

# BROWARD COUNTY

## MARKET SNAPSHOT

<b>Single Family Homes</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	1,084	1,271	<b>-14.7%</b>
Median Sale Price	\$607,000	\$565,000	<b>7.4%</b>
Original List Price Received	96.1%	96.1%	<b>0.0%</b>
Median Days to Contract	35	33	<b>6.1%</b>
Inventory (Active Listings)	4,007	2,988	<b>34.1%</b>
Months Supply of Inventory	3.9	2.7	<b>44.4%</b>

<b>Townhouses/Condos</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	1,197	1,542	<b>-22.4%</b>
Median Sale Price	\$288,750	\$269,500	<b>7.1%</b>
Original List Price Received	95.0%	96.2%	<b>-1.2%</b>
Median Days to Contract	39	27	<b>44.4%</b>
Inventory (Active Listings)	8,477	4,377	<b>93.7%</b>
Months Supply of Inventory	7.2	3.2	<b>125.0%</b>

# PALM BEACH COUNTY

## MARKET SNAPSHOT

<b>Single Family Homes</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	1,226	1,465	<b>-16.3%</b>
Median Sale Price	\$640,000	\$575,000	<b>11.3%</b>
Original List Price Received	94.6%	94.8%	<b>-0.2%</b>
Median Days to Contract	35	31	<b>12.9%</b>
Inventory (Active Listings)	5,066	3,876	<b>30.7%</b>
Months Supply of Inventory	4.4	3.2	<b>37.5%</b>

<b>Townhouses/Condos</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	997	1,335	<b>-25.3%</b>
Median Sale Price	\$330,000	\$312,000	<b>5.8%</b>
Original List Price Received	93.6%	94.3%	<b>-0.7%</b>
Median Days to Contract	41	35	<b>17.1%</b>
Inventory (Active Listings)	6,496	3,880	<b>67.4%</b>
Months Supply of Inventory	6.8	3.7	<b>83.8%</b>

# MARTIN COUNTY

## MARKET SNAPSHOT

<b>Single Family Homes</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	188	225	<b>-16.4%</b>
Median Sale Price	\$575,000	\$589,000	<b>-2.4%</b>
Original List Price Received	95.3%	94.9%	<b>0.4%</b>
Median Days to Contract	39	37	<b>5.4%</b>
Inventory (Active Listings)	691	489	<b>41.3%</b>
Months Supply of Inventory	4.2	3.1	<b>35.5%</b>

<b>Townhouses/Condos</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	109	113	<b>-3.5%</b>
Median Sale Price	\$315,000	\$267,000	<b>18.0%</b>
Original List Price Received	94.8%	95.3%	<b>-0.5%</b>
Median Days to Contract	41	31	<b>32.3%</b>
Inventory (Active Listings)	520	289	<b>79.9%</b>
Months Supply of Inventory	6.0	3.3	<b>81.8%</b>

# ST. LUCIE COUNTY

## MARKET SNAPSHOT

<b>Single Family Homes</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	480	545	<b>-11.9%</b>
Median Sale Price	\$390,000	\$375,000	<b>4.0%</b>
Original List Price Received	96.5%	95.1%	<b>1.5%</b>
Median Days to Contract	41	42	<b>-2.4%</b>
Inventory (Active Listings)	1,954	1,429	<b>36.7%</b>
Months Supply of Inventory	4.2	2.8	<b>50.0%</b>

<b>Townhouses/Condos</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	121	113	<b>7.1%</b>
Median Sale Price	\$314,874	\$295,000	<b>6.7%</b>
Original List Price Received	95.4%	95.4%	<b>0.0%</b>
Median Days to Contract	48	31	<b>54.8%</b>
Inventory (Active Listings)	671	397	<b>69.0%</b>
Months Supply of Inventory	7.6	4.5	<b>68.9%</b>

# MIAMI-DADE COUNTY

## MARKET SNAPSHOT

<b>Single Family Homes</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	1,041	1,093	<b>-4.8%</b>
Median Sale Price	\$650,000	\$570,000	<b>14.0%</b>
Original List Price Received	96.6%	95.7%	<b>0.9%</b>
Median Days to Contract	31	35	<b>-11.4%</b>
Inventory (Active Listings)	3,768	3,299	<b>14.2%</b>
Months Supply of Inventory	4.3	3.5	<b>22.9%</b>

<b>Townhouses/Condos</b>	<b>2024</b>	<b>2023</b>	<b>% Change</b>
Closed Sales	1,100	1,420	<b>-22.5%</b>
Median Sale Price	\$445,000	\$400,000	<b>11.3%</b>
Original List Price Received	95.5%	96.0%	<b>-0.5%</b>
Median Days to Contract	43	37	<b>16.2%</b>
Inventory (Active Listings)	9,088	6,519	<b>39.4%</b>
Months Supply of Inventory	8.2	4.7	<b>74.5%</b>