

Monthly Indicators

BROWARD COUNTY



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 1.6 percent for Single Family homes but decreased 0.5 percent for Townhouse/Condo homes. Pending Sales increased 24.0 percent for Single Family homes and 11.1 percent for Townhouse/Condo homes. Inventory increased 3.8 percent for Single Family homes and 7.4 percent for Townhouse/Condo homes.

Median Sales Price increased 1.6 percent to \$614,900 for Single Family homes but decreased 6.2 percent to \$260,000 for Townhouse/Condo homes. Days on Market increased 39.5 percent for Single Family homes and 34.5 percent for Townhouse/Condo homes. Months Supply of Inventory increased 5.9 percent for Single Family homes and 18.9 percent for Townhouse/Condo homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

+ 1.0%	- 1.1%	+ 6.2%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

This is a research tool provided by BeachesMLS, a subsidiary of Broward, Palm Beaches & St. Lucie Realtors®. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
Closed Sales		1,055	1,041	- 1.3%	10,963	10,355	- 5.5%
Median Sales Price		\$605,000	\$614,900	+ 1.6%	\$613,250	\$620,000	+ 1.1%
Average Sales Price		\$785,312	\$805,963	+ 2.6%	\$817,221	\$840,629	+ 2.9%
Dollar Volume of Closed Sales (in millions)		\$827	\$836	+ 1.1%	\$8,942	\$8,684	- 2.9%
Percent of Original List Price Received		93.9%	92.8%	- 1.2%	94.6%	93.3%	- 1.4%
Housing Affordability Index		52	53	+ 1.9%	52	53	+ 1.9%
Median Time to Contract		38	53	+ 39.5%	31	43	+ 38.7%
Pending Sales		912	1,131	+ 24.0%	11,257	10,880	- 3.3%
New Listings		1,761	1,790	+ 1.6%	19,001	19,317	+ 1.7%
Inventory of Homes for Sale		5,402	5,609	+ 3.8%	—	—	—
Months Supply of Inventory		5.1	5.4	+ 5.9%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



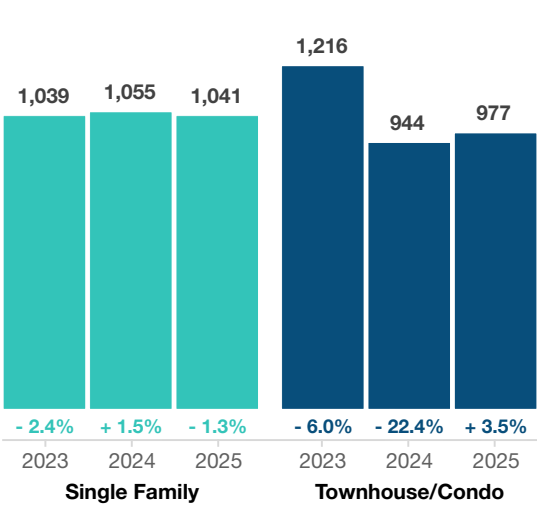
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
Closed Sales		944	977	+ 3.5%	11,380	9,915	- 12.9%
Median Sales Price		\$277,250	\$260,000	- 6.2%	\$281,000	\$270,000	- 3.9%
Average Sales Price		\$363,809	\$349,692	- 3.9%	\$365,538	\$358,973	- 1.8%
Dollar Volume of Closed Sales (in millions)		\$343	\$341	- 0.6%	\$4,148	\$3,550	- 14.4%
Percent of Original List Price Received		91.8%	89.6%	- 2.4%	92.5%	89.7%	- 3.0%
Housing Affordability Index		115	126	+ 9.6%	113	121	+ 7.1%
Median Time to Contract		55	74	+ 34.5%	44	65	+ 47.7%
Pending Sales		942	1,047	+ 11.1%	11,409	10,368	- 9.1%
New Listings		2,379	2,368	- 0.5%	25,491	25,165	- 1.3%
Inventory of Homes for Sale		10,557	11,339	+ 7.4%	—	—	—
Months Supply of Inventory		9.5	11.3	+ 18.9%	—	—	—

Closed Sales

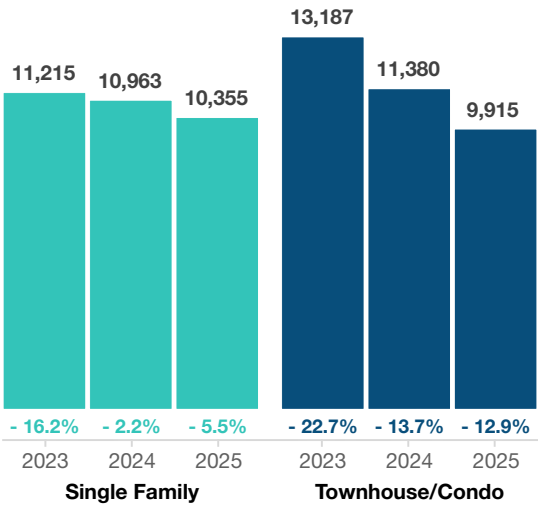
A count of the actual sales that closed in a given month.



October

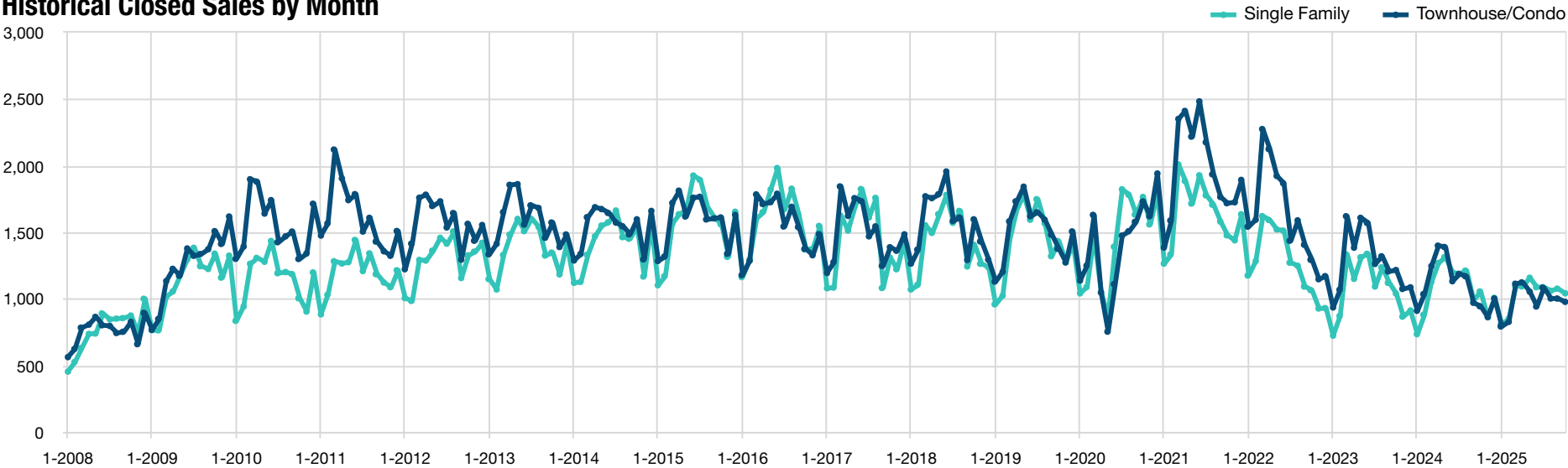


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	861	- 0.6%	863	- 19.6%
Dec-2024	1,007	+ 10.4%	1,002	- 7.7%
Jan-2025	806	+ 9.8%	792	- 13.0%
Feb-2025	851	- 3.3%	827	- 20.1%
Mar-2025	1,096	- 2.8%	1,113	- 10.7%
Apr-2025	1,093	- 13.8%	1,123	- 19.7%
May-2025	1,158	- 11.8%	1,053	- 24.2%
Jun-2025	1,087	- 9.3%	942	- 16.8%
Jul-2025	1,087	- 8.5%	1,084	- 8.6%
Aug-2025	1,060	- 12.5%	1,002	- 14.3%
Sep-2025	1,076	+ 9.0%	1,002	+ 3.3%
Oct-2025	1,041	- 1.3%	977	+ 3.5%
12-Month Avg	1,019	- 4.0%	982	- 12.9%

Historical Closed Sales by Month

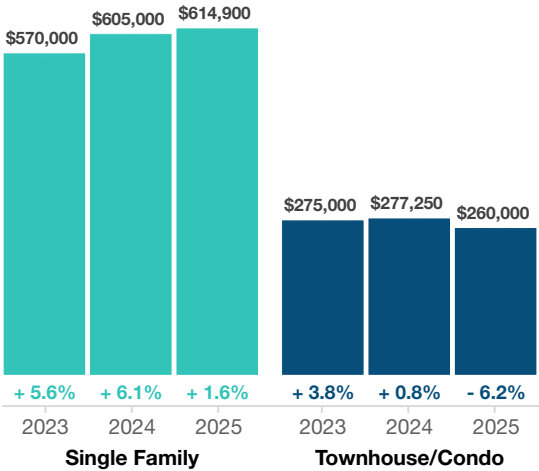


Median Sales Price

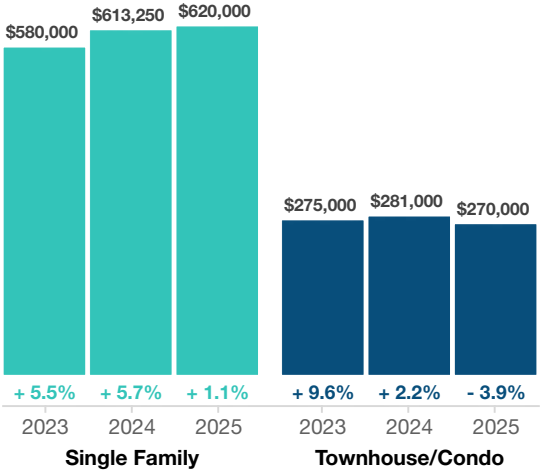
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



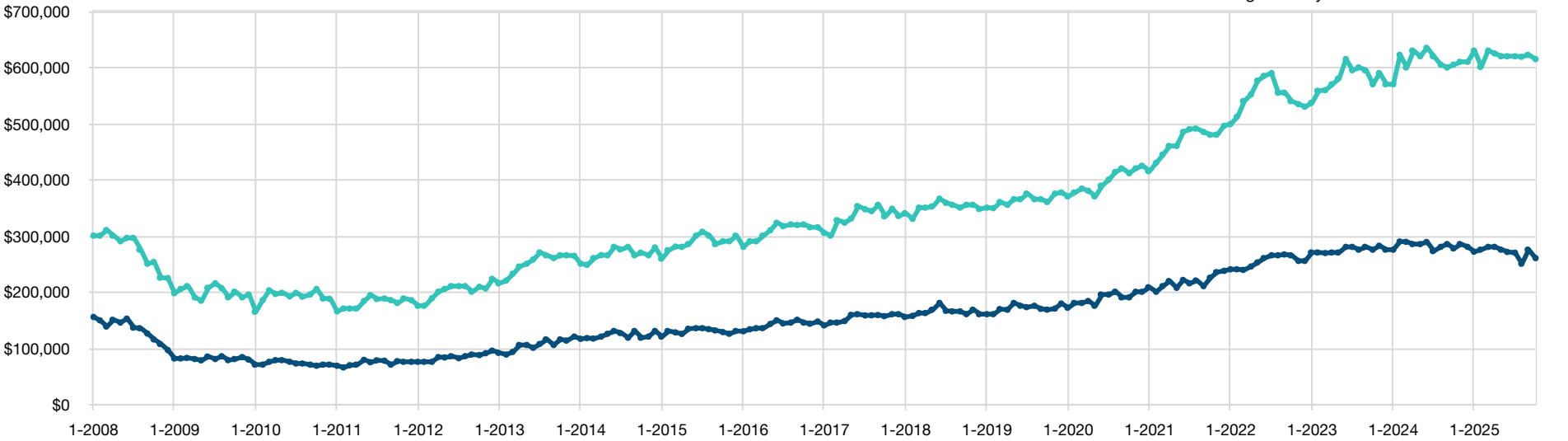
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$610,000	+ 3.4%	\$285,000	+ 1.1%
Dec-2024	\$610,000	+ 7.0%	\$280,000	+ 1.8%
Jan-2025	\$630,000	+ 10.5%	\$271,500	- 1.3%
Feb-2025	\$601,000	- 3.4%	\$275,000	- 5.0%
Mar-2025	\$630,000	+ 5.0%	\$280,000	- 3.1%
Apr-2025	\$625,000	- 0.8%	\$280,000	- 1.8%
May-2025	\$620,000	0.0%	\$275,000	- 3.5%
Jun-2025	\$620,000	- 2.4%	\$271,000	- 6.1%
Jul-2025	\$620,000	0.0%	\$269,500	- 1.1%
Aug-2025	\$619,000	+ 2.3%	\$249,950	- 10.7%
Sep-2025	\$622,500	+ 3.8%	\$275,000	- 3.5%
Oct-2025	\$614,900	+ 1.6%	\$260,000	- 6.2%
12-Month Avg*	\$620,000	+ 2.1%	\$272,000	- 2.9%

* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

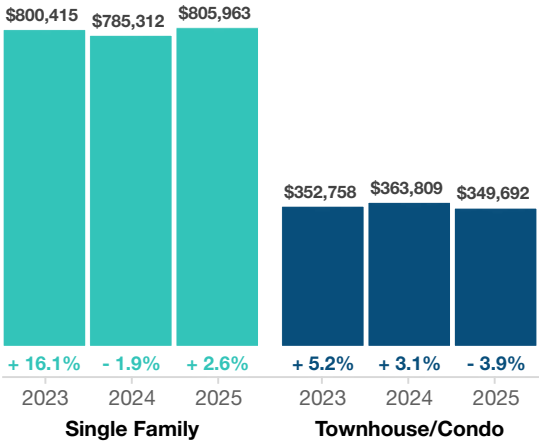


Average Sales Price

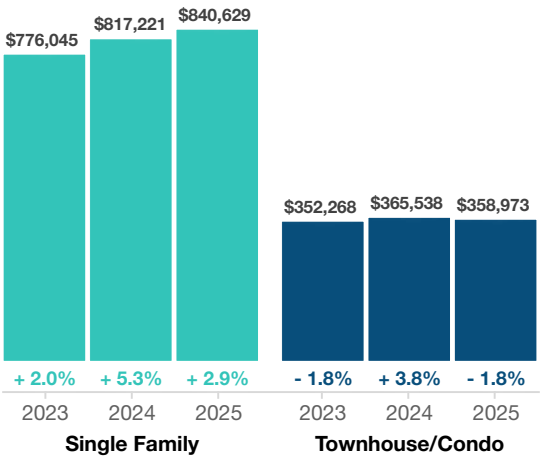
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



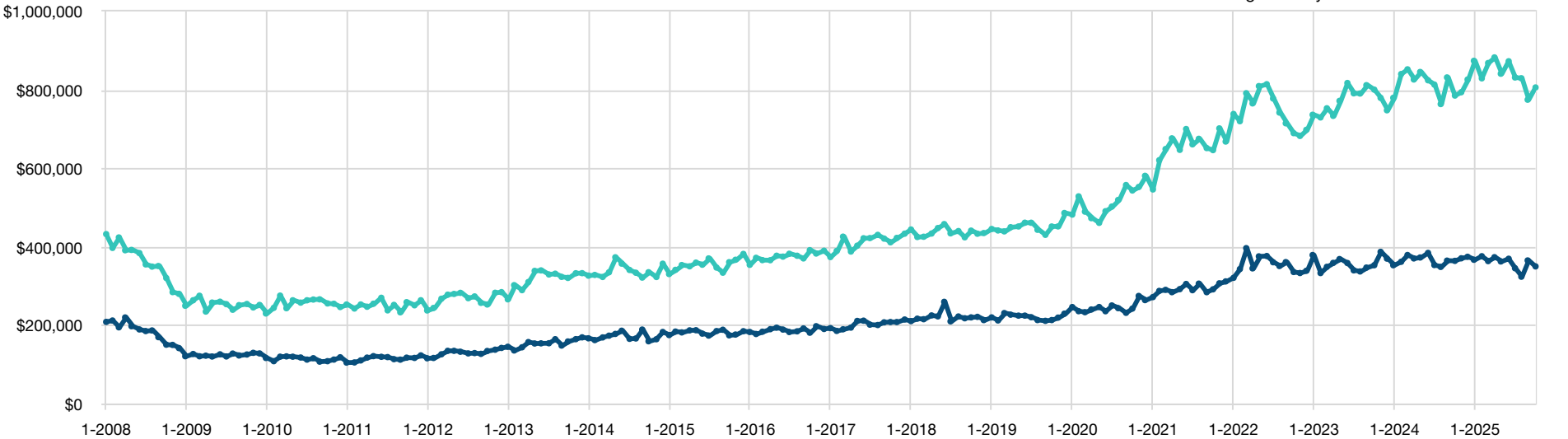
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$793,836	+ 1.9%	\$370,354	- 4.3%
Dec-2024	\$826,179	+ 10.5%	\$374,220	+ 1.3%
Jan-2025	\$873,904	+ 12.1%	\$366,638	+ 4.0%
Feb-2025	\$829,237	- 1.3%	\$375,678	+ 3.9%
Mar-2025	\$868,250	+ 1.9%	\$363,230	- 4.1%
Apr-2025	\$882,584	+ 6.8%	\$373,175	+ 0.8%
May-2025	\$841,013	- 0.5%	\$362,333	- 2.7%
Jun-2025	\$872,785	+ 5.9%	\$369,206	- 3.9%
Jul-2025	\$831,430	+ 2.2%	\$345,097	- 2.3%
Aug-2025	\$829,479	+ 8.6%	\$323,451	- 7.2%
Sep-2025	\$774,757	- 6.8%	\$364,902	+ 0.1%
Oct-2025	\$805,963	+ 2.6%	\$349,692	- 3.9%
12-Month Avg*	\$836,136	+ 3.3%	\$361,103	- 1.8%

* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

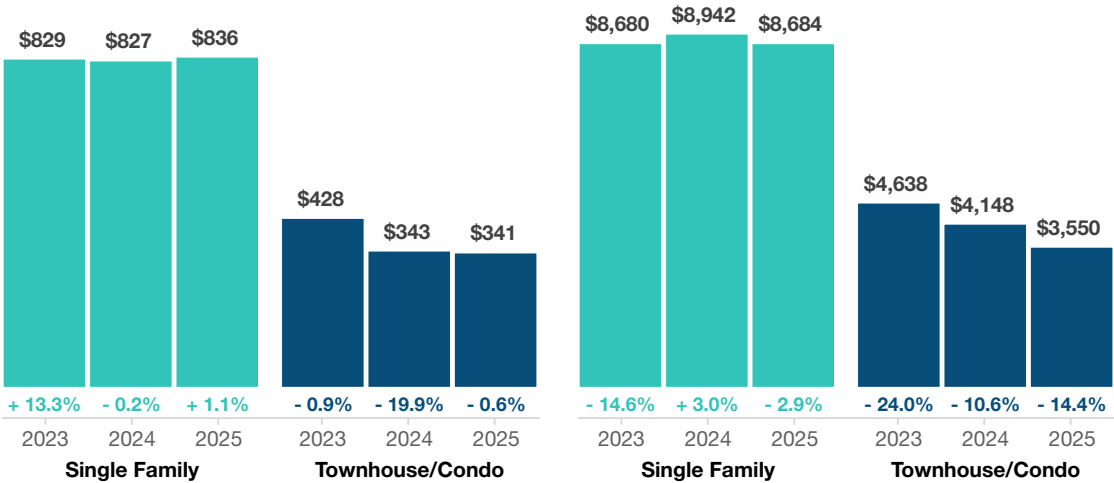


Dollar Volume of Closed Sales (in millions)

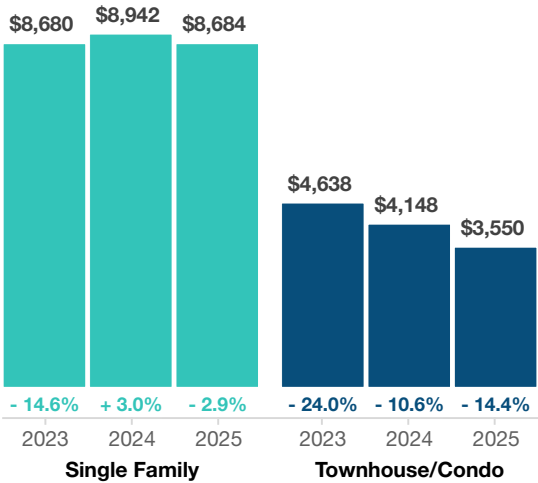
The total dollar volume for all closed sales in a given month (in millions). Does not account for seller concessions.



October

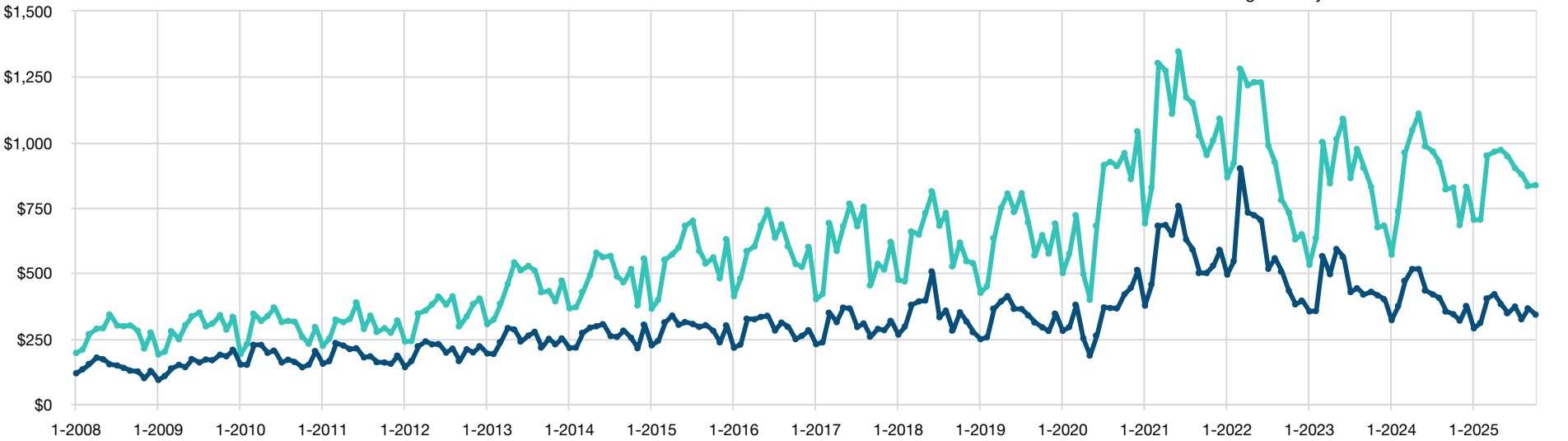


Year to Date



\$ Volume of Closed Sales (in millions)	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$683	+ 1.2%	\$318	- 23.4%
Dec-2024	\$829	+ 21.7%	\$374	- 6.5%
Jan-2025	\$703	+ 23.1%	\$289	- 9.7%
Feb-2025	\$704	- 4.3%	\$310	- 17.1%
Mar-2025	\$949	- 1.1%	\$403	- 14.3%
Apr-2025	\$964	- 7.8%	\$419	- 18.6%
May-2025	\$971	- 12.4%	\$381	- 26.0%
Jun-2025	\$947	- 3.9%	\$346	- 20.1%
Jul-2025	\$901	- 6.6%	\$372	- 11.0%
Aug-2025	\$877	- 5.1%	\$323	- 20.2%
Sep-2025	\$832	+ 1.5%	\$365	+ 3.4%
Oct-2025	\$836	+ 1.1%	\$341	- 0.6%
12-Month Avg	\$850	- 0.9%	\$353	- 14.7%

Historical Dollar Volume of Closed Sales (in millions) by Month

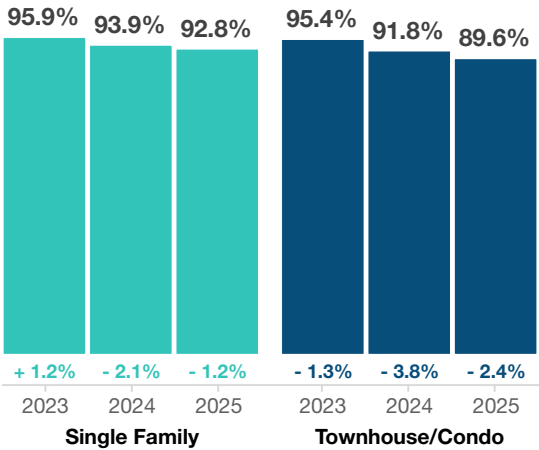


Percent of Original List Price Received

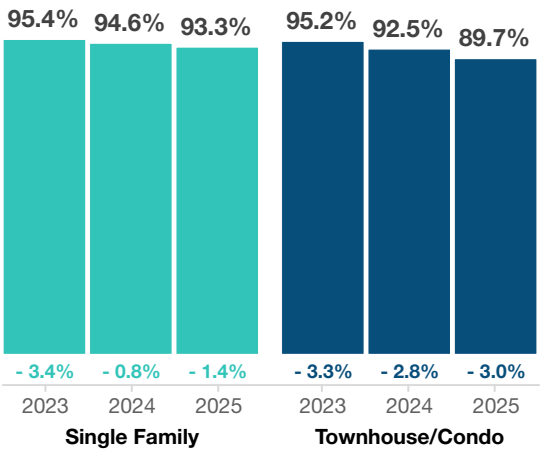
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



October



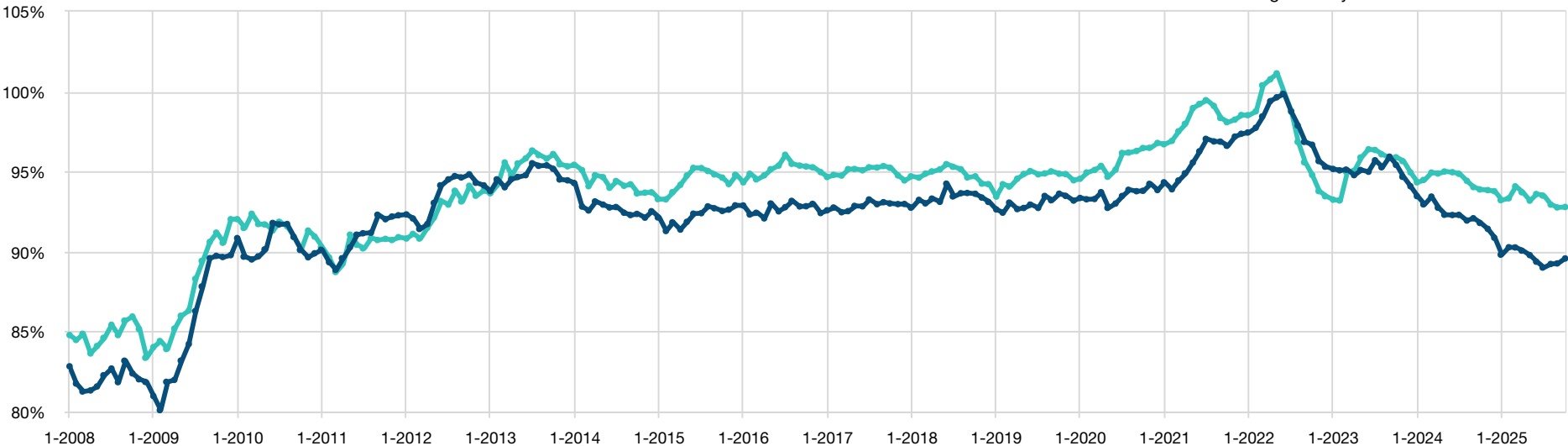
Year to Date



Pct. of Orig. Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	93.8%	- 2.0%	91.4%	- 3.5%
Dec-2024	93.8%	- 1.2%	90.9%	- 3.4%
Jan-2025	93.2%	- 1.2%	89.8%	- 4.0%
Feb-2025	93.3%	- 1.3%	90.3%	- 2.8%
Mar-2025	94.1%	- 0.8%	90.3%	- 3.3%
Apr-2025	93.7%	- 1.3%	90.1%	- 2.8%
May-2025	93.2%	- 1.9%	89.8%	- 2.7%
Jun-2025	93.6%	- 1.5%	89.4%	- 3.1%
Jul-2025	93.5%	- 1.5%	89.0%	- 3.6%
Aug-2025	92.9%	- 1.6%	89.2%	- 2.9%
Sep-2025	92.8%	- 1.3%	89.3%	- 3.0%
Oct-2025	92.8%	- 1.2%	89.6%	- 2.4%
12-Month Avg*	93.4%	- 1.4%	89.9%	- 3.2%

* Pct. of Orig. Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

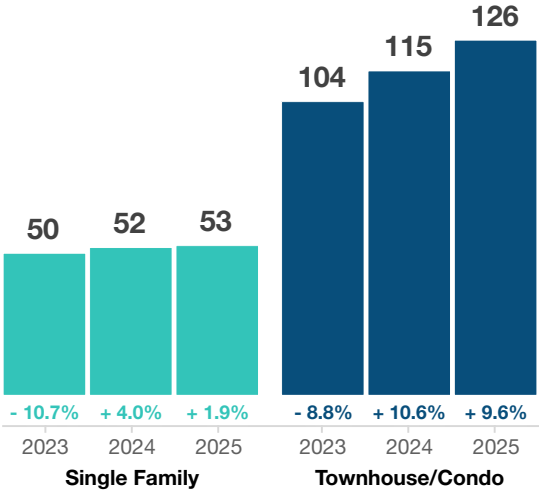


Housing Affordability Index

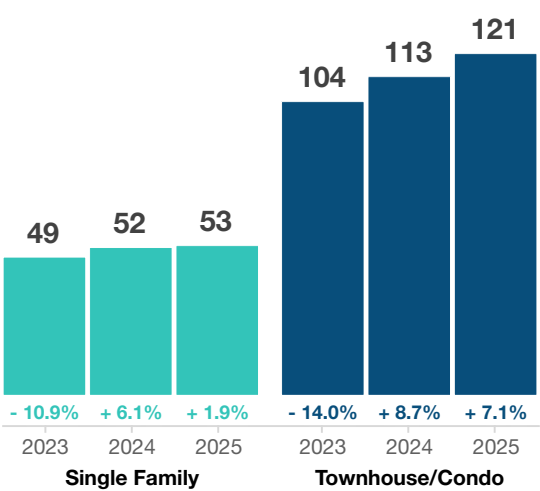
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

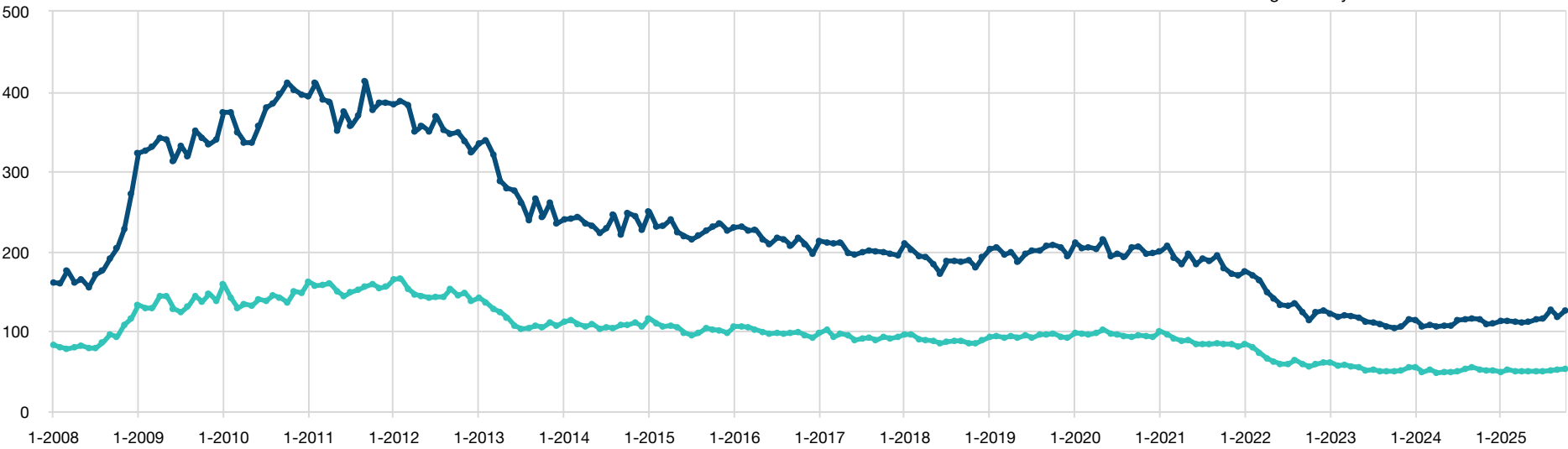


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	51	0.0%	109	+ 2.8%
Dec-2024	51	- 7.3%	110	- 4.3%
Jan-2025	49	- 10.9%	113	- 0.9%
Feb-2025	52	+ 6.1%	113	+ 6.6%
Mar-2025	50	- 3.8%	112	+ 3.7%
Apr-2025	50	+ 4.2%	111	+ 4.7%
May-2025	50	+ 2.0%	112	+ 4.7%
Jun-2025	50	+ 2.0%	115	+ 7.5%
Jul-2025	50	0.0%	116	+ 1.8%
Aug-2025	51	- 3.8%	127	+ 10.4%
Sep-2025	52	- 5.5%	118	+ 1.7%
Oct-2025	53	+ 1.9%	126	+ 9.6%
12-Month Avg	51	- 1.9%	115	+ 3.6%

Historical Housing Affordability Index by Month

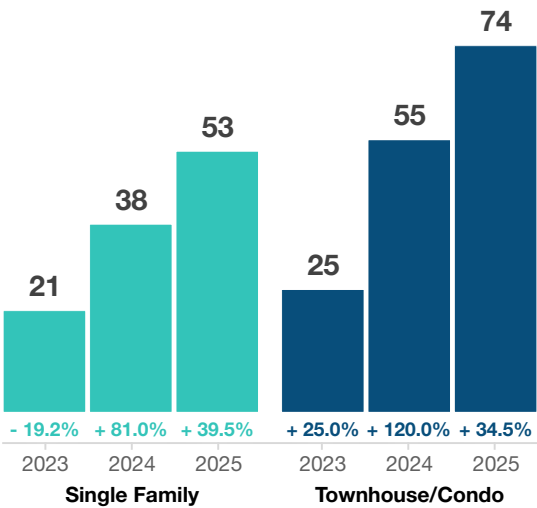


Median Time to Contract

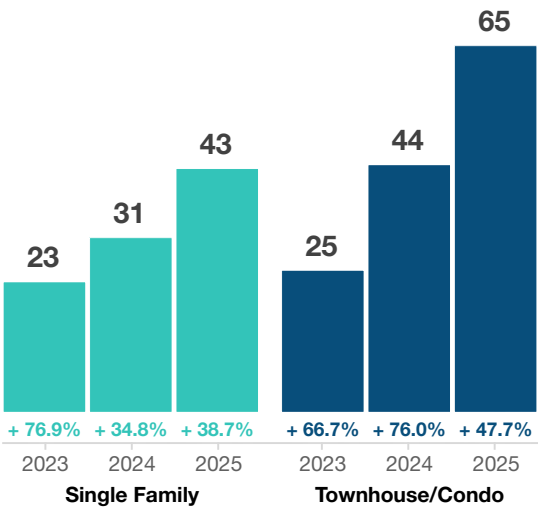
Median number of days between when a property is listed and when an offer is accepted in a given month.



October



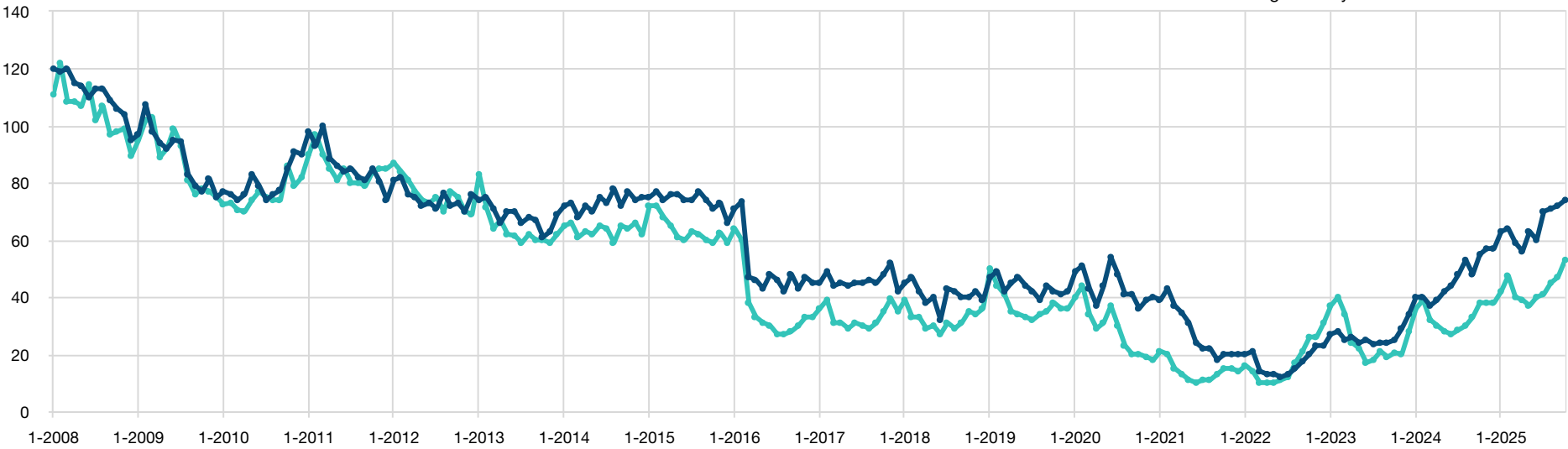
Year to Date



Median Time to Contract	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	38	+ 90.0%	57	+ 96.6%
Dec-2024	38	+ 35.7%	57	+ 67.6%
Jan-2025	42	+ 16.7%	63	+ 57.5%
Feb-2025	48	+ 23.1%	64	+ 60.0%
Mar-2025	40	+ 25.0%	59	+ 59.5%
Apr-2025	39	+ 30.0%	56	+ 43.6%
May-2025	37	+ 32.1%	63	+ 50.0%
Jun-2025	40	+ 48.1%	60	+ 36.4%
Jul-2025	41	+ 41.4%	70	+ 45.8%
Aug-2025	45	+ 50.0%	71	+ 34.0%
Sep-2025	47	+ 42.4%	72	+ 50.0%
Oct-2025	53	+ 39.5%	74	+ 34.5%
12-Month Avg*	42	+ 40.0%	63	+ 50.0%

* Median Time to Contract for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Median Time to Contract by Month

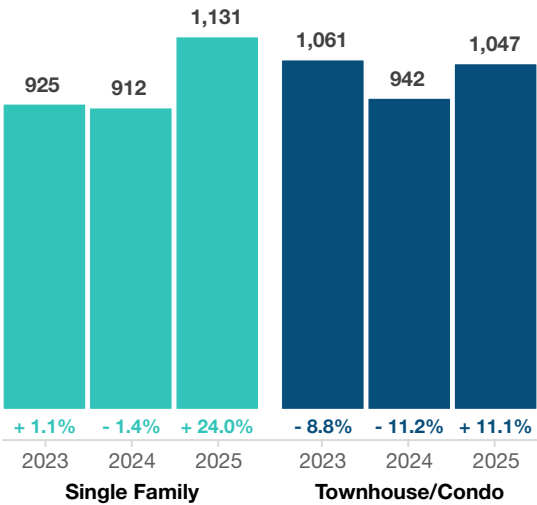


Pending Sales

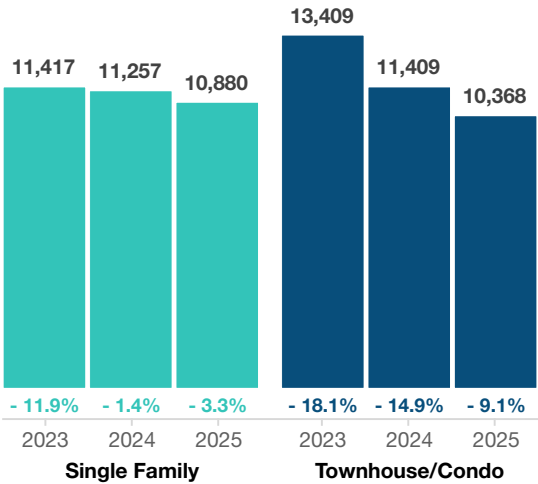
A count of the properties on which offers have been accepted in a given month.



October

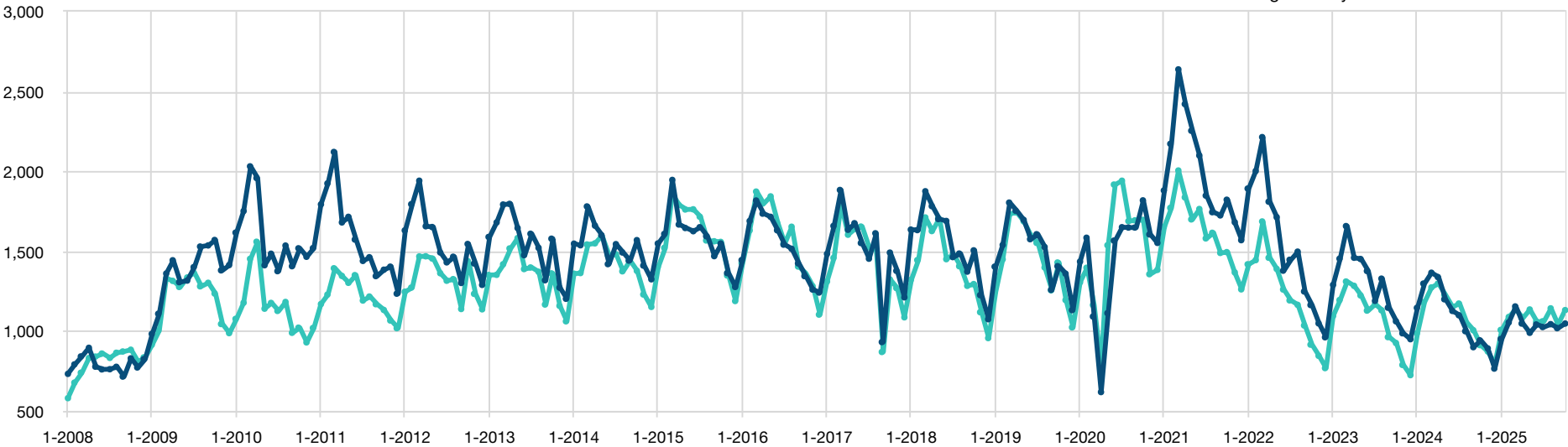


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	872	+ 10.7%	891	- 9.6%
Dec-2024	795	+ 9.8%	765	- 19.4%
Jan-2025	1,007	+ 2.1%	950	- 17.0%
Feb-2025	1,088	- 7.8%	1,054	- 18.7%
Mar-2025	1,136	- 10.8%	1,154	- 15.5%
Apr-2025	1,081	- 16.7%	1,047	- 21.7%
May-2025	1,135	- 7.4%	989	- 17.5%
Jun-2025	1,058	- 8.1%	1,041	- 7.5%
Jul-2025	1,061	- 9.5%	1,025	- 6.7%
Aug-2025	1,142	+ 8.2%	1,043	+ 4.4%
Sep-2025	1,041	+ 3.6%	1,018	+ 13.2%
Oct-2025	1,131	+ 24.0%	1,047	+ 11.1%
12-Month Avg	1,046	- 1.7%	1,002	- 9.9%

Historical Pending Sales by Month

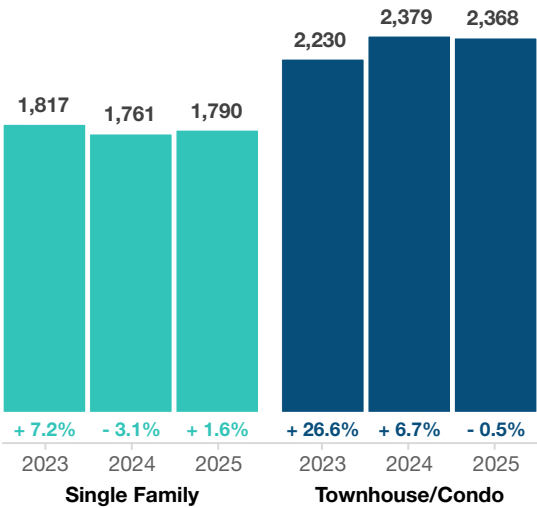


New Listings

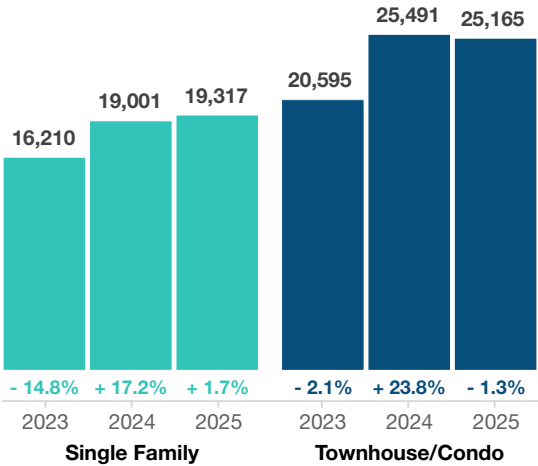
A count of the properties that have been newly listed on the market in a given month.



October

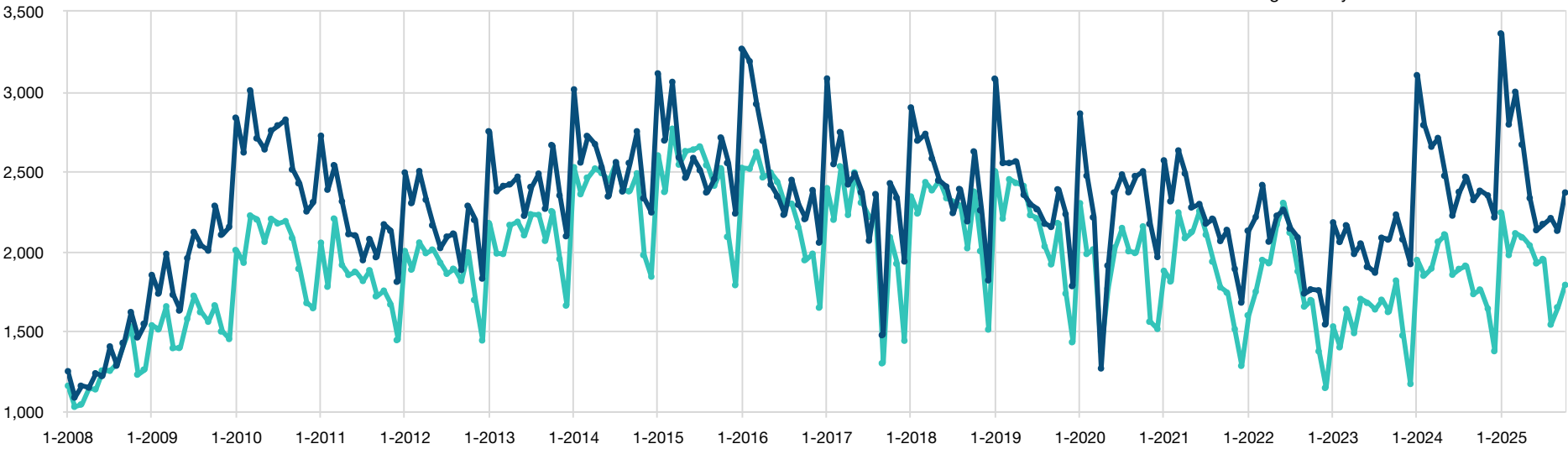


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	1,642	+ 11.4%	2,350	+ 13.3%
Dec-2024	1,376	+ 17.5%	2,213	+ 15.2%
Jan-2025	2,243	+ 15.3%	3,363	+ 8.4%
Feb-2025	1,977	+ 7.0%	2,794	+ 0.1%
Mar-2025	2,113	+ 11.6%	2,998	+ 12.9%
Apr-2025	2,088	+ 1.4%	2,668	- 1.5%
May-2025	2,037	- 3.3%	2,333	- 5.7%
Jun-2025	1,925	+ 3.8%	2,133	- 4.1%
Jul-2025	1,952	+ 3.3%	2,171	- 8.5%
Aug-2025	1,542	- 19.3%	2,208	- 10.5%
Sep-2025	1,650	- 4.8%	2,129	- 8.3%
Oct-2025	1,790	+ 1.6%	2,368	- 0.5%
12-Month Avg	1,861	+ 3.2%	2,477	+ 0.8%

Historical New Listings by Month

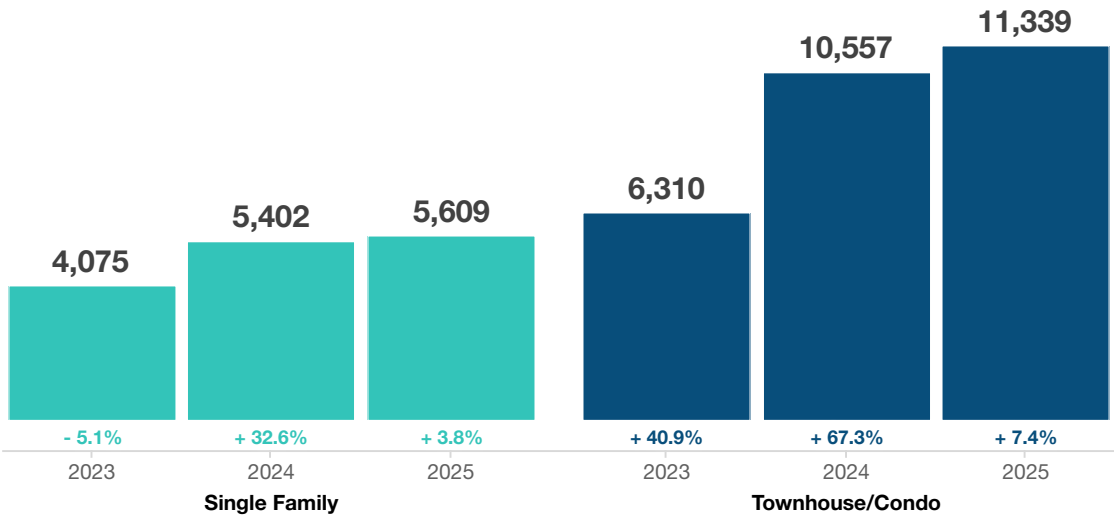


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

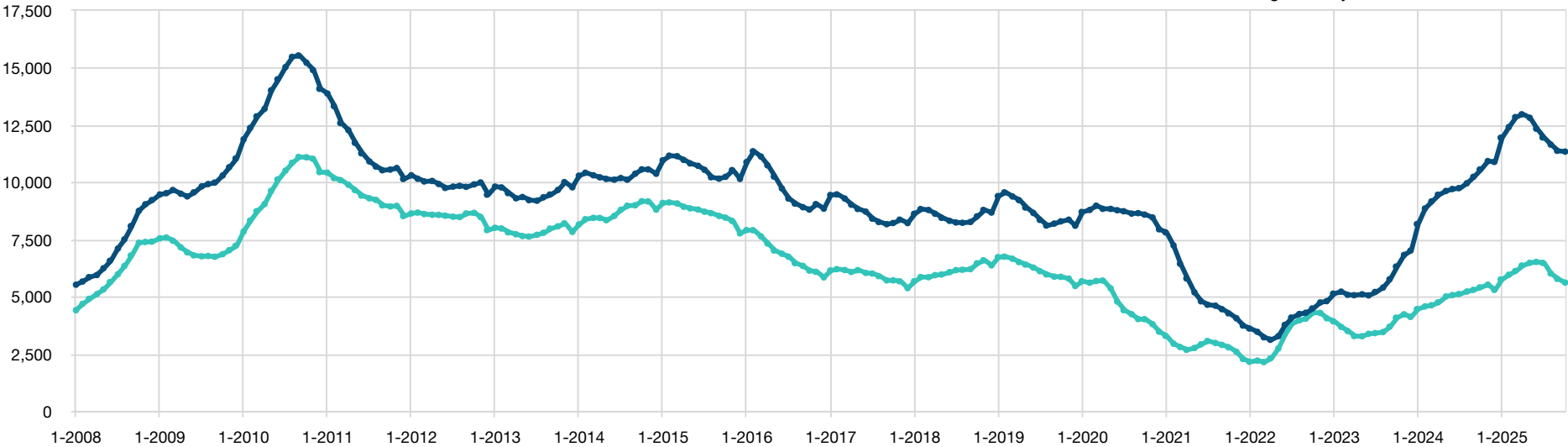


October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	5,521	+ 30.7%	10,925	+ 60.2%
Dec-2024	5,289	+ 28.7%	10,888	+ 55.4%
Jan-2025	5,746	+ 29.1%	11,946	+ 46.2%
Feb-2025	5,951	+ 30.3%	12,412	+ 40.2%
Mar-2025	6,115	+ 32.4%	12,848	+ 40.2%
Apr-2025	6,354	+ 33.9%	12,972	+ 37.2%
May-2025	6,474	+ 29.4%	12,819	+ 33.3%
Jun-2025	6,512	+ 28.6%	12,342	+ 27.2%
Jul-2025	6,474	+ 26.7%	11,957	+ 22.7%
Aug-2025	6,008	+ 15.1%	11,648	+ 17.0%
Sep-2025	5,775	+ 9.1%	11,375	+ 11.1%
Oct-2025	5,609	+ 3.8%	11,339	+ 7.4%
12-Month Avg	5,986	+ 24.3%	11,956	+ 31.3%

Historical Inventory of Homes for Sale by Month

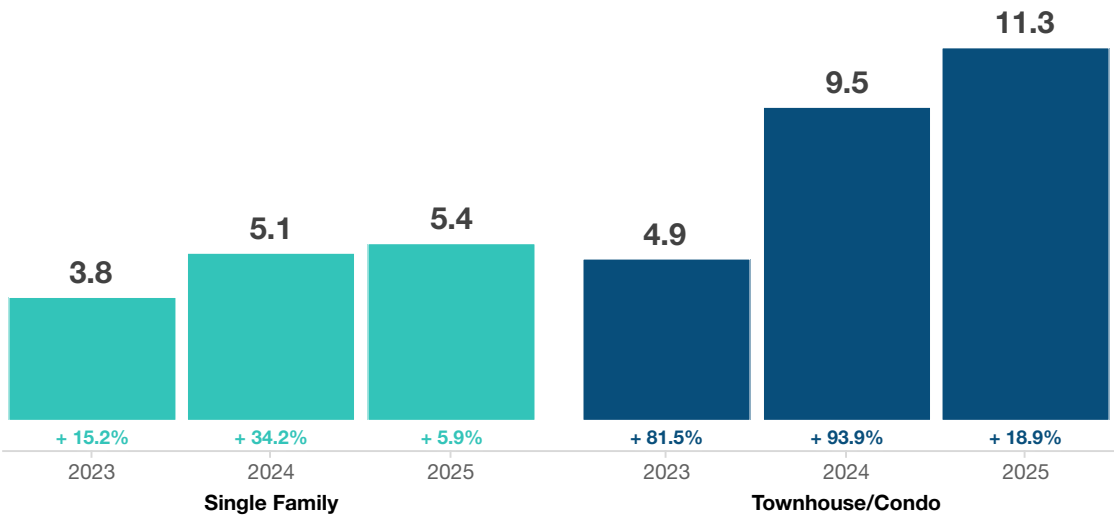


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



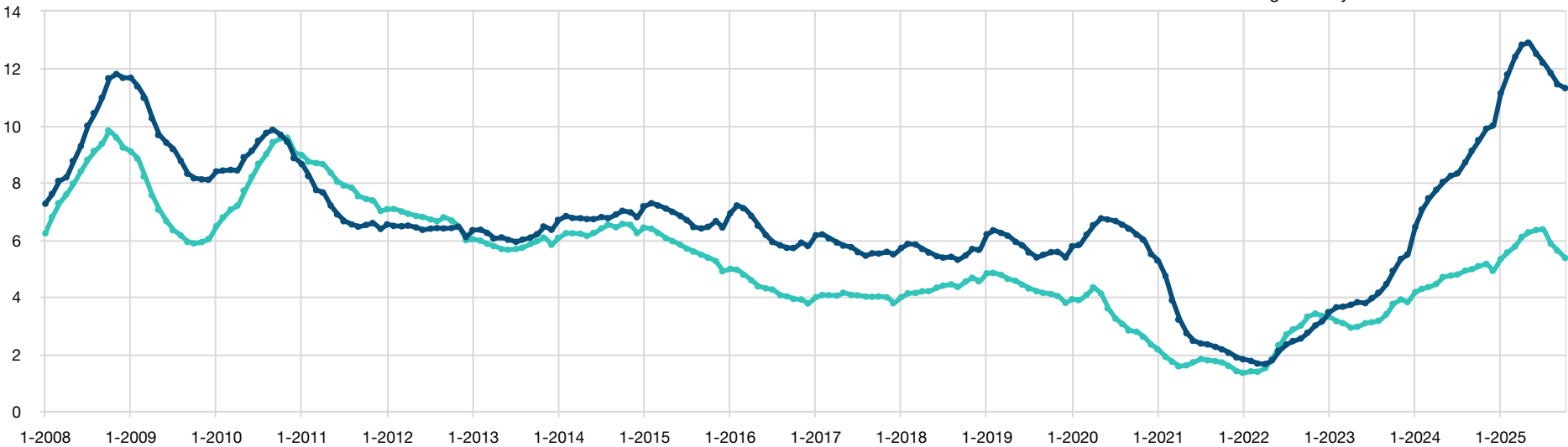
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	5.2	+ 33.3%	9.9	+ 86.8%
Dec-2024	4.9	+ 28.9%	10.0	+ 81.8%
Jan-2025	5.3	+ 26.2%	11.1	+ 70.8%
Feb-2025	5.6	+ 30.2%	11.8	+ 66.2%
Mar-2025	5.8	+ 34.9%	12.4	+ 65.3%
Apr-2025	6.1	+ 35.6%	12.8	+ 64.1%
May-2025	6.3	+ 34.0%	12.9	+ 61.3%
Jun-2025	6.3	+ 34.0%	12.5	+ 52.4%
Jul-2025	6.4	+ 33.3%	12.2	+ 47.0%
Aug-2025	5.9	+ 20.4%	11.8	+ 35.6%
Sep-2025	5.6	+ 12.0%	11.5	+ 26.4%
Oct-2025	5.4	+ 5.9%	11.3	+ 18.9%
12-Month Avg*	5.7	+ 26.8%	11.7	+ 53.4%

* Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
Closed Sales		1,999	2,018	+ 1.0%	22,343	20,270	- 9.3%
Median Sales Price		\$455,000	\$450,000	- 1.1%	\$445,000	\$452,000	+ 1.6%
Average Sales Price		\$586,287	\$584,741	- 0.3%	\$587,276	\$605,066	+ 3.0%
Dollar Volume of Closed Sales (in millions)		\$1,170	\$1,177	+ 0.6%	\$13,090	\$12,233	- 6.5%
Percent of Original List Price Received		92.9%	91.2%	- 1.8%	93.6%	91.5%	- 2.2%
Housing Affordability Index		70	73	+ 4.3%	71	73	+ 2.8%
Median Time to Contract		45	61	+ 35.6%	37	53	+ 43.2%
Pending Sales		1,854	2,178	+ 17.5%	22,666	21,248	- 6.3%
New Listings		4,140	4,158	+ 0.4%	44,492	44,482	- 0.0%
Inventory of Homes for Sale		15,959	16,948	+ 6.2%	—	—	—
Months Supply of Inventory		7.3	8.3	+ 13.7%	—	—	—

Single Family and Townhouse/Condo Properties