

INSIGHT

# Q1 2024 MARKET UPDATE



**BERKSHIRE  
HATHAWAY**  
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# HOW DID SOUTH FLORIDA BECOME THE PLACE TO BE?

**BERKSHIRE  
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REALTY

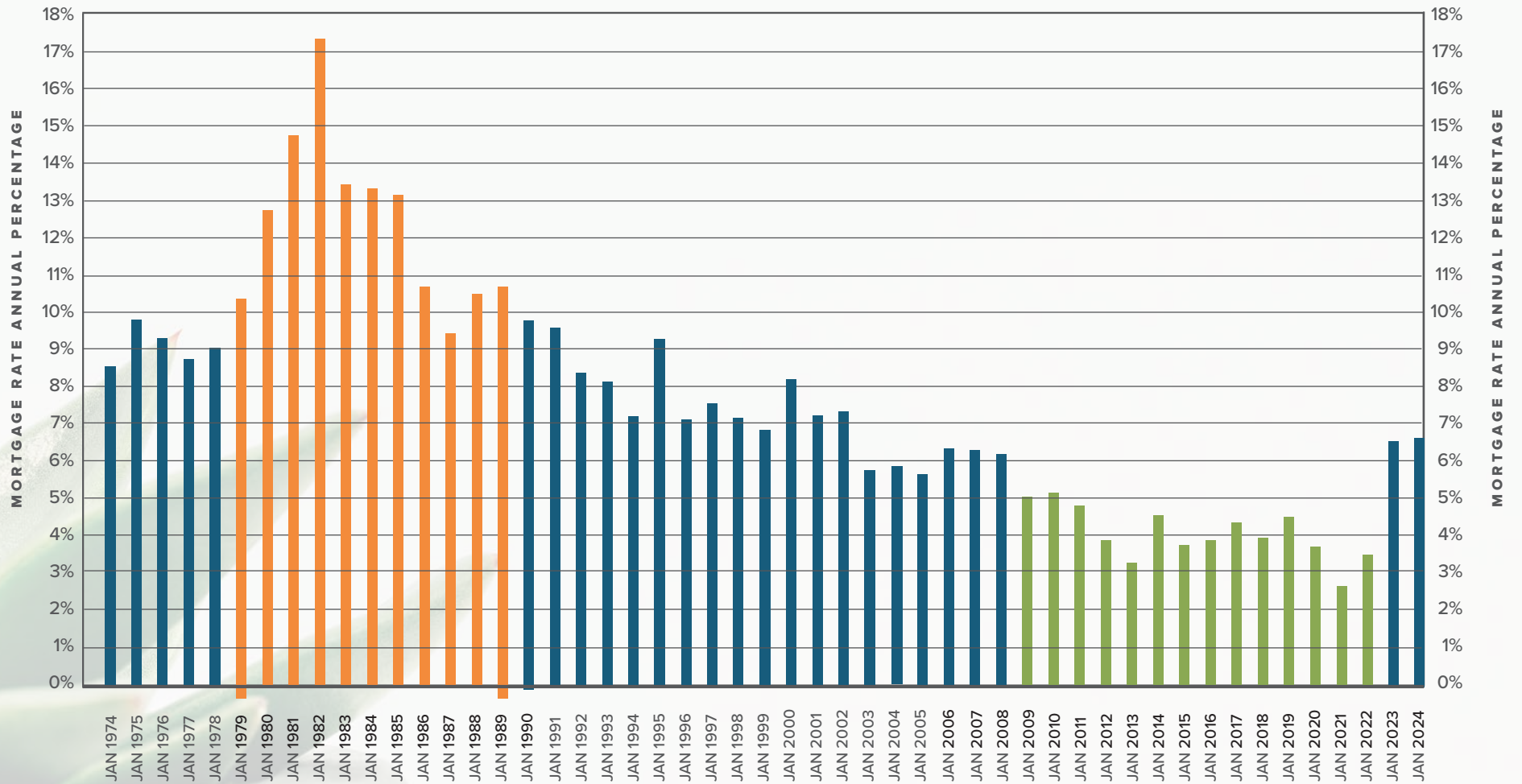




# Mortgage Interest Rates: A Moving Target for 50 Years

CHANGES IN 30-YEAR FIXED RATE MORTGAGE PERCENTAGE BETWEEN JAN 1974 & JAN 2024

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



\*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.

Mortgage Rates during 2023 ranged from a high of 7.79% on October 26, 2023 to a low of 6.09% on February 2, 2023. The rate on January 18, 2024 was 6.60%

HISTORICAL DATES	Nov 10 2021	Jan 6 2022	Mar 17 2022	Apr 14 2022	Sep 15 2022	Oct 27 2022	Feb 2 2023	Oct 26 2023	Jan 18 2024	HISTORICAL DATES
*Mortgage Loan %	2.98%	3.22%	4.16%	5.00%	6.02%	7.08%	6.09%	7.79%	6.60%	*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%	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)
<b>\$667,023</b>	•	•	•	•	•	\$4,216	•	•	•	<b>▼ 33% (\$332,977)</b>
\$633,703							\$4,216			▼ 37% (\$366,297)
\$602,968								\$4,216		▼ 40% (\$397,032)
\$574,577									\$4,216	▼ 43% (\$425,423)

# The Effect of Interest Rates on Buying Power



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.



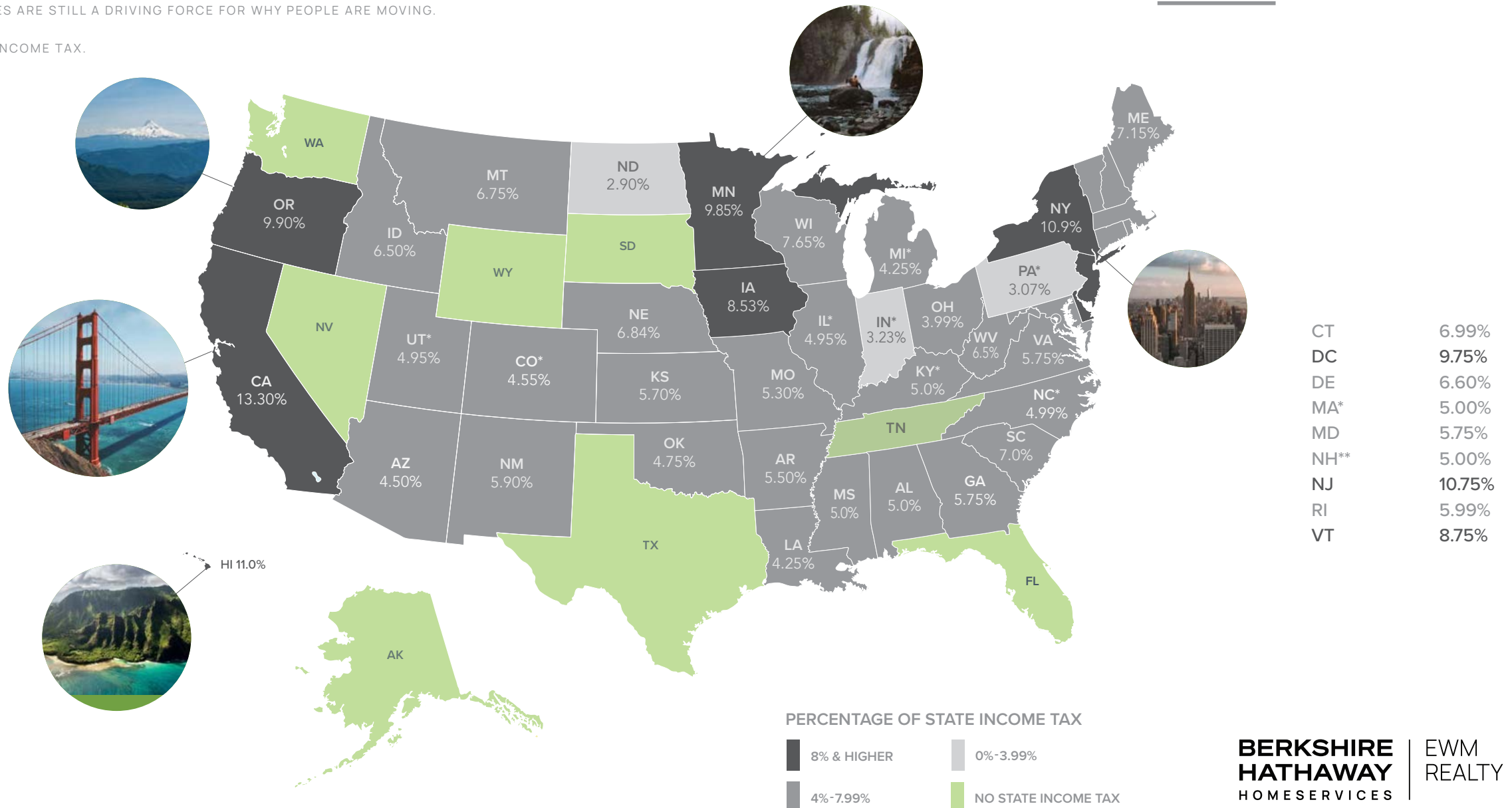
# The Tax Factor

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

8 STATES HAVE NO INCOME TAX.

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

TOP MARGINAL STATE INDIVIDUAL INCOME TAX RATES, AS OF 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](http://www.thebalancemoney.com/state-income-tax-rates-3193320)

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



# Internal Migrations

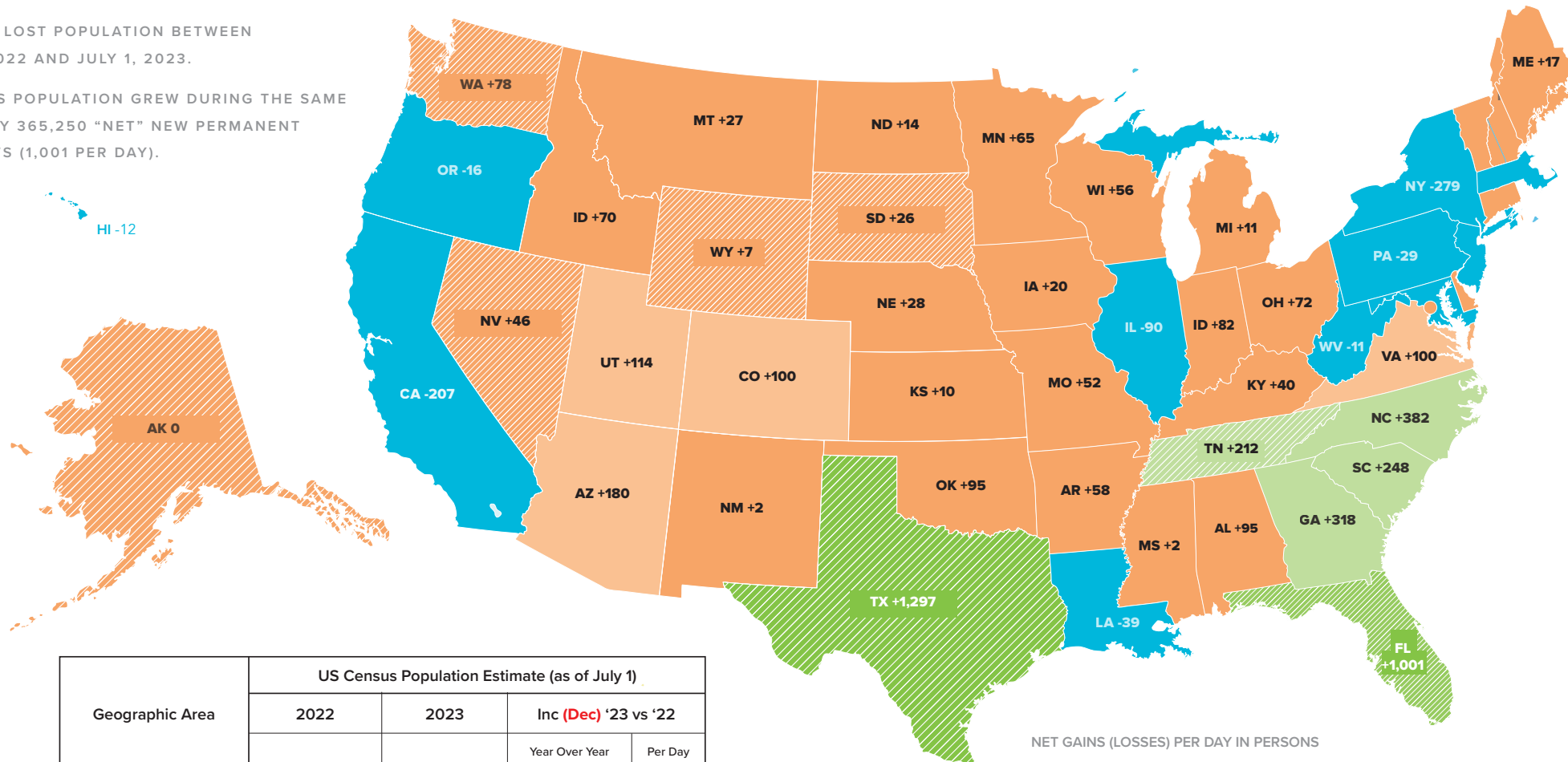
THE STATES WINNING AND LOSING THE POPULATION GAME.

8 STATES LOST POPULATION BETWEEN JULY 1, 2022 AND JULY 1, 2023.

FLORIDA'S POPULATION GREW DURING THE SAME PERIOD BY 365,250 "NET" NEW PERMANENT RESIDENTS (1,001 PER DAY).

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

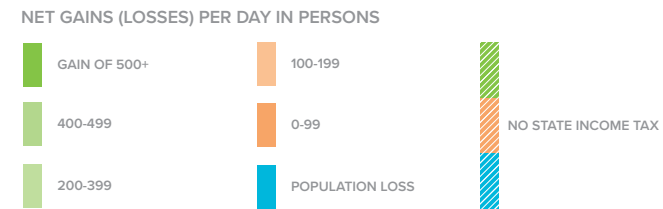
PER U.S. CENSUS BUREAU ESTIMATES OF RESIDENT POPULATION AS OF JULY 1, 2023



- CT +23
- DC +22
- DE +34
- MA +51
- MD +45
- NH +8
- NJ +82
- RI +6
- VT +1

Geographic Area	US Census Population Estimate (as of July 1)			
	2022	2023	Inc (Dec) '23 vs '22	
			Year Over Year	Per Day
Northeast	57,026,847	56,983,517	-43,330	-119
Midwest	68,783,028	68,909,283	126,255	346
South	128,702,030	130,125,290	1,423,260	3,899
West	78,759,506	78,896,805	137,299	376
United States	333,271,411	334,914,895	1,643,484	4,503

Source: Census.gov

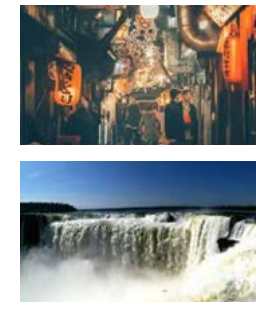
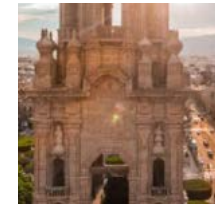
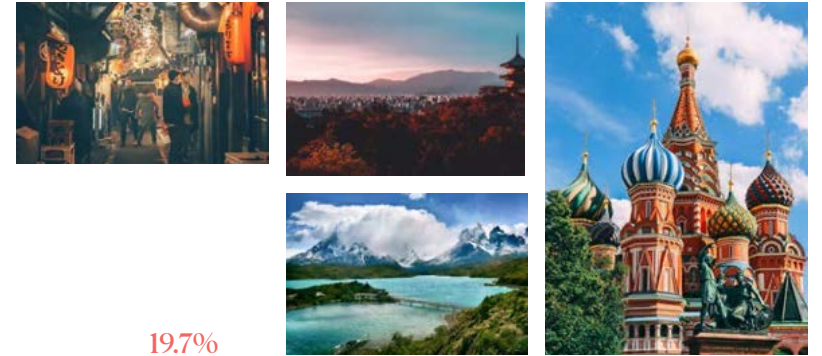
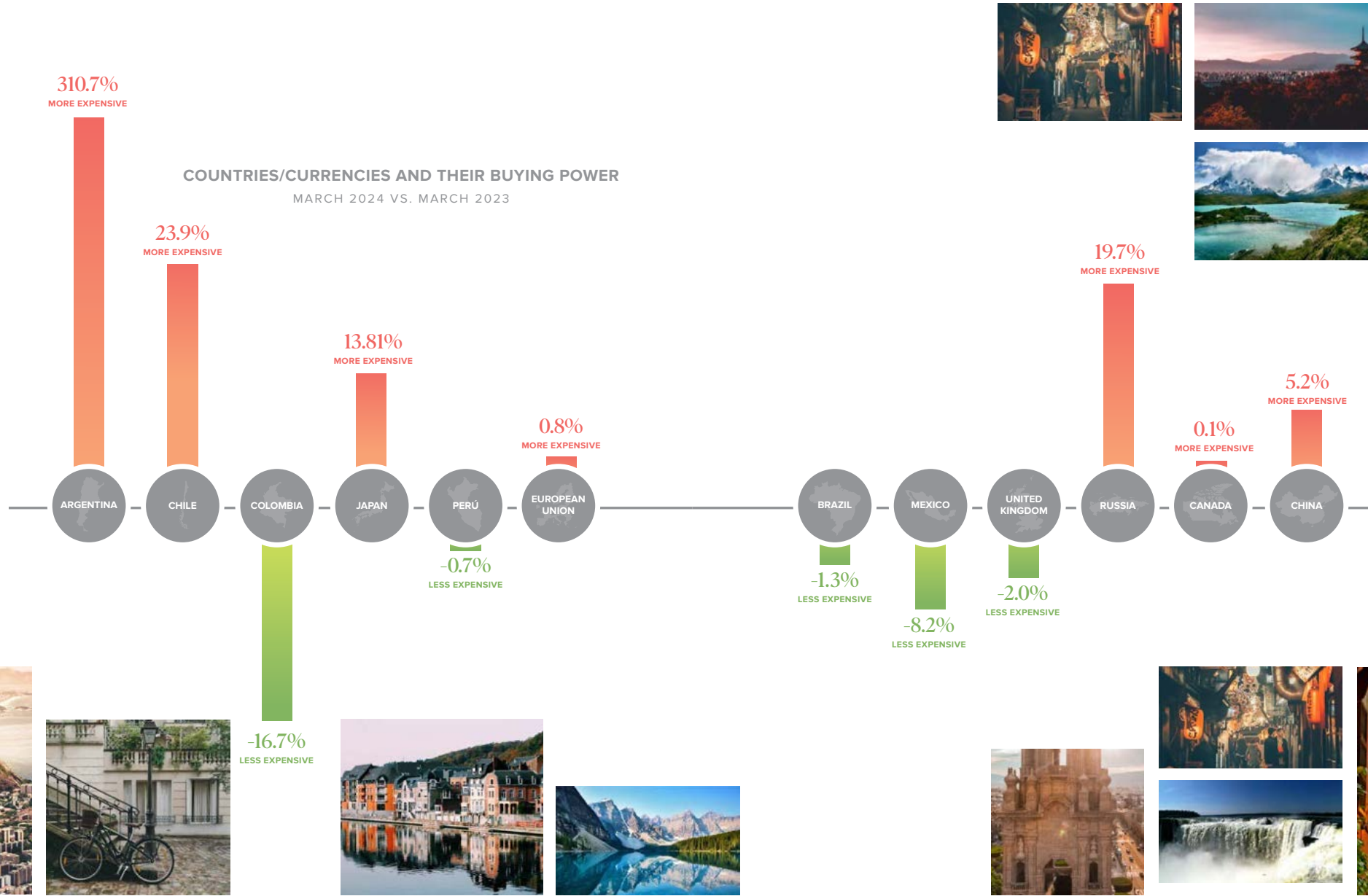


Note: The estimates are developed from a base that integrates the 2020 Census, Vintage 2020 estimates, and (for the U.S. only) 2020 Demographic Analysis estimates. For population estimates methodology statements, see <https://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html>. 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 2023 population estimates series are as of January 1, 2023.



# The Exchange Rate

HOW RATES INCREASE/DECREASE THE BUYING POWER OF INTERNATIONAL BUYERS



Source: Oanda.com. Data accessed June 30, 2023.

PHOTO CREDITS: JOHN TOWNER, JOHN LEE, ALEX VASEY, AGUSTIN DIAZ GARGIULO, NIKOLAY VOROBYEV, YOAN AZIZ, OLGA STALSKA, SU SAN LEE, JEZAEEL MELGOZA, WILLIAN JUSTEN DE VASCONCELLOS, FABIEN MOLINE, RICARDO GOMEZ ANGEL



# DO YOU OWN MULTIPLE RESIDENTIAL PROPERTIES? Unlock Your Profit Potential

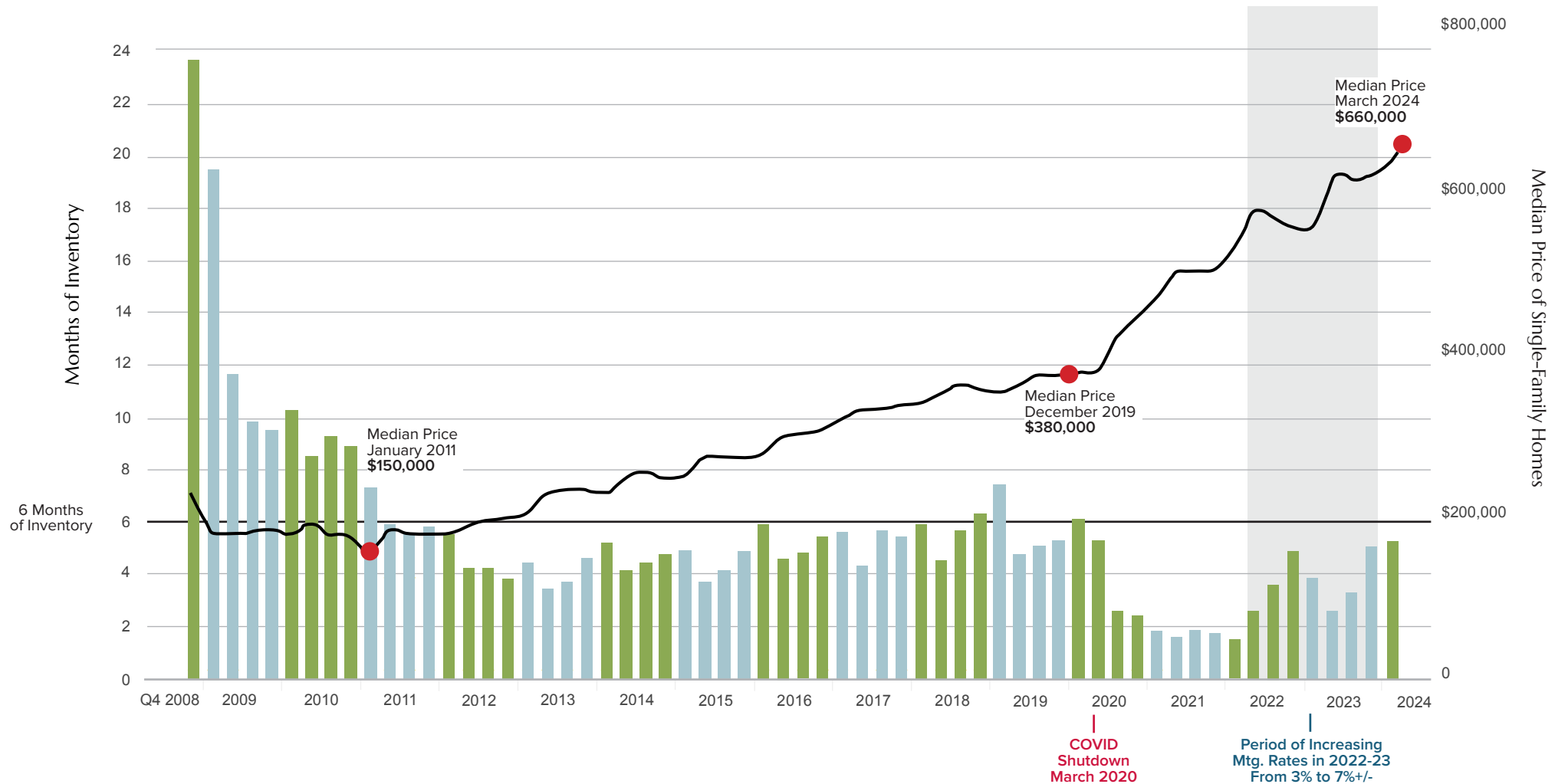
The Median Sold Price of A Single-Family Home within Miami-Dade County Has Increased 340% Over the Past 13 Years – from \$150,000 to \$660,000.

## Single-Family Homes Miami-Dade County, Florida 15-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.

Highest median price prior to falling prices during recession  
March 2007 - \$373,000



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# DO YOU OWN MULTIPLE RESIDENTIAL PROPERTIES? Unlock Your Profit Potential

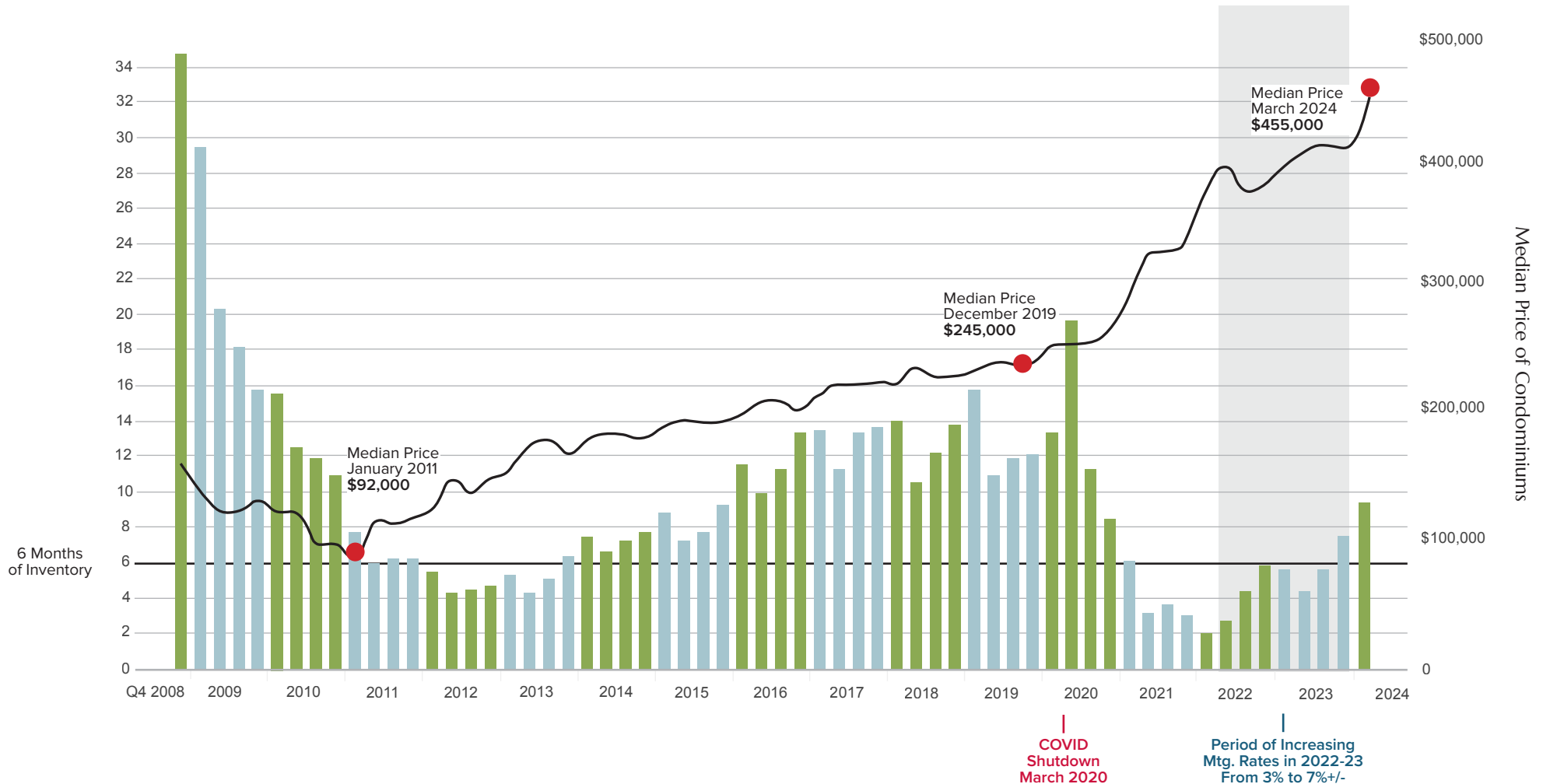
The Median Sold Price of A Condominium within Miami-Dade County Has Increased 395% Over the Past 13 Years – from \$92,000 to \$455,000.

## Condominiums Miami-Dade County, Florida 15-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.

Highest median price prior to falling prices during recession  
March 2007 - \$265,000



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# WALDORF ASTORIA® RESIDENCES • MIAMI

Berkshire Hathaway HomeServices  
EWM Realty has sold multiple units  
in this exciting new residential condo/hotel  
tower. With 360 condominiums  
rising to 100 stories, it will be the tallest  
residential building south of New York City.

**330 BISCAYNE BLVD, MIAMI**







THE RESIDENCES  
MANDARIN ORIENTAL  
MIAMI

## “Original” Mandarin Oriental

BUILT IN 2000 - WILL BE DEMOLISHED IN 2025.

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## “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

Information Per Media Report - November, 2023





# I-395 Miami Bridge Project

Completion: Late 2027





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

**The Overall Market**  
MIAMI-DADE, BROWARD & PALM BEACHES COUNTIES

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

**COMPARING Q1 2024 VS. Q1 2023**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**  
**▲21%**  
 NO. OF HOMES FOR SALE IN THE MLS  
 4,018 ON MARCH 31, 2024  
 VS.  
 3,317 ON MARCH 31, 2023

**TOTAL SALES**  
**▲1%**  
 CLOSED SINGLE-FAMILY SALES IN THE MLS  
**2,578 SALES VS. 2,561 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲26%**  
 4.9 MONTHS VS. 3.9 MONTHS  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲16%**  
 \$650,000 VS. \$560,000  
 Q1 2024 VS. Q1 2023

## BROWARD COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**  
**▲38%**  
 NO. OF HOMES FOR SALE IN THE MLS  
 3,811 ON MARCH 31, 2024  
 VS.  
 2,769 ON MARCH 31, 2023

**TOTAL SALES**  
**▼6%**  
 CLOSED SINGLE-FAMILY SALES IN THE MLS  
**2,720 SALES VS. 2,894 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲52%**  
 4.4 MONTHS VS. 2.9 MONTHS  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲10%**  
 \$610,000 VS. \$555,000  
 Q1 2024 VS. Q1 2023

## PALM BEACH COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**  
**▲31%**  
 NO. OF HOMES FOR SALE IN THE MLS  
 4,377 ON MARCH 31, 2024  
 VS.  
 3,355 ON MARCH 31, 2023

**TOTAL SALES**  
**▼5%**  
 CLOSED SINGLE-FAMILY SALES IN THE MLS  
**2,815 SALES VS. 2,973 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲41%**  
 4.8 MONTHS VS. 3.4 MONTHS  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲12%**  
 \$670,000 VS. \$600,000  
 Q1 2024 VS. Q1 2023



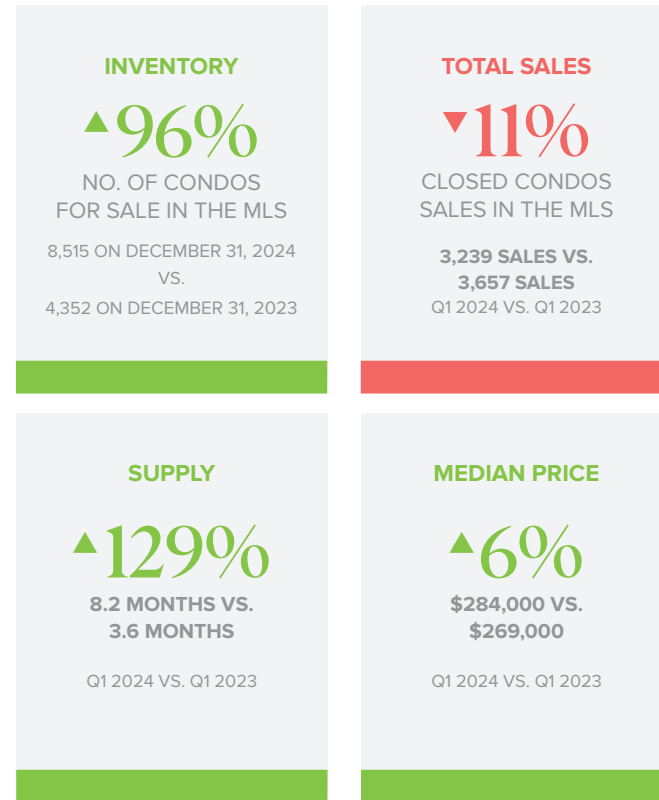
# The Overall Market (All Prices) | Condominiums

**COMPARING Q1 2024 VS. Q1 2023**

## MIAMI-DADE COUNTY CONDOMINIUMS



## BROWARD COUNTY CONDOMINIUMS



## PALM BEACH COUNTY CONDOMINIUMS



# The Under \$1 Million Market

**COMPARING Q1 2024 VS. Q1 2023**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES



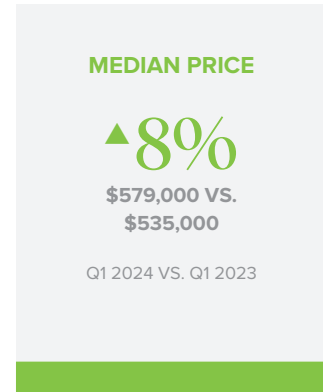
## BROWARD COUNTY

SINGLE-FAMILY HOMES



## PALM BEACH COUNTY

SINGLE-FAMILY HOMES





# The Under \$1 Million Market

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

CONDOMINIUMS

#### INVENTORY

▲56%

NO. OF CONDOS FOR SALE IN THE MLS  
7,090 ON MARCH 31, 2024  
VS.  
4,538 ON MARCH 31, 2023

#### TOTAL SALES

▼16%

CLOSED CONDO SALES IN THE MLS  
**2,544 SALES VS.  
3,037 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲94%

8.7 MONTHS VS.  
4.5 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲4%

\$385,000 VS.  
\$370,000

Q1 2024 VS. Q1 2023

### BROWARD COUNTY

CONDOMINIUMS

#### INVENTORY

▲100%

NO. OF CONDOS FOR SALE IN THE MLS  
7,891 ON MARCH 31, 2024  
VS.  
3,945 ON MARCH 31, 2023

#### TOTAL SALES

▼12%

CLOSED CONDO SALES IN THE MLS  
**3,122 SALES VS.  
3,533 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲137%

7.9 MONTHS VS.  
3.3 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲6%

\$275,000 VS.  
\$260,000

Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

CONDOMINIUMS

#### INVENTORY

▲72%

NO. OF CONDOS FOR SALE IN THE MLS  
6,074 ON MARCH 31, 2024  
VS.  
3,523 ON MARCH 31, 2023

#### TOTAL SALES

▼17%

CLOSED CONDO SALES IN THE MLS  
**2,627 SALES VS.  
3,167 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲117%

7.2 MONTHS VS.  
3.3 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲7%

\$310,000 VS.  
\$290,000

Q1 2024 VS. Q1 2023

# The Over \$1 Million Market

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲17%**

NO. OF HOMES  
FOR SALE IN THE MLS  
1,979 ON MARCH 31, 2024  
VS.  
1,685 ON MARCH 31, 2023

#### TOTAL SALES

**▲28%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**611 SALES VS.  
478 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▼5%**

10.1 MONTHS VS.  
10.6 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▲2%**

**\$1,727,000 VS.  
\$1,694,000**  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲31%**

NO. OF HOMES  
FOR SALE IN THE MLS  
1,373 ON MARCH 31, 2024  
VS.  
1,048 ON MARCH 31, 2023

#### TOTAL SALES

**▲24%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**486 SALES VS.  
393 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▲10%**

8.8 MONTHS VS.  
8 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▲0.5%**

**\$1,482,000 VS.  
\$1,475,000**  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲22%**

NO. OF HOMES  
FOR SALE IN THE MLS  
2,045 ON MARCH 31, 2024  
VS.  
1,675 ON MARCH 31, 2023

#### TOTAL SALES

**▲19%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**790 SALES VS.  
664 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▲7%**

8.1 MONTHS VS.  
7.6 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▲8%**

**\$1,695,000 VS.  
\$1,575,000**  
Q1 2024 VS. Q1 2023

# MARKET ANALYSIS

## The Over \$1 Million Market

### COMPARING Q1 2024 VS. Q1 2023

#### MIAMI-DADE COUNTY CONDOMINIUMS

##### INVENTORY

▲17%

NO. OF CONDOS  
FOR SALE IN THE MLS  
2,361 ON MARCH 31, 2024  
VS.  
2,025 ON MARCH 31, 2023

##### TOTAL SALES

▼2%

CLOSED CONDO  
SALES IN THE MLS  
  
448 SALES VS.  
457 SALES  
Q1 2024 VS. Q1 2023

##### SUPPLY

▲24%

16.5 MONTHS VS.  
13.3 MONTHS

Q1 2024 VS. Q1 2023

##### MEDIAN PRICE

▲2%

\$1,764,000 VS.  
\$1,725,000

Q1 2024 VS. Q1 2023

#### BROWARD COUNTY CONDOMINIUMS

##### INVENTORY

▲53%

NO. OF CONDOS  
FOR SALE IN THE MLS  
624 ON MARCH 31, 2024  
VS.  
407 ON MARCH 31, 2023

##### TOTAL SALES

▼6%

CLOSED CONDO  
SALES IN THE MLS  
  
117 SALES VS.  
124 SALES  
Q1 2024 VS. Q1 2023

##### SUPPLY

▲70%

16.7 MONTHS VS.  
9.8 MONTHS

Q1 2024 VS. Q1 2023

##### MEDIAN PRICE

▼1%

\$1,484,000 VS.  
\$1,500,000

Q1 2024 VS. Q1 2023

#### PALM BEACH COUNTY CONDOMINIUMS

##### INVENTORY

▲62%

NO. OF CONDOS  
FOR SALE IN THE MLS  
958 ON MARCH 31, 2024  
VS.  
592 ON MARCH 31, 2023

##### TOTAL SALES

▲12%

CLOSED CONDO  
SALES IN THE MLS  
  
255 SALES VS.  
227 SALES  
Q1 2024 VS. Q1 2023

##### SUPPLY

▲51%

11.8 MONTHS VS.  
7.8 MONTHS

Q1 2024 VS. Q1 2023

##### MEDIAN PRICE

▲3%

\$1,806,000 VS.  
\$1,750,000

Q1 2024 VS. Q1 2023



INSIGHT



**BERKSHIRE  
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REALTY

# Market Data By Price Segment

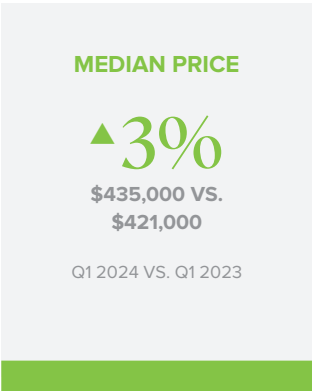
MIAMI-DADE, BROWARD & PALM BEACHES COUNTIES

# The Under \$500,000 Market

**COMPARING Q1 2024 VS. Q1 2023**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES



## BROWARD COUNTY

SINGLE-FAMILY HOMES



## PALM BEACH COUNTY

SINGLE-FAMILY HOMES



# The Under \$500,000 Market

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

CONDOMINIUMS

#### INVENTORY

▲67%

NO. OF CONDOS FOR SALE IN THE MLS  
4,420 ON MARCH 31, 2024  
VS.  
2,646 ON MARCH 31, 2023

#### TOTAL SALES

▼20%

CLOSED CONDO SALES IN THE MLS  
**1,810 SALES VS. 2,253 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲116%

7.6 MONTHS VS. 3.5 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲3%

\$320,000 VS. \$310,000

Q1 2024 VS. Q1 2023

### BROWARD COUNTY

CONDOMINIUMS

#### INVENTORY

▲109%

NO. OF CONDOS FOR SALE IN THE MLS  
6,542 ON MARCH 31, 2024  
VS.  
3,124 ON MARCH 31, 2023

#### TOTAL SALES

▼14%

CLOSED CONDO SALES IN THE MLS  
**2,710 SALES VS. 3,149 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲151%

7.5 MONTHS VS. 3 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲4%

\$250,000 VS. \$240,000

Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

CONDOMINIUMS

#### INVENTORY

▲77%

NO. OF CONDOS FOR SALE IN THE MLS  
4,944 ON MARCH 31, 2024  
VS.  
2,798 ON MARCH 31, 2023

#### TOTAL SALES

▼19%

CLOSED CONDO SALES IN THE MLS  
**2,177 SALES VS. 2,693 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲128%

7.1 MONTHS VS. 3.1 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲7%

\$277,000 VS. \$260,000

Q1 2024 VS. Q1 2023



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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲ **37%**

NO. OF HOMES FOR SALE IN THE MLS  
1,700 ON MARCH 31, 2024  
VS.  
1,242 ON MARCH 31, 2023

#### TOTAL SALES

▲ **21%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**1,397 SALES VS. 1,152 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲ **19%**

3.8 MONTHS VS. 3.8 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲ **3%**

\$645,000 VS. \$625,000

Q1 2024 VS. Q1 2023

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲ **53%**

NO. OF HOMES FOR SALE IN THE MLS  
1,785 ON MARCH 31, 2024  
VS.  
1,165 ON MARCH 31, 2023

#### TOTAL SALES

▲ **5%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**1,405 SALES VS. 1,337 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲ **54%**

4 MONTHS VS. 2.6 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**0%**

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

Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲ **50%**

NO. OF HOMES FOR SALE IN THE MLS  
1,814 ON MARCH 31, 2024  
VS.  
1,208 ON MARCH 31, 2023

#### TOTAL SALES

▲ **2%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**1,366 SALES VS. 1,338 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲ **52%**

4.1 MONTHS VS. 2.7 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲ **2%**

\$650,000 VS. \$640,000

Q1 2024 VS. Q1 2023

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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

CONDOMINIUMS

**INVENTORY**

**▲41%**

NO. OF CONDOS FOR SALE IN THE MLS  
2,670 ON MARCH 31, 2024  
VS.  
1,892 ON MARCH 31, 2023

**TOTAL SALES**

**▼6%**

CLOSED CONDO SALES IN THE MLS  
**734 SALES VS. 784 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲58%**

11.4 MONTHS VS. 7.2 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**0%**

\$640,000 VS. \$640,000  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

CONDOMINIUMS

**INVENTORY**

**▲64%**

NO. OF CONDOS FOR SALE IN THE MLS  
1,349 ON MARCH 31, 2024  
VS.  
821 ON MARCH 31, 2023

**TOTAL SALES**

**▲9%**

CLOSED CONDO SALES IN THE MLS  
**415 SALES VS. 384 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲59%**

10.2 MONTHS VS. 6.4 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼0.5%**

\$607,000 VS. \$610,000  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

CONDOMINIUMS

**INVENTORY**

**▲56%**

NO. OF CONDOS FOR SALE IN THE MLS  
1,130 ON MARCH 31, 2024  
VS.  
725 ON MARCH 31, 2023

**TOTAL SALES**

**▼5%**

CLOSED CONDO SALES IN THE MLS  
**451 SALES VS. 474 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲72%**

7.9 MONTHS VS. 4.6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼1%**

\$625,000 VS. \$632,000  
Q1 2024 VS. Q1 2023

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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲18%

NO. OF HOMES  
FOR SALE IN THE MLS  
830 ON MARCH 31, 2024  
VS.  
705 ON MARCH 31, 2023

#### TOTAL SALES

▲21%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**349 SALES VS.  
289 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲1%

7.4 MONTHS VS.  
7.3 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▼1%

\$1,320,000 VS.  
\$1,336,000  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲38%

NO. OF HOMES  
FOR SALE IN THE MLS  
762 ON MARCH 31, 2024  
VS.  
551 ON MARCH 31, 2023

#### TOTAL SALES

▲22%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**346 SALES VS.  
284 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲19%

6.9 MONTHS VS.  
5.8 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲2%

\$1,300,000 VS.  
\$1,270,000  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

▲27%

NO. OF HOMES  
FOR SALE IN THE MLS  
895 ON MARCH 31, 2024  
VS.  
703 ON MARCH 31, 2023

#### TOTAL SALES

▲12%

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**481 SALES VS.  
428 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲18%

5.8 MONTHS VS.  
4.9 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲18%

\$1,336,000 VS.  
\$1,300,000  
Q1 2024 VS. Q1 2023



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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

CONDOMINIUMS

#### INVENTORY

▲90%

NO. OF HOMES FOR SALE IN THE MLS  
1,149 ON MARCH 31, 2024  
VS.  
1,052 ON MARCH 31, 2023

#### TOTAL SALES

▼4%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**260 SALES VS. 272 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲19%

13.8 MONTHS VS. 11.6 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲1%

\$1,350,000 VS. \$1,335,000  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

CONDOMINIUMS

#### INVENTORY

▲54%

NO. OF HOMES FOR SALE IN THE MLS  
371 ON MARCH 31, 2024  
VS.  
241 ON MARCH 31, 2023

#### TOTAL SALES

▼10%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**79 SALES VS. 88 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲78%

14.6 MONTHS VS. 8.2 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▼4%

\$1,260,000 VS. \$1,315,000  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

CONDOMINIUMS

#### INVENTORY

▲58%

NO. OF HOMES FOR SALE IN THE MLS  
466 ON MARCH 31, 2024  
VS.  
295 ON MARCH 31, 2023

#### TOTAL SALES

▲17%

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**153 SALES VS. 131 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

▲41%

9.6 MONTHS VS. 6.8 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

▲10%

\$1,375,000 VS. \$1,250,000  
Q1 2024 VS. Q1 2023

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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲20%**

NO. OF HOMES FOR SALE IN THE MLS  
351 ON MARCH 31, 2024  
VS.  
293 ON MARCH 31, 2023

#### TOTAL SALES

**▲24%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**113 SALES VS. 86 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▼4%**

9.8 MONTHS VS. 10.2 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▼0.6%**

\$2,350,000 VS. \$2,363,000  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲27%**

NO. OF HOMES FOR SALE IN THE MLS  
222 ON MARCH 31, 2024  
VS.  
175 ON MARCH 31, 2023

#### TOTAL SALES

**▲32%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**74 SALES VS. 56 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**0%**

9.4 MONTHS VS. 9.4 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▲0.3%**

\$2,400,000 VS. \$2,393,000  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲33%**

NO. OF HOMES FOR SALE IN THE MLS  
365 ON MARCH 31, 2024  
VS.  
274 ON MARCH 31, 2023

#### TOTAL SALES

**▲36%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**139 SALES VS. 102 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▲1%**

8.2 MONTHS VS. 8.1 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▼0.5%**

\$2,450,000 VS. \$2,463,000  
Q1 2024 VS. Q1 2023



# MARKET ANALYSIS

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

### COMPARING Q1 2024 VS. Q1 2023

#### MIAMI-DADE COUNTY

CONDOMINIUMS

##### INVENTORY

▲16%

NO. OF CONDOS FOR SALE IN THE MLS  
393 ON MARCH 31, 2024  
VS.  
339 ON MARCH 31, 2023

##### TOTAL SALES

▲26%

CLOSED CONDO SALES IN THE MLS  
**92 SALES VS.  
73 SALES**  
Q1 2024 VS. Q1 2023

##### SUPPLY

▼4%

13.4 MONTHS VS.  
13.9 MONTHS  
  
Q1 2024 VS. Q1 2023

##### MEDIAN PRICE

▲0.1%

\$2,400,000 VS.  
\$2,398,000  
  
Q1 2024 VS. Q1 2023

#### BROWARD COUNTY

CONDOMINIUMS

##### INVENTORY

▲44%

NO. OF CONDOS FOR SALE IN THE MLS  
121 ON MARCH 31, 2024  
VS.  
84 ON MARCH 31, 2023

##### TOTAL SALES

▲47%

CLOSED CONDO SALES IN THE MLS  
**28 SALES VS.  
19 SALES**  
Q1 2024 VS. Q1 2023

##### SUPPLY

▲0.8%

13.4 MONTHS VS.  
13.3 MONTHS  
  
Q1 2024 VS. Q1 2023

##### MEDIAN PRICE

▲9%

\$2,295,000 VS.  
\$2,100,000  
  
Q1 2024 VS. Q1 2023

#### PALM BEACH COUNTY

CONDOMINIUMS

##### INVENTORY

▲51%

NO. OF CONDOS FOR SALE IN THE MLS  
187 ON MARCH 31, 2024  
VS.  
124 ON MARCH 31, 2023

##### TOTAL SALES

▲20%

CLOSED CONDO SALES IN THE MLS  
**52 SALES VS.  
51 SALES**  
Q1 2024 VS. Q1 2023

##### SUPPLY

▲54%

11.2 MONTHS VS.  
7.3 MONTHS  
  
Q1 2024 VS. Q1 2023

##### MEDIAN PRICE

▲4%

\$2,355,000 VS.  
\$2,275,000  
  
Q1 2024 VS. Q1 2023

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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**

**▲9%**

NO. OF HOMES FOR SALE IN THE MLS  
303 ON MARCH 31, 2024  
VS.  
278 ON MARCH 31, 2023

**TOTAL SALES**

**▲32%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**78 SALES VS. 59 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼14%**

12.1 MONTHS VS. 14.1 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼5%**

\$3,550,000 VS. \$3,750,000  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**

**▲22%**

NO. OF HOMES FOR SALE IN THE MLS  
181 ON MARCH 31, 2024  
VS.  
149 ON MARCH 31, 2023

**TOTAL SALES**

**▲15%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**38 SALES VS. 33 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲12%**

15.1 MONTHS VS. 13.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲3%**

\$3,610,000 VS. \$3,500,000  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

**INVENTORY**

**▲9%**

NO. OF HOMES FOR SALE IN THE MLS  
301 ON MARCH 31, 2024  
VS.  
277 ON MARCH 31, 2023

**TOTAL SALES**

**▲7%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**79 SALES VS. 74 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲6%**

11.9 MONTHS VS. 11.2 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲4%**

\$3,800,000 VS. \$3,663,000  
Q1 2024 VS. Q1 2023

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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

CONDOMINIUMS

**INVENTORY**

**▲21%**

NO. OF CONDOS FOR SALE IN THE MLS  
376 ON MARCH 31, 2024  
VS.  
311 ON MARCH 31, 2023

**TOTAL SALES**

**▼14%**

CLOSED CONDO SALES IN THE MLS  
**54 SALES VS. 63 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲47%**

21.7 MONTHS VS. 14.8 MONTHS

Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼6%**

\$3,643,000 VS. \$3,875,000

Q1 2024 VS. Q1 2023

### BROWARD COUNTY

CONDOMINIUMS

**INVENTORY**

**▲56%**

NO. OF CONDOS FOR SALE IN THE MLS  
92 ON MARCH 31, 2024  
VS.  
59 ON MARCH 31, 2023

**TOTAL SALES**

**▼56%**

CLOSED CONDO SALES IN THE MLS  
**7 SALES VS. 16 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲256%**

39.4 MONTHS VS. 11.1 MONTHS

Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼16%**

\$3,250,000 VS. \$3,875,000

Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

CONDOMINIUMS

**INVENTORY**

**▲47%**

NO. OF CONDOS FOR SALE IN THE MLS  
162 ON MARCH 31, 2024  
VS.  
110 ON MARCH 31, 2023

**TOTAL SALES**

**▲56%**

CLOSED CONDO SALES IN THE MLS  
**42 SALES VS. 27 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**0%**

12.2 MONTHS VS. 12.2 MONTHS

Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼4%**

\$3,535,000 VS. \$3,675,000

Q1 2024 VS. Q1 2023



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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲19%**

NO. OF HOMES  
FOR SALE IN THE MLS  
255 ON MARCH 31, 2024  
VS.  
214 ON MARCH 31, 2023

#### TOTAL SALES

**▲96%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**53 SALES VS.  
27 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▼37%**

15 MONTHS VS.  
23.8 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▼2%**

\$6,500,000 VS.  
\$6,600,000  
Q1 2024 VS. Q1 2023

### BROWARD COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲9%**

NO. OF HOMES  
FOR SALE IN THE MLS  
132 ON MARCH 31, 2024  
VS.  
121 ON MARCH 31, 2023

#### TOTAL SALES

**▲69%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**22 SALES VS.  
13 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▼32%**

18.9 MONTHS VS.  
27.9 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▼8%**

\$5,800,000 VS.  
\$6,300,000  
Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

SINGLE-FAMILY HOMES

#### INVENTORY

**▲11%**

NO. OF HOMES  
FOR SALE IN THE MLS  
263 ON MARCH 31, 2024  
VS.  
238 ON MARCH 31, 2023

#### TOTAL SALES

**▲11%**

CLOSED SINGLE-FAMILY  
SALES IN THE MLS  
**51 SALES VS.  
46 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▲4%**

16.1 MONTHS VS.  
15.5 MONTHS  
Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▼8%**

\$5,750,000 VS.  
\$6,275,000  
Q1 2024 VS. Q1 2023

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

## COMPARING Q1 2024 VS. Q1 2023

### MIAMI-DADE COUNTY

CONDOMINIUMS

#### INVENTORY

**▲31%**

NO. OF CONDOS FOR SALE IN THE MLS  
306 ON MARCH 31, 2024  
VS.  
234 ON MARCH 31, 2023

#### TOTAL SALES

**▼9%**

CLOSED CONDO SALES IN THE MLS  
**32 SALES VS. 35 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▲47%**

29.6 MONTHS VS. 20.1 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▲7%**

\$6,900,000 VS. \$6,450,000

Q1 2024 VS. Q1 2023

### BROWARD COUNTY

CONDOMINIUMS

#### INVENTORY

**▲78%**

NO. OF CONDOS FOR SALE IN THE MLS  
32 ON MARCH 31, 2024  
VS.  
18 ON MARCH 31, 2023

#### TOTAL SALES

**▲100%**

CLOSED CONDO SALES IN THE MLS  
**2 SALES VS. 1 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▼11%**

48 MONTHS VS. 54 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▲14%**

\$6,075,000 VS. \$5,350,000

Q1 2024 VS. Q1 2023

### PALM BEACH COUNTY

CONDOMINIUMS

#### INVENTORY

**▲171%**

NO. OF CONDOS FOR SALE IN THE MLS  
103 ON MARCH 31, 2024  
VS.  
38 ON MARCH 31, 2023

#### TOTAL SALES

**▼50%**

CLOSED CONDO SALES IN THE MLS  
**7 SALES VS. 14 SALES**  
Q1 2024 VS. Q1 2023

#### SUPPLY

**▲442%**

44.1 MONTHS VS. 8.1 MONTHS

Q1 2024 VS. Q1 2023

#### MEDIAN PRICE

**▼15%**

\$6,000,000 VS. \$7,050,000

Q1 2024 VS. Q1 2023

# The \$10 Million and Higher Market

**COMPARING Q1 2024 VS. Q1 2023**

## MIAMI-DADE COUNTY

SINGLE-FAMILY HOMES



## BROWARD COUNTY

SINGLE-FAMILY HOMES



## PALM BEACH COUNTY

SINGLE-FAMILY HOMES

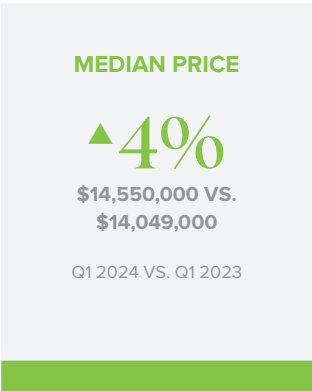




# The \$10 Million and Higher Market

**COMPARING Q1 2024 VS. Q1 2023**

## MIAMI-DADE COUNTY CONDOMINIUMS



## BROWARD COUNTY CONDOMINIUMS



## PALM BEACH COUNTY CONDOMINIUMS







**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

# The Rental Market

MIAMI-DADE & BROWARD COUNTIES



# The Rental Market

**COMPARING Q1 2024 VS. Q1 2023**

**MIAMI-DADE COUNTY**  
SINGLE-FAMILY HOMES



**BROWARD COUNTY**  
SINGLE-FAMILY HOMES

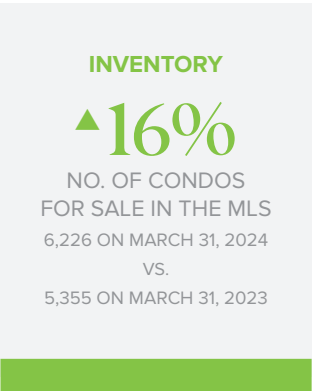




# The Rental Market

**COMPARING Q1 2024 VS. Q1 2023**

**MIAMI-DADE COUNTY**  
CONDOMINIUMS



**BROWARD COUNTY**  
CONDOMINIUMS



INSIGHT



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | EWM  
REALTY

Market Data By City





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

AVENTURA



# The Aventura Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲33%**  
NO. OF HOMES FOR SALE IN THE MLS  
20 ON MARCH 31, 2024  
VS.  
15 ON MARCH 31, 2023

**TOTAL SALES**  
**▲100%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**10 SALES VS. 5 SALES**  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲67%**  
NO. OF HOMES FOR SALE IN THE MLS  
10 ON MARCH 31, 2024  
VS.  
6 ON MARCH 31, 2023

**TOTAL SALES**  
**N/A**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**3 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**UNDER \$2 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲40%**  
NO. OF CONDOS FOR SALE IN THE MLS  
865 ON MARCH 31, 2024  
VS.  
616 ON MARCH 31, 2023

**TOTAL SALES**  
**▼11%**  
CLOSED CONDO SALES IN THE MLS  
**208 SALES VS. 234 SALES**  
Q1 2024 VS. Q1 2023

**OVER \$2 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲30%**  
NO. OF CONDOS FOR SALE IN THE MLS  
74 ON MARCH 31, 2024  
VS.  
57 ON MARCH 31, 2023

**TOTAL SALES**  
**▼20%**  
CLOSED CONDO SALES IN THE MLS  
**8 SALES VS. 10 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼33%**  
6 MONTHS VS. 9 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲107%**  
\$1,325,000 VS. \$640,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
10 MONTHS VS. 0 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
\$2,400,000 VS. \$0  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲62%**  
12.8 MONTHS VS. 7.9 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲15%**  
\$505,000 VS. \$440,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲63%**  
27.8 MONTHS VS. 17.1 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲11%**  
\$3,135,000 VS. \$2,838,000  
Q1 2024 VS. Q1 2023



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

BAL HARBOUR



# The Bal Harbour Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲7%**  
NO. OF HOMES FOR SALE IN THE MLS  
15 ON MARCH 31, 2024  
VS.  
14 ON MARCH 31, 2023

**TOTAL SALES**  
**▲57%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**11 SALES VS. 7 SALES**  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**0%**  
NO. OF HOMES FOR SALE IN THE MLS  
13 ON MARCH 31, 2024  
VS.  
13 ON MARCH 31, 2023

**TOTAL SALES**  
**▼100%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**0 SALES VS. 1 SALES**  
Q1 2024 VS. Q1 2023

**UNDER \$2 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲44%**  
NO. OF CONDOS FOR SALE IN THE MLS  
78 ON MARCH 31, 2024  
VS.  
54 ON MARCH 31, 2023

**TOTAL SALES**  
**▲20%**  
CLOSED CONDO SALES IN THE MLS  
**24 SALES VS. 20 SALES**  
Q1 2024 VS. Q1 2023

**OVER \$2 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲18%**  
NO. OF CONDOS FOR SALE IN THE MLS  
80 ON MARCH 31, 2024  
VS.  
68 ON MARCH 31, 2023

**TOTAL SALES**  
**▼7%**  
CLOSED CONDO SALES IN THE MLS  
**13 SALES VS. 14 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼32%**  
4.1 MONTHS VS. 6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲118%**  
\$700,000 VS. \$321,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
0 MONTHS VS. 39 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
0 VS. \$6,243,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲26%**  
10.2 MONTHS VS. 8.1 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼34%**  
\$415,000 VS. \$628,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲37%**  
20 MONTHS VS. 14.6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲11%**  
\$3,550,000 VS. \$3,200,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

BOCA RATON



# The Boca Raton Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲15%**  
NO. OF HOMES FOR SALE IN THE MLS  
228 ON MARCH 31, 2024  
VS.  
198 ON MARCH 31, 2023

**TOTAL SALES**  
**▼11%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**242 SALES VS. 272 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲32%**  
2.9 MONTHS VS. 2.2 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲7%**  
\$700,000 VS. \$650,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲16%**  
NO. OF HOMES FOR SALE IN THE MLS  
431 ON MARCH 31, 2024  
VS.  
371 ON MARCH 31, 2023

**TOTAL SALES**  
**▲26%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**219 SALES VS. 174 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼3%**  
6.2 MONTHS VS. 6.4 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲11%**  
\$1,760,000 VS. \$1,580,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲81%**  
NO. OF CONDOS FOR SALE IN THE MLS  
1,047 ON MARCH 31, 2024  
VS.  
579 ON MARCH 31, 2023

**TOTAL SALES**  
**▼12%**  
CLOSED CONDO SALES IN THE MLS  
**492 SALES VS. 561 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲116%**  
6.7 MONTHS VS. 3.1 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲4%**  
\$339,000 VS. \$325,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲48%**  
NO. OF CONDOS FOR SALE IN THE MLS  
204 ON MARCH 31, 2024  
VS.  
138 ON MARCH 31, 2023

**TOTAL SALES**  
**▲56%**  
CLOSED CONDO SALES IN THE MLS  
**70 SALES VS. 45 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼1%**  
9.1 MONTHS VS. 9.2 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲17%**  
\$1,700,000 VS. \$1,450,000  
Q1 2024 VS. Q1 2023



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

BRICKELL



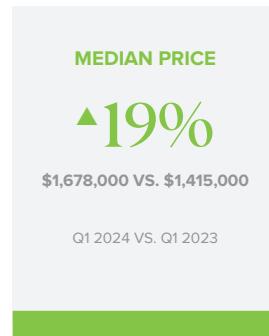
# The Brickell Market

**COMPARING Q1 2024 VS. Q1 2023 (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 2024 VS. Q1 2023 (Zip Code 33133)**

## UNDER \$2 MILLION SINGLE-FAMILY HOMES

**INVENTORY**

**0%**

NO. OF HOMES FOR SALE IN THE MLS  
32 ON MARCH 31, 2024  
VS.  
32 ON MARCH 31, 2023

**TOTAL SALES**

**▲47%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**25 SALES VS. 17 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼28%**

4 MONTHS VS. 5.6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼28%**

\$938,000 VS. \$1,300,000  
Q1 2024 VS. Q1 2023

## OVER \$2 MILLION SINGLE-FAMILY HOMES

**INVENTORY**

**▲24%**

NO. OF HOMES FOR SALE IN THE MLS  
88 ON MARCH 31, 2024  
VS.  
71 ON MARCH 31, 2023

**TOTAL SALES**

**▲75%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**28 SALES VS. 16 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼26%**

9.8 MONTHS VS. 13.3 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲29%**

\$3,500,000 VS. \$2,710,000  
Q1 2024 VS. Q1 2023

## UNDER \$2 MILLION CONDOMINIUMS

**INVENTORY**

**▲66%**

NO. OF CONDOS FOR SALE IN THE MLS  
98 ON MARCH 31, 2024  
VS.  
59 ON MARCH 31, 2023

**TOTAL SALES**

**▲11%**

CLOSED CONDO SALES IN THE MLS

**52 SALES VS. 47 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲58%**

6 MONTHS VS. 3.8 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼3%**

\$815,000 VS. \$843,000  
Q1 2024 VS. Q1 2023

## OVER \$2 MILLION CONDOMINIUMS

**INVENTORY**

**▲4%**

NO. OF CONDOS FOR SALE IN THE MLS  
51 ON MARCH 31, 2024  
VS.  
49 ON MARCH 31, 2023

**TOTAL SALES**

**▲64%**

CLOSED CONDO SALES IN THE MLS

**23 SALES VS. 14 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼33%**

7 MONTHS VS. 10.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼26%**

\$2,500,000 VS. \$3,400,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

COOPER CITY



# The Cooper City Market

**COMPARING Q1 2024 VS. Q1 2023**

## UNDER \$1 MILLION SINGLE-FAMILY HOMES

**INVENTORY**  
**▲63%**  
 NO. OF HOMES FOR SALE IN THE MLS  
 39 ON MARCH 31, 2024  
 VS.  
 24 ON MARCH 31, 2023

**TOTAL SALES**  
**▲17%**  
 CLOSED SINGLE-FAMILY SALES IN THE MLS  
**54 SALES VS. 46 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲45%**  
 2.3 MONTHS VS. 1.6 MONTHS  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**0%**  
 \$640,000 VS. \$640,000  
 Q1 2024 VS. Q1 2023

## OVER \$1 MILLION SINGLE-FAMILY HOMES

**INVENTORY**  
**▲69%**  
 HOMES FOR SALE IN THE MLS  
 27 ON MARCH 31, 2024  
 VS.  
 16 ON MARCH 31, 2023

**TOTAL SALES**  
**▲233%**  
 CLOSED SINGLE-FAMILY SALES IN THE MLS  
**10 SALES VS. 3 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼49%**  
 8.1 MONTHS VS. 16 MONTHS  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼6%**  
 \$1,193,000 VS. \$1,275,000  
 Q1 2024 VS. Q1 2023

## UNDER \$1 MILLION CONDOMINIUMS

**INVENTORY**  
**▲50%**  
 NO. OF CONDOS FOR SALE IN THE MLS  
 9 ON MARCH 31, 2024  
 VS.  
 6 ON MARCH 31, 2023

**TOTAL SALES**  
**▲12%**  
 CLOSED CONDO SALES IN THE MLS  
**19 SALES VS. 17 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲38%**  
 1.5 MONTHS VS. 1.1 MONTHS  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲8%**  
 \$452,000 VS. \$420,000  
 Q1 2024 VS. Q1 2023

## OVER \$1 MILLION CONDOMINIUMS

**INVENTORY**  
**N/A**  
 NO. OF CONDOS FOR SALE IN THE MLS  
 0 ON MARCH 31, 2024  
 VS.  
 0 ON MARCH 31, 2023

**TOTAL SALES**  
**N/A**  
 CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. 0 SALES**  
 Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
 NO SALES DATA  
 Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
 NO SALES DATA  
 Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

CORAL GABLES



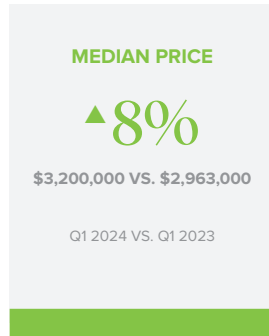
# The Coral Gables Market

## COMPARING Q1 2024 VS. Q1 2023

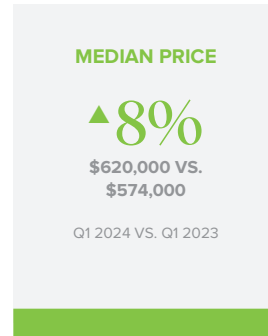
### UNDER \$2 MILLION SINGLE-FAMILY HOMES



### 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 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲28%**  
NO. OF HOMES FOR SALE IN THE MLS  
74 ON MARCH 31, 2024  
VS.  
58 ON MARCH 31, 2023

**TOTAL SALES**  
**▲3%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**73 SALES VS. 71 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲25%**  
3.1 MONTHS VS. 2.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲9%**  
\$600,000 VS. \$550,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**0%**  
NO. OF HOMES FOR SALE IN THE MLS  
22 ON MARCH 31, 2024  
VS.  
22 ON MARCH 31, 2023

**TOTAL SALES**  
**▲25%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**5 SALES VS. 4 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼20%**  
13.2 MONTHS VS. 16.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼11%**  
\$1,220,000 VS. \$1,373,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲77%**  
NO. OF CONDOS FOR SALE IN THE MLS  
30 ON MARCH 31, 2024  
VS.  
17 ON MARCH 31, 2023

**TOTAL SALES**  
**▼23%**  
CLOSED CONDO SALES IN THE MLS  
**24 SALES VS. 31 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲140%**  
3.9 MONTHS VS. 1.6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲25%**  
\$390,000 VS. \$313,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**N/A**  
NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**  
**N/A**  
CLOSED CONDOS SALES IN THE MLS  
**0 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

DAVIE

# The Davie Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**

**0%**

NO. OF HOMES FOR SALE IN THE MLS  
43 ON MARCH 31, 2024  
VS.  
43 ON MARCH 31, 2023

**TOTAL SALES**

**▼26%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**63 SALES VS. 85 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲46%**

2.2 MONTHS VS. 1.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼1%**

\$614,000 VS. \$620,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**

**▲16%**

NO. OF HOMES FOR SALE IN THE MLS  
67 ON MARCH 31, 2024  
VS.  
58 ON MARCH 31, 2023

**TOTAL SALES**

**▲6%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**37 SALES VS. 35 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲12%**

5.6 MONTHS VS. 5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲8%**

\$1,510,000 VS. \$1,400,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**

**▲168%**

NO. OF CONDOS FOR SALE IN THE MLS  
198 ON MARCH 31, 2024  
VS.  
74 ON MARCH 31, 2023

**TOTAL SALES**

**▼19%**

CLOSED CONDO SALES IN THE MLS  
**97 SALES VS. 120 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲243%**

6.4 MONTHS VS. 1.9 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲4%**

\$285,000 VS. \$275,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**

**N/A**

NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**

**N/A**

CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**N/A**

NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**N/A**

NO SALES DATA  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

DORAL



# The Doral Market

**COMPARING Q1 2024 VS. Q1 2023**

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

<p><b>INVENTORY</b></p> <p><b>▼21%</b></p> <p>NO. OF HOMES FOR SALE IN THE MLS 30 ON MARCH 31, 2024 VS. 38 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>▼5%</b></p> <p>CLOSED SINGLE-FAMILY SALES IN THE MLS <b>35 SALES VS. 37 SALES</b> Q1 2024 VS. Q1 2023</p>
<p><b>SUPPLY</b></p> <p><b>▼16%</b></p> <p>2.6 MONTHS VS. 3.1 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>▲15%</b></p> <p>\$808,000 VS. \$700,000 Q1 2024 VS. Q1 2023</p>

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

<p><b>INVENTORY</b></p> <p><b>▼28%</b></p> <p>NO. OF HOMES FOR SALE IN THE MLS 58 ON MARCH 31, 2024 VS. 80 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>▲45%</b></p> <p>CLOSED SINGLE-FAMILY SALES IN THE MLS <b>16 SALES VS. 11 SALES</b> Q1 2024 VS. Q1 2023</p>
<p><b>SUPPLY</b></p> <p><b>▼47%</b></p> <p>11.6 MONTHS VS. 21.8 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>▲17%</b></p> <p>\$1,370,000 VS. \$1,175,000 Q1 2024 VS. Q1 2023</p>

**UNDER \$1 MILLION**  
CONDOMINIUMS

<p><b>INVENTORY</b></p> <p><b>▲48%</b></p> <p>NO. OF CONDOS FOR SALE IN THE MLS 281 ON MARCH 31, 2024 VS. 190 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>▼19%</b></p> <p>CLOSED CONDO SALES IN THE MLS <b>115 SALES VS. 142 SALES</b> Q1 2024 VS. Q1 2023</p>
<p><b>SUPPLY</b></p> <p><b>▲90%</b></p> <p>7.6 MONTHS VS. 4 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>▲18%</b></p> <p>\$500,000 VS. \$423,000 Q1 2024 VS. Q1 2023</p>

**OVER \$1 MILLION**  
CONDOMINIUMS

<p><b>INVENTORY</b></p> <p><b>0%</b></p> <p>NO. OF CONDOS FOR SALE IN THE MLS 6 ON MARCH 31, 2024 VS. 6 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>N/A</b></p> <p>CLOSED CONDO SALES IN THE MLS <b>0 SALES VS. 2 SALES</b> Q1 2024 VS. Q1 2023</p>
<p><b>SUPPLY</b></p> <p><b>N/A</b></p> <p>0 vs. 9 Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>N/A</b></p> <p>0 vs. \$1,875,000 Q1 2024 VS. Q1 2023</p>





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

FORT LAUDERDALE

# The Fort Lauderdale Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲61%**  
NO. OF HOMES FOR SALE IN THE MLS  
372 ON MARCH 31, 2024  
VS.  
231 ON MARCH 31, 2023

**TOTAL SALES**  
**▼12%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**256 SALES VS. 291 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲88%**  
4.5 MONTHS VS. 2.4 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲9%**  
\$487,000 VS. \$449,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲18%**  
NO. OF HOMES FOR SALE IN THE MLS  
420 ON MARCH 31, 2024  
VS.  
355 ON MARCH 31, 2023

**TOTAL SALES**  
**▲36%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**139 SALES VS. 102 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼9%**  
9.5 MONTHS VS. 10.4 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼4%**  
\$1,825,000 VS. \$1,900,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲101%**  
NO. OF CONDOS FOR SALE IN THE MLS  
1,139 ON MARCH 31, 2024  
VS.  
568 ON MARCH 31, 2023

**TOTAL SALES**  
**▼5%**  
CLOSED CONDO SALES IN THE MLS  
**371 SALES VS. 392 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲120%**  
9.5 MONTHS VS. 4.3 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲11%**  
\$405,000 VS. \$365,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲56%**  
NO. OF CONDOS FOR SALE IN THE MLS  
357 ON MARCH 31, 2024  
VS.  
229 ON MARCH 31, 2023

**TOTAL SALES**  
**▼13%**  
CLOSED CONDO SALES IN THE MLS  
**74 SALES VS. 85 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲87%**  
15.1 MONTHS VS. 8.1 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼5%**  
\$1,575,000 vs. \$1,650,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

GOLDEN BEACH



# The Golden Beach Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲250%**  
NO. OF HOMES FOR SALE IN THE MLS  
7 ON MARCH 31, 2024  
VS.  
2 ON MARCH 31, 2023

**TOTAL SALES**  
**▼100%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**0 SALES VS. 1 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
0 MONTHS VS. 6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
\$0 VS. \$695,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▼29%**  
NO. OF HOMES FOR SALE IN THE MLS  
20 ON MARCH 31, 2024  
VS.  
28 ON MARCH 31, 2023

**TOTAL SALES**  
**▲100%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**6 SALES VS. 3 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼64%**  
10 MONTHS VS. 28 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼7%**  
\$7,675,000 VS. \$8,240,000  
Q1 2024 VS. Q1 2023

**UNDER \$2 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▼60%**  
NO. OF CONDOS FOR SALE IN THE MLS  
2 ON MARCH 31, 2024  
VS.  
5 ON MARCH 31, 2023

**TOTAL SALES**  
**▼100%**  
CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. 1 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
0 MONTHS VS. 15 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
\$0 VS. \$435,000  
Q1 2024 VS. Q1 2023

**OVER \$2 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**N/A**  
NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**  
**N/A**  
CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

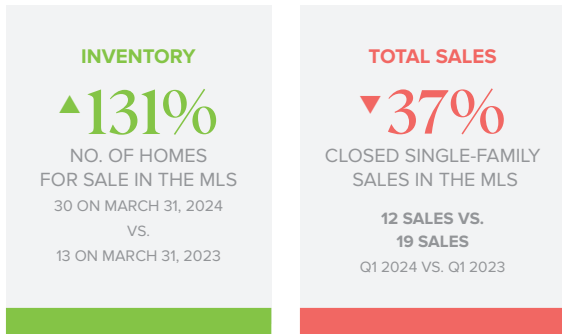
EWM  
REALTY

HALLANDALE

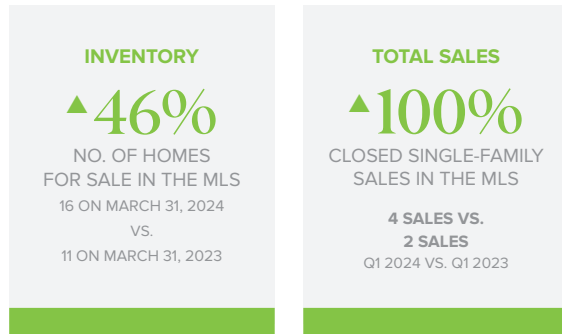
# The Hallandale Market

## COMPARING Q1 2024 VS. Q1 2023

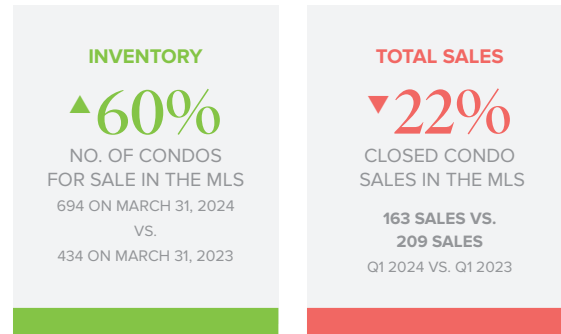
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



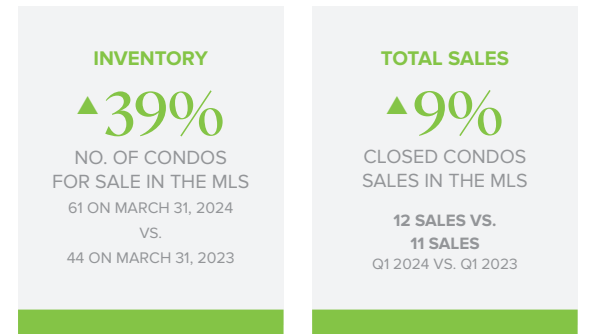
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS







**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

HOLLYWOOD



# The Hollywood Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲40%**  
NO. OF HOMES FOR SALE IN THE MLS  
323 ON MARCH 31, 2024  
VS.  
230 ON MARCH 31, 2023

**TOTAL SALES**  
**▼7%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**209 SALES VS. 224 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲55%**  
4.8 MONTHS VS. 3.1 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲15%**  
\$540,000 VS. \$470,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲31%**  
NO. OF HOMES FOR SALE IN THE MLS  
130 ON MARCH 31, 2024  
VS.  
99 ON MARCH 31, 2023

**TOTAL SALES**  
**▼23%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**17 SALES VS. 22 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲81%**  
24.4 MONTHS VS. 13.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲57%**  
\$1,900,000 VS. \$1,210,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲75%**  
NO. OF CONDOS FOR SALE IN THE MLS  
857 ON MARCH 31, 2024  
VS.  
489 ON MARCH 31, 2023

**TOTAL SALES**  
**▼2%**  
CLOSED CONDO SALES IN THE MLS  
**254 SALES VS. 258 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲83%**  
10.4 MONTHS VS. 5.7 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲16%**  
\$326,000 VS. \$282,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲62%**  
NO. OF CONDOS FOR SALE IN THE MLS  
81 ON MARCH 31, 2024  
VS.  
50 ON MARCH 31, 2023

**TOTAL SALES**  
**▼43%**  
CLOSED CONDO SALES IN THE MLS  
**8 SALES VS. 14 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲184%**  
30.4 MONTHS VS. 10.7 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲54%**  
\$2,185,000 vs. \$1,423,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

HOMESTEAD



# The Homestead Market

**COMPARING Q1 2024 VS. Q1 2023**

**UNDER \$500,000**  
SINGLE-FAMILY HOMES



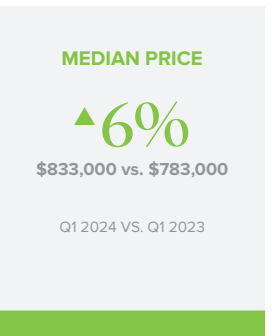
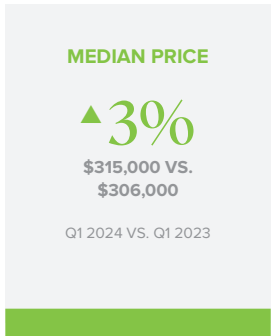
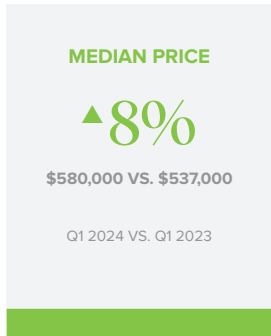
**OVER \$500,000**  
SINGLE-FAMILY HOMES



**UNDER \$500,000**  
CONDOMINIUMS



**OVER \$500,000**  
CONDOMINIUMS







**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

KEY BISCAYNE

# The Key Biscayne Market

**COMPARING Q1 2024 VS. Q1 2023**

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

<p><b>INVENTORY</b></p> <p><b>N/A</b></p> <p>NO. OF HOMES FOR SALE IN THE MLS 0 ON MARCH 31, 2024 VS. 0 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>N/A</b></p> <p>CLOSED SINGLE-FAMILY SALES IN THE MLS <b>0 SALES VS. 0 SALES</b> Q1 2024 VS. Q1 2023</p>
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<p><b>SUPPLY</b></p> <p><b>N/A</b></p> <p>0 MONTHS VS. 0 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>N/A</b></p> <p>\$0 VS. \$0 Q1 2024 VS. Q1 2023</p>
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**OVER \$2 MILLION**  
SINGLE-FAMILY HOMES

<p><b>INVENTORY</b></p> <p><b>▼3%</b></p> <p>NO. OF HOMES FOR SALE IN THE MLS 34 ON MARCH 31, 2024 VS. 35 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>▲367%</b></p> <p>CLOSED SINGLE-FAMILY SALES IN THE MLS <b>14 SALES VS. 3 SALES</b> Q1 2024 VS. Q1 2023</p>
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<p><b>SUPPLY</b></p> <p><b>▲78%</b></p> <p>7.8 MONTHS VS. 35 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>▼5%</b></p> <p>\$3,200,000 VS. \$3,350,000 Q1 2024 VS. Q1 2023</p>
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**UNDER \$2 MILLION**  
CONDOMINIUMS

<p><b>INVENTORY</b></p> <p><b>▼6%</b></p> <p>NO. OF CONDOS FOR SALE IN THE MLS 76 ON MARCH 31, 2024 VS. 81 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>▼18%</b></p> <p>CLOSED CONDO SALES IN THE MLS <b>27 SALES VS. 33 SALES</b> Q1 2024 VS. Q1 2023</p>
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<p><b>SUPPLY</b></p> <p><b>▲19%</b></p> <p>8.8 MONTHS VS. 7.4 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>▼18%</b></p> <p>\$850,000 VS. \$1,038,000 Q1 2024 VS. Q1 2023</p>
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**OVER \$2 MILLION**  
CONDOMINIUMS

<p><b>INVENTORY</b></p> <p><b>▼25%</b></p> <p>NO. OF CONDOS FOR SALE IN THE MLS 37 ON MARCH 31, 2024 VS. 49 ON MARCH 31, 2023</p>	<p><b>TOTAL SALES</b></p> <p><b>▼30%</b></p> <p>CLOSED CONDO SALES IN THE MLS <b>7 SALES VS. 10 SALES</b> Q1 2024 VS. Q1 2023</p>
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<p><b>SUPPLY</b></p> <p><b>▲25.9%</b></p> <p>18.5 MONTHS VS. 14.7 MONTHS Q1 2024 VS. Q1 2023</p>	<p><b>MEDIAN PRICE</b></p> <p><b>▼4%</b></p> <p>\$2,700,000 vs. \$2,800,000 Q1 2024 VS. Q1 2023</p>
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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

CITY OF MIAMI



# The City of Miami Market

## COMPARING Q1 2024 VS. Q1 2023

### 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 2024 VS. Q1 2023**

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



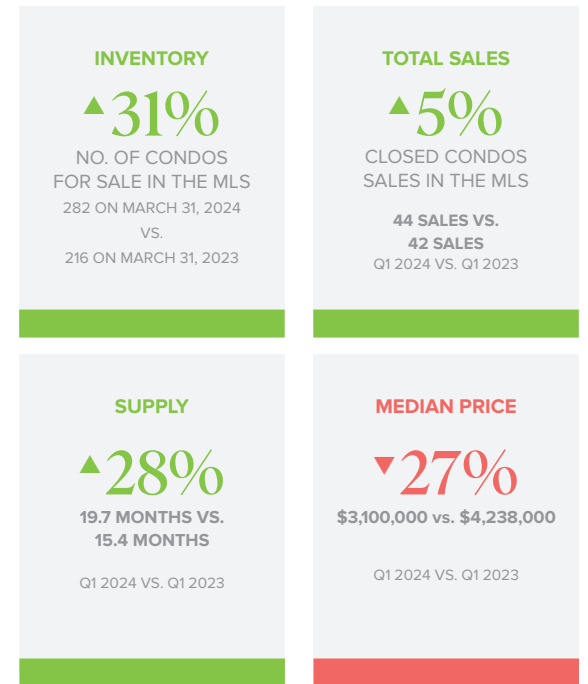
**OVER \$2 MILLION**  
SINGLE-FAMILY HOMES



**UNDER \$2 MILLION**  
CONDOMINIUMS



**OVER \$2 MILLION**  
CONDOMINIUMS







**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

MIAMI LAKES

# The Miami Lakes Market

**COMPARING Q1 2024 VS. Q1 2023**

**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 SHORES

# The Miami Shores Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▼63%**  
NO. OF HOMES FOR SALE IN THE MLS  
6 ON MARCH 31, 2024  
VS.  
16 ON MARCH 31, 2023

**TOTAL SALES**  
**▼18%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**14 SALES VS. 17 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼50%**  
1.4 MONTHS VS. 2.8 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲6%**  
\$845,000 VS. \$800,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲34%**  
NO. OF HOMES FOR SALE IN THE MLS  
55 ON MARCH 31, 2024  
VS.  
41 ON MARCH 31, 2023

**TOTAL SALES**  
**▼5%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**21 SALES VS. 22 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲48%**  
8.3 MONTHS VS. 5.6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼4%**  
\$1,321,000 VS. \$1,380,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲118%**  
NO. OF CONDOS FOR SALE IN THE MLS  
24 ON MARCH 31, 2024  
VS.  
11 ON MARCH 31, 2023

**TOTAL SALES**  
**▼17%**  
CLOSED CONDO SALES IN THE MLS  
**5 SALES VS. 6 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲162%**  
14.4 MONTHS VS. 5.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼37%**  
\$250,000 VS. \$393,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**0%**  
NO. OF CONDOS FOR SALE IN THE MLS  
3 ON MARCH 31, 2024  
VS.  
3 ON MARCH 31, 2023

**TOTAL SALES**  
**N/A**  
CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. 4 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
0 MONTHS VS. 2.3 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
\$0 vs. \$8,525,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | EWM  
REALTY

PALMETTO BAY

# The Palmetto Bay Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
▼ **44%**  
NO. OF HOMES FOR SALE IN THE MLS  
13 ON MARCH 31, 2024  
VS.  
23 ON MARCH 31, 2023

**TOTAL SALES**  
▼ **12%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**22 SALES VS. 25 SALES**  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
▼ **4%**  
NO. OF HOMES FOR SALE IN THE MLS  
52 ON MARCH 31, 2024  
VS.  
54 ON MARCH 31, 2023

**TOTAL SALES**  
▲ **83%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**44 SALES VS. 24 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
▼ **33%**  
1.9 MONTHS VS. 2.8 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
▲ **12%**  
\$820,000 VS. \$732,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
▼ **46%**  
3.7 MONTHS VS. 6.8 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
▲ **4%**  
\$1,300,000 VS. \$1,250,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
▲ **86%**  
NO. OF CONDOS FOR SALE IN THE MLS  
13 ON MARCH 31, 2024  
VS.  
7 ON MARCH 31, 2023

**TOTAL SALES**  
▼ **14%**  
CLOSED CONDO SALES IN THE MLS  
**6 SALES VS. 7 SALES**  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**N/A**  
NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
3 ON MARCH 31, 2023

**TOTAL SALES**  
▲ **50%**  
CLOSED CONDO SALES IN THE MLS  
**3 SALES VS. 2 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
▲ **117%**  
6.5 MONTHS VS. 3 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
▲ **31%**  
\$255,000 VS. \$195,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
0 MONTHS VS. 4.5 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
▲ **15%**  
\$1,635,000 vs. \$1,425,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

PINECREST

# The Pinecrest Market

## COMPARING Q1 2024 VS. Q1 2023

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

**INVENTORY**

**▼6%**

NO. OF HOMES FOR SALE IN THE MLS  
15 ON MARCH 31, 2024  
VS.  
16 ON MARCH 31, 2023

**TOTAL SALES**

**▼11%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**16 SALES VS. 18 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲11%**

3 MONTHS VS. 2.7 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲23%**

\$1,555,000 VS. \$1,263,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**

**▲12%**

NO. OF HOMES FOR SALE IN THE MLS  
96 ON MARCH 31, 2024  
VS.  
86 ON MARCH 31, 2023

**TOTAL SALES**

**▲35%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**27 SALES VS. 20 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼14%**

11.1 MONTHS VS. 12.9 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲18%**

\$3,338,000 VS. \$2,825,000  
Q1 2024 VS. Q1 2023

### UNDER \$2 MILLION CONDOMINIUMS

**INVENTORY**

**▼24%**

NO. OF CONDOS FOR SALE IN THE MLS  
13 ON MARCH 31, 2024  
VS.  
17 ON MARCH 31, 2023

**TOTAL SALES**

**0%**

CLOSED CONDO SALES IN THE MLS

**9 SALES VS. 9 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼25%**

4.3 MONTHS VS. 5.7 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼21%**

\$285,000 VS. \$360,000  
Q1 2024 VS. Q1 2023

### OVER \$2 MILLION CONDOMINIUMS

**INVENTORY**

**N/A**

NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**

**N/A**

CLOSED CONDO SALES IN THE MLS

**0 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**N/A**

NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**N/A**

NO SALES DATA  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

| EWM  
REALTY

SOUTH MIAMI

# The South Miami Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▼27%**  
NO. OF HOMES FOR SALE IN THE MLS  
8 ON MARCH 31, 2024  
VS.  
11 ON MARCH 31, 2023

**TOTAL SALES**  
**▲17%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**10 SALES VS. 12 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼15%**  
2.4 MONTHS VS. 2.8 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲37%**  
\$830,000 VS. \$608,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲19%**  
NO. OF HOMES FOR SALE IN THE MLS  
19 ON MARCH 31, 2024  
VS.  
16 ON MARCH 31, 2023

**TOTAL SALES**  
**▲43%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**10 SALES VS. 7 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼18%**  
5.7 MONTHS VS. 6.9 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲3%**  
\$1,500,000 VS. \$1,450,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲83%**  
NO. OF CONDOS FOR SALE IN THE MLS  
11 ON MARCH 31, 2024  
VS.  
6 ON MARCH 31, 2023

**TOTAL SALES**  
**▼33%**  
CLOSED CONDO SALES IN THE MLS  
**4 SALES VS. 6 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲117%**  
8.3 MONTHS VS. 3 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲53%**  
\$345,000 VS. \$226,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**N/A**  
NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**  
**0%**  
CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. NO SALES DATA**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

SOUTHWEST RANCHES

# The Southwest Ranches Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**N/A**  
NO. OF HOMES FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**  
**▼33%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**2 SALES VS. 3 SALES**  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▲50%**  
NO. OF HOMES FOR SALE IN THE MLS  
66 ON MARCH 31, 2024  
VS.  
44 ON MARCH 31, 2023

**TOTAL SALES**  
**▼17%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**19 SALES VS. 23 SALES**  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**N/A**  
NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**  
**N/A**  
CLOSED CONDO SALES IN THE MLS  
**0 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**N/A**  
NO. OF CONDOS FOR SALE IN THE MLS  
0 ON MARCH 31, 2024  
VS.  
0 ON MARCH 31, 2023

**TOTAL SALES**  
**0%**  
CLOSED CONDOS SALES IN THE MLS  
**0 SALES VS. 0 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
0 MONTHS VS. 0 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼1%**  
\$939,000 VS. \$950,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲82%**  
10.4 MONTHS VS. 5.7 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲5%**  
\$1,874,000 VS. \$1,784,000  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**N/A**  
NO SALES DATA  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

SUNNY ISLES BEACH



# The Sunny Isles Beach Market

## COMPARING Q1 2024 VS. Q1 2023

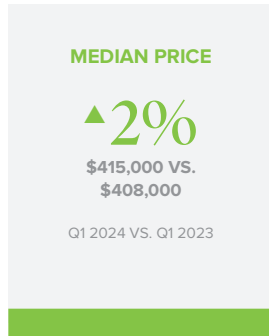
### UNDER \$1 MILLION SINGLE-FAMILY HOMES



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



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS







**BERKSHIRE  
HATHAWAY** | EWM  
HOMESERVICES REALTY

SURFSIDE

# The Surfside Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**

**0%**

NO. OF HOMES FOR SALE IN THE MLS  
4 ON MARCH 31, 2024  
VS.  
4 ON MARCH 31, 2023

**TOTAL SALES**

**▼100%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**0 SALES VS. 2 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**N/A**

0 MONTHS VS. 6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**N/A**

\$0 VS. \$380,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**

**▼7%**

NO. OF HOMES FOR SALE IN THE MLS  
28 ON MARCH 31, 2024  
VS.  
30 ON MARCH 31, 2023

**TOTAL SALES**

**▲56%**

CLOSED SINGLE-FAMILY SALES IN THE MLS

**14 SALES VS. 9 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▼40%**

6 MONTHS VS. 10 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲8%**

\$1,613,000 VS. \$1,500,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**

**▲81%**

NO. OF CONDOS FOR SALE IN THE MLS  
58 ON MARCH 31, 2024  
VS.  
32 ON MARCH 31, 2023

**TOTAL SALES**

**▼29%**

CLOSED CONDO SALES IN THE MLS

**10 SALES VS. 14 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲153%**

17.4 MONTHS VS. 6.9 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▼5%**

\$505,000 VS. \$533,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**

**▲60%**

NO. OF CONDOS FOR SALE IN THE MLS  
32 ON MARCH 31, 2024  
VS.  
20 ON MARCH 31, 2023

**TOTAL SALES**

**▲44%**

CLOSED CONDO SALES IN THE MLS

**13 SALES VS. 9 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲11%**

7.4 MONTHS VS. 6.7 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲63%**

\$3,250,000 vs. \$2,000,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

WELLINGTON

# The Wellington Market

## COMPARING Q1 2024 VS. Q1 2023

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

**INVENTORY**

**▲69%**

NO. OF HOMES FOR SALE IN THE MLS  
142 ON MARCH 31, 2024  
VS.  
84 ON MARCH 31, 2023

**TOTAL SALES**

**▼18%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**93 SALES VS. 113 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲112%**

4.7 MONTHS VS. 2.2 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲7%**

\$650,000 VS. \$610,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**

**▲37%**

NO. OF HOMES FOR SALE IN THE MLS  
186 ON MARCH 31, 2024  
VS.  
136 ON MARCH 31, 2023

**TOTAL SALES**

**▲32%**

CLOSED SINGLE-FAMILY SALES IN THE MLS  
**45 SALES VS. 34 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲8%**

3 MONTHS VS. 12 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲1%**

\$1,600,000 VS. \$1,578,000  
Q1 2024 VS. Q1 2023

### UNDER \$1 MILLION CONDOMINIUMS

**INVENTORY**

**▲252%**

NO. OF CONDOS FOR SALE IN THE MLS  
81 ON MARCH 31, 2024  
VS.  
23 ON MARCH 31, 2023

**TOTAL SALES**

**▼37%**

CLOSED CONDO SALES IN THE MLS  
**27 SALES VS. 43 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲480%**

9.3 MONTHS VS. 1.6 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲19%**

\$429,000 VS. \$360,000  
Q1 2024 VS. Q1 2023

### OVER \$1 MILLION CONDOMINIUMS

**INVENTORY**

**▲69%**

NO. OF CONDOS FOR SALE IN THE MLS  
27 ON MARCH 31, 2024  
VS.  
16 ON MARCH 31, 2023

**TOTAL SALES**

**▼22%**

CLOSED CONDO SALES IN THE MLS  
**7 SALES VS. 9 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**

**▲154%**

13.5 MONTHS VS. 5.3 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**

**▲7%**

\$1,285,000 vs. \$1,200,000  
Q1 2024 VS. Q1 2023





**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

EWM  
REALTY

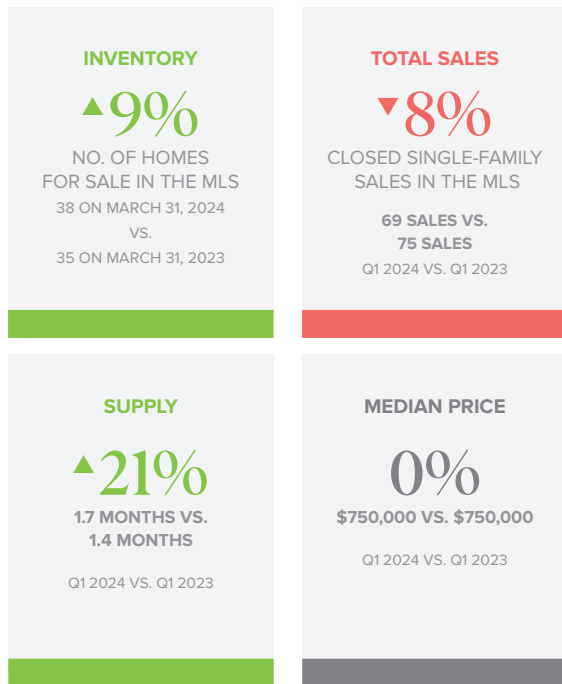
WESTON



# The Weston Market

## COMPARING Q1 2024 VS. Q1 2023

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



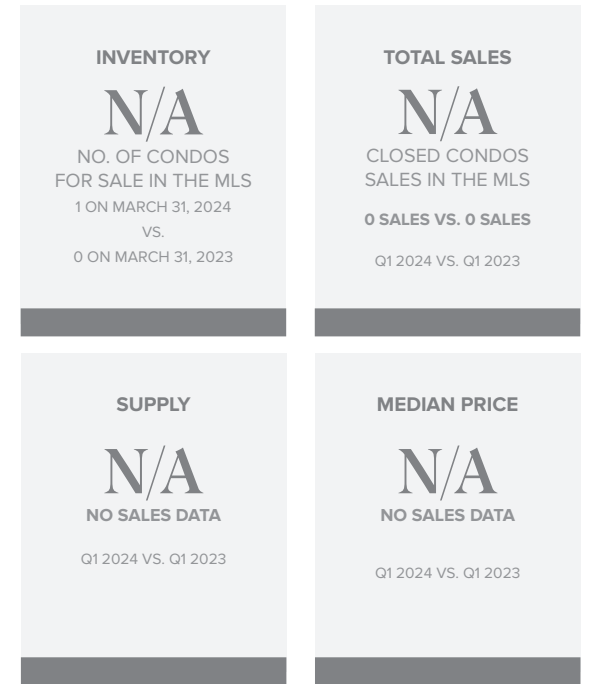
### OVER \$1 MILLION SINGLE-FAMILY HOMES



### UNDER \$1 MILLION CONDOMINIUMS



### OVER \$1 MILLION CONDOMINIUMS







**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

| EWM  
REALTY

WEST PALM BEACH

# The West Palm Beach Market

**COMPARING Q1 2024 VS. Q1 2023**

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

**INVENTORY**  
**▲33%**  
NO. OF HOMES FOR SALE IN THE MLS  
344 ON MARCH 31, 2024  
VS.  
259 ON MARCH 31, 2023

**TOTAL SALES**  
**▼22%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**283 SALES VS. 361 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲74%**  
3.8 MONTHS VS. 2.2 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲12%**  
\$495,000 VS. \$441,000  
Q1 2024 VS. Q1 2023

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

**INVENTORY**  
**▼5%**  
NO. OF HOMES FOR SALE IN THE MLS  
214 ON MARCH 31, 2024  
VS.  
224 ON MARCH 31, 2023

**TOTAL SALES**  
**▲37%**  
CLOSED SINGLE-FAMILY SALES IN THE MLS  
**74 SALES VS. 54 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▼27%**  
9 MONTHS VS. 12.4 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲3%**  
\$1,776,000 VS. \$1,725,000  
Q1 2024 VS. Q1 2023

**UNDER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲73%**  
NO. OF CONDOS FOR SALE IN THE MLS  
1,066 ON MARCH 31, 2024  
VS.  
617 ON MARCH 31, 2023

**TOTAL SALES**  
**▼21%**  
CLOSED CONDO SALES IN THE MLS  
**430 SALES VS. 544 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲126%**  
7.7 MONTHS VS. 3.4 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▲4%**  
\$235,000 VS. \$225,000  
Q1 2024 VS. Q1 2023

**OVER \$1 MILLION**  
CONDOMINIUMS

**INVENTORY**  
**▲97%**  
NO. OF CONDOS FOR SALE IN THE MLS  
138 ON MARCH 31, 2024  
VS.  
70 ON MARCH 31, 2023

**TOTAL SALES**  
**▲8%**  
CLOSED CONDO SALES IN THE MLS  
**26 SALES VS. 24 SALES**  
Q1 2024 VS. Q1 2023

**SUPPLY**  
**▲89%**  
16.6 MONTHS VS. 8.8 MONTHS  
Q1 2024 VS. Q1 2023

**MEDIAN PRICE**  
**▼19%**  
\$1,525,000 VS. \$1,888,000  
Q1 2024 VS. Q1 2023



...INSIGHT

