-3.0%	6	7	76	96	37
	34983	428	-1.4%	-9.0%	-39.0%	$370K	4.2%	-22%	-20.2%	4	7	42	97	14
	34986	390	2.6%	19.0%	-18.6%	$363K	-12.7%	-16%	34.9%	5	6	84	94	41
	34952	351	-3.6%	13.0%	-13.1%	$360K	3.6%	-4%	14.9%	5	7	60	95	22
	34984	267	24.8%	-29.0%	-10.9%	$420K	9.1%	-18%	10.0%	4	7	50	97	17
Fort Pierce	34951	187	-22.4%	-32.0%	-43.5%	$323K	1.8%	-3%	-15.8%	5	8	165	95	16
	34982	152	0.7%	0.0%	35.0%	$330K	10.0%	-6%	-32.5%	5	10	44	98	23
	34950	42	-20.8%	-42.0%	60.0%	$240K	9.1%	30%	-31.2%	12	7	47	97	43
	34945	40	-39.4%	0.0%	-50.0%	$384K	5.9%	9%	42.9%	5	4	47	99	0
	34981	24	9.1%	250.0%	25.0%	$301K	-30.8%	19%	-10.0%	8	6	182	93	29

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Martin County
by City

Condominium/Townhome Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Stuart (City)	192	37.1%	-30.4%	11.8%	$158K	-28.2%	2.3%	15.8%	6	77	90	69
Port Salerno (CDP)	55	14.6%	800.0%	-55.6%	$295K	7.3%	-21.6%	25.0%	4	69	94	67
Palm City (CDP)	53	26.2%	16.7%	175.0%	$275K	10.6%	-24.2%	-42.9%	7	76	92	57

St. Lucie County
by City

Condominium/Townhome Housing Stats
July 2026

	YTD Closed Sales	% YTD Closed Sales	% Y/Y Closed Sales	%Y/Y New Pending Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Y/Y New Listings	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Port St. Lucie (City)	153	19.5%	93.3%	38.1%	$260K	-11.9%	-10.7%	7.7%	6	10	100	95	41
Fort Pierce (City)	151	3.4%	-18.2%	-45.8%	$302K	43.3%	-16.9%	-18.8%	10	5	152	84	67
Hutchinson Island South (CDP)	116	26.1%	0.0%	50.0%	$610K	25.8%	-26.3%	125.0%	7	8	71	94	73

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Martin County
by Zip Code

Condominium/Townhome Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Stuart	34994	149	22.1%	-12.0%	33.3%	$159K	-27.7%	-27%	47.1%	6	48	93	67
	34996	160	12.7%	-25.0%	0.0%	$165K	1.2%	-9%	-33.3%	6	146	83	80
	34997	184	22.7%	44.0%	-46.7%	$322K	-13.1%	-16%	31.2%	4	74	94	62
Jensen Beach	34957	194	54.0%	0.0%	38.9%	$500K	17.6%	-22%	52.6%	6	71	94	68

St. Lucie County
by Zip Code

Condominium/Townhome Housing Stats
July 2026

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	%Y/Y Closed Sales	% Y/Y New Pending Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	YY New Listings	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Port Saint Lucie	34987	32	0.0%	333.0%	300.0%	$339K	-1.5%	35%	100.0%	7	93	98	23
	34952	80	14.3%	-27.0%	25.0%	$226K	31.0%	-26%	-26.7%	6	75	95	25
	34986	55	57.1%	133.0%	-22.2%	$215K	-25.9%	-13%	12.5%	7	127	89	86
Fort Pierce	34949	142	-11.2%	62.0%	-16.7%	$375K	15.4%	-15%	-41.4%	11	152	86	76
	34982	80	-4.8%	-44.0%	-56.2%	$175K	-1.1%	-22%	58.3%	5	74	93	33
	34945	11				$290K				7	79	95	0

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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).

Coming off the heels of the largest merger in National Association of REALTORS® history, MIAMI REALTORS® + RWorld continues to build momentum. In July, it merged with Martin County REALTORS® of the Treasure Coast (MCRTC) further strengthening the world's largest local REALTOR® association and the nation's third-largest MLS.

The merger creates the most complete South Florida MLS dataset and expands the association to 94,000 members across a five-county region of Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie counties.

MIAMI REALTORS® + RWorld now serves a region of nearly 7 million residents through 15 offices across Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie counties.

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