

MARKET REPORT
DECEMBER 2023

FEATURED PROPERTY:
9500 SW 62ND CT, PINECREST



TRENDS

TODAY'S REAL ESTATE
ALONG FLORIDA'S EAST COAST

ONE

Sotheby's
INTERNATIONAL REALTY

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The St. Regis Residences, Miami

Situated on tree-lined South Brickell, on the site of the future building, the gallery offers breathtaking bayfront views. Designed by Rockwell Group, the 5,000 square foot space includes a fully constructed model residence that showcases the textures and finishes of the private homes. Experience The St. Regis Residences, Miami at our exquisite new sales gallery now open for appointments.

PRICED FROM \$3.5M

Sales Gallery Now Open | By Appointment Only

1809 Brickell Avenue, Miami, Florida 33129

MiamiSRR.com

PIER SIXTY-SIX

RESIDENCES

A New Vision Of *Luxury*: Introducing Indigo

Discover Indigo, the newly released offering at Pier Sixty-Six. Featuring bold exterior architecture and expansive wraparound terraces adorned with luminous private heated plunge pools - a first of its kind in Fort Lauderdale - Indigo epitomizes an elevated indoor/outdoor living experience with captivating cinematic water views.

Priced From \$3.5M

Schedule a Private Preview

Sales Gallery Now Open

2406 SE 17th Street, Fort Lauderdale, FL 33316

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EXCLUSIVE SALES & MARKETING BY

ONE | Sotheby's
INTERNATIONAL REALTY

MIAMI-DADE COUNTY

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

SINGLE-FAMILY HOMES | INCREASE IN SALES AND PRICING

The median price increased by 9%, and Miami-Dade County surpassed Palm Beach County for the highest median price in the region.



\$1.7M MEDIAN SALES PRICE **↑9%**

70 AVERAGE DAYS ON MARKET **↑3%**

\$631 MEDIAN PPSF **↑2%**

1,869 ACTIVE LISTINGS **↑11%**

136 SOLD LISTINGS **↑10%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|--------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| AVENTURA | \$1,425,000 | \$1,600,000 | -11% | \$544 | -8% | 2 | 100% | 54 |
| BAL HARBOUR | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| BAY HARBOR ISLANDS | N/A | \$4,750,000 | N/A | N/A | N/A | - | N/A | N/A |
| COCONUT GROVE | \$2,050,000 | \$1,600,050 | 28% | \$1,068 | -8% | 7 | -13% | 149 |
| CORAL GABLES | \$1,800,000 | \$1,900,000 | -5% | \$812 | -2% | 13 | -43% | 63 |
| GOLDEN BEACH | \$10,250,000 | N/A | N/A | \$2,204 | N/A | 2 | N/A | 136 |
| KEY BISCAYNE | \$2,100,000 | \$4,625,000 | -55% | N/A | N/A | 1 | -50% | 46 |
| MIAMI | \$1,590,000 | \$1,280,000 | 24% | \$558 | 20% | 42 | 0% | 82 |
| MIAMI BEACH | \$2,000,000 | \$5,485,000 | -64% | \$1,037 | -35% | 13 | 44% | 65 |
| MIAMI SHORES | \$1,345,000 | \$1,183,400 | 14% | \$764 | 29% | 5 | 150% | 30 |
| NORTH BAY VILLAGE | \$1,565,000 | \$1,125,000 | 39% | \$723 | 22% | 2 | 100% | 31 |
| PINECREST | \$2,037,500 | \$1,750,000 | 16% | \$736 | 20% | 10 | 11% | 30 |
| SOUTH MIAMI | \$1,650,000 | \$1,643,000 | 0% | \$948 | 61% | 1 | -75% | 9 |
| SUNNY ISLES BEACH | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| SURFSIDE | \$1,900,000 | N/A | N/A | \$821 | N/A | 1 | N/A | 8 |

MIAMI-DADE COUNTY

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

CONDOMINIUMS | TIME ON MARKET IMPROVING

A condo's average time on the market fell below 100 days for the first time in a year. While units are selling quicker than before, inventory remains high.



\$1.7M MEDIAN SALES PRICE **↓1%**

92 AVERAGE DAYS ON MARKET **↓13%**

\$907 MEDIAN PPSF **↑3%**

2,218 ACTIVE LISTINGS **↑12%**

109 SOLD LISTINGS **↓14%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|-----------------------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| AVENTURA | \$1,710,000 | \$1,593,500 | 7% | \$543 | -3% | 6 | -57% | 136 |
| BAL HARBOUR | \$4,300,000 | \$3,050,000 | 41% | \$2,552 | 124% | 3 | -25% | 215 |
| BAY HARBOR ISLANDS | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| BRICKELL/DOWNTOWN MIAMI/EDGEWATER | \$1,637,500 | \$1,205,000 | 36% | \$895 | 14% | 20 | 11% | 79 |
| COCONUT GROVE | \$1,399,999 | \$1,675,000 | -16% | \$799 | 3% | 17 | 42% | 98 |
| CORAL GABLES | \$1,425,000 | \$2,450,000 | -42% | \$803 | 19% | 1 | 0% | 28 |
| FISHER ISLAND | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| 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 BISCAIYNE | \$1,322,500 | \$1,440,000 | -8% | \$872 | 2% | 10 | 67% | 51 |
| MIAMI | \$1,700,000 | \$1,400,000 | 21% | \$951 | 10% | 8 | -60% | 92 |
| MIAMI BEACH | \$2,295,000 | \$1,890,000 | 21% | \$1,446 | -4% | 25 | -4% | 96 |
| MIAMI SHORES | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| NORTH BAY VILLAGE | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| SUNNY ISLES BEACH | \$2,165,000 | \$2,415,000 | -10% | \$880 | -28% | 16 | -20% | 90 |
| SURFSIDE | \$2,150,000 | \$3,850,000 | -44% | \$1,332 | 33% | 1 | -50% | 9 |

BROWARD COUNTY

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

SINGLE-FAMILY HOMES | MEDIAN PRICE MOVES HIGHER

The median price of homes over \$1,000,000 increased by 11% from last year, the most significant increase among neighboring counties. Active listings increased by 11% from last year as well.



\$1.5M MEDIAN SALES PRICE **↑11%**

78 AVERAGE DAYS ON MARKET **↑32%**

\$522 MEDIAN PPSF **↑18%**

1,247 ACTIVE LISTINGS **↑11%**

120 SOLD LISTINGS **↑7%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|-----------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| COOPER CITY | \$1,332,500 | \$1,115,000 | 20% | \$391 | -4% | 2 | -33% | 87 |
| CORAL SPRINGS | \$1,150,000 | \$1,175,000 | -2% | \$306 | 22% | 3 | 0% | 53 |
| DAVIE | \$1,800,000 | \$1,125,000 | 60% | \$429 | 40% | 17 | 325% | 60 |
| DEERFIELD BEACH | \$1,550,000 | N/A | N/A | \$726 | N/A | 6 | N/A | 63 |
| FORT LAUDERDALE | \$1,570,000 | \$2,480,000 | -37% | \$677 | -24% | 32 | 39% | 85 |
| HALLANDALE | \$4,250,000 | \$2,425,000 | 75% | \$830 | 32% | 2 | 100% | 88 |
| HILLSBORO BEACH | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| HOLLYWOOD | \$1,489,500 | \$1,300,000 | 15% | \$728 | 71% | 6 | 20% | 54 |
| LAUDERDALE-BY-THE-SEA | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| LIGHTHOUSE POINT | \$2,880,000 | \$1,565,000 | 84% | \$569 | -17% | 3 | -40% | 122 |
| MIRAMAR | N/A | \$1,058,145 | N/A | N/A | N/A | - | N/A | N/A |
| PARKLAND | \$1,350,000 | \$1,216,250 | 11% | \$414 | 17% | 13 | -35% | 42 |
| PEMBROKE PINES | \$1,255,000 | N/A | N/A | \$389 | N/A | 4 | N/A | 48 |
| PLANTATION | \$1,460,000 | \$1,300,000 | 12% | \$433 | 1% | 11 | 57% | 61 |
| POMPANO BEACH | \$1,412,500 | \$1,200,000 | 18% | \$820 | 32% | 4 | -56% | 43 |
| SOUTHWEST RANCHES | \$1,450,000 | \$2,870,000 | -49% | \$552 | 8% | 7 | 17% | 172 |
| SUNRISE | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| WESTON | \$1,252,500 | \$1,400,000 | -11% | \$428 | 12% | 6 | -54% | 40 |
| WILTON MANORS | \$1,470,000 | \$1,337,500 | 10% | \$828 | 41% | 1 | -75% | 29 |

BROWARD COUNTY

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

CONDOMINIUMS | RISING TRENDS

Transaction volume increased by nearly 50% and pricing rose by 19% from the same time last year.



\$1.7M MEDIAN **↑19%**
SALES PRICE

114 AVERAGE DAYS **↑28%**
ON MARKET

\$761 MEDIAN **↑13%**
PPSF

494 ACTIVE **↑28%**
LISTINGS

40 SOLD **↑48%**
LISTINGS

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|-----------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| DEERFIELD BEACH | \$4,550,000 | \$1,900,000 | 139% | \$1,290 | 90% | 1 | 0% | 91 |
| FORT LAUDERDALE | \$1,637,500 | \$1,765,500 | -7% | \$744 | 9% | 28 | 75% | 132 |
| HALLANDALE | \$1,227,500 | \$3,050,000 | -60% | \$676 | -35% | 2 | -33% | 56 |
| HILLSBORO BEACH | \$3,700,000 | \$ NA | NA | \$1,039 | NA | 1 | NA | 21 |
| HOLLYWOOD | \$1,550,000 | \$1,110,000 | 40% | \$539 | -9% | 2 | -67% | 155 |
| LAUDERDALE-BY-THE-SEA | \$2,700,000 | \$ NA | NA | \$1,050 | NA | 1 | NA | - |
| LIGHTHOUSE POINT | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| POMPANO BEACH | \$2,000,000 | \$5,250,000 | -62% | \$982 | NA | 5 | 400% | 66 |
| WILTON MANORS | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |

PALM BEACH COUNTY

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

SINGLE-FAMILY HOMES | SALES UP, PRICING DOWN

The number of homes sold increased by 23% from a year ago, while the median price decreased by 10% in the same period. Inventory increased for the third month in a row.



\$1.5M MEDIAN SALES PRICE **↓10%**

59 AVERAGE DAYS ON MARKET **↓7%**

\$515 MEDIAN PPSF **↑2%**

1,910 ACTIVE LISTINGS **↑28%**

179 SOLD LISTINGS **↑23%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|----------------------|--------------------|--------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| BOCA RATON | \$1,576,500 | \$1,800,000 | -12% | \$516 | 2% | 48 | 17% | 48 |
| BOYNTON BEACH | \$1,300,000 | \$1,200,000 | 8% | \$424 | 2% | 9 | 50% | 29 |
| DELRAY BEACH | \$1,337,500 | \$1,716,250 | -22% | \$508 | 1% | 26 | 8% | 59 |
| HIGHLAND BEACH | \$4,600,000 | N/A | N/A | \$944 | N/A | 1 | N/A | 82 |
| JUNO BEACH | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| JUPITER | \$1,456,498 | \$1,743,750 | -16% | \$550 | 12% | 18 | -10% | 56 |
| JUPITER INLET COLONY | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| LAKE PARK | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| LAKE WORTH | \$1,235,000 | \$1,550,000 | -20% | \$460 | -37% | 5 | 150% | 106 |
| LANTANA | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| NORTH PALM BEACH | \$2,235,000 | \$2,565,000 | -13% | \$807 | -25% | 6 | 500% | 65 |
| MANALAPAN | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| PALM BEACH | \$15,250,700 | \$15,675,000 | -3% | \$3,446 | -3% | 5 | 25% | 112 |
| PALM BEACH GARDENS | \$1,505,000 | \$1,464,075 | 3% | \$503 | 15% | 29 | 53% | 39 |
| SINGER ISLAND | \$3,058,906 | \$1,600,000 | 91% | \$749 | -3% | 2 | 100% | 24 |
| TEQUESTA | \$1,306,250 | \$1,199,000 | 9% | \$584 | 32% | 2 | -33% | 65 |
| WELLINGTON | \$1,390,000 | \$1,650,000 | -16% | \$418 | 2% | 13 | 18% | 60 |
| WEST PALM BEACH | \$2,200,000 | \$1,300,000 | 69% | \$721 | 15% | 13 | 44% | 130 |

PALM BEACH COUNTY

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

CONDOMINIUMS | UNITS TAKING LONGER TO SELL

Sales volume increased, but condo units sold, on average, spent more time on the market than a year ago. The county remained the highest-priced condo market in the area.



\$2M MEDIAN SALES PRICE **↑14%**

80 AVERAGE DAYS ON MARKET **↑11%**

\$944 MEDIAN PPSF **↑22%**

680 ACTIVE LISTINGS **↑43%**

64 SOLD LISTINGS **↑56%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|----------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| BOCA RATON | \$1,550,000 | \$1,800,000 | -14% | \$767 | -4% | 10 | 67% | 58 |
| BOYNTON BEACH | \$1,697,500 | N/A | N/A | \$799 | N/A | 1 | N/A | 4 |
| DELRAY BEACH | \$1,850,000 | \$2,250,000 | -18% | \$861 | 22% | 4 | -43% | 152 |
| HIGHLAND BEACH | \$1,218,000 | \$2,075,000 | -41% | \$812 | -15% | 1 | -80% | 258 |
| JUNO BEACH | \$2,670,000 | N/A | N/A | \$836 | N/A | 4 | N/A | 148 |
| JUPITER | \$1,100,000 | \$1,400,000 | -21% | \$940 | 73% | 1 | -50% | 20 |
| JUPITER INLET COLONY | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| LAKE PARK | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| LAKE WORTH | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| LANTANA | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| NORTH PALM BEACH | \$1,499,000 | \$2,150,000 | -30% | \$610 | -45% | 3 | 200% | 33 |
| MANALAPAN | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| PALM BEACH | \$1,937,500 | \$1,850,000 | 5% | \$1,434 | 63% | 8 | 100% | 155 |
| PALM BEACH GARDENS | \$1,462,500 | N/A | N/A | \$530 | N/A | 4 | N/A | 76 |
| SINGER ISLAND | \$2,400,000 | \$1,750,000 | 37% | \$951 | 28% | 5 | 25% | 8 |
| TEQUESTA | \$7,125,000 | N/A | N/A | \$1,686 | N/A | 2 | N/A | 48 |
| WELLINGTON | \$2,000,000 | \$1,100,000 | 82% | \$1,013 | 106% | 1 | 0% | 32 |
| WEST PALM BEACH | \$2,162,500 | \$1,400,000 | 54% | \$980 | 29% | 16 | 167% | 63 |

MARTIN COUNTY

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

SINGLE-FAMILY HOMES | SALES VOLUME IMPROVING

Total sales increased by 40% while listed homes spent, on average, less time on market. However, pricing declined from last year.



\$ 690K MEDIAN SALES PRICE ↓9%

46 AVERAGE DAYS ON MARKET ↓17%

\$ 313 MEDIAN PPSF ↓7%

184 ACTIVE LISTINGS ↑12%

42 SOLD LISTINGS ↑40%

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|-------------------|--------------------|-----------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| HOBE SOUND | \$677,000 | \$657,500 | 3% | \$306 | -4% | 8 | 300% | 44 |
| HUTCHINSON ISLAND | \$1,312,500 | N/A | N/A | \$554 | N/A | 2 | N/A | 71 |
| JENSEN BEACH | \$637,500 | \$500,000 | 28% | \$311 | 18% | 6 | 500% | 35 |
| JUPITER ISLAND | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| PALM CITY | \$847,500 | \$710,000 | 19% | \$320 | 2% | 20 | -5% | 53 |
| SEWALL'S POINT | \$1,273,275 | \$840,000 | 52% | \$420 | 36% | 6 | 100% | 36 |
| STUART | \$675,000 | \$725,000 | -7% | \$302 | -10% | 11 | 0% | 44 |

MARTIN COUNTY

MARKET DATA FOR CONDOMINIUMS, \$500,000+

CONDOMINIUMS | HIGHER-PRICED UNITS SELLING

Though few sales qualify, higher-priced units sold in November. These units also sold relatively quickly compared to the surrounding region.



\$756K MEDIAN SALES PRICE **↑37%**

30 AVERAGE DAYS ON MARKET **↑21%**

\$275 MEDIAN PPSF **↓14%**

48 ACTIVE LISTINGS **↑17%**

3 SOLD LISTINGS **↓57%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|-------------------|--------------------|-----------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| HOBE SOUND | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| HUTCHINSON ISLAND | \$615,000 | \$616,500 | 0% | \$255 | -45% | 1 | -50% | 57 |
| JENSEN BEACH | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| JUPITER ISLAND | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| PALM CITY | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| SEWALL'S POINT | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| STUART | \$775,000 | \$500,000 | 55% | \$285 | -26% | 1 | 0% | 4 |

INDIAN RIVER COUNTY

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

SINGLE-FAMILY HOMES | SALES AND INVENTORY UP

Both sales and active listings increased by more than 50% compared with last year. However, the median price was slightly lower than a year ago.



\$706K MEDIAN SALES PRICE **↓5%**

83 AVERAGE DAYS ON MARKET **↑7%**

\$310 MEDIAN PPSF **↑5%**

554 ACTIVE LISTINGS **↑55%**

47 SOLD LISTINGS **↑57%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|---------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| BARRIER ISLAND | \$1,538,500 | \$1,280,045 | 20% | \$550 | 47% | 14 | 100% | 120 |
| MAINLAND VERO BEACH | \$609,750 | \$650,000 | -6% | \$264 | -3% | 18 | -5% | 57 |
| SEBASTIAN/FELLSMERE | \$1,127,500 | N/A | N/A | \$403 | N/A | 2 | N/A | 55 |

INDIAN RIVER COUNTY

MARKET DATA FOR CONDOMINIUMS, \$500,000+

CONDOMINIUMS | STRONG PRICE GROWTH

The median condo price increased by 25% from last year. While the small number of sales can translate into volatile pricing, the price per square foot also increased, highlighting improving demand.



\$ 910K MEDIAN SALES PRICE **↑25%**

114 AVERAGE DAYS ON MARKET **↑38%**

\$ 505 MEDIAN PPSF **↑14%**

128 ACTIVE LISTINGS **↑44%**

21 SOLD LISTINGS **↑75%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|---------------------|--------------------|-----------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| BARRIER ISLAND | \$950,000 | \$803,250 | 18% | \$627 | 25% | 13 | 30% | 123 |
| MAINLAND VERO BEACH | \$675,000 | \$519,500 | 30% | \$304 | 6% | 5 | 150% | 123 |
| SEBASTIAN/FELLSMERE | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |

BREVARD COUNTY

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

SINGLE-FAMILY HOMES | SALES PICK UP

There was a substantial 78% increase year-over-year in sales in November. However, the median price decreased slightly during the same period.



\$643K MEDIAN SALES PRICE **↓1%**

46 AVERAGE DAYS ON MARKET **↑26%**

\$288 MEDIAN PPSF **↑4%**

677 ACTIVE LISTINGS **↑26%**

183 SOLD LISTINGS **↑78%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|--|--------------------|-----------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| COCOA | \$614,000 | \$506,500 | 21% | \$238 | 0% | 3 | 50% | 6 |
| COCOA BEACH | \$1,055,000 | \$857,500 | 23% | \$498 | 13% | 10 | 43% | 78 |
| GRANT | \$655,000 | \$715,000 | -8% | \$338 | 64% | 2 | 100% | 11 |
| INDIALANTIC | \$790,000 | \$727,450 | 9% | \$370 | 10% | 8 | 33% | 45 |
| MALABAR | \$579,950 | \$711,450 | -18% | \$309 | 26% | 4 | 100% | 46 |
| MELBOURNE | \$635,000 | \$605,009 | 5% | \$277 | 7% | 78 | 100% | 26 |
| MELBOURNE BEACH | \$1,035,000 | \$915,000 | 13% | \$343 | -6% | 12 | 140% | 100 |
| MERRITT ISLAND | \$630,000 | \$685,000 | -8% | \$245 | -15% | 19 | 12% | 65 |
| MIMS | \$611,350 | \$609,950 | 0% | \$275 | -1% | 5 | 400% | 34 |
| PALM BAY | \$599,900 | \$530,144 | 13% | \$245 | 14% | 1 | -75% | 28 |
| ROCKLEDGE | \$637,500 | \$681,000 | -6% | \$288 | 6% | 15 | 200% | 57 |
| SATELLITE BEACH & INDIAN HARBOUR BEACH | \$685,000 | \$615,000 | 11% | \$355 | 7% | 17 | 113% | 49 |
| TITUSVILLE | \$539,900 | \$592,500 | -9% | \$209 | -11% | 3 | -25% | 86 |
| WEST MELBOURNE | \$557,500 | \$668,500 | -17% | \$202 | -18% | 2 | 0% | 26 |

BREVARD COUNTY

MARKET DATA FOR CONDOMINIUMS, \$500,000+

CONDOMINIUMS | INVENTORY INCREASES

The number of listed condos increased by almost 50% from last year, while total units sold decreased by 4%.



\$583K MEDIAN SALES PRICE **↓9%**

71 AVERAGE DAYS ON MARKET **↑81%**

\$426 MEDIAN PPSF **↑1%**

209 ACTIVE LISTINGS **↑48%**

25 SOLD LISTINGS **↓4%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|--|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| COCOA | \$535,000 | \$795,000 | -33% | \$331 | -1% | 1 | -67% | 18 |
| COCOA BEACH | \$637,500 | \$642,500 | -1% | \$437 | 5% | 10 | 67% | 28 |
| GRANT | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| INDIALANTIC | \$897,500 | \$762,000 | 18% | \$465 | 5% | 2 | -50% | 167 |
| MALABAR | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| MELBOURNE | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| MELBOURNE BEACH | \$1,099,000 | \$1,819,500 | -40% | \$537 | 25% | 1 | -50% | 498 |
| MERRITT ISLAND | \$611,250 | N/A | N/A | \$238 | N/A | 2 | N/A | 83 |
| MIMS | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| PALM BAY | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| ROCKLEDGE | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |
| SATELLITE BEACH & INDIAN HARBOUR BEACH | \$682,500 | \$585,000 | 17% | \$440 | -5% | 6 | 100% | 40 |
| TITUSVILLE | \$525,000 | \$530,000 | -1% | \$339 | 23% | 1 | 0% | 57 |
| WEST MELBOURNE | N/A | N/A | N/A | N/A | N/A | - | N/A | N/A |

FLAGLER COUNTY

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

ALL RESIDENTIAL | ACTIVITY PICKS UP

Active listings increased by almost 50% year-over-year. Though inventory surged, sales increased by 22%.



\$695K MEDIAN **↑5%**
SALES PRICE

56 AVERAGE DAYS **↑2%**
ON MARKET

\$309 MEDIAN **↑4%**
PPSF

112 ACTIVE **↑47%**
LISTINGS

71 SOLD **↑22%**
LISTINGS

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|---------------|--------------------|-----------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| BUNNELL | \$770,000 | N/A | N/A | \$282 | N/A | 2 | N/A | 19 |
| FLAGLER BEACH | \$900,000 | \$720,000 | 25% | \$409 | 11% | 9 | 80% | 105 |
| PALM COAST | \$593,000 | \$626,000 | -5% | \$286 | -2% | 31 | -14% | 50 |

ST. JOHNS COUNTY

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

ALL RESIDENTIAL | LEVELING MARKET

Sales and pricing were up only slightly from a year ago. For-sale inventory increased, providing opportunities for prospective buyers.



\$670K MEDIAN SALES PRICE ↑2%

75 AVERAGE DAYS ON MARKET ↑33%

\$282 MEDIAN PPSF ↑5%

255 ACTIVE LISTINGS ↑26%

299 SOLD LISTINGS ↑5%

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|---------------------------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| JULINGTON CREEK AREA | \$660,000 | \$650,000 | 2% | \$239 | 5% | 31 | -6% | 66 |
| NOCATEE | \$744,950 | \$699,349 | 7% | \$304 | 3% | 44 | 29% | 49 |
| PONTE VEDRA BEACH | \$1,547,500 | \$1,100,000 | 41% | \$476 | 17% | 28 | -3% | 46 |
| SOUTHEAST ST JOHNS COUNTY | \$725,000 | \$621,250 | 17% | \$397 | 10% | 25 | 56% | 59 |
| ST AUGUSTINE BEACHES/ANASTASIA ISLAND | \$594,000 | \$554,495 | 7% | \$278 | 10% | 7 | -13% | 99 |
| ST JOHNS | \$615,107 | \$610,429 | 1% | \$244 | -1% | 49 | -2% | 90 |
| SOUTHWEST ST JOHNS COUNTY | \$559,500 | \$587,650 | -5% | \$221 | -13% | 6 | 50% | 118 |
| ST AUGUSTINE/VILANO BEACH | \$692,500 | \$650,000 | 7% | \$314 | 9% | 20 | -13% | 77 |
| WORLD GOLF VILLAGE AREA/PALENCIA | \$589,500 | \$630,000 | -6% | \$231 | -5% | 32 | 28% | 82 |

CLAY COUNTY

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

ALL RESIDENTIAL | SALES SLOW

Transaction volume of higher-priced properties decreased by 12% in November compared with last year. Clay County was the only county in northeast Florida to have a decrease in sales.



\$ 575K MEDIAN SALES PRICE **↓3%**

55 AVERAGE DAYS ON MARKET **↑13%**

\$ 220 MEDIAN PPSF **↑6%**

43 ACTIVE LISTINGS **↑79%**

30 SOLD LISTINGS **↓12%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|---------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| FLEMING ISLAND | \$700,000 | \$630,000 | 11% | \$230 | 4% | 7 | -46% | 31 |
| GREEN COVE SPRINGS | \$570,000 | \$564,610 | 1% | \$217 | -5% | 5 | -17% | 32 |
| MIDDLEBURG/KEYSTONE | \$564,900 | \$620,000 | -9% | \$223 | -10% | 11 | 83% | 94 |
| ORANGE PARK | \$678,750 | \$1,473,850 | -54% | \$188 | -56% | 2 | 100% | 46 |
| OAKLEAF PLANTATION | \$540,000 | \$632,000 | -15% | \$171 | -12% | 3 | 50% | 12 |

DUVAL COUNTY

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

ALL RESIDENTIAL | SALES AND PRICING RISE

Total transactions increased by 25% in November, while the median price appreciated by 12%. Both were the strongest growth rates in the region.



\$695K MEDIAN SALES PRICE **↑12%**

71 AVERAGE DAYS ON MARKET **↑22%**

\$284 MEDIAN PPSF **↑7%**

171 ACTIVE LISTINGS **↑8%**

163 SOLD LISTINGS **↑25%**

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|---------------------------|--------------------|-------------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| ARLINGTON/FORT CAROLINE | \$606,000 | \$575,000 | 5% | \$222 | 0% | 6 | 20% | 81 |
| AVONDALE/RIVERSIDE/ORTEGA | \$651,250 | \$595,000 | 9% | \$320 | 5% | 10 | -47% | 38 |
| BARTRAM | \$565,000 | \$505,000 | 12% | \$191 | -1% | 5 | 150% | 64 |
| BEACHES | \$784,000 | \$655,000 | 20% | \$449 | 24% | 40 | 111% | 61 |
| BEAUCLERC/MANDARIN | \$588,750 | \$555,000 | 6% | \$207 | 0% | 14 | -18% | 73 |
| DOWNTOWN JACKSONVILLE | N/A | \$550,000 | N/A | N/A | N/A | - | N/A | N/A |
| INTRACOASTAL | \$780,000 | \$643,695 | 21% | \$286 | 5% | 49 | 26% | 83 |
| NOCATEE (DUVAL) | \$553,572 | \$537,490 | 3% | \$273 | 26% | 1 | -50% | 176 |
| NORTH JACKSONVILLE | \$546,000 | \$520,000 | 5% | \$192 | 13% | 7 | 133% | 60 |
| SAN MARCO/SAN JOSE | \$635,000 | \$1,225,000 | -48% | \$261 | -27% | 7 | 133% | 48 |
| SOUTHSIDE | \$629,000 | \$785,000 | -20% | \$223 | -12% | 12 | 71% | 81 |
| WEST JACKSONVILLE | \$552,400 | \$550,000 | 0% | \$199 | -13% | 6 | 100% | 45 |

NASSAU COUNTY

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

ALL RESIDENTIAL | POSITIVE DIRECTIONS

The median price, number of homes sold, and for-sale volume increased in November. Roughly 11% of homes sold closed above the list price during the month.



\$805K MEDIAN SALES PRICE ↑6%

73 AVERAGE DAYS ON MARKET ↑37%

\$402 MEDIAN PPSF ↑30%

138 ACTIVE LISTINGS ↑14%

100 SOLD LISTINGS ↑16%

*ALL PERCENTAGES REFLECT YEAR OVER YEAR CHANGE.

Neighborhood Snapshots

| | MEDIAN SALES PRICE | | | MEDIAN PRICE PER SF | | CLOSED SALES | | AVERAGE DAYS ON MARKET |
|--------------------------------|--------------------|-----------|-------------|---------------------|-------------|--------------|-------------|------------------------|
| | NOV 23 | NOV 22 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 | YOY% CHANGE | NOV 23 |
| AMELIA ISLAND/FERNANDINA BEACH | \$925,000 | \$775,611 | 19% | \$469 | 32% | 45 | -15% | 62 |
| YULEE/WILDLIGHT | \$740,000 | \$635,768 | 16% | \$262 | 15% | 4 | 100% | 131 |



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