

Q1 2025 MARKET REPORT

Real Estate Trends Along Florida's East Coast

888 BRICKELL MIAMI

DOLCE & GABBANA



Artist's Conceptual Rendering

SALES GALLERY NOW OPEN

Step into a world where Italian craftsmanship meets contemporary design. The newly opened 888 Brickell Dolce&Gabbana Sales Gallery offers an immersive experience where fashion, artistry, and real estate converge in perfect harmony.

A Dolce&Gabbana vision, 888 Brickell offers 259 residences, ranging from one to four bedroom residences and penthouses, complemented by world-class amenities.

Schedule a Private Tour Today by Appointment Only

Pricing Upon Request

888.dolcegabbana.com

Future Residences Located at
888 Brickell Avenue Miami FL, 33131

@ 888brickellave

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THE LINCOLN

COCONUT GROVE

The Lincoln offers an exclusive collection of 48 spacious residences featuring one to four-bedroom homes, each thoughtfully designed to include private in-suite dens for versatile living. Combining boutique living with unparalleled convenience, this development is located just minutes from Coconut Grove's finest restaurants, marinas, and parks.

With a curated design that fosters connection and tranquility, The Lincoln invites you to experience a new standard of urban living in one of Miami's most sought-after neighborhoods.

Now Accepting Contracts

Priced from \$1.5M

📷 @thelincoln.coconutgrove

thelincolncoconutgrove.com

Obtain the Property Report required by Federal Law and read it before signing anything. No Federal or State agency has endorsed or judge's not an offer to sell or solicitation to buy real estate in any jurisdiction where prohibited by law. Products and availability are subject to change without notice. Improvements, facilities and programs may be in formative stages and cannot be guaranteed. Artist renderings are for illustrative purposes only and may differ from completed products.

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ARTIST'S CONCEPTUAL RENDERING

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ALBA

PALM BEACH

Intimately sized, graciously appointed, and centrally located directly on the Intracoastal. **Alba Palm Beach** is a dramatic step forward for life on the water. Offering only 55 residences, Alba Palm Beach features two-to-four bedrooms with serene, unobstructed waterfront views within South Florida's most prestigious neighborhood.

Priced From \$2.865M

— Anticipated Delivery Spring 2026 —

albapalmbeach.com

 [@albapalmbeach](https://www.instagram.com/albapalmbeach)

Developed by:  

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THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0044

pier SIXTY-SIX
RESIDENCES

Own the Waterfront

Experience the ultimate marina lifestyle with an unprecedented collection of two- to five-bedroom bespoke residences, offering breathtaking views of the Intracoastal Waterway.

Priced From \$3.85M

Ready For Immediate Occupancy

piersixtysixresidences.com

 [@piersixtysixresidences](https://www.instagram.com/piersixtysixresidences)

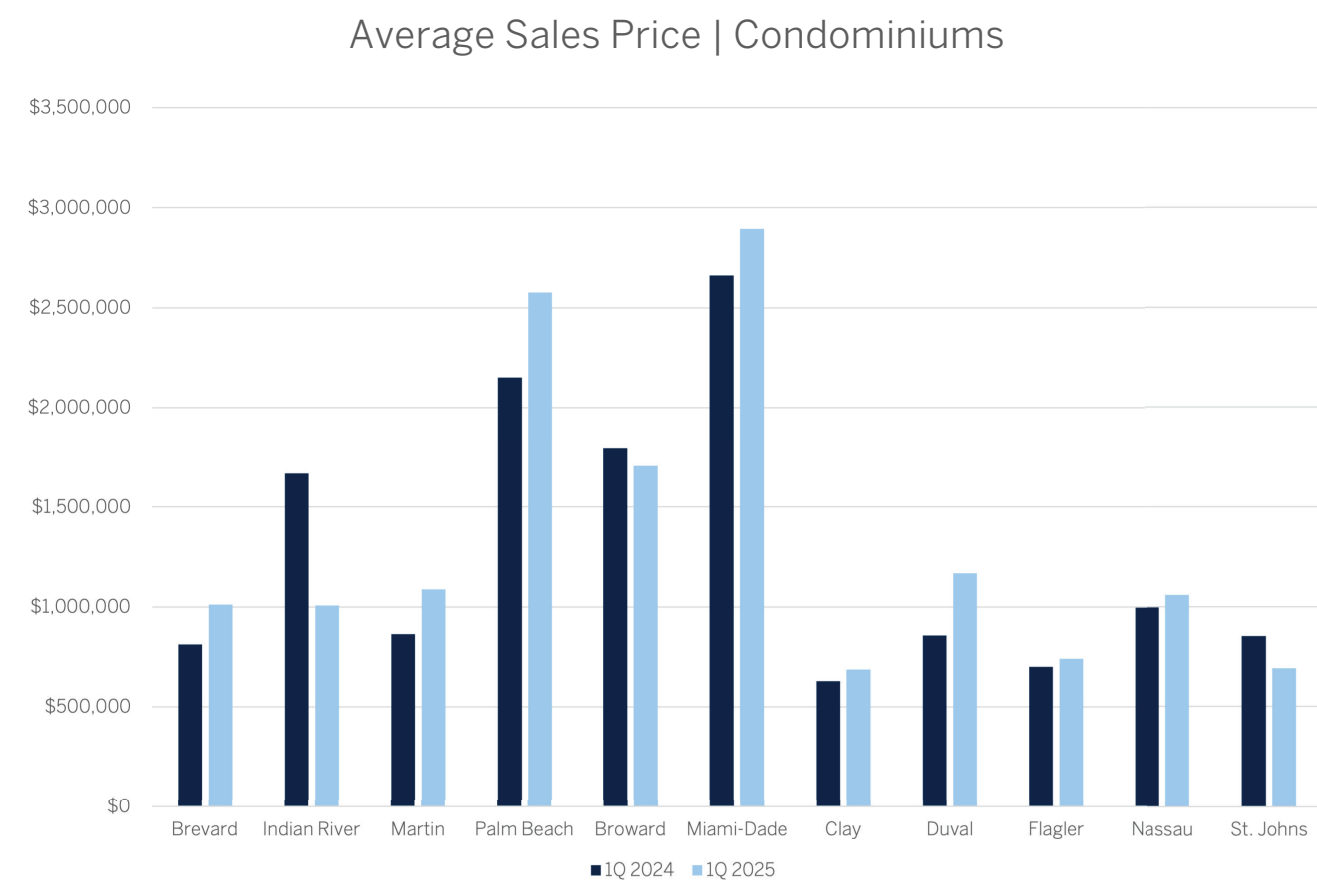
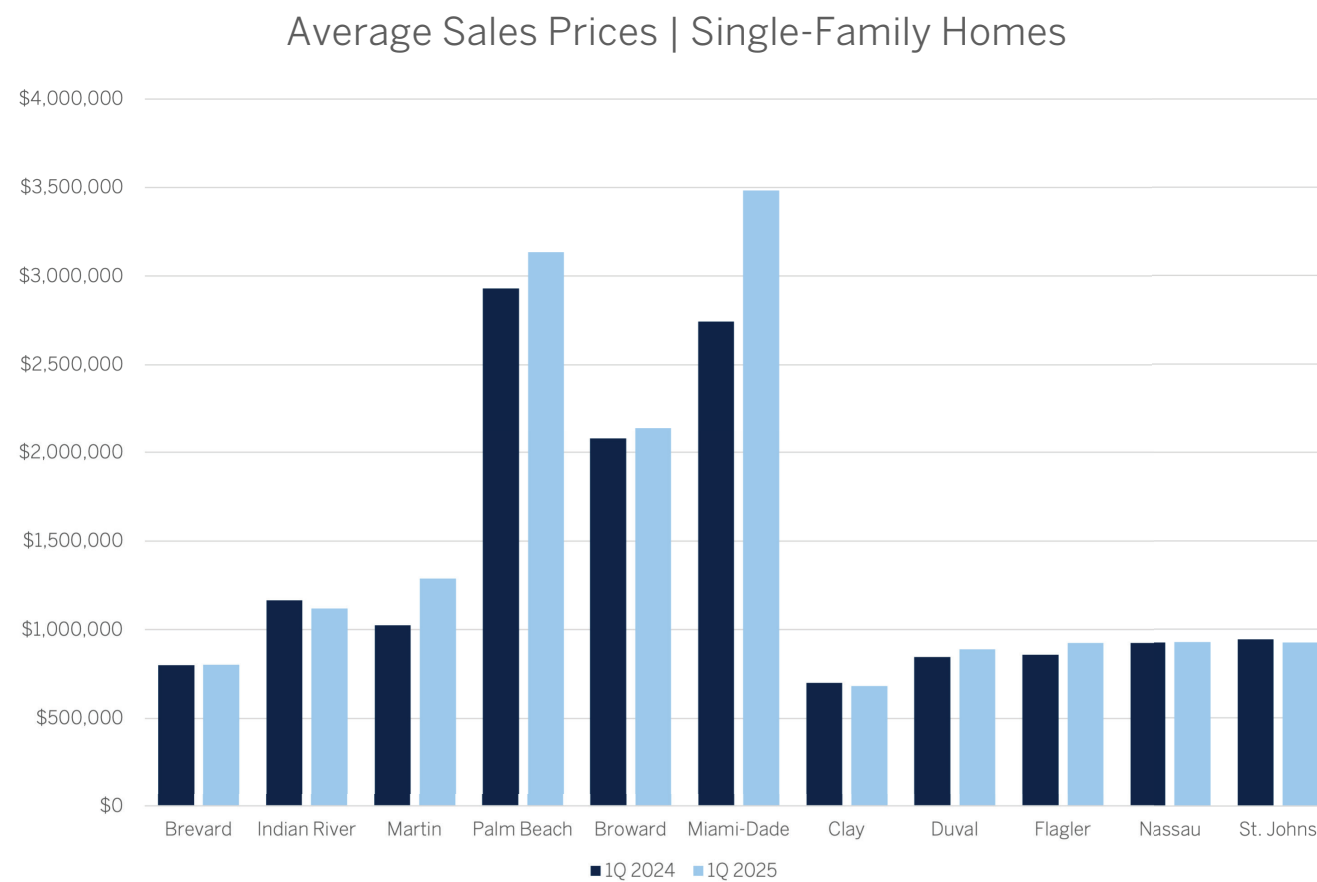
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Florida’s East Coast Snapshot

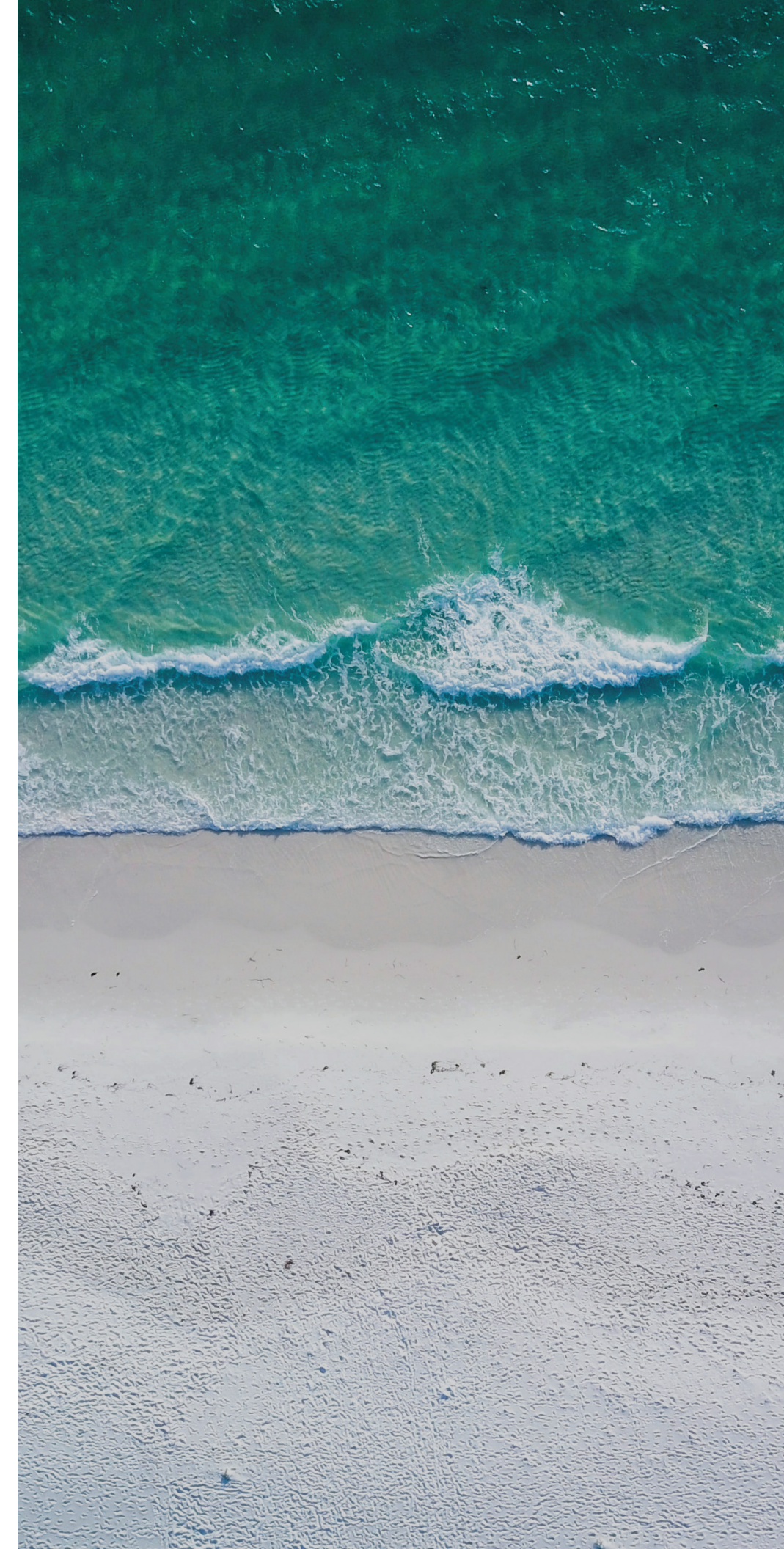
Market data represents single-family and condominium properties above \$1,000,000 for Miami-Dade, Broward and Palm Beach County and above \$500,000 for Martin, Indian River, Brevard, Clay, Duval, Nassau, Flagler and St. Johns County.

	FOR-SALE LISTINGS		MEDIAN SALES PRICE		AVG. SALES PRICE		AVG. PRICE PER SF		CLOSED TRANSACTIONS		HIGHEST SALE
	MAR 25	CHANGE FROM PRIOR MONTH	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
MIAMI-DADE COUNTY											
SINGLE-FAMILY HOMES	2,430	4%	\$1,775,000	4%	\$3,482,079	27%	\$759	6%	556	-1%	\$69,500,000
CONDOS	3,101	2%	\$1,822,000	3%	\$2,893,801	9%	\$1,046	14%	391	-5%	\$29,000,000
BREVARD COUNTY											
SINGLE-FAMILY HOMES	1,026	7%	\$675,000	3%	\$802,785	0%	\$282	1%	525	2%	\$3,805,000
CONDOS	302	4%	\$797,000	14%	\$1,011,331	24%	\$416	4%	84	15%	\$3,150,000
BROWARD COUNTY											
SINGLE-FAMILY HOMES	1,706	0%	\$1,467,500	-1%	\$2,142,051	3%	\$495	-4%	466	3%	\$17,000,000
CONDOS	751	1%	\$1,450,000	-2%	\$1,705,130	-5%	\$666	-10%	107	2%	\$5,750,000
INDIAN RIVER COUNTY											
SINGLE-FAMILY HOMES	725	-5%	\$735,000	0%	\$1,118,279	-4%	\$325	3%	217	0%	\$9,000,000
CONDOS	298	1%	\$848,000	-18%	\$1,007,168	-40%	\$448	-25%	45	-25%	\$2,950,000
MARTIN COUNTY											
SINGLE-FAMILY HOMES	299	7%	\$795,000	5%	\$1,289,431	26%	\$334	0%	137	7%	\$24,290,425
CONDOS	91	-1%	\$672,495	1%	\$1,088,937	26%	\$496	13%	16	-6%	\$3,900,000
PALM BEACH COUNTY											
SINGLE-FAMILY HOMES	2,361	2%	\$1,666,000	-2%	\$3,134,671	7%	\$568	3%	769	6%	\$50,500,000
CONDOS	1,182	3%	\$1,700,000	-3%	\$2,576,502	20%	\$904	5%	236	1%	\$14,900,000
CLAY COUNTY											
RESIDENTIAL	81	-1%	\$597,433	1%	\$681,784	-3%	\$211	-1%	104	6%	\$2,000,000
DUVAL COUNTY											
RESIDENTIAL	333	17%	\$680,000	1%	\$918,290	8%	\$299	4%	499	-13%	\$7,050,000
FLAGLER COUNTY											
RESIDENTIAL	222	14%	\$731,000	5%	\$896,110	7%	\$325	8%	230	0%	\$3,500,000
NASSAU COUNTY											
RESIDENTIAL	282	25%	\$760,000	1%	\$944,578	1%	\$355	2%	309	-6%	\$5,100,000
ST. JOHNS COUNTY											
RESIDENTIAL	654	20%	\$697,964	0%	\$909,684	-3%	\$290	1%	780	-8%	\$10,900,000





Market data represents single-family and condominium properties above \$1,000,000 for Miami-Dade, Broward and Palm Beach County and above \$500,000 for Martin, Indian River, Brevard, Clay, Duval, Nassau, Flagler and St. Johns County.



INTRODUCING ZIGGURAT

A bespoke sanctuary of biophilic design, Ziggurat seamlessly blends nature and architecture in the heart of Coconut Grove. Designed by Oppenheim Architecture and Collarte Interiors, this intimate three-story residence features 19 custom homes with two to five-bedroom layouts.

Inspired by the ingenious “stepped design” of the ancient ziggurats, which integrated cascading greenery at every level, organic materials create a harmonious retreat—a refined epicenter of social energy in The Grove’s most magnificent location.

Priced From \$2.3M

zigguratcoconutgrove.com

Sales Gallery Coming Soon

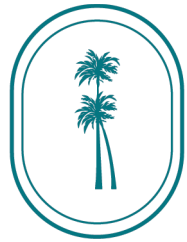
Future Residences Located at
3101 Grand Avenue, Coconut Grove, FL 33133

 [zigguratcoconutgrove](https://www.instagram.com/zigguratcoconutgrove)



Artist's Conceptual Rendering

Introducing



SERENO

FORT LAUDERDALE

Introducing **Sereneno Fort Lauderdale**, an exclusive collection of 76 boutique residences rising between the Intracoastal Waterway and the Atlantic Ocean. Sereno offers meticulously designed one-to-three bedroom plus den layouts, ranging from 1,080 to 2,400 square feet—where luxury meets tranquility.

This sophisticated development enchants in an instant with all-glass, curving architecture, panoramic park and water views, and airy residences that open to private terraces. Resort-inspired indoor and outdoor amenities capture the essence of Fort Lauderdale's coveted coastal lifestyle.

Priced from \$1.4M | Schedule a Private Preview

[Serenofl.com](https://serenofl.com)

 [@serenofl](https://www.instagram.com/serenofl)



 Integra

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Miami-Dade County

HIGHER-PRICED SEGMENT OUTPERFORMS

Sales of higher-priced homes continued to accelerate, increasing by more than 30% compared with a year ago. At the same time, home-sales priced between \$1 million and \$5 million fell by more than 5%.

\$1.8M

MEDIAN SALES PRICE

▲ 4%

\$759

MEDIAN PPSF

▲ 6%

88

AVG. DAYS ON MARKET

▲ 8%

556

SOLD LISTINGS

▼ -1%

2,430

ACTIVE LISTINGS

▲ 23%

MARKET DATA FOR SINGLE-FAMILY HOMES, \$1,000,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
AVENTURA	N/A	\$1,631,250	N/A	N/A	N/A	-	N/A	N/A
BAL HARBOUR	\$69,500,000	N/A	N/A	\$7,634	N/A	1	N/A	-
BAY HARBOR ISLANDS	N/A	\$7,600,000	N/A	N/A	N/A	-	N/A	N/A
COCONUT GROVE	\$2,425,000	\$2,762,500	-12%	\$915	-9%	45	18%	76
CORAL GABLES	\$2,600,000	\$1,787,500	45%	\$949	8%	69	5%	86
FISHER ISLAND	\$14,820,000	N/A	N/A	\$2,454	N/A	1	N/A	9
GOLDEN BEACH	\$6,620,000	\$7,675,000	-14%	\$1,149	-17%	3	-50%	163
INDIAN CREEK	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
KEY BISCAYNE	\$3,300,000	\$3,200,000	3%	\$1,166	-9%	9	-25%	93
MIAMI	\$1,470,000	\$1,450,000	1%	\$554	-4%	175	1%	89
MIAMI BEACH	\$5,950,000	\$3,137,500	90%	\$1,446	18%	51	11%	95
MIAMI SHORES	\$1,625,000	\$1,320,000	23%	\$762	4%	30	43%	57
NORTH BAY VILLAGE	\$1,180,000	\$1,200,000	-2%	\$597	3%	2	-33%	36
PINECREST	\$2,690,000	\$2,875,000	-6%	\$748	-7%	35	-10%	113
SOUTH MIAMI	\$2,400,000	\$1,500,000	60%	\$794	16%	17	70%	68
SUNNY ISLES BEACH	\$1,495,000	\$1,510,000	-1%	\$1,250	56%	1	-80%	13
SURFSIDE	\$1,985,000	\$1,400,000	42%	\$896	8%	7	-36%	82



Miami-Dade County

PRICING MOVES HIGHER

Overall condo sales slowed from a year ago while pricing ticked higher. Higher-priced units accounted for a growing share of sales, helping to push the median price per square foot above the \$1,000 per square foot threshold.

\$1.8M

▲ 3%

MEDIAN SALES PRICE

\$1K

▲ 14%

MEDIAN PPSF

115

▲ 4%

AVG. DAYS ON MARKET

391

▼ -5%

SOLD LISTINGS

3,101

▲ 32%

ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$1,000,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
AVENTURA	\$2,000,000	\$1,578,500	27%	\$610	8%	17	-55%	109
BAL HARBOUR	\$2,800,000	\$3,200,000	-13%	\$1,315	-2%	16	14%	139
BAY HARBOR ISLANDS	\$2,035,000	\$1,401,500	45%	\$881	12%	7	17%	119
BRICKELL/DOWNTOWN MIAMI/EDGEWATER	\$1,342,500	\$1,500,000	-11%	\$873	0%	62	5%	82
COCONUT GROVE	\$1,663,500	\$2,100,000	-21%	\$880	-1%	38	-7%	120
CORAL GABLES	\$2,400,000	\$1,242,500	93%	\$772	10%	14	75%	138
FISHER ISLAND	\$5,500,000	\$6,100,000	-10%	\$2,004	9%	3	-57%	94
GOLDEN BEACH	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
INDIAN CREEK	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
KEY BISCAYNE	\$1,873,500	\$1,680,000	12%	\$972	9%	24	85%	89
MIAMI	\$1,573,750	\$1,387,500	13%	\$969	13%	32	-6%	75
MIAMI BEACH	\$1,925,000	\$1,950,000	-1%	\$1,402	4%	96	10%	103
MIAMI SHORES	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
NORTH BAY VILLAGE	N/A	\$1,488,500	N/A	N/A	N/A	-	N/A	N/A
PINECREST	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
SOUTH MIAMI	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
SUNNY ISLES BEACH	\$2,482,000	\$1,915,000	30%	\$1,348	41%	72	-6%	167
SURFSIDE	\$7,800,000	\$3,250,000	140%	\$3,138	166%	7	-46%	208



INDIAN CREEK

RESIDENCES & YACHT CLUB

Last Unit Remaining Residence 6

Indian Creek Residences presents an exclusive collection of nine private waterfront residences, complete with a dedicated Yacht Club and Private Marina.

This intimate enclave combines the sophistication of large-scale developments with the privacy of boutique living, featuring state-of-the-art interior design by Linda Zarifi Design and architecture by Kobi Karp.

The lush, tropical landscaping by Enea transforms the grounds into a luxuriant paradise, offering residents a seamless connection between luxury and nature.

Priced at \$13M | Delivery Anticipated Q4 2025

📍 @IndianCreekResidences 🌐 IndianCreekResidences.com



LANDAU PROPERTIES



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Broward County

INVENTORY STABLE DURING QUARTER

For sale inventory was stable within the first quarter, but compared with one year ago more homes are available to buyers. Sales ticked up though median pricing dipped slightly.

\$1.5M

MEDIAN SALES PRICE

-1%

\$495

MEDIAN PPSF

-4%

83

AVG. DAYS ON MARKET

0%

466

SOLD LISTINGS

3%

1,706

ACTIVE LISTINGS

24%

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET	
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	
COOPER CITY	\$1,230,000	\$1,192,500	3%	\$377	-11%	17	70%	78	
CORAL SPRINGS	\$1,300,000	\$1,260,000	3%	\$326	-4%	9	0%	68	
DAVIE	\$1,600,000	\$1,475,000	8%	\$405	2%	47	18%	73	
DEERFIELD BEACH	\$1,220,000	\$1,610,000	-24%	\$575	-26%	9	80%	66	
FORT LAUDERDALE	\$2,400,000	\$1,837,500	31%	\$809	12%	134	3%	93	
HALLANDALE	\$2,600,000	\$4,900,000	-47%	\$945	-10%	3	0%	99	
HILLSBORO BEACH	\$15,250,000	\$18,400,000	-17%	\$2,066	22%	2	100%	337	
HOLLYWOOD	\$1,350,000	\$1,900,000	-29%	\$540	-10%	12	-25%	77	
LAUDERDALE-BY-THE-SEA	\$1,465,000	\$1,350,000	9%	\$824	1%	5	0%	40	
LIGHTHOUSE POINT	\$1,595,000	\$1,825,000	-13%	\$691	-19%	22	10%	85	
MIRAMAR	\$1,182,500	\$1,225,000	-3%	\$352	-1%	14	-33%	64	
PARKLAND	\$1,300,000	\$1,275,000	2%	\$370	1%	55	8%	76	
PEMBROKE PINES	\$1,200,000	\$1,292,500	-7%	\$369	6%	11	83%	77	
PLANTATION	\$1,250,000	\$1,412,500	-12%	\$409	-6%	27	23%	86	
POMPANO BEACH	\$1,375,000	\$1,525,000	-10%	\$594	-17%	25	4%	76	
SOUTHWEST RANCHES	\$1,862,500	\$1,874,700	-1%	\$581	-6%	16	-11%	94	
SUNRISE	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	
WESTON	\$1,175,000	\$1,357,500	-13%	\$408	-1%	42	-19%	81	
WILTON MANORS	\$1,217,500	\$1,522,500	-20%	\$605	-16%	8	0%	55	

MARKET DATA FOR SINGLE-FAMILY HOMES, \$1,000,000+



Broward County

AVAILABLE CONDOS ON THE RISE

The number of condos for sale reached a historical peak during the first quarter. At the current sales pace, it would take a little over 3.5 months to absorb inventory.

\$1.4M

MEDIAN SALES PRICE

▼ -2%

\$666

MEDIAN PPSF

▼ -10%

103

AVG. DAYS ON MARKET

▲ 10%

107

SOLD LISTINGS

▲ 2%

751

ACTIVE LISTINGS

▲ 22%

MARKET DATA FOR CONDOMINIUMS, \$1,000,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
DEERFIELD BEACH	\$1,225,000	\$1,262,000	-3%	\$462	-56%	3	200%	124
FORT LAUDERDALE	\$1,472,500	\$1,580,000	-7%	\$659	-11%	72	9%	103
HALLANDALE	\$1,587,500	\$1,262,500	26%	\$808	6%	6	-40%	114
HILLSBORO BEACH	\$2,725,000	\$2,300,000	18%	\$1,045	71%	2	100%	24
HOLLYWOOD	\$1,440,000	\$2,185,000	-34%	\$708	-23%	6	-25%	77
LAUDERDALE-BY-THE-SEA	\$1,524,500	\$1,582,500	-4%	\$552	-19%	10	150%	129
LIGHTHOUSE POINT	N/A	\$2,230,000	N/A	N/A	N/A	-	N/A	N/A
POMPANO BEACH	\$1,283,610	\$1,137,500	13%	\$534	-1%	8	-38%	90
WILTON MANORS	N/A	\$1,025,000	N/A	N/A	N/A	-	N/A	N/A



SURF ROW

R E S I D E N C E S

Welcome to a New Standard of Well-Being

Nestled just steps from the beach in the exclusive enclave of Surfside, Surf Row Residences offers a limited collection of 25 bespoke one- to four-bedroom homes. Residents enjoy access to 6,400 square feet of curated amenities designed to enhance wellness and effortless beachside living. Unwind at the rooftop pool with ocean views and RH-designed loungers, or stay active in the state-of-the-art gym and dedicated yoga studio. Beach days are made seamless with the Beach Concierge, offering lounge chairs, umbrellas, and coolers upon request. At Surf Row Residences, every detail is crafted to balance tranquility with sophistication.

Priced from \$1.4M | SurfRowResidences.com @SurfRowResidences



Palm Beach County

SALES ON THE RISE

Overall sales increased in the last year by one of the strongest rates compared with the surrounding region. Sales increased throughout much of the pricing spectrum, with sales in the \$1 million to \$5 million range up by 6%.

\$1.7M

MEDIAN SALES PRICE

▼ -2%

\$568

MEDIAN PPSF

▲ 3%

81

AVG. DAYS ON MARKET

▼ -1%

769

SOLD LISTINGS

▲ 6%

2,361

ACTIVE LISTINGS

▲ 16%

MARKET DATA FOR SINGLE-FAMILY HOMES, \$1,000,000+

NEIGHBORHOOD SNAPSHOTS

SINGLE-FAMILY HOMES								
	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
BOCA RATON	\$1,845,000	\$1,775,000	4%	\$548	5%	205	2%	77
BOYNTON BEACH	\$1,263,750	\$1,199,155	5%	\$455	2%	54	69%	67
DELRAY BEACH	\$1,615,000	\$1,712,000	-6%	\$563	14%	110	36%	54
HIGHLAND BEACH	\$15,775,000	\$18,762,500	-16%	\$1,609	-34%	2	-33%	116
JUNO BEACH	\$3,700,000	\$1,300,000	185%	\$1,626	173%	1	-67%	126
JUPITER	\$1,630,000	\$1,537,500	6%	\$554	-5%	85	-6%	58
JUPITER INLET COLONY	\$6,500,000	\$5,275,000	23%	\$1,809	-13%	1	-67%	141
LAKE WORTH	\$1,400,000	\$1,350,000	4%	\$474	60%	9	80%	88
LANTANA	\$5,397,500	\$3,398,598	59%	\$1,167	17%	2	-50%	53
NORTH PALM BEACH	\$1,962,500	\$2,562,500	-23%	\$679	-31%	13	-7%	72
MANALAPAN	\$26,711,550	\$16,175,000	65%	\$1,888	-9%	2	-50%	379
PALM BEACH	\$13,975,000	\$12,887,500	8%	\$2,890	6%	22	57%	152
PALM BEACH GARDENS	\$1,555,000	\$1,700,000	-9%	\$530	4%	116	-3%	75
SINGER ISLAND	\$2,487,500	\$2,300,000	8%	\$838	-9%	12	100%	58
TEQUESTA	\$1,940,000	\$1,350,000	44%	\$826	29%	6	-33%	156
WELLINGTON	\$1,600,000	\$1,600,000	0%	\$513	12%	33	-23%	90
WEST PALM BEACH	\$1,722,150	\$1,775,000	-3%	\$775	10%	69	0%	130



Palm Beach County

HIGHER-PRICED CONDOS ACCELERATE

Sales of condo units priced above \$5 million in Palm Beach County increased roughly threefold. Higher-priced units also sold more quickly, with the average time nearly cut in half compared with a year ago.

\$1.7M

MEDIAN SALES PRICE

-3%

\$904

MEDIAN PPSF

5%

99

AVG. DAYS ON MARKET

25%

236

SOLD LISTINGS

1%

1,182

ACTIVE LISTINGS

25%

MARKET DATA FOR CONDOMINIUMS, \$1,000,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
BOCA RATON	\$1,775,000	\$1,682,500	5%	\$937	7%	50	-22%	79
BOYNTON BEACH	\$1,100,000	N/A	N/A	\$668	N/A	1	N/A	58
DELRAY BEACH	\$1,300,000	\$1,805,000	-28%	\$779	-12%	31	-6%	83
HIGHLAND BEACH	\$1,300,000	\$1,800,000	-28%	\$771	-10%	16	33%	119
JUNO BEACH	\$3,050,000	\$1,775,000	72%	\$918	-4%	7	40%	80
JUPITER	\$1,807,100	\$1,600,000	13%	\$823	-3%	20	54%	57
NORTH PALM BEACH	\$1,475,000	\$2,250,000	-34%	\$844	22%	6	-54%	188
MANALAPAN	\$1,485,000	\$1,530,000	-3%	\$906	-11%	2	100%	213
PALM BEACH	\$2,697,500	\$2,050,000	32%	\$1,592	42%	44	33%	119
PALM BEACH GARDENS	\$2,374,500	\$1,500,000	58%	\$918	36%	6	-45%	98
SINGER ISLAND	\$1,625,000	\$1,550,000	5%	\$870	4%	19	0%	119
TEQUESTA	\$5,034,675	\$1,512,500	233%	\$1,468	83%	2	0%	125
WELLINGTON	N/A	\$1,230,000	N/A	N/A	N/A	-	N/A	N/A
WEST PALM BEACH	\$1,650,000	\$1,475,000	12%	\$980	14%	28	65%	113



A DISTINCTIVE COLLECTION OF ONLY 103 RESIDENCES SOUL-INSPIRED BY MIAMI BEACH'S GLAMOROUS HEYDAY

Ella Miami Beach has broken ground, with the construction loan secured—now is the time to claim your residence in this exclusive boutique development.

Offering fully furnished studio to two-bedroom homes by Interiors by Steven G, with short-term rentals permitted. Residents will enjoy 22,000 sq ft of curated amenities, including a rooftop wellness level with a pool, paddle court, sauna, cold plunge, and fitness center, all boasting stunning views of Biscayne Bay and Downtown Miami.

Now Under Construction

Priced From The Mid \$500,000's

Future Residences Located at:
6940 Abbot Ave Miami Beach, 33141

 @ellamiamibeach

ELLAMIAMIBEACH.COM





Martin County

PRICING FLUCTUATIONS SPUR BUYERS

Pricing increased compared to last year, driven by a rise in sales. In months when sales activity slows, pricing in Martin County tends to fall even when running counter to seasonal trends.

\$795K
MEDIAN SALES PRICE

\$334
MEDIAN PPSF

72
AVG. DAYS ON MARKET

137
SOLD LISTINGS

299
ACTIVE LISTINGS

MARKET DATA FOR SINGLE-FAMILY, HOMES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
HOBE SOUND	\$697,500	\$675,000	3%	\$323	4%	8	60%	89
HUTCHINSON ISLAND	\$1,925,444	\$2,630,000	-27%	\$586	0%	6	20%	145
JENSEN BEACH	\$685,000	\$560,000	22%	\$314	8%	19	46%	72
JUPITER ISLAND	\$19,700,000	\$4,925,000	300%	\$1,878	36%	7	133%	99
PALM CITY	\$765,000	\$820,000	-7%	\$329	7%	67	-27%	89
SEWALL'S POINT	\$1,129,325	\$1,362,500	-17%	\$469	-2%	11	38%	58
STUART	\$870,000	\$812,000	7%	\$377	7%	61	15%	67



Martin County

INVENTORY STABILIZES

Following a surge in inventory during the second half of last year, the number of for-sale units has stabilized to start this year. Though fewer condos sold overall, activity migrated towards the higher end of the pricing spectrum.

\$672K ▲ 1%
MEDIAN SALES PRICE

\$496 ▲ 13%
MEDIAN PPSF

184 ▲ 225%
AVG. DAYS ON MARKET

16 ▼ -6%
SOLD LISTINGS

91 ▲ 32%
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
HOBE SOUND	\$580,000	\$518,000	12%	\$288	7%	1	0%	1
HUTCHINSON ISLAND	\$675,000	\$725,000	-7%	\$550	19%	9	0%	203
JENSEN BEACH	N/A	\$1,250,000	N/A	N/A	N/A	-	N/A	NA
JUPITER ISLAND	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
PALM CITY	\$745,000	\$955,000	-22%	\$405	14%	1	-67%	260
SEWALL'S POINT	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
STUART	\$650,000	\$804,950	-19%	\$417	-13%	5	25%	170



ALHAMBRA PARC



Artist's Conceptual Rendering

Introducing Alhambra Parc

Discover Alhambra Parc, an exclusive collection of 78 one- to three-bedroom homes, each thoughtfully designed to seamlessly blend modern design and urban elegance.

Marking MG Developer's 10th project in Coral Gables, this new development will offer state-of-the-art amenities and over 30,000 square feet of commercial space. Located just steps from world-class dining, shopping, parks, top-rated schools, and premier healthcare, this collection of homes offers unparalleled walkability while capturing the historic charm of the neighborhood.



Visit Our Sales Gallery:

2990 Ponce de León, Suite 101, Coral Gables, FL 33134

Priced From \$1M

alhambraparc.miami

 [alhambra_parc](https://www.instagram.com/alhambra_parc)



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Indian River County

PRICING AND SALES STABLE

Both median pricing and the number of sales were on par with a year ago. The average time listings spent on the market decreased, one of only two counties where this occurred.

\$735K^{0%}
MEDIAN SALES PRICE

\$325^{▲ 3%}
MEDIAN PPSF

99^{▼ -4%}
AVG. DAYS ON MARKET

217^{0%}
SOLD LISTINGS

725^{▲ 14%}
ACTIVE LISTINGS

MARKET DATA FOR SINGLE-FAMILY, HOMES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
BARRIER ISLAND	\$1,523,500	\$1,225,000	24%	\$547	0%	54	-5%	85
MAINLAND VERO BEACH	\$673,870	\$632,900	6%	\$283	1%	97	-3%	117
SEBASTIAN/ FELLSMERE	\$680,000	\$625,000	9%	\$304	6%	9	29%	93



Indian River County

FEWER SALES BUT QUICKER CLOSINGS

While sales decreased from a year ago, the average condo unit was on the market for roughly a month shorter than last year.

\$848K
MEDIAN SALES PRICE

\$448
MEDIAN PPSF

112
AVG. DAYS ON MARKET

45
SOLD LISTINGS

298
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
BARRIER ISLAND	\$885,000	\$1,160,000	-24%	\$480	-27%	30	-39%	112
MAINLAND VERO BEACH	\$715,792	\$629,500	14%	\$342	-1%	9	13%	83
SEBASTIAN/FELLS-MERE	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A

DELIVERING THIS YEAR

The Village at Coral Gables offers a sophisticated blend of design, community, and convenience. This exclusive community of 48 European-inspired residences, nestled in the heart of Coral Gables, epitomizes refined living and a lifestyle of distinction.

A collection of Townhomes, Condominium
Residences, Lofts, and Private Villas.

With limited residences remaining and delivery scheduled for this year, now is the time to secure your place in this prestigious community and begin your new legacy.

Priced From \$2.6M

TheVillageAtCoralGables.com

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Visit Our Sales Gallery:
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Coral Gables, FL 33134

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PONCE PARK

CORAL GABLES

Introducing Ponce Park Coral Gables

An exclusive enclave of 58 residences, Ponce Park Coral Gables, developed by Allen Morris Company, offers spacious two- to five-bedroom homes with interiors by the award-winning design firm Meyer Davis. Each residence is a study in understated elegance and thoughtful craftsmanship.

Drawing from the Mediterranean character of its surroundings, the architecture blends effortlessly with the lush landscape and storied charm of The Gables.

Perfectly positioned just steps from world-class dining, boutique shopping, and cultural landmarks, Ponce Park Coral Gables delivers a lifestyle rooted in beauty, connection, and convenience—right in one of Miami's most iconic neighborhoods.

Priced from \$2.8M | Sales Gallery Coming Soon

Future Residences Located at:

3000 Ponce de Leon Blvd, Coral Gables, 33134

@PonceParkCoralGables  PoncePark.com





Brevard County

MODEST INCREASE IN ACTIVITY

Sales activity and pricing increased modestly in the last year. At the same time, for-sale inventory reached a ten-year high.

\$675K

MEDIAN SALES PRICE

\$282

MEDIAN PPSF

64

AVG. DAYS ON MARKET

525

SOLD LISTINGS

1,026

ACTIVE LISTINGS

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
COCOA	\$610,200	\$650,000	-6%	\$262	18%	13	-7%	22
COCOA BEACH	\$760,000	\$950,000	-20%	\$443	-15%	15	-21%	69
GRANT	\$579,000	\$679,805	-15%	\$251	24%	5	-58%	46
INDIALANTIC	\$730,000	\$734,000	-1%	\$310	-20%	41	105%	80
MALABAR	\$660,000	\$700,000	-6%	\$249	-10%	7	-36%	73
MELBOURNE	\$682,288	\$646,200	6%	\$275	2%	213	-1%	53
MELBOURNE BEACH	\$933,500	\$959,000	-3%	\$391	-4%	22	-29%	122
MERRITT ISLAND	\$672,500	\$699,000	-4%	\$273	-9%	76	1%	70
MIMS	\$534,500	\$621,350	-14%	\$264	35%	6	50%	47
PALM BAY	\$549,990	\$560,000	-2%	\$220	-9%	19	12%	82
ROCKLEDGE	\$692,500	\$585,000	18%	\$279	8%	36	64%	50
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$650,000	\$725,000	-10%	\$326	-13%	48	23%	69
TITUSVILLE	\$584,900	\$567,750	3%	\$240	-4%	13	8%	68
WEST MELBOURNE	\$522,500	\$563,000	-7%	\$238	3%	3	-70%	105

MARKET DATA FOR SINGLE-FAMILY HOMES, \$500,000+



Brevard County

PRICING SURGES

The median price increased by 14%, the largest increase in the region by far. Sales volume growth also beat out the rest of Southeast Florida.

\$797K

MEDIAN SALES PRICE

▲ 14%

\$416

MEDIAN PPSF

▲ 4%

128

AVG. DAYS ON MARKET

▲ 19%

84

SOLD LISTINGS

▲ 15%

302

ACTIVE LISTINGS

▲ 14%

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
COCOA	\$722,500	\$849,444	-15%	\$324	-5%	6	200%	122
COCOA BEACH	\$1,362,500	\$630,000	116%	\$512	30%	32	113%	161
GRANT	N/A	\$1,700,000	N/A	N/A	N/A	-	N/A	N/A
INDIALANTIC	\$635,000	\$862,500	-26%	\$401	-8%	12	-37%	92
MELBOURNE	\$750,000	\$625,000	20%	\$318	-2%	4	-20%	115
MELBOURNE BEACH	\$969,000	\$960,000	1%	\$416	-8%	7	-13%	96
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$767,500	\$822,500	-7%	\$422	2%	18	125%	132
TITUSVILLE	\$525,000	\$538,000	-2%	\$249	4%	1	-50%	81

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A collection of studios to three bedroom fully finished and furnished residences with breathtaking views of Downtown Fort Lauderdale and the New River.

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INTERNATIONAL REALTY



Flagler County

MEDIAN PRICE MOVES HIGHER

The median price increased by 5%, the largest growth rate in the region. Pricing of higher-end homes increased at a moderate pace.

\$731K ▲ 5%
MEDIAN SALES PRICE

\$325 ▲ 8%
MEDIAN PPSF

90 ▲ 12%
AVG. DAYS ON MARKET

230 0%
SOLD LISTINGS

222 ▲ 34%
ACTIVE LISTINGS

MARKET DATA FOR RESIDENTIAL PROPERTIES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
BUNNELL	\$868,000	\$620,000	40%	\$257	-25%	3	0%	85
FLAGLER BEACH	\$730,000	\$700,556	4%	\$379	19%	13	-50%	95
PALM COAST	\$750,000	\$681,750	10%	\$326	15%	111	35%	88



St. Johns County

SALES SLOWED

Closed sales were off by 8% compared with a year ago. Buyer activity slowed throughout most price points but decreased the most in the \$1 million to \$3 million range. Sales in this range fell by nearly 15%.

\$698K^{0%}

MEDIAN SALES PRICE

\$290^{▲1%}

MEDIAN PPSF

89^{▲12%}

AVG. DAYS ON MARKET

780^{▼-8%}

SOLD LISTINGS

654^{▲5%}

ACTIVE LISTINGS

MARKET DATA FOR RESIDENTIAL PROPERTIES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF			CLOSED TRANSACTIONS	DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
JULINGTON CREEK AREA	\$698,999	\$659,632	6%	\$245	-1%	81	-13%	84
NOCATEE	\$765,000	\$769,500	-1%	\$318	1%	125	-8%	96
PONTE VEDRA BEACH	\$1,090,000	\$1,210,000	-10%	\$406	-5%	100	4%	66
SOUTHEAST ST JOHNS COUNTY	\$675,000	\$700,000	-4%	\$381	1%	66	-8%	103
ST AUGUSTINE BEACHES/ANASTASIA ISLAND	\$615,000	\$680,000	-10%	\$369	16%	13	-38%	76
ST JOHNS	\$629,000	\$653,786	-4%	\$240	-1%	143	4%	96
SOUTHWEST ST JOHNS COUNTY	\$612,500	\$565,000	8%	\$255	-7%	6	-54%	95
ST AUGUSTINE/VILANO BEACH	\$755,000	\$714,000	6%	\$373	14%	26	-35%	88
WORLD GOLF VILLAGE AREA/PALENCIA	\$641,383	\$643,750	0%	\$228	-2%	100	16%	82



Clay County

SALES SEGMENTED

Overall sales increased by 6% in the last year. The increase was driven primarily by activity in the \$500,000 to \$700,000 price range. Sales near or above the \$1 million mark slowed.

\$597K
MEDIAN SALES PRICE

\$211
MEDIAN PPSF

78
AVG. DAYS ON MARKET

104
SOLD LISTINGS

81
ACTIVE LISTINGS

MARKET DATA FOR RESIDENTIAL PROPERTIES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
FLEMING ISLAND	\$652,500	\$621,208	5%	\$223	0%	34	0%	72
GREEN COVE SPRINGS	\$563,900	\$577,500	-2%	\$240	11%	8	0%	91
MIDDLEBURG/ KEYSTONE	\$585,000	\$630,000	-7%	\$225	3%	29	7%	113
ORANGE PARK	\$805,750	\$575,000	40%	\$286	40%	6	-14%	43
OAKLEAF PLANTATION	\$600,000	\$524,332	14%	\$183	1%	15	7%	43



EAST RESIDENCES

Hallandaleoasis.com |  @oasishallandale

An Oasis Emerges in Hallandale

Hallandale Beach's first mixed-use destination combines an urban edge with shops, restaurants, and creative office spaces. Centrally located between Miami and Fort Lauderdale, Oasis Hallandale's dynamic architecture, design, and modern amenities create your private oasis – a place to live, work, and enjoy.

A collection of one- to three-bedroom homes with 95,000 sq. ft. of commercial space minutes from the beach.

Residences Priced from Mid \$700Ks

West Tower Delivery - Winter 2025 | East Tower Delivery - 2027

Visit Our Sales Gallery: 1000 E Hallandale Beach Blvd, Hallandale Beach, FL 33009



Artist's Conceptual Rendering



Duval County

LUXURY SALES INCREASE

While sales dropped by 13% and pricing stabilized, the upper half of the pricing spectrum outperformed. Sales greater than \$1 million increased while activity for homes less than \$1 million slowed.

\$680K

MEDIAN SALES PRICE

▲ 1%

\$299

MEDIAN PPSF

▲ 4%

77

AVG. DAYS ON MARKET

▲ 27%

499

SOLD LISTINGS

▼ -13%

333

ACTIVE LISTINGS

▲ 27%

MARKET DATA FOR RESIDENTIAL PROPERTIES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF			CLOSED TRANSACTIONS	DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
ARLINGTON/FORT CAROLINE	\$585,000	\$590,000	-1%	\$216	6%	14	-22%	47
AVONDALE/RIVERSIDE/ORTEGA	\$750,000	\$705,000	6%	\$317	5%	41	17%	79
BARTRAM	\$580,000	\$572,500	1%	\$184	-7%	5	-38%	67
BEACHES	\$879,000	\$715,000	23%	\$426	-1%	126	1%	89
BEAUCLERC/MANDARIN	\$649,450	\$587,241	11%	\$233	3%	48	-20%	83
DOWNTOWN JACKSONVILLE	\$536,472	\$557,000	-4%	\$209	-15%	4	-56%	49
INTRACOASTAL	\$675,000	\$722,643	-7%	\$294	3%	155	-15%	78
NOCATEE (DUVAL)	\$597,500	\$528,887	13%	\$193	-12%	2	-67%	41
NORTH JACKSONVILLE	\$663,708	\$600,000	11%	\$228	5%	18	-5%	67
SAN MARCO/SAN JOSE	\$705,000	\$757,000	-7%	\$356	12%	27	-25%	64
SOUTHSIDE	\$584,990	\$608,500	-4%	\$223	-8%	28	-18%	68
WEST JACKSONVILLE	\$567,000	\$587,000	-3%	\$223	-1%	13	86%	72



Nassau County

MARKET STABILIZES

While sales ticked down, pricing stabilized throughout much of the county. Though the average time on the market increased, listings tend to sell quicker compared to neighboring counties.

\$760K
MEDIAN SALES PRICE

\$355
MEDIAN PPSF

69
AVG. DAYS ON MARKET

309
SOLD LISTINGS

282
ACTIVE LISTINGS

MARKET DATA FOR RESIDENTIAL PROPERTIES, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2025	Q1 2024	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025	YOY% CHANGE	Q1 2025
AMELIA ISLAND/ FERNANDINA BEACH	\$805,000	\$850,000	-5%	\$373	-5%	165	5%	64
YULEE/WILDLIGHT	\$645,343	\$561,805	15%	\$249	2%	12	-14%	103



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The Standard

RESIDENCES

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The Standard Residences, Brickell Miami brings hotel-style service, signature design, and vibrant social spaces to the city's most connected neighborhood.

Beyond the residences, unparalleled amenities redefine lifestyle. The 45th-floor rooftop boasts panoramic views, a poolside lounge, and private summer kitchens. The Wellness Spa features a hammam, cold plunge, sauna, and soaking tubs, while the fitness center includes a yoga and Pilates studio. Social spaces like a private screening room, bowling alley, and pet spa add to an effortless yet elevated way of life—making The Standard Residences, Brickell anything but standard.

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Sales Gallery

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