South Florida Housing Market Report
August 2026

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Key Takeaways

1. As mortgage rates continued to creep up to 6.7% in August, home sales declined 2.8% from one year ago for the first time after 11 months of year-over-year increase. Year-to-date, sales are up 7.5% from one year ago.
2. While sales fell overall, million-dollar sales in August rose 12.8% from one year ago, with year-to-date sales up 21.3%.
3. Prices rose to their highest August levels for single-family homes while condo prices rose in 50% of localities.

Rising mortgage rates, which rose to an average of 6.7% in August, finally pulled back sales after 11 months of growth. However, in the million-dollar segment where cash buyers dominate, sales continued to increase year-over-year for the 13th consecutive month. Median sales prices rose to all-time time highs in August in nearly all counties due to more upper-tier home sales and as lower inventory of homes on the market pushed prices upward. With mortgage rates likely to increase through the end of 2026 and in 2027 due to inflationary pressures, sales could increase as buyers lock in at the current lower rates while the million-dollar and luxury market will be less affected by higher mortgage rates.

Amid rising mortgage rates, South Florida August sales declined 2.8% in August but are up 7.5% year-to-date.

South Florida's closed sales of single-family and condominium/townhome sales decreased 2.8% year-over-year after 11 months of increase. Sales finally slowed down as higher mortgage rates that rose to 6.7% in August reined in sales. Pending single-family sales also decreased 1.8% year-over-year.

In August, single-family sales fell 2.8% year-over-year, with sales down year-over-year across price tiers except for million-dollar homes.

Sales declined in most counties: Miami-Dade County (-3.1%), Broward County (0.1%), Palm Beach County (-2.0%), Martin County (-11.3%), and St. Lucie County (-6.5%).

A slight majority, or 56% of 158 localities, saw higher sales in August year-over-year that included Miami (+13%) Fort Lauderdale (+6%), West Palm Beach (+15%), Hobe Sound (+41%) and Fort Pierce (+14%). However, sales were flat from one year ago in Palm City (0%) and down in Port St. Lucie (-6.0%).

In the condominiums/townhomes market, August sales decreased 5.7% from one year ago. Sales of units below $400,000 where most sales occur fell in all counties except in Miami-Dade County.

In August, condominium/townhome sales rose from one year ago in Miami-Dade County (+0.9%) but declined in Broward County (-9.3%), Palm Beach County (-6.7%), Martin County (-22.8%), and St. Lucie County (-9.5%). Pending condominium/townhome sales decreased 1.9% year-over-year. On top of higher mortgage rates, condominium/townhome buyers are also facing added costs from higher condominium fees and special assessments to fund building maintenance and structural repairs.

Condominium/townhome sales rose from one year ago in 50% of 119 localities that included Miami (+11%), Hollywood (+23%), West Palm Beach (+21%), Palm City (+100%), and Hutchinson Island South (+100%). However, sales were down year-over-year in Miami Beach (-15%), Fort Lauderdale (-23%), Stuart (-11%), and Port St. Lucie (-46%).

Million-dollar sales remain robust, up rose 12.8% in August, with year-to-date sales up 21.7%.

Million-dollar sales continued to outperform, with August sales up 12.8% and year-to-date sales up 21.7%. A resurgence in out-of-state movers from high-tax states is accelerating migration into South Florida. More New Yorkers and Californians are Moving to South Florida in 2026 Based on Driver License Exchanges - MIAMI REALTORS® + RWorld. Out-of-state job movers who moved to the Miami MSA have higher average wages at $140,000 compared to $61,000 among in-state job movers. Miami Job Migration Generates $3.6 Billion in Net Wage Gains - MIAMI REALTORS® + RWorld

Million-dollar home sales continue to make up a higher share of sales, led by Palm Beach County (30%), followed by Miami-Dade County (28%), Martin County (21%), and Broward County (21%), based on year-to-date sales. In St. Lucie County, the share is small but growing (2%). Nationally, million-dollar sales account for less than 10% of sales. Cash sales account for over half of million-dollar segment, which makes this segment more resilient to rising mortgage rates. Year-to-date, 60% of South Florida's million-dollar sales are all-cash compared to 42% for all sales.

Year-to-date closed sales of $10 million and over homes totaled 371 and will surpass last year's total sales (378) and will be the second highest level in years (highest level was in 2021 with 436 sales). Cash sales accounted for 86% of $10 million or more sales.

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Median single-family sales prices ascend to all-time August highs while the median condo/townhome sales price rose in half of localities

With the higher share of million-dollar homes, and fewer homes on the market (active inventory), single-family sales prices ascended to all-time highs for the month of August: Miami-Dade County ($680,000, 3.8%), Broward County ($650,000, 4.0%), Palm Beach County ($650,000, 3.2%), Martin County ($656,900, 12.8%), and St. Lucie County ($402,500, 0.6%).

The median single-family sales price was stable or rose in 56% of localities that include Miami (+5%), Fort Lauderdale (+25%), Boca Raton (+88%), Jensen Beach (+9%), and Port St. Lucie (+1%).

In the condominium/townhomes market, the median sales price was essentially stable or rose in all counties: Miami-Dade County (-0.5%), Broward County (+4%), Palm Beach County (+5.3%), Martin County (+20.7%), and St. Lucie County (+7.2%).

The median condominium/townhome sales prices were stable or rose in 50% of localities, a higher share compared to last month (47%), which indicates a stabilizing condo market. The median sales prices rose in major markets like Miami Beach (+5%), Fort Lauderdale (+63%), Boca Raton (+68%), Palm City (+19%), and Port St. Lucie (+20%).

Active inventory declined 16% from one year ago, with new demand rising faster than new supply and properties selling faster than one year ago

As of the end of August, there were 15.6% fewer homes on the market compared to one year ago, with single-family homes active inventory down 19.7% and condominiums/townhomes inventory down 13.1% year-over-year. Active inventory has been declining year-over-year since February this year.

Active inventory has been declining with properties with new demand (new pending sales) rising faster than new supply (new listings). In the single-family market, year-to-date new pending sales rose 7.5% while year-to-date new listings fell 5.5%. For condos/townhomes, year-to-date new pending sales rose 5.8% while year-to-date new listings fell 8.0%. New listings have declined due to the rate lock effect (homeowners do not want to give up lower mortgage rates).

Properties have also been selling faster compared to one year ago, depleting the available inventory. In Miami-Dade County, the median days on market for single-family homes in August were market, the median days on market in August was 40 days, down from 51 days one year ago. For condos/townhomes, the median days on market was 66 days, slightly down from 65 days one year ago.

Active inventory is tightest for homes priced at below $400,000 which is the affordable price point for a family earning 150% of the average weekly wage ($93,834 in the Miami Metro Area; $86,424 in the Port St.Lucie Metro Area). In Miami-Dade County, there are just 167 single-family homes below $400,000 as of the end of August, while condos /townhomes offer an affordable entry point for homeownership, with 4,921 properties on the market.

Outlook: Sales could increase as buyers as buyers lock in on rates before rising further in 2027

Mortgage rates are likely to remain elevated at over 6.75% for the rest of the year with the Fed expected to raise interest rates to bring down inflation and with oil prices remaining volatile and rising to $105 per barrel as of September 15 as OPEC countries like Saudia Arabia and Libya cut back production due to difficulty transporting oil through the Strait of Hormuz and alternative routes.

With mortgage rates expected to increase in 2027, we could see buyers jumping in before mortgage rates hit higher in 2027. Buyers are likely to look for well-priced homes in affordable markets.

The million-dollar market that is less impacted by higher mortgage rates will likely continue to be the biggest sales driver, with retirees, job movers from high-tax states, and second home buyers making up the buyer pool.

South Florida Housing Market Report
Market Metrics | August 2026

MIAMI REALTORS + RWorld

Single-family Housing Metrics as of August 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 County	$680,000 3.8%	7,347 7.3%	858 -3.1%	964 -0.2%	1,365 3.6%	4,330 -19.2%	4.9 -1.5	40.0 -11.0	95.3 1.2	24.2 1.4
Broward County	$650,000 4.0%	8,398 6.4%	1,016 0.1%	1,115 -5.4%	1,316 2.6%	4,252 -22.5%	4.1 -1.6	40.0 -7.0	96.2 1.5	21.9 -1.1
Palm Beach County	$650,000 3.2%	10,203 9.9%	1,112 -2.0%	1,206 1.6%	1,360 -7.4%	4,345 -23.8%	3.5 -1.7	40.0 -6.0	94.8 1.5	41.8 3.1
Martin County	$656,900 12.8%	1,534 13.7%	181 -11.3%	175 -7.4%	192 -6.8%	644 -21.7%	3.4 -1.7	56.0 -21.0	94.2 2.7	36.5 -5.7
St. Lucie County	$402,500 0.6%	3,706 1.8%	444 -6.5%	490 -2.0%	640 10.5%	2,270 -3.4%	4.9 -0.5	54.0 -10.0	95.5 1.2	25.2 0.4

Condominium/Townhome Housing Metrics as of August 2026

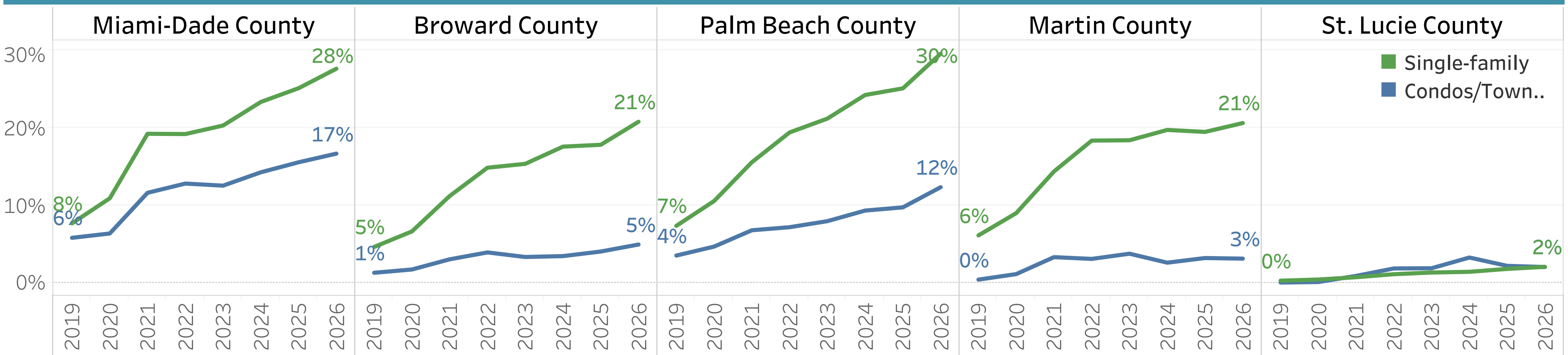
	Median Sales Price	Year-to-Date Closed Sales	Closed Sales	New Pending Sales	New Listings	Active Inventory	Months' Supply	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami-Dade County	$408,000 -0.5%	7,698 6.1%	911 0.9%	1,032 4.0%	2,054 4.8%	11,495 -9.0%	12.1 -1.9	66.0 -1.0	94.0 1.6	50.5 2.4
Broward County	$257,500 4.0%	7,620 -0.3%	883 -9.3%	1,000 -8.3%	1,655 -7.2%	9,427 -14.8%	9.9 -2.0	73.0 -1.0	92.8 1.8	52.2 0.2
Palm Beach County	$300,000 5.3%	7,232 9.1%	765 -6.7%	861 -0.8%	1,274 0.7%	5,770 -17.1%	6.7 -2.3	69.0 -5.0	92.6 2.3	57.3 2.3
Martin County	$277,500 20.7%	760 19.7%	61 -22.8%	95 9.2%	116 6.4%	492 -19.9%	5.5 -2.6	84.0 -6.0	90.8 2.4	52.5 4.4
St. Lucie County	$320,000 7.2%	674 6.6%	80 -9.1%	94 -10.5%	116 -10.8%	626 -15.2%	7.6 -2.5	82.0 4.0	93.7 3.3	53.8 2.7

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.

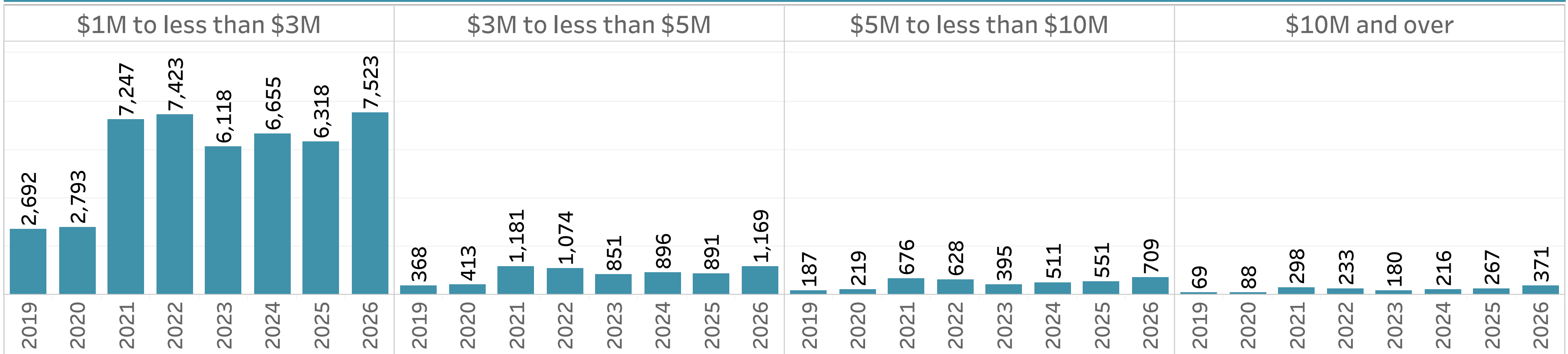
South Florida Housing Market Report

Million-Dollar Sales | August 2026

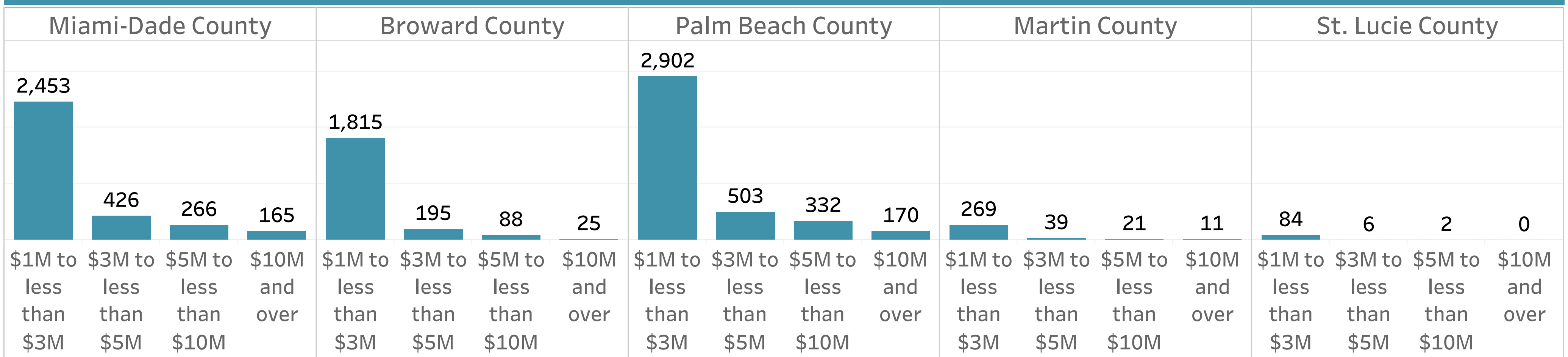
Million-Dollar Sales Share, 2019 - August 2026



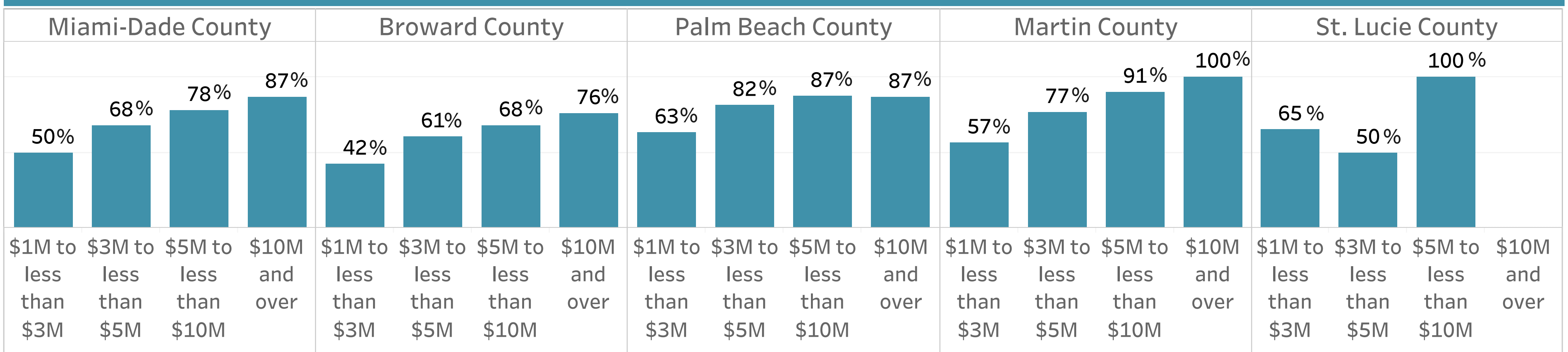
Million-Dollar Home Sales Price Breakout, January - August 2019-2026



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



Cash Sales Share by Price Tier, January - August 2026



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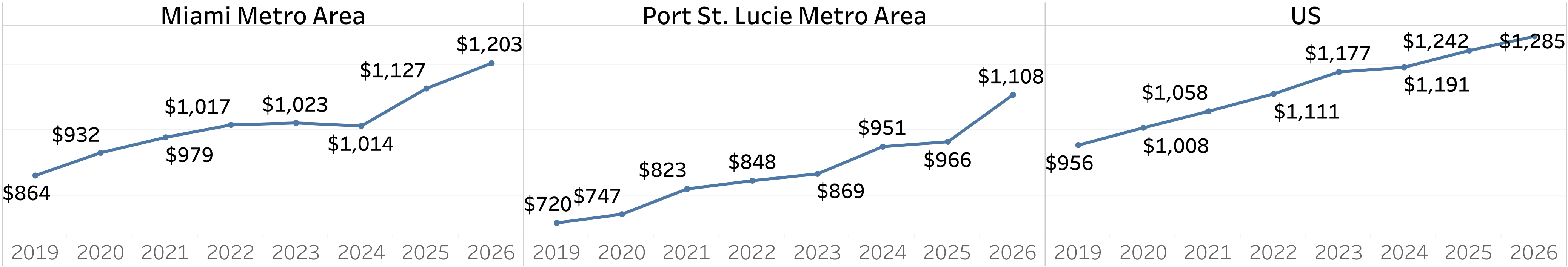
South Florida Housing Market Report

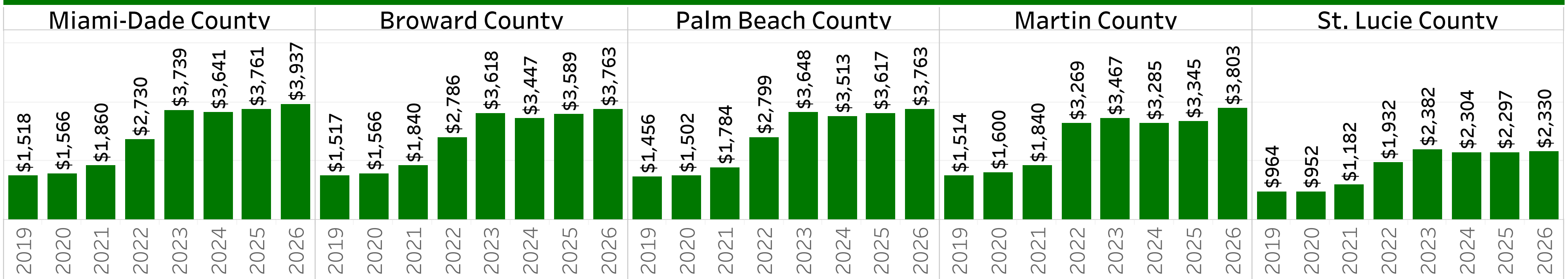
Affordability Indicators | August 2026

Average Weekly Wages in July

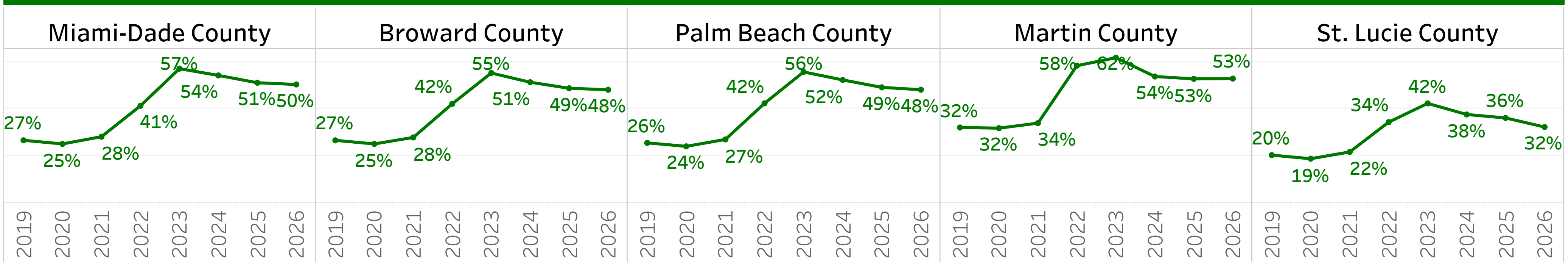


Latest available Bureau of Labor Statistics average weekly wage as of the release of this report.

Single-family Median Monthly Mortgage Payment with 10% Downpayment in August

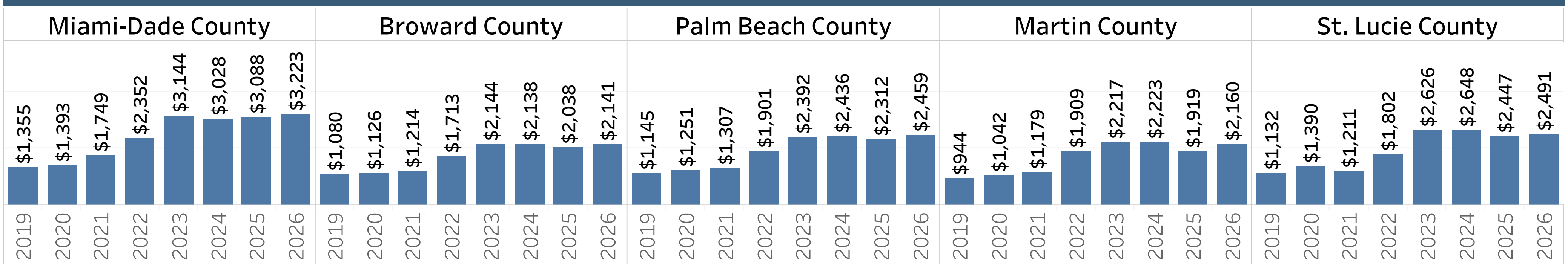


Single-family Median Mortgage Payment to Income (150% of Metro Area Average Wage) in August



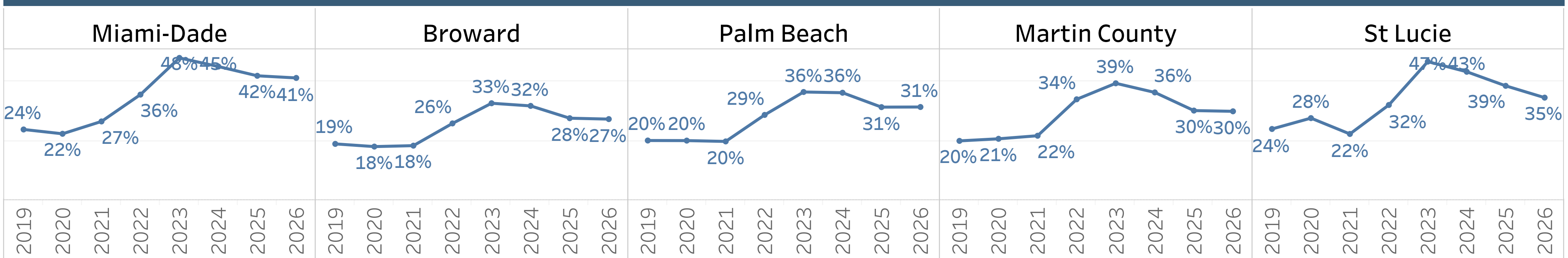
Miami-Dade, Broward, and Palm Beach estimates use the Miami Metro weekly wage while Martin and St. Lucie estimates use the Port St. Lucie Metro weekly wage. The average weekly wage is annualized over 52 weeks.

Condo/Townhome Median Monthly Mortgage Payment with 10% Downpayment Plus Condo Fees in August



Median condo fees are based on MIAMI REALTORS® + RWorld MLS sales and exclude special assessments.

Condo/Townhome Mortgage Payment Plus Condo Fees to Income (150% of Metro Area Average Wage) in August



Miami-Dade, Broward, and Palm Beach estimates use the Miami Metro weekly wage while Martin and St. Lucie estimates use the Port St. Lucie Metro weekly wage. The average weekly wage is annualized over 52 weeks.

Year of YYYYMM
2025
2026

South Florida Housing Market Report

Sales and Inventory Breakout | August 2026

Home Sales Price Breakout, August 2019-2026

		Less than $400K		$400K to Less than $600K		$600K to less than $800K		800K to less than $1M		$1M and over	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
Miami-Dade County	Single-family	44	40	301	280	241	225	95	73	204	240
	Condos/Townhomes	427	442	229	222	78	83	36	41	133	123
Broward County	Single-family	125	126	346	308	248	247	118	114	178	221
	Condos/Townhomes	737	638	156	144	39	44	12	23	30	34
Palm Beach County	Single-family	191	177	315	305	243	219	124	102	262	309
	Condos/Townhomes	579	519	140	111	37	63	14	24	50	48
Martin County	Single-family	36	32	70	49	38	43	21	24	39	33
	Condos/Townhomes	65	50	11	7	1	3	1	1	1	0
St. Lucie County	Single-family	234	217	192	169	30	41	12	5	7	12
	Condos/Townhomes	73	62	10	10	1	6	2	0	2	2
Grand Total		2,511	2,303	1,770	1,605	956	974	435	407	906	1,022

Active Inventory Price Breakout, August 2019-2026

		Less than $400K		$400K to Less than $600K		$600K to less than $800K		800K to less than $1M		$1M and over	
		2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
Miami-Dade County	Single-family	167	92	1,277	942	1,237	1,082	646	521	2,034	1,693
	Condos/Townhomes	4,921	4,522	2,958	2,729	1,369	1,222	783	678	2,606	2,344
Broward County	Single-family	483	455	1,561	1,132	1,281	913	648	468	1,516	1,284
	Condos/Townhomes	7,962	6,846	1,613	1,231	596	492	252	205	647	653
Palm Beach County	Single-family	858	690	1,282	883	969	701	591	386	2,002	1,685
	Condos/Townhomes	4,528	3,778	982	733	428	353	207	162	814	744
Martin County	Single-family	107	44	214	163	171	134	91	97	240	206
	Condos/Townhomes	439	324	98	107	23	18	11	8	43	35
St. Lucie County	Single-family	928	879	1,040	976	204	198	61	95	118	122
	Condos/Townhomes	489	442	149	107	51	39	22	17	27	21
Grand Total		20,882	18,072	11,174	9,003	6,329	5,152	3,312	2,637	10,047	8,787

Miami-Dade County
by City

Single-family Housing Stats
August 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)	794	14.0%	13.0%	6.0%	$844K	5.0%	-13.0%	9.0%	6	44	94	34
Miami Gardens (City)	453	19.0%	26.0%	25.0%	$530K	2.0%	-21.0%	61.0%	4	37	98	11
Hialeah (City)	319	2.0%	40.0%	33.0%	$580K	-2.0%	-11.0%	-1.0%	5	40	97	10
Homestead (City)	305	-2.0%	-37.0%	-7.0%	$528K	0.0%	-14.0%	40.0%	6	38	98	3
Cutler Bay (Town)	262	8.0%	3.0%	0.0%	$633K	0.0%	-13.0%	30.0%	4	56	97	3
Coral Gables (City)	261	8.0%	9.0%	10.0%	$2,200K	-23.0%	-23.0%	31.0%	4	24	94	68
Kendall (CDP)	224	8.0%	46.0%	-27.0%	$1,300K	30.0%	-12.0%	-13.0%	3	23	95	32
Palmetto Bay (Village)	190	15.0%	-26.0%	3.0%	$1,548K	50.0%	-36.0%	25.0%	4	19	96	35
Doral (City)	172	21.0%	-32.0%	-42.0%	$1,000K	8.0%	4.0%	45.0%	6	39	96	47
Miami Beach (City)	166	3.0%	0.0%	-24.0%	$3,050K	45.0%	-25.0%	-4.0%	8	76	90	65
Princeton (CDP)	150	18.0%	-16.0%	-15.0%	$570K	3.0%	-15.0%	-6.0%	5	40	97	0
North Miami (City)	147	4.0%	-34.0%	-16.0%	$545K	8.0%	-11.0%	7.0%	7	26	94	32
The Hammocks (CDP)	143	1.0%	-23.0%	-26.0%	$630K	2.0%	-26.0%	-12.0%	4	28	97	12
Richmond West (CDP)	143	-1.0%	43.0%	7.0%	$718K	17.0%	-4.0%	18.0%	5	89	95	10
Pinecrest (Village)	142	20.0%	29.0%	5.0%	$2,926K	31.0%	-8.0%	-12.0%	6	48	94	50
South Miami Heights (CDP)	135	-1.0%	-25.0%	62.0%	$580K	0.0%	-34.0%	-19.0%	4	28	99	33
Tamiami (CDP)	132	28.0%	0.0%	62.0%	$720K	0.0%	6.0%	19.0%	6	67	97	20
West Little River (CDP)	121	15.0%	62.0%	5.0%	$520K	29.0%	-19.0%	-31.0%	4	42	98	23
Leisure City (CDP)	114	16.0%	30.0%	0.0%	$496K	3.0%	-33.0%	-10.0%	3	48	95	8
North Miami Beach (City)	107	0.0%	20.0%	-7.0%	$490K	-6.0%	-26.0%	12.0%	7	70	91	8
Miami Shores (Village)	106	8.0%	50.0%	50.0%	$1,173K	-37.0%	-33.0%	0.0%	4	33	95	50
Kendale Lakes (CDP)	94	1.0%	-12.0%	12.0%	$700K	12.0%	-40.0%	-22.0%	3	21	94	0
Golden Glades (CDP)	91	12.0%	67.0%	-20.0%	$510K	-11.0%	-10.0%	25.0%	5	31	98	20
Coral Terrace (CDP)	87	-21.0%	-33.0%	62.0%	$859K	5.0%	-12.0%	-30.0%	6	25	95	38
Westchester (CDP)	82	8.0%	-21.0%	-14.0%	$710K	-12.0%	-22.0%	-14.0%	3	39	94	27
Sunset (CDP)	82	49.0%	67.0%	-40.0%	$1,175K	40.0%	-17.0%	8.0%	3	29	95	20
Miami Lakes (Town)	82	-5.0%	-67.0%	20.0%	$1,050K	15.0%	-4.0%	12.0%	5	24	92	29
Country Walk (CDP)	79	-2.0%	-31.0%	-60.0%	$725K	5.0%	-26.0%	-7.0%	4	12	99	11
University Park (CDP)	77	45.0%	43.0%	27.0%	$780K	0.0%	-26.0%	-14.0%	3	51	94	20
Goulds (CDP)	77	31.0%	18.0%	20.0%	$570K	20.0%	-25.0%	0.0%	5	39	97	8
Miami Springs (City)	62	-3.0%	-33.0%	175.0%	$853K	32.0%	-41.0%	0.0%	3	46	96	25
The Crossings (CDP)	61	-6.0%	0.0%	-33.0%	$755K	1.0%	-13.0%	-29.0%	3	30	97	38
Richmond Heights (CDP)	61	9.0%	25.0%	71.0%	$510K	7.0%	-34.0%	-69.0%	3	109	98	20
Kendall West (CDP)	59	37.0%	100.0%	-38.0%	$670K	3.0%	33.0%	-14.0%	4	40	98	30
Gladeview (CDP)	59	44.0%	-17.0%	33.0%	$325K	-27.0%	-36.0%	-47.0%	4	125	92	20
Palmetto Estates (CDP)	56	-14.0%	-33.0%	-47.0%	$549K	-6.0%	-20.0%	-58.0%	3	12	97	13
Olympia Heights (CDP)	55	-19.0%	-36.0%	-10.0%	$685K	-9.0%	-54.0%	-29.0%	2	7	97	33
Glenvar Heights (CDP)	53	23.0%	20.0%	-57.0%	$1,975K	-28.0%	-33.0%	22.0%	5	75	91	50
Ojus (CDP)	52	-2.0%	12.0%	100.0%	$1,175K	-5.0%	-16.0%	44.0%	10	76	87	56
Ives Estates (CDP)	49	9.0%	150.0%	60.0%	$650K	-18.0%	-27.0%	22.0%	6	36	100	20
Florida City (City)	45	-32.0%	0.0%	150.0%	$475K	-17.0%	74.0%	91.0%	12	80	97	14
West Perrine (CDP)	39	22.0%	0.0%	60.0%	$470K	-29.0%	20.0%	-30.0%	6	41	97	20
Biscayne Park (Village)	35	119.0%	500.0%	150.0%	$1,212K	41.0%	0.0%	200.0%	6	75	90	17
Pinewood (CDP)	32	-27.0%	-38.0%	-78.0%	$385K	-10.0%	-6.0%	33.0%	4	24	92	40
Westview (CDP)	31	-30.0%	-33.0%	-43.0%	$563K	25.0%	44.0%	50.0%	10	69	95	0
Hialeah Gardens (City)	25	-14.0%	150.0%	33.0%	$497K	-18.0%	-38.0%	0.0%	3	50	95	20

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Miami-Dade County
by Zip Code

Single-family Housing Stats
August 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	362	10.4%	-13.0%	13.5%	$668K	-9.2%	-24%	-23.4%	4	27	97	20
	33177	225	-2.6%	-6.9%	42.1%	$600K	0.0%	-22%	0.0%	5	30	98	15
	33156	211	27.1%	42.9%	0.0%	$2,926K	12.5%	-5%	-18.9%	6	59	93	60
	33176	209	6.1%	33.3%	-13.8%	$1,271K	19.1%	-24%	-54.3%	3	28	96	19
	33133	188	27.9%	92.9%	45.5%	$2,375K	5.0%	-8%	100.0%	5	41	92	56
	33186	184	-8.5%	-30.3%	-43.3%	$630K	-9.4%	-19%	-33.3%	3	23	97	26
	33165	183	4.6%	-36.4%	70.0%	$690K	-8.0%	-26%	22.2%	3	26	96	19
	33134	181	11.0%	-6.2%	53.3%	$1,275K	2.4%	-29%	45.0%	3	24	94	47
	33147	171	14.0%	35.7%	0.0%	$490K	16.7%	-38%	-45.2%	3	46	97	21
	33155	163	-7.4%	-5.3%	-4.3%	$855K	10.3%	-17%	-31.7%	5	38	94	39
	33196	159	-0.6%	-21.7%	-34.8%	$698K	6.5%	-20%	20.8%	4	32	98	6
	33138	159	8.9%	0.0%	8.7%	$1,200K	-28.4%	-20%	-23.1%	5	46	90	27
	33143	156	9.1%	-11.8%	41.2%	$2,000K	-26.6%	-24%	-13.3%	5	50	92	67
	33175	154	3.4%	-9.5%	5.0%	$795K	10.0%	5%	39.1%	5	29	96	5
	33161	147	16.7%	0.0%	41.2%	$835K	31.1%	-23%	0.0%	6	41	94	25
	33178	129	21.7%	-29.4%	-7.7%	$950K	11.8%	1%	76.9%	6	35	97	42
	33162	128	7.6%	28.6%	-12.5%	$490K	-6.4%	-17%	14.8%	5	34	93	17
	33169	125	25.0%	90.0%	-13.3%	$510K	3.6%	-30%	0.0%	4	55	92	16
	33189	118	-9.2%	-12.5%	-23.5%	$600K	2.2%	19%	86.7%	5	57	97	0
	33168	115	30.7%	-4.3%	-40.0%	$465K	-5.1%	-13%	10.5%	4	37	94	27
	33142	112	-6.7%	-33.3%	-30.0%	$518K	3.5%	-19%	36.4%	5	28	97	10
	33170	110	31.0%	0.0%	-33.3%	$570K	13.2%	-30%	-30.0%	5	61	95	7
	33179	107	17.6%	85.7%	33.3%	$1,000K	-9.1%	-18%	58.8%	7	40	96	39
	33173	104	35.1%	-14.3%	-47.4%	$1,128K	34.6%	-11%	26.7%	3	36	91	33
	33185	99	13.8%	44.4%	-66.7%	$740K	7.1%	0%	60.0%	4	34	97	15
	33145	98	4.3%	-30.8%	30.0%	$1,050K	21.7%	-21%	57.1%	4	47	96	33
	33127	96	26.3%	25.0%	-10.0%	$584K	-3.2%	-26%	-4.5%	8	31	95	40
	33193	93	13.4%	33.3%	-22.2%	$675K	-1.5%	-10%	6.7%	4	23	97	17
	33166	93	12.0%	-37.5%	8.3%	$920K	21.5%	-26%	-6.7%	4	60	94	30
	33187	90	-4.3%	175.0%	22.2%	$815K	18.5%	-12%	14.3%	7	141	94	18
	33150	87	0.0%	-11.1%	0.0%	$450K	-14.3%	-3%	58.3%	8	45	97	38
	33190	60	25.0%	-44.4%	25.0%	$510K	-7.9%	-54%	-60.0%	2	39	100	0
	33167	58	-15.9%	-42.9%	-18.2%	$547K	17.6%	36%	100.0%	8	29	94	25
	33146	58	-13.4%	25.0%	-16.7%	$1,300K	-53.3%	-21%	114.3%	5	4	100	80
	33144	54	-20.6%	0.0%	-12.5%	$673K	-15.1%	-9%	20.0%	4	76	88	0
	33158	50	38.9%	50.0%	-33.3%	$1,765K	50.5%	-43%	28.6%	4	27	89	50
	33182	49	63.3%	66.7%	-20.0%	$720K	13.4%	-30%	-38.5%	4	67	95	40
	33174	47	51.6%	25.0%	-63.6%	$750K	6.3%	-40%	-33.3%	3	12	94	20
	33135	46	35.3%	25.0%	-33.3%	$600K	-28.5%	-26%	0.0%	7	39	97	20
	33184	42	31.2%	133.3%	300.0%	$711K	6.1%	22%	77.8%	6	36	96	0
Hialeah	33018	123	-18.5%	-22.7%	-10.0%	$600K	-18.1%	-28%	-18.5%	4	50	95	12
	33015	110	18.3%	14.3%	27.3%	$593K	16.2%	-29%	-31.6%	4	35	98	25
	33012	101	16.1%	-8.3%	30.0%	$580K	-11.5%	4%	54.5%	5	50	98	18
	33013	82	12.3%	57.1%	55.6%	$550K	-5.2%	-16%	-39.1%	6	82	92	0
	33016	56	19.1%	-30.0%	125.0%	$830K	-14.7%	-12%	33.3%	5	15	97	14
	33010	51	-3.8%	266.7%	0.0%	$590K	14.6%	0%	-16.7%	6	34	93	27
	33014	47	2.2%	-40.0%	50.0%	$748K	2.4%	0%	-42.9%	4	44	97	0
Homestead	33033	350	6.1%	-18.0%	-23.1%	$500K	-1.6%	-25%	11.7%	5	48	97	10
	33032	206	17.0%	-7.4%	-25.7%	$575K	2.7%	-24%	-19.6%	5	41	96	4
	33030	156	20.0%	-38.1%	-3.1%	$713K	21.8%	-3%	63.6%	7	59	97	8
	33034	64	-21.0%	22.2%	216.7%	$550K	-4.4%	51%	122.2%	13	80	98	9
	33031	61	24.5%	150.0%	300.0%	$1,290K	98.5%	16%	53.8%	9	71	89	30
	33035	58	-19.4%	-18.8%	-25.0%	$523K	-3.4%	-25%	27.3%	5	36	97	0
Miami Gardens	33056	152	16.9%	-22.2%	-9.5%	$543K	1.5%	-17%	126.3%	4	36	100	14
Opa locka	33055	141	18.5%	109.1%	46.7%	$565K	7.6%	-15%	9.5%	3	14	97	9
	33054	132	16.8%	20.0%	81.8%	$465K	8.1%	-3%	85.7%	4	55	98	8
Miami Beach	33140	79	0.0%	-20.0%	-61.5%	$2,900K	31.8%	-30%	-50.0%	7	29	90	63
	33141	60	-4.8%	25.0%	200.0%	$3,300K	111.9%	-27%	7.7%	8	130	77	40

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MIAMI REALTORS + RWorld

Miami-Dade County
by City

Condominium/Townhome Housing Stats
August 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)	1,740	12.0%	11.0%	-4.0%	$575K	-12.0%	1.0%	14.0%	16	91	93	56
Miami Beach (City)	1,059	10.0%	-15.0%	3.0%	$553K	5.0%	-19.0%	6.0%	12	94	91	57
Aventura (City)	562	16.0%	0.0%	19.0%	$500K	6.0%	-15.0%	-9.0%	17	68	92	70
Sunny Isles Beach (City)	431	3.0%	5.0%	34.0%	$593K	12.0%	-14.0%	-9.0%	19	86	91	71
Doral (City)	360	11.0%	8.0%	-7.0%	$524K	1.0%	-19.0%	5.0%	7	60	96	33
Hialeah (City)	300	-4.0%	3.0%	26.0%	$273K	-1.0%	-22.0%	-30.0%	6	38	96	49
Kendall (CDP)	253	-4.0%	17.0%	-48.0%	$363K	-6.0%	1.0%	-28.0%	6	50	95	41
Homestead (City)	252	-12.0%	-26.0%	19.0%	$320K	-8.0%	0.0%	9.0%	12	64	94	23
Fountainebleau (CDP)	175	-4.0%	-7.0%	-29.0%	$304K	17.0%	1.0%	17.0%	7	53	97	39
Kendale Lakes (CDP)	169	13.0%	-12.0%	94.0%	$308K	8.0%	-29.0%	-12.0%	4	35	96	32
Coral Gables (City)	150	-16.0%	-21.0%	-5.0%	$915K	85.0%	-14.0%	42.0%	7	90	92	80
Key Biscayne (Village)	141	23.0%	-5.0%	-23.0%	$1,490K	16.0%	0.0%	11.0%	7	52	95	78
Country Club (CDP)	126	7.0%	-6.0%	-32.0%	$363K	23.0%	8.0%	29.0%	8	52	97	27
North Miami Beach (City)	119	53.0%	267.0%	267.0%	$228K	-1.0%	-8.0%	53.0%	21	106	94	55
The Hammocks (CDP)	113	-3.0%	28.0%	-21.0%	$350K	-28.0%	6.0%	-3.0%	8	49	97	30
Ives Estates (CDP)	108	16.0%	60.0%	-24.0%	$237K	-7.0%	1.0%	48.0%	12	63	90	31
Princeton (CDP)	101	31.0%	89.0%	309.0%	$423K	0.0%	32.0%	65.0%	16	34	100	12
Florida City (City)	101	19.0%	-36.0%	22.0%	$340K	-13.0%	26.0%	104.0%	8	20	100	0
Kendall West (CDP)	93	0.0%	38.0%	0.0%	$296K	-12.0%	-2.0%	17.0%	7	67	96	46
North Miami (City)	92	-8.0%	-31.0%	89.0%	$163K	-12.0%	9.0%	68.0%	24	64	86	64
Bay Harbor Islands (Town)	83	41.0%	36.0%	-20.0%	$660K	17.0%	-4.0%	-44.0%	15	108	90	67
Ojus (CDP)	81	4.0%	75.0%	80.0%	$165K	-5.0%	-17.0%	-23.0%	18	88	90	71
Miami Gardens (City)	79	-10.0%	11.0%	-30.0%	$310K	-5.0%	-25.0%	-48.0%	8	91	94	20
Bal Harbour (Village)	77	26.0%	50.0%	14.0%	$1,575K	25.0%	-19.0%	62.0%	12	38	92	89
Cutler Bay (Town)	68	-16.0%	-18.0%	57.0%	$305K	-28.0%	-3.0%	0.0%	9	80	97	44
North Bay Village (City)	66	10.0%	10.0%	-22.0%	$400K	-26.0%	3.0%	33.0%	17	83	89	82
Glenvar Heights (CDP)	64	-22.0%	0.0%	-45.0%	$393K	29.0%	13.0%	-31.0%	7	57	91	33
Tamiami (CDP)	59	9.0%	80.0%	50.0%	$273K	-22.0%	-4.0%	8.0%	8	18	96	56
Surfside (Town)	54	4.0%	250.0%	80.0%	$1,270K	-74.0%	-31.0%	-36.0%	12	166	93	86
Three Lakes (CDP)	53	51.0%	120.0%	0.0%	$517K	-2.0%	-14.0%	133.0%	3	13	98	27
University Park (CDP)	22	47.0%	200.0%	75.0%	$376K	17.0%	38.0%	0.0%	6	33	95	83

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Miami-Dade County
by Zip Code

Condominium/Townhome Housing Stats
August 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	413	17.3%	0.0%	14.6%	$537K	13.5%	-15%	-10.1%	17	66	92	70
	33131	375	-2.6%	-8.5%	-16.7%	$655K	-6.4%	-8%	4.3%	18	116	93	49
	33137	305	35.0%	13.3%	62.5%	$605K	-27.1%	-13%	-18.7%	16	95	93	41
	33133	265	21.6%	-4.2%	-17.2%	$1,250K	-20.1%	-14%	22.9%	7	79	94	83
	33132	258	17.3%	31.8%	-5.9%	$535K	-9.3%	18%	83.1%	24	45	96	62
	33178	247	-2.0%	-13.8%	-2.7%	$529K	1.7%	-13%	-5.7%	7	52	97	28
	33179	212	24.0%	65.0%	7.1%	$190K	-4.5%	-5%	0.0%	13	83	90	52
	33130	197	-1.5%	-3.8%	-18.5%	$560K	-1.3%	-1%	-19.6%	20	82	93	60
	33186	192	18.5%	23.8%	-25.8%	$488K	7.1%	5%	29.2%	4	32	97	27
	33183	123	7.9%	-4.8%	163.6%	$310K	10.7%	-20%	14.8%	5	35	96	25
	33166	119	72.5%	114.3%	-15.8%	$518K	40.0%	-31%	26.1%	7	64	95	40
	33134	105	-15.3%	-23.1%	70.0%	$945K	136.2%	-3%	188.9%	8	109	90	80
	33172	104	-11.1%	-20.0%	-10.5%	$335K	27.4%	-7%	12.5%	8	53	97	38
	33126	104	11.8%	-7.7%	-23.1%	$249K	-17.5%	20%	68.8%	9	58	96	50
	33193	100	-4.8%	10.0%	-10.5%	$296K	-22.6%	0%	24.0%	7	42	96	36
	33129	99	17.9%	55.6%	-25.0%	$655K	7.4%	22%	100.0%	13	87	91	64
	33156	93	17.7%	10.0%	25.0%	$390K	13.0%	-5%	-4.2%	8	58	91	73
	33181	91	5.8%	0.0%	50.0%	$235K	17.5%	4%	52.0%	23	82	87	56
	33173	91	19.7%	9.1%	-15.4%	$369K	-7.2%	-11%	-33.3%	5	47	96	25
	33143	91	7.1%	-14.3%	-52.0%	$399K	14.2%	5%	-16.7%	6	71	92	25
	33176	88	-19.3%	50.0%	-70.0%	$244K	-1.4%	-1%	-39.1%	5	30	94	40
	33196	87	-2.2%	0.0%	-40.0%	$315K	-37.6%	10%	0.0%	8	49	98	33
	33138	79	-6.0%	-10.0%	-22.2%	$340K	6.2%	13%	-28.6%	13	121	88	56
	33145	64	20.8%	-11.1%	-20.0%	$334K	-7.4%	-9%	-5.3%	9	43	94	25
	33175	60	15.4%	-28.6%	22.2%	$230K	-34.3%	-19%	0.0%	5	18	94	80
	33190	54	-8.5%	-37.5%	233.3%	$365K	-16.1%	-14%	-40.0%	9	176	95	40
	33174	53	3.9%	0.0%	-83.3%	$293K	8.5%	15%	7.7%	7	46	97	67
	33162	50	-3.8%	-16.7%	0.0%	$110K	59.4%	-26%	69.2%	16	150	87	60
	33169	45	-11.8%	50.0%	-33.3%	$252K	-22.6%	-8%	-41.2%	19	39	93	17
	33157	38	-22.4%	66.7%	-14.3%	$180K	19.2%	15%	40.0%	10	62	90	60
	33161	36	-23.4%	-18.2%	75.0%	$165K	-2.9%	7%	88.9%	22	63	86	56
	33155	30	-23.1%	14.3%	-36.4%	$430K	30.3%	37%	-16.7%	6	44	96	50
	33184	29	20.8%	400.0%	0.0%	$395K	62.6%	-18%	-71.4%	6	5	97	40
	33189	26	-18.8%	66.7%	66.7%	$235K	-44.7%	-7%	83.3%	10	78	97	60
	33165	19	90.0%		133.3%	$390K		6%	0.0%	7	11	97	80
Miami Beach	33139	585	9.1%	-16.9%	9.7%	$490K	-9.9%	-19%	21.5%	12	95	91	55
	33141	293	13.1%	2.8%	-10.0%	$370K	-29.5%	-16%	9.3%	13	53	90	65
	33140	244	4.7%	-17.9%	0.0%	$720K	46.2%	-16%	-16.9%	14	107	94	61
	33154	217	24.0%	63.2%	13.6%	$905K	48.4%	-17%	-17.1%	13	91	92	77
North Miami Beach	33160	682	9.5%	27.9%	60.9%	$328K	-34.4%	-14%	-4.1%	19	93	91	68
Key Biscayne	33149	142	18.3%	-5.3%	-23.1%	$1,490K	15.5%	-4%	5.0%	7	52	95	78
Hialeah	33015	135	10.7%	0.0%	-33.3%	$363K	12.2%	7%	33.3%	8	44	97	29
	33018	121	17.5%	-38.5%	77.8%	$458K	4.0%	-22%	-14.3%	5	70	95	13
	33016	107	9.2%	0.0%	18.8%	$273K	-12.7%	-31%	12.5%	4	18	98	55
	33014	85	-19.8%	0.0%	-64.3%	$257K	-34.2%	-14%	-35.0%	5	46	97	44
	33012	68	-30.6%	-40.0%	14.3%	$215K	-13.1%	1%	-47.8%	9	22	99	67
Homestead	33034	141	8.5%	-33.3%	50.0%	$348K	-10.0%	24%	100.0%	11	31	96	14
	33032	132	5.6%	5.6%	266.7%	$420K	2.9%	20%	35.8%	15	40	98	11
	33035	125	-9.4%	-5.0%	80.0%	$315K	-12.5%	3%	36.4%	13	48	97	26
	33033	123	-6.1%	-42.9%	-19.0%	$360K	7.5%	6%	13.2%	13	74	95	8

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MIAMI REALTORS + RWorld

Broward County
by City

Single-family Housing Stats
August 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)	1,051	12.0%	6.0%	21.0%	$863K	25.0%	-19.0%	1.0%	6	59	95	35
Hollywood (City)	741	13.0%	21.0%	-4.0%	$570K	-1.0%	-24.0%	-6.0%	5	45	95	24
Pembroke Pines (City)	618	1.0%	-17.0%	-2.0%	$675K	0.0%	-20.0%	20.0%	3	35	97	10
Coral Springs (City)	614	-2.0%	11.0%	-36.0%	$734K	10.0%	-37.0%	-11.0%	2	24	97	18
Miramar (City)	522	7.0%	-48.0%	-12.0%	$690K	11.0%	-22.0%	5.0%	4	30	97	14
Plantation (City)	437	-1.0%	-10.0%	10.0%	$660K	-6.0%	-14.0%	26.0%	4	30	96	26
Pompano Beach (City)	417	4.0%	-24.0%	-18.0%	$460K	-6.0%	-19.0%	3.0%	5	62	95	23
Davie (Town)	394	3.0%	32.0%	-2.0%	$800K	4.0%	-28.0%	2.0%	4	39	96	11
Parkland (City)	393	21.0%	21.0%	70.0%	$1,180K	11.0%	3.0%	57.0%	4	23	96	28
Weston (City)	379	4.0%	-29.0%	11.0%	$836K	-6.0%	-15.0%	-20.0%	4	63	95	23
Tamarac (City)	354	10.0%	9.0%	-25.0%	$383K	-8.0%	-16.0%	-8.0%	4	67	94	13
Sunrise (City)	348	14.0%	0.0%	-21.0%	$535K	-2.0%	-35.0%	6.0%	3	41	97	5
Deerfield Beach (City)	308	29.0%	91.0%	-5.0%	$525K	8.0%	-29.0%	-9.0%	3	47	96	26
Oakland Park (City)	267	6.0%	-9.0%	3.0%	$585K	8.0%	-13.0%	35.0%	5	31	96	32
Margate (City)	236	0.0%	-4.0%	-6.0%	$490K	-1.0%	-32.0%	-2.0%	3	21	97	7
Cooper City (City)	217	10.0%	45.0%	-7.0%	$670K	-5.0%	-36.0%	38.0%	3	14	97	14
Coconut Creek (City)	179	0.0%	0.0%	-7.0%	$586K	-1.0%	-25.0%	48.0%	3	33	97	17
Lauderhill (City)	155	-18.0%	-46.0%	-17.0%	$475K	10.0%	-15.0%	-10.0%	4	53	99	8
Lighthouse Point (City)	134	25.0%	100.0%	15.0%	$2,050K	-18.0%	-28.0%	-14.0%	5	55	92	56
Dania Beach (City)	113	18.0%	-13.0%	-25.0%	$785K	33.0%	-18.0%	26.0%	7	73	92	31
North Lauderdale (City)	111	1.0%	0.0%	-56.0%	$428K	8.0%	-4.0%	5.0%	5	45	97	6
Wilton Manors (City)	105	-20.0%	-8.0%	-20.0%	$1,127K	43.0%	-22.0%	-9.0%	5	69	92	33
West Park (City)	100	28.0%	500.0%	31.0%	$424K	5.0%	-24.0%	-25.0%	3	98	100	8
Southwest Ranches (Town)	67	56.0%	200.0%	25.0%	$2,400K	92.0%	-41.0%	-8.0%	7	78	96	67
Lauderdale Lakes (City)	63	-7.0%	-18.0%	17.0%	$440K	9.0%	-24.0%	27.0%	5	16	100	22
Hallandale Beach (City)	46	-13.0%	-14.0%	-25.0%	$483K	21.0%	-33.0%	-43.0%	9	65	92	50
Broadview Park (CDP)	32	33.0%	100.0%	-50.0%	$415K	-1.0%	7.0%	-20.0%	4	45	92	17
Lauderdale-by-the-Sea (Town)	25	-7.0%	-25.0%	100.0%	$1,380K	13.0%	7.0%	75.0%	10	27	98	17

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Broward County
by Zip Code

Single-family Housing Stats
August 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	288	-4.3%	-8.8%	21.7%	$415K	4.7%	-13%	1.7%	6	71	94	16
	33312	284	-2.1%	-29.5%	-2.4%	$550K	-0.5%	-26%	2.2%	5	24	97	23
	33334	207	-0.5%	-24.1%	-30.3%	$653K	18.7%	-9%	11.4%	5	46	90	32
	33322	206	8.4%	-5.3%	6.9%	$553K	0.5%	-18%	3.2%	3	43	96	17
	33321	206	3.0%	-14.3%	-40.0%	$425K	0.6%	-18%	-7.1%	4	75	93	13
	33309	200	4.2%	10.3%	20.0%	$470K	-13.0%	-26%	0.0%	4	33	97	25
	33317	187	-9.7%	3.8%	-9.7%	$630K	0.9%	3%	100.0%	4	20	97	30
	33328	180	9.1%	31.8%	8.7%	$653K	-12.2%	-38%	19.0%	3	16	97	17
	33319	173	4.8%	8.3%	-3.8%	$448K	8.0%	-13%	-23.7%	5	33	96	19
	33326	167	17.6%	-38.5%	-17.4%	$774K	5.4%	-7%	-3.2%	5	46	97	25
	33308	158	-6.5%	-20.0%	14.3%	$1,235K	10.3%	-17%	4.5%	6	30	96	35
	33325	149	14.6%	45.5%	-12.5%	$872K	-8.2%	-21%	21.1%	4	33	94	25
	33327	144	-12.7%	-5.3%	84.6%	$885K	-25.9%	-22%	5.3%	4	83	92	11
	33324	144	38.5%	-22.7%	12.5%	$755K	-3.8%	-33%	10.5%	3	33	96	12
	33331	129	10.3%	-7.1%	-5.0%	$975K	10.0%	-31%	-18.2%	5	36	94	23
	33305	129	34.4%	77.8%	157.1%	$1,619K	1.5%	-12%	-10.5%	7	73	93	25
	33323	122	3.4%	-26.3%	-38.1%	$640K	11.1%	-45%	-40.0%	3	25	96	21
	33313	119	14.4%	30.8%	-35.0%	$470K	16.0%	-3%	33.3%	4	40	97	6
	33330	98	14.0%	225.0%	36.4%	$2,150K	63.8%	-47%	-31.8%	4	78	92	46
	33315	97	27.6%	100.0%	0.0%	$638K	22.6%	-24%	23.1%	5	104	92	40
	33301	97	6.6%	33.3%	16.7%	$3,595K	7.3%	-15%	114.3%	7	105	92	63
	33304	95	39.7%	100.0%	75.0%	$1,360K	71.6%	-27%	40.0%	5	78	94	44
	33351	91	-6.2%	11.1%	14.3%	$549K	-0.2%	-35%	-26.3%	2	46	98	0
	33316	71	54.3%	-33.3%	-14.3%	$3,675K	139.4%	-21%	-28.6%	8	135	77	33
	33314	69	4.5%	8.3%	10.0%	$750K	72.6%	-17%	36.4%	4	55	95	0
	33332	61	-1.6%	-33.3%	-54.5%	$1,075K	-14.0%	-36%	-27.3%	4	84	96	33
	33306	52	40.5%	50.0%	-50.0%	$1,975K	50.9%	-33%	0.0%	4	75	86	83
Hollywood	33024	349	8.0%	8.1%	-30.0%	$528K	0.1%	-28%	14.3%	3	27	98	5
	33023	325	10.5%	9.4%	-20.7%	$450K	-2.2%	-19%	-1.7%	4	42	99	20
	33029	290	16.9%	-24.2%	-19.1%	$840K	16.7%	-21%	12.2%	4	61	96	12
	33021	246	28.8%	64.0%	-19.5%	$638K	-4.8%	-27%	-5.1%	4	31	94	27
	33027	214	-4.5%	-47.4%	13.3%	$715K	-1.5%	-23%	3.0%	4	18	98	15
	33020	146	-9.9%	0.0%	25.0%	$545K	-2.7%	-10%	8.3%	9	84	94	11
	33026	131	12.9%	41.7%	23.1%	$630K	-8.0%	-10%	30.8%	3	48	97	18
	33019	96	14.3%	0.0%	18.2%	$985K	-0.3%	-38%	-27.3%	6	81	95	50
Pompano Beach	33076	412	17.0%	31.2%	29.2%	$1,075K	6.6%	-23%	15.2%	3	29	96	30
	33064	341	22.7%	28.6%	-13.6%	$703K	55.5%	-29%	-23.1%	4	62	94	42
	33063	215	-0.5%	-4.0%	-27.6%	$462K	-5.8%	-35%	-5.3%	3	27	97	8
	33067	191	3.2%	-8.0%	-22.2%	$860K	13.2%	-23%	0.0%	3	24	98	26
	33060	163	0.0%	-14.8%	-16.7%	$460K	-23.3%	-15%	4.5%	5	53	96	22
	33068	148	-0.7%	16.7%	-12.0%	$435K	5.2%	6%	50.0%	5	27	98	10
	33073	105	-0.9%	-26.3%	-28.6%	$668K	11.3%	-35%	0.0%	3	23	98	14
	33062	105	28.0%	-7.7%	-16.7%	$1,455K	73.2%	-21%	81.8%	7	63	92	25
	33069	53	17.8%	-54.5%	60.0%	$395K	6.8%	35%	114.3%	6	58	95	20
	33066	53	0.0%	75.0%	100.0%	$507K	2.2%	0%	266.7%	3	48	93	14
Deerfield Beach	33441	114	16.3%	45.5%	-15.8%	$570K	28.4%	-26%	-20.0%	4	63	94	25
	33442	104	7.2%	137.5%	36.4%	$525K	-1.4%	-39%	14.3%	3	30	99	26
Coral Springs	33071	229	-1.3%	0.0%	-29.7%	$730K	10.6%	-26%	0.0%	3	14	98	13
	33065	178	-1.1%	23.5%	-45.5%	$667K	8.5%	-18%	42.1%	3	21	97	5
Pembroke Pines	33028	138	7.0%	-27.8%	36.4%	$765K	-4.4%	-35%	-13.3%	2	48	96	0
Dania	33004	61	27.1%	0.0%	0.0%	$590K	-7.8%	-19%	-18.8%	6	103	94	43
Hallandale	33009	46	-13.2%	-14.3%	-25.0%	$483K	20.6%	-33%	-42.9%	9	65	92	50

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MIAMI REALTORS + RWorld

Broward County
by City

Condominium/Townhome Housing Stats
August 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)	1,106	1.0%	-23.0%	-9.0%	$663K	63.0%	-13.0%	-15.0%	10	72	92	55
Pompano Beach (City)	713	-4.0%	-14.0%	-7.0%	$291K	21.0%	-19.0%	-31.0%	9	103	93	53
Deerfield Beach (City)	580	6.0%	-3.0%	-15.0%	$196K	1.0%	-21.0%	-9.0%	8	95	91	63
Hollywood (City)	576	6.0%	23.0%	-12.0%	$280K	-18.0%	-13.0%	1.0%	14	70	93	59
Pembroke Pines (City)	570	-2.0%	-4.0%	-13.0%	$254K	0.0%	-17.0%	-22.0%	8	63	95	39
Tamarac (City)	433	4.0%	-7.0%	-4.0%	$196K	2.0%	-22.0%	-6.0%	8	74	93	45
Sunrise (City)	423	8.0%	-18.0%	0.0%	$193K	19.0%	-21.0%	9.0%	10	65	94	61
Hallandale Beach (City)	404	-4.0%	0.0%	2.0%	$240K	6.0%	-11.0%	-5.0%	19	75	92	72
Coconut Creek (City)	355	12.0%	11.0%	15.0%	$213K	-6.0%	-19.0%	13.0%	7	73	94	44
Davie (Town)	273	-10.0%	-38.0%	-12.0%	$251K	0.0%	-8.0%	8.0%	7	34	96	43
Coral Springs (City)	270	14.0%	-33.0%	-7.0%	$240K	5.0%	-7.0%	0.0%	10	35	95	27
Plantation (City)	266	-14.0%	13.0%	-13.0%	$315K	17.0%	0.0%	0.0%	8	84	94	35
Margate (City)	236	-10.0%	-26.0%	13.0%	$134K	-5.0%	5.0%	29.0%	12	92	87	46
Lauderhill (City)	226	-10.0%	-30.0%	-38.0%	$108K	-17.0%	-13.0%	-32.0%	18	67	90	57
Miramar (City)	209	7.0%	13.0%	-14.0%	$282K	-22.0%	8.0%	-11.0%	8	46	94	42
Oakland Park (City)	149	-11.0%	-23.0%	0.0%	$163K	-10.0%	-26.0%	-5.0%	9	138	91	65
Weston (City)	142	4.0%	0.0%	-5.0%	$450K	14.0%	16.0%	38.0%	8	42	94	60
Lauderdale Lakes (City)	131	14.0%	-17.0%	-35.0%	$100K	-23.0%	-20.0%	2.0%	21	88	89	70
Dania Beach (City)	116	10.0%	40.0%	27.0%	$275K	17.0%	-9.0%	107.0%	8	111	91	71
Lauderdale-by-the-Sea (Town)	108	-18.0%	-8.0%	-20.0%	$515K	17.0%	-9.0%	-32.0%	8	71	90	64
Wilton Manors (City)	105	15.0%	-9.0%	-38.0%	$580K	111.0%	3.0%	-14.0%	6	41	94	60
North Lauderdale (City)	79	-21.0%	-43.0%	-21.0%	$248K	-5.0%	7.0%	-15.0%	11	93	95	38
Cooper City (City)	62	32.0%	250.0%	100.0%	$411K	-13.0%	-22.0%	29.0%	3	118	92	29
Lighthouse Point (City)	58	41.0%	12.0%	17.0%	$160K	-56.0%	-29.0%	-64.0%	8	143	86	67
Hillsboro Beach (Town)	49	0.0%	20.0%	-20.0%	$458K	-12.0%	-19.0%	0.0%	9	134	90	83

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Broward County
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Condominium/Townhome Housing Stats
August 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	406	-8.8%	-28.3%	-31.1%	$437K	34.3%	-32%	0.0%	7	69	92	61
	33321	350	9.0%	-4.9%	0.0%	$219K	14.1%	-22%	-3.2%	7	76	93	39
	33322	276	1.5%	-19.5%	7.1%	$126K	-3.1%	-22%	25.5%	10	92	94	67
	33304	262	20.7%	25.0%	88.9%	$950K	28.2%	3%	7.1%	13	71	92	56
	33319	256	-5.2%	-17.1%	-21.4%	$103K	-26.4%	-22%	-35.7%	17	80	90	66
	33324	248	-13.6%	-20.9%	22.2%	$303K	10.0%	-9%	-10.3%	7	46	94	44
	33313	189	-6.0%	-36.0%	-40.5%	$128K	2.4%	-3%	20.3%	18	130	82	63
	33301	183	-5.7%	5.3%	-11.1%	$730K	46.0%	0%	-44.7%	11	84	92	55
	33305	108	36.7%	0.0%	0.0%	$689K	81.3%	-1%	-33.3%	7	66	95	63
	33316	105	-8.7%	-40.0%	-13.3%	$910K	169.6%	-7%	-22.6%	15	89	91	89
	33326	104	4.0%	30.0%	-20.0%	$343K	9.8%	1%	30.4%	8	70	92	46
	33334	99	1.0%	-31.2%	-7.7%	$435K	128.9%	-17%	21.4%	7	161	94	55
	33309	98	-16.9%	-46.7%	-16.7%	$168K	-5.4%	-27%	-2.9%	10	119	90	50
	33351	97	11.5%	58.3%	15.4%	$274K	-6.2%	-21%	-8.0%	8	33	96	37
	33311	82	-5.7%	-28.6%	-35.7%	$158K	-34.7%	-21%	14.3%	13	71	89	60
	33317	73	10.6%	71.4%	-50.0%	$210K	23.2%	-11%	-10.0%	6	70	93	25
	33312	72	28.6%	66.7%	-33.3%	$405K	15.3%	5%	60.0%	7	92	92	50
	33315	61	15.1%	150.0%	37.5%	$323K	-33.1%	-9%	-39.1%	11	52	87	40
	33314	60	-17.8%	-64.3%	-50.0%	$246K	-12.9%	-5%	26.7%	9	100	96	40
	33323	56	9.8%	20.0%	0.0%	$380K	-7.7%	-16%	33.3%	14	62	97	33
Hollywood	33027	309	0.0%	-16.3%	-9.3%	$213K	1.5%	-14%	-25.4%	7	57	93	56
	33019	295	21.4%	16.7%	-34.3%	$400K	-11.1%	-16%	17.3%	16	66	93	60
	33025	229	0.4%	-7.1%	-41.2%	$225K	-18.2%	1%	-3.6%	10	49	92	50
	33021	166	-9.3%	-4.3%	-3.2%	$215K	2.4%	-12%	-5.0%	11	52	91	50
	33026	141	-2.8%	42.9%	-9.1%	$325K	-3.1%	-10%	28.0%	7	88	95	25
	33024	114	22.6%	137.5%	-14.3%	$290K	-30.8%	-18%	-42.9%	6	50	98	21
	33020	93	-16.2%	55.6%	15.4%	$197K	14.3%	-12%	-25.6%	18	118	91	71
Pompano Beach	33062	422	0.0%	7.5%	-11.9%	$450K	-9.9%	-17%	-43.0%	10	99	92	56
	33069	270	-6.9%	-36.4%	0.0%	$200K	-10.7%	-12%	0.0%	9	103	93	57
	33063	265	-8.6%	-22.0%	-10.8%	$169K	2.4%	-2%	19.0%	11	81	90	34
	33066	256	17.4%	25.9%	29.0%	$195K	5.4%	-22%	4.4%	7	76	94	53
	33064	153	3.4%	10.0%	-16.7%	$160K	-40.3%	-13%	-20.6%	9	121	91	68
	33068	100	-10.7%	-29.4%	13.3%	$219K	-9.0%	20%	11.1%	12	125	90	50
	33060	76	-31.5%	-28.6%	-37.5%	$271K	32.2%	-32%	-25.0%	9	107	94	30
	33076	60	36.4%	-12.5%	-15.4%	$495K	-7.9%	-38%	33.3%	4	38	95	14
	33073	49	-18.3%	-22.2%	11.1%	$445K	-6.3%	-7%	33.3%	7	51	95	29
Deerfield Beach	33442	399	10.5%	-6.4%	7.7%	$145K	-8.5%	-24%	-6.9%	7	91	89	61
	33441	131	6.5%	-11.1%	-47.8%	$305K	46.2%	-23%	-34.5%	9	146	90	63
Coral Springs	33065	137	13.2%	-40.0%	11.1%	$180K	-7.7%	-14%	-15.0%	10	60	95	20
	33071	65	-16.7%	-53.8%	20.0%	$233K	-26.9%	8%	15.0%	14	15	93	50
Hallandale	33009	404	-4.5%	0.0%	1.8%	$240K	6.2%	-11%	-5.4%	19	75	92	72
Dania	33004	75	17.2%	66.7%	33.3%	$187K	5.1%	-16%	128.6%	8	118	88	73

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Palm Beach County
by City

Single-family Housing Stats
August 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)	690	23.0%	15.0%	7.0%	$515K	-2.0%	-24.0%	-11.0%	4	74	92	49
Boca Raton (City)	668	16.0%	4.0%	9.0%	$1,665K	88.0%	-26.0%	4.0%	3	35	93	60
Palm Beach Gardens (City)	654	19.0%	10.0%	7.0%	$1,015K	-8.0%	-28.0%	-22.0%	3	44	95	55
Wellington (Village)	495	5.0%	-23.0%	-16.0%	$675K	-3.0%	-16.0%	-11.0%	5	43	95	28
Jupiter (Town)	468	19.0%	30.0%	4.0%	$1,035K	18.0%	-28.0%	44.0%	2	25	96	50
Delray Beach (City)	459	3.0%	-33.0%	0.0%	$765K	11.0%	-9.0%	6.0%	5	36	96	47
The Acreage (CDP)	443	-4.0%	6.0%	-14.0%	$640K	-1.0%	-17.0%	-28.0%	4	45	96	18
Boynton Beach (City)	407	-9.0%	20.0%	18.0%	$435K	7.0%	-21.0%	22.0%	4	48	95	36
Royal Palm Beach (Village)	261	8.0%	4.0%	10.0%	$575K	6.0%	-26.0%	-14.0%	3	37	97	14
Lake Worth (City)	236	26.0%	-20.0%	-13.0%	$532K	16.0%	-29.0%	0.0%	4	39	90	25
Riviera Beach (City)	146	-5.0%	-13.0%	0.0%	$405K	16.0%	-15.0%	12.0%	4	71	94	10
Greenacres (City)	138	14.0%	-29.0%	-20.0%	$477K	17.0%	-22.0%	-15.0%	4	47	96	10
Jupiter Farms (CDP)	117	-6.0%	36.0%	8.0%	$925K	-3.0%	-28.0%	-8.0%	3	20	97	13
Palm Beach (Town)	91	54.0%	300.0%		$12,250K	32.0%	12.0%	33.0%	9	124	84	88
North Palm Beach (Village)	70	-9.0%	0.0%	-57.0%	$940K	-27.0%	-17.0%	-50.0%	4	28	95	29
Lantana (Town)	46	-2.0%	0.0%	-78.0%	$509K	35.0%	3.0%	175.0%	5	126	92	17
Tequesta (Village)	38	-7.0%	-17.0%	150.0%	$1,050K	22.0%	-44.0%	25.0%	3	9	98	40

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Palm Beach County
by Zip Code

Single-family Housing Stats
August 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	516	7.5%	5.2%	-7.8%	$535K	-1.6%	-19%	-29.8%	4	50	96	26
	33412	294	30.7%	42.1%	11.5%	$1,030K	3.3%	-29%	-37.3%	5	51	94	33
	33405	208	8.3%	-28.6%	17.2%	$2,125K	88.9%	-31%	-9.4%	4	64	90	87
	33415	171	25.7%	-47.1%	31.6%	$415K	3.8%	-20%	7.7%	4	20	95	22
	33407	126	16.7%	25.0%	-37.5%	$325K	-18.7%	-17%	-9.5%	5	57	91	47
	33404	122	-5.4%	-5.0%	41.7%	$395K	23.4%	-19%	14.3%	4	71	94	16
	33401	103	51.5%	133.3%	100.0%	$1,625K	91.2%	-8%	85.7%	4	108	83	29
	33406	101	5.2%	-9.1%	-46.7%	$635K	19.8%	-37%	-70.8%	2	74	93	60
	33409	91	9.6%	-7.7%	-22.2%	$478K	8.5%	-15%	-28.6%	3	37	95	17
	33413	89	17.1%	50.0%	-47.1%	$497K	13.0%	0%	-10.0%	6	43	97	0
	33417	81	0.0%	85.7%	42.9%	$340K	-2.9%	-38%	-15.4%	3	32	95	23
Boca Raton	33496	402	17.2%	15.6%	8.8%	$2,100K	11.0%	-22%	-17.3%	3	48	94	65
	33433	246	8.4%	-39.5%	-20.6%	$835K	18.4%	-34%	-32.4%	3	25	93	35
	33428	230	8.0%	22.2%	-37.9%	$600K	-8.4%	-32%	11.5%	3	24	97	24
	33498	166	6.4%	36.4%	23.8%	$778K	3.0%	-16%	52.6%	3	26	94	53
	33486	154	-0.6%	15.8%	81.8%	$1,235K	41.1%	-27%	27.8%	3	25	95	46
	33434	151	9.4%	-38.1%	25.0%	$1,800K	25.9%	-39%	-48.0%	2	21	92	62
	33487	129	24.0%	6.7%	7.7%	$1,670K	96.5%	-28%	-25.0%	3	76	91	63
	33432	129	18.3%	50.0%	-20.0%	$5,400K	45.9%	-29%	28.6%	5	57	91	67
	33431	104	30.0%	10.0%	40.0%	$739K	1.8%	-10%	75.0%	3	37	95	55
Boynton Beach	33437	473	5.1%	-22.7%	5.0%	$465K	-1.6%	-37%	-3.6%	2	50	95	53
	33436	372	18.5%	5.9%	4.4%	$533K	-3.6%	-32%	-17.6%	3	50	95	47
	33472	249	9.2%	-13.8%	-50.0%	$485K	2.1%	-19%	0.0%	3	47	95	56
	33473	153	4.1%	15.8%	7.7%	$1,010K	-12.2%	-32%	-29.6%	3	55	97	50
	33435	153	-7.3%	46.2%	26.3%	$700K	47.4%	-19%	10.7%	4	79	93	47
	33426	146	-16.6%	28.6%	4.3%	$335K	9.9%	-1%	50.0%	4	51	96	33
Delray Beach	33446	375	10.9%	21.2%	47.2%	$885K	51.3%	-37%	2.0%	3	42	93	43
	33445	239	-3.2%	-58.8%	78.9%	$755K	36.6%	1%	18.9%	4	11	97	71
	33484	229	-2.6%	0.0%	8.0%	$412K	-4.7%	-17%	-37.0%	4	30	95	58
	33444	153	7.7%	13.3%	-37.5%	$770K	1.3%	-18%	4.3%	5	58	95	24
Lake Worth	33467	473	8.0%	1.6%	2.9%	$600K	1.9%	-33%	-9.1%	3	30	97	31
	33463	228	7.0%	-40.0%	6.5%	$483K	-14.8%	-37%	-2.4%	3	11	98	22
	33460	212	24.7%	-13.6%	-19.0%	$528K	16.7%	-33%	-7.1%	4	38	91	21
	33462	175	20.7%	-36.4%	-56.0%	$490K	6.1%	-25%	64.3%	4	106	94	7
	33449	108	42.1%	-23.1%	88.9%	$625K	-23.8%	-23%	11.8%	5	14	95	60
	33461	107	12.6%	-25.0%	-11.8%	$490K	-10.5%	-26%	47.1%	3	38	97	11
Palm Beach Gardens	33418	460	23.0%	-6.7%	-8.8%	$1,063K	-15.0%	-23%	-32.1%	3	53	94	57
	33410	285	5.2%	9.4%	0.0%	$830K	13.1%	-38%	-5.9%	3	32	96	57
Loxahatchee Groves	33470	455	4.8%	-11.9%	-5.8%	$638K	-5.6%	-14%	-15.5%	5	47	97	25
Wellington	33414	460	3.1%	-23.2%	-24.5%	$657K	3.9%	-15%	-9.5%	5	41	95	30
Jupiter	33458	401	7.5%	4.1%	15.9%	$875K	-11.8%	-41%	8.9%	2	19	96	45
	33478	162	2.5%	100.0%	21.4%	$1,038K	7.2%	-26%	0.0%	3	32	94	33
	33469	137	4.6%	-17.6%	35.7%	$1,043K	32.0%	-28%	50.0%	3	18	91	50
	33477	114	20.0%	22.2%	100.0%	$1,308K	-18.7%	-10%	50.0%	4	68	92	91
North Palm Beach	33408	93	6.9%	50.0%	14.3%	$1,489K	2.0%	-23%	-26.7%	4	28	92	50
Palm Beach	33480	91	54.2%	300.0%	700.0%	$12,250K	31.9%	13%	20.0%	9	124	84	88

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MIAMI REALTORS + RWorld

Palm Beach County
by City

Condominium/Townhome Housing Stats
August 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)	573	17.0%	21.0%	4.0%	$275K	-6.0%	-17.0%	-3.0%	8	77	92	45
Boca Raton (City)	541	-4.0%	-21.0%	-8.0%	$590K	58.0%	-20.0%	9.0%	7	78	93	73
Delray Beach (City)	502	4.0%	-38.0%	-29.0%	$333K	11.0%	-12.0%	-7.0%	5	64	93	53
Boynton Beach (City)	424	10.0%	16.0%	9.0%	$283K	15.0%	-17.0%	-12.0%	7	81	93	44
Jupiter (Town)	416	17.0%	-29.0%	-4.0%	$385K	-18.0%	-15.0%	13.0%	4	37	95	46
Palm Beach Gardens (City)	389	9.0%	-12.0%	20.0%	$397K	5.0%	-20.0%	-9.0%	4	64	94	46
Palm Beach (Town)	271	56.0%	60.0%	-19.0%	$1,151K	-55.0%	-22.0%	-4.0%	6	98	90	88
Greenacres (City)	217	-5.0%	3.0%	40.0%	$210K	-6.0%	-10.0%	46.0%	8	69	97	16
Riviera Beach (City)	189	-2.0%	-24.0%	26.0%	$450K	24.0%	-8.0%	-28.0%	10	143	92	50
North Palm Beach (Village)	145	7.0%	-7.0%	17.0%	$373K	18.0%	0.0%	0.0%	9	141	82	86
Highland Beach (Town)	130	41.0%	-42.0%	86.0%	$1,130K	69.0%	-27.0%	-46.0%	7	202	78	43
Royal Palm Beach (Village)	120	54.0%	33.0%	46.0%	$241K	-12.0%	-33.0%	58.0%	6	35	95	35
Wellington (Village)	114	21.0%	10.0%	-12.0%	$410K	5.0%	-12.0%	8.0%	7	81	93	27
Palm Springs (Village)	85	23.0%	-42.0%	-10.0%	$120K	-55.0%	-26.0%	-13.0%	8	189	75	57
Lake Worth (City)	77	4.0%	-10.0%	-12.0%	$135K	-11.0%	-5.0%	24.0%	8	85	86	78
Lantana (Town)	66	83.0%	33.0%	60.0%	$270K	12.0%	39.0%	650.0%	8	130	92	63
Juno Beach (Town)	63	17.0%	29.0%	17.0%	$463K	-60.0%	-13.0%	-50.0%	9	174	93	89
Tequesta (Village)	55	25.0%	-17.0%	0.0%	$336K	13.0%	-13.0%	38.0%	6	16	90	40
Hypoluxo (Town)	54	29.0%	100.0%	17.0%	$313K	9.0%	2.0%	100.0%	9	53	92	17
South Palm Beach (Town)	53	15.0%	20.0%	33.0%	$352K	12.0%	-4.0%	71.0%	11	98	95	67

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Palm Beach County
by Zip Code

Condominium/Townhome Housing Stats
August 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	307	26.3%	5.0%	8.8%	$378K	6.3%	-21%	-1.8%	8	89	92	52
	33417	268	-2.2%	-11.8%	-9.3%	$98K	-18.0%	-16%	0.0%	9	42	91	77
	33411	222	15.6%	0.0%	29.6%	$208K	-14.8%	-16%	51.6%	7	59	93	38
	33404	180	4.0%	-34.5%	9.1%	$550K	22.2%	-6%	-41.9%	11	116	91	58
	33415	151	4.9%	0.0%	-29.6%	$210K	0.0%	-1%	10.3%	8	46	96	33
	33407	109	3.8%	44.4%	23.1%	$280K	16.7%	-21%	-4.8%	8	72	94	39
	33409	71	-14.5%	36.4%	16.7%	$175K	-31.4%	-10%	-6.2%	10	79	89	47
	33406	67	48.9%	200.0%	25.0%	$270K	-10.7%	-58%	-35.7%	3	81	94	33
	33403	55	57.1%	150.0%	600.0%	$215K	-22.5%	9%	0.0%	10	111	92	80
Palm Beach	33480	325	47.1%	46.7%	-8.7%	$800K	-62.8%	-15%	19.4%	7	98	91	82
Boca Raton	33434	315	13.3%	34.4%	-6.4%	$425K	260.2%	-27%	6.1%	5	27	94	86
	33433	299	8.3%	12.9%	-31.0%	$350K	6.1%	-25%	-3.9%	5	30	95	43
	33487	250	25.0%	-13.0%	22.7%	$480K	-9.0%	-20%	-6.8%	7	138	90	65
	33432	232	-2.5%	-22.2%	5.0%	$658K	-38.7%	-19%	38.2%	9	54	89	93
	33431	126	0.0%	-31.2%	0.0%	$775K	174.3%	-35%	-44.0%	5	84	93	73
	33428	113	-5.0%	-43.8%	5.3%	$222K	-4.5%	-23%	-3.7%	8	75	92	56
	33486	58	-18.3%	0.0%	9.1%	$476K	56.1%	-17%	30.0%	5	14	94	25
Boynton Beach	33435	225	4.2%	3.7%	25.0%	$308K	37.3%	-11%	-30.2%	9	81	91	54
	33437	203	21.6%	0.0%	25.0%	$259K	-4.3%	-26%	-25.7%	6	56	90	62
	33436	188	19.7%	16.7%	-13.3%	$285K	15.0%	-30%	35.7%	5	68	93	57
	33426	104	6.1%	-14.3%	75.0%	$280K	-16.4%	-13%	17.6%	7	94	95	33
Delray Beach	33484	338	3.0%	4.3%	-18.5%	$126K	-16.0%	-24%	35.8%	6	89	86	77
	33446	292	-3.3%	-11.4%	5.0%	$115K	-16.1%	-28%	-28.6%	8	64	91	81
	33483	210	18.6%	-36.8%	-6.7%	$877K	43.8%	-27%	16.7%	5	79	91	67
	33445	205	-5.5%	-41.4%	-43.3%	$245K	-5.8%	3%	-20.6%	6	63	93	41
	33444	87	1.2%	-18.2%	-14.3%	$373K	35.5%	-20%	7.1%	5	52	94	56
Lake Worth	33467	250	-4.6%	-17.8%	6.5%	$190K	-13.6%	0%	2.0%	8	64	94	54
	33463	173	-4.4%	-21.9%	0.0%	$280K	-5.4%	-14%	51.5%	7	59	96	16
	33462	141	56.7%	50.0%	41.7%	$290K	17.2%	7%	93.8%	8	69	93	40
	33461	138	4.5%	-15.0%	-14.3%	$120K	-14.0%	-2%	15.2%	10	95	85	65
	33460	45	28.6%	0.0%	-14.3%	$329K	110.4%	-26%	-18.2%	7	118	90	83
Palm Beach Gardens	33418	279	18.2%	-7.4%	27.6%	$435K	13.0%	-28%	-18.9%	4	46	94	56
	33410	147	-8.1%	-17.6%	-11.8%	$359K	4.1%	0%	7.7%	5	93	94	21
Wellington	33414	134	34.0%	16.7%	-16.7%	$368K	-3.2%	-22%	-9.1%	7	97	94	36
Jupiter	33458	231	15.5%	-17.1%	-6.9%	$360K	-14.3%	-18%	-3.3%	3	37	95	38
	33477	209	22.2%	-14.3%	50.0%	$670K	36.6%	-13%	20.8%	6	62	95	67
	33469	143	27.7%	-33.3%	-40.0%	$313K	52.8%	-23%	5.9%	5	107	88	40
North Palm Beach	33408	210	6.1%	4.2%	22.2%	$425K	-1.2%	0%	-14.6%	10	174	89	84
Loxahatchee Grov..	33470	26	23.8%	-28.6%	-28.6%	$546K	28.6%	11%	-11.1%	3	24	97	20

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MIAMI REALTORS + RWorld

Martin County
by City

Single-family Housing Stats
August 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)	290	1.0%	0.0%	-33.0%	$595K	-10.0%	-25.0%	0.0%	4	38	95	40
Jensen Beach (CDP)	132	-10.0%	-19.0%	-23.0%	$489K	9.0%	2.0%	6.0%	3	51	96	29
Hobe Sound (CDP)	128	41.0%	38.0%	233.0%	$446K	-38.0%	-33.0%	0.0%	3	81	91	27
Port Salerno (CDP)	83	-2.0%	-31.0%	-61.0%	$740K	16.0%	-49.0%	-75.0%	2	45	96	44
Stuart (City)	80	38.0%	18.0%	25.0%	$690K	23.0%	-21.0%	-20.0%	4	20	95	39
Indiantown (CDP)	58	346.0%	33.0%	40.0%	$416K	6.0%	-14.0%	-20.0%	1	22	100	13

St. Lucie County
by City

Single-family Housing Stats
August 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)	2,923	6.0%	-6.0%	-3.0%	$415K	1.0%	-8.0%	7.0%	5	49	96	22
Fort Pierce (City)	166	-20.0%	14.0%	10.0%	$295K	-5.0%	9.0%	52.0%	8	67	93	42
Lakewood Park (CDP)	127	-13.0%	-25.0%	127.0%	$309K	0.0%	4.0%	30.0%	5	54	99	33
Indian River Estates (CDP)	82	15.0%	44.0%	29.0%	$370K	30.0%	2.0%	-35.0%	5	77	93	31
River Park (CDP)	74	6.0%	88.0%	-10.0%	$300K	13.0%	-21.0%	-9.0%	4	32	93	20
Hutchinson Island South (CDP)	41	11.0%	29.0%	-75.0%	$635K	12.0%	-27.0%	25.0%	7	134	92	67
Fort Pierce North (CDP)	21	-19.0%	0.0%	0.0%	$264K	3.0%	50.0%	67.0%	9	40	98	40

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.

Martin County
by Zip Code

Single-family Housing Stats
August 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
Palm City	34990	414	20.3%	14.8%	-14.5%	$657K	-0.4%	-21%	4	-11.7%	64	93	36
Hobe Sound	33455	255	19.7%	4.3%	5.6%	$575K	-16.1%	-17%	3	23.5%	72	92	50
Jensen Beach	34957	217	-3.1%	-12.2%	-27.3%	$585K	24.5%	-2%	5	6.9%	69	94	42
Stuart	34996	93	40.9%	-15.4%	-21.4%	$1,651K	-26.6%	-25%	4	-33.3%	31	95	55
	34994	67	3.1%	-30.0%	60.0%	$449K	-20.9%	11%	5	27.3%	20	95	14
Indiantown	34956	64	300.0%	66.7%	40.0%	$417K	6.0%	30%	2	-33.3%	36	99	10

St. Lucie County
by Zip Code

Single-family Housing Stats
August 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	797	2.3%	28.7%	-3.7%	$417K	-0.7%	-15%	9.1%	4	7	40	97	9
	34987	752	22.9%	-11.2%	-5.9%	$485K	2.1%	12%	-5.5%	5	9	78	95	39
	34983	476	-6.8%	-37.7%	-26.0%	$345K	-5.5%	-19%	-20.7%	4	8	49	97	10
	34986	432	1.4%	-8.7%	-1.6%	$365K	-11.5%	-15%	10.6%	5	8	56	94	41
	34952	399	-3.6%	-4.0%	33.3%	$360K	-2.0%	-2%	19.7%	5	9	46	95	29
	34984	300	18.1%	-17.5%	-2.7%	$495K	12.6%	-9%	39.0%	5	6	35	97	12
Fort Pierce	34951	210	-26.6%	-48.9%	38.7%	$309K	-4.9%	-3%	17.9%	6	9	57	100	26
	34982	176	3.5%	26.3%	5.0%	$345K	21.1%	-5%	3.7%	5	8	80	93	21
	34950	48	-12.7%	200.0%	42.9%	$175K	-11.7%	10%	50.0%	11	7	10	92	33
	34947	48	-40.0%	-22.2%	180.0%	$315K	-3.1%	12%	-8.3%	9	13	71	96	43
	34949	46	-27.0%	0.0%	40.0%	$563K	-27.9%	-25%	-12.5%	10	10	11	92	67
	34946	45	25.0%	60.0%	-37.5%	$285K	-1.6%	42%	500.0%	6	3	47	94	25

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MIAMI REALTORS + RWorld

Martin County
by City

Condominium/Townhome Housing Stats
August 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)	208	32.0%	-11.0%	16.0%	$265K	-16.0%	-4.0%	-7.0%	6	105	90	50
Palm City (CDP)	63	34.0%	100.0%	114.0%	$280K	19.0%	-50.0%	-29.0%	4	84	92	30
Port Salerno (CDP)	60	9.0%	-29.0%	0.0%	$245K	3.0%	-24.0%	-58.0%	4	19	96	80

St. Lucie County
by City

Condominium/Townhome Housing Stats
August 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
Fort Pierce (City)	170	1.0%	-14.0%	-13.0%	$208K	-10.0%	-12.0%	0.0%	10	7	75	92	63
Port St. Lucie (City)	167	8.0%	-46.0%	-22.0%	$324K	20.0%	-15.0%	-55.0%	6	10	86	97	29
Hutchinson Island South (CDP)	132	33.0%	129.0%	54.0%	$435K	6.0%	-22.0%	20.0%	6	11	59	94	56
White City (CDP)	24	-35.0%	20.0%	133.0%	$306K	2.0%	-33.0%	14.0%	2	9	106	95	33

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Martin County
by Zip Code

Condominium/Townhome Housing Stats
August 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	159	15.2%	-37.5%	0.0%	$270K	62.2%	-16%	37.0%	7	111	87	60
	34996	173	13.1%	18.2%	29.4%	$265K	65.6%	-26%	-33.3%	5	84	90	62
	34997	200	11.7%	-44.8%	-4.8%	$320K	-4.5%	-14%	-25.0%	5	44	94	50
Jensen Beach	34957	217	53.9%	53.3%	26.3%	$390K	11.4%	-9%	85.0%	7	57	94	61
Palm City	34990	79	38.6%	83.3%	77.8%	$270K	7.4%	-33%	25.0%	6	109	92	36

St. Lucie County
by Zip Code

Condominium/Townhome Housing Stats
August 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	39	11.4%	133.3%	66.7%	$340K	0.4%	-3%	-46.2%	7	86	97	14
	34952	86	6.2%	-45.5%	-52.9%	$171K	10.3%	-23%	-38.9%	6	43	96	67
	34986	60	33.3%	-50.0%	12.5%	$285K	5.6%	-12%	0.0%	7	61	91	80
Fort Pierce	34949	167	-12.1%	-16.7%	-24.1%	$350K	-5.4%	-11%	47.8%	10	91	92	64
	34982	90	-8.2%	-28.6%	-22.7%	$280K	69.7%	-17%	-16.0%	6	92	95	50
	34947	19	26.7%	400.0%	-22.2%	$296K	-0.7%	-36%	-66.7%	8	373	93	20

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

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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