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KEY BISCAIYNE



Real Estate Trends Along Florida's East Coast

Q1 2024 MARKET REPORT

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INTERNATIONAL REALTY



ALBA

PALM BEACH

ONE Sotheby's International Realty

Exclusive Sales and Marketing Brokerage
Representing 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 vistas within South Florida's most prestigious neighborhood.

With its proximity to the famed shopping and dining in the Palm Beaches, The fusion of over 25,000 square feet of unparalleled amenities and luxurious design provide a sense of effortless refinement for the residents of Alba Palm Beach.

Paradise Has Finally Found Its Way Home

Sales Gallery & Showroom:
250 N. Olive Avenue, West Palm Beach

albapalmbeach.com



Developed by



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Table of Contents

MIAMI-DADE COUNTY	06
BROWARD COUNTY	08
PALM BEACH COUNTY	10
MARTIN COUNTY	12
INDIAN RIVER COUNTY	14
BREVARD COUNTY	16
FLAGLER COUNTY	18
ST. JOHNS COUNTY	19
CLAY COUNTY	20
DUVAL COUNTY	21
NASSAU COUNTY	22



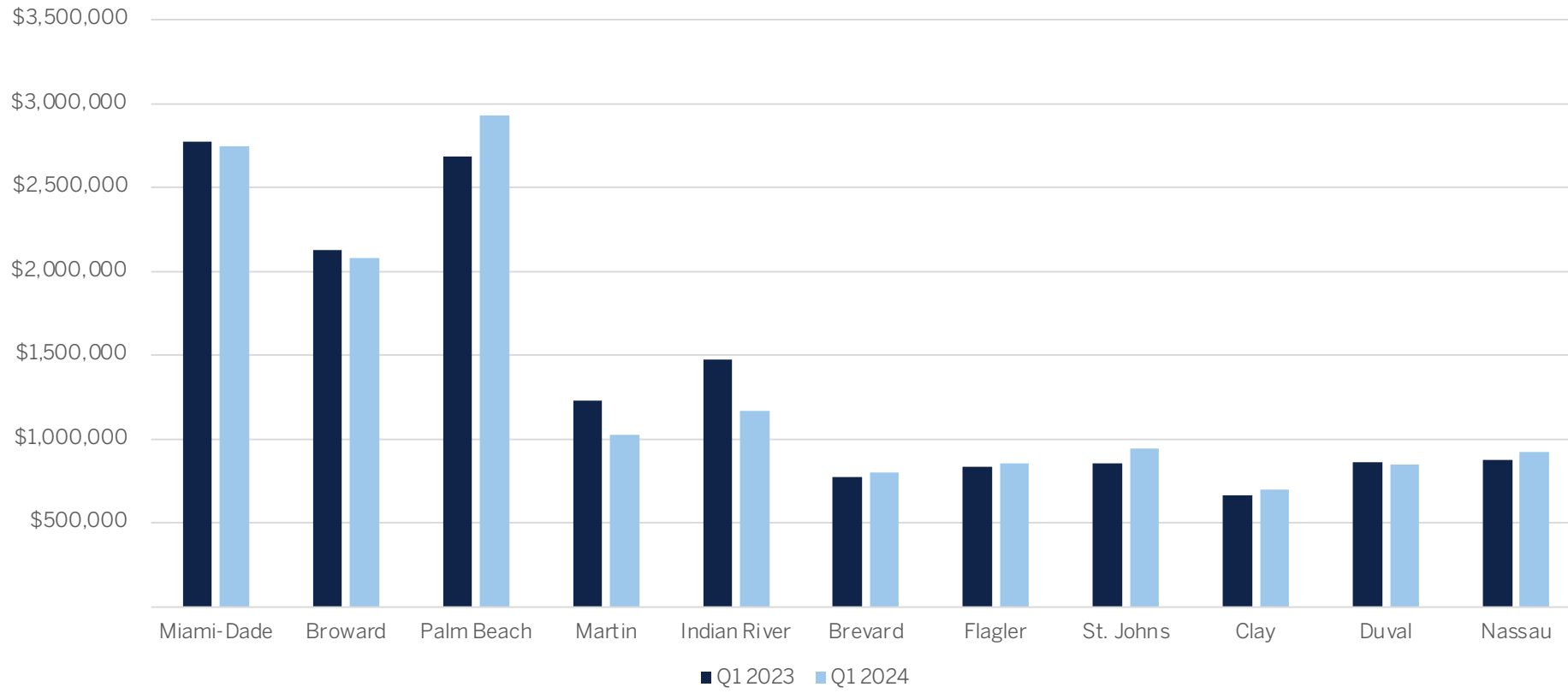
Florida's East Coast Snapshot

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

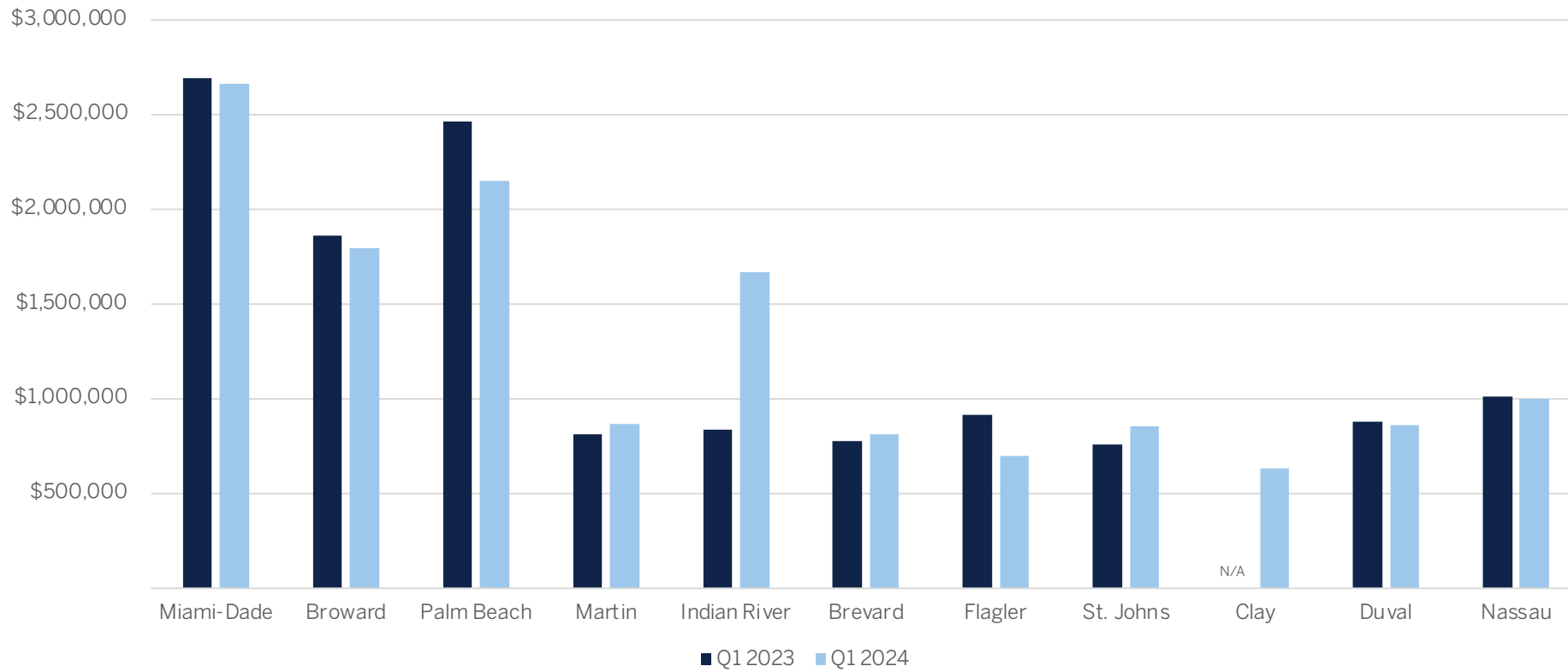
	FOR-SALE LISTINGS		MEDIAN SALES PRICE		AVG. SALES PRICE		AVG. PRICE PER SF		CLOSED TRANSACTIONS		HIGHEST SALE
	MAR 24	CHANGE FROM PRIOR MONTH	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
MIAMI-DADE COUNTY											
SINGLE-FAMILY HOMES	1,979	1%	\$1,703,387	1%	\$2,744,884	-1%	\$716	4%	562	29%	\$26,020,000
CONDOS	2,350	0%	\$1,777,150	3%	\$2,660,930	-1%	\$916	-2%	410	-1%	\$48,000,000
BREVARD COUNTY											
SINGLE-FAMILY HOMES	772	0%	\$657,500	2%	\$800,172	3%	\$279	1%	514	21%	\$4,750,000
CONDOS	265	8%	\$700,000	6%	\$813,431	5%	\$399	0%	73	-26%	\$1,800,000
BROWARD COUNTY											
SINGLE-FAMILY HOMES	1,372	2%	\$1,487,500	-1%	\$2,077,551	-2%	\$513	2%	453	23%	\$18,400,000
CONDOS	618	2%	\$1,480,000	-1%	\$1,792,700	-4%	\$740	9%	105	-10%	\$7,150,000
INDIAN RIVER COUNTY											
SINGLE-FAMILY HOMES	637	0%	\$737,500	-8%	\$1,166,366	-21%	\$316	-9%	218	27%	\$11,000,000
CONDOS	203	4%	\$1,037,500	60%	\$1,667,394	100%	\$600	40%	60	9%	\$4,938,479
MARTIN COUNTY											
SINGLE-FAMILY HOMES	222	6%	\$759,500	4%	\$1,024,054	-17%	\$332	4%	128	-5%	\$9,500,000
CONDOS	69	-5%	\$665,000	4%	\$864,399	7%	\$440	-5%	17	-32%	\$2,500,000
PALM BEACH COUNTY											
SINGLE-FAMILY HOMES	2,044	-3%	\$1,695,000	6%	\$2,931,442	9%	\$551	-1%	724	17%	\$32,500,000
CONDOS	942	3%	\$1,750,000	-1%	\$2,150,926	-13%	\$860	3%	233	13%	\$11,930,000
CLAY COUNTY											
RESIDENTIAL	60	58%	\$592,500	4%	\$699,434	5%	\$212	0%	98	14%	\$2,400,000
DUVAL COUNTY											
RESIDENTIAL	262	11%	\$675,000	0%	\$846,808	-2%	\$289	3%	573	18%	\$4,500,000
FLAGLER COUNTY											
RESIDENTIAL	166	-3%	\$694,000	3%	\$840,415	-1%	\$300	-4%	229	3%	\$9,800,000
NASSAU COUNTY											
RESIDENTIAL	178	-18%	\$750,000	11%	\$937,467	4%	\$350	6%	327	5%	\$5,000,000
ST. JOHNS COUNTY											
RESIDENTIAL	621	7%	\$699,000	3%	\$936,159	11%	\$287	2%	852	-2%	\$22,000,000



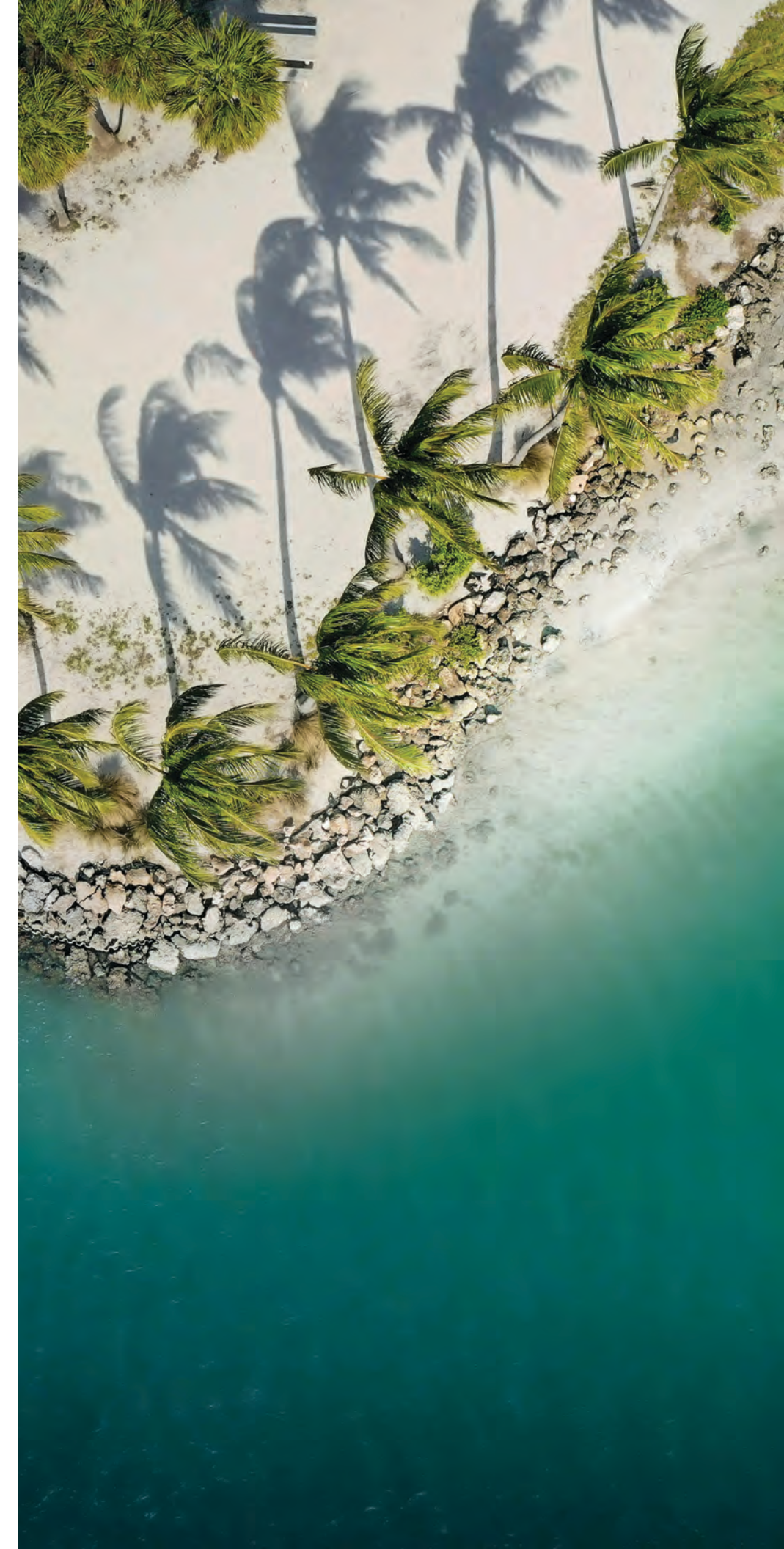
Average Sales Price | Single-Family Homes



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.



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FULLY FURNISHED RESIDENCES AVAILABLE FROM INTERIORS BY STEVEN G

BEACHSIDE LIVING

Situated just two blocks from the sun-kissed sands and the Atlantic Ocean, elevate your every day with exclusive lifestyle perks at *Ella Miami Beach*.

BEACH CLUB ACCESS

Ella Miami Beach will offer its residents beach club access with the Boucher Brothers, bringing a daily beach setup complete with complimentary lounge chairs and umbrellas.



RESIDENCES PRICED
FROM THE MID-\$600,000S

Future Residences Located At:
6940 Abbott Ave, Miami Beach, FL 33141

Sales Gallery:
6897 Collins Ave, Miami Beach, FL 33141

EllaMiamiBeach.com

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SINGLE-FAMILY HOMES

Miami-Dade County

COMPETITION PERSISTS

The share of homes sold above the list price increased to 9%, the highest share in the region. Despite the competition, pricing remained stable.

\$1.7M ▲ 1%
MEDIAN SALES PRICE

\$716 ▲ 4%
MEDIAN PPSF

82 ▼ 7%
AVG. DAYS ON MARKET

562 ▲ 29%
SOLD LISTINGS

1,979 ▲ 17%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
AVENTURA	\$1,631,250	\$1,237,500	32%	\$566	6%	10	400%	87
BAL HARBOUR	N/A	\$6,242,500	N/A	\$ NA	N/A	-	N/A	N/A
BAY HARBOR ISLANDS	\$7,600,000	N/A	N/A	N/A	N/A	1	N/A	116
COCONUT GROVE	\$2,762,500	\$2,200,000	26%	\$1,007	23%	38	41%	96
CORAL GABLES	\$1,787,500	\$1,777,500	1%	\$876	13%	66	-18%	63
GOLDEN BEACH	\$7,675,000	\$5,570,000	38%	\$1,379	4%	6	200%	295
KEY BISCAZYNE	\$3,200,000	\$3,350,000	-4%	\$1,283	10%	12	300%	93
MIAMI	\$1,450,000	\$1,430,000	1%	\$579	7%	174	49%	73
MIAMI BEACH	\$3,137,500	\$3,250,000	-3%	\$1,223	15%	46	-6%	88
MIAMI SHORES	\$1,320,000	\$1,400,000	-6%	\$732	5%	21	11%	49
NORTH BAY VILLAGE	\$1,200,000	\$5,125,000	-77%	\$581	-43%	3	50%	84
PINECREST	\$2,875,000	\$2,299,000	25%	\$804	15%	39	26%	86
SOUTH MIAMI	\$1,500,000	\$1,650,000	-9%	\$685	3%	10	11%	51
SUNNY ISLES BEACH	\$1,510,000	\$1,500,000	1%	\$803	-6%	5	67%	113
SURFSIDE	\$1,400,000	\$2,225,000	-37%	\$831	-16%	11	83%	50

CONDOMINIUMS

Miami-Dade County

PRICE PER SQUARE FOOT REMAINS HIGH

Though pricing fell in the last year, the average price per square foot was the highest in Southeast Florida.

\$1.8M ▲ 3%
MEDIAN SALES PRICE

\$916 ▼ 2%
MEDIAN PPSF

111 ▲ 2%
AVG. DAYS ON MARKET

410 ▼ 1%
SOLD LISTINGS

2,350 ▲ 16%
ACTIVE LISTINGS

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
AVENTURA	\$1,578,500	\$1,462,500	8%	\$566	13%	38	46%	88
BAL HARBOUR	\$3,200,000	\$2,475,000	29%	\$1,341	16%	14	0%	162
BAY HARBOR ISLANDS	\$1,401,500	\$1,475,000	-5%	\$786	-10%	6	50%	90
BRICKELL/DOWNTOWN MIAMI/EDGEWATER	\$1,500,000	\$1,475,000	2%	\$872	9%	59	-6%	105
COCONUT GROVE	\$2,100,000	\$1,880,000	12%	\$892	8%	41	46%	73
CORAL GABLES	\$1,242,500	\$1,900,000	-35%	\$702	-9%	8	-20%	103
FISHER ISLAND	\$6,100,000	\$7,337,500	-17%	\$1,839	-21%	7	-30%	148
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	\$1,680,000	\$1,750,000	-4%	\$895	-12%	13	-52%	100
MIAMI	\$1,387,500	\$1,700,000	-18%	\$861	-9%	34	-15%	100
MIAMI BEACH	\$1,950,000	\$1,800,000	8%	\$1,345	9%	87	-8%	126
MIAMI SHORES	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
NORTH BAY VILLAGE	\$1,488,500	\$1,762,500	-16%	\$555	-10%	2	0%	241
PINECREST	\$1,150,000	N/A	N/A	\$345	N/A	1	N/A	10
SOUTH MIAMI	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
SUNNY ISLES BEACH	\$1,915,000	\$1,970,000	-3%	\$957	6%	77	-4%	128
SURFSIDE	\$3,250,000	\$1,970,000	65%	\$1,182	29%	13	86%	92

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



THE VILLAGE AT CORAL GABLES

DISCOVER THE ART OF LIVING

Meticulously crafted spaces, featuring thoughtful two-to-four bedroom layouts with spacious covered terraces and alfresco kitchens perfect for entertaining family and friends.

Revel in the bespoke details and high end finishes that echo the rich history and lush landscapes of Coral Gables.

Your Journey Begins Here



Residences Priced From \$2 Million

Visit Our Stunning Model Home at
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TheVillageAtCoralGables.com

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MG DEVELOPER ONE Sotheby's INTERNATIONAL REALTY

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SINGLE-FAMILY HOMES

Broward County

INVENTORY MOVES SLOWLY

Volume increased by 23% even though sales took longer to close. The average single-family home spent 82 days on the market during the first quarter of 2024, an increase of 10 days.

\$1.5M ▼ 1%
MEDIAN SALES PRICE

\$513 ▲ 2%
MEDIAN PPSF

82 ▲ 13%
AVG. DAYS ON MARKET

453 ▲ 23%
SOLD LISTINGS

1,372 ▲ 31%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
COOPER CITY	\$1,192,500	\$1,275,000	-6%	\$421	7%	10	233%	106
CORAL SPRINGS	\$1,260,000	\$1,581,000	-20%	\$341	9%	9	29%	33
DAVIE	\$1,475,000	\$1,387,500	6%	\$399	0%	40	25%	60
DEERFIELD BEACH	\$1,610,000	\$1,358,000	19%	\$776	45%	5	-29%	150
FORT LAUDERDALE	\$1,837,500	\$1,900,000	-3%	\$720	-3%	130	33%	103
HALLANDALE	\$4,900,000	\$6,750,000	-27%	\$1,056	-12%	3	50%	80
HILLSBORO BEACH	\$18,400,000	\$19,241,500	-4%	\$1,696	14%	1	0%	82
HOLLYWOOD	\$1,900,000	\$1,272,500	49%	\$603	22%	16	-11%	101
LAUDERDALE-BY-THE-SEA	\$1,350,000	\$1,120,000	21%	\$813	3%	5	0%	27
LIGHTHOUSE POINT	\$1,825,000	\$3,264,000	-44%	\$856	2%	20	11%	51
MIRAMAR	\$1,225,000	\$1,110,000	10%	\$356	19%	21	91%	72
PARKLAND	\$1,275,000	\$1,300,000	-2%	\$365	7%	51	-4%	65
PEMBROKE PINES	\$1,292,500	\$1,049,770	23%	\$349	3%	6	20%	33
PLANTATION	\$1,412,500	\$1,800,000	-22%	\$434	-3%	22	144%	76
POMPANO BEACH	\$1,525,000	\$1,450,000	5%	\$719	-3%	24	-23%	84
SOUTHWEST RANCHES	\$1,874,700	\$1,725,000	9%	\$618	33%	18	-18%	50
SUNRISE	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
WESTON	\$1,357,500	\$1,375,000	-1%	\$412	2%	52	93%	71
WILTON MANORS	\$1,522,500	\$1,275,000	19%	\$721	1%	8	-20%	117

CONDOMINIUMS

Broward County

PRICE PER SQUARE FOOT INCREASES

The median price per square foot increased by 9% from one year ago. This was the second-highest rate of increase for condos in Southeast Florida.

\$1.4M ▼ 1%
MEDIAN SALES PRICE

\$740 ▲ 9%
MEDIAN PPSF

93 ▲ 1%
AVG. DAYS ON MARKET

105 ▼ 10%
SOLD LISTINGS

618 ▲ 53%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
DEERFIELD BEACH	\$1,262,000	\$1,345,000	-6%	\$1,052	82%	1	0%	10
FORT LAUDERDALE	\$1,580,000	\$1,657,500	-5%	\$744	3%	66	-18%	108
HALLANDALE	\$1,262,500	\$1,330,000	-5%	\$761	0%	10	0%	87
HILLSBORO BEACH	\$2,300,000	\$1,300,000	77%	\$610	1%	1	-80%	92
HOLLYWOOD	\$2,185,000	\$1,425,000	53%	\$917	43%	8	-38%	45
LAUDERDALE-BY-THE-SEA	\$1,582,500	\$1,425,000	11%	\$683	39%	4	-20%	64
LIGHTHOUSE POINT	\$2,230,000	N/A	N/A	\$506	N/A	1	N/A	186
POMPANO BEACH	\$1,137,500	\$2,140,000	-47%	\$542	-36%	13	333%	65
WILTON MANORS	\$1,025,000	N/A	N/A	\$587	N/A	1	N/A	50

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 \$3,85M —

Sales Gallery Now Open

2406 SE 17th Street, Fort Lauderdale, FL 33316

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EXCLUSIVE SALES & MARKETING BY

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SINGLE-FAMILY HOMES

Palm Beach County

SALES ACCELERATE

Transaction volume increased by 17% from the prior year. During the first quarter, Palm Beach County had the highest number of single-family home sales in Southeast Florida.

\$1.7M ▲ 6% **\$551** ▼ 1%
 MEDIAN SALES PRICE MEDIAN PPSF

82 ▲ 19% **724** ▲ 17%
 AVG. DAYS ON MARKET SOLD LISTINGS

2,044 ▲ 22%
 ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
BOCA RATON	\$1,775,000	\$1,580,000	12%	\$521	6%	200	20%	\$72
BOYNTON BEACH	\$1,199,155	\$1,250,000	-4%	\$446	-3%	32	-27%	\$56
DELRAY BEACH	\$1,712,000	\$1,675,000	2%	\$494	-16%	81	-16%	\$78
HIGHLAND BEACH	\$18,762,500	\$2,750,000	582%	\$2,448	210%	3	200%	\$123
JUNO BEACH	\$1,300,000	\$1,987,000	-35%	\$595	-39%	3	50%	\$44
JUPITER	\$1,537,500	\$1,567,000	-2%	\$586	5%	90	17%	\$64
JUPITER INLET COLONY	\$5,275,000	\$4,500,000	17%	\$2,083	39%	3	-40%	\$15
LAKE PARK	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
LAKE WORTH	\$1,350,000	\$1,362,000	-1%	\$297	-23%	5	-17%	\$121
LANTANA	\$3,398,598	\$1,487,500	128%	\$993	32%	4	100%	\$130
NORTH PALM BEACH	\$2,562,500	\$2,075,000	23%	\$989	48%	14	40%	\$87
MANALAPAN	\$16,175,000	\$6,625,000	144%	\$2,064	38%	4	-20%	\$150
PALM BEACH	\$12,887,500	\$8,300,000	55%	\$2,726	-2%	14	100%	\$146
PALM BEACH GARDENS	\$1,700,000	\$1,623,898	5%	\$511	2%	120	76%	\$93
SINGER ISLAND	\$2,300,000	\$2,100,000	10%	\$923	20%	6	-25%	\$65
TEQUESTA	\$1,350,000	\$1,700,000	-21%	\$643	-3%	9	0%	\$52
WELLINGTON	\$1,600,000	\$1,715,000	-7%	\$459	6%	43	43%	\$133
WEST PALM BEACH	\$1,775,000	\$1,725,000	3%	\$704	-1%	69	33%	\$90

CONDOMINIUMS

Palm Beach County

SALES INCREASE

Sales increased by 13% from a year ago. Palm Beach County's average price is the second-most expensive in the region.

\$1.8M ▼ 1%
MEDIAN SALES PRICE

\$860 ▲ 3%
MEDIAN PPSF

79 ▲ 22%
AVG. DAYS ON MARKET

233 ▲ 13%
SOLD LISTINGS

942 ▲ 63%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
BOCA RATON	\$1,682,500	\$1,450,000	16%	\$872	1%	64	42%	\$75
BOYNTON BEACH	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
DELRAY BEACH	\$1,805,000	\$1,475,000	22%	\$890	19%	33	6%	\$65
HIGHLAND BEACH	\$1,800,000	\$2,325,000	-23%	\$858	-14%	12	-14%	\$56
JUNO BEACH	\$1,775,000	\$1,225,000	45%	\$955	23%	5	-50%	\$63
JUPITER	\$1,600,000	\$1,365,000	17%	\$848	16%	13	18%	\$48
NORTH PALM BEACH	\$2,250,000	\$1,550,000	45%	\$691	33%	13	86%	\$36
MANALAPAN	\$1,530,000	\$4,300,000	-64%	\$1,020	-29%	1	0%	\$121
PALM BEACH	\$2,050,000	\$3,200,000	-36%	\$1,121	-29%	33	-11%	\$135
PALM BEACH GARDENS	\$1,500,000	\$2,225,000	-33%	\$675	-16%	11	267%	\$37
SINGER ISLAND	\$1,550,000	\$1,362,500	14%	\$833	14%	19	6%	\$49
TEQUESTA	\$1,512,500	\$7,075,000	-79%	\$803	-65%	2	0%	\$65
WELLINGTON	\$1,230,000	\$1,175,000	5%	\$550	-16%	4	33%	\$134
WEST PALM BEACH	\$1,475,000	\$1,750,000	-16%	\$862	7%	17	-15%	\$136

Martin County

\$760K ▲ 4%
MEDIAN SALES PRICE

\$332 ▲ 4%
MEDIAN PPSF

59 ▼ 15%
AVG. DAYS ON MARKET

REDUCED DAYS ON MARKET

Homes are selling faster with the average days on the market decreasing by 15% from a year ago. Sales volume declined by 5% even as activity strengthened across most of the region.

128 ▼ 5%
SOLD LISTINGS

222 ▲ 35%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
HOBE SOUND	\$675,000	\$682,500	-1%	\$310	-12%	5	-64%	30
HUTCHINSON ISLAND	\$2,630,000	\$4,226,250	-38%	\$584	-37%	5	-38%	87
JENSEN BEACH	\$560,000	\$576,500	-3%	\$291	-6%	13	-24%	46
JUPITER ISLAND	\$4,925,000	\$9,825,000	-50%	\$1,381	-44%	3	50%	N/A
PALM CITY	\$805,000	\$772,500	4%	\$309	1%	91	-5%	68
SEWALL'S POINT	\$1,528,438	\$2,550,000	-40%	\$499	-16%	10	67%	74
STUART	\$812,000	\$715,000	14%	\$351	7%	53	23%	57



Martin County

\$665K ▲ 4%
 MEDIAN SALES PRICE

\$440 ▼ 5%
 MEDIAN PPSF

57 ▼ 37%
 AVG. DAYS ON MARKET

PRICE PER SQUARE FOOT SOFTENS

The median price per square foot declined by 5% from one year ago, the steepest decline among all counties in Southeast Florida.

17 ▼ 32%
 SOLD LISTINGS

69 ▲ 86%
 ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
HOBE SOUND	\$518,000	N/A	N/A	\$268	N/A	1	N/A	42
HUTCHINSON ISLAND	\$725,000	\$640,000	13%	\$462	-3%	9	-55%	41
JENSEN BEACH	\$1,250,000	N/A	N/A	\$374	N/A	1	N/A	21
JUPITER ISLAND	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
PALM CITY	\$955,000	\$675,000	41%	\$355	11%	3	-25%	57
SEWALL'S POINT	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
STUART	\$804,950	\$785,000	3%	\$478	4%	4	100%	64

Indian River County

\$738K ▼ 8%
 MEDIAN SALES PRICE

\$316 ▼ 9%
 MEDIAN PPSF

103 ▲ 16%
 AVG. DAYS ON MARKET

COMPETITION ON THE RISE

The share of homes sold above the asking price increased and was greater than the regional average.

218 ▲ 27%
 SOLD LISTINGS

637 ▲ 49%
 ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
BARRIER ISLAND	\$1,225,000	\$1,250,000	-2%	\$547	6%	57	-14%	121
MAINLAND VERO BEACH	\$632,900	\$662,500	-4%	\$280	5%	100	39%	105
SEBASTIAN/FELLSMERE	\$625,000	\$592,000	6%	\$285	0%	7	0%	118





Indian River County

PRICING SURGES

The median sales price rose by 60%. The average number of days spent on the market increased compared to one year ago, reaching the highest level in Southeast Florida.

\$1M ▲ 60%
MEDIAN SALES PRICE

\$600 ▲ 40%
MEDIAN PPSF

145 ▲ 82%
AVG. DAYS ON MARKET

60 ▲ 9%
SOLD LISTINGS

203 ▲ 123%
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
BARRIER ISLAND	\$1,160,000	\$680,000	78%	\$658	43%	49	26%	160
MAINLAND VERO BEACH	\$629,500	\$677,000	-7%	\$347	2%	8	-43%	84
SEBASTIAN/FELLSMERE	N/A	\$513,000	N/A	N/A	N/A	-	N/A	N/A



SINGLE-FAMILY HOMES

Brevard County

MEDIAN PRICE MOVES HIGHER

The median home price increased by 2% compared with the prior year. This pace of price appreciation was on par with Southeast Florida, while homes in Brevard County remained more affordable.

\$658K ▲ 2%
MEDIAN SALES PRICE

\$279 ▲ 1%
MEDIAN PPSF

49 ▲ 3%
AVG. DAYS ON MARKET

514 ▲ 21%
SOLD LISTINGS

772 ▲ 86%
ACTIVE LISTINGS

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
COCOA	\$650,000	\$692,500	-6%	\$221	-26%	14	40%	74
COCOA BEACH	\$950,000	\$632,000	50%	\$522	36%	19	27%	80
GRANT	\$679,805	\$562,500	21%	\$203	-22%	12	140%	90
INDIALANTIC	\$734,000	\$715,000	3%	\$385	27%	20	-43%	58
MALABAR	\$700,000	\$655,000	7%	\$277	6%	11	-8%	49
MELBOURNE	\$646,200	\$625,000	3%	\$271	6%	216	71%	32
MELBOURNE BEACH	\$959,000	\$679,000	41%	\$406	10%	31	15%	70
MERRITT ISLAND	\$699,000	\$700,000	0%	\$299	11%	75	15%	64
MIMS	\$621,350	\$679,900	-9%	\$196	-27%	4	-43%	119
PALM BAY	\$560,000	\$553,450	1%	\$242	7%	17	-15%	42
ROCKLEDGE	\$585,000	\$615,000	-5%	\$259	-4%	22	-42%	45
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$725,000	\$669,000	8%	\$373	11%	39	8%	46
TITUSVILLE	\$567,750	\$620,000	-8%	\$250	42%	12	9%	52
WEST MELBOURNE	\$563,000	\$525,000	7%	\$231	20%	10	0%	36

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



CONDOMINIUMS

Brevard County

HIGHER PRICES

The median condo price increased by 6% from one year ago. The median price exceeded \$700,000 for the second time.

\$700K ▲ 6%
\$399 0%
 MEDIAN SALES PRICE MEDIAN PPSF

108 ▲ 30%
 AVG. DAYS ON MARKET

73 ▼ 26%
 SOLD LISTINGS

265 ▲ 58%
 ACTIVE LISTINGS

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
1Q24	1Q23	YOY% CHANGE	1Q24	YOY% CHANGE	1Q24	YOY% CHANGE	1Q24	53
COCOA BEACH	\$640,000	\$650,000	-2%	\$414	0%	101	-18%	53
GRANT	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
INDIALANTIC	\$745,000	\$750,000	-1%	\$436	2%	55	4%	104
MALABAR	N/A	\$885,000	N/A	N/A	N/A	-	N/A	N/A
MELBOURNE	\$620,000	\$659,900	-6%	\$308	0%	12	-74%	93
MELBOURNE BEACH	\$949,450	\$749,000	27%	\$462	13%	34	-36%	106
MERRITT ISLAND	\$558,000	\$530,000	5%	\$249	-3%	11	57%	44
MIMS	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
PALM BAY	\$610,000	\$560,000	9%	\$217	-6%	2	100%	37
ROCKLEDGE	\$891,500	\$640,000	39%	\$313	5%	1	-50%	36
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$798,500	\$749,950	6%	\$438	1%	80	-2%	51
TITUSVILLE	\$544,900	\$569,450	-4%	\$296	12%	22	38%	69
WEST MELBOURNE	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A

MARKET DATA FOR CONDOMINIUMS, \$500,000+



Flagler County

SALES PACE SLOWS

The average time a property is on the market increased to 80 days, the longest amount of time in Northeast Florida.

\$694K ▲ 3%
 MEDIAN SALES PRICE

\$300 ▼ 4%
 MEDIAN PPSF

80 ▲ 5%
 AVG. DAYS ON MARKET

229 ▲ 3%
 SOLD LISTINGS

166 ▲ 27%
 ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
BUNNELL	\$620,000	\$730,000	-15%	\$341	27%	3	0%	68
FLAGLER BEACH	\$700,556	\$837,500	-16%	\$318	-17%	26	44%	89
PALM COAST	\$681,750	\$695,000	-2%	\$285	-11%	82	-26%	77

St. Johns County

TRANSACTIONS SLOW

Sales volume decreased for the third consecutive quarter. St. Johns was the only county in Northeast Florida where sales declined during the first quarter.

\$699K ▲ 3%
 MEDIAN SALES PRICE

\$287 ▲ 2%
 MEDIAN PPSF

79 ▲ 4%
 AVG. DAYS ON MARKET

852 ▼ 2%
 SOLD LISTINGS

621 ▲ 38%
 ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
JULINGTON CREEK AREA	\$659,632	\$650,000	1%	\$246	7%	93	-24%	77
NOCATEE	\$769,500	\$752,500	2%	\$316	4%	136	39%	70
PONTE VEDRA BEACH	\$1,210,000	\$1,160,000	4%	\$425	5%	96	9%	59
SOUTHEAST ST. JOHNS COUNTY	\$700,000	\$665,000	5%	\$377	6%	72	-11%	63
ST. AUGUSTINE BEACHES/ ANASTASIA ISLAND	\$680,000	\$628,500	8%	\$319	7%	21	-5%	147
ST. JOHNS	\$653,786	\$625,000	5%	\$242	1%	138	22%	81
SOUTHWEST ST. JOHNS COUNTY	\$565,000	\$575,000	-2%	\$275	26%	13	160%	111
ST. AUGUSTINE/ VILANO BEACH	\$714,000	\$695,000	3%	\$329	8%	40	-15%	101
WORLD GOLF VILLAGE AREA/PALENCIA	\$643,750	\$627,356	3%	\$233	-2%	86	-11%	81



Clay County

TRANSACTIONS ACCELERATE

Sales volume accelerated by 14%, one of the most significant increases in Northeast Florida.

\$593K ▲ 4%
MEDIAN SALES PRICE

\$212 0%
MEDIAN PPSF

65 ▲ 17%
AVG. DAYS ON MARKET

98 ▲ 14%
SOLD LISTINGS

60 ▲ 28%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
FLEMING ISLAND	\$621,208	\$557,000	12%	\$224	7%	34	36%	54
GREEN COVE SPRINGS	\$577,500	\$630,000	-8%	\$216	-1%	8	-58%	90
MIDDLEBURG/KEYSTONE	\$630,000	\$574,250	10%	\$218	-2%	27	42%	59
ORANGE PARK	\$575,000	\$605,000	-5%	\$204	11%	7	40%	103
OAKLEAF PLANTATION	\$524,332	\$525,000	0%	\$181	3%	14	56%	56

Duval County

PRICES STABILIZE

The median price stabilized at the same level as one year ago. Duval County was the only county in Northeast Florida where the median price did not increase.

\$675K ^{0%}
 MEDIAN SALES PRICE

\$289 ^{▲ 3%}
 MEDIAN PPSF

60 ^{▼ 19%}
 AVG. DAYS ON MARKET

573 ^{▲ 18%}
 SOLD LISTINGS

262 ^{▲ 31%}
 ACTIVE LISTINGS

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
ARLINGTON/FORT CAROLINE	\$590,000	\$550,000	7%	\$205	3%	18	6%	59
AVONDALE/RIVERSIDE/ORTEGA	\$705,000	\$700,000	1%	\$302	0%	35	52%	67
BARTRAM	\$572,500	\$547,500	5%	\$197	-1%	8	-20%	53
BEACHES	\$715,000	\$766,250	-7%	\$429	-2%	125	6%	66
BEAUCLERC/MANDARIN	\$587,241	\$595,000	-1%	\$227	4%	60	46%	72
DOWNTOWN JACKSONVILLE	\$557,000	\$513,819	8%	\$246	5%	9	125%	38
INTRACOASTAL	\$722,643	\$738,885	-2%	\$287	1%	182	17%	59
NOCATEE (DUVAL)	\$528,887	\$526,409	0%	\$219	-2%	6	20%	128
NORTH JACKSONVILLE	\$600,000	\$652,450	-8%	\$217	-5%	19	-32%	41
SAN MARCO/SAN JOSE	\$757,000	\$798,000	-5%	\$318	6%	36	57%	53
SOUTHSIDE	\$608,500	\$672,000	-9%	\$241	3%	34	13%	51
WEST JACKSONVILLE	\$587,000	\$562,000	4%	\$225	-4%	7	0%	26

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



Nassau County

STRONG PRICE GROWTH

The median price increased by nearly 11% from one year ago, the strongest in the region. Nassau County remained the most expensive housing market in the area.

\$750K ▲ 11%
 MEDIAN SALES PRICE

\$350 ▲ 6%
 MEDIAN PPSF

65 ▼ 8%
 AVG. DAYS ON MARKET

327 ▲ 5%
 SOLD LISTINGS

178 ▲ 19%
 ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	Q1 2024	Q1 2023	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024	YOY% CHANGE	Q1 2024
AMELIA ISLAND/ FERNANDINA BEACH	\$850,000	\$725,000	17%	\$394	11%	157	-15%	65
YULEE/WILDLIGHT	\$561,805	\$615,000	-9%	\$244	-3%	14	100%	68