

MARKET REPORT
DECEMBER 2023

FEATURED PROPERTY:
9500 SW 62ND CT, PINECREST



TRENDS

TODAY'S REAL ESTATE
ALONG FLORIDA'S EAST COAST

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INTERNATIONAL REALTY

CONTENTS

04	Miami-Dade County
06	Broward County
08	Palm Beach County
10	Martin County
12	Indian River County
14	Brevard County
16	Flagler County
17	St. Johns County
18	Clay County
19	Duval County
20	Nassau County





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

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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

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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 SALES PRICE **↑19%**

114 AVERAGE DAYS ON MARKET **↑28%**

\$761 MEDIAN PPSF **↑13%**

494 ACTIVE LISTINGS **↑28%**

40 SOLD LISTINGS **↑48%**

*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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