

2024 ANNUAL MARKET REPORT

Real Estate Trends Along Florida's East Coast

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THE LINCOLN

COCONUT GROVE

The Lincoln offers an exclusive collection of 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 just minutes from Coconut Grove's finest restaurants, 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 • Contact the Sales Team:
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Real estate trends along Florida's East Coast

Florida's East Coast's housing market faced a dynamic landscape in 2024, showcasing buyer resilience across key neighborhoods. Buyers and sellers were faced with higher mortgage rates despite the Federal Reserve lowering interest rates several times during the year, effecting affordability and the trade-up market. Yet, amid these headwinds, Florida's East Coast demonstrated an underlying strong demand for quality homes.

Across much of the nation, a growing number of sellers listed their homes for sale, driving inventory levels higher and extending the average time on market. The average time on market for homes sold along Florida's East Coast increased to 75 days, a 6% increase from 2023. It took longer to sell a home in nearly all counties in 2024, with Duval and Nassau counties as notable exceptions.

Listing volume was somewhat mixed throughout the region. Although inventory increased in many markets across the U.S., most counties on Florida's East Coast observed the opposite at the end of 2024. In fact, in most counties, single-family home inventories shrank at the end of the year, while condo inventories increased. Clay, Duval, Flagler, Nassau and St. Johns counties had double-digit decreases in inventory of all property types compared with same time last year.

Despite the increased time on market, sales increased by 6% with nearly 25,000 homes closed by the end of the year. While this figure fell short of the historic peak in 2022, it represented a significant improvement over 2023.

The southeast region outpaced the northeast in both sales volume and price growth. The southeast region's home sales rose by 7% compared to a more modest 4% increase in the northeast. Median prices reflected this trend, appreciating 3% in the southeast versus a 1% growth rate in the northeast.

The luxury housing segment generally outperformed the broader market in 2024. Luxury homes, particularly those priced above \$5 million, saw a surge in sales activity. In Miami-Dade County, there was a 55% increase in the number of homes sold listed above \$5 million. at this price. Similarly, there was a significant increase in the number of \$5 million and greater homes sold in Palm Beach, Broward, Martin, Indian River and Brevard counties. Bolstered by strong investment returns during the past few years, luxury home buyers drove an increase in sales of higher-priced homes even as transaction velocity slowed within the lower price tiers

Florida's East Coast's residential market should continue to present a strong demand for higher-priced homes in desirable neighborhoods, driven by expectations for continued wealth gains and investment returns. Inventory levels are anticipated to rise, offering more opportunities for buyers, and stabilizing as the year progresses.



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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.

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Visit The Sales Gallery
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— Anticipated Delivery Spring 2026 —

albapalmbeach.com

*Commission incentive until September 15

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THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0044



pier SIXTY-SIX
RESIDENCES

Own the Waterfront

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Priced From \$3.85M

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EXCLUSIVE SALES & MARKETING BY

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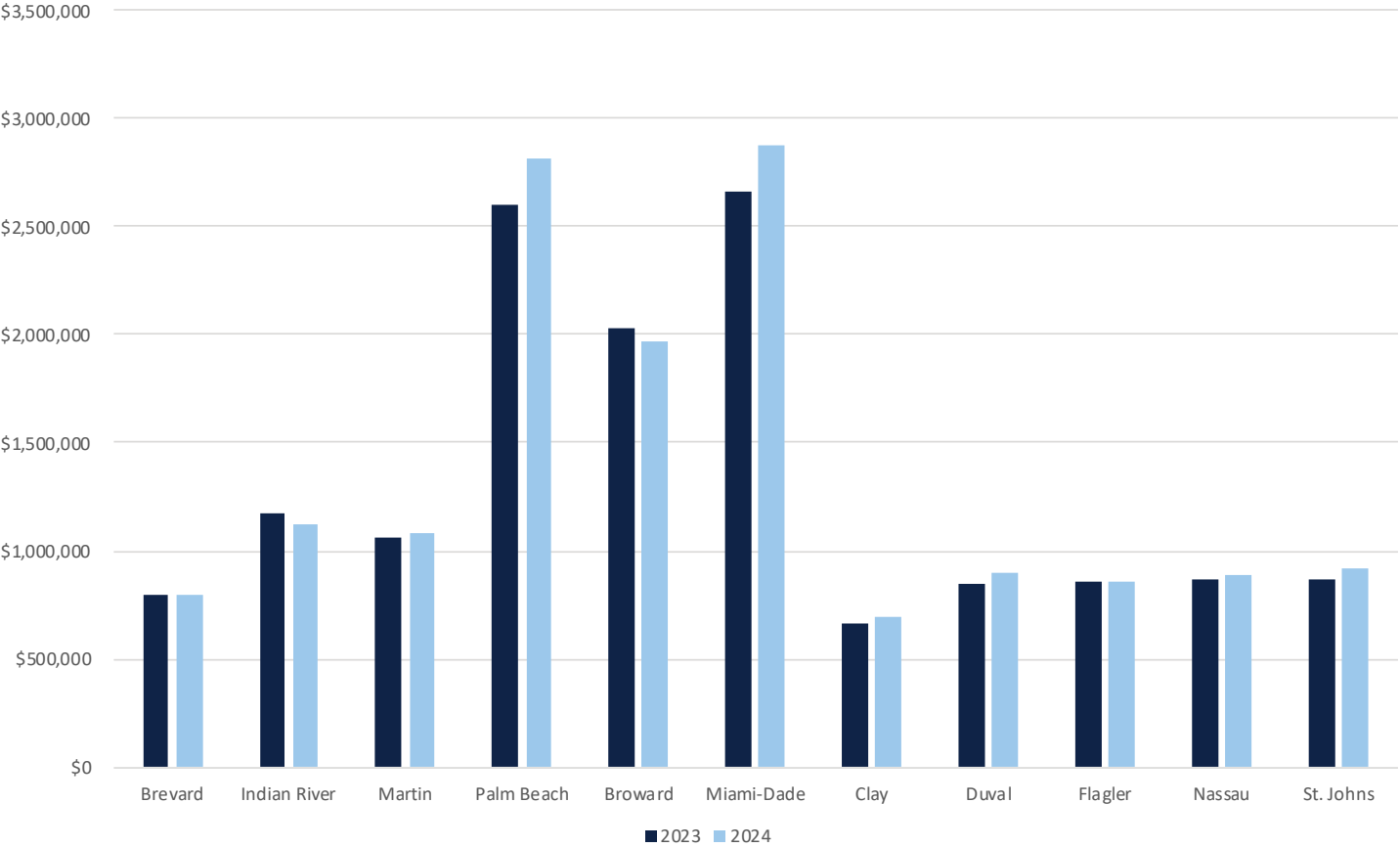
Florida’s East Coast Snapshot

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.

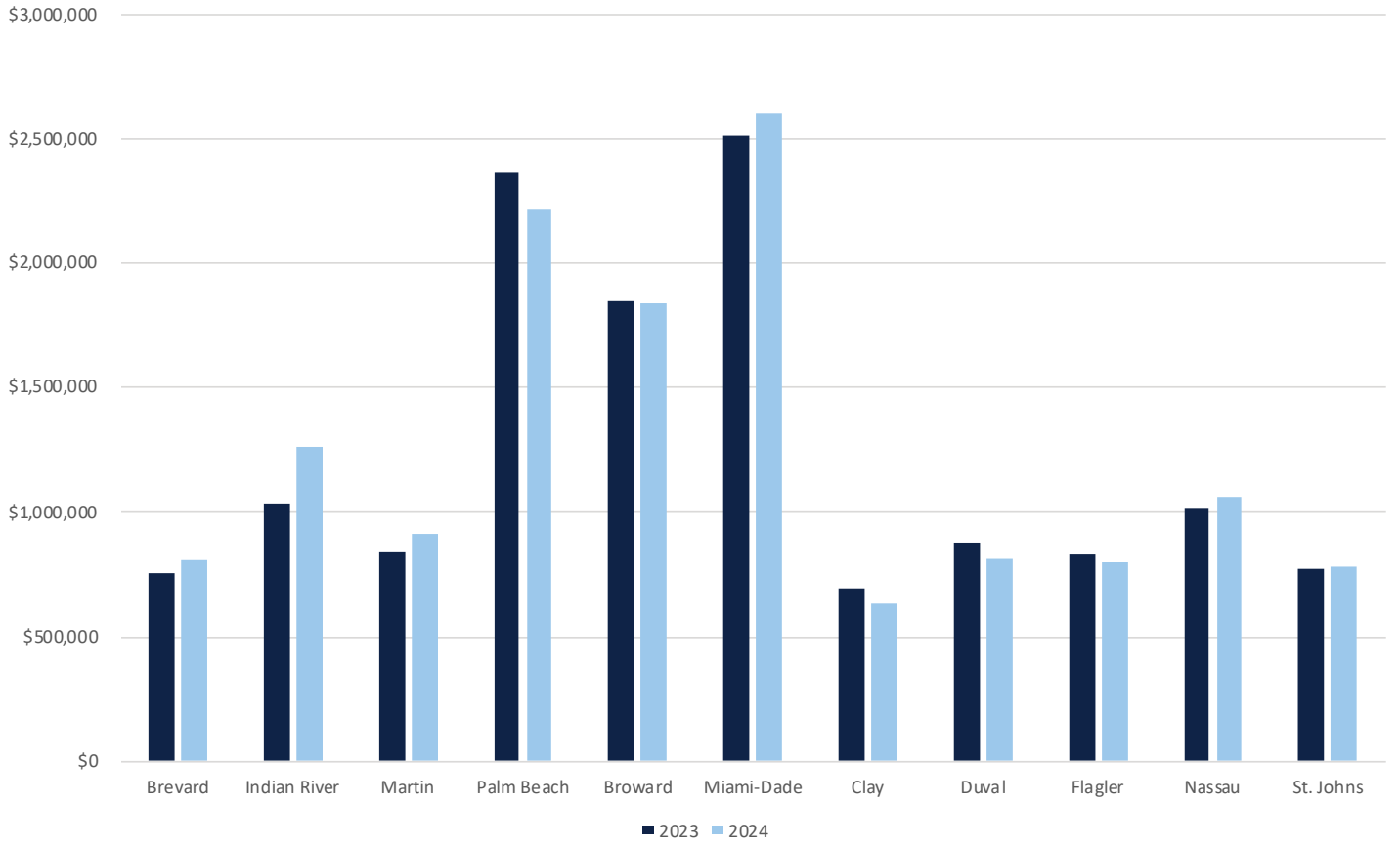
	FOR-SALE LISTINGS		MEDIAN SALES PRICE		AVG. SALES PRICE		AVG. PRICE PER SF		CLOSED TRANSACTIONS		HIGHEST SALE
	DEC 24	CHANGE FROM PRIOR MONTH	2024	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
MIAMI-DADE COUNTY											
SINGLE-FAMILY HOMES	2,085	-3%	\$1,675,000	2%	\$2,874,630	8%	\$842	8%	2,500	17%	\$72,250,000
CONDOS	2,861	2%	\$1,688,000	2%	\$2,600,405	4%	\$1,121	3%	1,693	M	\$48,000,000
BREVARD COUNTY											
SINGLE-FAMILY HOMES	903	-6%	\$660,940	1%	\$800,972	1%	\$312	0%	2,405	11%	\$5,050,000
CONDOS	270	3%	\$700,000	8%	\$808,886	8%	\$407	3%	305	-18%	\$2,059,900
BROWARD COUNTY											
SINGLE-FAMILY HOMES	1,509	-5%	\$1,450,000	4%	\$1,967,281	-3%	\$575	1%	2,080	14%	\$22,350,000
CONDOS	671	5%	\$1,500,000	0%	\$1,838,086	-1%	\$762	-4%	434	-9%	\$10,104,000
INDIAN RIVER COUNTY											
SINGLE-FAMILY HOMES	685	5%	\$730,346	-5%	\$1,125,875	-4%	\$402	-3%	896	11%	\$15,000,000
CONDOS	210	7%	\$880,000	12%	\$1,265,448	22%	\$594	16%	187	-22%	\$4,938,479
MARTIN COUNTY											
SINGLE-FAMILY HOMES	226	1%	\$780,000	4%	\$1,086,259	3%	\$389	0%	578	-1%	\$14,500,000
CONDOS	83	6%	\$709,500	11%	\$911,903	8%	\$479	-5%	66	-31%	\$4,241,250
PALM BEACH COUNTY											
SINGLE-FAMILY HOMES	2,064	-3%	\$1,650,000	3%	\$2,813,818	8%	\$1,086	56%	3,091	10%	\$51,250,000
CONDOS	1,013	6%	\$1,650,000	-10%	\$2,213,268	-6%	\$950	-4%	894	-1%	\$27,988,425
CLAY COUNTY											
RESIDENTIAL	40	-23%	\$600,000	1%	\$693,869	4%	\$234	4%	431	1%	\$4,413,833
DUVAL COUNTY											
RESIDENTIAL	154	-27%	\$683,000	0%	\$887,258	4%	\$234	4%	2,517	10%	\$8,125,000
FLAGLER COUNTY											
RESIDENTIAL	104	-38%	\$699,000	4%	\$845,607	-1%	\$334	0%	1,061	3%	\$6,000,000
NASSAU COUNTY											
RESIDENTIAL	137	-15%	\$740,000	3%	\$913,317	2%	\$394	4%	1,476	9%	\$5,000,000
ST. JOHNS COUNTY											
RESIDENTIAL	257	-38%	\$695,000	1%	\$906,879	5%	\$336	0%	4,292	1%	\$22,000,000



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.





AN EXCLUSIVE DEVELOPMENT IN PALM BEACH GARDENS

We invite you to embrace a lifestyle few experience.

Ranked #1 in Florida and among the Top 5 Residential Golf Communities in America for 2025 by Golfweek, Panther National features a Championship Course designed by Jack Nicklaus and Justin Thomas. Surrounded by a 2,400-acre nature preserve, this luxury community showcases striking architecture by renowned architect Max Strang. The Signature Estate Homes feature premium amenities including Poliform cabinetry, Wolf and Sub-Zero appliances, private swimming pools, and outdoor kitchens, setting a new standard for sophisticated South Florida living.

Starting Price 4.5M | 3% Commission | panthernational.com

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Miami-Dade County

HIGHEST MEDIAN PRICE IN THE REGION

Miami-Dade County overtook its neighbors to reach the highest median sales price in the region for 2024. The median price increased by 2% year-over-year.

\$1.7M ▲ 2%
MEDIAN SALES PRICE

\$712 ▲ 4%
MEDIAN PPSF

80 ▲ 1%
AVG. DAYS ON MARKET

2,500 ▲ 17%
SOLD LISTINGS

2,085 ▲ 10%
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
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
AVENTURA	\$1,450,000	\$1,530,000	-5%	\$587	1%	24	41%	69
BAL HARBOUR	\$13,470,000	\$6,521,250	107%	\$2,587	23%	6	200%	185
BAY HARBOR ISLANDS	\$8,175,000	\$3,128,750	161%	\$2,106	89%	8	-20%	161
COCONUT GROVE	\$2,500,000	\$2,300,000	9%	\$991	10%	143	15%	82
CORAL GABLES	\$2,000,000	\$1,800,000	11%	\$900	11%	315	11%	68
FISHER ISLAND	\$21,000,000	N/A	N/A	\$2,233	N/A	1	N/A	106
GOLDEN BEACH	\$8,575,000	\$6,175,000	39%	\$1,393	-13%	12	20%	279
INDIAN CREEK	N/A	N/A	N/A	N/A	N/A	-	N/A	NA
KEY BISCAYNE	\$4,000,000	\$3,607,500	11%	\$1,293	5%	47	68%	113
MIAMI	\$1,405,000	\$1,400,000	0%	\$575	2%	760	31%	73
MIAMI BEACH	\$3,550,000	\$3,025,000	17%	\$1,256	16%	196	-4%	110
MIAMI SHORES	\$1,495,000	\$1,370,000	9%	\$760	9%	96	0%	58
NORTH BAY VILLAGE	\$1,280,000	\$1,375,000	-7%	\$640	-1%	21	91%	68
PINECREST	\$2,800,000	\$2,365,000	18%	\$791	7%	159	-10%	82
SOUTH MIAMI	\$1,489,000	\$1,400,000	6%	\$747	10%	60	40%	53
SUNNY ISLES BEACH	\$2,750,000	\$1,487,500	85%	\$803	-6%	22	120%	115
SURFSIDE	\$1,477,500	\$1,465,000	1%	\$879	9%	40	48%	85



Miami-Dade County

LUXURY HOME SALES ON THE RISE

In 2024, condo sales priced above \$5 million increased by more than 10%.

\$1.7M

MEDIAN SALES PRICE

▲ 2%

\$923

MEDIAN PPSF

▲ 1%

116

AVG. DAYS ON MARKET

▲ 3%

1,693

SOLD LISTINGS

▲ 1%

2,861

ACTIVE LISTINGS

▲ 27%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
AVENTURA	\$1,600,000	\$1,550,000	3%	\$575	3%	140	18%	106
BAL HARBOUR	\$3,100,000	\$2,800,000	11%	\$1,153	-8%	65	-10%	126
BAY HARBOR ISLANDS	\$1,580,000	\$1,490,000	6%	\$837	28%	27	80%	77
BRICKELL/DOWNTOWN MIAMI/EDGEWATER	\$1,400,000	\$1,317,500	6%	\$890	10%	264	-8%	108
COCONUT GROVE	\$1,850,000	\$1,725,000	7%	\$882	-3%	166	18%	81
CORAL GABLES	\$1,527,775	\$1,820,000	-16%	\$700	-2%	36	6%	69
FISHER ISLAND	\$5,600,000	\$8,510,000	-34%	\$1,988	3%	28	-20%	162
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	\$1,700,000	\$1,775,000	-4%	\$942	1%	105	-20%	90
MIAMI	\$1,425,000	\$1,350,000	6%	\$917	10%	150	-34%	110
MIAMI BEACH	\$1,675,000	\$1,787,500	-6%	\$1,183	1%	361	-31%	118
MIAMI SHORES	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
NORTH BAY VILLAGE	\$1,529,000	\$1,152,000	33%	\$582	-2%	4	-33%	186
PINECREST	\$1,246,000	\$1,500,000	-17%	\$443	-2%	3	0%	48
SOUTH MIAMI	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
SUNNY ISLES BEACH	\$2,000,000	\$1,999,000	0%	\$990	7%	276	1%	141
SURFSIDE	\$2,200,000	\$2,050,000	7%	\$1,182	11%	25	19%	130



INDIAN CREEK

RESIDENCES & YACHT CLUB

A LIMITED COLLECTION *of* NINE *Private* WATERFRONT Residences

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.

Contact the Sales Team at:

IndianCreekResidences.com | [Info@ IndianCreekResidences.com](mailto:Info@IndianCreekResidences.com)

Starting from \$5.6M

@IndianCreekResidences



LANDAU PROPERTIES



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Broward County

PRICING REMAINS STRONG

The number of homes sold in 2024 increased by 14% from the year prior and median price grew by 4%.

\$1.5M ▲ 4%
MEDIAN SALES PRICE

\$475 ▲ 1%
MEDIAN PPSF

70 ▼ -4%
AVG. DAYS ON MARKET

2,080 ▲ 14%
SOLD LISTINGS

1,509 ▲ 23%
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
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
COOPER CITY	\$1,235,000	\$1,269,518	-3%	\$406	3%	61	56%	85
CORAL SPRINGS	\$1,100,000	\$1,150,000	-4%	\$334	4%	56	60%	44
DAVIE	\$1,565,000	\$1,500,000	4%	\$411	6%	172	4%	71
DEERFIELD BEACH	\$1,370,000	\$1,600,000	-14%	\$576	-16%	35	0%	79
FORT LAUDERDALE	\$1,900,000	\$1,850,000	3%	\$747	5%	480	5%	88
HALLANDALE	\$2,750,000	\$5,950,000	-54%	\$1,018	2%	8	-11%	97
HILLSBORO BEACH	\$18,400,000	\$19,241,500	-4%	\$1,696	14%	3	200%	128
HOLLYWOOD	\$1,350,000	\$1,350,000	0%	\$499	0%	103	5%	80
LAUDERDALE-BY-THE-SEA	\$1,700,000	\$1,325,000	28%	\$795	4%	17	55%	65
LIGHTHOUSE POINT	\$1,725,000	\$2,300,000	-25%	\$758	3%	93	9%	93
MIRAMAR	\$1,200,000	\$1,189,000	1%	\$356	13%	92	96%	65
PARKLAND	\$1,315,000	\$1,300,000	1%	\$379	2%	313	0%	45
PEMBROKE PINES	\$1,190,000	\$1,150,000	3%	\$341	1%	33	22%	40
PLANTATION	\$1,400,000	\$1,300,000	8%	\$401	-2%	95	23%	58
POMPANO BEACH	\$1,590,000	\$1,475,000	8%	\$766	8%	102	4%	81
SOUTHWEST RANCHES	\$1,915,000	\$1,825,000	5%	\$588	24%	89	24%	65
SUNRISE	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
WESTON	\$1,305,000	\$1,255,000	4%	\$418	4%	246	41%	54
WILTON MANORS	\$1,250,000	\$1,250,000	0%	\$660	3%	35	6%	75



Broward County

CONDO MARKET SLOWS

A slower year for Broward County condos resulted in a 9% decrease in sales and the median price was flat.

\$1.5M

0%

MEDIAN SALES PRICE

\$698

-4%

MEDIAN PPSF

94

▲ 16%

AVG. DAYS ON MARKET

434

▼ -9%

SOLD LISTINGS

671

▲ 27%

ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
DEERFIELD BEACH	\$1,231,000	\$1,345,000	-8%	\$586	-35%	8	14%	86
FORT LAUDERDALE	\$1,501,530	\$1,500,000	0%	\$690	-5%	270	-11%	102
HALLANDALE	\$1,335,000	\$1,250,000	7%	\$789	4%	34	-17%	76
HILLSBORO BEACH	\$1,690,000	\$1,300,000	30%	\$619	0%	9	-44%	81
HOLLYWOOD	\$1,550,000	\$1,500,000	3%	\$714	3%	45	-10%	75
LAUDERDALE-BY-THE-SEA	\$1,662,500	\$1,585,000	5%	\$627	2%	20	-20%	82
LIGHTHOUSE POINT	\$2,230,000	N/A	N/A	\$506	N/A	1	N/A	186
POMPANO BEACH	\$1,517,425	\$1,790,000	-15%	\$783	-8%	46	39%	90
WILTON MANORS	\$1,025,000	N/A	N/A	\$587	N/A	1	N/A	50



An exclusive address, steps from the shore.

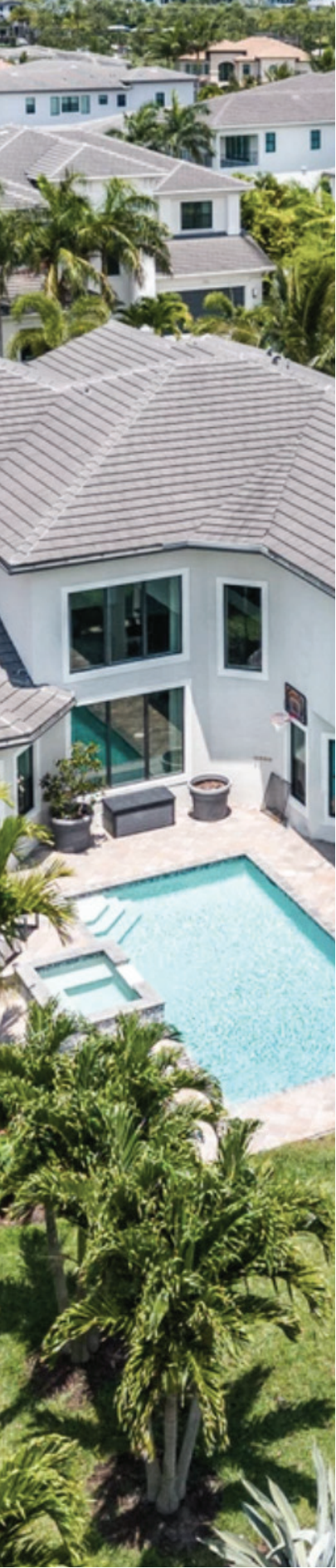
SURF ROW

R E S I D E N C E S

Surf Row Residences combine refined design, a sense of community, and exceptional amenities. This exclusive collection of 25 condominium homes offers one- to three-bedroom residences, most with an additional den, and thoughtfully curated shared spaces featuring RH furnishings. Located just steps from Surfside Beach, it embodies quiet luxury and a lifestyle of distinction.

With a curated design that fosters connection and tranquility, Surf Row Residences invite you to experience a new standard of coastal living in one of Miami's most charming neighborhoods.

Priced from \$1.4M | Schedule a private preview today | Surfrowresidences.com



Palm Beach County

LUXURY SALES SOAR

Sales of homes priced above \$5 million increased by 33% in 2024. Pricing also increased across all price tiers greater than \$1 million.

\$1.7M
MEDIAN SALES PRICE

▲ 3%

\$540
MEDIAN PPSF

0%

82
AVG. DAYS
ON MARKET

▲ 17%

3,091
SOLD
LISTINGS

▲ 10%

2,064
ACTIVE
LISTINGS

▲ 6%

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
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
BOCA RATON	\$1,850,000	\$1,675,000	10%	\$538	3%	874	14%	82
BOYNTON BEACH	\$1,285,000	\$1,255,000	2%	\$438	-3%	169	-9%	59
DELRAY BEACH	\$1,676,250	\$1,750,000	-4%	\$539	-5%	392	-1%	77
HIGHLAND BEACH	\$4,300,000	\$4,600,000	-7%	\$1,201	27%	9	80%	97
JUNO BEACH	\$2,262,500	\$2,158,750	5%	\$922	2%	18	0%	132
JUPITER	\$1,575,000	\$1,665,283	-5%	\$560	-2%	367	-2%	66
JUPITER INLET COLONY	\$4,937,500	\$4,995,000	-1%	\$1,780	18%	6	-33%	40
LAKE PARK	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
LAKE WORTH	\$1,250,000	\$1,225,000	2%	\$405	-3%	37	12%	91
LANTANA	\$1,900,000	\$3,400,000	-44%	\$857	-11%	11	-21%	125
NORTH PALM BEACH	\$2,725,000	\$2,575,000	6%	\$957	10%	64	21%	96
MANALAPAN	\$14,294,843	\$13,903,000	3%	\$1,731	-17%	14	100%	145
PALM BEACH	\$10,800,000	\$9,237,430	17%	\$2,741	-3%	55	22%	143
PALM BEACH GARDENS	\$1,586,001	\$1,550,000	2%	\$493	0%	471	20%	82
SINGER ISLAND	\$2,162,500	\$1,850,000	17%	\$836	28%	22	5%	106
TEQUESTA	\$1,350,000	\$1,500,000	-10%	\$593	-9%	37	37%	60
WELLINGTON	\$1,400,000	\$1,572,500	-11%	\$434	-4%	181	15%	112
WEST PALM BEACH	\$1,650,000	\$1,650,000	0%	\$661	4%	243	36%	92



Palm Beach County

ACTIVITY SLOWS

The median price of condos in Palm Beach County decreased by 10% year-over-year. Total sales decreased by 1%.

\$1.7M

MEDIAN SALES PRICE

▼ -10%

\$836

MEDIAN PPSF

▼ -5%

78

AVG. DAYS ON MARKET

▲ 9%

894

SOLD LISTINGS

▼ -1%

1,013

ACTIVE LISTINGS

▲ 36%

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
BOCA RATON	\$1,650,000	\$1,562,500	6%	\$834	-1%	225	22%	82
BOYNTON BEACH	\$1,195,971	\$1,395,000	-14%	\$518	-33%	4	-20%	58
DELRAY BEACH	\$1,540,000	\$1,500,000	3%	\$804	3%	104	4%	68
HIGHLAND BEACH	\$1,675,000	\$1,800,000	-7%	\$814	3%	61	15%	80
JUNO BEACH	\$1,737,500	\$1,500,000	16%	\$751	-1%	24	-35%	68
JUPITER	\$1,725,000	\$1,818,000	-5%	\$820	-6%	60	18%	60
NORTH PALM BEACH	\$1,900,000	\$1,600,000	19%	\$780	8%	34	26%	77
MANALAPAN	\$1,530,000	\$4,150,000	-63%	\$1,020	-33%	3	50%	49
PALM BEACH	\$2,325,000	\$2,480,000	-6%	\$1,235	-12%	102	-7%	117
PALM BEACH GARDENS	\$1,537,500	\$1,800,000	-15%	\$616	-4%	22	-4%	42
SINGER ISLAND	\$1,500,000	\$1,685,000	-11%	\$860	4%	128	12%	32
TEQUESTA	\$1,375,000	\$2,650,000	-48%	\$759	-42%	10	-9%	84
WELLINGTON	\$1,175,000	\$1,299,000	-10%	\$544	-14%	9	-31%	86
WEST PALM BEACH	\$1,602,500	\$2,451,617	-35%	\$897	-23%	84	-42%	110



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

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Residents will enjoy 22,000 square feet of curated amenities, including a rooftop wellness level with a pool, paddle court, sauna, cold plunge, fitness center, and more—all offering stunning views of Biscayne Bay and the Downtown Miami skyline.

Under Construction

Short-Term Rentals Permitted

Starting From the Mid \$500,000's

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

[ELLAMIAMIBEACH.COM](https://ellamiamibeach.com)



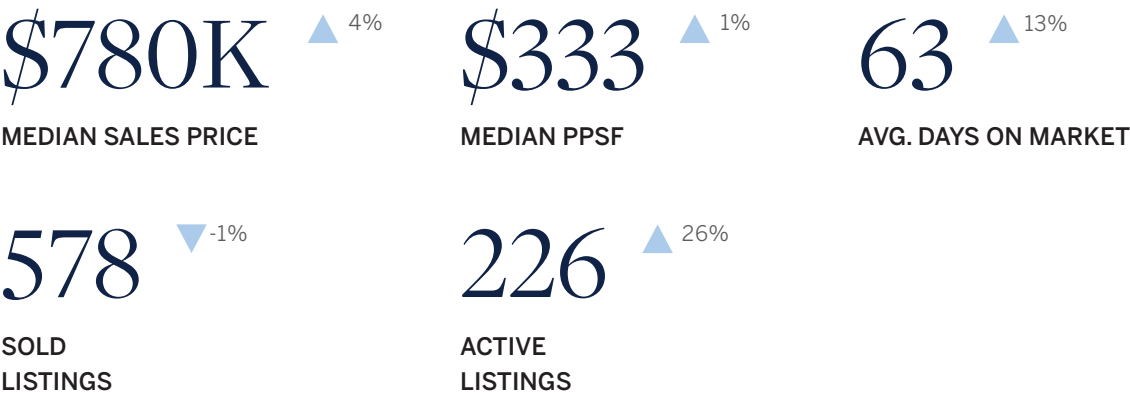


SINGLE-FAMILY HOMES

Martin County

PRICES MOVE HIGHER

The median price increased by 4% year-over-year. Total sales were relatively flat compared with 2023.



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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
HOBE SOUND	\$677,500	\$655,000	3%	\$315	1%	50	-22%	54
HUTCHINSON ISLAND	\$2,590,000	\$2,675,000	-3%	\$610	-14%	22	-4%	52
JENSEN BEACH	\$655,000	\$632,000	4%	\$318	3%	56	-31%	56
JUPITER ISLAND	\$8,562,500	\$10,245,050	-16%	\$1,954	-9%	10	-29%	61
PALM CITY	\$820,000	\$830,000	-1%	\$314	-1%	405	-1%	51
SEWALL'S POINT	\$1,325,000	\$1,215,000	9%	\$445	3%	49	17%	92
STUART	\$800,000	\$748,250	7%	\$355	1%	223	15%	58



CONDOMINIUMS

Martin County

SALES ACTIVITY FALLS

Closed sales decreased by 31% in 2024 compared with 2023. Activity fell the most in the lower price ranges, helping to push the median price higher.

\$710K
MEDIAN SALES PRICE

\$440
MEDIAN PPSF

81
AVG. DAYS ON MARKET

66
SOLD LISTINGS

83
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
HOBE SOUND	\$518,000	N/A	N/A	\$268	N/A	1	N/A	42
HUTCHINSON ISLAND	\$680,000	\$615,000	11%	\$452	-4%	41	-41%	79
JENSEN BEACH	\$1,250,000	\$775,000	61%	\$374	15%	1	-67%	21
JUPITER ISLAND	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
PALM CITY	\$537,500	\$570,000	-6%	\$286	2%	8	14%	58
SEWALL'S POINT	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A
STUART	\$762,450	\$775,000	-2%	\$425	0%	14	8%	113



Indian River County

LUXURY SALES INCREASE

Sales of homes priced above \$3 million increased by 30% in 2024 compared to the previous year.

\$730K
MEDIAN SALES PRICE

\$309
MEDIAN PPSF

97
AVG. DAYS ON MARKET

896
SOLD LISTINGS

685
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
BARRIER ISLAND	\$1,292,500	\$1,250,100	3%	\$515	8%	226	-17%	114
MAINLAND VERO BEACH	\$640,000	\$635,000	1%	\$274	2%	399	16%	101
SEBASTIAN/ FELLSMERE	\$620,000	\$600,000	3%	\$278	-2%	42	20%	109



Indian River County

FEWER SALES, HIGHER PRICES

Condo sales decreased by 22% in 2024.
On the other hand, the median price increased by 12%.

\$880K ▲ 12%
MEDIAN SALES PRICE

\$475 ▲ 7%
MEDIAN PPSF

116 ▲ 25%
AVG. DAYS ON MARKET

187 ▼ -22%
SOLD LISTINGS

210 ▲ 27%
ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
BARRIER ISLAND	\$970,000	\$825,000	18%	\$550	16%	127	-23%	117
MAINLAND VERO BEACH	\$677,000	\$716,352	-5%	\$325	-2%	40	-13%	115
SEBASTIAN/ FELLSMERE	\$525,000	\$550,000	-5%	\$393	13%	1	-67%	42

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This is not intended to be an offer of sale, or solicitation of an offer to buy, condominium units to residents of CT, IL, NY, NJ and OR, unless registered or exempted as available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residence. 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 terms herein but 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 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, 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. 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 photographs, 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 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, 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 such activities. However, there is no guarantee that such activities will continue to exist, or that 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 publications; 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 publications; however, there is no guarantee that the managing entities, operators, amenities and other features that may be referred to will be provided as, 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 that 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 Village Village Project, LLC, a Delaware limited liability company. ("Developer"). You will wish to consult with your attorney and/or broker regarding the risks, uncertainties, and development of the Condominium or your purchase of a Unit in the Condominium. We do not make any representation or other statements regarding the project, and any agreements with, deposits paid to or other arrangements made with any real estate broker or sales agent 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. Please check with the Developer for the most current pricing. Cancellation services that may be 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.



Brevard County

SALES INCREASE

Total sales increased by 11% year-over-year in Brevard County, but it took longer on average to sell a home in 2024 than in 2023. The median price increased by a modest 1%.

\$661K

MEDIAN SALES PRICE

▲ 1%

\$282

MEDIAN PPSF

▼ -1%

52

AVG. DAYS ON MARKET

▲ 33%

2,405

SOLD LISTINGS

▲ 11%

903

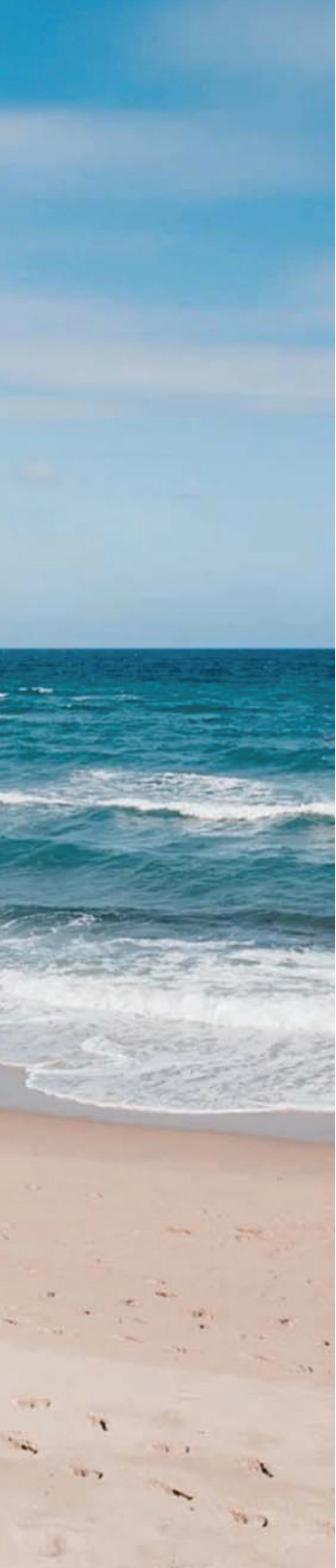
ACTIVE LISTINGS

▲ 34%

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

NEIGHBORHOOD SNAPSHOTS

SINGLE-FAMILY HOMES								
	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
COCOA	\$599,450	\$633,000	-5%	\$251	-7%	68	36%	62
COCOA BEACH	\$817,000	\$810,000	1%	\$471	1%	83	-11%	74
GRANT	\$650,000	\$690,000	-6%	\$252	-17%	53	61%	69
INDIALANTIC	\$782,500	\$745,000	5%	\$345	5%	98	-31%	56
MALABAR	\$675,000	\$607,500	11%	\$279	4%	43	-2%	71
MELBOURNE	\$663,650	\$640,675	4%	\$274	2%	1,006	35%	40
MELBOURNE BEACH	\$870,000	\$845,000	3%	\$402	1%	152	18%	74
MERRITT ISLAND	\$660,000	\$665,000	-1%	\$284	2%	301	-1%	58
MIMS	\$600,000	\$615,000	-2%	\$259	-3%	27	-13%	75
PALM BAY	\$574,000	\$589,500	-3%	\$233	2%	94	13%	54
ROCKLEDGE	\$635,000	\$640,000	-1%	\$270	-3%	162	-2%	55
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$672,500	\$669,000	1%	\$339	-1%	188	-9%	56
TITUSVILLE	\$565,450	\$575,500	-2%	\$229	6%	60	0%	51
WEST MELBOURNE	\$563,750	\$562,500	0%	\$225	5%	38	-17%	49



Brevard County

FEWER SALES IN 2024

Condo sales decreased by 18% in 2024, but the median price increased by 8%. A total of 6% of sales closed above the asking price.

\$700K

MEDIAN SALES PRICE

▲ 8%

\$400

MEDIAN PPSF

0%

90

▲ 35%

AVG. DAYS ON MARKET

305

▼ -18%

SOLD LISTINGS

270

▲ 29%

ACTIVE LISTINGS

MARKET DATA FOR CONDOMINIUMS, \$500,000+

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
COCOA	\$687,500	\$595,000	16%	\$323	11%	14	-18%	51
COCOA BEACH	\$650,000	\$640,000	2%	\$394	-5%	75	-26%	76
GRANT	\$1,700,000	N/A	N/A	\$617	N/A	1	N/A	29
INDIALANTIC	\$843,750	\$745,000	13%	\$432	-1%	64	16%	115
MELBOURNE	\$662,000	\$620,000	7%	\$294	-5%	12	0%	104
MELBOURNE BEACH	\$911,250	\$949,450	-4%	\$456	-1%	36	6%	113
MERRITT ISLAND	\$567,625	\$558,000	2%	\$312	25%	5	-55%	68
PALM BAY	\$875,000	\$610,000	43%	\$251	16%	1	-50%	18
ROCKLEDGE	\$708,000	\$891,500	-21%	\$287	-8%	3	200%	179
SATELLITE BEACH & INDIAN HARBOUR BEACH	\$765,000	\$798,500	-4%	\$421	-4%	47	-41%	86
TITUSVILLE	\$555,000	\$544,900	2%	\$271	-8%	10	-55%	88

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INTERNATIONAL REALTY



Flagler County

LEADS IN PRICE APPRECIATION

Flagler County recorded the highest year-over-year price appreciation among neighboring counties. The median price increased by 4% from 2023.

\$700K
MEDIAN SALES PRICE

\$307
MEDIAN PPSF

77
AVG. DAYS ON MARKET

1,061
SOLD LISTINGS

104
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
BUNNELL	\$647,500	\$671,500	-4%	\$309	12%	8	-33%	92
FLAGLER BEACH	\$718,000	\$730,000	-2%	\$344	-5%	84	-13%	92
PALM COAST	\$710,000	\$675,000	5%	\$308	0%	447	-7%	76



St. Johns County

SIMILAR RESULTS IN 2024

The market remained on par with 2023, with a slight increase in sales volume and the median price.

\$695K

MEDIAN SALES PRICE

▲ 1%

\$284

MEDIAN PPSF

0%

75

AVG. DAYS ON MARKET

▲ 4%

4,292

SOLD LISTINGS

▲ 1%

257

ACTIVE LISTINGS

▼ -20%

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

NEIGHBORHOOD SNAPSHOTS

ALL RESIDENTIAL								
	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
JULINGTON CREEK AREA	\$659,066	\$665,262	-1%	\$244	2%	510	-12%	63
NOCATEE	\$815,000	\$765,000	7%	\$314	1%	663	27%	74
PONTE VEDRA BEACH	\$1,250,000	\$1,225,000	2%	\$438	4%	456	0%	58
SOUTHEAST ST JOHNS COUNTY	\$700,000	\$665,000	5%	\$393	0%	325	-7%	75
ST. AUGUSTINE BEACHES/ANASTASIA ISLAND	\$650,000	\$642,500	1%	\$324	0%	105	9%	118
ST. JOHNS	\$650,990	\$640,000	2%	\$246	-1%	767	20%	79
SOUTHWEST ST. JOHNS COUNTY	\$580,000	\$589,000	-2%	\$242	-1%	55	28%	78
ST. AUGUSTINE/VILANO BEACH	\$747,500	\$715,000	5%	\$328	0%	176	-17%	89
WORLD GOLF VILLAGE AREA/PALENCIA	\$616,901	\$616,280	0%	\$229	-2%	509	0%	72



Clay County

MARKET HOLDS STEADY

Sales and median price remained on par with 2023, with only a slight 1% increase in each.

\$600K ▲ 1%
MEDIAN SALES PRICE

\$215 ▲ 1%
MEDIAN PPSF

64 ▲ 13%
AVG. DAYS ON MARKET

431 ▲ 1%
SOLD LISTINGS

40 ▲ 38%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
FLEMING ISLAND	\$635,000	\$610,000	4%	\$228	5%	159	28%	56
GREEN COVE SPRINGS	\$599,450	\$607,343	-1%	\$225	1%	42	-46%	81
MIDDLEBURG/KEYSTONE	\$575,000	\$599,004	-4%	\$206	-6%	99	2%	64
ORANGE PARK	\$590,250	\$597,500	-1%	\$193	1%	32	0%	90
OAKLEAF PLANTATION	\$590,500	\$549,700	7%	\$186	7%	53	-4%	48



hallandaleoasis.com

An Oasis Emerges in Hallandale

Hallandale Beach's first mixed-use destination combines an urban edge with shops, restaurants, and creative office spaces. Centrally located between Miami and Fort Lauderdale, Oasis Hallandale's dynamic architecture, design, and modern amenities create your private oasis – a place to live, work and enjoy.

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Schedule a private preview today!

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Sales Center: 1000 E Hallandale Beach Blvd, FL 33009 | info@hallandaleoasis.com





Duval County

STRONG SALES ACTIVITY

Total sales increased by 10% from a year prior, the highest increase in Northeast Florida. The average time on market was 56 days, the lowest in the region.

\$683K

0%

MEDIAN SALES PRICE

\$294

▲ 3%

MEDIAN PPSF

56

▼ -10%

AVG. DAYS ON MARKET

2,517

▲ 10%

SOLD LISTINGS

154

▼ -2%

ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
ARLINGTON/FORT CAROLINE	\$610,000	\$605,000	1%	\$229	7%	95	14%	47
AVONDALE/RIVERSIDE/ORTEGA	\$690,900	\$662,500	4%	\$311	2%	159	-1%	50
BARTRAM	\$548,500	\$565,000	-3%	\$196	0%	36	-3%	55
BEACHES	\$763,750	\$769,750	-1%	\$448	2%	567	8%	58
BEAUCLERC/MANDARIN	\$613,750	\$600,000	2%	\$226	2%	274	29%	65
DOWNTOWN JACKSONVILLE	\$552,714	\$537,000	3%	\$246	4%	21	24%	38
INTRACOASTAL	\$758,900	\$731,076	4%	\$293	3%	781	4%	53
NOCATEE (DUVAL)	\$525,280	\$526,409	0%	\$221	-2%	26	24%	78
NORTH JACKSONVILLE	\$649,950	\$604,500	8%	\$228	3%	90	10%	66
SAN MARCO/SAN JOSE	\$745,000	\$744,495	0%	\$331	9%	140	19%	59
SOUTHSIDE	\$625,000	\$627,500	0%	\$240	4%	155	12%	52
WEST JACKSONVILLE	\$579,950	\$559,900	4%	\$204	-4%	44	19%	64



Nassau County

PRICING UP

The median price increased by 3%, driving the price to the highest in Northeast Florida.

\$740K ▲ 3%
MEDIAN SALES PRICE

\$351 ▲ 5%
MEDIAN PPSF

62 ▼ -7%
AVG. DAYS ON MARKET

1,476 ▲ 9%
SOLD LISTINGS

137 ▲ 3%
ACTIVE LISTINGS

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

NEIGHBORHOOD SNAPSHOTS

	MEDIAN SALES PRICE			MEDIAN PRICE PER SF		CLOSED TRANSACTIONS		DAYS ON MARKET
	2024	2023	YOY% CHANGE	2024	YOY% CHANGE	2024	YOY% CHANGE	2024
AMELIA ISLAND/ FERNANDINA BEACH	\$810,000	\$750,000	8%	\$394	8%	726	0%	58
YULEE/WILDLIGHT	\$574,755	\$620,000	-7%	\$239	-2%	58	26%	80



WELCOME TO

The Standard

RESIDENCES

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From Bangkok to Belle Isle, The Standard has redefined hotels—and now, we’re bringing that iconic vibe home to Brickell. Discover a collection of studios to three-bedroom homes, offering breathtaking views of the Miami River, Biscayne Bay, and the Brickell skyline. With an enviable riverside location, hotel-style services, exclusive amenities, and everything you love about The Standard, this is living at its best in Miami’s most connected neighborhood.

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PRICED FROM \$600,000S

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Sales Gallery

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