

# Q1 2026 vs Q1 2025 MARKET UPDATE

MIAMI-DADE COUNTY | BROWARD COUNTY | PALM BEACH COUNTY



# HOW DID SOUTH FLORIDA BECOME THE PLACE TO BE?

**BERKSHIRE HATHAWAY** | EWM REALTY  
HOMESERVICES

## MIAMI: 50 YEARS OF VISION AND GROWTH



Brickell Key (Claughton Island)  
**1979**



Brickell Key  
**2026**



"Original" Mandarin Oriental Hotel  
Built on Brickell Key in  
**2000**



Mandarin Oriental Hotel  
Demolished on April 12, 2026  
**2026**



"New" Mandarin Oriental Hotel & Residences  
On Brickell Key with a projected re-opening in  
**2030**

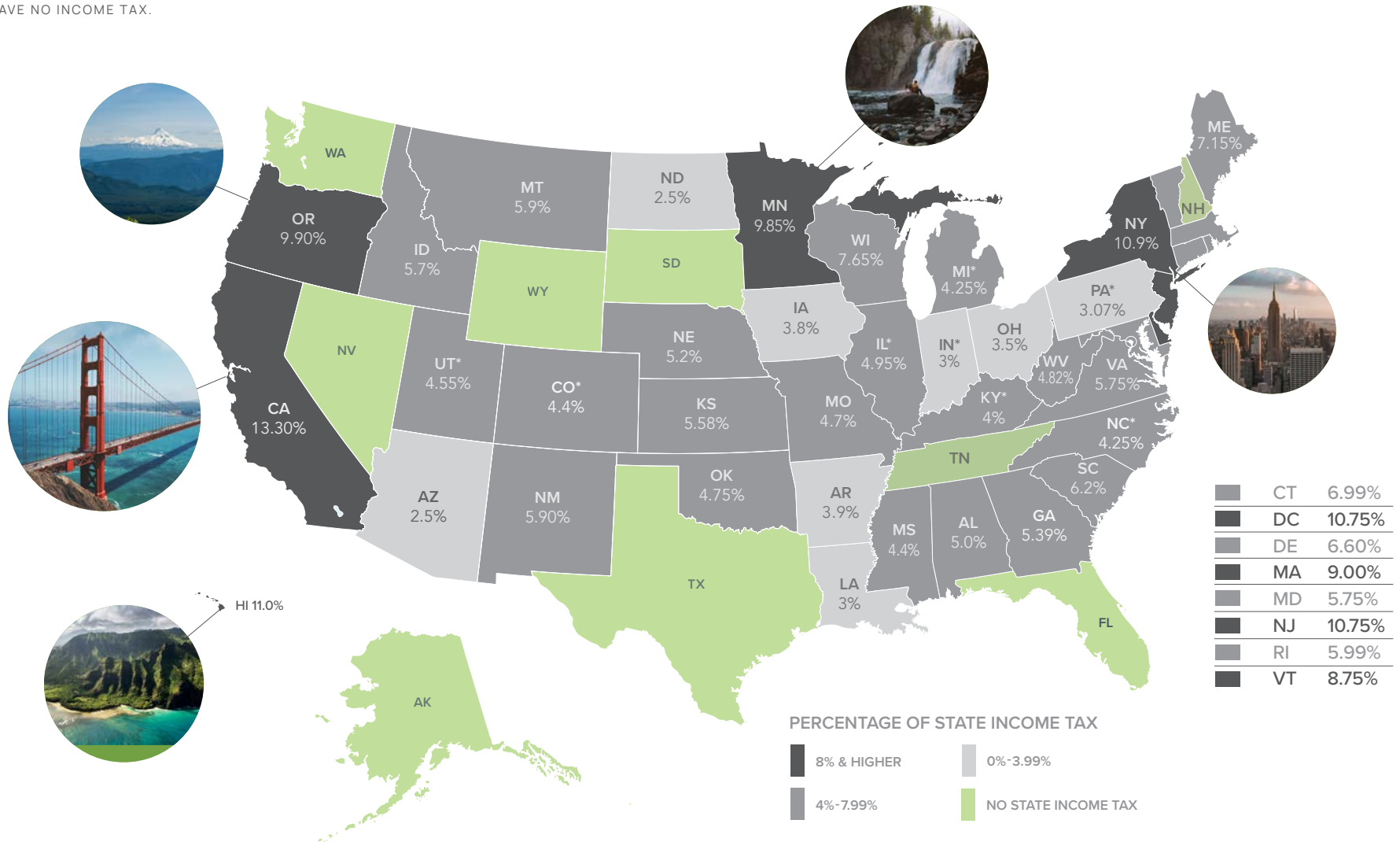
# The Tax Factor

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

9 STATES HAVE NO INCOME TAX.

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

TOP MARGINAL STATE INDIVIDUAL INCOME TAX RATES, AS OF MAR 31, 2026



\* State has a flat income tax. \*\* 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

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

# Internal Migrations Daily Averages

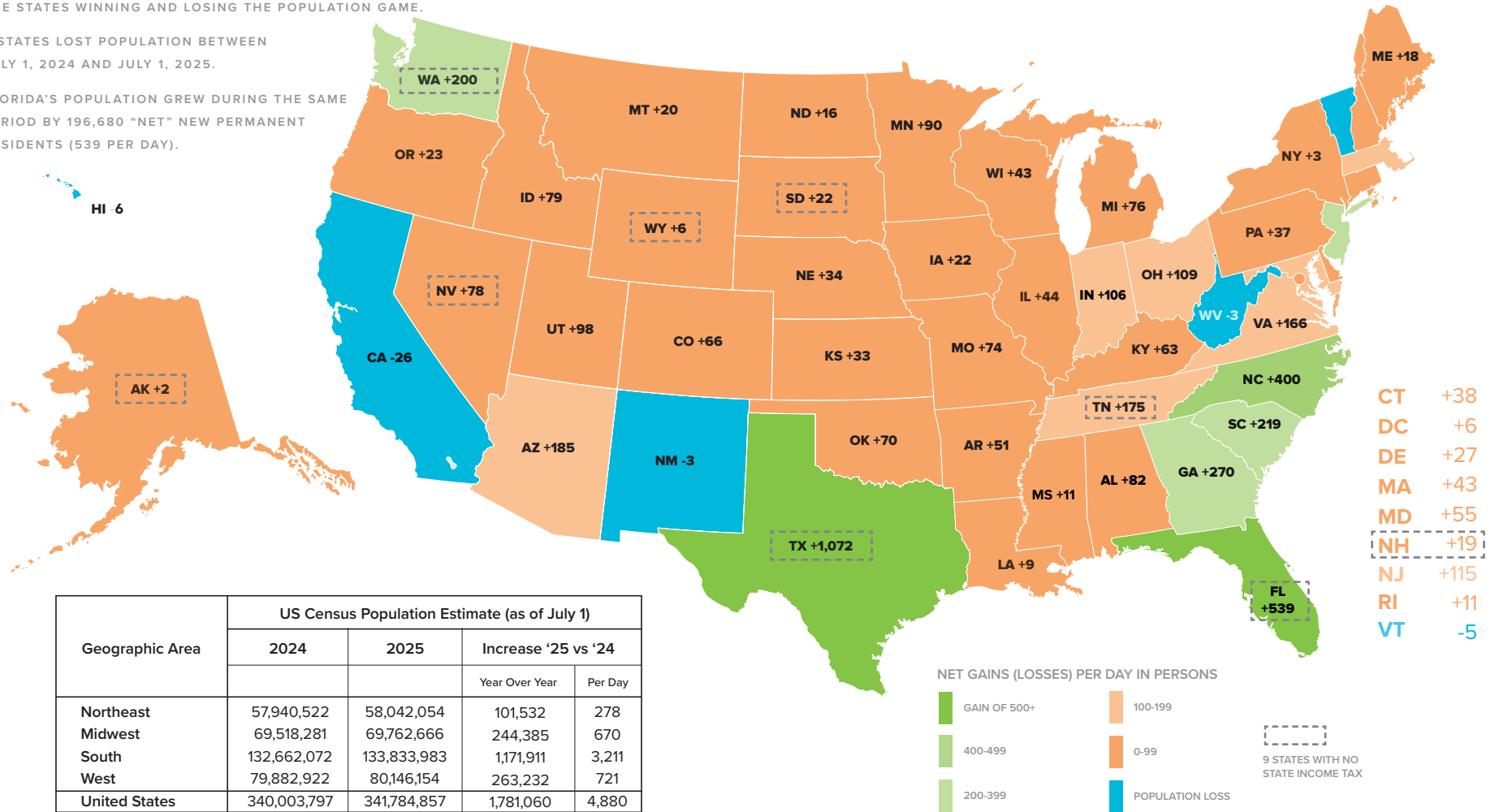
THE STATES WINNING AND LOSING THE POPULATION GAME.

5 STATES LOST POPULATION BETWEEN  
JULY 1, 2024 AND JULY 1, 2025.

FLORIDA'S POPULATION GREW DURING THE SAME  
PERIOD BY 196,680 "NET" NEW PERMANENT  
RESIDENTS (539 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, 2025



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 2025 population estimates series are as of July 1, 2025.

# Internal Migrations 5-Year Period

## U.S. "NET" PERSON GAINS (LOSSES) OVER THE 4-YEAR PERIOD BETWEEN JULY 1, 2020 AND JULY 1, 2025

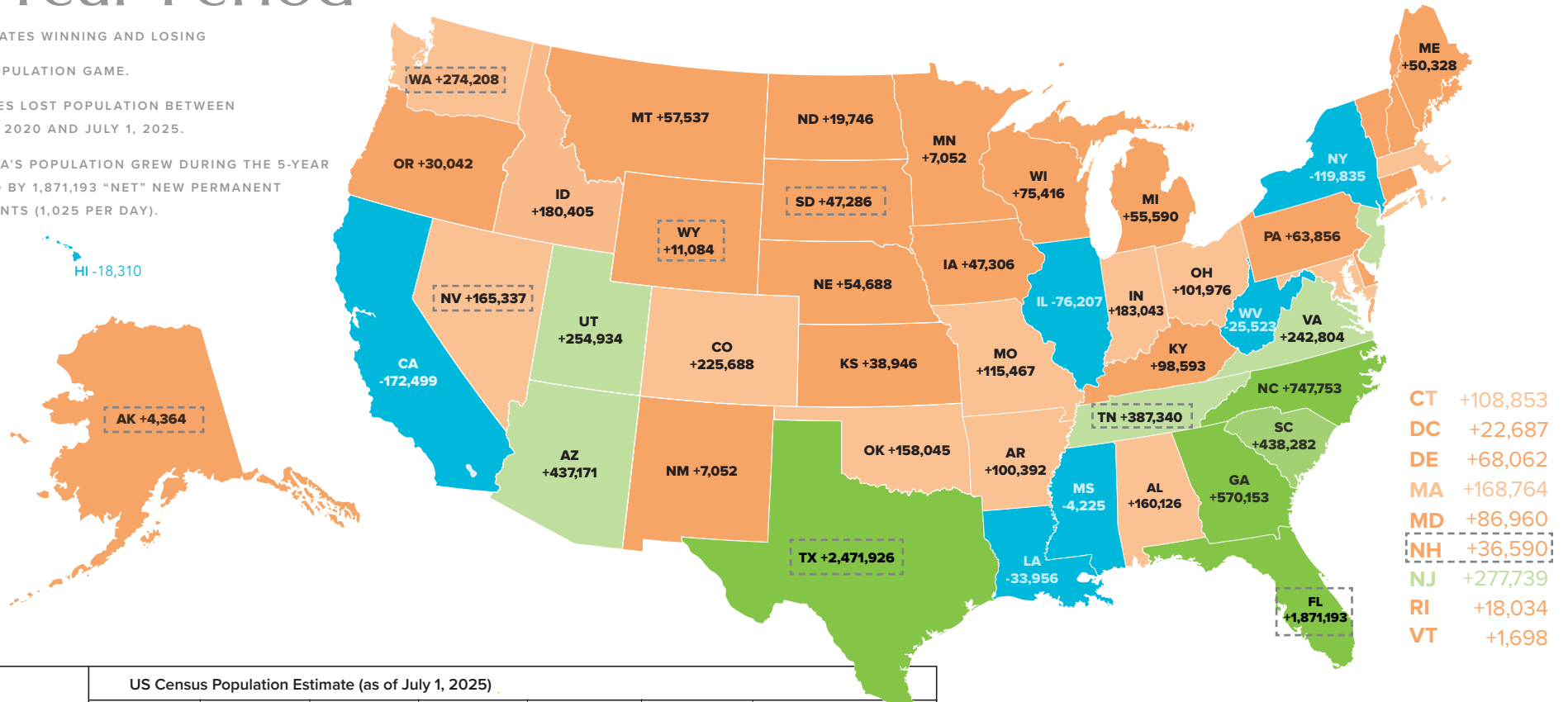
PER U.S. CENSUS BUREAU ESTIMATES OF RESIDENT POPULATION AS OF JULY 1, 2025

THE STATES WINNING AND LOSING

THE POPULATION GAME.

7 STATES LOST POPULATION BETWEEN  
JULY 1, 2020 AND JULY 1, 2025.

FLORIDA'S POPULATION GREW DURING THE 5-YEAR  
PERIOD BY 1,871,193 "NET" NEW PERMANENT  
RESIDENTS (1,025 PER DAY).

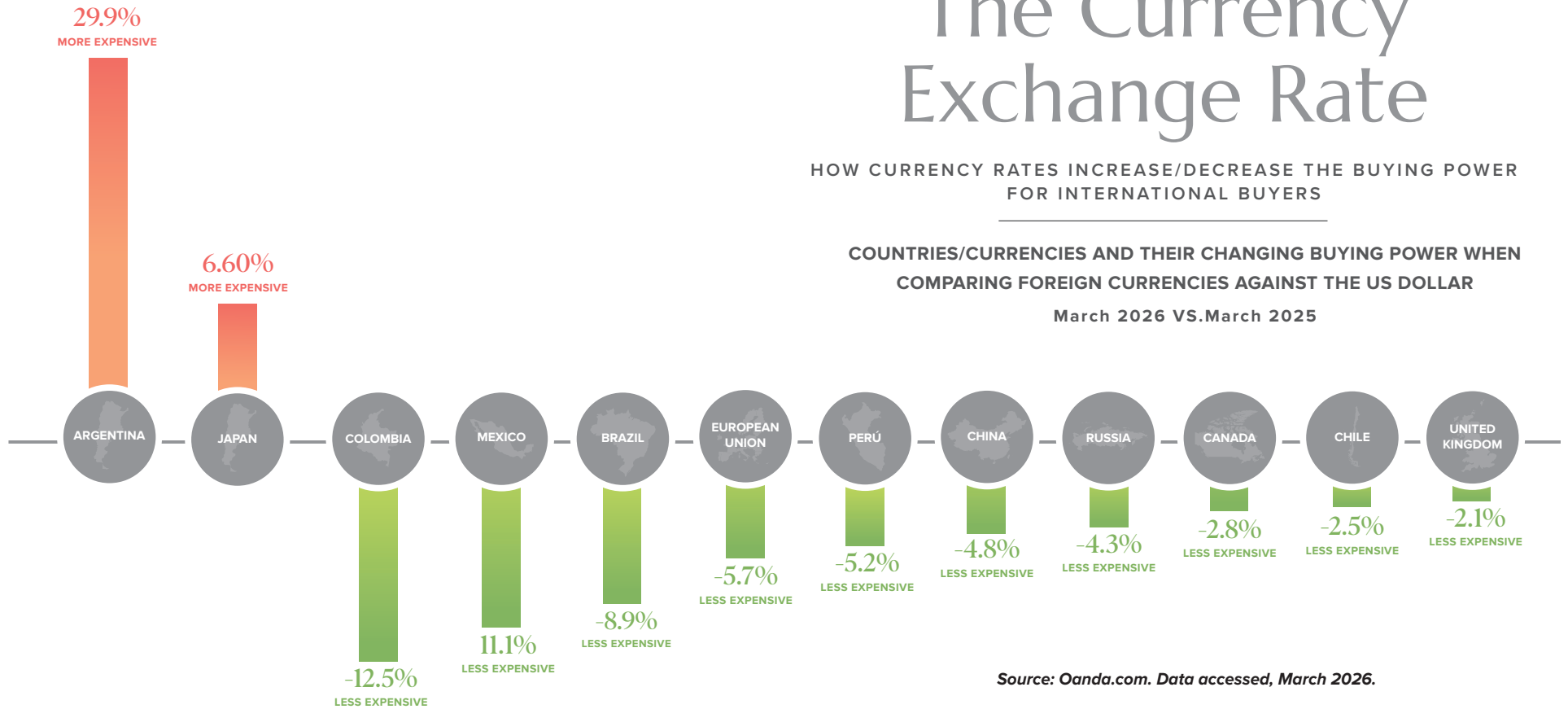


# The Currency Exchange Rate

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

March 2026 VS. March 2025



Source: Oanda.com. Data accessed, March 2026.





# 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 47 YEARS LATER...



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

Now: Brickell Key 2026



THE RESIDENCES  
MANDARIN ORIENTAL  
MIAMI



“Original” Mandarin Oriental  
BUILT IN 2000



DEMOLISHED ON APRIL 12, 2026.



SCAN QR CODE FOR DEMOLITION VIDEO



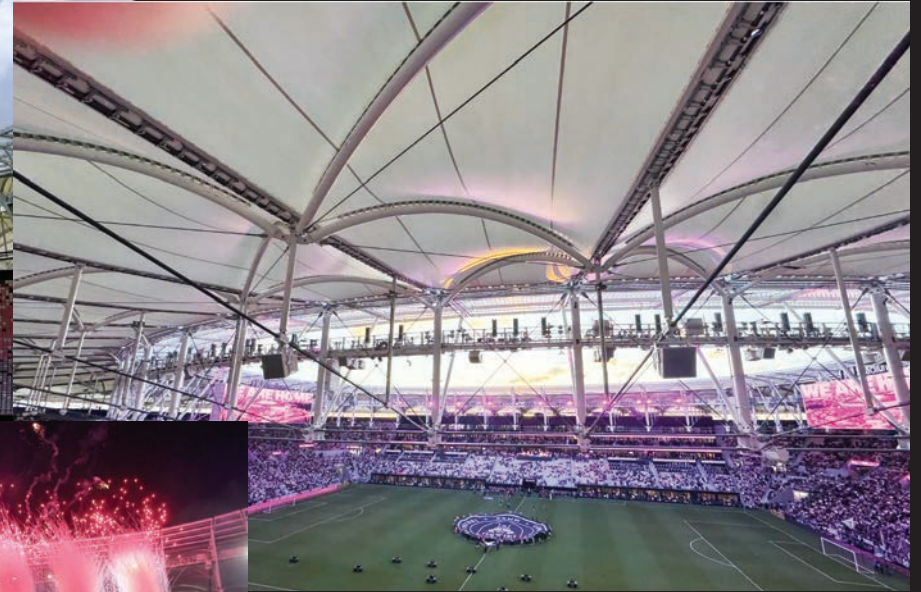
“New”  
Mandarin Oriental Hotel and Residences

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 (Inaugurated in April 2026)

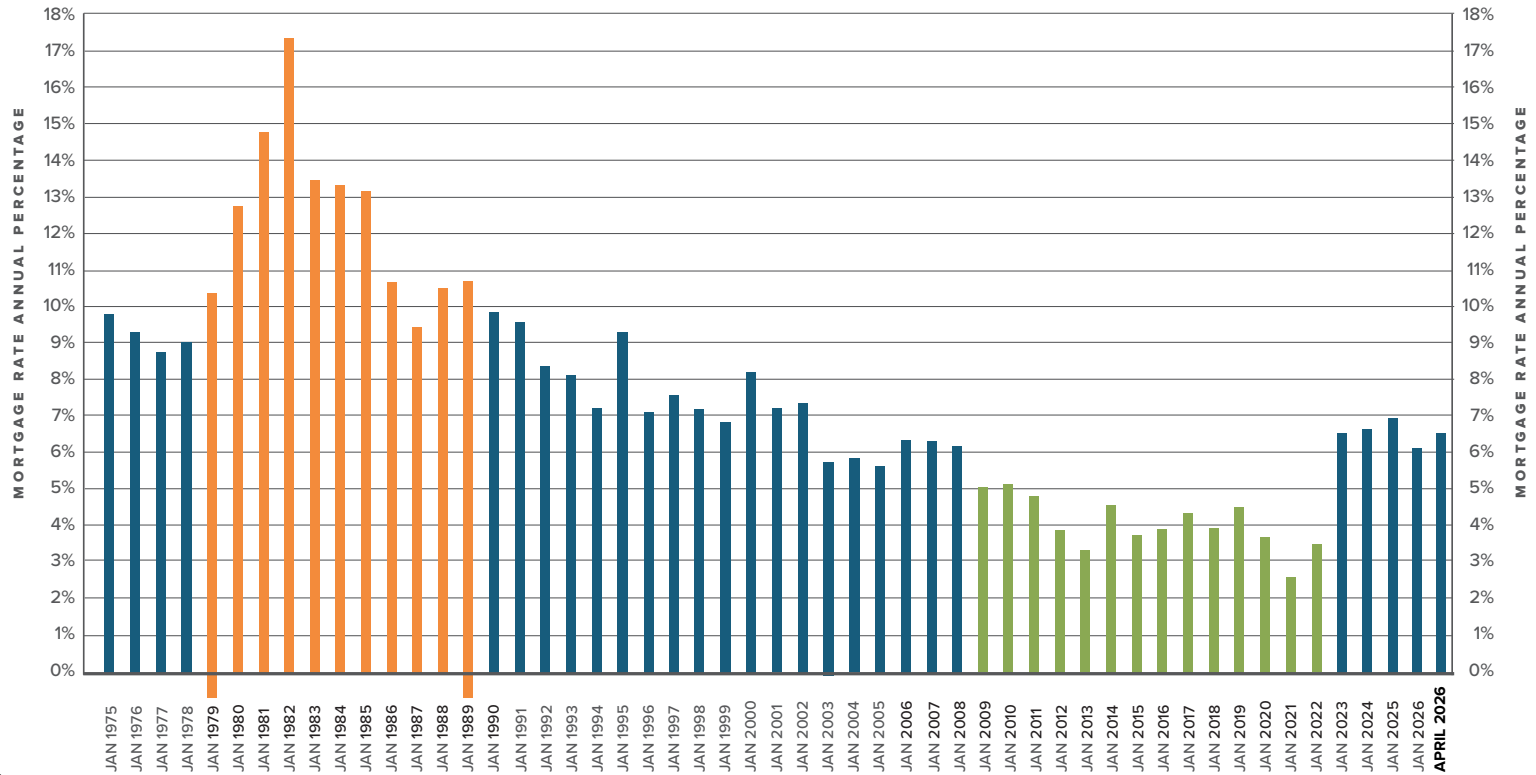




# Mortgage Interest Rates: A Moving Target for 50 Years

CHANGES IN 30-YEAR FIXED RATE MORTGAGE % BETWEEN JAN 1976 & APRIL 2026

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%	JAN 2026	6.15%
JAN 2000	8.15%	APR 2026	6.46%



\*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	Apr 30 2026	HISTORICAL DATES		
*Mortgage Loan %	2.65%	3.22%	4.16%	5.00%	6.02%	7.08%	7.79%	6.08%	6.3%	*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 March 31, 2026

# A 15-YEAR LOOKBACK

## AT NUMBER OF SALES (2012 - 2026)

MIAMI-DADE COUNTY  
**RESIDENTIAL - SINGLE-FAMILY HOMES**  
**PRICED OVER \$5,000,000+**  
 NUMBER OF HOMES FOR SALE VS. SOLD -  
 LAST 15 YEARS (YEAR TO DATE ENDING 4/30/26)

Miami-Dade County	JAN-APR 2020 vs 2026		
Single-Family Homes	1/1/20 - 4/30/20	1/1/26 - 4/30/26	% Change
For Sale (End of Period)	297	539	▲ 81.5%
Average Sold per Month	5	39	▲ 680.0%



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# A 15-YEAR LOOKBACK

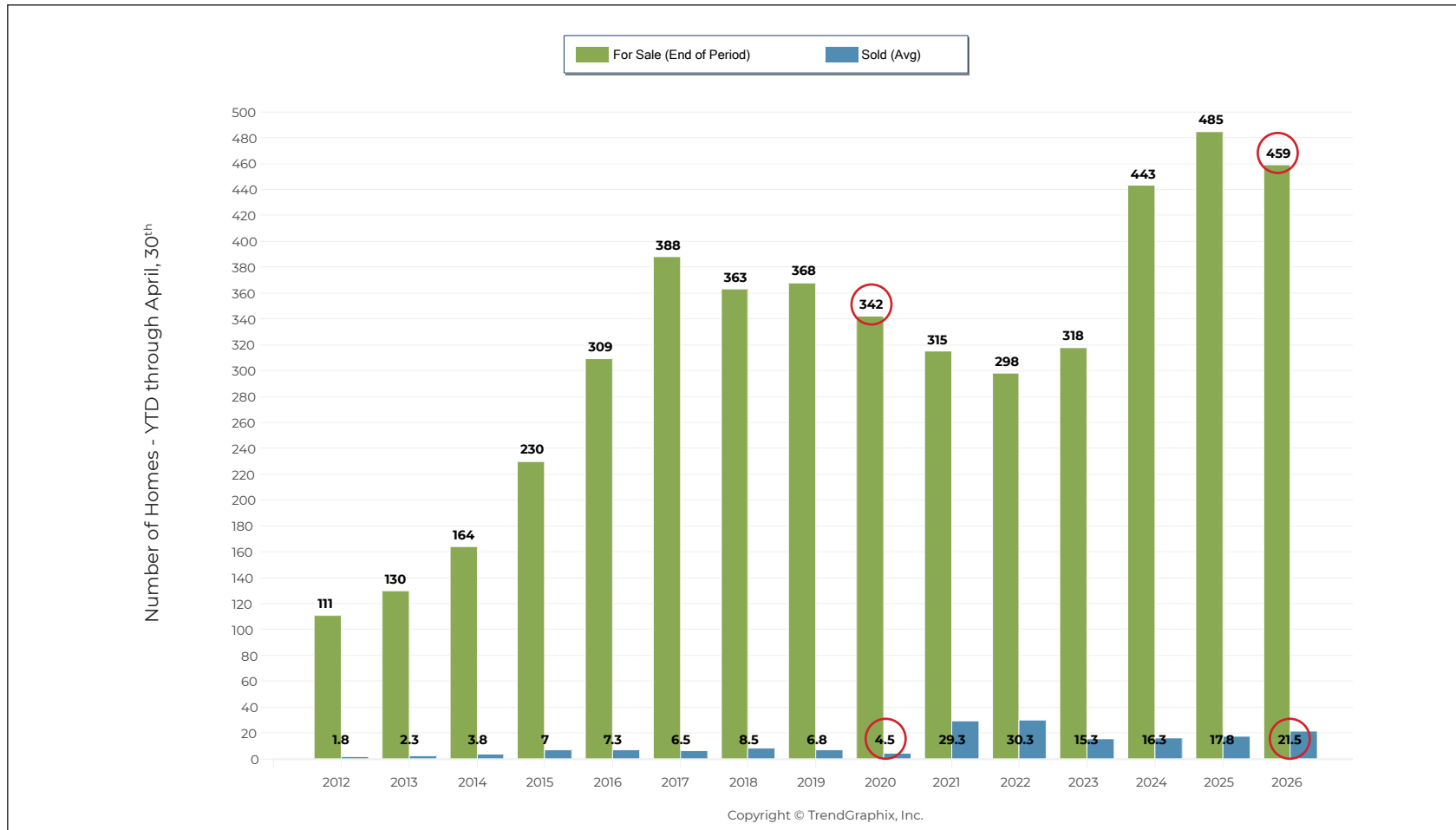
## AT NUMBER OF SALES (2012 - 2026)

MIAMI-DADE COUNTY  
**RESIDENTIAL - CONDOMINIUMS**

**PRICED OVER \$5,000,000+**

NUMBER OF HOMES FOR SALE VS. SOLD -  
 LAST 15 YEARS (YEAR TO DATE ENDING 4/30/26)

Miami-Dade County	JAN-APR 2020 vs 2026		
Condominiums	1/1/20 - 4/30/20	1/1/26 - 4/30/26	% Change
For Sale (End of Period)	342	459	▲ 34.2%
Average Sold per Month	5	22	▲ 340.0%



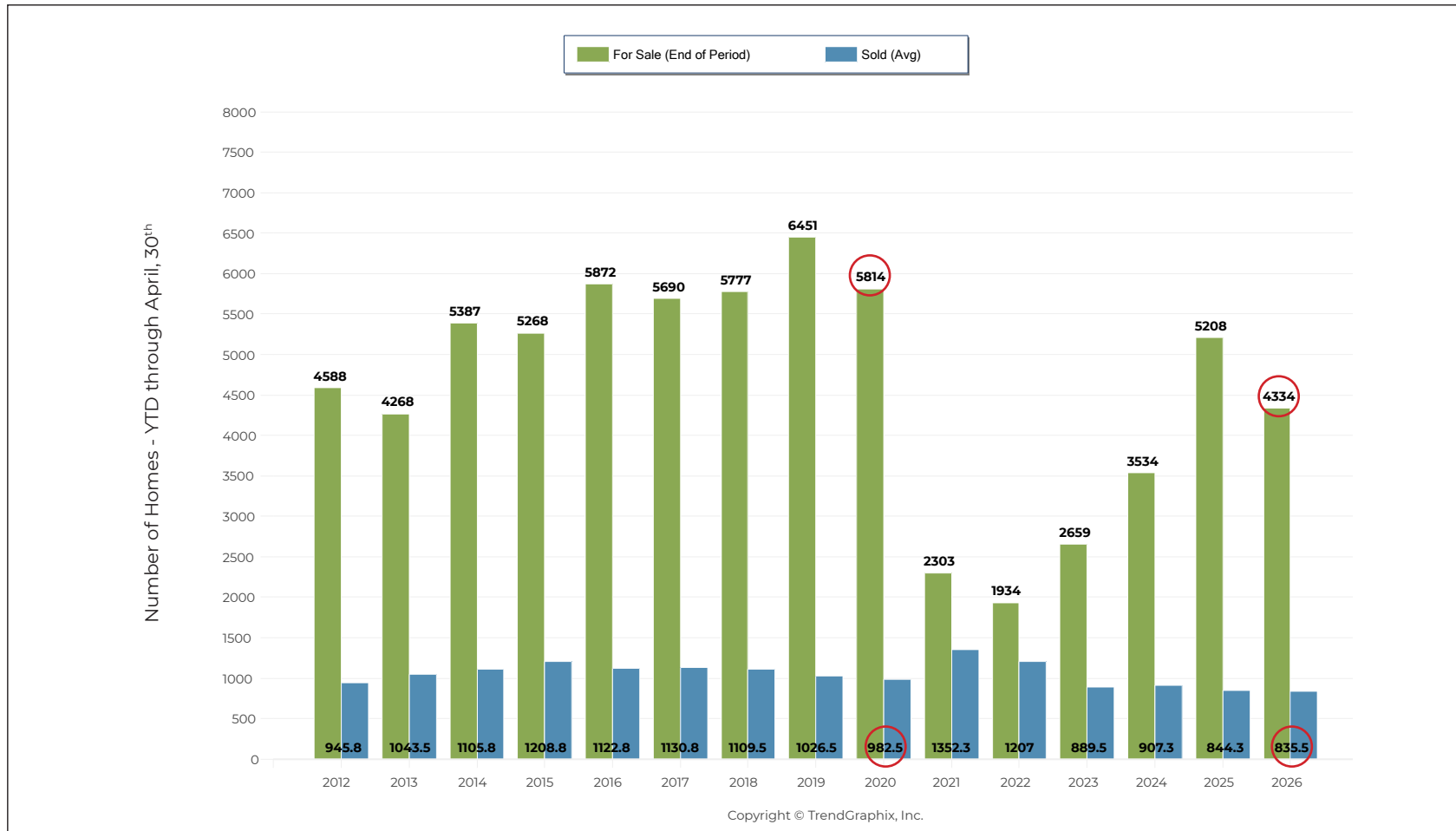
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# A 15-YEAR LOOKBACK

## AT NUMBER OF SALES (2012 - 2026)

MIAMI-DADE COUNTY  
**RESIDENTIAL - SINGLE-FAMILY HOMES**  
**PRICED UNDER \$5,000,000**  
 NUMBER OF HOMES FOR SALE VS. SOLD -  
 LAST 15 YEARS (YEAR TO DATE ENDING 4/30/26)

Miami-Dade County	JAN-APR 2020 vs 2026		
Single-Family Homes	1/1/20 - 4/30/20	1/1/26 - 4/30/26	% Change
For Sale (End of Period)	5,814	4,334	▼ 25.5%
Average Sold per Month	983	836	▼ 15.0%



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# A 15-YEAR LOOKBACK

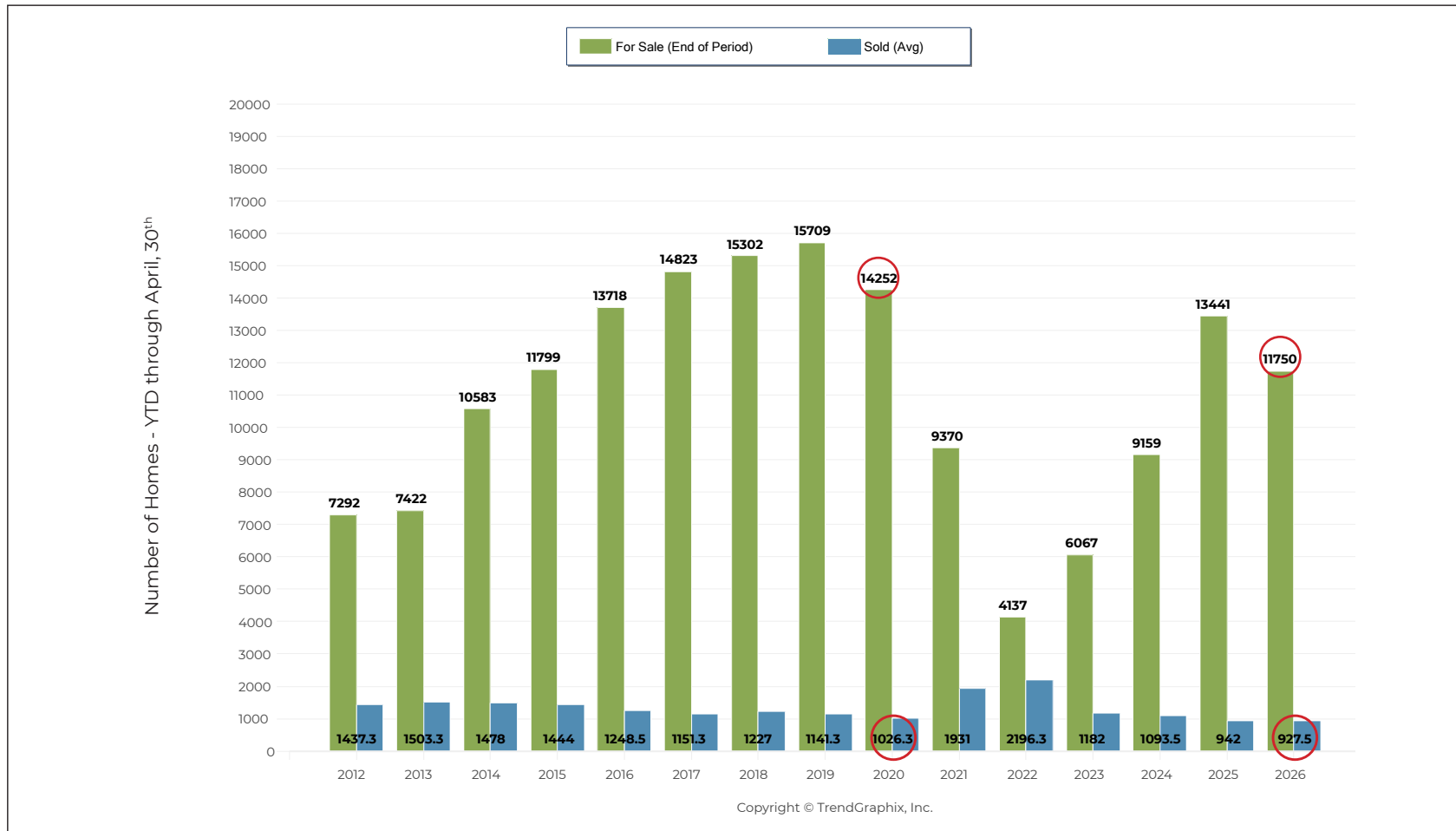
## AT NUMBER OF SALES (2012 - 2026)

MIAMI-DADE COUNTY  
**RESIDENTIAL - CONDOMINIUMS**

**PRICED UNDER \$5,000,000**

NUMBER OF HOMES FOR SALE VS. SOLD -  
 LAST 15 YEARS (YEAR TO DATE ENDING 4/30/26)

Miami-Dade County	JAN-APR 2020 vs 2026		
Condominiums	1/1/20 - 4/30/20	1/1/26 - 4/30/26	% Change
For Sale (End of Period)	14,252	11,750	▼ 17.6%
Average Sold per Month	1,026	928	▼ 9.6%



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

## The Relationship between Median Price & Months of Inventory

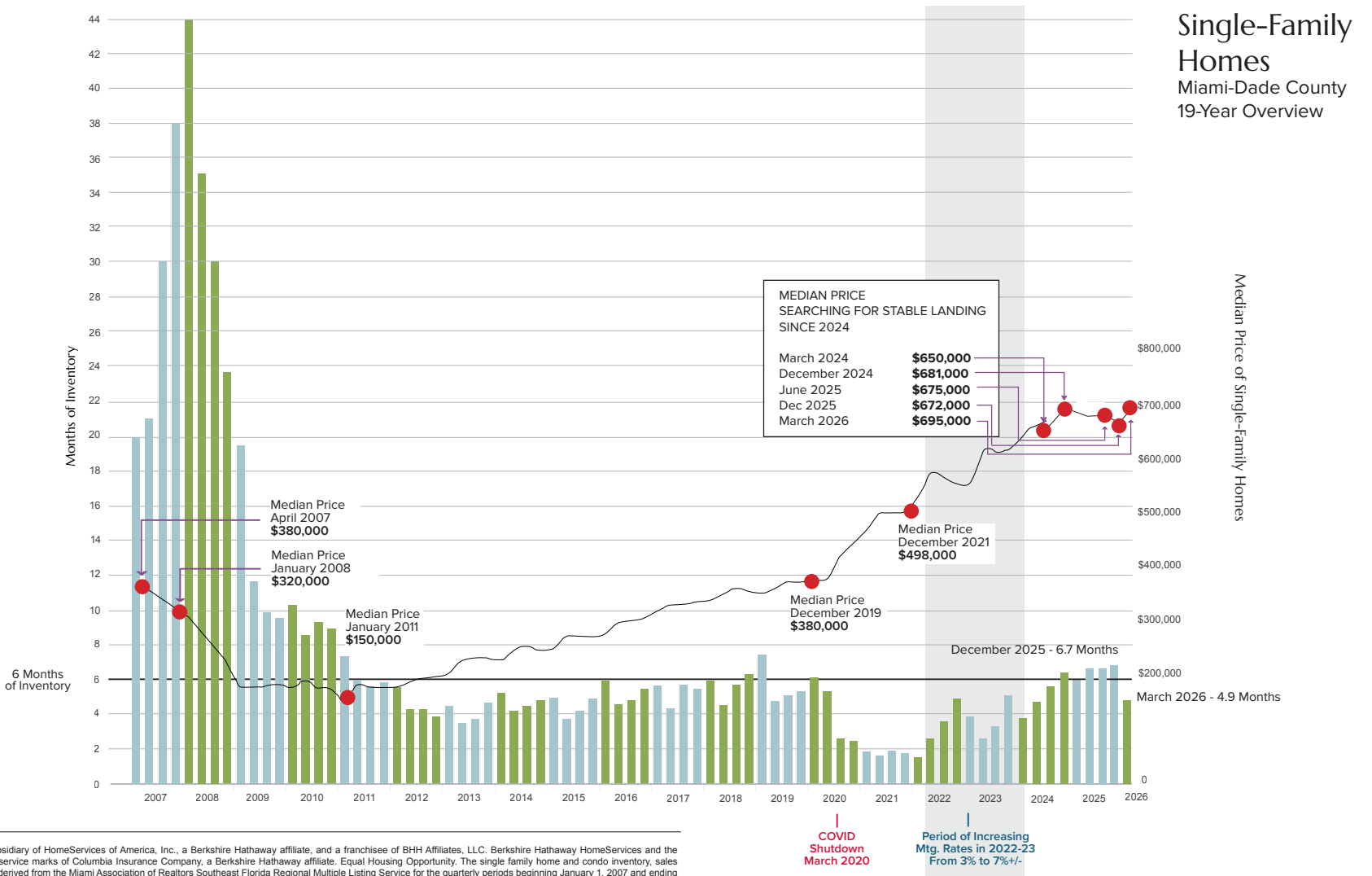
In South Florida, the optimal Months of Inventory for a balanced residential market is 6–9 months for Single-Family Homes & Condominiums priced under \$2 million, and 12–15 months for properties priced above \$2 million. When inventory levels fall below these ranges, Median Prices tend to rise. Conversely, 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 363% Over the Past 15 Years – from \$150,000 in January 2011 to \$695,000 in March 2026, but prices have been adjusting up & down since Q1 2024.

### 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

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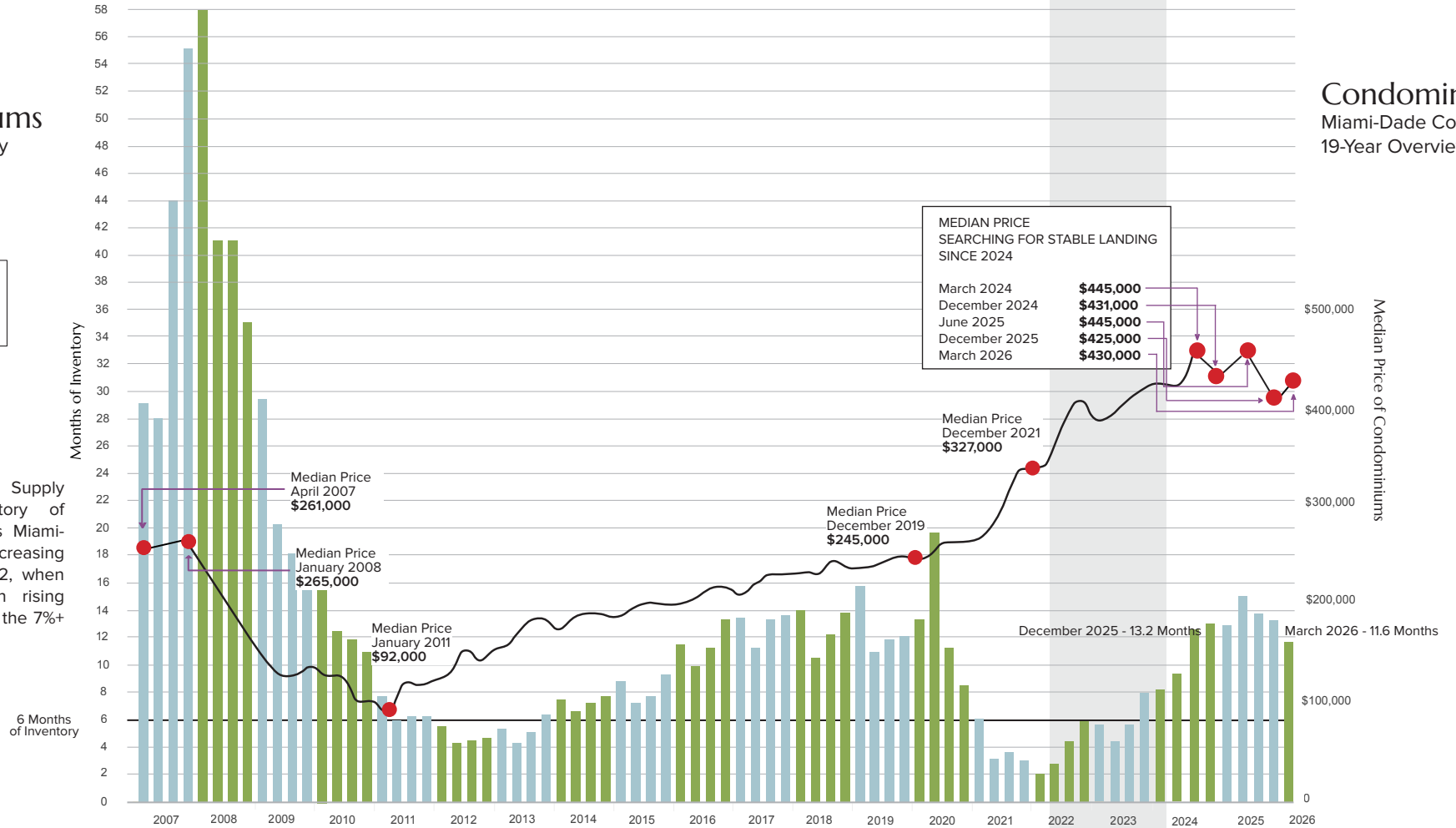
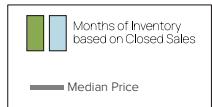
# The #1 Metric in Residential Real Estate...

## 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 367% Over the Past 15 Years – from \$92,000 in January 2011 to \$430,000 in March 2026, but prices have been adjusting up & down since Q1 2024.

### 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.

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# The Overall Market

MIAMI-DADE | BROWARD | PALM BEACH

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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES



# The Overall Market (All Prices) | Condominiums

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS



# The Under \$1 Million Market

## COMPARING Q1 2026 VS. Q1 2025

### MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

### BROWARD COUNTY SINGLE-FAMILY HOMES

### PALM BEACH COUNTY SINGLE-FAMILY HOMES



# The Under \$1 Million Market

## COMPARING Q1 2026 VS. Q1 2025

### MIAMI-DADE COUNTY CONDOMINIUMS

### BROWARD COUNTY CONDOMINIUMS

### PALM BEACH COUNTY CONDOMINIUMS



# The Over \$1 Million Market

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**

**▼11%**

NO. OF HOMES FOR SALE IN THE MLS  
2,176 ON MAR 31, 2026  
VS.  
2,431 ON MAR 31, 2025

**TOTAL SALES**

**▲20%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**730 SALES VS. 609 SALES**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼26%**

8.9 MONTHS VS. 12 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▼3%**

**\$1,700,000 VS. \$1,755,000**  
Q1 2026 VS. Q1 2025

## BROWARD COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**

**▼16%**

NO. OF HOMES FOR SALE IN THE MLS  
1,431 ON MAR 31, 2026  
VS.  
1,709 ON MAR 31, 2025

**TOTAL SALES**

**▲13%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**549 SALES VS. 488 SALES**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼26%**

7.8 MONTHS VS. 10.5 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▲4%**

**\$1,525,000 VS. \$1,468,000**  
Q1 2026 VS. Q1 2025

## PALM BEACH COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**

**▼5%**

NO. OF HOMES FOR SALE IN THE MLS  
2,240 ON MAR 31, 2026  
VS.  
2,364 ON MAR 31, 2025

**TOTAL SALES**

**▲27%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**1,030 SALES VS. 811 SALES**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼25%**

6.5 MONTHS VS. 8.7 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▲9%**

**\$1,800,000 VS. \$1,650,000**  
Q1 2026 VS. Q1 2025

# MARKET ANALYSIS

## The Over \$1 Million Market

### COMPARING Q1 2026 VS. Q1 2025

#### MIAMI-DADE COUNTY CONDOMINIUMS

#### BROWARD COUNTY CONDOMINIUMS

#### PALM BEACH COUNTY CONDOMINIUMS



INSIGHT





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# Market Data By Price Segment

MIAMI-DADE, BROWARD & PALM BEACHES COUNTIES

# The Under \$500,000 Market

**COMPARING Q1 2026 VS. Q1 2025**

## 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  
476 ON MAR 31, 2026  
VS.  
501 ON MAR 31, 2025

**TOTAL SALES**

**▼4%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**437 SALES VS. 453 SALES**  
Q1 2026 VS. Q1 2025

**INVENTORY**

**▲9%**

NO. OF HOMES FOR SALE IN THE MLS  
1,118 ON MAR 31, 2026  
VS.  
1,024 ON MAR 31, 2025

**TOTAL SALES**

**▲8%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**809 SALES VS. 748 SALES**  
Q1 2026 VS. Q1 2025

**INVENTORY**

**▼17%**

NO. OF HOMES FOR SALE IN THE MLS  
736 ON MAR 31, 2026  
VS.  
884 ON MAR 31, 2025

**TOTAL SALES**

**▲3%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**699 SALES VS. 682 SALES**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**0%**

3.3 MONTHS VS. 3.3 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▲1%**

**\$435,000 VS. \$430,000**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**0%**

4.1 MONTHS VS. 4.1 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**0%**

**\$415,000 VS. \$415,000**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼18%**

3.2 MONTHS VS. 3.9 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▲0.2%**

**\$411,000 VS. \$410,000**  
Q1 2026 VS. Q1 2025

# The Under \$500,000 Market

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS

**INVENTORY**

**▼7%**

NO. OF CONDOS FOR SALE IN THE MLS  
6,376 ON MAR 31, 2026  
VS.  
6,877 ON MAR 31, 2025

**TOTAL SALES**

**▲2%**

CLOSED CONDOS SALES IN THE MLS  
**1,693 SALES VS. 1,661 SALES**  
Q1 2026 VS. Q1 2025

**INVENTORY**

**▼8%**

NO. OF CONDOS FOR SALE IN THE MLS  
9,136 ON MAR 31, 2026  
VS.  
9,964 ON MAR 31, 2025

**TOTAL SALES**

**▲1%**

CLOSED CONDOS SALES IN THE MLS  
**2,332 SALES VS. 2,308 SALES**  
Q1 2026 VS. Q1 2025

**INVENTORY**

**▼16%**

NO. OF CONDOS FOR SALE IN THE MLS  
5,622 ON MAR 31, 2026  
VS.  
6,699 ON MAR 31, 2025

**TOTAL SALES**

**▲10%**

CLOSED CONDOS SALES IN THE MLS  
**2,224 SALES VS. 2,029 SALES**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼9%**

11.3 MONTHS VS. 12.4 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▼2%**

\$320,000 VS. \$325,000  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼9%**

11.8 MONTHS VS. 13 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▼6%**

\$221,000 VS. \$235,000  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼23%**

7.6 MONTHS VS. 9.9 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▼3%**

\$250,000 VS. \$257,000  
Q1 2026 VS. Q1 2025

# MARKET ANALYSIS

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

### COMPARING Q1 2026 VS. Q1 2025

#### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

##### INVENTORY

▼9%

NO. OF HOMES FOR SALE IN THE MLS  
2,391 ON MAR 31, 2026  
VS.  
2,630 ON MAR 31, 2025

##### TOTAL SALES

▼3%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**1,368 SALES VS.  
1,406 SALES**  
Q1 2026 VS. Q1 2025

##### INVENTORY

▼20%

NO. OF HOMES FOR SALE IN THE MLS  
2,184 ON MAR 31, 2026  
VS.  
2,728 ON MAR 31, 2025

##### TOTAL SALES

▼7%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**1,346 SALES VS.  
1,451 SALES**  
Q1 2026 VS. Q1 2025

##### INVENTORY

▼21%

NO. OF HOMES FOR SALE IN THE MLS  
1,863 ON MAR 31, 2026  
VS.  
2,358 ON MAR 31, 2025

##### TOTAL SALES

▼3%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**1,345 SALES VS.  
1,393 SALES**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼7%

5.2 MONTHS VS.  
5.6 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

0%

\$650,000 VS.  
\$650,000  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼12%

4.9 MONTHS VS.  
5.6 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▼0.9%

\$650,000 VS.  
\$656,000  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼18%

4.2 MONTHS VS.  
5.1 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▲3%

\$670,000 VS.  
\$653,000  
Q1 2026 VS. Q1 2025

# MARKET ANALYSIS

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

COMPARING Q1 2026 VS. Q1 2025

### MIAMI-DADE COUNTY CONDOMINIUMS

### BROWARD COUNTY CONDOMINIUMS

### PALM BEACH COUNTY CONDOMINIUMS

#### INVENTORY

▼11%

NO. OF CONDOS  
FOR SALE IN THE MLS  
3,254 ON MAR 31, 2026  
VS.  
3,652 ON MAR 31, 2025

#### TOTAL SALES

▼8%

CLOSED CONDOS  
SALES IN THE MLS  
**603 SALES VS.  
654 SALES**  
Q1 2026 VS. Q1 2025

#### INVENTORY

▼18%

NO. OF CONDOS  
FOR SALE IN THE MLS  
1,428 ON MAR 31, 2026  
VS.  
1,735 ON MAR 31, 2025

#### TOTAL SALES

▲1%

CLOSED CONDOS  
SALES IN THE MLS  
**363 SALES VS.  
359 SALES**  
Q1 2026 VS. Q1 2025

#### INVENTORY

▼24%

NO. OF CONDOS  
FOR SALE IN THE MLS  
1,144 ON MAR 31, 2026  
VS.  
1,501 ON MAR 31, 2025

#### TOTAL SALES

▲7%

CLOSED CONDOS  
SALES IN THE MLS  
**445 SALES VS.  
415 SALES**  
Q1 2026 VS. Q1 2025

#### SUPPLY

▼4%

16.2 MONTHS VS.  
16.8 MONTHS  
Q1 2026 VS. Q1 2025

#### MEDIAN PRICE

▼0.8%

\$630,000 VS.  
\$635,000  
Q1 2026 VS. Q1 2025

#### SUPPLY

▼19%

11.8 MONTHS VS.  
14.5 MONTHS  
Q1 2026 VS. Q1 2025

#### MEDIAN PRICE

▲3%

\$625,000 VS.  
\$610,000  
Q1 2026 VS. Q1 2025

#### SUPPLY

▼30%

7.7 MONTHS VS.  
10.9 MONTHS  
Q1 2026 VS. Q1 2025

#### MEDIAN PRICE

0%

\$625,000 VS.  
\$625,000  
Q1 2026 VS. Q1 2025

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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES



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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS



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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES

**INVENTORY**

**▼22%**

NO. OF HOMES  
FOR SALE IN THE MLS  
343 ON MAR 31, 2026  
VS.  
442 ON MAR 31, 2025

**TOTAL SALES**

**▲14%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**120 SALES VS.  
105 SALES**  
Q1 2026 VS. Q1 2025

**INVENTORY**

**▼10%**

NO. OF HOMES  
FOR SALE IN THE MLS  
262 ON MAR 31, 2026  
VS.  
290 ON MAR 31, 2025

**TOTAL SALES**

**▲30%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**91 SALES VS.  
70 SALES**  
Q1 2026 VS. Q1 2025

**INVENTORY**

**▼1%**

NO. OF HOMES  
FOR SALE IN THE MLS  
391 ON MAR 31, 2026  
VS.  
395 ON MAR 31, 2025

**TOTAL SALES**

**▲27%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**183 SALES VS.  
144 SALES**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼32%**

8.6 MONTHS VS.  
12.6 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**0%**

**\$2,350,000 VS.  
\$2,350,000**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼31%**

8.6 MONTHS VS.  
12.4 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**▼4%**

**\$2,350,000 VS.  
\$2,443,000**  
Q1 2026 VS. Q1 2025

**SUPPLY**

**▼22%**

6.4 MONTHS VS.  
8.2 MONTHS  
Q1 2026 VS. Q1 2025

**MEDIAN PRICE**

**0%**

**\$2,400,000 VS.  
\$2,400,000**  
Q1 2026 VS. Q1 2025

# MARKET ANALYSIS

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

### COMPARING Q1 2026 VS. Q1 2025

#### MIAMI-DADE COUNTY CONDOMINIUMS

#### BROWARD COUNTY CONDOMINIUMS

#### PALM BEACH COUNTY CONDOMINIUMS

##### INVENTORY

▼7%

NO. OF CONDOS  
FOR SALE IN THE MLS  
459 ON MAR 31, 2026  
VS.  
493 ON MAR 31, 2025

##### TOTAL SALES

▲2%

CLOSED CONDOS  
SALES IN THE MLS  
**85 SALES VS.  
83 SALES**  
Q1 2026 VS. Q1 2025

##### INVENTORY

▲4%

NO. OF CONDOS  
FOR SALE IN THE MLS  
180 ON MAR 31, 2026  
VS.  
173 ON MAR 31, 2025

##### TOTAL SALES

▼14%

CLOSED CONDOS  
SALES IN THE MLS  
**19 SALES VS.  
22 SALES**  
Q1 2026 VS. Q1 2025

##### INVENTORY

▼7%

NO. OF CONDOS  
FOR SALE IN THE MLS  
248 ON MAR 31, 2026  
VS.  
267 ON MAR 31, 2025

##### TOTAL SALES

▼27%

CLOSED CONDOS  
SALES IN THE MLS  
**73 SALES VS.  
100 SALES**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼9%

16.2 MONTHS VS.  
17.8 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▼2%

\$2,400,000 VS.  
\$2,450,000  
Q1 2026 VS. Q1 2025

##### SUPPLY

▲20%

28.4 MONTHS VS.  
23.6 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▲1%

\$2,400,000 VS.  
\$2,375,000  
Q1 2026 VS. Q1 2025

##### SUPPLY

▲28%

10.2 MONTHS VS.  
8 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▼3%

\$2,425,000 VS.  
\$2,510,000  
Q1 2026 VS. Q1 2025

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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES



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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS



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

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

▼3%

NO. OF HOMES FOR SALE IN THE MLS  
309 ON MAR 31, 2026  
VS.  
318 ON MAR 31, 2025

### TOTAL SALES

▲40%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**67 SALES VS. 48 SALES**  
Q1 2026 VS. Q1 2025

### SUPPLY

▼31%

13.8 MONTHS VS. 19.9 MONTHS  
Q1 2026 VS. Q1 2025

### MEDIAN PRICE

▲3%

\$6,500,000 VS. \$6,313,000  
Q1 2026 VS. Q1 2025

## BROWARD COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

▼12%

NO. OF HOMES FOR SALE IN THE MLS  
156 ON MAR 31, 2026  
VS.  
178 ON MAR 31, 2025

### TOTAL SALES

▲47%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**28 SALES VS. 19 SALES**  
Q1 2026 VS. Q1 2025

### SUPPLY

▼41%

16.7 MONTHS VS. 28.1 MONTHS  
Q1 2026 VS. Q1 2025

### MEDIAN PRICE

▲5%

\$6,473,000 VS. \$6,150,000  
Q1 2026 VS. Q1 2025

## PALM BEACH COUNTY

SINGLE-FAMILY HOMES

### INVENTORY

▲10%

NO. OF HOMES FOR SALE IN THE MLS  
323 ON MAR 31, 2026  
VS.  
293 ON MAR 31, 2025

### TOTAL SALES

▲36%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**84 SALES VS. 62 SALES**  
Q1 2026 VS. Q1 2025

### SUPPLY

▼19%

11.5 MONTHS VS. 14.2 MONTHS  
Q1 2026 VS. Q1 2025

### MEDIAN PRICE

▲0.4%

\$6,525,000 VS. \$6,500,000  
Q1 2026 VS. Q1 2025

# MARKET ANALYSIS

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

### COMPARING Q1 2026 VS. Q1 2025

#### MIAMI-DADE COUNTY

CONDOMINIUMS

##### INVENTORY

▼15%

NO. OF CONDOS FOR SALE IN THE MLS  
291 ON MAR 31, 2026  
VS.  
342 ON MAR 31, 2025

##### TOTAL SALES

▲14%

CLOSED CONDOS SALES IN THE MLS  
**42 SALES VS.  
37 SALES**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼25%

20.8 MONTHS VS.  
27.7 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▲13%

\$6,875,000 VS.  
\$6,100,000  
Q1 2026 VS. Q1 2025

#### BROWARD COUNTY

CONDOMINIUMS

##### INVENTORY

▲32%

NO. OF CONDOS FOR SALE IN THE MLS  
49 ON MAR 31, 2026  
VS.  
37 ON MAR 31, 2025

##### TOTAL SALES

▲300%

CLOSED CONDOS SALES IN THE MLS  
**4 SALES VS.  
1 SALES**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼67%

36.8 MONTHS VS.  
111 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▼10%

\$5,200,000 VS.  
\$5,750,000  
Q1 2026 VS. Q1 2025

#### PALM BEACH COUNTY

CONDOMINIUMS

##### INVENTORY

▲13%

NO. OF CONDOS FOR SALE IN THE MLS  
111 ON MAR 31, 2026  
VS.  
98 ON MAR 31, 2025

##### TOTAL SALES

0%

CLOSED CONDOS SALES IN THE MLS  
**24 SALES VS.  
24 SALES**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▲13%

13.9 MONTHS VS.  
12.3 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE

▼9%

\$6,525,000 VS.  
\$7,170,000  
Q1 2026 VS. Q1 2025

# The \$10 Million and Higher Market

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY SINGLE-FAMILY HOMES

## BROWARD COUNTY SINGLE-FAMILY HOMES

## PALM BEACH COUNTY SINGLE-FAMILY HOMES



# The \$10 Million and Higher Market

**COMPARING Q1 2026 VS. Q1 2025**

## MIAMI-DADE COUNTY CONDOMINIUMS

## BROWARD COUNTY CONDOMINIUMS

## PALM BEACH COUNTY CONDOMINIUMS







# The Rental Market

MIAMI-DADE | BROWARD COUNTIES | PALM BEACH

# The Rental Market

## COMPARING Q1 2026 VS. Q1 2025

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▼2%

NO. OF HOMES  
FOR RENT IN THE MLS

1,674 ON MAR 31, 2026  
VS.  
1,707 ON MAR 31, 2025

#### TOTAL RENTALS

▲14%

CLOSED SINGLE-FAMILY  
RENTALS IN THE MLS

1,645 RENTALS VS.  
1,444 RENTALS  
Q1 2026 VS. Q1 2025

#### SUPPLY

▼11%

3.1 MONTHS VS.  
3.5 MONTHS

Q1 2026 VS. Q1 2025

#### MEDIAN PRICE/MONTH

▼5%

\$3,600 VS. \$3,800

Q1 2026 VS. Q1 2025

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲3%

NO. OF HOMES  
FOR RENT IN THE MLS

1,566 ON MAR 31, 2026  
VS.  
1,514 ON MAR 31, 2025

#### TOTAL RENTALS

▲15%

CLOSED SINGLE-FAMILY  
RENTALS IN THE MLS

1,431 RENTALS VS.  
1,250 RENTALS  
Q1 2026 VS. Q1 2025

#### SUPPLY

▼8%

3.3 MONTHS VS.  
3.6 MONTHS

Q1 2026 VS. Q1 2025

#### MEDIAN PRICE/MONTH

▼3%

\$3,500 VS. \$3,600

Q1 2026 VS. Q1 2025

# The Rental Market

## COMPARING Q1 2026 VS. Q1 2025

### MIAMI-DADE COUNTY

#### CONDOMINIUMS

##### INVENTORY

▼5%

NO. OF CONDOS  
FOR RENT IN THE MLS  
6,689 ON MAR 31, 2026  
VS.  
7,072 ON MAR 31, 2025

##### TOTAL RENTALS

▲1%

CLOSED CONDOS  
RENTALS IN THE MLS  
**5,348 RENTALS VS.  
5,286 RENTALS**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼5%

3.8 MONTHS VS.  
4 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE/MONTH

▼2%

\$2,650 VS. \$2,700  
Q1 2026 VS. Q1 2025

### BROWARD COUNTY

#### CONDOMINIUMS

##### INVENTORY

▲4%

NO. OF CONDOS  
FOR RENT IN THE MLS  
4,065 ON MAR 31, 2026  
VS.  
3,906 ON MAR 31, 2025

##### TOTAL RENTALS

▲6%

CLOSED CONDOS  
RENTALS IN THE MLS  
**2,681 RENTALS VS.  
2,542 RENTALS**  
Q1 2026 VS. Q1 2025

##### SUPPLY

▼2%

4.5 MONTHS VS.  
4.6 MONTHS  
Q1 2026 VS. Q1 2025

##### MEDIAN PRICE/MONTH

▼1%

\$1,980 VS. \$2,000  
Q1 2026 VS. Q1 2025



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY



## Market Data By City



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

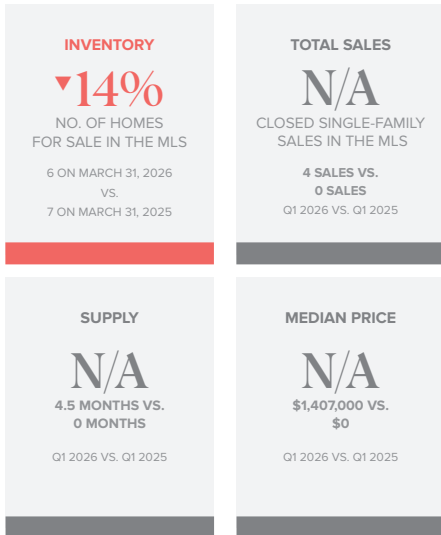
AVENTURA

# MARKET ANALYSIS

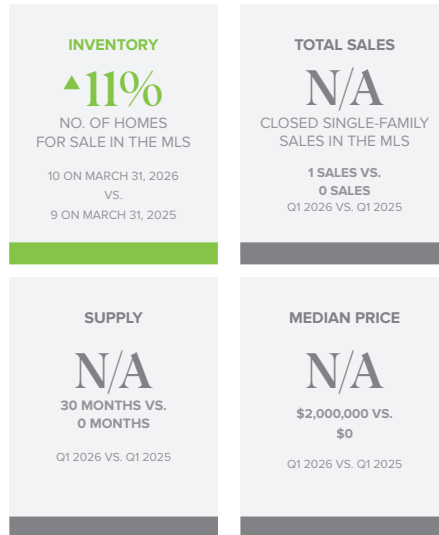
## The Aventura Market

### COMPARING Q1 2026 VS. Q1 2025

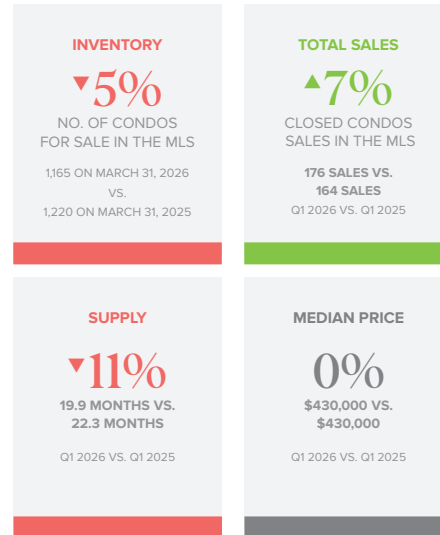
#### UNDER \$2 MILLION SINGLE-FAMILY HOMES



#### OVER \$2 MILLION SINGLE-FAMILY HOMES



#### UNDER \$2 MILLION CONDOMINIUMS



#### OVER \$2 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

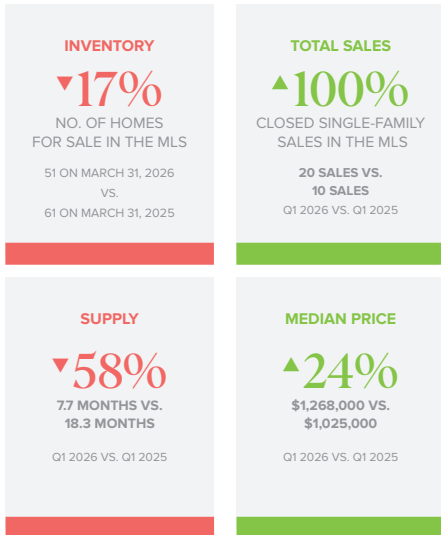
EWM  
REALTY

BAL HARBOUR

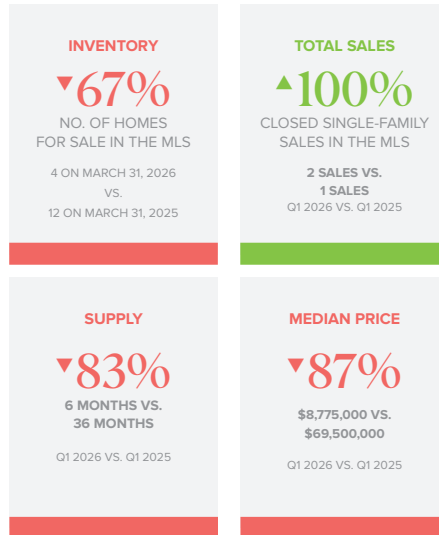
# The Bal Harbour Market

## COMPARING Q1 2026 VS. Q1 2025

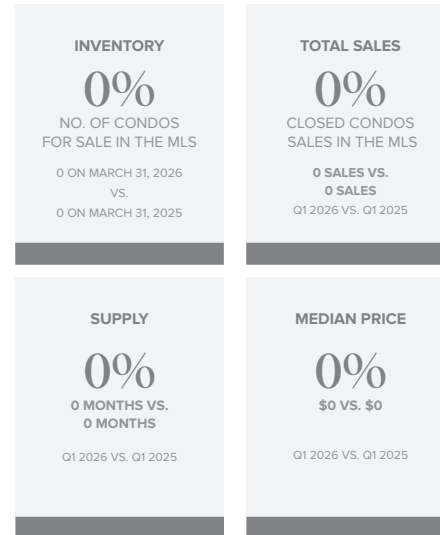
### UNDER \$2 MILLION SINGLE-FAMILY HOMES



### OVER \$2 MILLION SINGLE-FAMILY HOMES



### UNDER \$2 MILLION CONDOMINIUMS



### OVER \$2 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

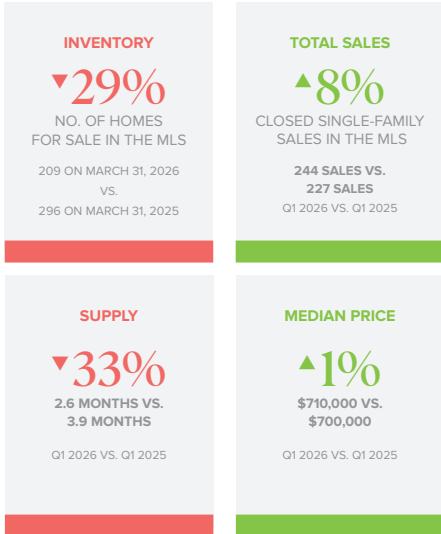
BOCA RATON

# The Boca Raton Market

## COMPARING Q1 2026 VS. Q1 2025

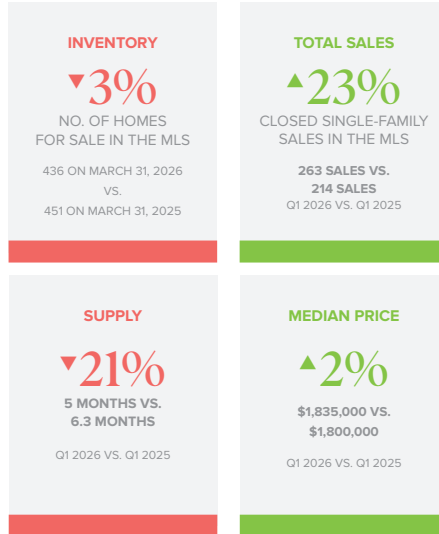
### UNDER \$1 MILLION

#### SINGLE-FAMILY HOMES



### OVER \$1 MILLION

#### SINGLE-FAMILY HOMES



### UNDER \$1 MILLION

#### CONDOMINIUMS



### OVER \$1 MILLION

#### CONDOMINIUMS





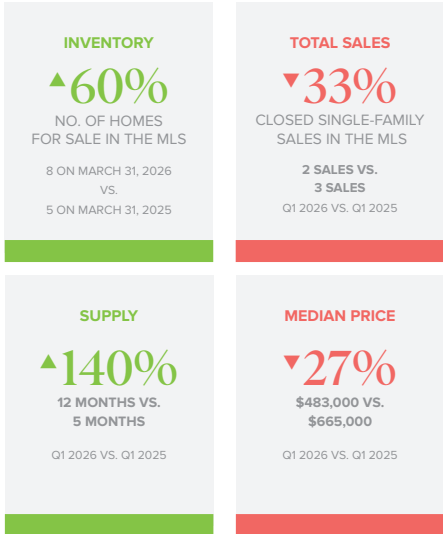
**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

**BRICKELL**

# The Brickell Market

**COMPARING Q1 2026 VS. Q1 2025 (Zip Codes 33129, 33130, 33131)**

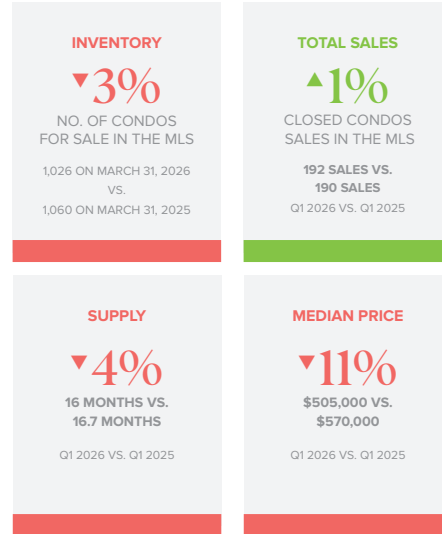
**UNDER \$1 MILLION**  
SINGLE-FAMILY HOMES



**OVER \$1 MILLION**  
SINGLE-FAMILY HOMES



**UNDER \$1 MILLION**  
CONDOMINIUMS



**OVER \$1 MILLION**  
CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

COCONUT GROVE

# The Coconut Grove Market

**COMPARING Q1 2026 VS. Q1 2025 (Zip Code 33133)**

**UNDER \$2 MILLION**  
SINGLE-FAMILY HOMES

**OVER \$2 MILLION**  
SINGLE-FAMILY HOMES

**UNDER \$2 MILLION**  
CONDOMINIUMS

**OVER \$2 MILLION**  
CONDOMINIUMS





**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

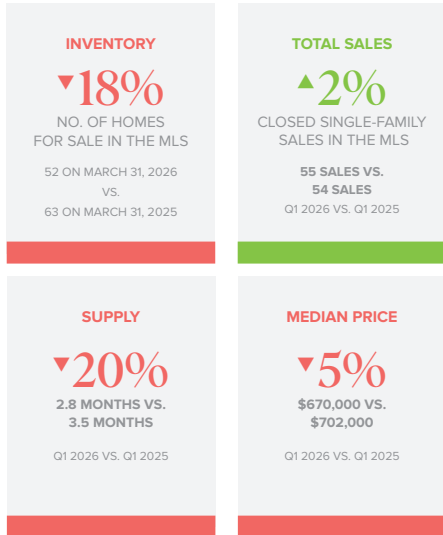
COOPER CITY

# The Cooper City Market

## COMPARING Q1 2026 VS. Q1 2025

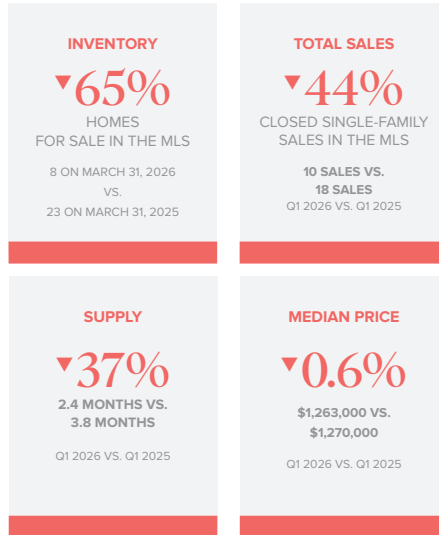
### UNDER \$1 MILLION

#### SINGLE-FAMILY HOMES



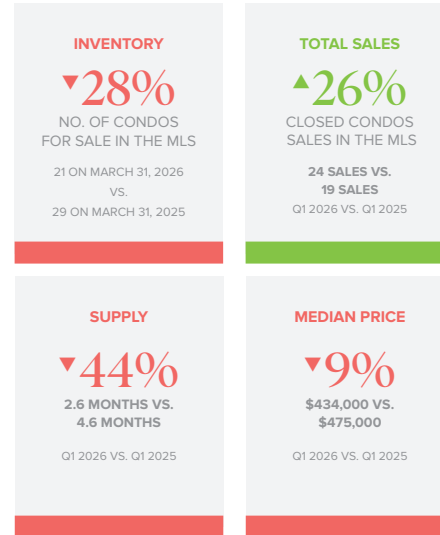
### OVER \$1 MILLION

#### SINGLE-FAMILY HOMES



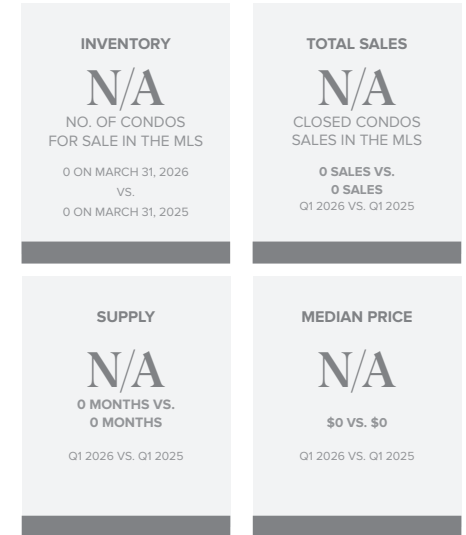
### UNDER \$1 MILLION

#### CONDOMINIUMS



### OVER \$1 MILLION

#### CONDOMINIUMS





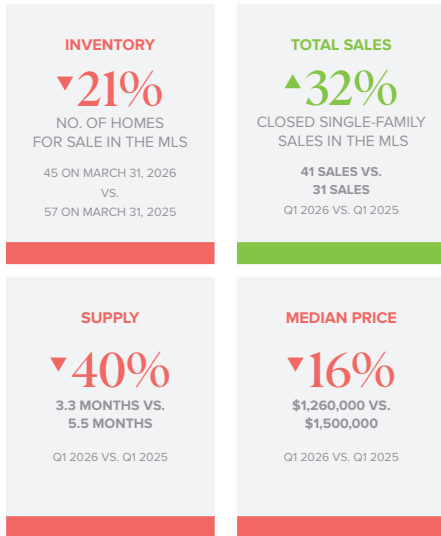
**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

CORAL GABLES

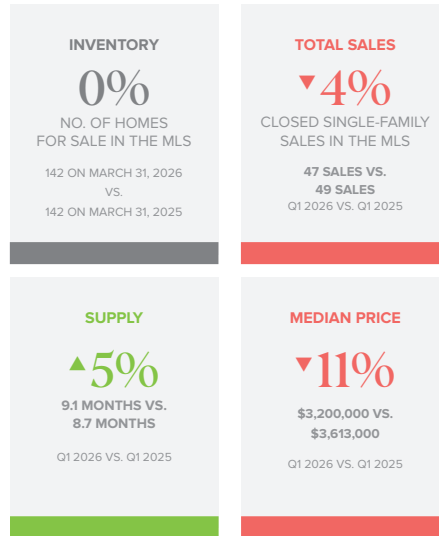
# The Coral Gables Market

## COMPARING Q1 2026 VS. Q1 2025

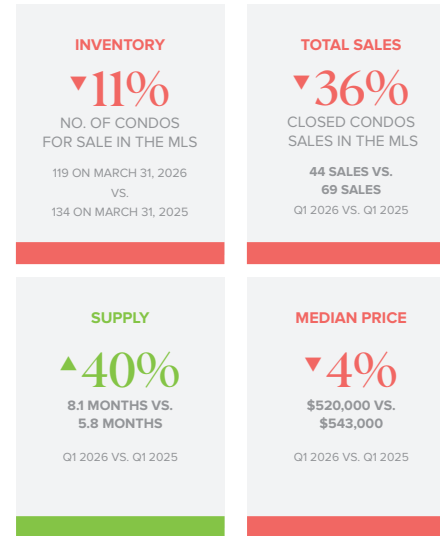
### UNDER \$2 MILLION SINGLE-FAMILY HOMES



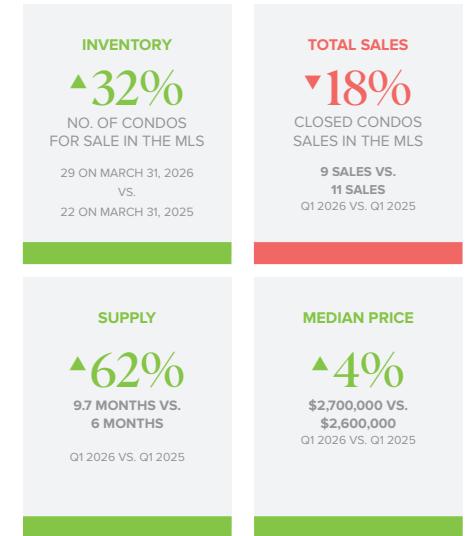
### OVER \$2 MILLION SINGLE-FAMILY HOMES



### UNDER \$2 MILLION CONDOMINIUMS



### OVER \$2 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

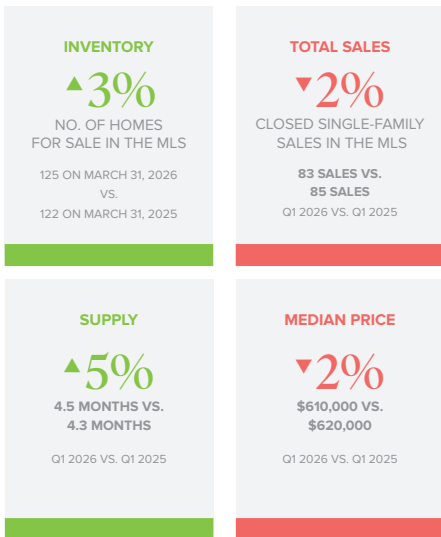
CUTLER BAY

# The Cutler Bay Market

## COMPARING Q1 2026 VS. Q1 2025

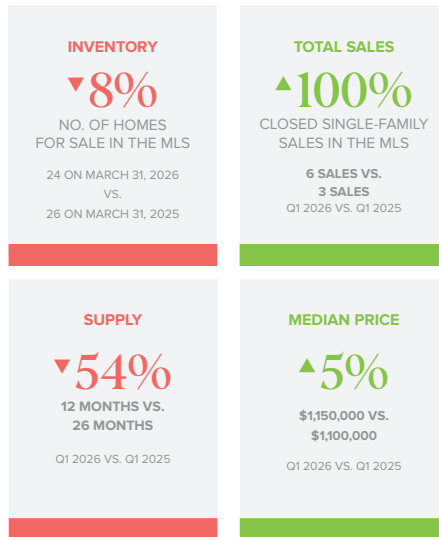
### UNDER \$1 MILLION

#### SINGLE-FAMILY HOMES



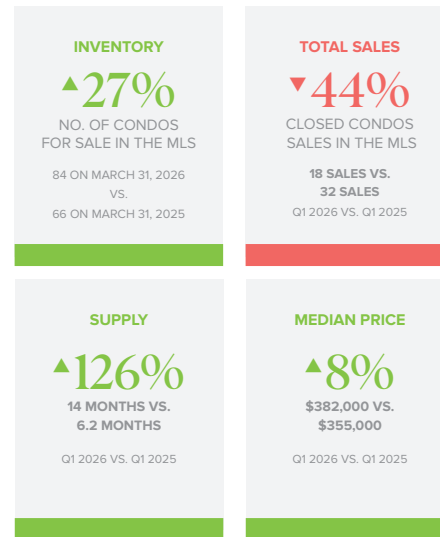
### OVER \$1 MILLION

#### SINGLE-FAMILY HOMES



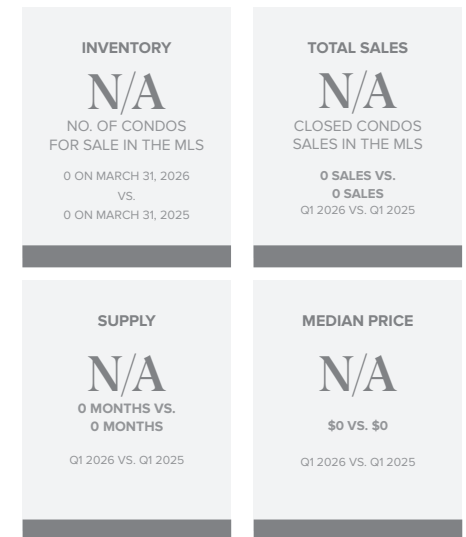
### UNDER \$1 MILLION

#### CONDOMINIUMS



### OVER \$1 MILLION

#### CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

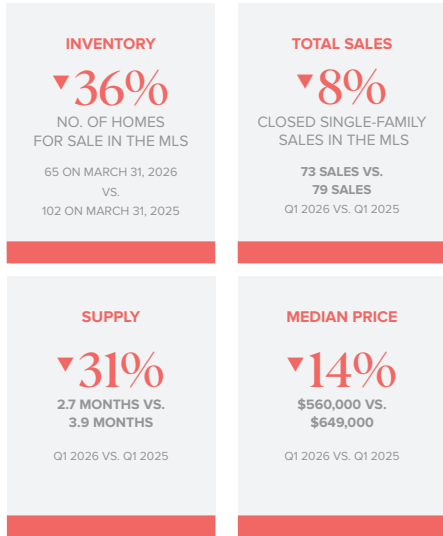
| EWM  
REALTY

DAVIE

# The Davie Market

## COMPARING Q1 2026 VS. Q1 2025

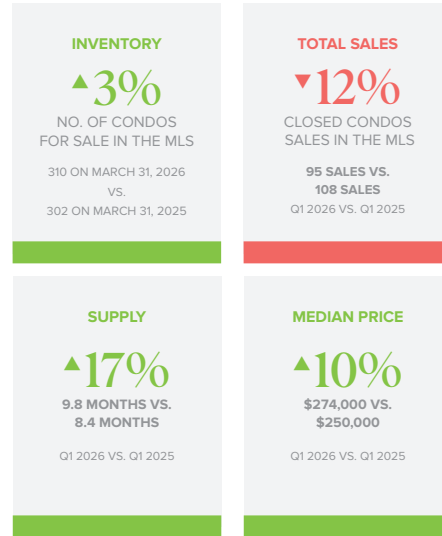
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



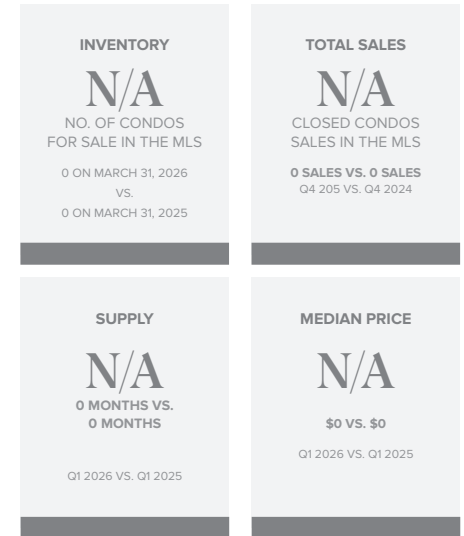
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





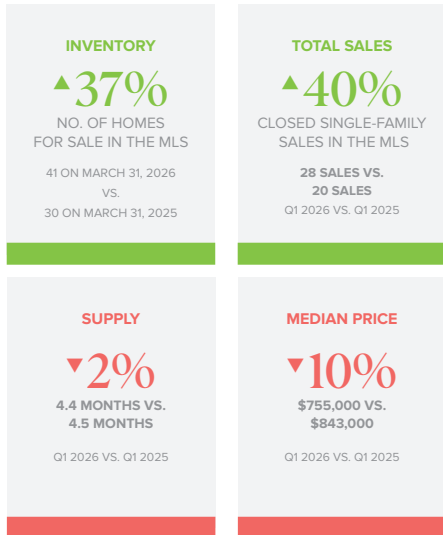
**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES | REALTY

DORAL

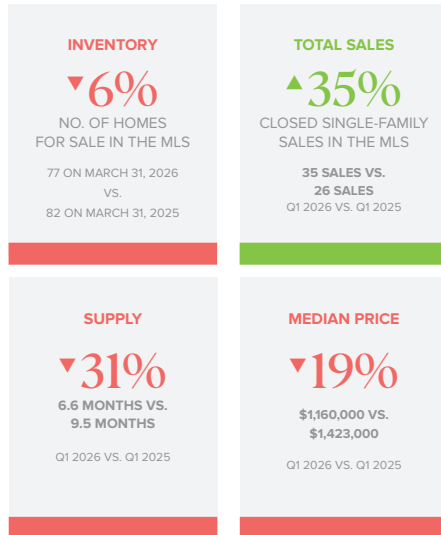
# The Doral Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION SINGLE-FAMILY HOMES



### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

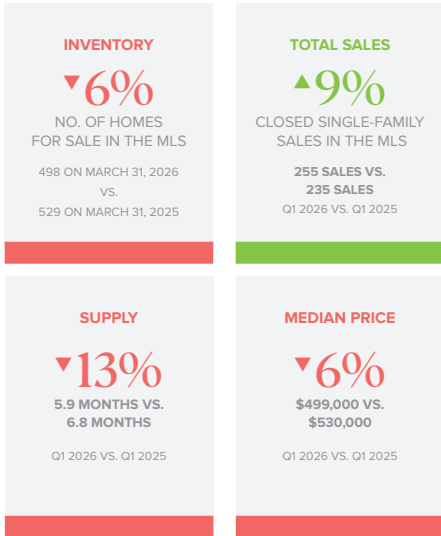
EWM  
REALTY

FORT LAUDERDALE

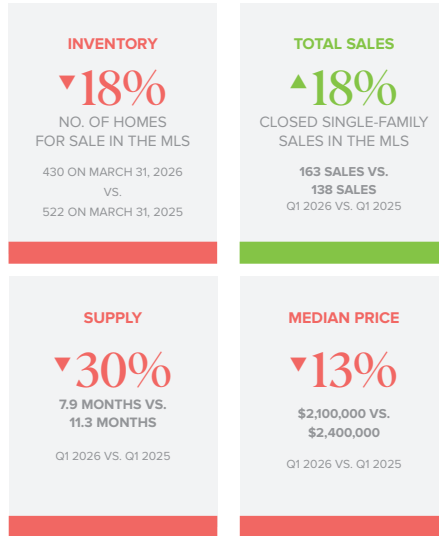
# The Fort Lauderdale Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION SINGLE-FAMILY HOMES



### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

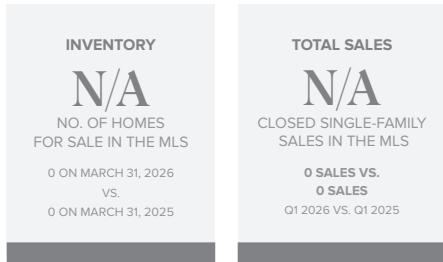
EWM  
REALTY

GOLDEN BEACH

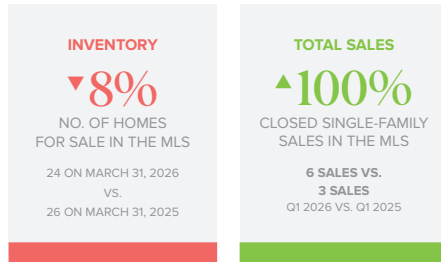
# The Golden Beach Market

## COMPARING Q1 2026 VS. Q1 2025

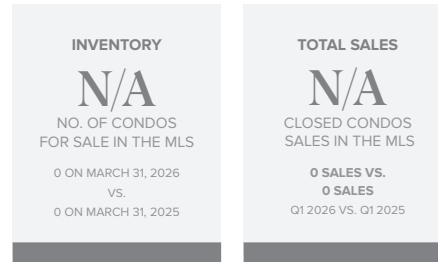
### UNDER \$2 MILLION SINGLE-FAMILY HOMES



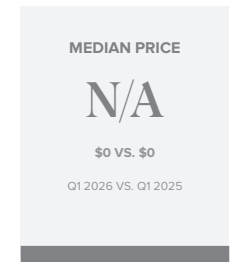
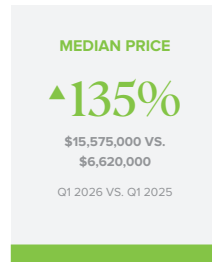
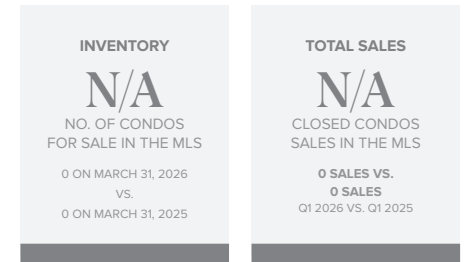
### OVER \$2 MILLION SINGLE-FAMILY HOMES



### UNDER \$2 MILLION CONDOMINIUMS



### OVER \$2 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

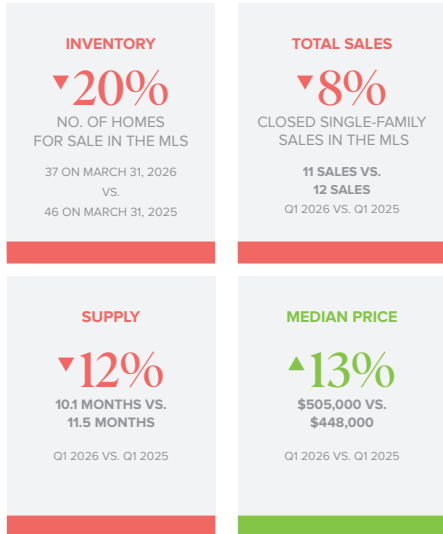
EWM  
REALTY

HALLANDALE

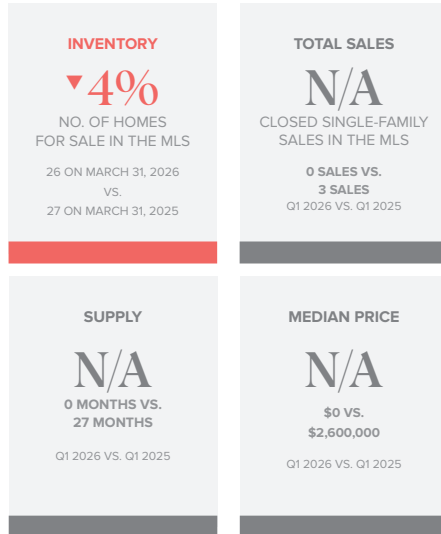
# The Hallandale Market

## COMPARING Q1 2026 VS. Q1 2025

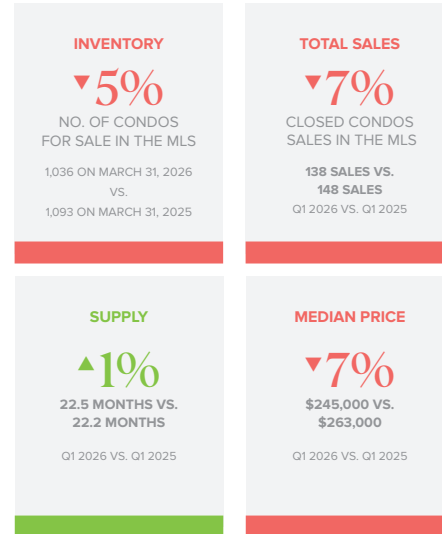
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



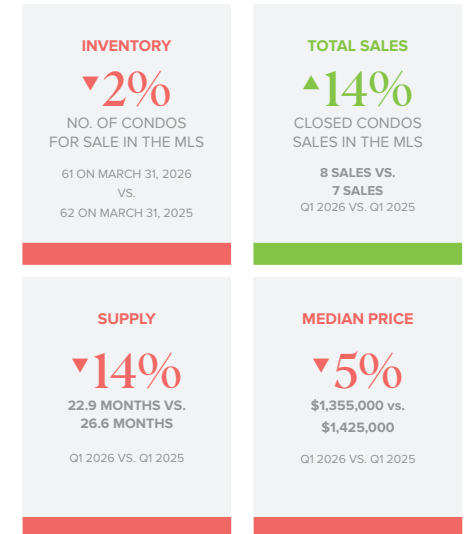
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

HOLLYWOOD

# MARKET ANALYSIS

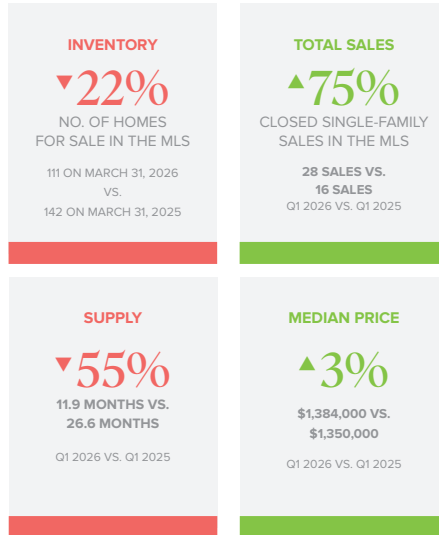
## The Hollywood Market

### COMPARING Q1 2026 VS. Q1 2025

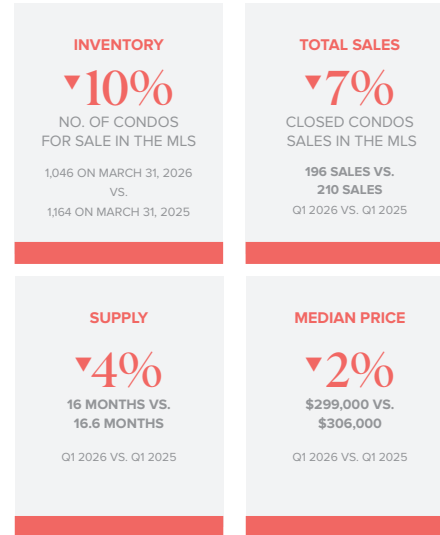
#### UNDER \$1 MILLION SINGLE-FAMILY HOMES



#### OVER \$1 MILLION SINGLE-FAMILY HOMES



#### UNDER \$1 MILLION CONDOMINIUMS



#### OVER \$1 MILLION CONDOMINIUMS





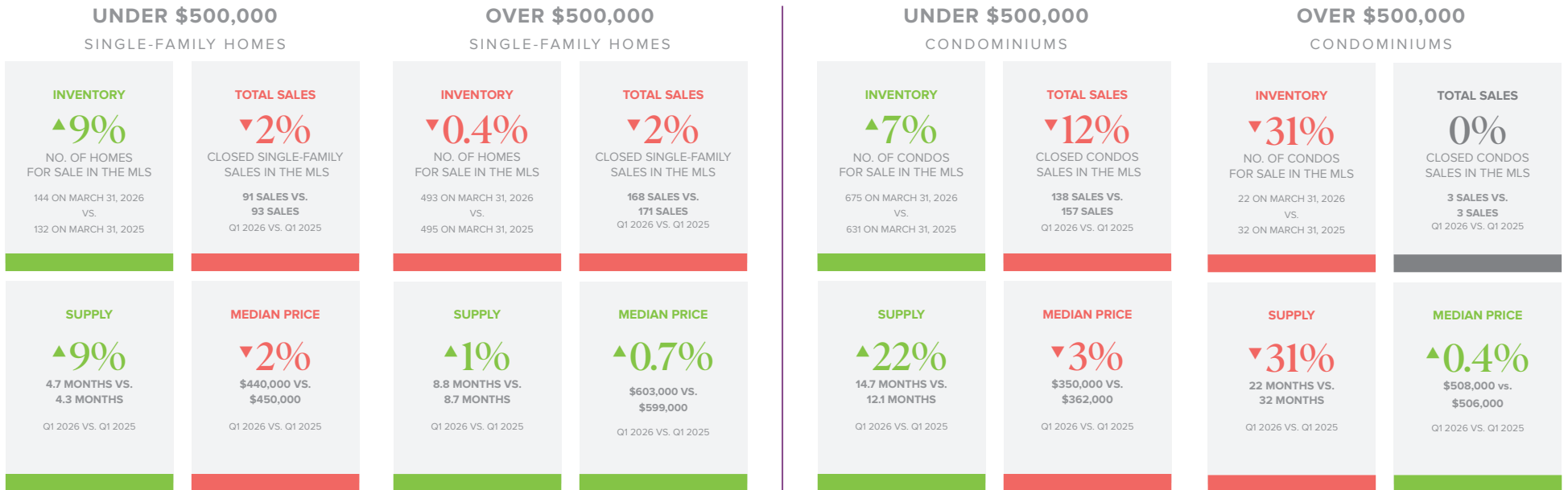
**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

HOMESTEAD

# MARKET ANALYSIS

## The Homestead Market

### COMPARING Q1 2026 VS. Q1 2025





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

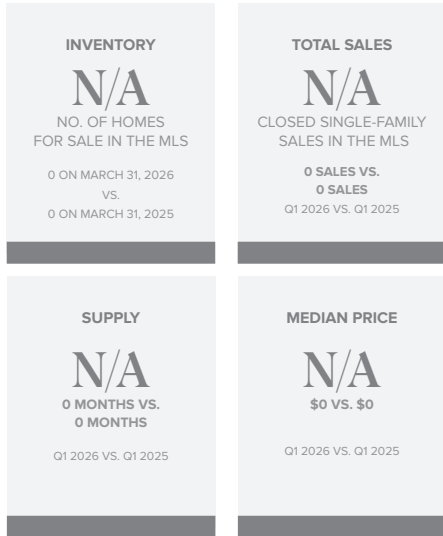
EWM  
REALTY

KEY BISCAYNE

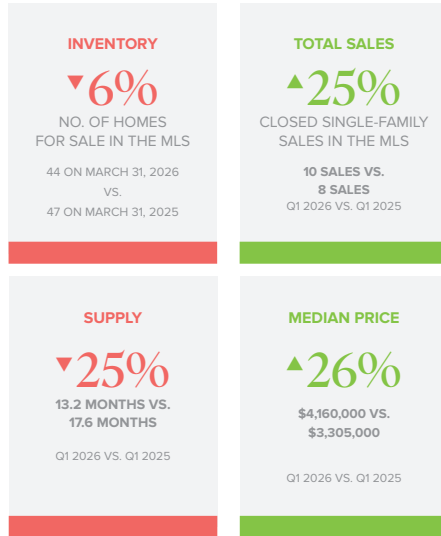
# The Key Biscayne Market

## COMPARING Q1 2026 VS. Q1 2025

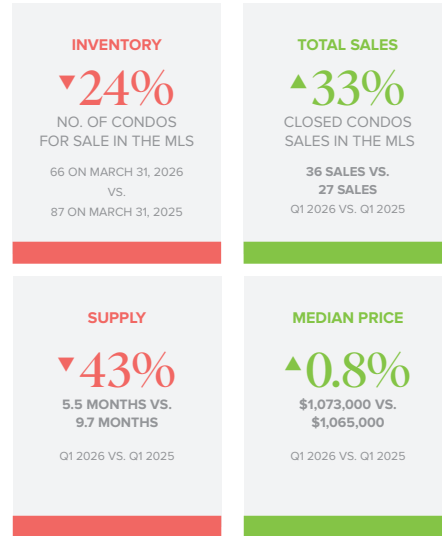
### UNDER \$2 MILLION SINGLE-FAMILY HOMES



### OVER \$2 MILLION SINGLE-FAMILY HOMES



### UNDER \$2 MILLION CONDOMINIUMS



### OVER \$2 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

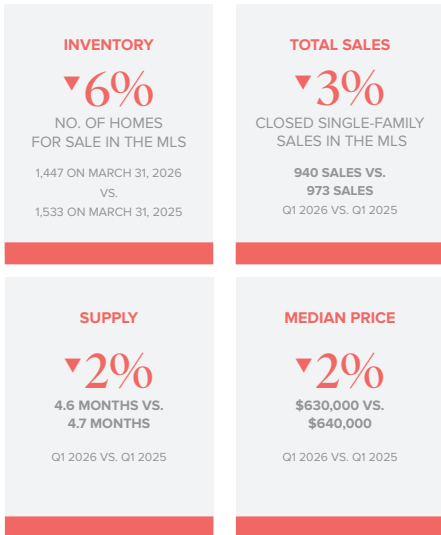
EWM  
REALTY

CITY OF MIAMI

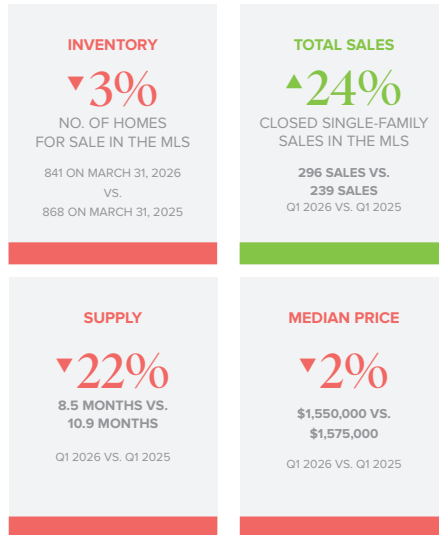
# The City of Miami Market

## COMPARING Q1 2026 VS. Q1 2025

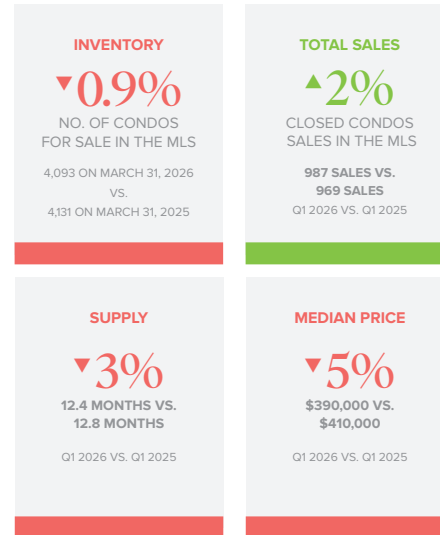
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



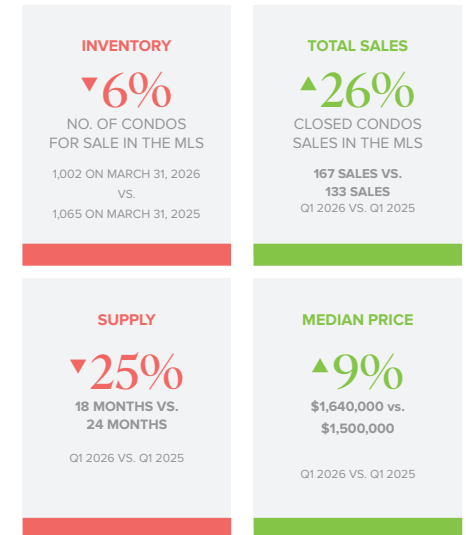
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

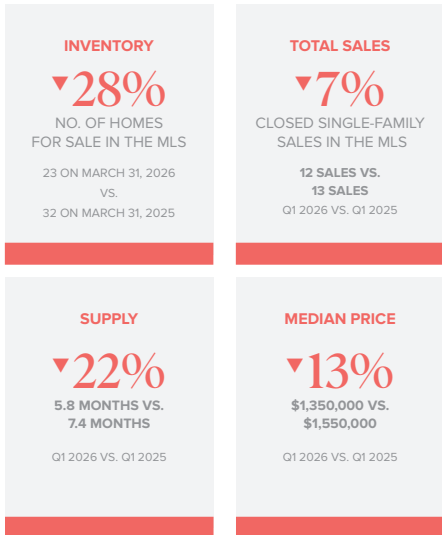
| EWM  
REALTY

MIAMI BEACH

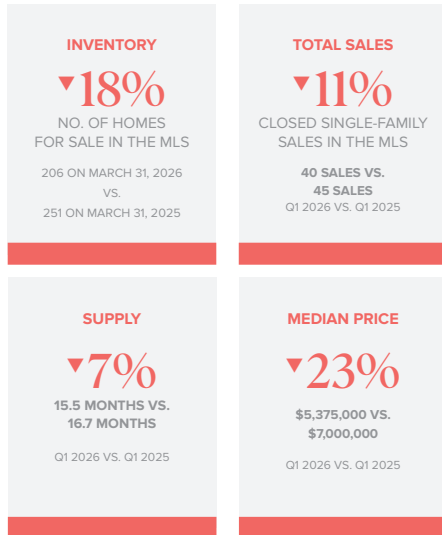
# The Miami Beach Market

## COMPARING Q1 2026 VS. Q1 2025

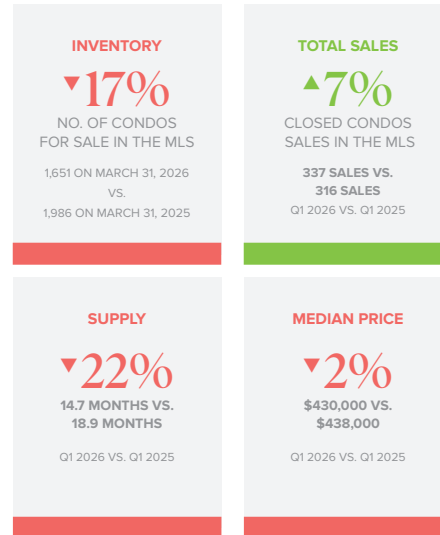
### UNDER \$2 MILLION SINGLE-FAMILY HOMES



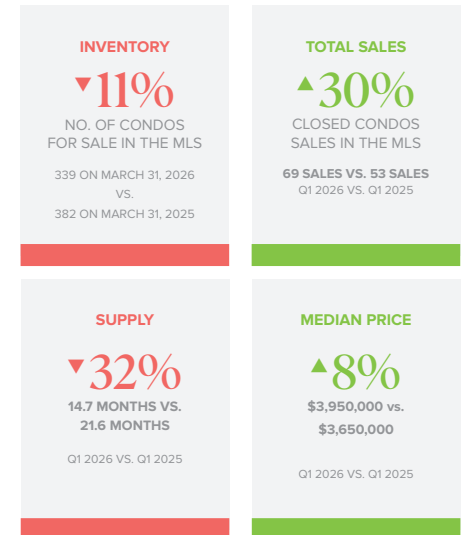
### OVER \$2 MILLION SINGLE-FAMILY HOMES



### UNDER \$2 MILLION CONDOMINIUMS



### OVER \$2 MILLION CONDOMINIUMS





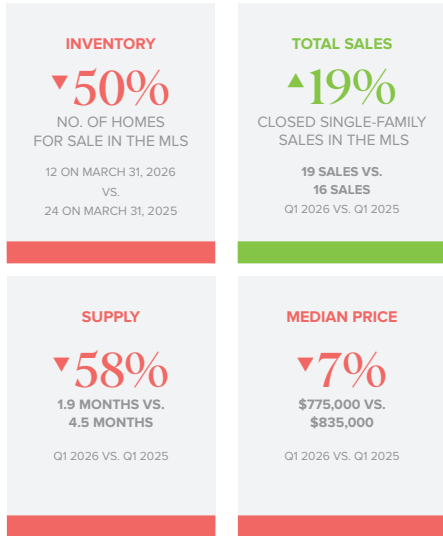
**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

MIAMI LAKES

# The Miami Lakes Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION SINGLE-FAMILY HOMES



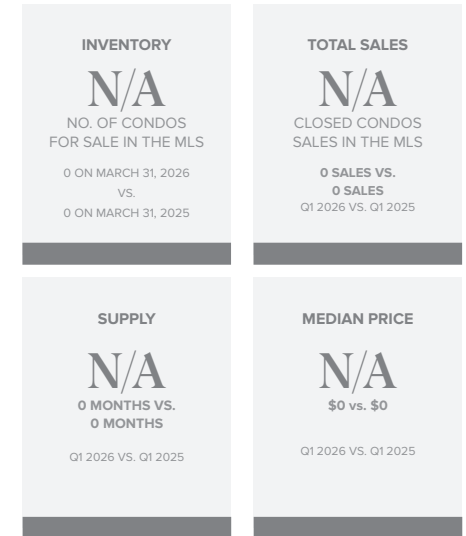
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

MIAMI SHORES

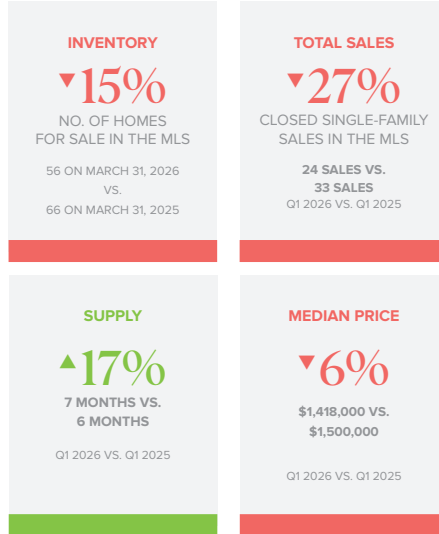
# The Miami Shores Market

## COMPARING Q1 2026 VS. Q1 2025

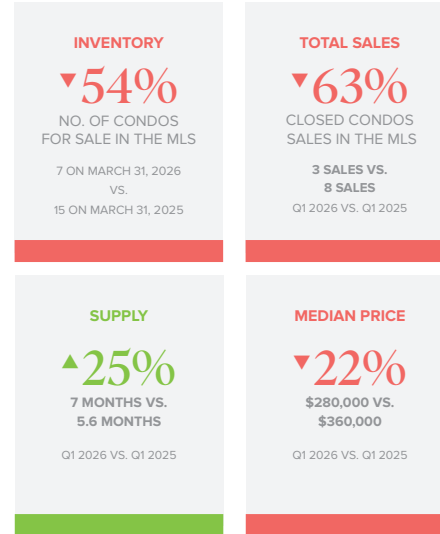
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

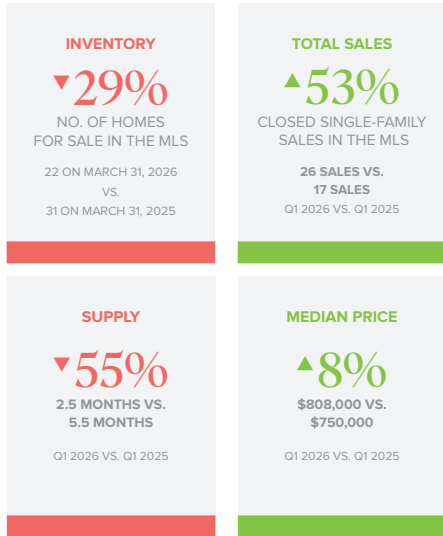
EWM  
REALTY

PALMETTO BAY

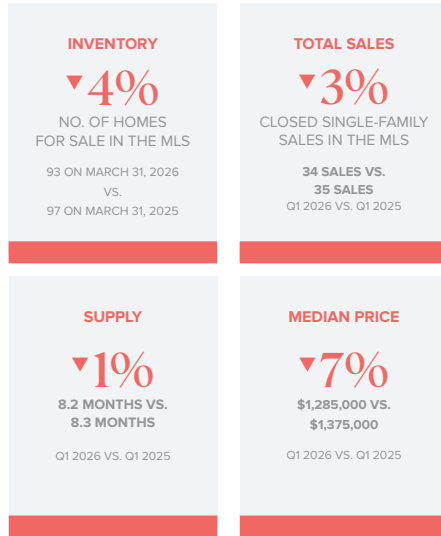
# The Palmetto Bay Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION SINGLE-FAMILY HOMES



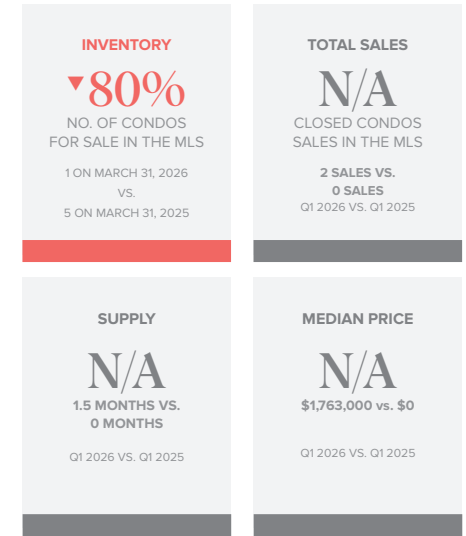
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

PINECREST

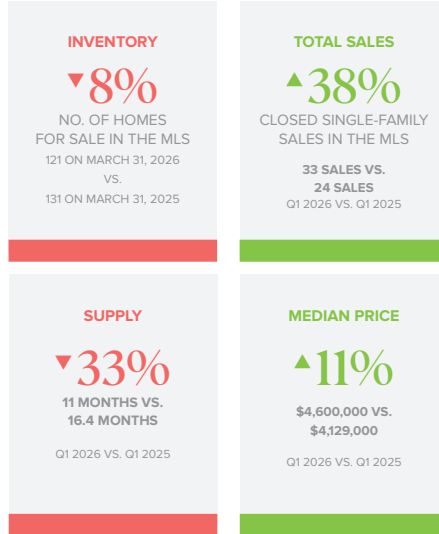
# The Pinecrest Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$2 MILLION SINGLE-FAMILY HOMES



### OVER \$2 MILLION SINGLE-FAMILY HOMES



### UNDER \$2 MILLION CONDOMINIUMS



### OVER \$2 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

SOUTH MIAMI

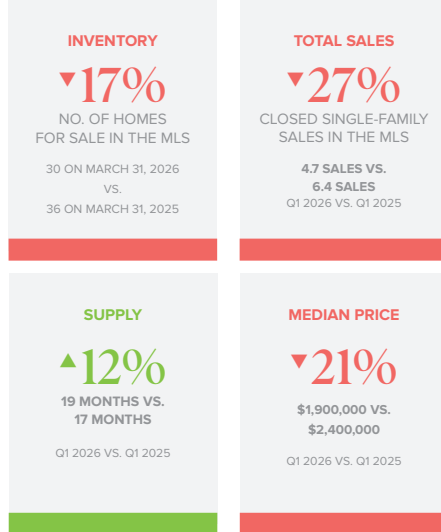
# The South Miami Market

## COMPARING Q1 2026 VS. Q1 2025

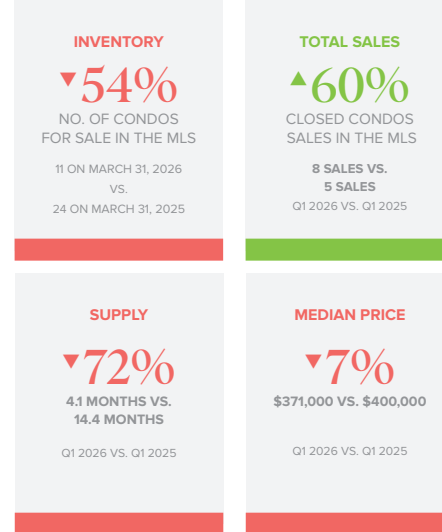
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



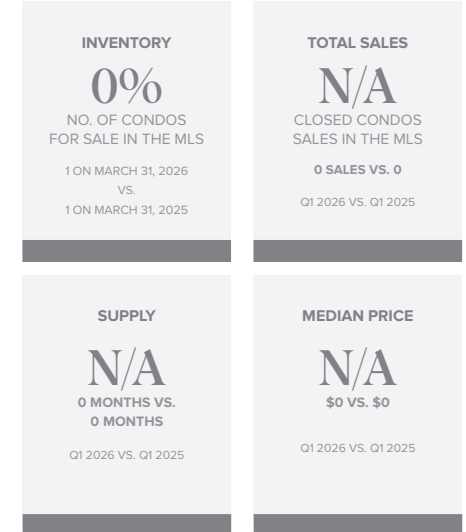
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

SOUTHWEST RANCHES

# The Southwest Ranches Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION SINGLE-FAMILY HOMES

<b>INVENTORY</b> <b>N/A</b> NO. OF HOMES FOR SALE IN THE MLS 1 ON MARCH 31, 2026 VS. 0 ON MARCH 31, 2025	<b>TOTAL SALES</b> <b>N/A</b> CLOSED SINGLE-FAMILY SALES IN THE MLS <b>3 SALES VS. 0 SALES</b> Q1 2026 VS. Q1 2025
<b>SUPPLY</b> <b>N/A</b> 1 MONTHS VS. 0 MONTHS Q1 2026 VS. Q1 2025	<b>MEDIAN PRICE</b> <b>N/A</b> \$925,000 VS. \$0 Q1 2026 VS. Q1 2025

### OVER \$1 MILLION SINGLE-FAMILY HOMES

<b>INVENTORY</b> <b>▼15%</b> NO. OF HOMES FOR SALE IN THE MLS 62 ON MARCH 31, 2026 VS. 73 ON MARCH 31, 2025	<b>TOTAL SALES</b> <b>▲50%</b> CLOSED SINGLE-FAMILY SALES IN THE MLS <b>24 SALES VS. 16 SALES</b> Q1 2026 VS. Q1 2025
<b>SUPPLY</b> <b>▼43%</b> 7.8 MONTHS VS. 13.7 MONTHS Q1 2026 VS. Q1 2025	<b>MEDIAN PRICE</b> <b>▲20%</b> \$2,238,000 VS. \$1,863,000 Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION CONDOMINIUMS

<b>INVENTORY</b> <b>N/A</b> NO. OF CONDOS FOR SALE IN THE MLS 0 ON MARCH 31, 2026 VS. 0 ON MARCH 31, 2025	<b>TOTAL SALES</b> <b>N/A</b> CLOSED CONDOS SALES IN THE MLS <b>0 SALES VS. 0 SALES</b> Q1 2026 VS. Q1 2025
<b>SUPPLY</b> <b>N/A</b> 0 MONTHS VS. 0 MONTHS Q1 2026 VS. Q1 2025	<b>MEDIAN PRICE</b> <b>N/A</b> \$0 VS. \$0 Q1 2026 VS. Q1 2025

### OVER \$1 MILLION CONDOMINIUMS

<b>INVENTORY</b> <b>N/A</b> NO. OF CONDOS FOR SALE IN THE MLS 1 ON MARCH 31, 2026 VS. 0 ON MARCH 31, 2025	<b>TOTAL SALES</b> <b>N/A</b> CLOSED CONDOS SALES IN THE MLS <b>0 SALES VS. 0 SALES</b> Q1 2026 VS. Q1 2025
<b>SUPPLY</b> <b>N/A</b> 0 MONTHS VS. 0 MONTHS Q1 2026 VS. Q1 2025	<b>MEDIAN PRICE</b> <b>N/A</b> \$0 VS. \$0 Q1 2026 VS. Q1 2025



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

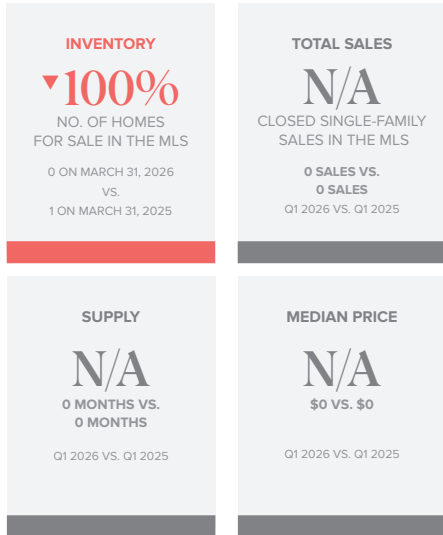
EWM  
REALTY

SUNNY ISLES BEACH

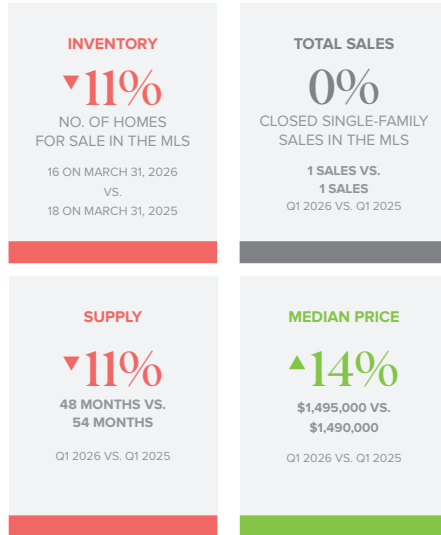
# The Sunny Isles Beach Market

## COMPARING Q1 2026 VS. Q1 2025

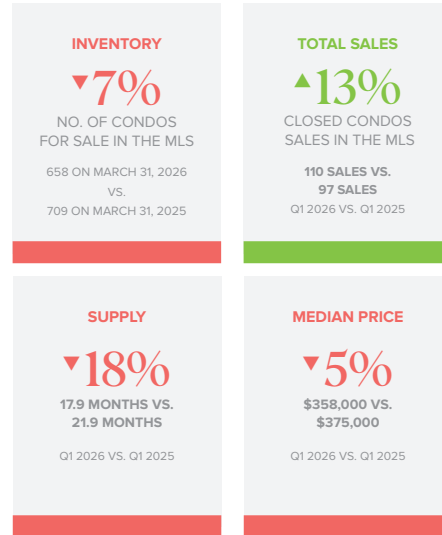
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





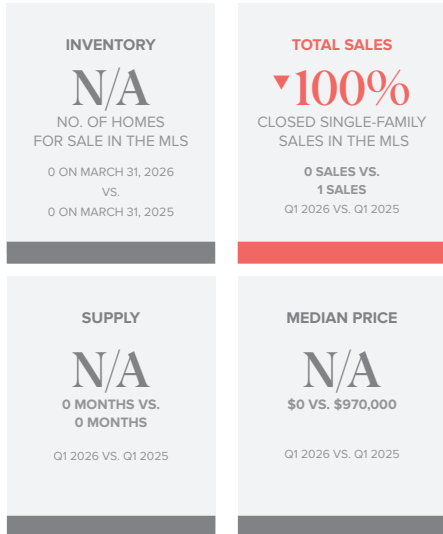
**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | EWM  
REALTY

SURFSIDE

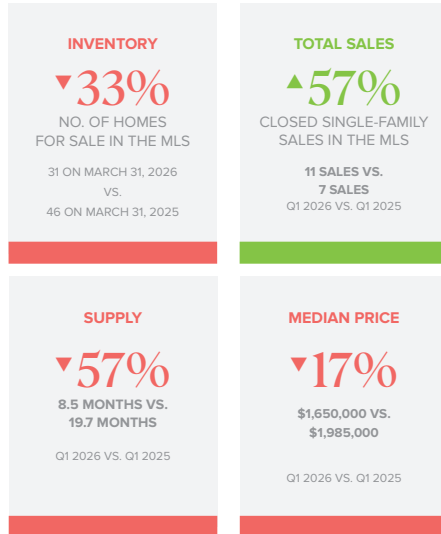
# The Surfside Market

## COMPARING Q1 2026 VS. Q1 2025

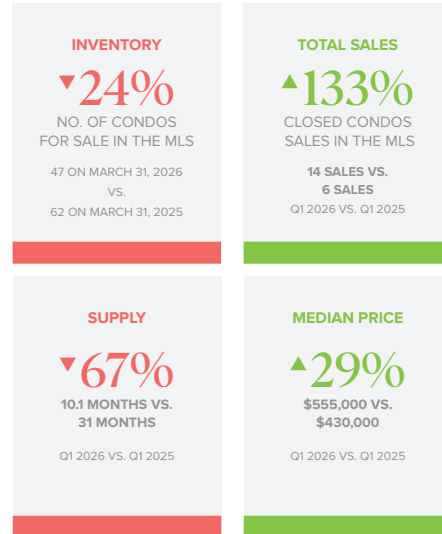
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

WELLINGTON

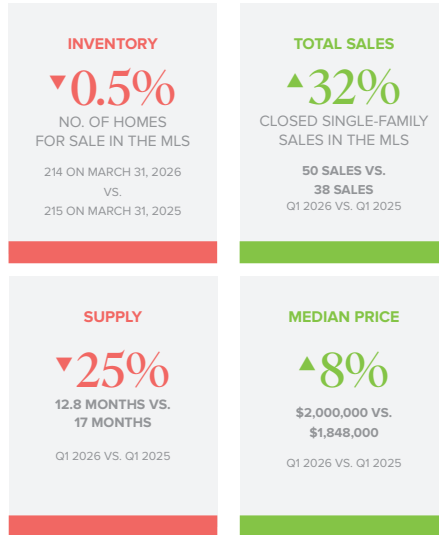
# The Wellington Market

## COMPARING Q1 2026 VS. Q1 2025

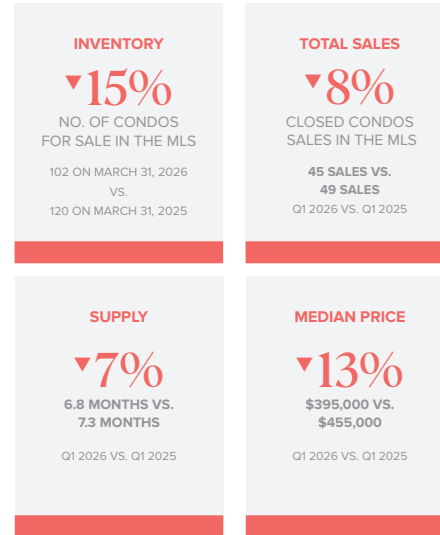
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



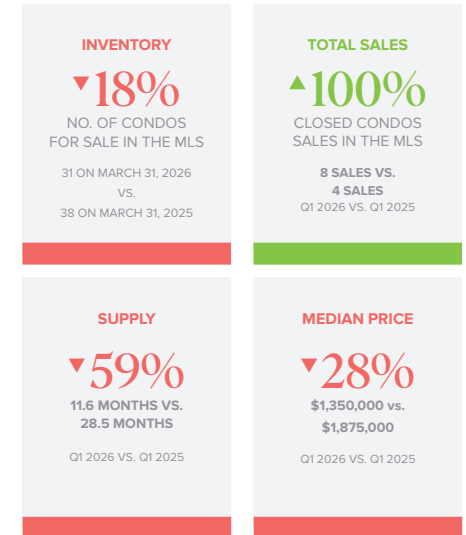
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

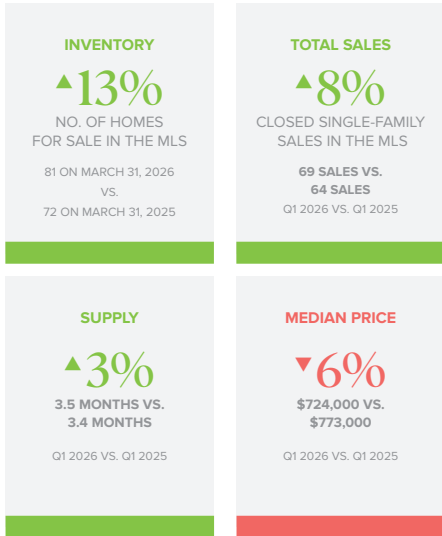
WESTON

# MARKET ANALYSIS

## The Weston Market

### COMPARING Q1 2026 VS. Q1 2025

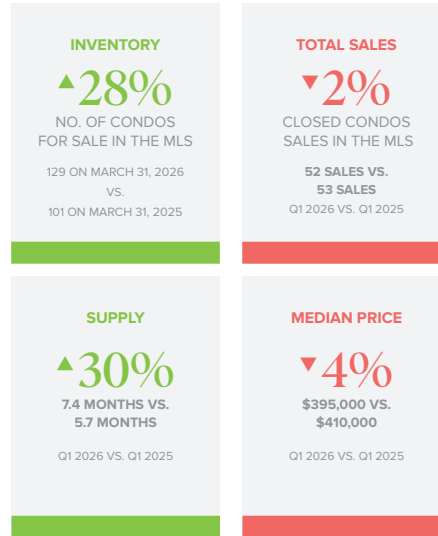
#### UNDER \$1 MILLION SINGLE-FAMILY HOMES



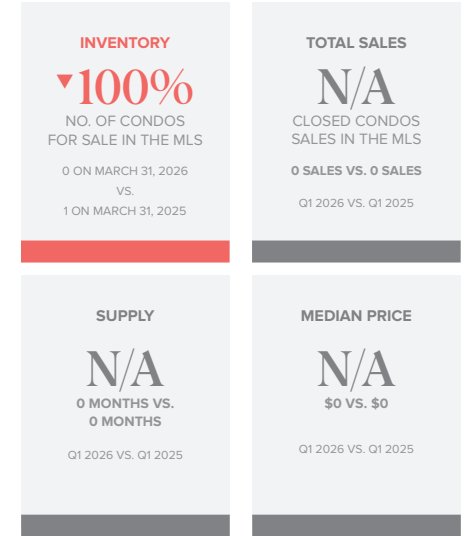
#### OVER \$1 MILLION SINGLE-FAMILY HOMES



#### UNDER \$1 MILLION CONDOMINIUMS



#### OVER \$1 MILLION CONDOMINIUMS





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

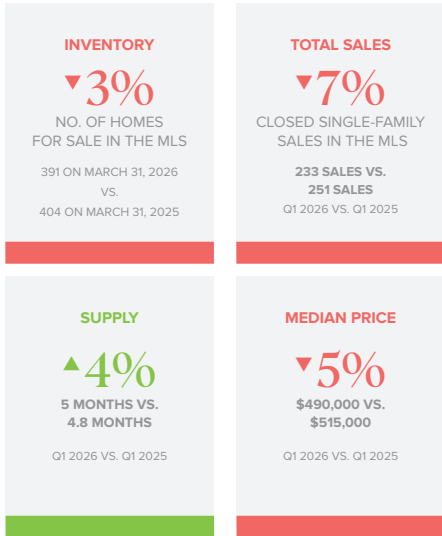
EWM  
REALTY

WEST PALM BEACH

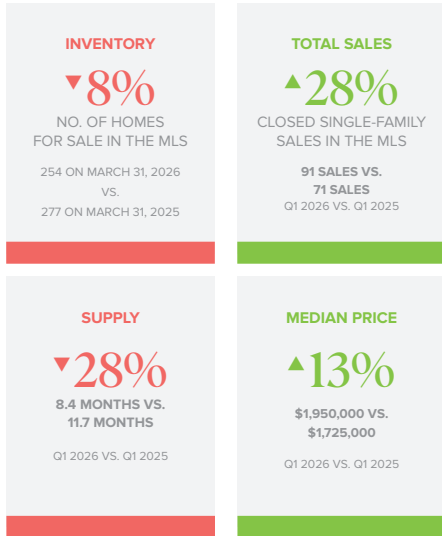
# The West Palm Beach Market

## COMPARING Q1 2026 VS. Q1 2025

### UNDER \$1 MILLION SINGLE-FAMILY HOMES



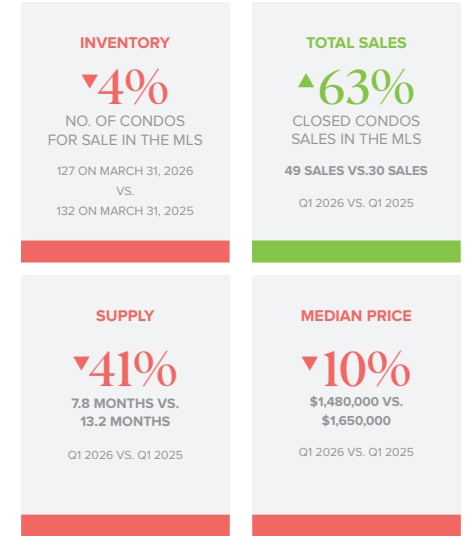
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS



INSIGHT



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

POWER. PRESENCE. PRESTIGE.