

TRENDS

REAL ESTATE
INSIGHTS ALONG
FLORIDA'S EAST COAST

Q2 2025
MARKET REPORT

ONE | Sotheby's
INTERNATIONAL REALTY



Sereno 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

Visit Our Sales Gallery
3115 Terramar St, Unit 1
Fort Lauderdale, FL 33304

Serenoftl.com

 **@serenoftl**



 **Integra**

© 2025 ONE Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. ONE Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC or any of its affiliated companies. The information contained herein is deemed accurate but not guaranteed. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee. Pricing subject to change without notice.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. This project is being developed by Sunrise FTL Ventures, LLLP (the "Developer"), which was formed solely for such purpose. Integra Solutions LLC (including any affiliate thereof, the "Integra Group") has granted the Developer a limited license to use the Integra Group names and marks but Integra Group is not the project developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Integra Group, and you agree to look solely to the Developer (and not to the Integra Group and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of, and the sale of units in, the Condominium. *Which are subject to change without notice. See full legal disclaimers at <https://serenoftl.com/legal-disclaimer/>



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

*Visit Our Sales Gallery
250 N. Olive Avenue
West Palm Beach, FL 33401*

— Anticipated Delivery Spring 2026 —

albapalmbeach.com

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

Developed by:  

© 2024 Scuba Club WPB, LLC. All Rights Reserved. FULL DISCLAIMER AT: www.albapalmbeach.com/disclaimer
THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0044



AS SEEN ON FRONT COVER
32 SENECA, SEA RANCH LAKES, FL

Table of Contents

MIAMI-DADE COUNTY	11
BROWARD COUNTY	14
PALM BEACH COUNTY	17
MARTIN COUNTY	20
INDIAN RIVER COUNTY	23
BREVARD COUNTY	26
FLAGLER COUNTY	29
ST. JOHNS COUNTY	30
CLAY COUNTY	31
DUVAL COUNTY	33
NASSAU COUNTY	34



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

Visit Our On-Site Sales Gallery

2241 SE 17th Street, Suite 302, Fort Lauderdale, 33316

piersixtysixresidences.com

@piersixtysixresidences

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.



OASIS

EAST RESIDENCES

Oasis Hallandale is Hallandale Beach's first true mixed-use destination—where modern residences meet curated retail, dining, and creative office spaces. Conveniently located between Miami and Fort Lauderdale, its striking architecture, thoughtful design, and resort-style amenities offer a complete lifestyle experience: a place to live, work, and enjoy.

The development features a collection of one-to three-bedroom homes and 95,000 sq. ft. of commercial space, all just minutes from the beach.



Priced from Mid \$700Ks
West Tower Delivery - 2025
East Tower Delivery - 2027

Visit Our Sales Gallery
1000 E Hallandale Beach Blvd,
Unit 1-109, Hallandale Beach,
Florida 33009

Hallandaleoasis.com

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

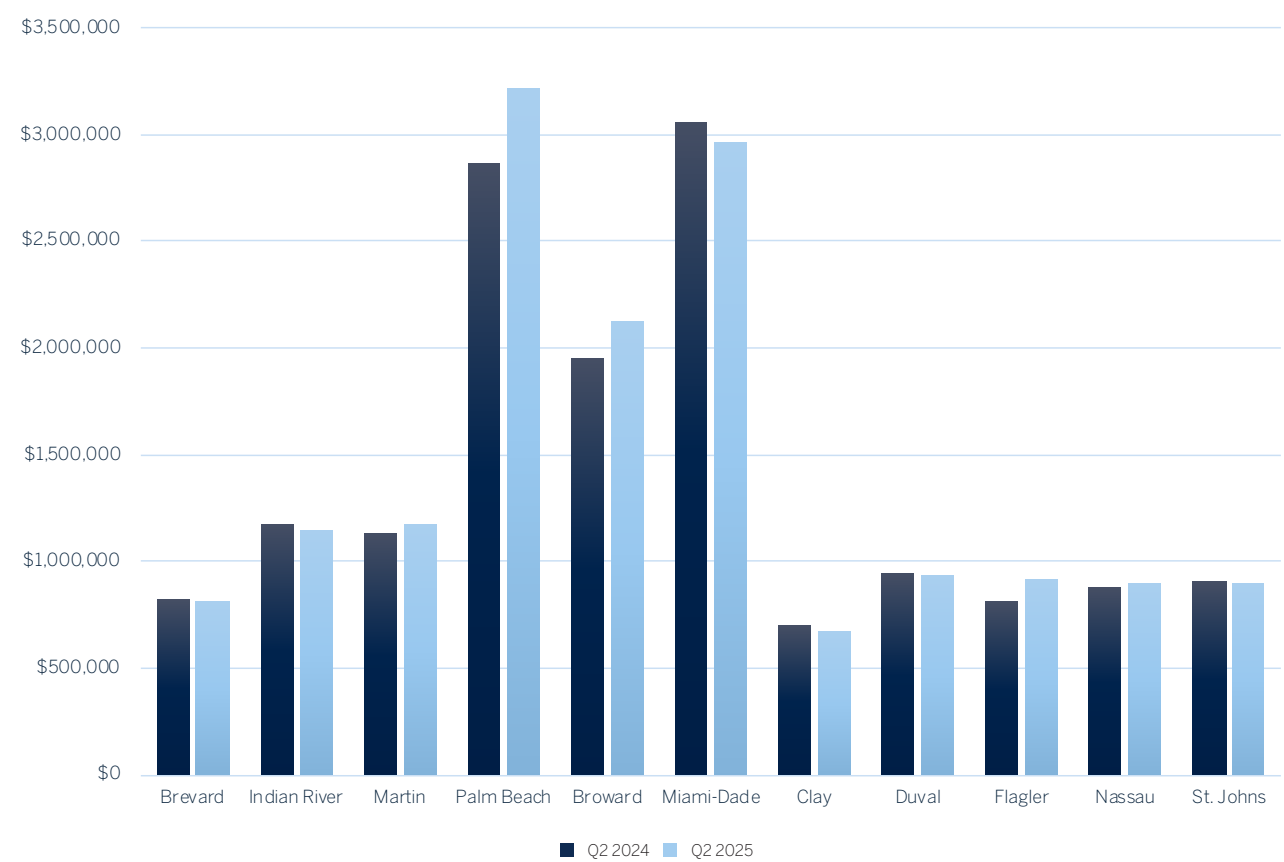
Florida’s East Coast Snapshot

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.

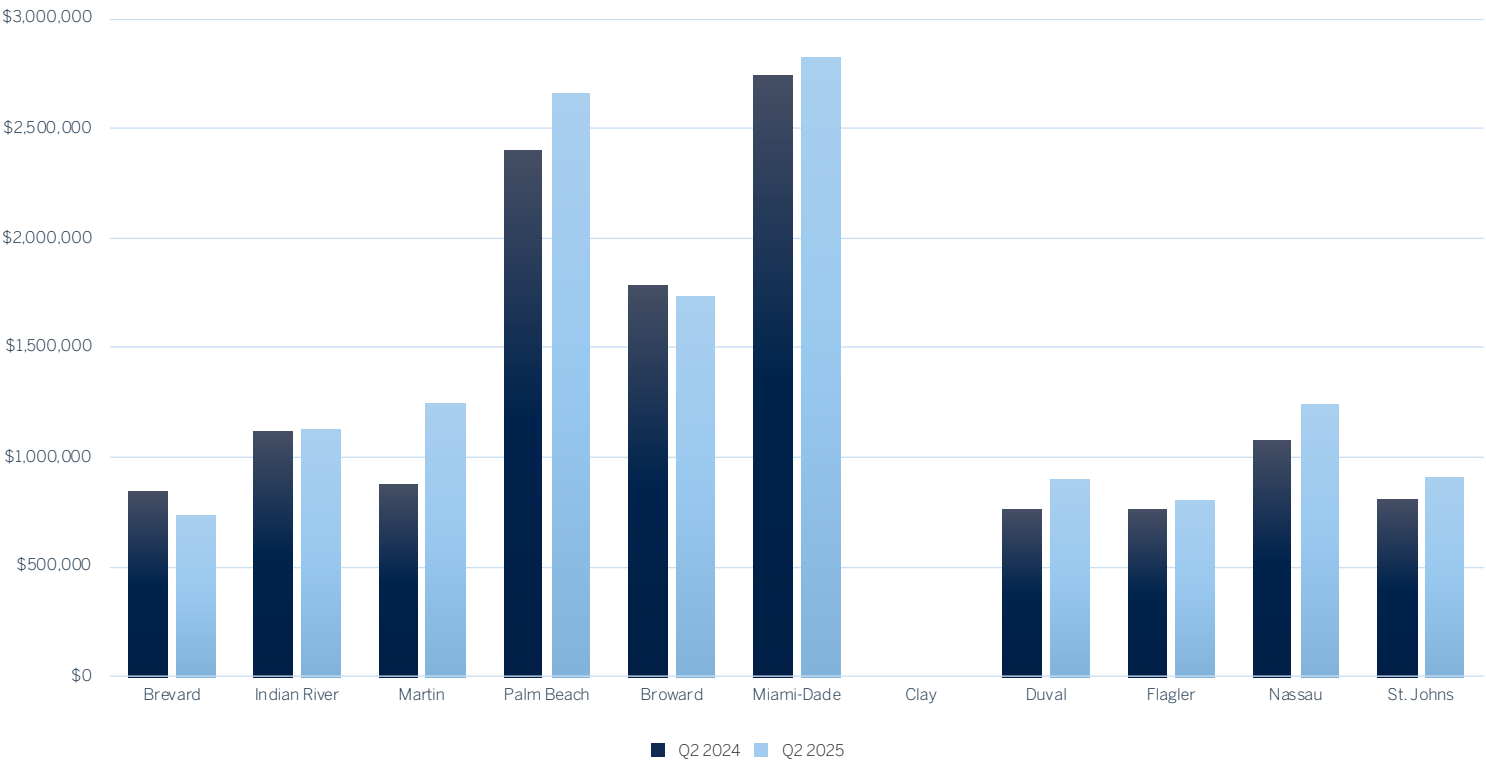
	FOR-SALE LISTINGS		MEDIAN SALES PRICE		AVG. SALES PRICE		MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		HIGHEST SALE
	JUN 25	CHANGE FROM PRIOR MONTH	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
MIAMI-DADE COUNTY											
SINGLE-FAMILY HOMES	2,517	-2%	\$1,700,000	-3%	\$2,968,258	-3%	\$726	0%	694	-6%	\$74,250,000
CONDOMINIUMS	2,912	-3%	\$1,800,000	6%	\$2,822,082	3%	\$950	-1%	479	-10%	\$28,641,500
BREVARD COUNTY											
SINGLE-FAMILY HOMES	1,056	-2%	\$680,000	1%	\$812,806	-2%	\$282	0%	699	-5%	\$4,900,000
CONDOMINIUMS	256	-8%	\$652,500	-8%	\$733,605	-13%	\$386	-4%	82	-23%	\$1,595,000
BROWARD COUNTY											
SINGLE-FAMILY HOMES	1,718	-3%	\$1,475,000	4%	\$2,122,680	9%	\$474	1%	592	-10%	\$27,800,000
CONDOMINIUMS	730	-1%	\$1,545,000	3%	\$1,730,321	-3%	\$712	5%	122	-16%	\$7,800,000
INDIAN RIVER COUNTY											
SINGLE-FAMILY HOMES	616	-8%	\$715,000	-8%	\$1,150,705	-2%	\$303	-5%	267	-11%	\$8,500,000
CONDOMINIUMS	246	-14%	\$860,000	1%	\$1,125,800	1%	\$402	-12%	55	-20%	\$3,950,000
MARTIN COUNTY											
SINGLE-FAMILY HOMES	286	-6%	\$752,500	-4%	\$1,178,909	5%	\$329	-5%	149	-19%	\$11,200,000
CONDOMINIUMS	76	-6%	\$867,500	15%	\$1,247,875	43%	\$556	27%	26	4%	\$3,360,000
PALM BEACH COUNTY											
SINGLE-FAMILY HOMES	2,208	-4%	\$1,750,000	4%	\$3,215,447	12%	\$578	7%	994	-4%	\$55,500,000
CONDOMINIUMS	936	-13%	\$1,862,500	13%	\$2,660,787	11%	\$902	10%	302	-3%	\$16,500,000
CLAY COUNTY											
ALL RESIDENTIAL	47	-43%	\$607,500	2%	\$669,205	-4%	\$210	-3%	139	26%	\$2,225,000
DUVAL COUNTY											
ALL RESIDENTIAL	322	5%	\$700,000	4%	\$927,709	1%	\$306	3%	704	-9%	\$10,000,000
FLAGLER COUNTY											
ALL RESIDENTIAL	151	-24%	\$676,000	-2%	\$896,558	11%	\$303	-2%	294	-16%	\$12,500,000
NASSAU COUNTY											
ALL RESIDENTIAL	220	-9%	\$736,250	0%	\$941,168	3%	\$330	-8%	425	-5%	\$6,000,000
ST. JOHNS COUNTY											
ALL RESIDENTIAL	518	-15%	\$700,000	-2%	\$898,423	0%	\$281	-2%	1,158	-16%	\$8,132,000



Average Sales Prices | Single-Family Homes



Average Sales Price | Condominiums



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.



THE VILLAGE

AT CORAL GABLES

MOVE IN THIS YEAR

Limited Residences Remaining

With limited inventory remaining, The Village at Coral Gables is nearing completion. This exclusive collection of just 48 residences offers an extraordinary blend of timeless design, refined community living, and unmatched convenience – all nestled in the heart of Coral Gables.

Discover a curated collection of Townhomes, Lofts, Condominium Residences, and Villas, each thoughtfully designed to capture the elegance of classic European architecture.

Priced From \$2.6M

TheVillageAtCoralGables.com

 @THEVILLAGEATCORALGABLES

Visit Our Sales Gallery:
2990 Ponce de León, Suite 101,
Coral Gables, FL 33134

Artist's Conceptual Rendering

 **MG DEVELOPER** ONE | Sotheby's

INTERNATIONAL REALTY

CORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 170.03, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, DJ, NY, NJ and OR, unless registered or exempted; or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon from made in the prospectus. The Developer has defined herein herein reserves the right to revise or modify, in its sole and absolute discretion, any or all improvements, designs and construction specifications depicted and all terms, conditions and statements made. All of the drawings, rendering, and photographs provided by Developer are conceptual only and are for the convenience of illustrating a proposed development and do not constitute an offer to sell. The Developer does not intend to be bound by any representations, express or implied, of the final details of the residences. All depictions of appliances, fixtures, counters, sinks, wall coverings, floor coverings, furnishings, closets, and other matters of detail, including, without limitation, terms of finish and decoration, are conceptual only and are not necessarily the final finishes and details included with the purchase of a Unit. Corral's Best Purchase Agreement and the Prospectus for information on what is included with Unit purchase. The photographs contained in these materials and other brochures may be stock photographs, or may have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and the photographs are merely intended as illustrations of the activities and concepts depicted herein. No statement or representation has been made by Developer, or its agents, employees or representatives with respect to any potential for future profits, any future appreciation in value, investment opportunity, potential, any rental income potential, the ability or willingness of Developer, or its affiliates, to assist any buyer in financing, renting, or otherwise the residence of a voluntary rental program or selling the Unit except only in response to a direct inquiry from buyer, the economic or tax benefits to be derived from the managerial efforts of a third party as a result of owning the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement that may have been made should not be relied upon in your decision to purchase. Certain nearby attractions referenced or identified in these materials are off-site and not controlled by the Developer. The references to nearby attractions are based upon public information sources and are believed to be accurate as of the date of these materials; however, there is no guarantee that such attractions will continue to exist, or that there would not be changes and/or substitutions of any of the same. The managing entities, operators, amenities and other features that may be referred to or following, the completion of the Condominium. The Developer reserves the right to change any and all such managing entities, operators, amenities and other features that may be referred to by the Developer's sole and absolute discretion. All amenities and other features of the Units are approximate and may vary with actual construction. The Condominium is being developed by Village Project, LLC, a Delaware limited liability company ("Developer"). You will look solely to Developer with respect to any and all matters relating to the sale, marketing, and development of the Condominium or your purchase of a Unit in the Condominium. No statement or representation is made by any representative or other statements regarding the project, and no agreements with, any other party to or other arrangements made with any real estate broker or any shall be binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not reflected in these materials or other brochures. For the most current pricing, Developer reserves the right to be located at Unit owners who pay additional fees. Consult the Prospectus for the site plan and the location of the Unit you desire. Unless otherwise noted, this content is owned by Developer and the unauthorized reproduction, display or other dissemination of these or other materials is strictly prohibited and constitutes copyright infringement. Unless otherwise defined, capitalized terms used herein shall have the meanings ascribed to them in the Prospectus.

NATIIVO® / FORT LAUDERDALE

THE SMART/ER WAY TO OWN



Natiivo Fort Lauderdale is the first turnkey, residential and hospitality property in Fort Lauderdale. Purposefully designed, built, and licensed for short term rentals, Natiivo offers a home share opportunity that allows residents a smart way to own.

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

Discover a new way to own in Fort Lauderdale.

PRICED FROM THE \$600KS

NATIIVOFORTLAUDERDALE.COM |  @NATIIVOFORTLAUDERDALE

**VISIT OUR SALES GALLERY:
606 E BROWARD BLVD., FORT LAUDERDALE, FLORIDA 33301**

ARTIST'S CONCEPTUAL RENDERING



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.

ONE

Sotheby's
INTERNATIONAL REALTY



Miami-Dade County

SALES AND PRICING DROP

Both sales activity and the median price declined during the second quarter. Sales of homes priced less than \$1 million dropped the most, a sign that high mortgage rates continue to weigh on the most price constrained buyers.

\$1.7M

MEDIAN SALES PRICE

▼ -3%

\$726

MEDIAN PPSF

0%

83

AVG. DAYS ON MARKET

▲ 7%

694

SOLD LISTINGS

▼ -6%

2,517

ACTIVE LISTINGS

▲ 24%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET	
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	
AVENTURA	\$1,104,000	\$1,474,500	-25%	\$512	-18%	4	0%	163	
BAL HARBOUR	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	
BAY HARBOR ISLANDS	\$10,505,000	\$14,250,000	-26%	\$1,458	-33%	2	-60%	312	
COCONUT GROVE	\$2,750,000	\$2,715,000	1%	\$985	0%	49	-9%	75	
CORAL GABLES	\$2,375,000	\$2,300,000	3%	\$944	-2%	97	17%	77	
FISHER ISLAND	\$6,125,000	N/A	N/A	\$2,100	N/A	1	N/A	-	
GOLDEN BEACH	\$7,175,000	\$10,600,000	-32%	\$1,340	-9%	2	-50%	176	
INDIAN CREEK	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	
KEY BISCAYNE	\$3,575,000	\$4,187,000	-15%	\$1,411	17%	11	-8%	83	
MIAMI	\$1,375,000	\$1,400,000	-2%	\$579	-1%	206	-6%	76	
MIAMI BEACH	\$3,325,000	\$3,350,000	-1%	\$1,122	-9%	60	-5%	123	
MIAMI SHORES	\$1,350,000	\$1,500,000	-10%	\$667	-10%	21	-16%	69	
NORTH BAY VILLAGE	\$1,292,500	\$1,150,000	12%	\$1,002	57%	4	-20%	91	
PINECREST	\$2,400,000	\$2,800,000	-14%	\$822	3%	47	-11%	82	
SOUTH MIAMI	\$1,700,000	\$1,860,000	-9%	\$767	-2%	19	-10%	76	
SUNNY ISLES BEACH	\$2,150,000	\$3,175,000	-32%	\$645	-17%	1	-86%	125	
SURFSIDE	\$1,500,000	\$1,500,000	0%	\$893	1%	9	-31%	119	



Miami-Dade County

SLOWING FURTHER

Into the second quarter, sales volume dipped once again while for-sale inventory rose. At the current pace of sales, it would take a little more than six months to absorb available inventory.

\$1.8M

▲ 6%

MEDIAN SALES PRICE

\$950

▼ -1%

MEDIAN PPSF

117

0%

AVG. DAYS ON MARKET

479

▼ -10%

SOLD LISTINGS

2,912

▲ 24%

ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
AVENTURA	\$1,655,000	\$1,535,000	8%	\$594	8%	31	-14%	139
BAL HARBOUR	\$2,200,000	\$3,137,500	-30%	\$1,253	-3%	22	22%	124
BAY HARBOR ISLANDS	\$1,975,000	\$1,405,000	41%	\$831	4%	6	-25%	105
BRICKELL/DOWNTOWN MIAMI/EDGEWATER	\$1,550,000	\$1,327,500	17%	\$877	1%	69	-12%	103
COCONUT GROVE	\$2,300,000	\$1,600,000	44%	\$967	11%	45	0%	101
CORAL GABLES	\$1,656,250	\$1,413,647	17%	\$641	-7%	16	60%	88
FISHER ISLAND	\$7,400,000	\$5,700,000	30%	\$2,540	24%	10	43%	104
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	\$1,350,000	\$1,800,000	-25%	\$841	-13%	29	-38%	104
MIAMI	\$1,475,000	\$1,350,000	9%	\$861	-5%	47	-16%	117
MIAMI BEACH	\$2,455,000	\$2,349,500	4%	\$1,493	6%	118	-6%	119
MIAMI SHORES	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
NORTH BAY VILLAGE	\$1,570,000	N/A	N/A	\$814	N/A	2	N/A	99
PINECREST	\$1,647,500	N/A	N/A	\$560	N/A	1	N/A	-
SOUTH MIAMI	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
SUNNY ISLES BEACH	\$1,990,000	\$2,312,500	-14%	\$911	-10%	64	-32%	152
SURFSIDE	\$6,850,000	\$1,600,000	328%	\$2,699	175%	5	0%	153

WELCOME TO

The Standard

RESIDENCES

BRICKELL MIAMI

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.

MAKE YOUR MOVE

NOW UNDER CONSTRUCTION

PRICED FROM THE MID \$600,000S

 @thestandardresidencesbrickell

Sales Gallery

115 SW 8th Street, Unit 6, Miami, Florida 33130

thestandardresidencesbrickell.com



Artist's Conceptual Rendering

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.

ONE | Sotheby's
INTERNATIONAL REALTY



Broward County

INVENTORY RISING

Inventory continued to rise and the average home remained on the market longer than a year ago. By the second quarter, it took nearly twice as long for a home to sell than the recent low mark in 2022.

\$1.47M

MEDIAN SALES PRICE

▲ 4%

\$474

MEDIAN PPSF

▲ 1%

75

AVG. DAYS ON MARKET

▲ 19%

592

SOLD LISTINGS

▼ -10%

1,718

ACTIVE LISTINGS

▲ 12%

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
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
COOPER CITY	\$1,306,213	\$1,229,549	6%	\$418	4%	20	-13%	45
CORAL SPRINGS	\$1,114,000	\$1,090,000	2%	\$335	-1%	20	-9%	55
DAVIE	\$1,537,500	\$1,495,000	3%	\$440	8%	56	-2%	82
DEERFIELD BEACH	\$1,145,000	\$1,295,000	-12%	\$616	8%	11	-21%	114
FORT LAUDERDALE	\$1,932,500	\$2,200,000	-12%	\$742	-9%	116	-13%	98
HALLANDALE	\$2,500,000	\$2,425,000	3%	\$1,033	16%	1	0%	83
HILLSBORO BEACH	\$14,447,500	\$18,500,000	-22%	\$1,618	11%	1	0%	6
HOLLYWOOD	\$1,517,500	\$1,212,500	25%	\$503	0%	30	7%	87
LAUDERDALE-BY-THE-SEA	\$1,875,000	\$1,900,000	-1%	\$677	-9%	4	-43%	215
LIGHTHOUSE POINT	\$2,265,000	\$1,650,000	37%	\$791	16%	27	4%	99
MIRAMAR	\$1,200,000	\$1,175,000	2%	\$368	0%	23	-15%	62
PARKLAND	\$1,375,000	\$1,350,000	2%	\$384	-1%	95	-11%	56
PEMBROKE PINES	\$1,150,000	\$1,085,000	6%	\$384	14%	11	38%	68
PLANTATION	\$1,515,000	\$1,400,000	8%	\$433	4%	29	16%	49
POMPANO BEACH	\$1,342,500	\$1,525,000	-12%	\$665	-12%	30	15%	71
SOUTHWEST RANCHES	\$2,375,000	\$1,975,000	20%	\$613	8%	16	-50%	64
SUNRISE	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
WESTON	\$1,395,000	\$1,290,000	8%	\$417	-1%	75	-13%	55
WILTON MANORS	\$1,420,000	\$1,300,000	9%	\$642	-3%	18	64%	106



Broward County

UNITS SELLING QUICKER

The average time spent on the market decreased in the second quarter, the only county where condos sold faster than a year ago. However, the number of units sold also decreased.

\$1.5M

MEDIAN SALES PRICE

▲ 3%

\$712

MEDIAN PPSF

▲ 5%

87

AVG. DAYS ON MARKET

▼ -4%

122

SOLD LISTINGS

▼ -16%

730

ACTIVE LISTINGS

▲ 22%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
DEERFIELD BEACH	\$1,490,000	\$1,222,500	22%	\$679	-1%	2	0%	63
FORT LAUDERDALE	\$1,545,000	\$1,440,000	7%	\$728	11%	78	-16%	88
HALLANDALE	\$1,695,000	\$1,387,500	22%	\$816	13%	9	50%	61
HILLSBORO BEACH	\$1,350,000	\$2,262,500	-40%	\$548	-35%	3	-25%	146
HOLLYWOOD	\$1,350,000	\$1,600,000	-16%	\$711	3%	10	-44%	92
LAUDERDALE-BY-THE-SEA	\$1,700,000	\$1,555,000	9%	\$556	-9%	7	-13%	123
POMPANO BEACH	\$1,537,500	\$2,042,500	-25%	\$703	-30%	12	-14%	63
WILTON MANORS	\$1,025,000	N/A	N/A	\$434	N/A	1	N/A	66

THE LINCOLN

COCONUT GROVE

The Lincoln offers an exclusive collection of only 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 in the heart of Coconut Grove, just minutes from fine dining, 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.

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.

ONE | Sotheby's
INTERNATIONAL REALTY



ARTIST'S CONCEPTUAL RENDERING



Palm Beach County

HIGHER PRICED HOMES SELLING

More homes priced at \$5 million sold compared to a year ago, despite overall sales activity dropping. This is also the only single-family market to show a decrease in time a home spent on the market before selling.

\$1.75M

▲ 4%

MEDIAN SALES PRICE

\$578

▲ 7%

MEDIAN PPSF

80

▼ -6%

AVG. DAYS ON MARKET

994

▼ -4%

SOLD LISTINGS

2,208

▲ 18%

ACTIVE LISTINGS

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
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
BOCA RATON	\$1,850,000	\$1,850,000	0%	\$538	1%	261	-7%	74
BOYNTON BEACH	\$1,200,000	\$1,300,000	-8%	\$446	5%	51	-9%	62
DELRAY BEACH	\$1,762,500	\$1,825,000	-3%	\$586	4%	138	7%	63
HIGHLAND BEACH	\$13,500,000	\$4,837,500	179%	\$1,447	20%	4	100%	156
JUNO BEACH	\$2,032,500	\$1,600,000	27%	\$913	-1%	2	-71%	80
JUPITER	\$1,800,000	\$1,587,500	13%	\$560	3%	128	14%	76
JUPITER INLET COLONY	\$4,500,000	\$3,982,400	13%	\$1,417	4%	3	200%	197
LAKE WORTH	\$1,160,000	\$1,193,500	-3%	\$398	3%	13	-19%	44
LANTANA	\$2,700,000	\$1,450,000	86%	\$873	38%	6	100%	52
NORTH PALM BEACH	\$3,675,000	\$2,750,000	34%	\$1,005	5%	29	16%	65
MANALAPAN	\$5,133,986	\$11,949,375	-57%	\$1,474	1%	4	-20%	89
PALM BEACH	\$13,000,000	\$10,800,000	20%	\$3,130	30%	31	63%	159
PALM BEACH GARDENS	\$1,550,000	\$1,591,488	-3%	\$507	3%	125	-19%	87
SINGER ISLAND	\$1,677,500	\$1,875,000	-11%	\$699	-12%	12	50%	62
TEQUESTA	\$1,525,000	\$1,215,000	26%	\$696	18%	5	-62%	78
WELLINGTON	\$1,450,000	\$1,295,000	12%	\$433	1%	47	-34%	108
WEST PALM BEACH	\$1,795,000	\$1,774,500	1%	\$785	14%	97	24%	83



Palm Beach County

PRICING UP, SALES STABLE

The median price increased by 13%, one of the largest increases in the region. Sales dipped only slightly compared with a year ago, much better than most neighboring counties.

\$1.86M

▲ 13%

MEDIAN SALES PRICE

\$902

▲ 10%

MEDIAN PPSF

86

▲ 10%

AVG. DAYS ON MARKET

302

▼ -3%

SOLD LISTINGS

936

▲ 14%

ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
BOCA RATON	\$2,062,500	\$1,715,000	20%	\$1,015	14%	101	33%	55
BOYNTON BEACH	\$1,322,500	\$1,100,000	20%	\$827	93%	1	0%	13
DELRAY BEACH	\$1,541,250	\$1,300,000	19%	\$779	5%	32	-3%	80
HIGHLAND BEACH	\$1,425,000	\$1,690,938	-16%	\$656	-12%	19	6%	117
JUNO BEACH	\$1,300,000	\$1,950,000	-33%	\$725	-3%	3	-70%	29
JUPITER	\$2,017,500	\$1,635,000	23%	\$804	2%	22	-19%	68
NORTH PALM BEACH	\$2,168,000	\$2,000,000	8%	\$844	3%	8	-38%	127
MANALAPAN	N/A	\$2,425,000	N/A	N/A	N/A	-	N/A	N/A
PALM BEACH	\$2,245,000	\$2,512,500	-11%	\$1,451	17%	50	19%	132
PALM BEACH GARDENS	\$1,368,750	\$1,450,000	-6%	\$670	14%	12	200%	73
SINGER ISLAND	\$2,300,000	\$1,600,000	44%	\$858	0%	20	-13%	91
TEQUESTA	\$1,992,500	\$1,200,000	66%	\$918	31%	4	33%	185
WELLINGTON	\$1,822,500	\$1,120,000	63%	\$772	50%	4	0%	56
WEST PALM BEACH	\$1,799,000	\$1,595,000	13%	\$978	11%	13	-71%	135



ALHAMBRA PARC

Discover Alhambra Parc, an exclusive collection of 78 one- to three-bedroom homes in the heart of Coral Gables, 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)



■ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The Developer (as defined herein below) reserves the right to revise or modify, in its sole and absolute discretion, any or all improvements, designs and construction specifications depicted and all terms, conditions and statements made. All of the drawings, rendering, and photographs provided by Developer are conceptual only and are for the convenience of illustrating a proposed development; said drawings, renderings and photographs should not be relied upon as representations, express or implied, of the final detail of the residences. All depictions of appliances, fixtures, counters, soffits, wall coverings, floor coverings, furnishings, closets, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily the final finishes and details included with the purchase of a Unit. Consult your Purchase Agreement and the Prospectus for information on what is included with Unit purchases. The photographs contained in these materials and other brochures may be stock photography, or may have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed; and the photographs are merely intended as illustrations of the activities and concepts depicted therein. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, any future appreciation in value, investment opportunity potential, any rental income potential, the ability or willingness of Developer, or its affiliates, to assist any buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit (except only in response to a direct inquiry from buyer), the economic or tax benefits to be derived from the managerial efforts of a third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement that may have been made should not be relied upon in your decision to purchase. Certain nearby attractions referenced or identified in these materials are off-site and not controlled by the Developer. The references to nearby attractions are based upon public information sources and are believed to be accurate as of the date of these materials or publication; however, there is no guarantee that such attractions will continue to exist, or that there would not be changes and/or substitutions of any of the same. The managing entities, operators, amenities and other features that may be referred to are accurate as of the date of these materials or publication; however, there is no guarantee that the managing entities, operators, amenities and other features that may be referred to will be involved at, or following, the completion of the Condominium. The Developer reserves the right to change any and all such managing entities, operators, amenities and other features that may be referred to as the Developer deems best for the Condominium in the Developer's sole and absolute discretion. Dimensions and square footage of the Units are approximate and may vary with actual construction. The Condominium is being developed by 33 ALHAMBRA LANDCO, LLC, a Delaware limited liability company ("Developer"). You will look solely to Developer with respect to any and all matters relating to the sales, marketing, and development of the Condominium or your purchase of a Unit in the Condominium. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on these materials or other brochures. Please check with the Developer for the most current pricing. Conspire services that may be described are available to Unit owners who pay additional fees. Consult the Prospectus for the site plan and the location of the Unit you desire. Unless otherwise noted, this content is owned by Developer and the unauthorized reproduction, display or other dissemination of these or other materials is strictly prohibited and constitutes copyright infringement. Unless otherwise defined, capitalized terms used herein shall have the meanings ascribed to them in the Prospectus.

Artist's Conceptual Rendering



Martin County

INVENTORY SURGES

Inventory increased by 39% in the last year, the largest increase along the South Florida coast. The median price dropped by 4% and most homes sold for less than the asking price.

\$753K
MEDIAN SALES PRICE

\$329
MEDIAN PPSF

79
AVG. DAYS ON MARKET

149
SOLD LISTINGS

286
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET	
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	
HOBE SOUND	\$757,500	\$637,450	19%	\$328	-4%	10	-50%	44	
HUTCHINSON ISLAND	\$2,100,000	\$2,550,000	-18%	\$807	32%	6	-40%	103	
JENSEN BEACH	\$680,000	\$777,500	-13%	\$323	-7%	20	25%	92	
JUPITER ISLAND	\$16,875,000	\$9,000,000	88%	\$2,626	18%	6	20%	92	
PALM CITY	\$760,500	\$925,000	-18%	\$300	-5%	112	-6%	84	
SEWALL'S POINT	\$1,575,000	\$1,540,000	2%	\$520	9%	15	25%	70	
STUART	\$825,000	\$777,500	6%	\$350	0%	53	-28%	74	



Martin County

UNIT SALES PUSH MEDIAN HIGHER

During the second quarter, more higher priced condos sold, helping to spur an increase in the county median price.

\$868K ▲ 15%
MEDIAN SALES PRICE

\$556 ▲ 27%
MEDIAN PPSF

131 ▲ 61%
AVG. DAYS ON MARKET

26 ▲ 4%
SOLD LISTINGS

76 ▲ 23%
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
HOBE SOUND	\$1,450,000	N/A	N/A	\$565	N/A	1	N/A	7
HUTCHINSON ISLAND	\$975,000	\$699,000	39%	\$607	31%	17	13%	184
PALM CITY	N/A	\$812,500	N/A	N/A	N/A	-	0%	N/A
STUART	\$1,000,000	\$762,450	31%	\$548	35%	5	-17%	45

888 BRICKELL MIAMI

DOLCE & GABBANA



Artist's Conceptual Rendering

RESIDENCES TAILORED TO YOU

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](https://www.instagram.com/888brickellave)

* ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE CONDOMINIUM IS NOT OWNED, DEVELOPED OR SOLD BY DOLCE & GABBANA S.R.L. OR ANY OF ITS AFFILIATES (THE "BRAND"). DEVELOPER USES DOLCE & GABBANA MARKS PURSUANT TO A LICENSE AGREEMENT WITH THE BRAND, TERMINABLE ACCORDING TO ITS TERMS. THE BRAND ASSUMES NO RESPONSIBILITY OR LIABILITY IN CONNECTION WITH THE PROJECT, AND MAKES NO REPRESENTATION OR WARRANTY IN RESPECT THEREOF. THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. EQUAL HOUSING OPPORTUNITY.



Indian River County

LARGEST PRICE DECLINE

The median sales price declined by the largest amount in southeast Florida. The time on the market increased further, pushing the average above the 100-day threshold.

\$715K
MEDIAN SALES PRICE

\$303
MEDIAN PPSF

103
AVG. DAYS ON MARKET

267
SOLD LISTINGS

616
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
BARRIER ISLAND	\$1,350,000	\$1,397,500	-3%	\$531	6%	72	-12%	129
MAINLAND VERO BEACH	\$614,800	\$650,000	-5%	\$268	-3%	114	-12%	102
SEBASTIAN/ FELLSMERE	\$664,000	\$568,000	17%	\$318	22%	9	-36%	74



Indian River County

PRICING STABLE

The median price changed little from a year ago even as sales dropped by 20%. The number of units sold in the \$1.5 to \$3 million range fell the most.

\$860K
MEDIAN SALES PRICE

\$402
MEDIAN PPSF

94
AVG. DAYS ON MARKET

55
SOLD LISTINGS

246
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
BARRIER ISLAND	\$875,000	\$832,500	5%	\$499	2%	37	-20%	106
MAINLAND VERO BEACH	\$659,000	\$899,000	-27%	\$342	4%	16	7%	58

ZIGGURAT

Ziggurat is a sculptural tribute to Coconut Grove—a place where visionary architecture and natural beauty exist in quiet harmony. Conceived by Oppenheim Architecture, with interiors by Collarte Interiors, the design embraces organic textures, warm hues, and richly layered materials to create a grounded sense of refined tranquility.

Home to just 19 boutique residences ranging from two to five bedrooms, each home is thoughtfully wrapped in lush greenery, echoing the Grove's iconic canopy and signature indoor-outdoor lifestyle.

Located just moments from charming cafés, verdant parks, and the bayfront, Ziggurat captures the authentic spirit of the neighborhood it was designed to celebrate.

Priced From \$3.1M

Sales Gallery Coming Soon

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

 [zigguratcoconutgrove](#) | [zigguratcoconutgrove.com](#)



ALLEN MORRIS COMPANY

ONE | Sotheby's
INTERNATIONAL REALTY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



Brevard County

PRICE TICKS UP YET MARKET SLOWS

The median house price ticked up even as sales volume slowed. The average home remained on the market longer than a year ago.

\$680K ▲ 1%
MEDIAN SALES PRICE

\$282 0%
MEDIAN PPSF

59 ▲ 17%
AVG. DAYS ON MARKET

699 ▼ -5%
SOLD LISTINGS

1,056 ▲ 9%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
COCOA	\$605,000	\$557,000	9%	\$274	9%	24	0%	104
COCOA BEACH	\$875,000	\$825,000	6%	\$411	-15%	23	-18%	58
GRANT	\$740,000	\$707,000	5%	\$274	-4%	8	-33%	62
INDIALANTIC	\$695,000	\$815,000	-15%	\$329	-7%	38	52%	72
MALABAR	\$685,000	\$695,000	-1%	\$266	-5%	11	-8%	98
MELBOURNE	\$699,450	\$662,000	6%	\$274	-1%	286	-2%	49
MELBOURNE BEACH	\$759,000	\$925,000	-18%	\$364	-16%	39	-20%	90
MERRITT ISLAND	\$670,950	\$662,500	1%	\$282	0%	88	-15%	59
MIMS	\$695,000	\$600,000	16%	\$265	-1%	9	-18%	92
PALM BAY	\$580,000	\$604,500	-4%	\$222	-9%	31	19%	49
ROCKLEDGE	\$662,500	\$640,000	4%	\$264	1%	44	-20%	55
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$700,000	\$653,000	7%	\$354	9%	55	-15%	42
TITUSVILLE	\$585,000	\$565,900	3%	\$234	3%	21	40%	90
WEST MELBOURNE	\$587,450	\$566,250	4%	\$208	-7%	6	-57%	80



Brevard County

LARGEST DROP IN SALES

Sales slowed into the second quarter, producing the largest drop in southeast Florida. The number of units for sale also dropped, the only county where condo inventory fell.

\$653K

MEDIAN SALES PRICE

-8%

\$386

MEDIAN PPSF

-4%

96

AVG. DAYS ON MARKET

22%

82

SOLD LISTINGS

-23%

256

ACTIVE LISTINGS

-7%

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
COCOA	\$747,900	\$667,500	12%	\$281	-18%	2	-75%	31
COCOA BEACH	\$644,000	\$620,000	4%	\$395	1%	24	0%	97
INDIALANTIC	\$765,000	\$1,094,950	-30%	\$404	-5%	13	-35%	97
MELBOURNE	\$750,000	\$605,000	24%	\$345	44%	1	-50%	150
MELBOURNE BEACH	\$715,000	\$956,250	-25%	\$457	0%	9	-36%	124
MERRITT ISLAND	\$580,000	\$520,000	12%	\$251	21%	1	0%	46
ROCKLEDGE	\$640,000	\$625,000	2%	\$309	5%	1	0%	119
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$742,500	\$817,000	-9%	\$392	-10%	20	5%	84
TITUSVILLE	\$565,000	\$560,000	1%	\$228	-17%	2	-50%	67



PONCE PARK

CORAL GABLES

The Most Exquisite Expression *of Home*

Ponce Park Coral Gables is a private collection of just 58 residences, offering expansive two- to five-bedroom homes with interiors curated by award-winning design firm Meyer Davis. Every detail reflects a refined approach to elegance and exceptional craftsmanship.

Inspired by the Mediterranean spirit of Coral Gables, its timeless architecture harmonizes with the lush landscape and the neighborhood's rich heritage. With celebrated restaurants, boutique shops, and cultural destinations just moments away, Ponce Park embodies a lifestyle of beauty, connection, and ease—at the heart of one of Miami's most iconic communities.

Priced from \$2.8M

Visit the Sales Gallery:

203 University Drive, Coral Gables, FL 33134

Future Residences Located at:

3000 Ponce de Leon Boulevard Coral Gables, FL 33134

📷 @PonceParkCoralGables

🌐 PoncePark.com



ALLEN MORRIS COMPANY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.

ONE | Sotheby's
INTERNATIONAL REALTY



Flagler County

PRICING AND SALES FALL

The median price dropped by 2% while sales declined by 16%. The drop in sales was entirely within the \$500,000 to \$1 million price range.

\$676K
MEDIAN SALES PRICE

\$303
MEDIAN PPSF

103
AVG. DAYS ON MARKET

294
SOLD LISTINGS

151
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
BUNNELL	N/A	\$585,000	N/A	N/A	N/A	-	N/A	N/A
FLAGLER BEACH	\$745,000	\$806,000	-8%	\$348	-12%	32	23%	106
PALM COAST	\$675,000	\$675,000	0%	\$315	6%	115	-29%	103



St. Johns County

SALES SLOW IN THE MIDDLE

Sales volume declined by 16% while pricing dipped slightly. In terms of sales, the lower and higher end of the pricing spectrum mirrored a year ago while activity dropped in the mid-range prices.

\$700K

MEDIAN SALES PRICE

▼ -2%

\$281

MEDIAN PPSF

▼ -2%

82

AVG. DAYS ON MARKET

▲ 20%

1,158

SOLD LISTINGS

▼ -16%

518

ACTIVE LISTINGS

▼ -13%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
JULINGTON CREEK AREA	\$672,000	\$655,000	3%	\$244	-1%	146	-9%	58
NOCATEE	\$759,170	\$884,368	-14%	\$301	-4%	181	-18%	90
PONTE VEDRA BEACH	\$1,199,000	\$1,288,500	-7%	\$425	-4%	141	-5%	41
SOUTHEAST ST JOHNS COUNTY	\$707,500	\$715,000	-1%	\$410	-2%	80	-25%	102
ST AUGUSTINE BEACHES/ANASTASIA ISLAND	\$704,000	\$650,000	8%	\$291	0%	21	-16%	83
ST JOHNS	\$618,500	\$671,580	-8%	\$242	-3%	210	-14%	97
SOUTHWEST ST JOHNS COUNTY	\$550,000	\$595,000	-8%	\$273	15%	15	-32%	89
ST AUGUSTINE/VILANO BEACH	\$770,000	\$752,500	2%	\$359	6%	41	-36%	90
WORLD GOLF VILLAGE AREA/PALENCIA	\$606,500	\$625,000	-3%	\$223	-4%	130	-10%	82



Clay County

VOLUME UP

Sales increased in the second quarter, the only county along the northeast coast to record higher sales.

\$608K
MEDIAN SALES PRICE

\$210
MEDIAN PPSF

65
AVG. DAYS ON MARKET

139
SOLD LISTINGS

47
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
FLEMING ISLAND	\$643,750	\$649,500	-1%	\$226	-2%	50	11%	53
GREEN COVE SPRINGS	\$539,500	\$593,900	-9%	\$209	-6%	12	-8%	43
MIDDLEBURG/KEYSTONE	\$560,000	\$558,445	0%	\$201	-2%	31	29%	55
ORANGE PARK	\$640,000	\$561,250	14%	\$180	-8%	5	-50%	124
OAKLEAF PLANTATION	\$640,000	\$622,500	3%	\$194	6%	15	25%	41



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

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.

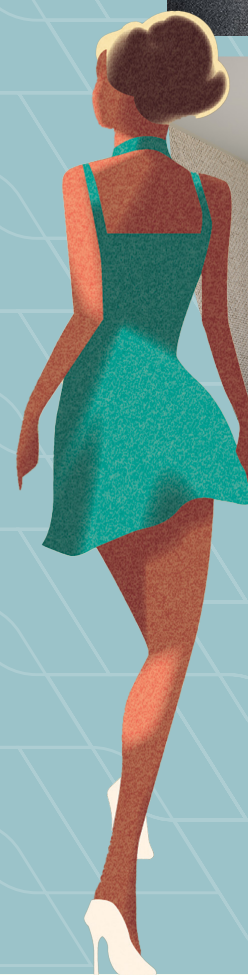
Now Under Construction

Priced From \$600,000's

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

 @ellamiamibeach

ELLAMIAMIBEACH.COM





Duval County

SALES DROP BUT ONE SEGMENT STABLE

While overall sales fell by 9%, activity in the \$1 million to \$3 million price range was on par with last year. For-sale inventory increased by 7%, the largest increase in northeast Florida.

\$700K

MEDIAN SALES PRICE

▲ 4%

\$306

MEDIAN PPSF

▲ 3%

54

AVG. DAYS ON MARKET

▲ 15%

704

SOLD LISTINGS

▼ -9%

322

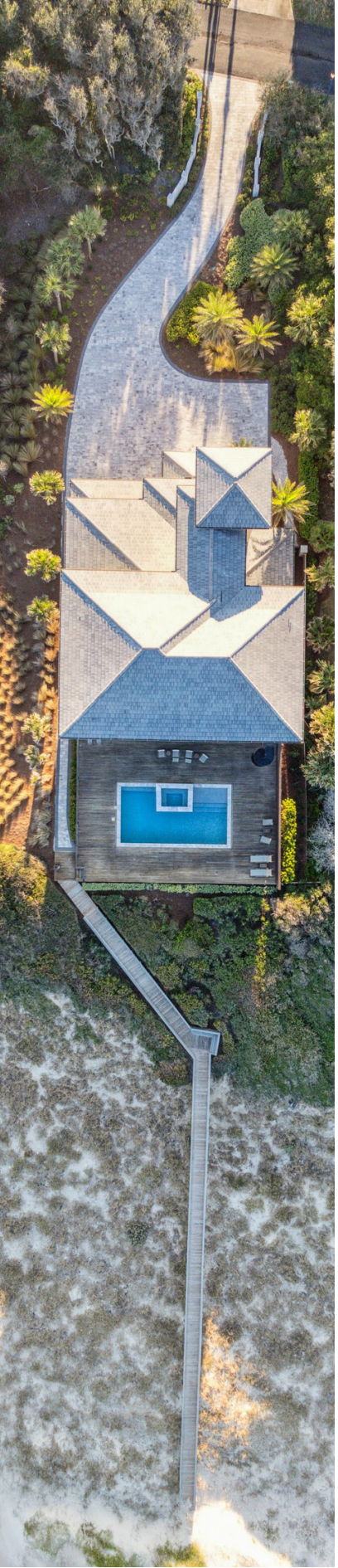
ACTIVE LISTINGS

▲ 7%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE		YOY% CHANGE	MEDIAN PRICE PER SF	YOY% CHANGE	CLOSED TRANSACTIONS	YOY% CHANGE	DAYS ON MARKET
	Q2 2025	Q2 2024		Q2 2025		Q2 2025		Q2 2025
ARLINGTON/FORT CAROLINE	\$641,000	\$562,450	14%	\$240	14%	26	-19%	60
AVONDALE/RIVERSIDE/ORTEGA	\$662,500	\$675,000	-2%	\$301	0%	54	-5%	45
BARTRAM	\$540,000	\$548,500	-2%	\$192	-5%	9	-36%	32
BEACHES	\$900,000	\$780,000	15%	\$475	8%	200	10%	51
BEAUCLERC/MANDARIN	\$605,000	\$599,000	1%	\$223	-5%	68	-7%	74
DOWNTOWN JACKSONVILLE	\$572,500	\$550,000	4%	\$272	28%	4	-43%	18
INTRACOASTAL	\$747,500	\$760,974	-2%	\$291	-2%	188	-17%	53
NOCATEE (DUVAL)	N/A	\$524,787	N/A	N/A	N/A	-	N/A	N/A
NORTH JACKSONVILLE	\$623,750	\$600,000	4%	\$256	8%	26	-10%	45
SAN MARCO/SAN JOSE	\$810,000	\$745,000	9%	\$319	-5%	31	-28%	58
SOUTHSIDE	\$658,500	\$660,000	0%	\$244	2%	40	-7%	47
WEST JACKSONVILLE	\$577,500	\$580,000	0%	\$232	9%	16	45%	83



Nassau County

PRICING STABLE

Though sales dipped slightly, pricing was stable compared with a year ago. The number of homes for sale increased slightly.

\$736K
MEDIAN SALES PRICE

0%

\$330
MEDIAN PPSF

-8%

66
AVG. DAYS ON MARKET

12%

425
SOLD LISTINGS

-5%

220
ACTIVE LISTINGS

4%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q2 2025	Q2 2024	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025	YOY% CHANGE	Q2 2025
AMELIA ISLAND/ FERNANDINA BEACH	\$802,500	\$790,000	2%	\$383	-2%	206	-8%	62
YULEE/WILDLIGHT	\$571,590	\$594,450	-4%	\$242	1%	22	83%	64



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



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Permits and approvals, including those for the marina, have not yet been obtained and may not be obtained. The existence of the marina is subject to obtaining such approvals. All drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, furnishings, finishes, balcony railings, and treatments and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Views may vary and Developer makes no representations regarding views from any particular unit. Consult your Agreement and the Prospectus for the items included with the Unit.

ONE

Sotheby's
INTERNATIONAL REALTY

For *unmatched*
real estate expertise



© 2025 ONE Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. ONE Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. The information contained here in is deemed accurate but not guaranteed.