



...INSIGHT

The 2023 Market Update

with

Carlos Olivares and Lina Rivera

BROKER-ASSOCIATE / REALTOR-ASSOCIATE



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty



ROINVERSION
REAL ESTATE
OPORTUNIDAD
INVERSION

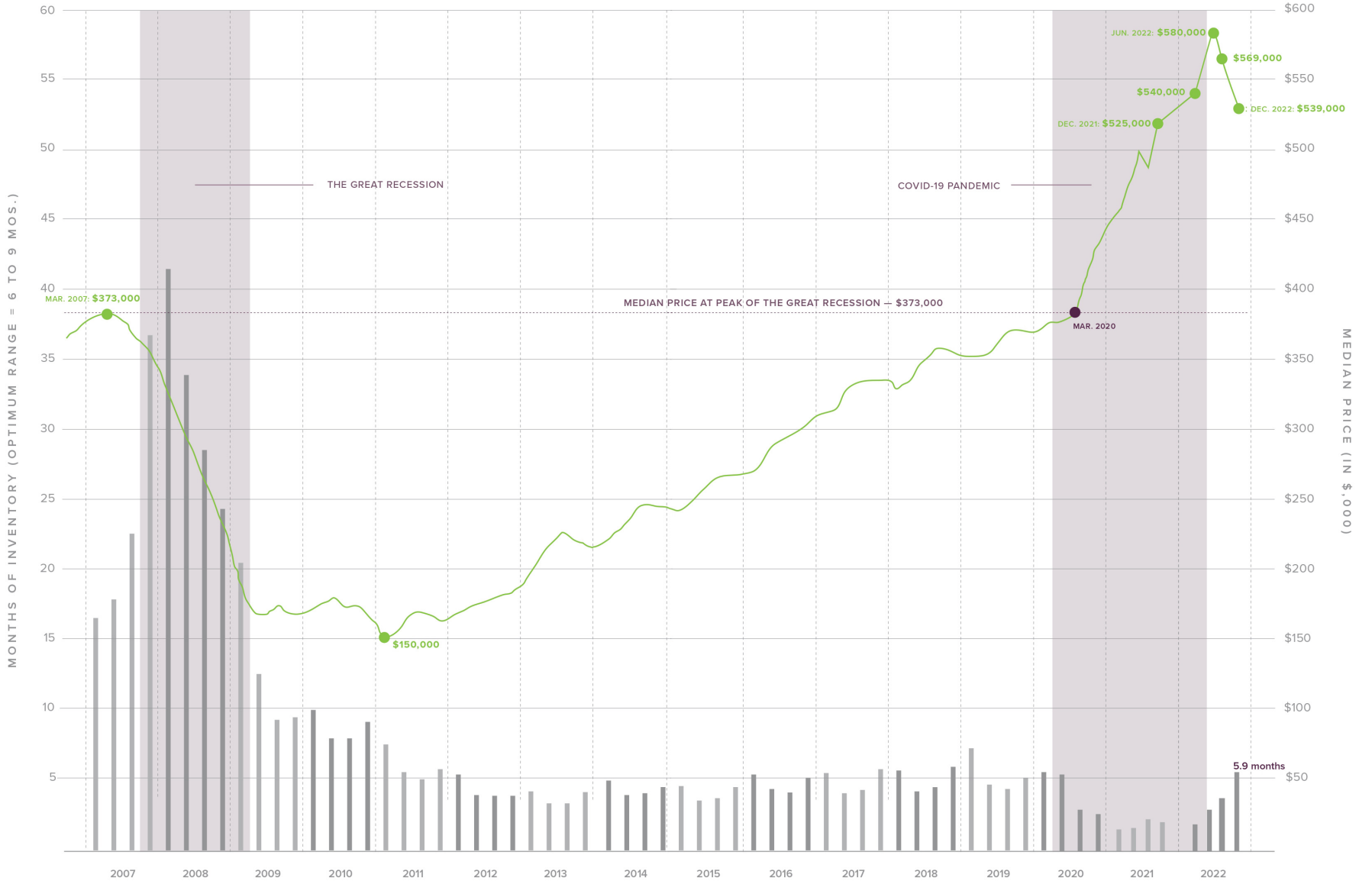
how did south florida become
THE PLACE *to be?*



MIAMI-DADE COUNTY SINGLE FAMILY HOMES - ALL PRICES

HISTORICAL DATA |
MONTHS OF INVENTORY
VS. MEDIAN PRICE
JAN 2007 TO DEC 2022

 MONTHS OF SUPPLY
 MEDIAN PRICE



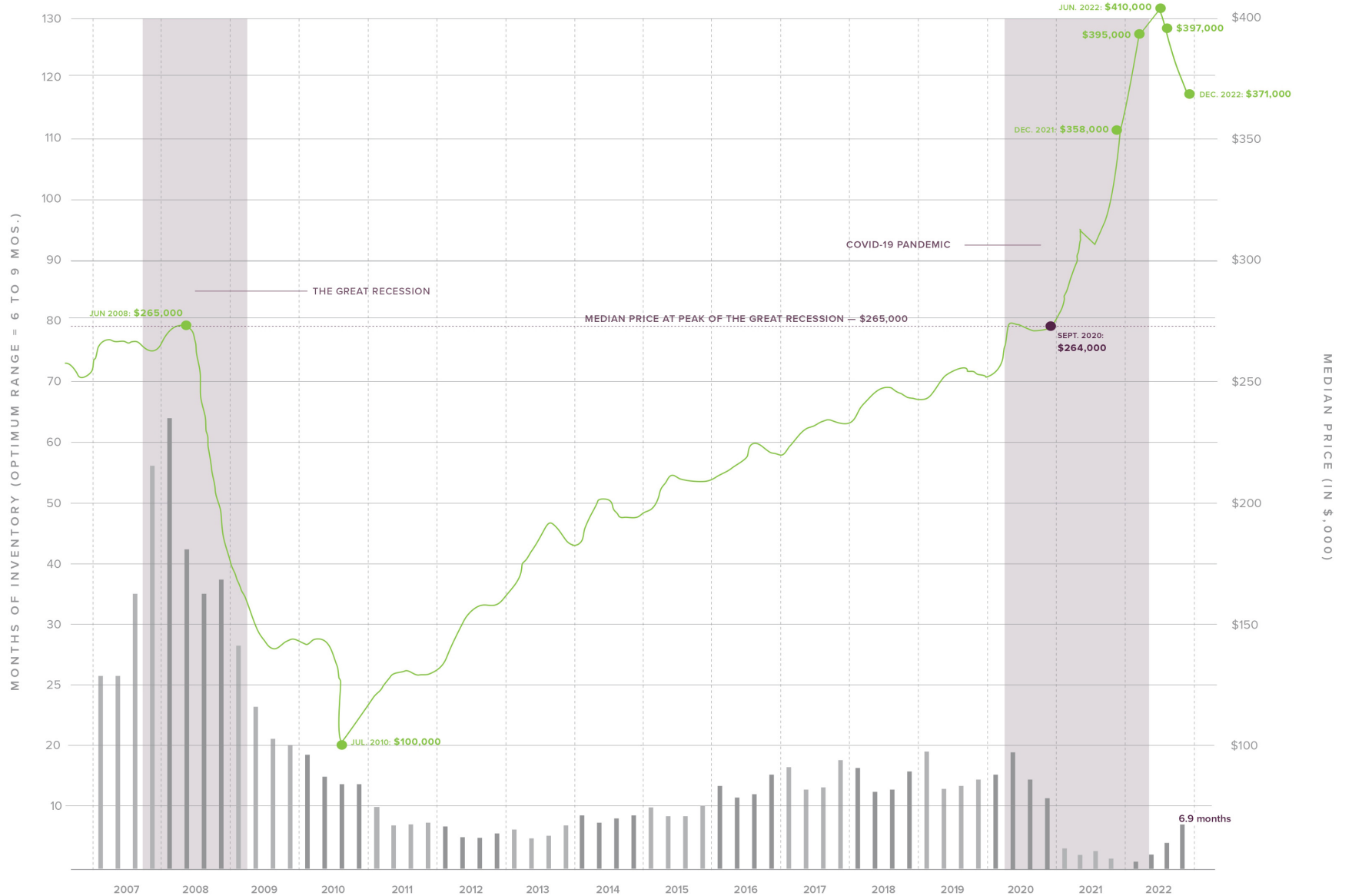
ROINVERSION
REAL ESTATE
OPORTUNIDAD
INVERSION

BERKSHIRE
HATHAWAY | EWM Realty
HomeServices

MIAMI-DADE COUNTY CONDOMINIUMS - ALL PRICES

HISTORICAL DATA |
MONTHS OF INVENTORY
VS. MEDIAN PRICE
JAN 2007 TO DEC 2022

 MONTHS OF SUPPLY
 MEDIAN PRICE



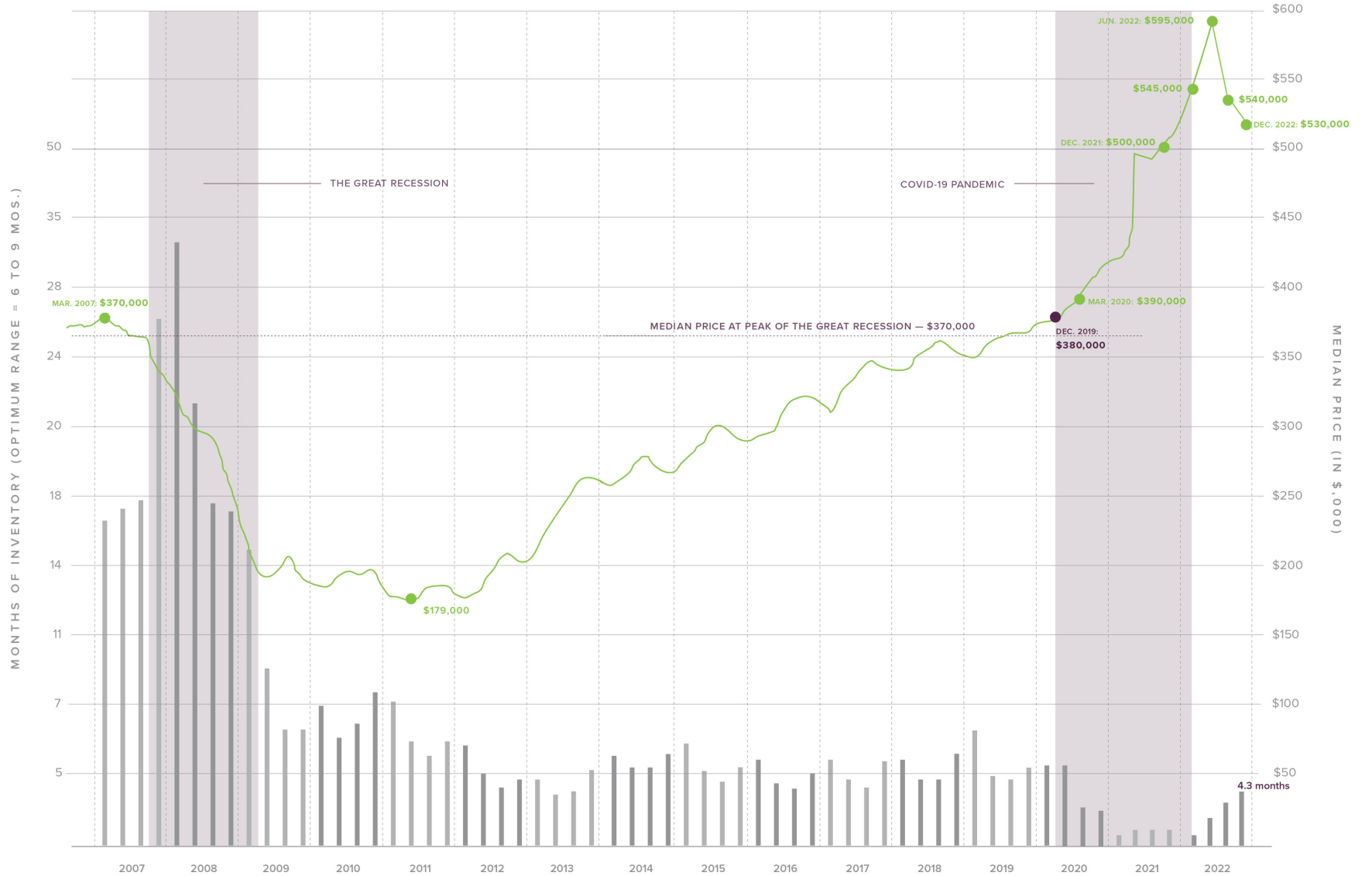
ROINVERSION
REAL ESTATE
OPORTUNIDAD
INVERSION

**BERKSHIRE
HATHAWAY** | EWM Realty
HomeServices

BROWARD COUNTY SINGLE FAMILY HOMES - ALL PRICES

HISTORICAL DATA |
MONTHS OF INVENTORY
VS. MEDIAN PRICE
JAN 2007 TO DEC 2022

 MONTHS OF SUPPLY
 MEDIAN PRICE



ROINVERSION
REAL ESTATE
OPORTUNIDAD
INVERSION

BERKSHIRE
HATHAWAY | EWM Realty
HomeServices

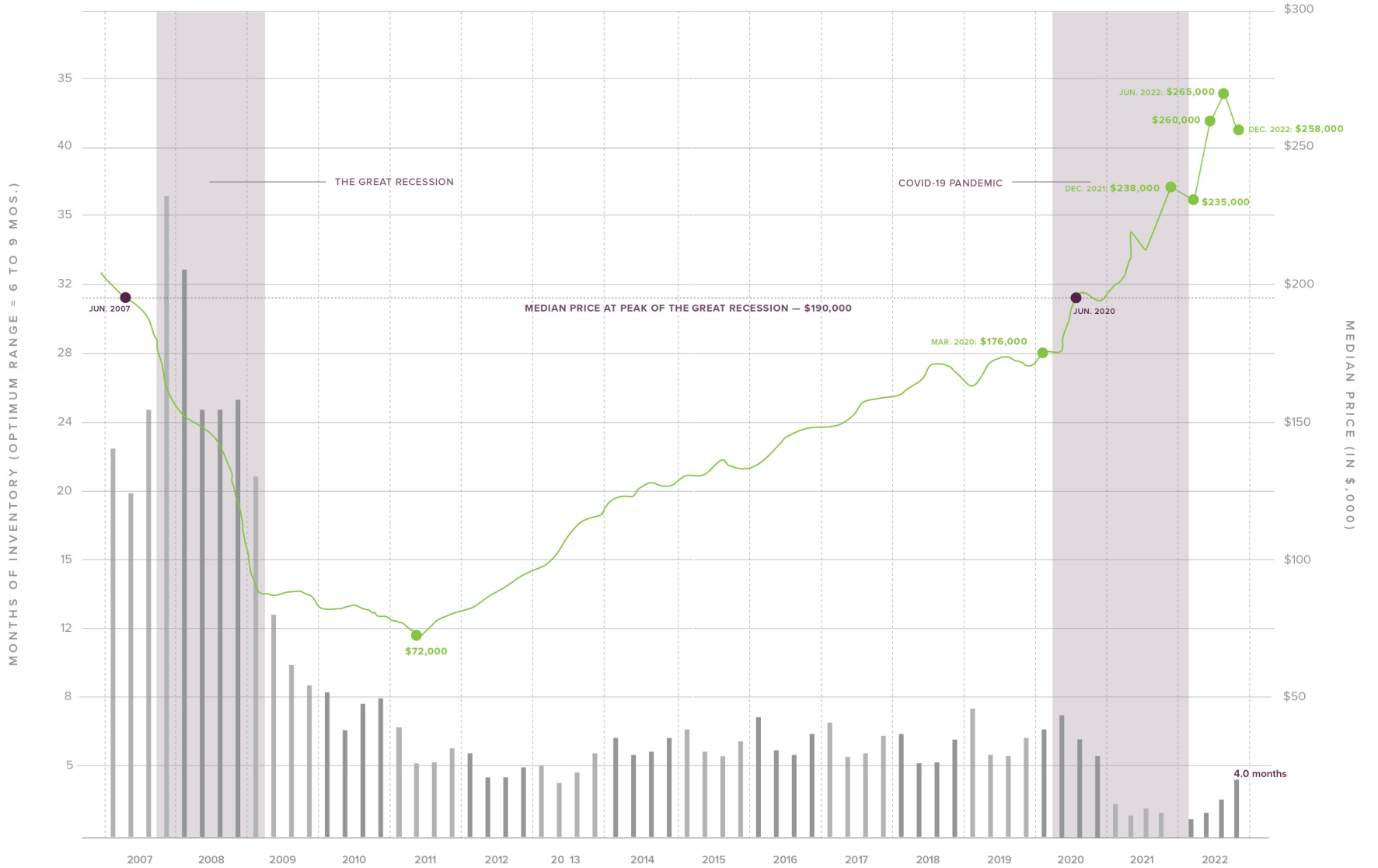
BROWARD COUNTY CONDOMINIUMS - ALL PRICES

HISTORICAL DATA |
MONTHS OF INVENTORY
VS. MEDIAN PRICE
JAN 2007 TO DEC 2022

 MONTHS OF SUPPLY
 MEDIAN PRICE



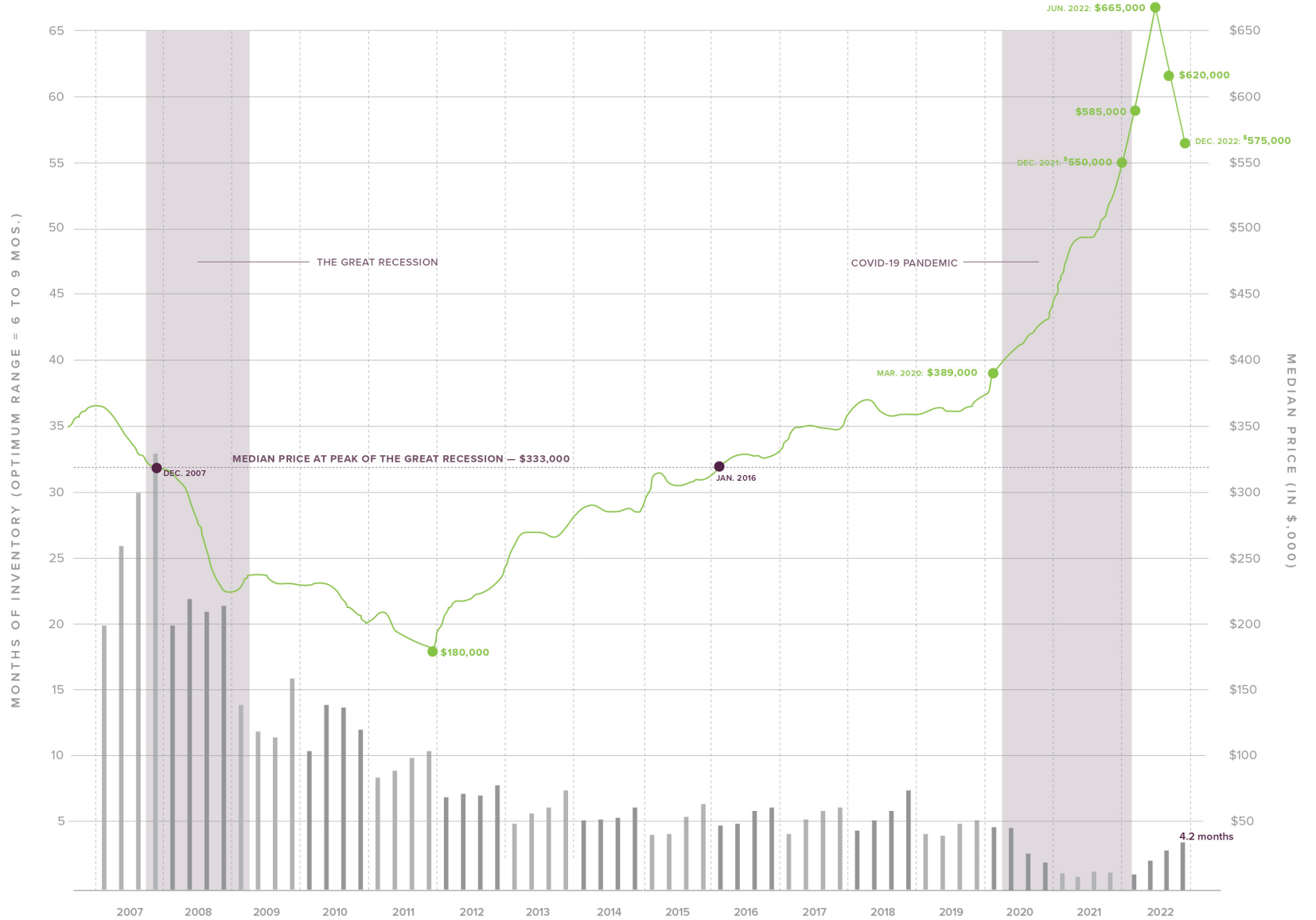
BERKSHIRE
HATHAWAY | EWM Realty
HomeServices



PALM BEACH COUNTY SINGLE FAMILY HOMES - ALL PRICES

HISTORICAL DATA |
MONTHS OF INVENTORY
VS. MEDIAN PRICE
JAN 2007 TO DEC 2022

 MONTHS OF SUPPLY
 MEDIAN PRICE



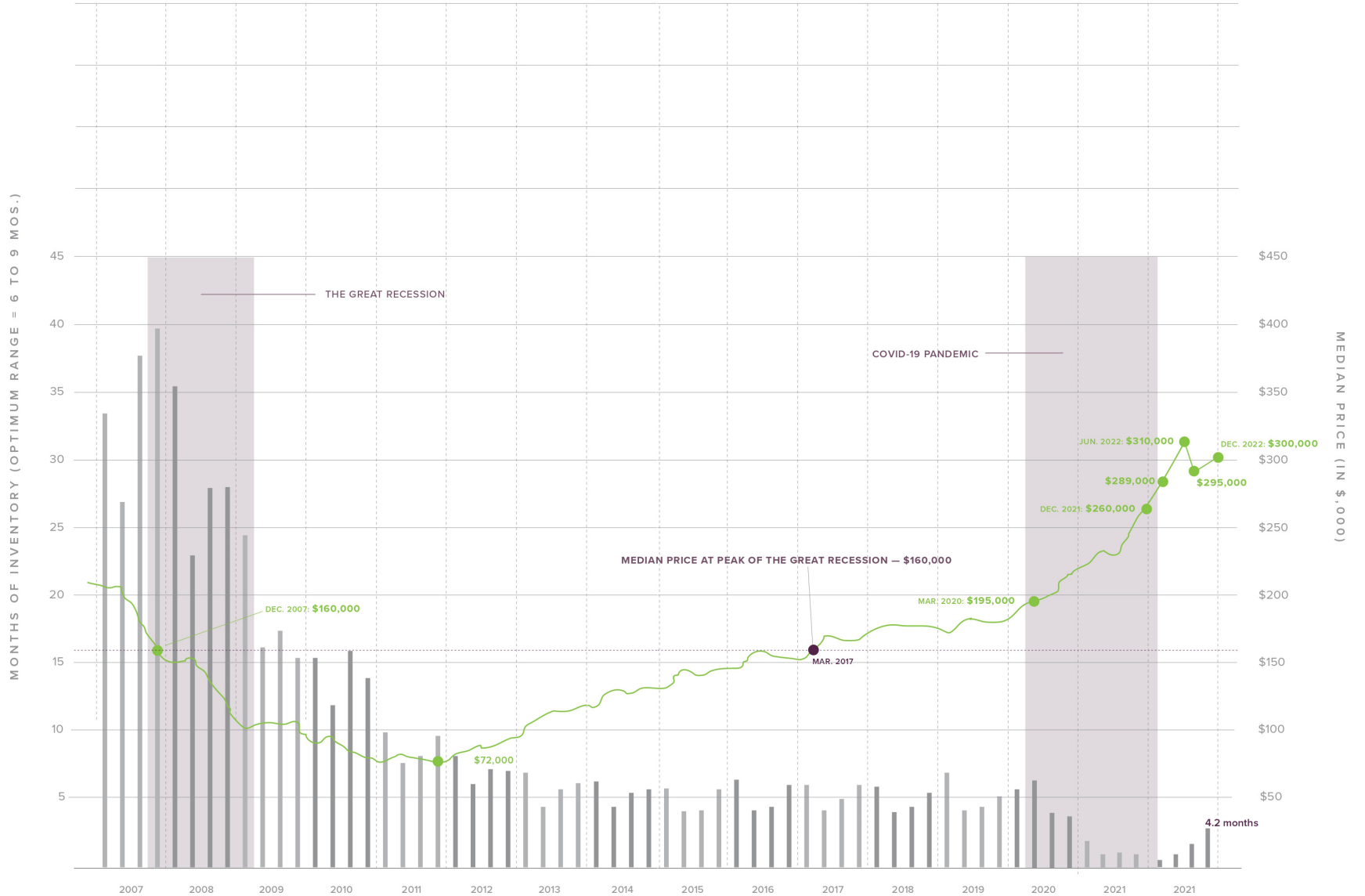
ROINVERSION
REAL ESTATE
OPORTUNIDAD
INVERSION

BERKSHIRE
HATHAWAY | EWM Realty
HomeServices

PALM BEACH COUNTY CONDOMINIUMS - ALL PRICES

HISTORICAL DATA |
MONTHS OF INVENTORY
VS. MEDIAN PRICE
JAN 2007 TO DEC 2022

 MONTHS OF SUPPLY
 MEDIAN PRICE

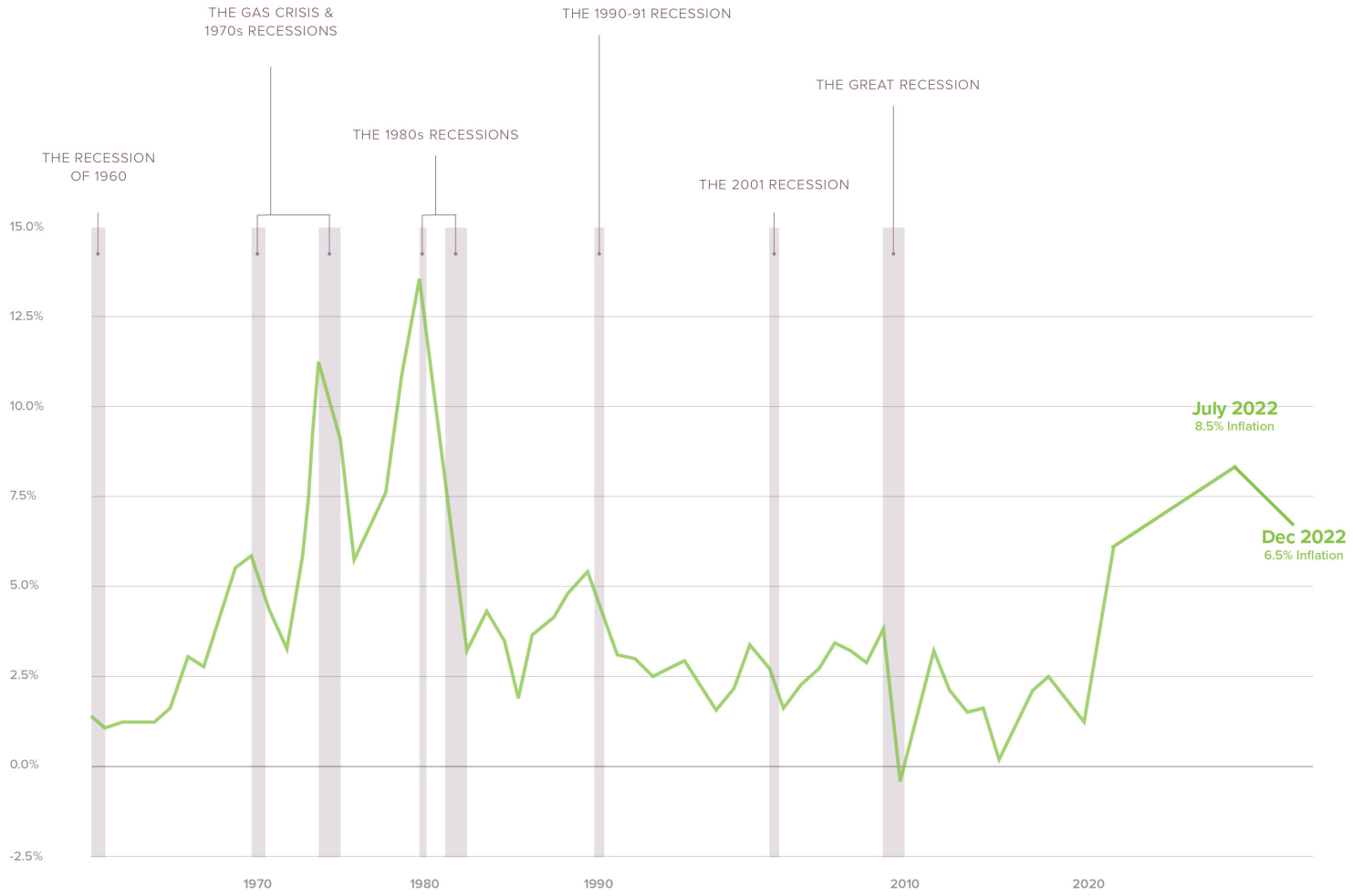


ROINVERSION
REAL ESTATE
OPORTUNIDAD
INVERSION

BERKSHIRE
HATHAWAY | EWM Realty
HomeServices

U.S. HISTORICAL INFLATION RATES

1960 TO THE PRESENT DAY



SOURCE: FEDERAL RESERVE BANK OF ST. LOUIS ECONOMIC RESEARCH



Interest Rates: A Moving Target

HISTORICAL 30-YEAR FIXED INTEREST RATES

SOURCE: FEDERAL RESERVE BANK OF ST. LOUIS ECONOMIC RESEARCH
(RATES SHOWN BELOW IN CHRONOLOGICAL ORDER BY DATE)

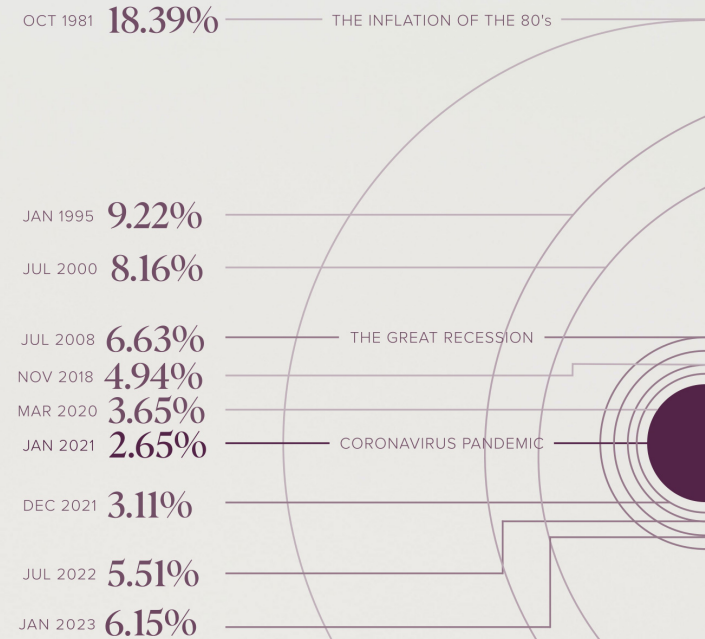


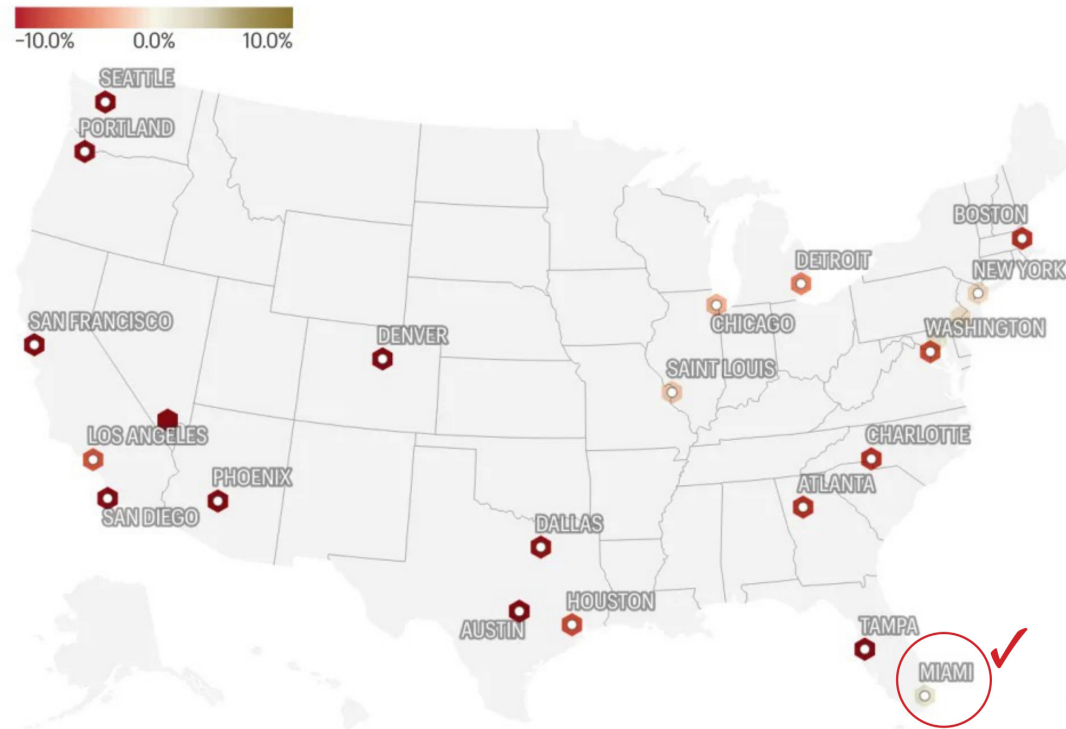
PHOTO CREDIT: SCOTT WEBB



Miami to escape the home price correction in 2023 while 'overheated' housing markets like Austin get hammered, says Goldman Sachs

Lance Lambert
January 15, 2023

How regional home prices are expected to shift in 2023, according to Goldman Sachs



MAP: LANCE LAMBERT • SOURCE: GOLDMAN SACHS

FORTUNE

The Fed's ongoing inflation fight—which saw [mortgage rates](#) spike from 3% to 6% in 2022—has set off [the second biggest home price correction of the post-WWII era](#).

On one hand, [the 2.4% drop in U.S. home prices seen between June and October](#) is small relative to the housing crash's 26% national home price decline from the top in 2007 to the bottom in 2012. On the other hand, [the ongoing home price correction](#) might have a lot of gas left in the tank.

Look no further than a [Goldman Sachs](#) paper put out last week with the title “Getting worse before getting better.” Researchers at the investment bank argued in the paper that [the national home price correction](#) will continue through 2023.

“We are lowering our 2023 forecast for year-over-year depreciation in the Case-Shiller Home Price Index to -6.1% from -4.1% previously. This would represent an aggregate peak-to-trough decline of roughly 10% in U.S. home prices through the end of this year from June 2022,” write Goldman Sachs researchers.

Through October, [the lagged Case-Shiller National Home Price Index](#) has registered a -2.4% national home price decline. However, researchers at the investment bank estimate once we get the November and December readings, we'll see national home prices are already down -4%. That means we might already be half-way to Goldman Sachs' estimated 10% peak-to-trough decline.

Nationally, a 10% peak-to-trough decline in U.S. home prices—which climbed 41% between March 2020 and June 2022—shouldn't do too much financial damage, says Goldman Sachs. However, the firm says some regional markets won't be so lucky.

“This [national] decline should be small enough as to avoid broad mortgage credit stress, with a sharp increase in foreclosures nationwide seeming unlikely. That said, overheated housing markets in the Southwest and Pacific coast, such as San Jose MSA, Austin MSA, Phoenix MSA, and San Diego MSA will likely grapple with peak-to-trough declines of over 25%, presenting localized risk of higher delinquencies for mortgages originated in 2022 or late 2021,” writes Goldman Sachs.

In 2023, Goldman Sachs expects double-digit home price declines in major markets like Austin (-15.6), San Francisco (-13.7%), San Diego (-13.4%), Phoenix (-12.9%), Denver (-11.4%), Seattle (-11.2%), Tampa (-11.2%), and Las Vegas (-11.1%). Those markets are also the very places that the home price correction hit the hardest in the second half of 2022. Indeed, through November, [Austin is down 10.4% from its 2022 peak home price](#).

Why does Goldman Sachs expect [the correction](#) to deliver the biggest blow to markets like San Diego and Austin? The investment bank says those markets are “overheated,” which implies that home price growth there [got too detached from fundamentals](#) during [the Pandemic Housing Boom](#). Being detached from fundamentals packs a particularly hard punch when [mortgage rates](#) spike like they did in 2022.

Heading forward, Goldman Sachs thinks many Northeastern, Southeastern, and Midwestern markets could see milder corrections (if any correction at all). In 2023, the investment bank expects home prices to barely fall in places like Chicago (-1.8%) and New York (-0.3%), while its forecast has home prices rising in Baltimore (+0.5%) and Miami (+0.8%) in 2023.

“Our 2023 revised forecast primarily reflects our view that interest rates will remain at elevated levels longer than currently priced in, with 10-year Treasury yields peaking in 2023 Q3. As a result, we are raising our forecast for the 30-year fixed mortgage rate to 6.5% for year-end 2023 (representing a 30 bp increase from our prior expectation),” write Goldman Sachs researchers. “This path would cause affordability to worsen incrementally, after a slight improvement over the past two months.”

While the investment bank expects U.S. home prices to fall 6.1% in 2023, it doesn't expect a prolonged downturn like the previous bust: In 2024, Goldman Sachs expects U.S. home prices to rise 1% even as markets like Austin and Phoenix continue to fall.

“Assuming the economy remains on the path to a soft landing, avoiding a recession, and the 30-year fixed mortgage rate falls back to 6.15% by year-end 2024, home price growth will likely shift from depreciation to below-trend appreciation in 2024,” writes Goldman Sachs.

Whether it's Goldman Sachs' forecast or [Moody's outlook](#), the biggest wildcard for any home price forecast model remains mortgage rates. (You can find the latest home price forecast from 27 of the nation's leading real estate research firms [here](#).)

At the peak in November, the average 30-year fixed mortgage rate as measured by Mortgage Rate Daily sat at 7.37%. However, following positive news on the inflation front the past few months, financial conditions have loosened and the average 30-year fixed mortgage rate has fallen to 6.09%. If mortgage rates were to continue falling, firms like Goldman Sachs might have to start upgrading their home price outlooks.

Looking for more housing data? Follow me on [Twitter](#) at [@NewsLambert](#).

This story was originally featured on [Fortune.com](#).

HISTORICAL DATES	Jan 7 2021	Dec 30 2021	Mar 17 2022	Apr 14 2022	Sep 15 2022	Oct 27 2022	Jan 19 2023	HISTORICAL DATES		
*Conforming Loan %	2.65%	3.11%	4.16%	5.00%	6.02%	7.08%	6.15%	*Conforming 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%	7.0%	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%	** \$6,653 +58%	** \$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)
\$633,703							\$4,216			▼ 37% (\$366,297)
\$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.
- *** Reduction in \$1 million loan amount at fixed rate of 3.0%, when compared with higher rates with the same monthly payment of \$4,216.

©2023 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

**BERKSHIRE
HATHAWAY**
HomeServices
EWM Realty

The Effect of Interest Rates on Buying Power



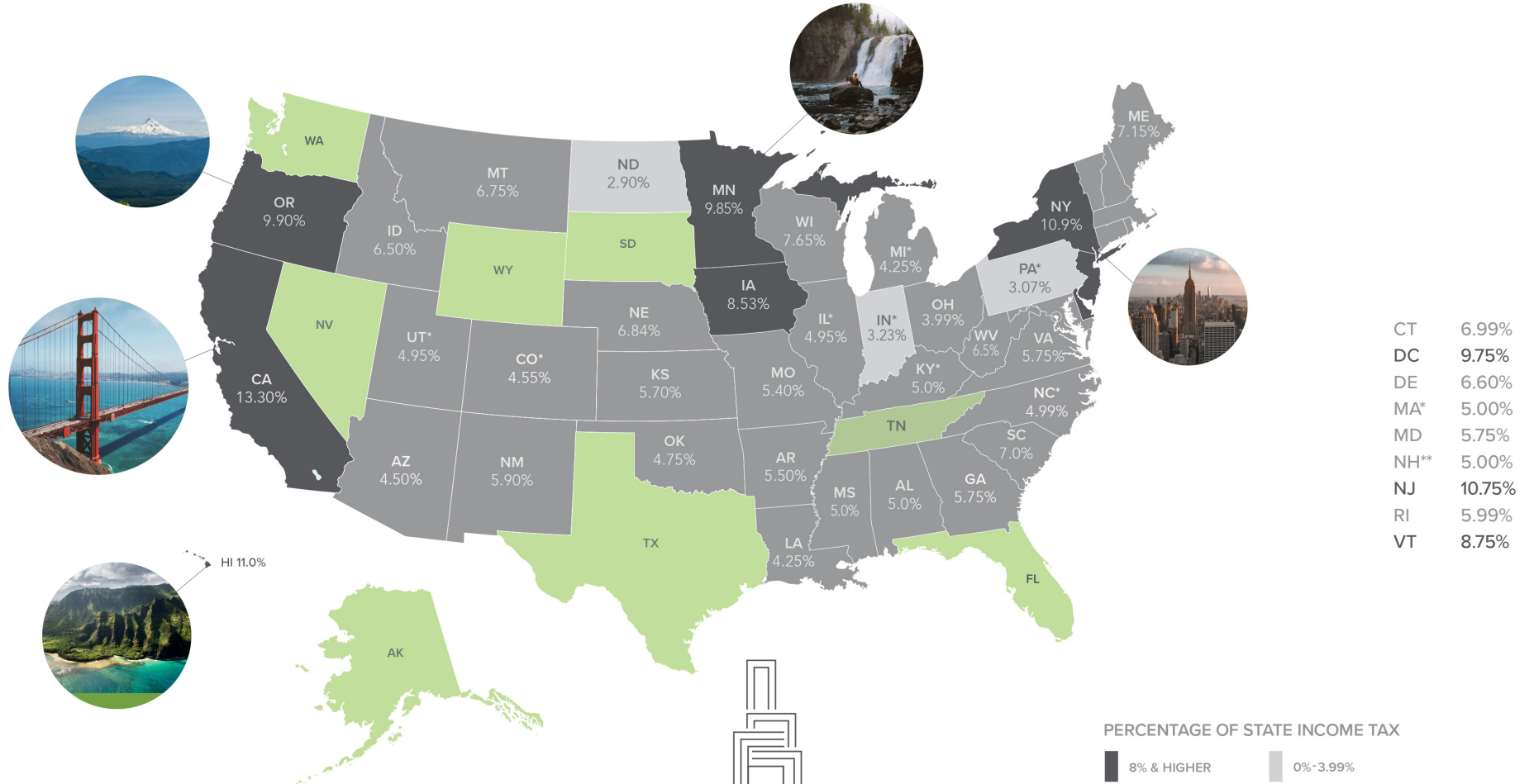
PHOTO CREDIT: MICHELE DOT COM

The Tax Factor

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

U.S. STATES AND THEIR INCOME TAX RATES

TOP MARGINAL STATE INDIVIDUAL INCOME TAX RATES, AS OF DECEMBER 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.

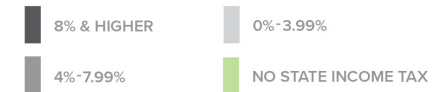
Map shows top marginal rates: the maximum statutory rate in each state.

Source: www.thebalancemoney.com/state-income-tax-rates-3193320

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



PERCENTAGE OF STATE INCOME TAX

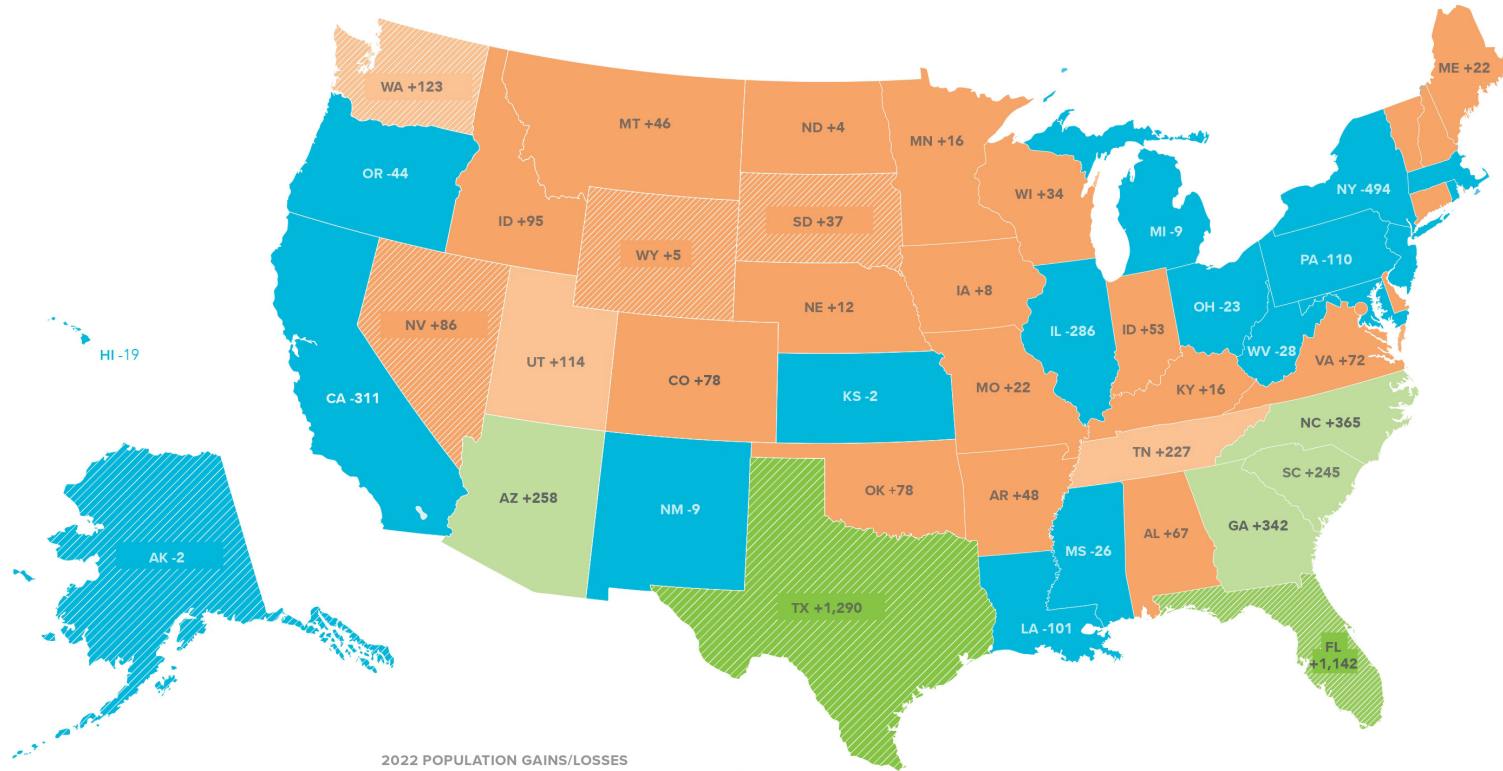


Internal Migrations

THE STATES WINNING AND LOSING THE POPULATION GAME.

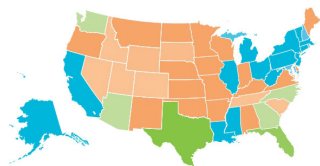
U.S. "NET" PERSON GAINS (LOSSES) PER DAY BY STATE

PER U.S. CENSUS BUREAU ESTIMATES AS OF JULY 1, 2022



CT	+8
DC	+8
DE	+37
MA	-21
MD	-27
NH	+21
NJ	-17
RI	-9
VT	0

2022 POPULATION GAINS/LOSSES

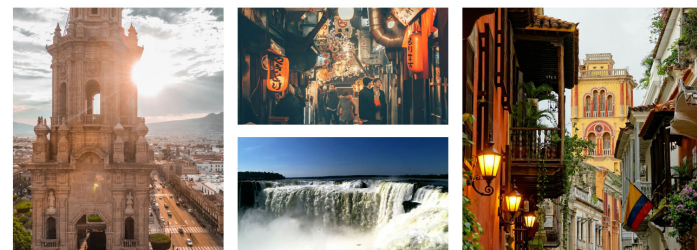
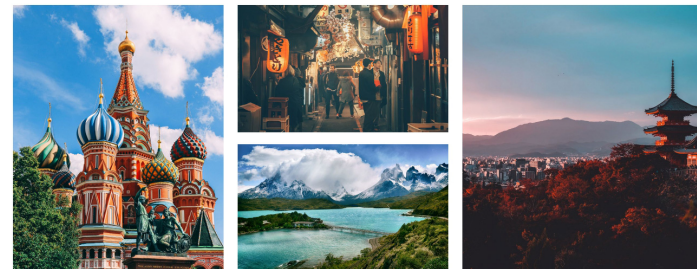
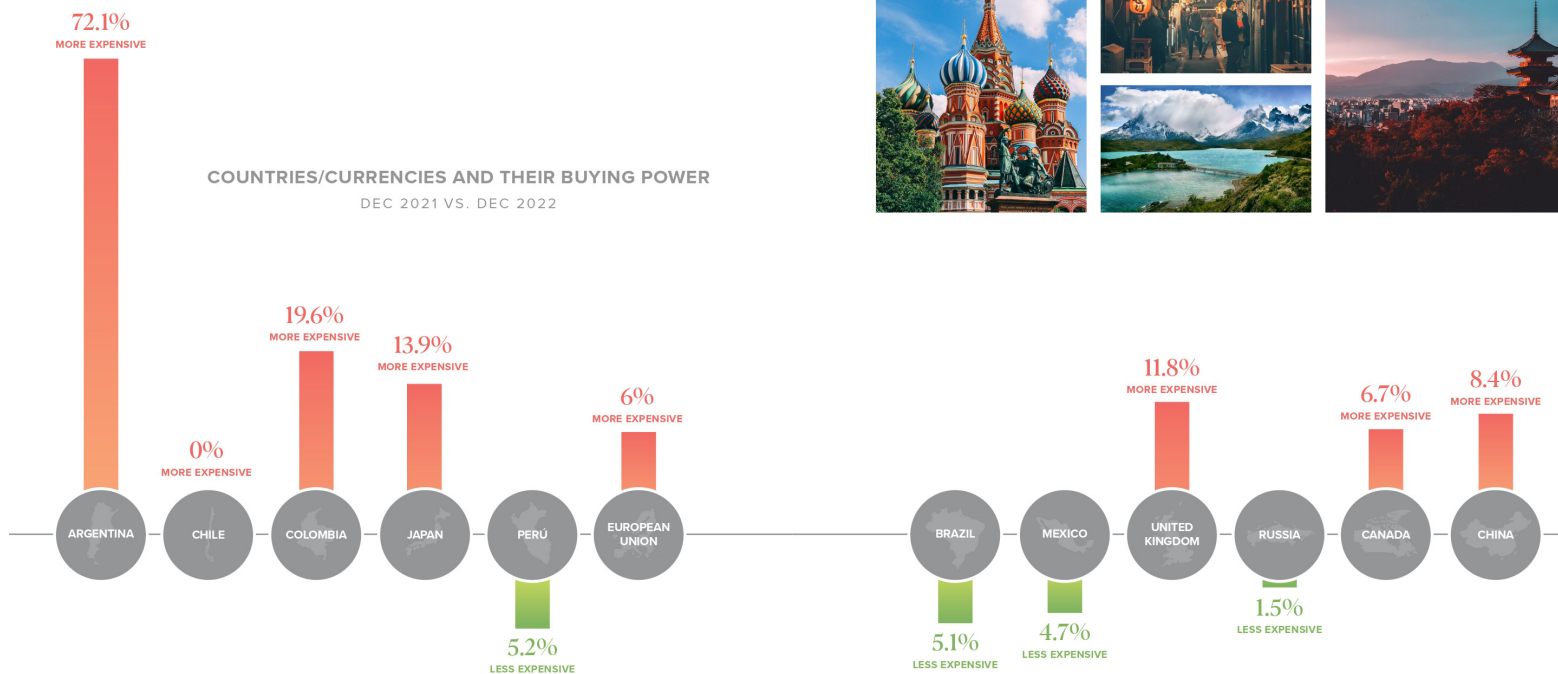


NET GAINS (LOSSES) PER DAY IN PERSONS



The Exchange Rate

HOW RATES INCREASE/DECREASE THE BUYING POWER OF INTERNATIONAL BUYERS



ROINVERSION

Source: Oanda.com. Based on December 31, 2022.

OPORTUNIDAD

INVERSION

PHOTO CREDITS: JOHN TOWNER, JOHN LEE, ALEX VASEY, AGUSTIN DIAZ GARCIA, INVERSION, ODBYEV, YOSAV AZIZ, OLGA STALSKA, SU SAN LEE, JEZEL MELGOZA, WILLIAM JURSTEN DE VASCOCELLOS, FABIEN MOUINE, RICARDO GOMEZ ANGEL.

INSIGHT



BERKSHIRE
HATHAWAY | EWM Realty
HomeServices



The Overall Market

MIAMI-DADE, BROWARD & PALM BEACH COUNTIES

PHOTO CREDIT: SHREYAS SANE

The Overall Market | Single Family Homes

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲70%

NO. OF HOMES
FOR SALE IN THE MLS

4,108 ON DECEMBER 31, 2022
VS.
2,417 ON DECEMBER 31, 2021

TOTAL SALES

▼37%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

2,428 SALES VS.
3,848 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲130%

NO. OF HOMES
FOR SALE IN THE MLS

3,484 ON DECEMBER 31, 2022
VS.
1,514 ON DECEMBER 31, 2021

TOTAL SALES

▼36%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

2,842 SALES VS.
4,436 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲141%

NO. OF HOMES
FOR SALE IN THE MLS

3,665 ON DECEMBER 31, 2022
VS.
1,521 ON DECEMBER 31, 2021

TOTAL SALES

▼35%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

2,765 SALES VS.
4,269 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲148%

5.2 MONTHS VS.
2.1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲11%

\$558,000 VS.
\$503,000

Q4 2022 VS. Q4 2021

SUPPLY

▲217%

3.8 MONTHS VS.
1.2 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲10%

\$540,000 VS.
\$490,000

Q4 2022 VS. Q4 2021

SUPPLY

▲250%

4.2 MONTHS VS.
1.2 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲11%

\$595,000 VS.
\$535,000

Q4 2022 VS. Q4 2021



The Overall Market | Condominiums

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲8%

NO. OF CONDOS
FOR SALE IN THE MLS

6,829 ON DECEMBER 31, 2022
VS.
6,347 ON DECEMBER 31, 2021

TOTAL SALES

▼44%

CLOSED CONDO
SALES IN THE MLS

3,471 SALES VS.
6,192 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲51%

NO. OF CONDOS
FOR SALE IN THE MLS

4,230 ON DECEMBER 31, 2022
VS.
2,807 ON DECEMBER 31, 2021

TOTAL SALES

▼33%

CLOSED CONDO
SALES IN THE MLS

3,535 SALES VS.
5,262 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲118%

NO. OF CONDOS
FOR SALE IN THE MLS

3,755 ON DECEMBER 31, 2022
VS.
1,724 ON DECEMBER 31, 2021

TOTAL SALES

▼39%

CLOSED CONDO
SALES IN THE MLS

2,921 SALES VS.
4,757 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲74%

5.9 MONTHS VS.
3.4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲12%

\$385,000 VS.
\$343,000

Q4 2022 VS. Q4 2021

SUPPLY

▲89%

3.4 MONTHS VS.
1.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲13%

\$260,000 VS.
\$230,000

Q4 2022 VS. Q4 2021

SUPPLY

▲227%

3.6 MONTHS VS.
1.1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲18%

\$299,000 VS.
\$253,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The Under \$1 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲52%

NO. OF HOMES
FOR SALE IN THE MLS

2,419 ON DECEMBER 31, 2022
VS.
1,594 ON DECEMBER 31, 2021

TOTAL SALES

▼36%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

2,007 SALES VS.
3,160 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲130%

NO. OF HOMES
FOR SALE IN THE MLS

2,428 ON DECEMBER 31, 2022
VS.
1,056 ON DECEMBER 31, 2021

TOTAL SALES

▼37%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

2,485 SALES VS.
3,941 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲151%

NO. OF HOMES
FOR SALE IN THE MLS

2,162 ON DECEMBER 31, 2022
VS.
860 ON DECEMBER 31, 2021

TOTAL SALES

▼38%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

2,209 SALES VS.
3,539 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲148%

3.8 MONTHS VS.
1.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲10%

\$510,000 VS.
\$465,000

Q4 2022 VS. Q4 2021

SUPPLY

▲210%

3.1 MONTHS VS.
1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲9%

\$500,000 VS.
\$460,000

Q4 2022 VS. Q4 2021

SUPPLY

▲256%

3.2 MONTHS VS.
0.9 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲9%

\$530,000 VS.
\$485,000

Q4 2022 VS. Q4 2021



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty

The Under \$1 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲5%

NO. OF CONDOS
FOR SALE IN THE MLS

4,851 ON DECEMBER 31, 2022
VS.
4,624 ON DECEMBER 31, 2021

TOTAL SALES

▼44%

CLOSED CONDO
SALES IN THE MLS

3,077 SALES VS.
5,530 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲51%

NO. OF CONDOS
FOR SALE IN THE MLS

3,843 ON DECEMBER 31, 2022
VS.
2,540 ON DECEMBER 31, 2021

TOTAL SALES

▼33%

CLOSED CONDO
SALES IN THE MLS

3,423 SALES VS.
5,109 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲122%

NO. OF CONDOS
FOR SALE IN THE MLS

3,230 ON DECEMBER 31, 2022
VS.
1,453 ON DECEMBER 31, 2021

TOTAL SALES

▼38%

CLOSED CONDO
SALES IN THE MLS

2,777 SALES VS.
4,509 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲68%

4.7 MONTHS VS.
2.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲11%

\$355,000 VS.
\$320,000

Q4 2022 VS. Q4 2021

SUPPLY

▲100%

3.2 MONTHS VS.
1.6 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲13%

\$255,000 VS.
\$225,000

Q4 2022 VS. Q4 2021

SUPPLY

▲230%

3.3 MONTHS VS.
1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲18%

\$289,000 VS.
\$245,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The Over \$1 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲105%

NO. OF HOMES
FOR SALE IN THE MLS

1,689 ON DECEMBER 31, 2022
VS.
823 ON DECEMBER 31, 2021

TOTAL SALES

▼39%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

421 SALES VS.
688 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲205%

12.2 MONTHS VS.
4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼16%

\$1,550,000 VS.
\$1,850,000

Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲131%

NO. OF HOMES
FOR SALE IN THE MLS

1,056 ON DECEMBER 31, 2022
VS.
458 ON DECEMBER 31, 2021

TOTAL SALES

▼28%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

357 SALES VS.
495 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲197%

9.2 MONTHS VS.
3.1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$1,397,000 VS.
\$1,425,000

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲127%

NO. OF HOMES
FOR SALE IN THE MLS

1,503 ON DECEMBER 31, 2022
VS.
661 ON DECEMBER 31, 2021

TOTAL SALES

▼24%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

555 SALES VS.
730 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲183%

8.2 MONTHS VS.
2.9 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼3%

\$1,650,000 VS.
\$1,695,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The Over \$1 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲15%

NO. OF CONDOS
FOR SALE IN THE MLS

1,978 ON DECEMBER 31, 2022
VS.
1,723 ON DECEMBER 31, 2021

TOTAL SALES

▼40%

CLOSED CONDO
SALES IN THE MLS

394 SALES VS.
662 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲45%

NO. OF CONDOS
FOR SALE IN THE MLS

387 ON DECEMBER 31, 2022
VS.
267 ON DECEMBER 31, 2021

TOTAL SALES

▼27%

CLOSED CONDO
SALES IN THE MLS

111 SALES VS.
153 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲94%

NO. OF CONDOS
FOR SALE IN THE MLS

525 ON DECEMBER 31, 2022
VS.
271 ON DECEMBER 31, 2021

TOTAL SALES

▼2%

CLOSED CONDO
SALES IN THE MLS

244 SALES VS.
248 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲81%

15.2 MONTHS VS.
8.4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼4%

\$1,590,000 VS.
\$1,650,000

Q4 2022 VS. Q4 2021

SUPPLY

▲84%

10.7 MONTHS VS.
5.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$1,470,000 VS.
\$1,500,000

Q4 2022 VS. Q4 2021

SUPPLY

▲166%

10.1 MONTHS VS.
3.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲3%

\$1,750,000 VS.
\$1,706,000

Q4 2022 VS. Q4 2021



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty

INSIGHT



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty



Market Data By Price Segment

MIAMI-DADE, BROWARD & PALM BEACH COUNTIES

PHOTO CREDIT: SHREYAS SANE

MARKET ANALYSIS

The Under \$500,000 Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲1%

NO. OF HOMES
FOR SALE IN THE MLS

716 ON DECEMBER 31, 2022
VS.
708 ON DECEMBER 31, 2021

TOTAL SALES

▼51%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

921 SALES VS.
1,871 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲41%

NO. OF HOMES
FOR SALE IN THE MLS

885 ON DECEMBER 31, 2022
VS.
629 ON DECEMBER 31, 2021

TOTAL SALES

▼46%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

1,219 SALES VS.
2,275 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲59%

NO. OF HOMES
FOR SALE IN THE MLS

696 ON DECEMBER 31, 2022
VS.
438 ON DECEMBER 31, 2021

TOTAL SALES

▼49%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

951 SALES VS.
1,872 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

SUPPLY

▲92%

2.5 MONTHS VS.
1.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲5%

\$420,000 VS.
\$400,000

Q4 2022 VS. Q4 2021

SUPPLY

▲130%

2.3 MONTHS VS.
1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲5%

\$398,000 VS.
\$380,000

Q4 2022 VS. Q4 2021

SUPPLY

▲213%

2.5 MONTHS VS.
0.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲3%

\$400,000 VS.
\$387,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The Under \$500,000 Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲45%

NO. OF CONDOS
FOR SALE IN THE MLS

3,060 ON DECEMBER 31, 2022
VS.
2,110 ON DECEMBER 31, 2021

TOTAL SALES

▼35%

CLOSED CONDO
SALES IN THE MLS

3,065 SALES VS.
4,719 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▼6%

NO. OF CONDOS
FOR SALE IN THE MLS

2,825 ON DECEMBER 31, 2022
VS.
3,017 ON DECEMBER 31, 2021

TOTAL SALES

▼47%

CLOSED CONDO
SALES IN THE MLS

2,347 SALES VS.
4,418 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲108%

NO. OF CONDOS
FOR SALE IN THE MLS

2,555 ON DECEMBER 31, 2022
VS.
1,226 ON DECEMBER 31, 2021

TOTAL SALES

▼40%

CLOSED CONDO
SALES IN THE MLS

2,425 SALES VS.
4,009 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲87%

2.8 MONTHS VS.
1.5 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲9%

\$235,000 VS.
\$215,000

Q4 2022 VS. Q4 2021

SUPPLY

▲57%

3.6 MONTHS VS.
2.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲7%

\$300,000 VS.
\$280,000

Q4 2022 VS. Q4 2021

SUPPLY

▲200%

3 MONTHS VS.
1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲18%

\$265,000 VS.
\$225,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

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

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲92%

NO. OF HOMES
FOR SALE IN THE MLS

1,703 ON DECEMBER 31, 2022
VS.
886 ON DECEMBER 31, 2021

TOTAL SALES

▼16%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

1,086 SALES VS.
1,289 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲113%

4.9 MONTHS VS.
2.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$620,000 VS.
\$630,000

Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲261%

NO. OF HOMES
FOR SALE IN THE MLS

1,543 ON DECEMBER 31, 2022
VS.
427 ON DECEMBER 31, 2021

TOTAL SALES

▼24%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

1,266 SALES VS.
1,666 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲280%

3.8 MONTHS VS.
1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲1%

\$640,000 VS.
\$632,000

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲247%

NO. OF HOMES
FOR SALE IN THE MLS

1,466 ON DECEMBER 31, 2022
VS.
422 ON DECEMBER 31, 2021

TOTAL SALES

▼25%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

1,258 SALES VS.
1,667 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲311%

3.7 MONTHS VS.
0.9 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲2%

\$650,000 VS.
\$649,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

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

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲26%

NO. OF CONDOS
FOR SALE IN THE MLS

2,026 ON DECEMBER 31, 2022
VS.
1,607 ON DECEMBER 31, 2021

TOTAL SALES

▼34%

CLOSED CONDO
SALES IN THE MLS

730 SALES VS.
1,112 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲82%

NO. OF CONDOS
FOR SALE IN THE MLS

783 ON DECEMBER 31, 2022
VS.
430 ON DECEMBER 31, 2021

TOTAL SALES

▼8%

CLOSED CONDO
SALES IN THE MLS

359 SALES VS.
390 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲197%

NO. OF CONDOS
FOR SALE IN THE MLS

675 ON DECEMBER 31, 2022
VS.
227 ON DECEMBER 31, 2021

TOTAL SALES

▼30%

CLOSED CONDO
SALES IN THE MLS

352 SALES VS.
500 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲67%

8 MONTHS VS.
4.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼1%

\$650,000 VS.
\$657,000

Q4 2022 VS. Q4 2021

SUPPLY

▲89%

7 MONTHS VS.
3.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼4%

\$615,000 VS.
\$640,000

Q4 2022 VS. Q4 2021

SUPPLY

▲286%

5.4 MONTHS VS.
1.4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲2%

\$650,000 VS.
\$635,000

Q4 2022 VS. Q4 2021



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty

MARKET ANALYSIS

The \$1 Million - \$1.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲131%

NO. OF HOMES
FOR SALE IN THE MLS

739 ON DECEMBER 31, 2022
VS.
320 ON DECEMBER 31, 2021

TOTAL SALES

▼24%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

283 SALES VS.
372 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲176%

8 MONTHS VS.
2.9 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$1,300,000 VS.
\$1,326,000

Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲210%

NO. OF HOMES
FOR SALE IN THE MLS

555 ON DECEMBER 31, 2022
VS.
179 ON DECEMBER 31, 2021

TOTAL SALES

▼5%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

346 SALES VS.
363 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲224%

5.5 MONTHS VS.
1.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$1,250,000 VS.
\$1,275,000

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲162%

NO. OF HOMES
FOR SALE IN THE MLS

621 ON DECEMBER 31, 2022
VS.
237 ON DECEMBER 31, 2021

TOTAL SALES

▼22%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

342 SALES VS.
440 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲222%

5.8 MONTHS VS.
1.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼3%

\$1,315,000 VS.
\$1,350,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$1 Million - \$1.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲28%

NO. OF CONDOS
FOR SALE IN THE MLS

1,026 ON DECEMBER 31, 2022
VS.
799 ON DECEMBER 31, 2021

TOTAL SALES

▼41%

CLOSED CONDO
SALES IN THE MLS

246 SALES VS.
419 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲42%

NO. OF CONDOS
FOR SALE IN THE MLS

232 ON DECEMBER 31, 2022
VS.
164 ON DECEMBER 31, 2021

TOTAL SALES

▼35%

CLOSED CONDO
SALES IN THE MLS

79 SALES VS.
121 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲95%

NO. OF CONDOS
FOR SALE IN THE MLS

246 ON DECEMBER 31, 2022
VS.
126 ON DECEMBER 31, 2021

TOTAL SALES

▼42%

CLOSED CONDO
SALES IN THE MLS

88 SALES VS.
153 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲103%

12.8 MONTHS VS.
6.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼4%

\$1,255,000 VS.
\$1,300,000

Q4 2022 VS. Q4 2021

SUPPLY

▲94%

9.1 MONTHS VS.
4.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼6%

\$1,292,000 VS.
\$1,375,000

Q4 2022 VS. Q4 2021

SUPPLY

▲185%

7.7 MONTHS VS.
2.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼8%

\$1,300,000 VS.
\$1,410,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$2 Million - \$2.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲104%

NO. OF HOMES
FOR SALE IN THE MLS

291 ON DECEMBER 31, 2022
VS.
143 ON DECEMBER 31, 2021

TOTAL SALES

▼57%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

54 SALES VS.
126 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲389%

18.6 MONTHS VS.
3.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲1%

\$2,400,000 VS.
\$2,380,000

Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲121%

NO. OF HOMES
FOR SALE IN THE MLS

190 ON DECEMBER 31, 2022
VS.
86 ON DECEMBER 31, 2021

TOTAL SALES

▼26%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

48 SALES VS.
65 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲173%

12.3 MONTHS VS.
4.5 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$2,327,000 VS.
\$2,377,000

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲182%

NO. OF HOMES
FOR SALE IN THE MLS

268 ON DECEMBER 31, 2022
VS.
95 ON DECEMBER 31, 2021

TOTAL SALES

▲5%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

111 SALES VS.
106 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲133%

7.2 MONTHS VS.
3.1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲4%

\$2,400,000 VS.
\$2,319,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$2 Million - \$2.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲0.3%

NO. OF CONDOS
FOR SALE IN THE MLS

312 ON DECEMBER 31, 2022
VS.
311 ON DECEMBER 31, 2021

TOTAL SALES

▼38%

CLOSED CONDO
SALES IN THE MLS

70 SALES VS.
113 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲70%

NO. OF CONDOS
FOR SALE IN THE MLS

70 ON DECEMBER 31, 2022
VS.
54 ON DECEMBER 31, 2021

TOTAL SALES

▼5%

CLOSED CONDO
SALES IN THE MLS

19 SALES VS.
20 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲56%

NO. OF CONDOS
FOR SALE IN THE MLS

106 ON DECEMBER 31, 2022
VS.
68 ON DECEMBER 31, 2021

TOTAL SALES

▼47%

CLOSED CONDO
SALES IN THE MLS

31 SALES VS.
58 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲56%

13.6 MONTHS VS.
8.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼5%

\$2,235,000 VS.
\$2,350,000

Q4 2022 VS. Q4 2021

SUPPLY

▲89%

17 MONTHS VS.
9 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲2%

\$2,357,000 VS.
\$2,313,000

Q4 2022 VS. Q4 2021

SUPPLY

▲121%

9.5 MONTHS VS.
4.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼8%

\$2,269,000 VS.
\$2,474,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$3 Million - \$4.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲99%

NO. OF HOMES
FOR SALE IN THE MLS

280 ON DECEMBER 31, 2022
VS.
141 ON DECEMBER 31, 2021

TOTAL SALES

▼57%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

42 SALES VS.
97 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲73%

NO. OF HOMES
FOR SALE IN THE MLS

138 ON DECEMBER 31, 2022
VS.
80 ON DECEMBER 31, 2021

TOTAL SALES

▼18%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

23 SALES VS.
28 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲98%

NO. OF HOMES
FOR SALE IN THE MLS

237 ON DECEMBER 31, 2022
VS.
120 ON DECEMBER 31, 2021

TOTAL SALES

▼33%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

61 SALES VS.
91 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

SUPPLY

▲300%

20 MONTHS VS.
5 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲3%

\$3,850,000 VS.
\$3,750,000

Q4 2022 VS. Q4 2021

SUPPLY

▲107%

21.3 MONTHS VS.
10.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲5%

\$3,708,000 VS.
\$3,518,000

Q4 2022 VS. Q4 2021

SUPPLY

▲176%

11.3 MONTHS VS.
4.1 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼0.7%

\$3,800,000 VS.
\$3,825,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$3 Million - \$4.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲9%

NO. OF CONDOS
FOR SALE IN THE MLS

304 ON DECEMBER 31, 2022
VS.
279 ON DECEMBER 31, 2021

TOTAL SALES

▼47%

CLOSED CONDO
SALES IN THE MLS

40 SALES VS.
76 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

▲129%

NO. OF CONDOS
FOR SALE IN THE MLS

64 ON DECEMBER 31, 2022
VS.
28 ON DECEMBER 31, 2021

TOTAL SALES

▲10%

CLOSED CONDO
SALES IN THE MLS

11 SALES VS.
10 SALES
Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲126%

NO. OF CONDOS
FOR SALE IN THE MLS

104 ON DECEMBER 31, 2022
VS.
46 ON DECEMBER 31, 2021

TOTAL SALES

▼17%

CLOSED CONDO
SALES IN THE MLS

20 SALES VS.
24 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲91%

22.4 MONTHS VS.
11.7 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼2%

\$3,575,000 VS.
\$3,650,000

Q4 2022 VS. Q4 2021

SUPPLY

▲108%

17.7 MONTHS VS.
8.5 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼3%

\$3,250,000 VS.
\$3,355,000

Q4 2022 VS. Q4 2021

SUPPLY

▲92%

15.9 MONTHS VS.
8.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼0.8%

\$3,596,000 VS.
\$3,625,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$5 Million - \$9.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲71%

NO. OF HOMES
FOR SALE IN THE MLS

185 ON DECEMBER 31, 2022
VS.
108 ON DECEMBER 31, 2021

TOTAL SALES

▼86%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

27 SALES VS.
56 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲75%

NO. OF HOMES
FOR SALE IN THE MLS

126 ON DECEMBER 31, 2022
VS.
72 ON DECEMBER 31, 2021

TOTAL SALES

▼78%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

7 SALES VS.
32 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲81%

NO. OF HOMES
FOR SALE IN THE MLS

204 ON DECEMBER 31, 2022
VS.
113 ON DECEMBER 31, 2021

TOTAL SALES

▼55%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

24 SALES VS.
53 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

SUPPLY

▲308%

25.7 MONTHS VS.
6.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼4%

\$6,400,000 VS.
\$6,650,000

Q4 2022 VS. Q4 2021

SUPPLY

▲577%

56.9 MONTHS VS.
8.4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼15%

\$5,500,000 VS.
\$6,448,000

Q4 2022 VS. Q4 2021

SUPPLY

▲291%

28.9 MONTHS VS.
7.4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲5%

\$6,400,000 VS.
\$6,111,000

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

SINGLE-FAMILY HOMES



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty

MARKET ANALYSIS

The \$5 Million - \$9.999 Million Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▲5%

NO. OF CONDOS
FOR SALE IN THE MLS

245 ON DECEMBER 31, 2022
VS.
234 ON DECEMBER 31, 2021

TOTAL SALES

▼24%

CLOSED CONDO
SALES IN THE MLS

28 SALES VS.
37 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲12%

26.7 MONTHS VS.
23.8 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲7%

\$6,750,000 VS.
\$6,300,000

Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

0%

NO. OF CONDOS
FOR SALE IN THE MLS

17 ON DECEMBER 31, 2022
VS.
17 ON DECEMBER 31, 2021

TOTAL SALES

0%

CLOSED CONDO
SALES IN THE MLS

2 SALES VS.
2 SALES
Q4 2022 VS. Q4 2021

SUPPLY

0%

17 MONTHS VS.
17 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼0.5%

\$5,475,000 VS.
\$5,500,000

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲104%

NO. OF CONDOS
FOR SALE IN THE MLS

47 ON DECEMBER 31, 2022
VS.
23 ON DECEMBER 31, 2021

TOTAL SALES

▼73%

CLOSED CONDO
SALES IN THE MLS

3 SALES VS.
11 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲231%

41.7 MONTHS VS.
12.6 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼8%

\$6,000,000 VS.
\$6,499,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$10 Million and Higher Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

INVENTORY

▲15%

NO. OF HOMES
FOR SALE IN THE MLS

47 ON DECEMBER 31, 2022
VS.
41 ON DECEMBER 31, 2021

TOTAL SALES

▼43%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

4 SALES VS.
7 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲75%

NO. OF HOMES
FOR SALE IN THE MLS

194 ON DECEMBER 31, 2022
VS.
111 ON DECEMBER 31, 2021

TOTAL SALES

▼62%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

14 SALES VS.
37 SALES
Q4 2022 VS. Q4 2021

INVENTORY

▲80%

NO. OF HOMES
FOR SALE IN THE MLS

173 ON DECEMBER 31, 2022
VS.
96 ON DECEMBER 31, 2021

TOTAL SALES

▼58%

CLOSED SINGLE-FAMILY
SALES IN THE MLS

17 SALES VS.
40 SALES
Q4 2022 VS. Q4 2021

BROWARD COUNTY

SINGLE-FAMILY HOMES

SUPPLY

▲30%

32.7 MONTHS VS.
25.2 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲8%

\$14,625,000 VS.
\$13,500,000

Q4 2022 VS. Q4 2021

SUPPLY

▲211%

41.7 MONTHS VS.
13.4 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼3%

\$14,600,000 VS.
\$15,000,000

Q4 2022 VS. Q4 2021

SUPPLY

▲123%

29 MONTHS VS.
13 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼13%

\$12,250,000 VS.
\$14,150,000

Q4 2022 VS. Q4 2021



MARKET ANALYSIS

The \$10 Million and Higher Market

COMPARING Q4 2022 VERSUS Q4 2021 | ALL PRICE RANGES

MIAMI-DADE COUNTY

CONDOMINIUMS

INVENTORY

▼9%

NO. OF CONDOS
FOR SALE IN THE MLS

91 ON DECEMBER 31, 2022
VS.
100 ON DECEMBER 31, 2021

TOTAL SALES

▼41%

CLOSED CONDO
SALES IN THE MLS

10 SALES VS.
17 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲26%

30.4 MONTHS VS.
41.3 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▼13%

\$11,225,000 VS.
\$12,950,000

Q4 2022 VS. Q4 2021

BROWARD COUNTY

CONDOMINIUMS

INVENTORY

0%

NO. OF CONDOS
FOR SALE IN THE MLS

4 ON DECEMBER 31, 2022
VS.
4 ON DECEMBER 31, 2021

TOTAL SALES

0%

CLOSED CONDO
SALES IN THE MLS

NO SALES VS.
NO SALES
Q4 2022 VS. Q4 2021

SUPPLY

0%

0 MONTHS VS.
0 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

0%

NO SALES VS.
NO SALES

Q4 2022 VS. Q4 2021

PALM BEACH COUNTY

CONDOMINIUMS

INVENTORY

▲175%

NO. OF CONDOS
FOR SALE IN THE MLS

22 ON DECEMBER 31, 2022
VS.
8 ON DECEMBER 31, 2021

TOTAL SALES

0%

CLOSED CONDO
SALES IN THE MLS

2 SALES VS.
2 SALES
Q4 2022 VS. Q4 2021

SUPPLY

▲267%

22 MONTHS VS.
6 MONTHS

Q4 2022 VS. Q4 2021

MEDIAN PRICE

▲27%

\$17,888,000 VS.
\$14,098,000

Q4 2022 VS. Q4 2021



BERKSHIRE
HATHAWAY
HomeServices

EWM Realty

INSIGHT



BERKSHIRE
HATHAWAY | EWM Realty
HomeServices



POWER. PRESENCE. PRESTIGE.

PHOTO CREDIT: SHREYAS SANE