

INSIGHT

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# 2025 vs. 2024 MARKET UPDATE

*Ending December 2025*

MIAMI-DADE | BROWARD | PALM BEACH

DOWNTOWN MIAMI



# HOW DID SOUTH FLORIDA BECOME THE PLACE TO BE?

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DOWNTOWN MIAMI

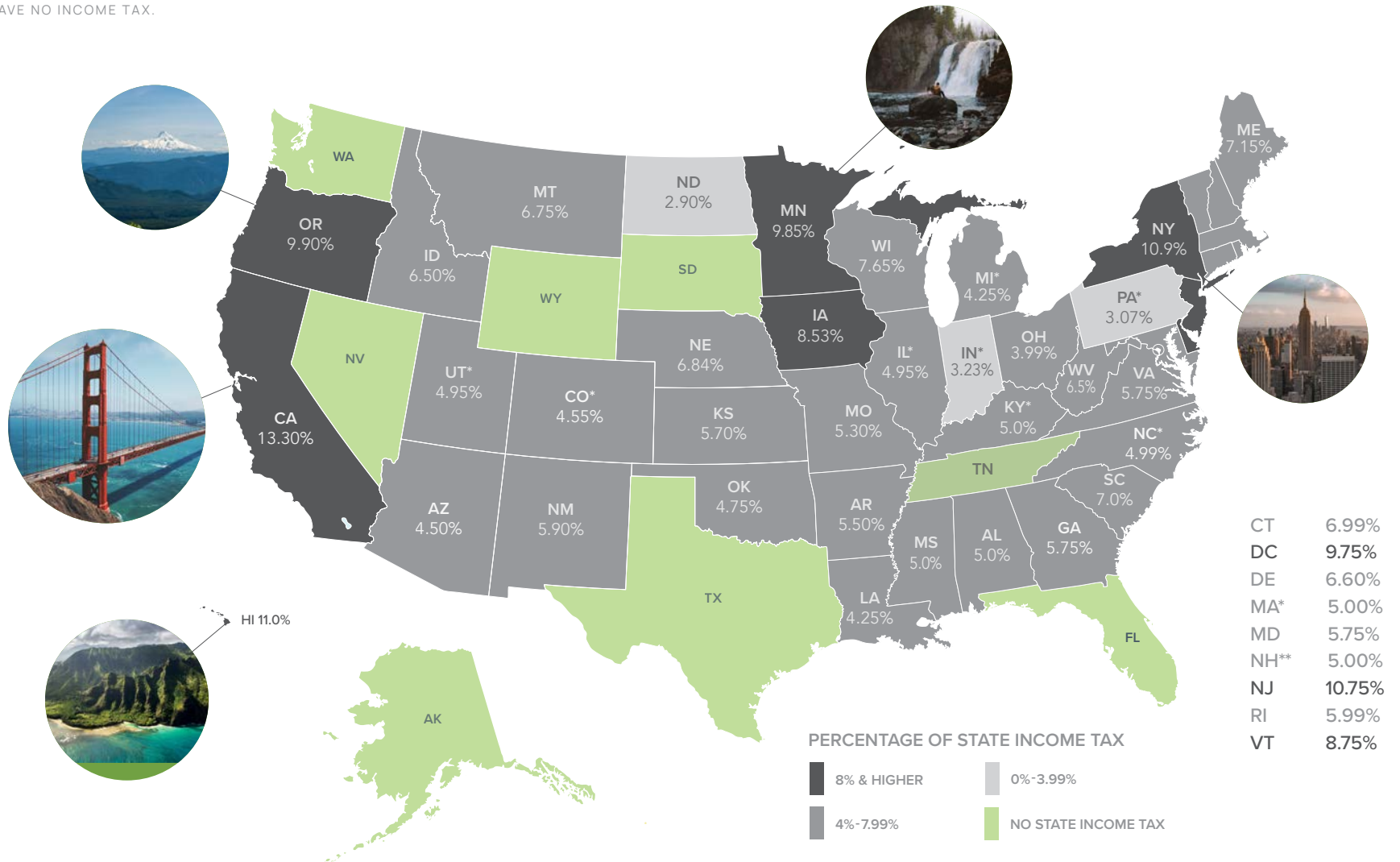
# The Tax Factor

STATE INCOME TAXES ARE STILL A DRIVING FORCE FOR WHY PEOPLE ARE MOVING.

8 STATES HAVE NO INCOME TAX.

## U.S. STATES AND THEIR INCOME TAX RATES

TOP MARGINAL STATE INDIVIDUAL INCOME TAX RATES, AS OF DEC 31, 2022



\* State has a flat income tax. \*\* State only taxes interest and dividends income. \*\*\* Some cities may also impose an income tax, which is not reflected on this map.

Map shows top marginal rates: the maximum statutory rate in each state

Source: [www.thebalancemoney.com/state-income-tax-rates-3193320](http://www.thebalancemoney.com/state-income-tax-rates-3193320)

PHOTO CREDITS: BEN VAUGHN, MAARTEN VAN DEN HEUVEL, BRADEN JARVIS, JOSH HILD, RASHTRAVARDHAN KATARIA

# Internal Migrations Daily Averages

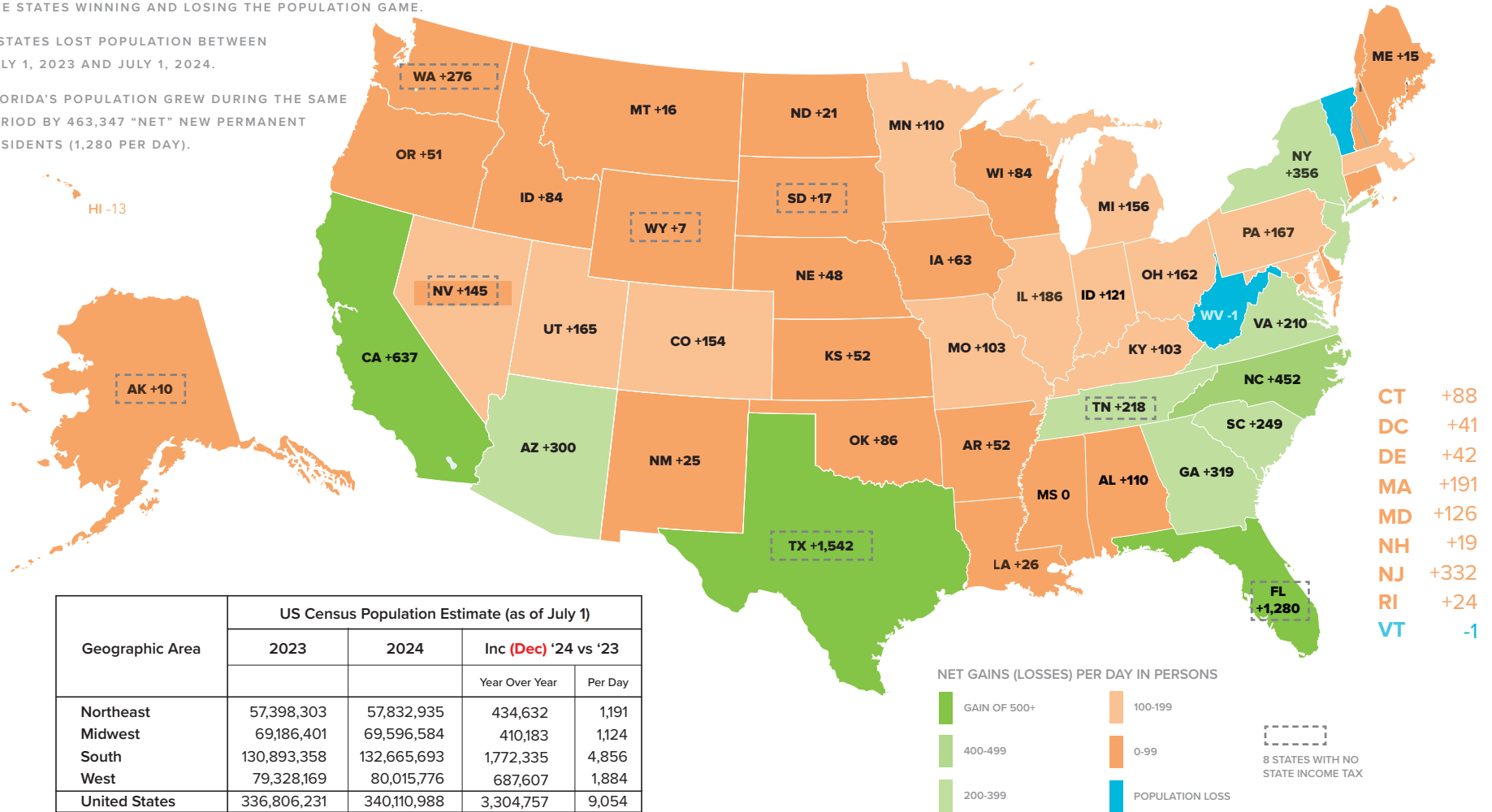
THE STATES WINNING AND LOSING THE POPULATION GAME.

2 STATES LOST POPULATION BETWEEN  
JULY 1, 2023 AND JULY 1, 2024.

FLORIDA'S POPULATION GREW DURING THE SAME  
PERIOD BY 463,347 "NET" NEW PERMANENT  
RESIDENTS (1,280 PER DAY).

## U.S. "NET" PERSON GAINS (LOSSES) PER DAY BY STATE

PER U.S. CENSUS BUREAU ESTIMATES OF RESIDENT POPULATION AS OF JULY 1, 2024



Note: The estimates are developed from a base that integrates the 2020 Census, Vintage 2020 estimates, and (for the U.S. only) 2020 Demographic Analysis estimates. For population estimates methodology statements, see <https://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html>. See Geographic Terms and Definitions at <https://www.census.gov/programs-surveys/popest/guidance-geographies/terms-and-definitions.html> for a list of the states that are included in each region. All geographic boundaries for the 2024 population estimates series are as of July 1, 2024.

# Internal Migrations 4-Year Period

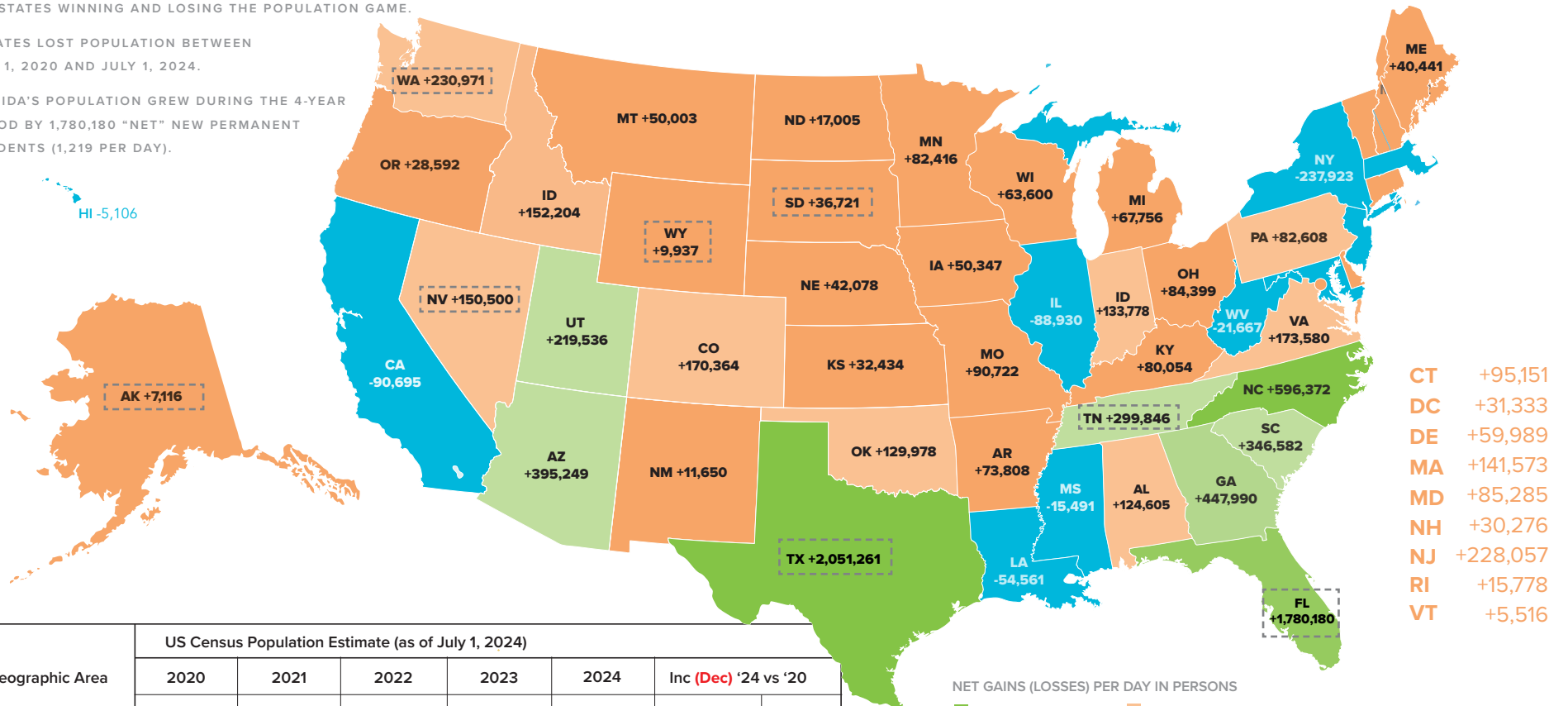
## U.S. "NET" PERSON GAINS (LOSSES) OVER THE 4-YEAR PERIOD BETWEEN JULY 1, 2020 AND JULY 1, 2024

PER U.S. CENSUS BUREAU ESTIMATES OF RESIDENT POPULATION AS OF JULY 1, 2024

THE STATES WINNING AND LOSING THE POPULATION GAME.

7 STATES LOST POPULATION BETWEEN  
JULY 1, 2020 AND JULY 1, 2024.

FLORIDA'S POPULATION GREW DURING THE 4-YEAR  
PERIOD BY 1,780,180 "NET" NEW PERMANENT  
RESIDENTS (1,219 PER DAY).



- CT +95,151
- DC +31,333
- DE +59,989
- MA +141,573
- MD +85,285
- NH +30,276
- NJ +228,057
- RI +15,778
- VT +5,516

Geographic Area	US Census Population Estimate (as of July 1, 2024)						Inc (Dec) '24 vs '20	
	2020	2021	2022	2023	2024	4-Year Period	Per Day	
Northeast	57,431,458	57,252,533	57,159,597	57,398,303	57,832,935	401,477	275	
Midwest	68,984,258	68,872,831	68,903,297	69,186,401	69,596,584	612,326	419	
South	126,476,549	127,368,010	129,037,849	130,893,358	132,665,693	6,189,144	4,239	
West	78,685,455	78,606,386	78,916,578	79,328,169	80,015,776	1,330,321	911	
United States	331,577,720	332,099,760	334,017,321	336,806,231	340,110,988	8,533,268	5,845	

Note: The estimates are developed from a base that integrates the 2020 Census, Vintage 2020 estimates, and (for the U.S. only) 2020 Demographic Analysis estimates. For population estimates methodology statements, see <https://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html>. See Geographic Terms and Definitions at <https://www.census.gov/programs-surveys/popest/guidance-geographies/terms-and-definitions.html> for a list of the states that are included in each region. All geographic boundaries for the 2024 population estimates series are as of July 1, 2024.

41.3%  
MORE EXPENSIVE

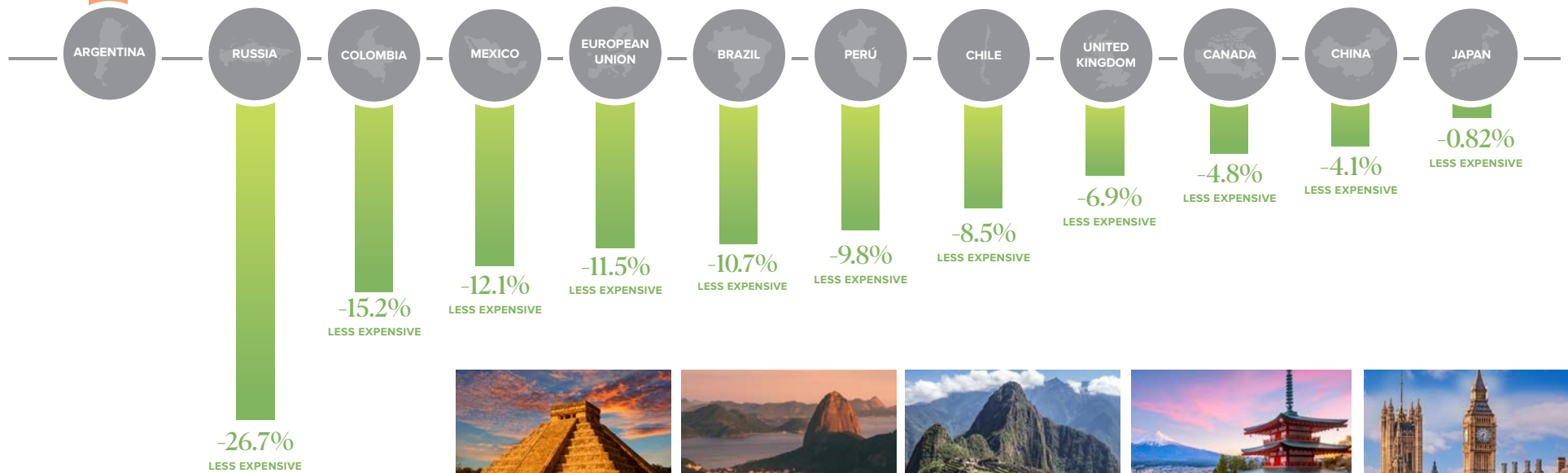
# The Currency Exchange Rate

HOW CURRENCY RATES INCREASE/DECREASE THE BUYING POWER FOR INTERNATIONAL BUYERS

COUNTRIES/CURRENCIES AND THEIR CHANGING BUYING POWER WHEN COMPARING FOREIGN CURRENCIES AGAINST THE US DOLLAR

DECEMBER 2025 VS. DECEMBER 2024

Source: Oanda.com. Data accessed, December 2025.





# I-395 Miami Bridge Project

Completion: Late 2027



Then:  
Brickell Key (Claughton Island) 1979  
First 33 acres of the 44-acre island were sold in 1979  
for \$17 million (\$515,000 per acre)

# THEN AND NOW 46 YEARS LATER...



2.5 acres sold on  
April 13, 2022 for  
\$363 million (\$145,200,000  
per acre)

Now: Brickell Key 2025



THE RESIDENCES  
MANDARIN ORIENTAL  
MIAMI



## “Original” Mandarin Oriental

BUILT IN 2000 - WILL BE  
DEMOLISHED IN 2025.



## “New” Mandarin Oriental Hotel and Residences

WILL REPLACE ORIGINAL HOTEL WITH 220 CONDO UNITS IN A 800-FOOT TOWER  
AND A NEW HOTEL IN A 400-FOOT TOWER



# INTERMIAMI SOCCER STADIUM at Freedom Park (Completion expected in 2026)



# Current construction site

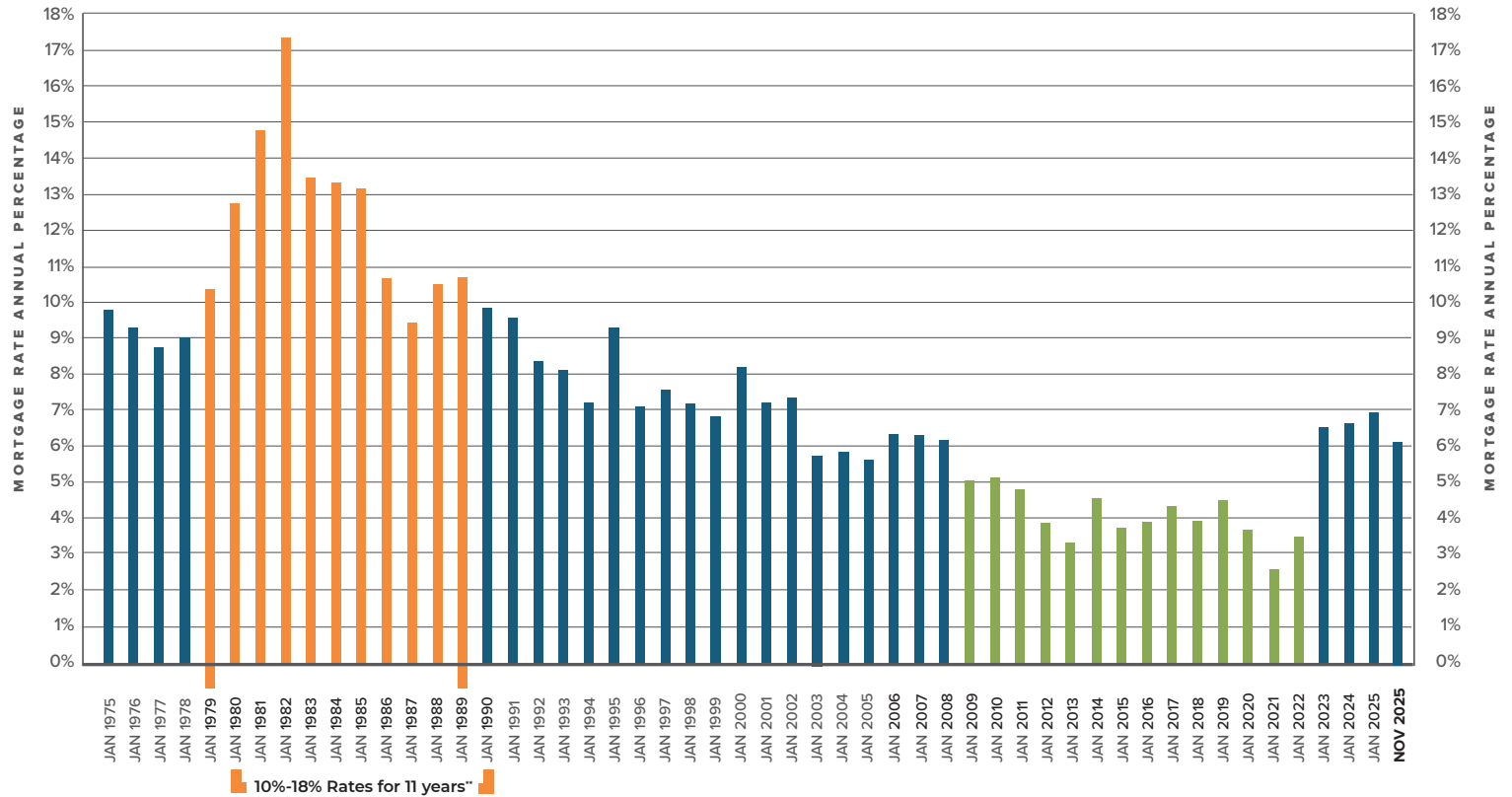
(October 2025)



# Mortgage Interest Rates: A Moving Target for 50 Years

CHANGES IN 30-YEAR FIXED RATE MORTGAGE % BETWEEN JAN 1975 & DEC 2025

January/Year	30-Year Fixed Mortgage Rate*	January/Year	30-Year Fixed Mortgage Rate*
JAN 1974	8.56%	JAN 2001	7.07%
JAN 1975	9.60%	JAN 2002	7.14%
JAN 1976	9.10%	JAN 2003	5.85%
JAN 1977	8.70%	JAN 2004	5.87%
JAN 1978	9.00%	JAN 2005	5.77%
JAN 1979	10.38%	JAN 2006	6.21%
JAN 1980	12.85%	JAN 2007	6.18%
JAN 1981	14.95%	JAN 2008	6.07%
JAN 1982	17.30%	JAN 2009	5.01%
JAN 1983	13.46%	JAN 2010	5.09%
JAN 1984	13.43%	JAN 2011	4.77%
JAN 1985	13.10%	JAN 2012	3.91%
JAN 1986	10.81%	JAN 2013	3.34%
JAN 1987	9.37%	JAN 2014	4.53%
JAN 1988	10.50%	JAN 2015	3.73%
JAN 1989	10.80%	JAN 2016	3.97%
JAN 1990	9.83%	JAN 2017	4.20%
JAN 1991	9.56%	JAN 2018	3.95%
JAN 1992	8.24%	JAN 2019	4.51%
JAN 1993	8.07%	JAN 2020	3.72%
JAN 1994	7.23%	JAN 2021	2.65%
JAN 1995	9.22%	JAN 2022	3.22%
JAN 1996	7.02%	JAN 2023	6.48%
JAN 1997	7.67%	JAN 2024	6.62%
JAN 1998	7.03%	JAN 2025	6.91%
JAN 1999	6.79%	DEC 2025	6.15%
JAN 2000	8.15%		



\*Source: Federal Reserve Bank of St. Louis. Percentages shown are nationwide averages for 30-Year Fixed Rate Mortgages as reported by Freddie Mac the first week of January each year.

\*\*Rates rose to 17% & 18% during 1981 & 1982, but not during a January reporting period.

**JANUARY - APRIL 2021**  
Mortgage Rates during 2021 ranged from a low of 2.65% on January 7, 2021 to a high of 3.18% on April 1, 2021.

**FEBRUARY - OCTOBER 2023**  
Mortgage Rates during 2023 ranged from a low of 6.09% on February 2, 2023 to a high of 7.79% on October 26, 2023.

# The Effect of Interest Rates on Buying Power

HISTORICAL DATES	Jan 7 2021	Jan 6 2022	Mar 17 2022	Apr 14 2022	Sep 15 2022	Oct 27 2022	Oct 26 2023	Sept 26 2024	Dec 31 2025	HISTORICAL DATES		
*Mortgage Loan %	2.65%	3.22%	4.16%	5.00%	6.02%	7.08%	7.79%	6.08%	6.15%	*Mortgage Loan %		
MONTHLY PAYMENTS OF PRINCIPAL & INTEREST 30-YEAR FIXED RATE MORTGAGE												
LOAN AMOUNT	3.0%	4.0%	5.0%	5.5%	6.0%	6.5%	6.75%	7.0%	7.25%	7.5%	8.0%	***LOST BUYING POWER
\$1,000,000	\$4,216	**\$4,774 +13%	**\$5,368 +27%	**\$5,678 +35%	**\$5,996 +42%	**\$6,321 +50%	**\$6,486 +54%	**\$6,653 +58%	**\$6,822 +62%	**\$6,992 +66%	**\$7,338 +74%	
\$883,097		\$4,216			●							▼ 12% (\$116,903)
\$785,371			\$4,216		●							▼ 21% (\$214,629)
\$742,536				\$4,216	●							▼ 26% (\$257,464)
\$703,200	●	●	●	●	\$4,216	●	●	●	●	●	●	▼ 30% (\$296,800)
\$667,023						\$4,216						▼ 33% (\$332,977)
\$650,025							\$4,216					▼ 35% (\$349,975)
\$633,703								\$4,216				▼ 37% (\$366,297)
\$618,029									\$4,216			▼ 38% (\$381,971)
\$602,968										\$4,216		▼ 40% (\$397,032)
\$574,577											\$4,216	▼ 43% (\$425,423)



This graphic outlining The Effect of Interest Rates on Buying Power is for illustrative purposes only. It should not be relied upon as an indication of current financial market conditions or as a statement of availability of residential mortgage financing. Source of historical interest rates: Federal Reserve Bank of St. Louis. Percentages shown are nationwide averages reported each week.

- \* 30-Year Fixed Mortgage Rate, per Freddie Mac Primary Mortgage Market Survey.
- \*\* Principal & Interest Payment for \$1,000,000 Loan Amount at various interest rates and payment percentage increase above P&I monthly payment of \$4,216 for \$1,000,000 30-year fixed rate mortgage at 3.0% rate.
- \*\*\* Lost Buying Power of \$1 million loan amount at fixed rate of 3.0%, when compared with higher rates with the same monthly payment of \$4,216.





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# MIAMI-DADE COUNTY

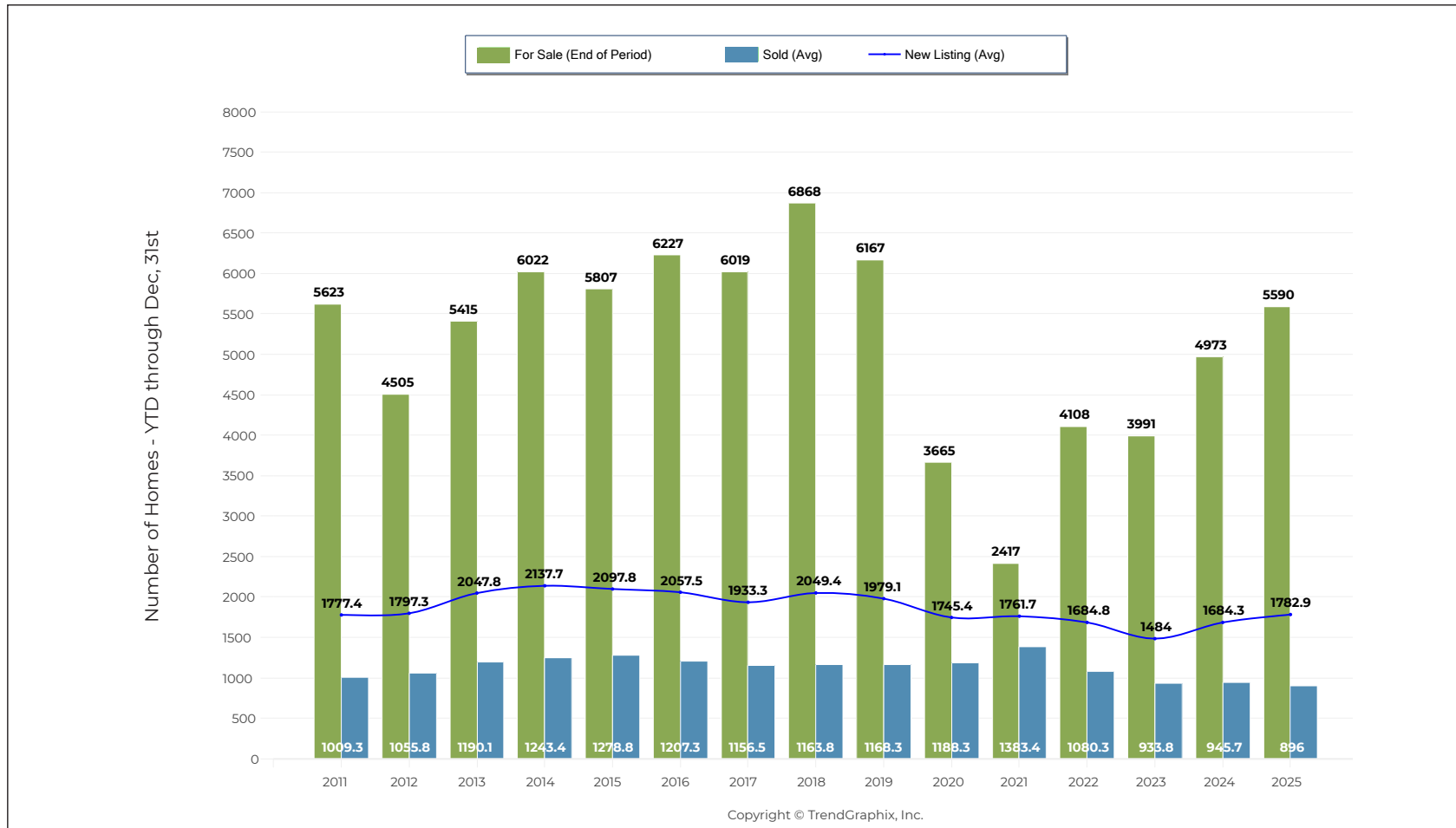
Preliminary Data Ending September 30, 2025

# A 15-YEAR LOOKBACK

## AT NUMBER OF SALES (2011 - 2025)

MIAMI-DADE COUNTY  
**RESIDENTIAL - SINGLE-FAMILY HOMES**  
 ALL PROPERTIES - ALL PRICES  
 NUMBER OF HOMES FOR SALE VS. SOLD -  
 LAST 15 YEARS (YEAR TO DATE ENDING 12/31/25)

Miami-Dade County	Current vs. Prev YTD		
Single-Family Homes	1/1/25 - 12/31/25	1/1/24 - 12/31/24	% Change
For Sale (End of Period)	5,590	4,973	▲ 12.4%
Average Listing per Month	1,783	1,684	▲ 5.9%
Average Sold per Month	896	946	▼ -5.3%



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# A 15-YEAR LOOKBACK

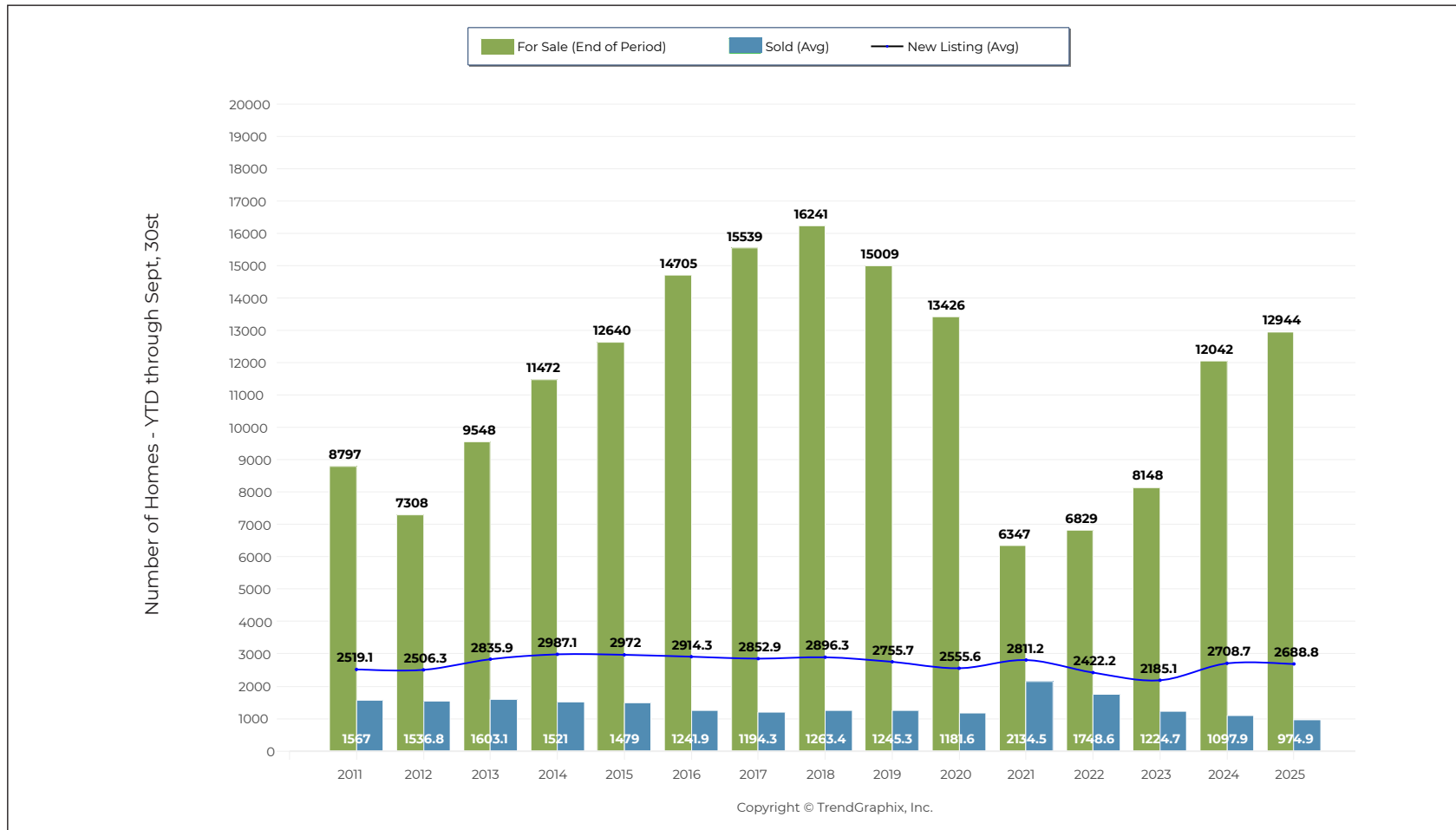
## AT NUMBER OF SALES (2011 - 2025)

### MIAMI-DADE COUNTY RESIDENTIAL - CONDOMINIUMS

ALL PROPERTIES - ALL PRICES

NUMBER OF HOMES FOR SALE VS. SOLD -  
LAST 15 YEARS (YEAR TO DATE ENDING 12/31/25)

Miami-Dade County	Current vs. Prev YTD		
Condominiums	1/1/25 - 12/31/25	1/1/24 - 12/31/24	% Change
For Sale (End of Period)	12,944	12,042	▲ 7.5%
Average Listing per Month	2,689	2,709	▼ -0.7%
Average Sold per Month	975	1,098	▼ -11.2%



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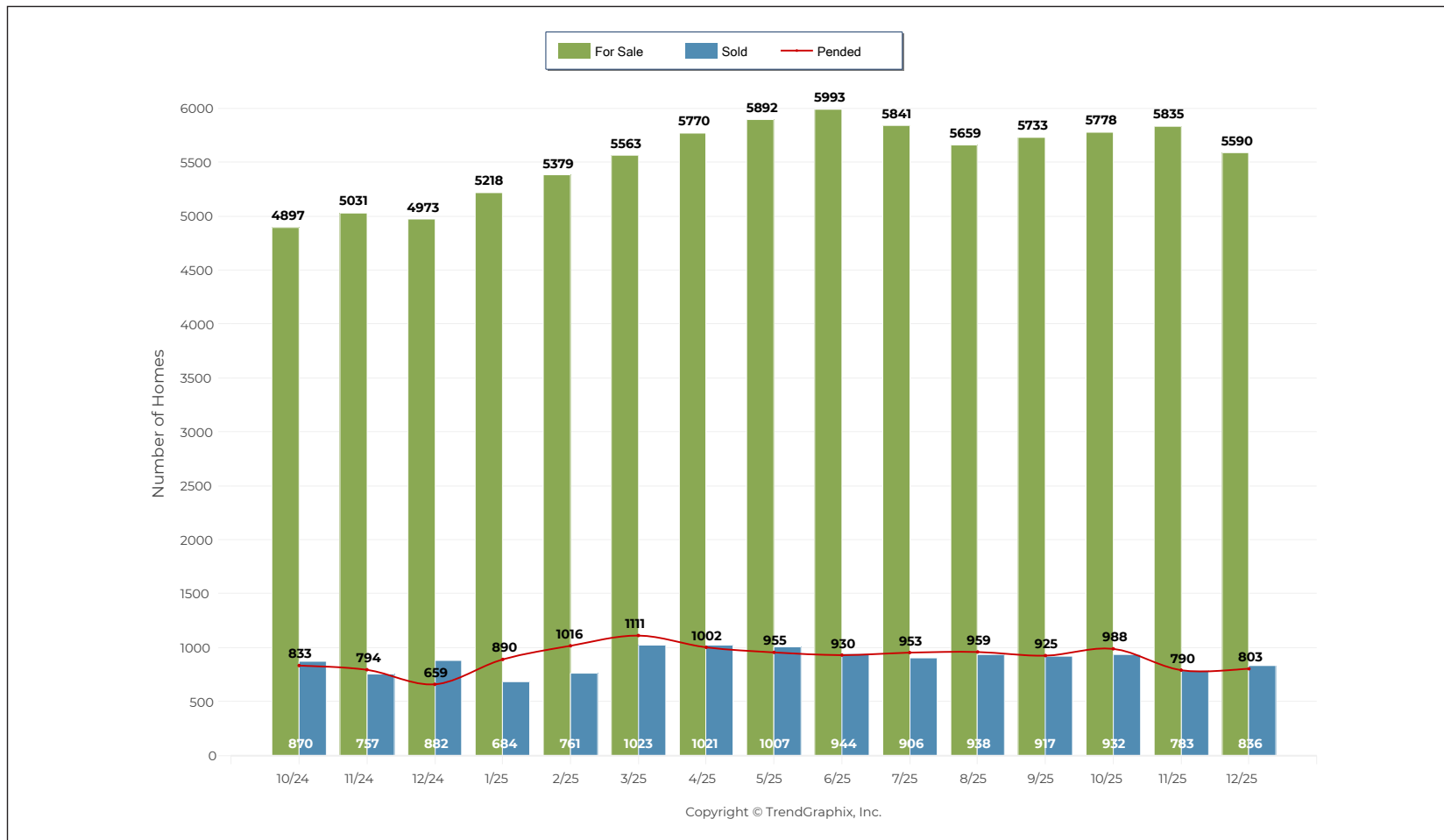
# 15-MONTH LOOKBACK

## MIAMI-DADE COUNTY

### RESIDENTIAL - SINGLE-FAMILY HOMES

ALL PROPERTIES - ALL PRICES  
**NUMBER OF HOMES FOR SALE VS. SOLD -**  
 LAST 15 MONTHS (July 2024 to December 2025)

Miami-Dade County	Current vs. Prev Month			Current vs. Same Month 1 Year Ago			Current vs. Same Qtr 1 Year Ago		
Single-Family Homes	December 2025	November 2025	% Change	Dec 2025	Dec 2024	% Change	Oct to Dec 2025	Oct to Dec 2024	% Change
For Sale	5,590	5,835	▼ -4.2%	5,590	4,973	▲ 12.4%	5,590	4,973	▲ 12.4%
New Listing	1,325	1,543	▼ -14.1%	1,325	1,299	▲ 2.0%	4,676	4,380	▲ 6.8%
Sold	836	783	▲ 6.8%	836	882	▼ -5.2%	2,551	2,509	▲ 1.7%



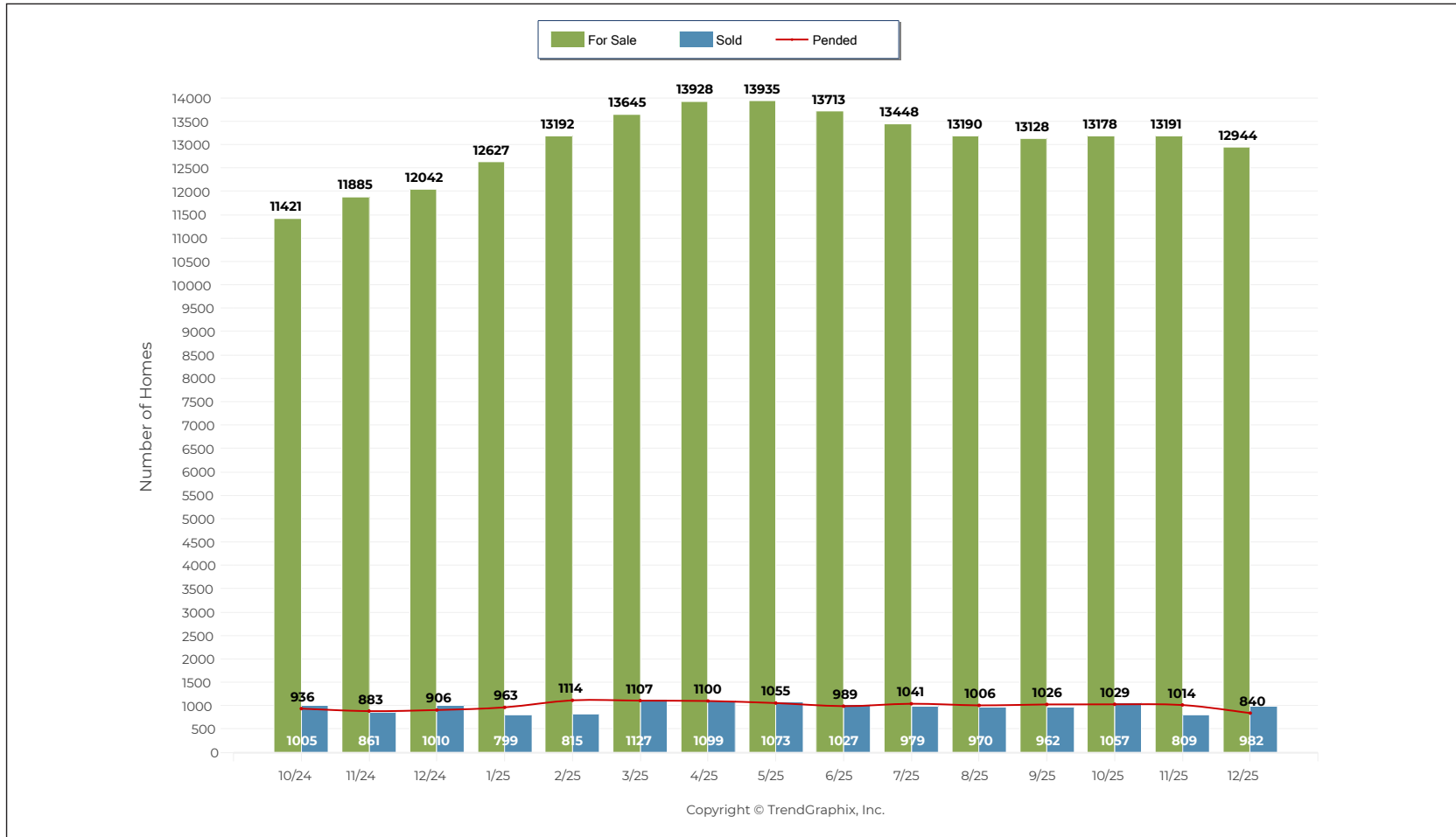
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# 15-MONTH LOOKBACK

## MIAMI-DADE COUNTY RESIDENTIAL - CONDOMINIUMS

ALL PROPERTIES - ALL PRICES  
**NUMBER OF HOMES FOR SALE VS. SOLD -  
LAST 15 MONTHS (July 2024 to December 2025)**

Miami-Dade County	Current vs. Prev Month			Current vs. Same Month 1 Year Ago			Current vs. Same Qtr 1 Year Ago		
Condominiums	December 2025	November 2025	% Change	Dec 2025	Dec 2024	% Change	Oct to Dec 2025	Oct to Dec 2024	% Change
For Sale	12,944	13,191	▼ -1.9%	12,944	12,042	▲ 7.5%	12,944	12,042	▲ 7.5%
New Listing	1,955	2,321	▼ -15.8%	1,955	2,384	▼ -18.0%	6,923	7,653	▼ -9.5%
Sold	982	809	▲ 21.4%	982	1,010	▼ -2.8%	2,848	2,876	▼ -1.0%



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# The #1 Metric in Residential Real Estate...

## The Relationship between Median Price & Months of Inventory

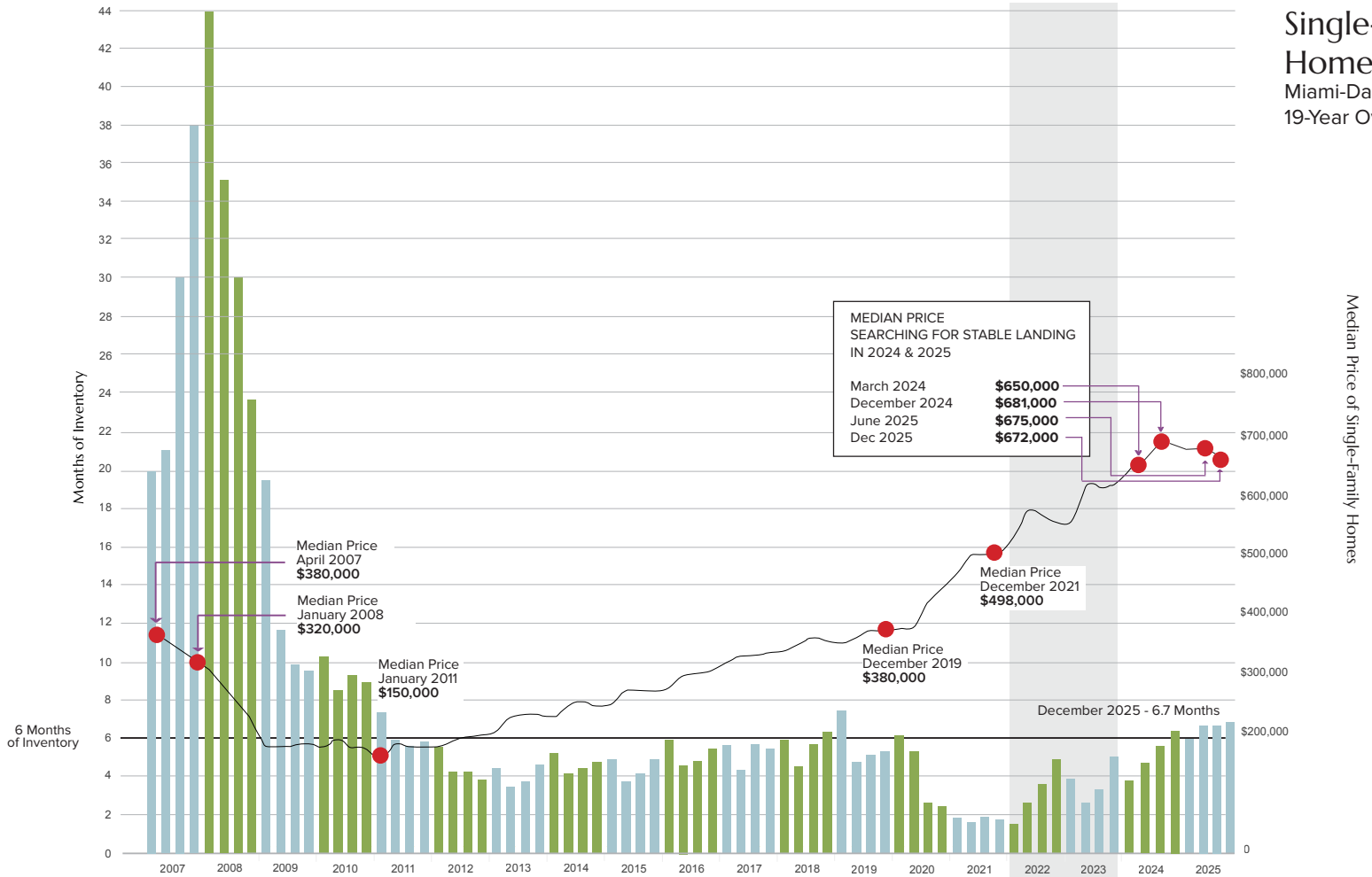
In South Florida, the optimal Months of Inventory for a balanced residential market is 6–9 months for Single-Family Homes & Condominiums priced under \$2 million, and 12–15 months for properties priced above \$2 million. When inventory levels fall below these ranges, Median Prices tend to rise. Conversely, when Months of Supply exceed these thresholds, Median Prices typically decline.

The Median Sold Price of a Single-Family Home within Miami-Dade County has Increased 348% Over the Past 15 Years – from \$150,000 in January 2011 to \$672,000 in Dec 2025, but prices adjusted up & down during 2024 & 2025.

### Single-Family Homes Miami-Dade County 19-Year Overview



The Months of Supply of available inventory of single-family homes across Miami-Dade County began increasing in the spring of 2022, when interest rates began rising from the 3%-range to the 7%-range.



### Single-Family Homes Miami-Dade County 19-Year Overview

Median Price of Single-Family Homes

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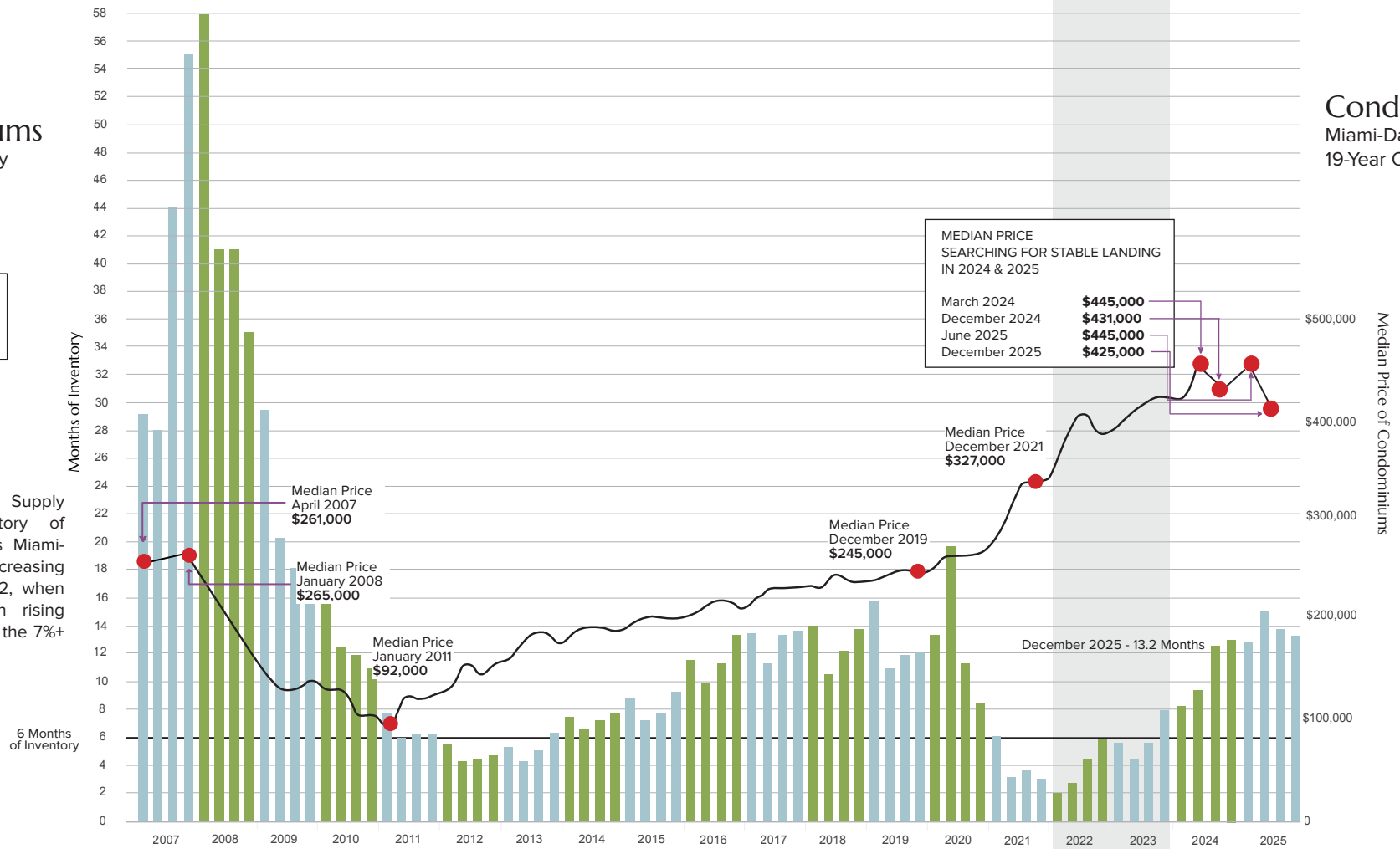
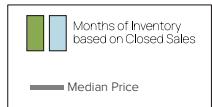
# The #1 Metric in Residential Real Estate...

## The Relationship between Median Price & Months of Inventory

In South Florida, the optimal Months of Inventory for a balanced residential market is 6–9 months for Single-Family Homes & Condominiums priced under \$2 million, and 12–15 months for properties priced above \$2 million. When inventory levels fall below these ranges, Median Prices tend to rise. Conversely, when Months of Supply exceed these thresholds, Median Prices typically decline.

The Median Sold Price of a Condominium within Miami-Dade County has Increased 362% Over the Past 15 Years – from \$92,000 in January 2011 to \$425,000 in Dec 2025, but prices adjusted up & down during 2024 & 2025.

### Condominiums Miami-Dade County 19-Year Overview



### Condominiums Miami-Dade County 19-Year Overview

The Months of Supply of available inventory of condominiums across Miami-Dade County began increasing in the spring of 2022, when interest rates began rising from the 3%-range to the 7%+ range.

MEDIAN PRICE SEARCHING FOR STABLE LANDING IN 2024 & 2025

March 2024	\$445,000
December 2024	\$431,000
June 2025	\$445,000
December 2025	\$425,000

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# The Overall Market

MIAMI-DADE | BROWARD | PALM BEACH

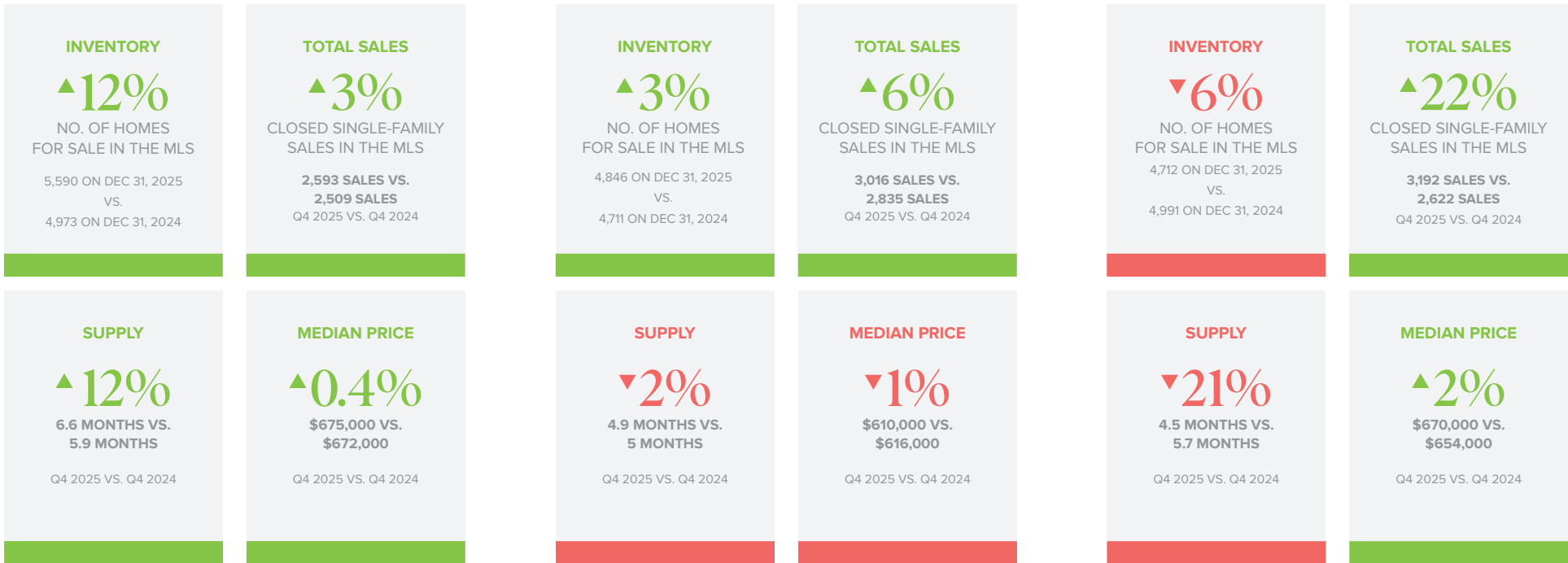
# The Overall Market (All Prices) | Single Family Homes

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES



# The Overall Market (All Prices) | Condominiums

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS

**INVENTORY**

**▲8%**

NO. OF CONDOS FOR SALE IN THE MLS  
12,944 ON DEC 31, 2025  
VS.  
12,042 ON DEC 31, 2024

**TOTAL SALES**

**0%**

CLOSED CONDO SALES IN THE MLS

**2,897 SALES VS. 2,876 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲4%**

NO. OF CONDOS FOR SALE IN THE MLS  
11,068 ON DEC 31, 2025  
VS.  
10,679 ON DEC 31, 2024

**TOTAL SALES**

**▲2%**

CLOSED CONDOS SALES IN THE MLS

**2,859 SALES VS. 2,807 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▼4%**

NO. OF CONDOS FOR SALE IN THE MLS  
7,815 ON DEC 31, 2025  
VS.  
8,127 ON DEC 31, 2024

**TOTAL SALES**

**▲13%**

CLOSED CONDOS SALES IN THE MLS

**2,751 SALES VS. 2,424 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲8%**

13.6 MONTHS VS. 12.6 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼6%**

**\$404,000 VS. \$429,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲4%**

11.8 MONTHS VS. 11.4 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼7%**

**\$260,000 VS. \$280,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼14%**

8.7 MONTHS VS. 10.1 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼3%**

**\$300,000 VS. \$310,000**  
Q4 2025 VS. Q4 2024

# The Under \$1 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES



# The Under \$1 Million Market

## COMPARING Q4 2025 VS. Q4 2024

### MIAMI-DADE COUNTY CONDOMINIUMS

### BROWARD COUNTY CONDOMINIUMS

### PALM BEACH COUNTY CONDOMINIUMS



# The Over \$1 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

**▲7%**

NO. OF HOMES FOR SALE IN THE MLS  
2,226 ON DEC 31, 2025  
VS.  
2,085 ON DEC 31, 2024

### TOTAL SALES

**▲18%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**720 SALES VS. 610 SALES**  
Q4 2025 VS. Q4 2024

### SUPPLY

**▼9%**

9.4 MONTHS VS. 10.3 MONTHS  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

**▲7%**

\$1,709,000 VS. \$1,600,000  
Q4 2025 VS. Q4 2024

## BROWARD COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

**▼4%**

NO. OF HOMES FOR SALE IN THE MLS  
1,449 ON DEC 31, 2025  
VS.  
1,508 ON DEC 31, 2024

### TOTAL SALES

**▲5%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**511 SALES VS. 485 SALES**  
Q4 2025 VS. Q4 2024

### SUPPLY

**▼6%**

8.7 MONTHS VS. 9.3 MONTHS  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

**0%**

\$1,400,000 VS. \$1,400,000  
Q4 2025 VS. Q4 2024

## PALM BEACH COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

**▲3%**

NO. OF HOMES FOR SALE IN THE MLS  
2,130 ON DEC 31, 2025  
VS.  
2,068 ON DEC 31, 2024

### TOTAL SALES

**▲31%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**851 SALES VS. 649 SALES**  
Q4 2025 VS. Q4 2024

### SUPPLY

**▼21%**

7.6 MONTHS VS. 9.6 MONTHS  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

**▲2%**

\$1,663,000 VS. \$1,630,000  
Q4 2025 VS. Q4 2024

# MARKET ANALYSIS

## The Over \$1 Million Market

### COMPARING Q4 2025 VS. Q4 2024

#### MIAMI-DADE COUNTY CONDOMINIUMS

#### BROWARD COUNTY CONDOMINIUMS

#### PALM BEACH COUNTY CONDOMINIUMS

##### INVENTORY

▲2%

NO. OF CONDOS  
FOR SALE IN THE MLS  
2,931 ON DEC 31, 2025  
VS.  
2,875 ON DEC 31, 2024

##### TOTAL SALES

▼3%

CLOSED CONDO  
SALES IN THE MLS  
415 SALES VS.  
428 SALES  
Q4 2025 VS. Q4 2024

##### INVENTORY

▲18%

NO. OF CONDOS  
FOR SALE IN THE MLS  
802 ON DEC 31, 2025  
VS.  
678 ON DEC 31, 2024

##### TOTAL SALES

▲1%

CLOSED CONDO  
SALES IN THE MLS  
107 SALES VS.  
106 SALES  
Q4 2025 VS. Q4 2024

##### INVENTORY

▼2%

NO. OF CONDOS  
FOR SALE IN THE MLS  
1,021 ON DEC 31, 2025  
VS.  
1,039 ON DEC 31, 2024

##### TOTAL SALES

▲15%

CLOSED CONDO  
SALES IN THE MLS  
259 SALES VS.  
225 SALES  
Q4 2025 VS. Q4 2024

##### SUPPLY

▲7%

21.6 MONTHS VS.  
20.2 MONTHS  
Q4 2025 VS. Q4 2024

##### MEDIAN PRICE

▲5%

\$1,770,000 VS.  
\$1,680,000  
Q4 2025 VS. Q4 2024

##### SUPPLY

▲19%

22.9 MONTHS VS.  
19.2 MONTHS  
Q4 2025 VS. Q4 2024

##### MEDIAN PRICE

▲6%

\$1,600,000 VS.  
\$1,513,000  
Q4 2025 VS. Q4 2024

##### SUPPLY

▼16%

15.3 MONTHS VS.  
18.1 MONTHS  
Q4 2025 VS. Q4 2024

##### MEDIAN PRICE

▲11%

\$1,700,000 VS.  
\$1,538,000  
Q4 2025 VS. Q4 2024

INSIGHT





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

# Market Data By Price Segment

MIAMI-DADE, BROWARD & PALM BEACHES COUNTIES

# The Under \$500,000 Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES

**INVENTORY**

**▲15%**

NO. OF HOMES FOR SALE IN THE MLS  
555 ON DEC 31, 2025  
VS.  
483 ON DEC 31, 2024

**TOTAL SALES**

**▲11%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**474 SALES VS. 427 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲28%**

NO. OF HOMES FOR SALE IN THE MLS  
1,151 ON DEC 31, 2025  
VS.  
899 ON DEC 31, 2024

**TOTAL SALES**

**▲7%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**897 SALES VS. 836 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲2%**

NO. OF HOMES FOR SALE IN THE MLS  
763 ON DEC 31, 2025  
VS.  
749 ON DEC 31, 2024

**TOTAL SALES**

**▲27%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**806 SALES VS. 635 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲6%**

3.6 MONTHS VS. 3.4 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼2%**

\$425,000 VS. \$435,000  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲22%**

3.9 MONTHS VS. 3.2 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼1%**

\$410,000 VS. \$415,000  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼17%**

2.9 MONTHS VS. 3.5 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼1%**

\$410,000 VS. \$415,000  
Q4 2025 VS. Q4 2024

# The Under \$500,000 Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS

**INVENTORY**

**▲12%**

NO. OF CONDOS FOR SALE IN THE MLS  
6,663 ON DEC 31, 2025  
VS.  
5,964 ON DEC 31, 2024

**TOTAL SALES**

**▲29%**

CLOSED CONDO SALES IN THE MLS  
**1,851 SALES VS. 1,799 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲5%**

NO. OF CONDOS FOR SALE IN THE MLS  
8,813 ON DEC 31, 2025  
VS.  
8,402 ON DEC 31, 2024

**TOTAL SALES**

**▲4%**

CLOSED CONDO SALES IN THE MLS  
**2,439 SALES VS. 2,352 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▼3%**

NO. OF CONDOS FOR SALE IN THE MLS  
5,646 ON DEC 31, 2025  
VS.  
5,810 ON DEC 31, 2024

**TOTAL SALES**

**▲12%**

CLOSED CONDO SALES IN THE MLS  
**2,156 SALES VS. 1,922 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲11%**

11 MONTHS VS. 9.9 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼3%**

**\$317,000 VS. \$325,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲3%**

11 MONTHS VS. 10.7 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼8%**

**\$225,000 VS. \$245,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼12%**

8 MONTHS VS. 9.1 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼7%**

**\$250,000 VS. \$270,000**  
Q4 2025 VS. Q4 2024

# MARKET ANALYSIS

## The \$500,000 - \$999,000 Market

COMPARING Q4 2025 VS. Q4 2024

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

### BROWARD COUNTY

SINGLE-FAMILY HOMES

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲ 17%

NO. OF HOMES  
FOR SALE IN THE MLS  
2,809 ON DEC 31, 2025  
VS.  
2,405 ON DEC 31, 2024

#### TOTAL SALES

▼ 5%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
1,399 SALES VS.  
1,472 SALES  
Q4 2025 VS. Q4 2024

#### INVENTORY

▼ 3%

NO. OF HOMES  
FOR SALE IN THE MLS  
2,246 ON DEC 31, 2025  
VS.  
2,304 ON DEC 31, 2024

#### TOTAL SALES

▲ 6%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
1,608 SALES VS.  
1,514 SALES  
Q4 2025 VS. Q4 2024

#### INVENTORY

▼ 16%

NO. OF HOMES  
FOR SALE IN THE MLS  
1,819 ON DEC 31, 2025  
VS.  
2,174 ON DEC 31, 2024

#### TOTAL SALES

▲ 15%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
1,535 SALES VS.  
1,338 SALES  
Q4 2025 VS. Q4 2024

#### SUPPLY

▲ 25%

6.1 MONTHS VS.  
4.9 MONTHS

Q4 2025 VS. Q4 2024

#### MEDIAN PRICE

0%

\$650,000 VS.  
\$650,000

Q4 2025 VS. Q4 2024

#### SUPPLY

▼ 7%

4.3 MONTHS VS.  
4.6 MONTHS

Q4 2025 VS. Q4 2024

#### MEDIAN PRICE

0%

\$650,000 VS.  
\$650,000

Q4 2025 VS. Q4 2024

#### SUPPLY

▼ 27%

3.6 MONTHS VS.  
4.9 MONTHS

Q4 2025 VS. Q4 2024

#### MEDIAN PRICE

▲ 2%

\$665,000 VS.  
\$650,000

Q4 2025 VS. Q4 2024

# MARKET ANALYSIS

## The \$500,000 - \$999,000 Market

COMPARING Q4 2025 VS. Q4 2024

### MIAMI-DADE COUNTY CONDOMINIUMS

### BROWARD COUNTY CONDOMINIUMS

### PALM BEACH COUNTY CONDOMINIUMS

#### INVENTORY

▲5%

NO. OF CONDOS  
FOR SALE IN THE MLS  
3,350 ON DEC 31, 2025  
VS.  
3,203 ON DEC 31, 2024

#### TOTAL SALES

▼3%

CLOSED CONDO  
SALES IN THE MLS  
**631 SALES VS.  
649 SALES**  
Q4 2025 VS. Q4 2024

#### INVENTORY

▼9%

NO. OF CONDOS  
FOR SALE IN THE MLS  
1,453 ON DEC 31, 2025  
VS.  
1,599 ON DEC 31, 2024

#### TOTAL SALES

▼10%

CLOSED CONDO  
SALES IN THE MLS  
**313 SALES VS.  
349 SALES**  
Q4 2025 VS. Q4 2024

#### INVENTORY

▼10%

NO. OF CONDOS  
FOR SALE IN THE MLS  
1,148 ON DEC 31, 2025  
VS.  
1,278 ON DEC 31, 2024

#### TOTAL SALES

▲19%

CLOSED CONDO  
SALES IN THE MLS  
**392 SALES VS.  
330 SALES**  
Q4 2025 VS. Q4 2024

#### SUPPLY

▲10%

16.2 MONTHS VS.  
14.8 MONTHS  
Q4 2025 VS. Q4 2024

#### MEDIAN PRICE

▼0.3%

\$635,000 VS.  
\$637,000  
Q4 2025 VS. Q4 2024

#### SUPPLY

▲4%

14.2 MONTHS VS.  
13.7 MONTHS  
Q4 2025 VS. Q4 2024

#### MEDIAN PRICE

▲0.8%

\$610,000 VS.  
\$605,000  
Q4 2025 VS. Q4 2024

#### SUPPLY

▼23%

8.9 MONTHS VS.  
11.6 MONTHS  
Q4 2025 VS. Q4 2024

#### MEDIAN PRICE

▲4%

\$625,000 VS.  
\$600,000  
Q4 2025 VS. Q4 2024

# The \$1 Million - \$1.999 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES

**INVENTORY**

**▲5%**

NO. OF HOMES FOR SALE IN THE MLS  
976 ON DEC 31, 2025  
VS.  
934 ON DEC 31, 2024

**TOTAL SALES**

**▲10%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**425 SALES VS. 387 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▼14%**

NO. OF HOMES FOR SALE IN THE MLS  
700 ON DEC 31, 2025  
VS.  
818 ON DEC 31, 2024

**TOTAL SALES**

**0%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**371 SALES VS. 369 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▼6%**

NO. OF HOMES FOR SALE IN THE MLS  
869 ON DEC 31, 2025  
VS.  
920 ON DEC 31, 2024

**TOTAL SALES**

**▲25%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**510 SALES VS. 409 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼3%**

7 MONTHS VS. 7.2 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼1%**

\$1,315,000 VS. \$1,330,000  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼14%**

5.8 MONTHS VS. 6.7 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▲0.8%**

\$1,270,000 VS. \$1,260,000  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼22%**

5.2 MONTHS VS. 6.7 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼2%**

\$1,300,000 VS. \$1,325,000  
Q4 2025 VS. Q4 2024

# The \$1 Million - \$1.999 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS

**INVENTORY**

**▲5%**

NO. OF HOMES  
FOR SALE IN THE MLS  
1,489 ON DEC 31, 2025  
VS.  
1,415 ON DEC 31, 2024

**TOTAL SALES**

**▼10%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
**236 SALES VS.  
262 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲8%**

NO. OF HOMES  
FOR SALE IN THE MLS  
432 ON DEC 31, 2025  
VS.  
401 ON DEC 31, 2024

**TOTAL SALES**

**▼3%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
**75 SALES VS.  
77 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▼3%**

NO. OF HOMES  
FOR SALE IN THE MLS  
474 ON DEC 31, 2025  
VS.  
489 ON DEC 31, 2024

**TOTAL SALES**

**▲12%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
**120 SALES VS.  
107 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲19%**

19.3 MONTHS VS.  
16.2 MONTHS  
  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼0.7%**

\$1,340,000 VS.  
\$1,350,000  
  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲12%**

17.5 MONTHS VS.  
15.6 MONTHS  
  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▲9%**

\$1,425,000 VS.  
\$1,310,000  
  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼12%**

12.1 MONTHS VS.  
13.7 MONTHS  
  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▲2%**

\$1,300,000 VS.  
\$1,275,000  
  
Q4 2025 VS. Q4 2024

# The \$2 Million - \$2.999 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES

**INVENTORY**

**▼1%**

NO. OF HOMES  
FOR SALE IN THE MLS  
344 ON DEC 31, 2025  
VS.  
348 ON DEC 31, 2024

**TOTAL SALES**

**▲21%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**116 SALES VS.  
96 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲8%**

NO. OF HOMES  
FOR SALE IN THE MLS  
260 ON DEC 31, 2025  
VS.  
241 ON DEC 31, 2024

**TOTAL SALES**

**▲33%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**81 SALES VS.  
61 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲0.9%**

NO. OF HOMES  
FOR SALE IN THE MLS  
353 ON DEC 31, 2025  
VS.  
350 ON DEC 31, 2024

**TOTAL SALES**

**▲27%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**142 SALES VS.  
112 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼17%**

9.1 MONTHS VS.  
10.9 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**0%**

**\$2,400,000 VS.  
\$2,400,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼17%**

9.9 MONTHS VS.  
11.9 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼2%**

**\$2,460,000 VS.  
\$2,500,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼19%**

7.6 MONTHS VS.  
9.4 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▲2%**

**\$2,343,000 VS.  
\$2,300,000**  
Q4 2025 VS. Q4 2024

# MARKET ANALYSIS

## The \$2 Million - \$2.999 Million Market

### COMPARING Q4 2025 VS. Q4 2024

#### MIAMI-DADE COUNTY CONDOMINIUMS

#### BROWARD COUNTY CONDOMINIUMS

#### PALM BEACH COUNTY CONDOMINIUMS

##### INVENTORY

▲8%

NO. OF CONDOS  
FOR SALE IN THE MLS  
502 ON DEC 31, 2025  
VS.  
464 ON DEC 31, 2024

##### TOTAL SALES

▼16%

CLOSED CONDO  
SALES IN THE MLS  
**69 SALES VS.  
82 SALES**  
Q4 2025 VS. Q4 2024

##### INVENTORY

▲18%

NO. OF CONDOS  
FOR SALE IN THE MLS  
168 ON DEC 31, 2025  
VS.  
142 ON DEC 31, 2024

##### TOTAL SALES

▲12%

CLOSED CONDO  
SALES IN THE MLS  
**19 SALES VS.  
17 SALES**  
Q4 2025 VS. Q4 2024

##### INVENTORY

▲5%

NO. OF CONDOS  
FOR SALE IN THE MLS  
234 ON DEC 31, 2025  
VS.  
222 ON DEC 31, 2024

##### TOTAL SALES

▲24%

CLOSED CONDO  
SALES IN THE MLS  
**42 SALES VS.  
34 SALES**  
Q4 2025 VS. Q4 2024

##### SUPPLY

▲30%

22.1 MONTHS VS.  
17 MONTHS  
Q4 2025 VS. Q4 2024

##### MEDIAN PRICE

▲3%

\$2,450,000 VS.  
\$2,373,000  
Q4 2025 VS. Q4 2024

##### SUPPLY

▲6%

26.5 MONTHS VS.  
25.1 MONTHS  
Q4 2025 VS. Q4 2024

##### MEDIAN PRICE

▲18%

\$2,650,000 VS.  
\$2,250,000  
Q4 2025 VS. Q4 2024

##### SUPPLY

▼13%

17.1 MONTHS VS.  
19.6 MONTHS  
Q4 2025 VS. Q4 2024

##### MEDIAN PRICE

▼2%

\$2,350,000 VS.  
\$2,405,000  
Q4 2025 VS. Q4 2024

# The \$3 Million - \$4.999 Million Market

COMPARING Q4 2025 VS. Q4 2024

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES

### INVENTORY

▼2%

NO. OF HOMES  
FOR SALE IN THE MLS  
332 ON DEC 31, 2025  
VS.  
339 ON DEC 31, 2024

### TOTAL SALES

▲71%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
99 SALES VS.  
58 SALES  
Q4 2025 VS. Q4 2024

### INVENTORY

▲10%

NO. OF HOMES  
FOR SALE IN THE MLS  
217 ON DEC 31, 2025  
VS.  
197 ON DEC 31, 2024

### TOTAL SALES

▼9%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
30 SALES VS.  
33 SALES  
Q4 2025 VS. Q4 2024

### INVENTORY

▲23%

NO. OF HOMES  
FOR SALE IN THE MLS  
357 ON DEC 31, 2025  
VS.  
291 ON DEC 31, 2024

### TOTAL SALES

▲66%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
  
106 SALES VS.  
64 SALES  
Q4 2025 VS. Q4 2024

### SUPPLY

▼41%

10.3 MONTHS VS.  
17.5 MONTHS  
  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

▼3%

\$3,625,000 VS.  
\$3,725,000  
  
Q4 2025 VS. Q4 2024

### SUPPLY

▲21%

21.7 MONTHS VS.  
17.9 MONTHS  
  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

▲6%

\$3,606,000 VS.  
\$3,400,000  
  
Q4 2025 VS. Q4 2024

### SUPPLY

▼24%

10.3 MONTHS VS.  
13.6 MONTHS  
  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

▼7%

\$3,739,000 VS.  
\$4,025,000  
  
Q4 2025 VS. Q4 2024

# The \$3 Million - \$4.999 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS

**INVENTORY**

**▲3%**

NO. OF CONDOS  
FOR SALE IN THE MLS  
470 ON DEC 31, 2025  
VS.  
457 ON DEC 31, 2024

**TOTAL SALES**

**▲60%**

CLOSED CONDO  
SALES IN THE MLS  
**64 SALES VS.  
40 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▲44%**

NO. OF CONDOS  
FOR SALE IN THE MLS  
132 ON DEC 31, 2025  
VS.  
92 ON DEC 31, 2024

**TOTAL SALES**

**▲22%**

CLOSED CONDO  
SALES IN THE MLS  
**11 SALES VS.  
9 SALES**  
Q4 2025 VS. Q4 2024

**INVENTORY**

**▼16%**

NO. OF CONDOS  
FOR SALE IN THE MLS  
169 ON DEC 31, 2025  
VS.  
201 ON DEC 31, 2024

**TOTAL SALES**

**▲22%**

CLOSED CONDO  
SALES IN THE MLS  
**28 SALES VS.  
23 SALES**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼35%**

22.4 MONTHS VS.  
34.3 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▲0.3%**

**\$3,735,000 VS.  
\$3,723,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▲17%**

36 MONTHS VS.  
30.7 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▲10%**

**\$3,799,000 VS.  
\$3,450,000**  
Q4 2025 VS. Q4 2024

**SUPPLY**

**▼28%**

18.8 MONTHS VS.  
26.2 MONTHS  
Q4 2025 VS. Q4 2024

**MEDIAN PRICE**

**▼1%**

**\$3,600,000 VS.  
\$3,650,000**  
Q4 2025 VS. Q4 2024

# The \$5 Million - \$9.999 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

**▲7%**

NO. OF HOMES FOR SALE IN THE MLS  
308 ON DEC 31, 2025  
VS.  
258 ON DEC 31, 2024

### TOTAL SALES

**▲23%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**54 SALES VS. 44 SALES**  
Q4 2025 VS. Q4 2024

### SUPPLY

**▼1%**

17.4 MONTHS VS. 17.6 MONTHS  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

**▲6%**

\$6,500,000 VS. \$6,110,000  
Q4 2025 VS. Q4 2024

## BROWARD COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

**▲6%**

NO. OF HOMES FOR SALE IN THE MLS  
171 ON DEC 31, 2025  
VS.  
161 ON DEC 31, 2024

### TOTAL SALES

**▲21%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**23 SALES VS. 19 SALES**  
Q4 2025 VS. Q4 2024

### SUPPLY

**▼8%**

23.3 MONTHS VS. 25.4 MONTHS  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

**▼9%**

\$5,900,000 VS. \$6,450,000  
Q4 2025 VS. Q4 2024

## PALM BEACH COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

**▲12%**

NO. OF HOMES FOR SALE IN THE MLS  
299 ON DEC 31, 2025  
VS.  
268 ON DEC 31, 2024

### TOTAL SALES

**▲94%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**60 SALES VS. 31 SALES**  
Q4 2025 VS. Q4 2024

### SUPPLY

**▼41%**

15.2 MONTHS VS. 25.9 MONTHS  
Q4 2025 VS. Q4 2024

### MEDIAN PRICE

**0%**

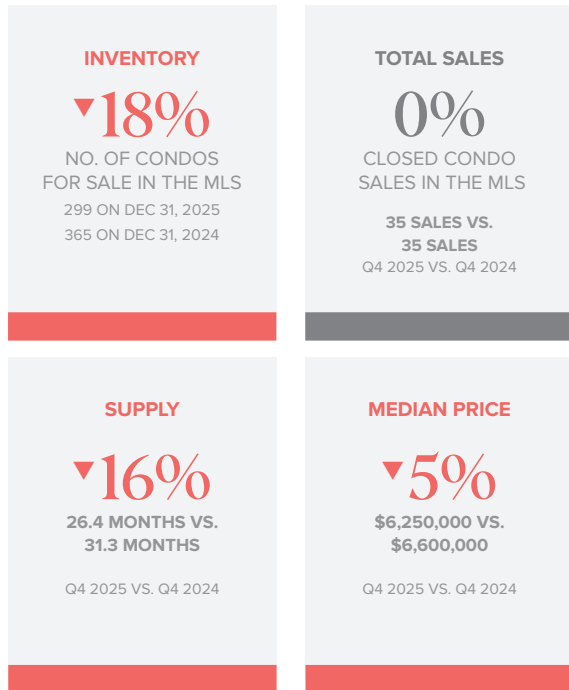
\$6,500,000 VS. \$6,500,000  
Q4 2025 VS. Q4 2024

# The \$5 Million - \$9.999 Million Market

**COMPARING Q4 2025 VS. Q4 2024**

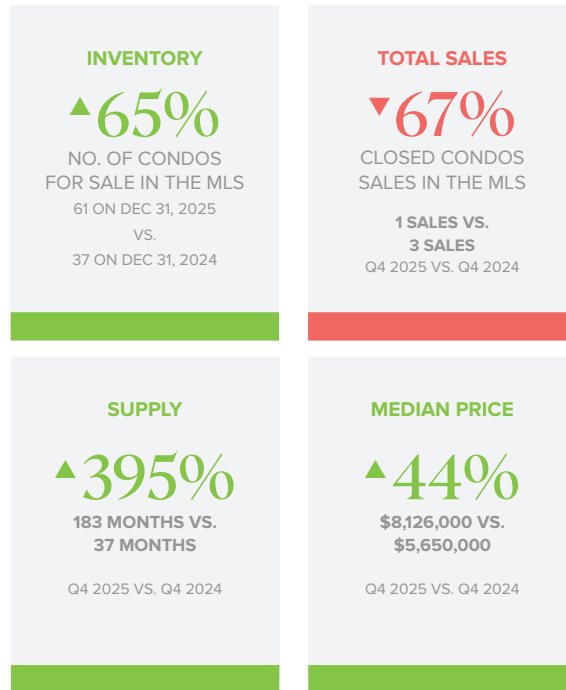
## MIAMI-DADE COUNTY

CONDOMINIUMS



## BROWARD COUNTY

CONDOMINIUMS



## PALM BEACH COUNTY

CONDOMINIUMS



# The \$10 Million and Higher Market

## COMPARING Q4 2025 VS. Q4 2024

### MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

### BROWARD COUNTY SINGLE-FAMILY HOMES

### PALM BEACH COUNTY SINGLE-FAMILY HOMES



# The \$10 Million and Higher Market

**COMPARING Q4 2025 VS. Q4 2024**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS







# The Rental Market

MIAMI-DADE | BROWARD COUNTIES | PALM BEACH

# The Rental Market

## COMPARING Q4 2025 VS. Q4 2024

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲17%**

NO. OF HOMES  
FOR RENT IN THE MLS

2,084 ON DEC 31, 2025

VS.

1,778 ON DEC 31, 2024

#### TOTAL RENTALS

**▲4%**

CLOSED SINGLE-FAMILY  
RENTALS IN THE MLS

1,490 RENTALS VS.

1,430 RENTALS

Q4 2025 VS. Q4 2024

#### SUPPLY

**▲16%**

4.3 MONTHS VS.  
3.7 MONTHS

Q4 2025 VS. Q4 2024

#### MEDIAN PRICE/MONTH

**▼3%**

\$3,600 VS. \$3,700

Q4 2025 VS. Q4 2024

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲2%**

NO. OF HOMES  
FOR RENT IN THE MLS

1,723 ON DEC 31, 2025

VS.

1,687 ON DEC 31, 2024

#### TOTAL RENTALS

**▲11%**

CLOSED SINGLE-FAMILY  
RENTALS IN THE MLS

1,325 RENTALS VS.

1,196 RENTALS

Q4 2025 VS. Q4 2024

#### SUPPLY

**▼5%**

4 MONTHS VS.  
4.2 MONTHS

Q4 2025 VS. Q4 2024

#### MEDIAN PRICE/MONTH

**0%**

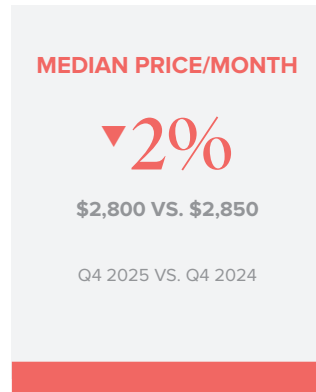
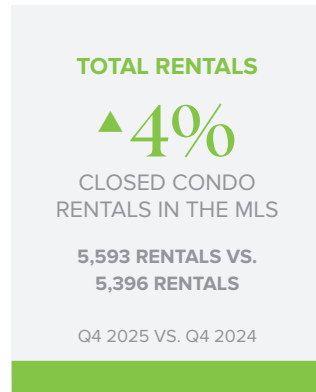
\$3,600 VS. \$3,600

Q4 2025 VS. Q4 2024

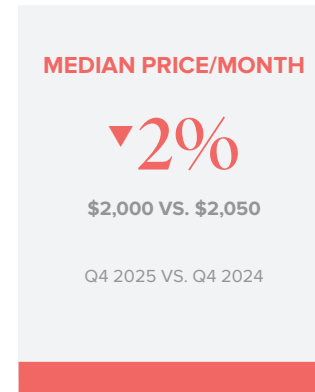
# The Rental Market

## COMPARING Q4 2025 VS. Q4 2024

### MIAMI-DADE COUNTY CONDOMINIUMS



### BROWARD COUNTY CONDOMINIUMS



INSIGHT



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

POWER. PRESENCE. PRESTIGE.