



**BERKSHIRE
HATHAWAY**
HOMESERVICES
EWM REALTY



MARKET INSIGHT

MARCH 2024



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MIAMI-DADE

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



13,469

LISTINGS FOR SALE

▲
1.1%

CURRENT VS. PREVIOUS MONTH

▲
36.3%

CURRENT VS. SAME MONTH 1 YR AGO

2278

CLOSED SALES

▲
27.6%

CURRENT VS. PREVIOUS MONTH

▼
-15.4%

CURRENT VS. SAME MONTH 1 YR AGO

5.9

MONTHS OF INVENTORY

▼
-21.3%

CURRENT VS. PREVIOUS MONTH

▲
59.5%

CURRENT VS. SAME MONTH 1 YR AGO

65

AVERAGE DAYS
ON MARKET

0.0%

CURRENT VS. PREVIOUS MONTH

0.0%

CURRENT VS. SAME MONTH 1 YR AGO

\$565,000

MEDIAN SOLD PRICE

▲
6.6%

CURRENT VS. PREVIOUS MONTH

▲
14.1%

CURRENT VS. SAME MONTH 1 YR AGO

BROWARD

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



12,326

LISTINGS FOR SALE

▲
2.7%

CURRENT VS. PREVIOUS MONTH

▲
73.1%

CURRENT VS. SAME MONTH 1 YR AGO

2455

CLOSED SALES

▲
30.6%

CURRENT VS. PREVIOUS MONTH

▼
-16.9%

CURRENT VS. SAME MONTH 1 YR AGO

5.0

MONTHS OF INVENTORY

▼
-21.9%

CURRENT VS. PREVIOUS MONTH

▲
108.3%

CURRENT VS. SAME MONTH 1 YR AGO

58

AVERAGE DAYS
ON MARKET

0.0%

CURRENT VS. PREVIOUS MONTH

▲
9.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$450,000

MEDIAN SOLD PRICE

▲
5.6%

CURRENT VS. PREVIOUS MONTH

▲
13.9%

CURRENT VS. SAME MONTH 1 YR AGO

PALM BEACH

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



11,409

LISTINGS FOR SALE

▲
2.5%

CURRENT VS. PREVIOUS MONTH

▲
52.7%

CURRENT VS. SAME MONTH 1 YR AGO

2390

CLOSED SALES

▲
31.6%

CURRENT VS. PREVIOUS MONTH

▼
-17.9%

CURRENT VS. SAME MONTH 1 YR AGO

4.8

MONTHS OF INVENTORY

▼
-21.3%

CURRENT VS. PREVIOUS MONTH

▲
84.6%

CURRENT VS. SAME MONTH 1 YR AGO

60

AVERAGE DAYS
ON MARKET

▲
3.4%

CURRENT VS. PREVIOUS MONTH

▲
5.3%

CURRENT VS. SAME MONTH 1 YR AGO

\$515,000

MEDIAN SOLD PRICE

▲
4.0%

CURRENT VS. PREVIOUS MONTH

▲
17.3%

CURRENT VS. SAME MONTH 1 YR AGO

AVENTURA

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



969

LISTINGS FOR SALE

▲
4.4%

CURRENT VS. PREVIOUS MONTH

▲
39.6%

CURRENT VS. SAME MONTH 1 YR AGO

78

CLOSED SALES

▲
1.3%

CURRENT VS. PREVIOUS MONTH

▼
-25.0%

CURRENT VS. SAME MONTH 1 YR AGO

12.4

MONTHS OF INVENTORY

▲
2.5%

CURRENT VS. PREVIOUS MONTH

▲
85.1%

CURRENT VS. SAME MONTH 1 YR AGO

89

AVERAGE DAYS
ON MARKET

▲
1.1%

CURRENT VS. PREVIOUS MONTH

▲
11.3%

CURRENT VS. SAME MONTH 1 YR AGO

\$640,000

MEDIAN SOLD PRICE

▲
16.4%

CURRENT VS. PREVIOUS MONTH

▲
35.3%

CURRENT VS. SAME MONTH 1 YR AGO

BRICKELL

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



1117

LISTINGS FOR SALE

▲
2.9%

CURRENT VS. PREVIOUS MONTH

▲
28.8%

CURRENT VS. SAME MONTH 1 YR AGO

122

CLOSED SALES

▲
45.2%

CURRENT VS. PREVIOUS MONTH

▼
-29.5%

CURRENT VS. SAME MONTH 1 YR AGO

9.2

MONTHS OF INVENTORY

▲
2.5%

CURRENT VS. PREVIOUS MONTH

▲
85.1%

CURRENT VS. SAME MONTH 1 YR AGO

87

AVERAGE DAYS
ON MARKET

▼
-32.6%

CURRENT VS. PREVIOUS MONTH

▲
4.8%

CURRENT VS. SAME MONTH 1 YR AGO

\$725,000

MEDIAN SOLD PRICE

▲
18.9%

CURRENT VS. PREVIOUS MONTH

▲
14.2%

CURRENT VS. SAME MONTH 1 YR AGO

COCONUT GROVE

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



269

LISTINGS FOR SALE



-4.6%

CURRENT VS. PREVIOUS MONTH



27.5%

CURRENT VS. SAME MONTH 1 YR AGO

61

CLOSED SALES



64.9%

CURRENT VS. PREVIOUS MONTH



52.5%

CURRENT VS. SAME MONTH 1 YR AGO

4.4

MONTHS OF INVENTORY



-42.1%

CURRENT VS. PREVIOUS MONTH



17.0%

CURRENT VS. SAME MONTH 1 YR AGO

61

AVERAGE DAYS
ON MARKET



-38.4%

CURRENT VS. PREVIOUS MONTH



-19.7%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,090,000

MEDIAN SOLD PRICE



-30.9%

CURRENT VS. PREVIOUS MONTH



-15.7%

CURRENT VS. SAME MONTH 1 YR AGO

CORAL GABLES

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



309

LISTINGS FOR SALE

▲
2.0%

CURRENT VS. PREVIOUS MONTH

▲
63.5%

CURRENT VS. SAME MONTH 1 YR AGO

59

CLOSED SALES

▲
34.1%

CURRENT VS. PREVIOUS MONTH

▼
-29.8%

CURRENT VS. SAME MONTH 1 YR AGO

5.2

MONTHS OF INVENTORY

▼
-24.6%

CURRENT VS. PREVIOUS MONTH

▲
126.1%

CURRENT VS. SAME MONTH 1 YR AGO

72

AVERAGE DAYS
ON MARKET

▲
50.0%

CURRENT VS. PREVIOUS MONTH

▼
-1.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,305,000

MEDIAN SOLD PRICE

▲
48.3%

CURRENT VS. PREVIOUS MONTH

▼
-2.5%

CURRENT VS. SAME MONTH 1 YR AGO

CUTLER BAY

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



126

LISTINGS FOR SALE

▼
-2.3%

CURRENT VS. PREVIOUS MONTH

▼
-29.9%

CURRENT VS. SAME MONTH 1 YR AGO

32

CLOSED SALES

▼
-17.9%

CURRENT VS. PREVIOUS MONTH

▼
-31.9%

CURRENT VS. SAME MONTH 1 YR AGO

3.9

MONTHS OF INVENTORY

▲
18.2%

CURRENT VS. PREVIOUS MONTH

▲
85.7%

CURRENT VS. SAME MONTH 1 YR AGO

39

AVERAGE DAYS
ON MARKET

▼
-36.1%

CURRENT VS. PREVIOUS MONTH

▼
-13.3%

CURRENT VS. SAME MONTH 1 YR AGO

\$600,000

MEDIAN SOLD PRICE

▲
4.3%

CURRENT VS. PREVIOUS MONTH

▲
7.1%

CURRENT VS. SAME MONTH 1 YR AGO

DORAL

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



375

LISTINGS FOR SALE

▲
9.3%

CURRENT VS. PREVIOUS MONTH

▲
19.4%

CURRENT VS. SAME MONTH 1 YR AGO

62

CLOSED SALES

▲
6.9%

CURRENT VS. PREVIOUS MONTH

▼
-32.6%

CURRENT VS. SAME MONTH 1 YR AGO

6.0

MONTHS OF INVENTORY

▲
1.7%

CURRENT VS. PREVIOUS MONTH

▲
76.5%

CURRENT VS. SAME MONTH 1 YR AGO

72

AVERAGE DAYS
ON MARKET

▲
18.0%

CURRENT VS. PREVIOUS MONTH

▲
26.3%

CURRENT VS. SAME MONTH 1 YR AGO

\$608,000

MEDIAN SOLD PRICE

▼
-6.9%

CURRENT VS. PREVIOUS MONTH

▲
11.6%

CURRENT VS. SAME MONTH 1 YR AGO

FORT LAUDERDALE

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



2288

LISTINGS FOR SALE

▲
2.4%

CURRENT VS. PREVIOUS MONTH

▲
65.4%

CURRENT VS. SAME MONTH 1 YR AGO

351

CLOSED SALES

▲
30.0%

CURRENT VS. PREVIOUS MONTH

▼
-11.6%

CURRENT VS. SAME MONTH 1 YR AGO

6.5

MONTHS OF INVENTORY

▼
-21.7%

CURRENT VS. PREVIOUS MONTH

▲
85.7%

CURRENT VS. SAME MONTH 1 YR AGO

76

AVERAGE DAYS
ON MARKET

▲
7.0%

CURRENT VS. PREVIOUS MONTH

▲
16.9%

CURRENT VS. SAME MONTH 1 YR AGO

\$590,000

MEDIAN SOLD PRICE

▲
6.3%

CURRENT VS. PREVIOUS MONTH

▲
18.0%

CURRENT VS. SAME MONTH 1 YR AGO

KEY BISCAIYNE

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



165

LISTINGS FOR SALE

▼
-2.4%

CURRENT VS. PREVIOUS MONTH

▼
-5.7%

CURRENT VS. SAME MONTH 1 YR AGO

26

CLOSED SALES

▲
85.7%

CURRENT VS. PREVIOUS MONTH

▲
8.3%

CURRENT VS. SAME MONTH 1 YR AGO

6.3

MONTHS OF INVENTORY

▼
-47.9%

CURRENT VS. PREVIOUS MONTH

▼
-13.7%

CURRENT VS. SAME MONTH 1 YR AGO

102

AVERAGE DAYS
ON MARKET

▲
85.5%

CURRENT VS. PREVIOUS MONTH

▼
-4.7%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,363,000

MEDIAN SOLD PRICE

▼
-31.8%

CURRENT VS. PREVIOUS MONTH

▲
13.6%

CURRENT VS. SAME MONTH 1 YR AGO

MIAMI BEACH

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



1113

LISTINGS FOR SALE

▲
0.1%

CURRENT VS. PREVIOUS MONTH

▲
37.1%

CURRENT VS. SAME MONTH 1 YR AGO

100

CLOSED SALES

▲
28.2%

CURRENT VS. PREVIOUS MONTH

▼
-29.1%

CURRENT VS. SAME MONTH 1 YR AGO

11.1

MONTHS OF INVENTORY

▼
-22.4%

CURRENT VS. PREVIOUS MONTH

▲
91.4%

CURRENT VS. SAME MONTH 1 YR AGO

81

AVERAGE DAYS
ON MARKET

▼
-19.0%

CURRENT VS. PREVIOUS MONTH

▲
17.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$660,000

MEDIAN SOLD PRICE

▲
13.8%

CURRENT VS. PREVIOUS MONTH

▲
27.4%

CURRENT VS. SAME MONTH 1 YR AGO

PALMETTO BAY

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



78

LISTINGS FOR SALE



-6.0%

CURRENT VS. PREVIOUS MONTH



-10.3%

CURRENT VS. SAME MONTH 1 YR AGO

30

CLOSED SALES



20.0%

CURRENT VS. PREVIOUS MONTH



20.0%

CURRENT VS. SAME MONTH 1 YR AGO

2.6

MONTHS OF INVENTORY



-21.2%

CURRENT VS. PREVIOUS MONTH



-25.7%

CURRENT VS. SAME MONTH 1 YR AGO

78

AVERAGE DAYS
ON MARKET



41.8%

CURRENT VS. PREVIOUS MONTH



-18.7%

CURRENT VS. SAME MONTH 1 YR AGO

\$1,225,000

MEDIAN SOLD PRICE



11.4%

CURRENT VS. PREVIOUS MONTH



46.7%

CURRENT VS. SAME MONTH 1 YR AGO

PINECREST

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



124

LISTINGS FOR SALE

▲
1.6%

CURRENT VS. PREVIOUS MONTH

▲
4.2%

CURRENT VS. SAME MONTH 1 YR AGO

21

CLOSED SALES

▲
10.5%

CURRENT VS. PREVIOUS MONTH

▲
5.0%

CURRENT VS. SAME MONTH 1 YR AGO

5.9

MONTHS OF INVENTORY

▼
-7.8%

CURRENT VS. PREVIOUS MONTH

▼
-1.7%

CURRENT VS. SAME MONTH 1 YR AGO

82

AVERAGE DAYS
ON MARKET

▲
90.7%

CURRENT VS. PREVIOUS MONTH

▲
43.9%

CURRENT VS. SAME MONTH 1 YR AGO

\$2,700,000

MEDIAN SOLD PRICE

▲
76.5%

CURRENT VS. PREVIOUS MONTH

▲
93.4%

CURRENT VS. SAME MONTH 1 YR AGO

SOUTH BEACH

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



979

LISTINGS FOR SALE



-0.1%

CURRENT VS. PREVIOUS MONTH



31.8%

CURRENT VS. SAME MONTH 1 YR AGO

100

CLOSED SALES



20.5%

CURRENT VS. PREVIOUS MONTH



-24.8%

CURRENT VS. SAME MONTH 1 YR AGO

9.8

MONTHS OF INVENTORY



-16.9%

CURRENT VS. PREVIOUS MONTH



75.0%

CURRENT VS. SAME MONTH 1 YR AGO

101

AVERAGE DAYS
ON MARKET



31.2%

CURRENT VS. PREVIOUS MONTH



16.1%

CURRENT VS. SAME MONTH 1 YR AGO

\$520,000

MEDIAN SOLD PRICE



31.6%

CURRENT VS. PREVIOUS MONTH



14.3%

CURRENT VS. SAME MONTH 1 YR AGO

SOUTH MIAMI

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



38

LISTINGS FOR SALE

▲
15.2%

CURRENT VS. PREVIOUS MONTH

▲
15.2%

CURRENT VS. SAME MONTH 1 YR AGO

7

CLOSED SALES

▼
-22.2%

CURRENT VS. PREVIOUS MONTH

▼
-12.5%

CURRENT VS. SAME MONTH 1 YR AGO

5.4

MONTHS OF INVENTORY

▲
45.9%

CURRENT VS. PREVIOUS MONTH

▲
31.7%

CURRENT VS. SAME MONTH 1 YR AGO

50

AVERAGE DAYS
ON MARKET

▼
-19.4%

CURRENT VS. PREVIOUS MONTH

▼
-25.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$858,000

MEDIAN SOLD PRICE

▼
-11.1%

CURRENT VS. PREVIOUS MONTH

▲
12.9%

CURRENT VS. SAME MONTH 1 YR AGO

WESTON

SINGLE-FAMILY HOMES & CONDOS
COMBINED MARCH 2024



189

LISTINGS FOR SALE

▲
1.6%

CURRENT VS. PREVIOUS MONTH

▲
39.0%

CURRENT VS. SAME MONTH 1 YR AGO

74

CLOSED SALES

▲
45.1%

CURRENT VS. PREVIOUS MONTH

▼
-3.9%

CURRENT VS. SAME MONTH 1 YR AGO

2.6

MONTHS OF INVENTORY

▼
-27.8%

CURRENT VS. PREVIOUS MONTH

▲
44.4%

CURRENT VS. SAME MONTH 1 YR AGO

50

AVERAGE DAYS
ON MARKET

▲
2.0%

CURRENT VS. PREVIOUS MONTH

▲
6.4%

CURRENT VS. SAME MONTH 1 YR AGO

\$835,000

MEDIAN SOLD PRICE

▲
26.5%

CURRENT VS. PREVIOUS MONTH

▲
16.0%

CURRENT VS. SAME MONTH 1 YR AGO

POWER.
PRESENCE.
PRESTIGE.





**BERKSHIRE
HATHAWAY** | EWM
HOMESERVICES REALTY

MARKET INSIGHT

MARCH 2024

ewm.com

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