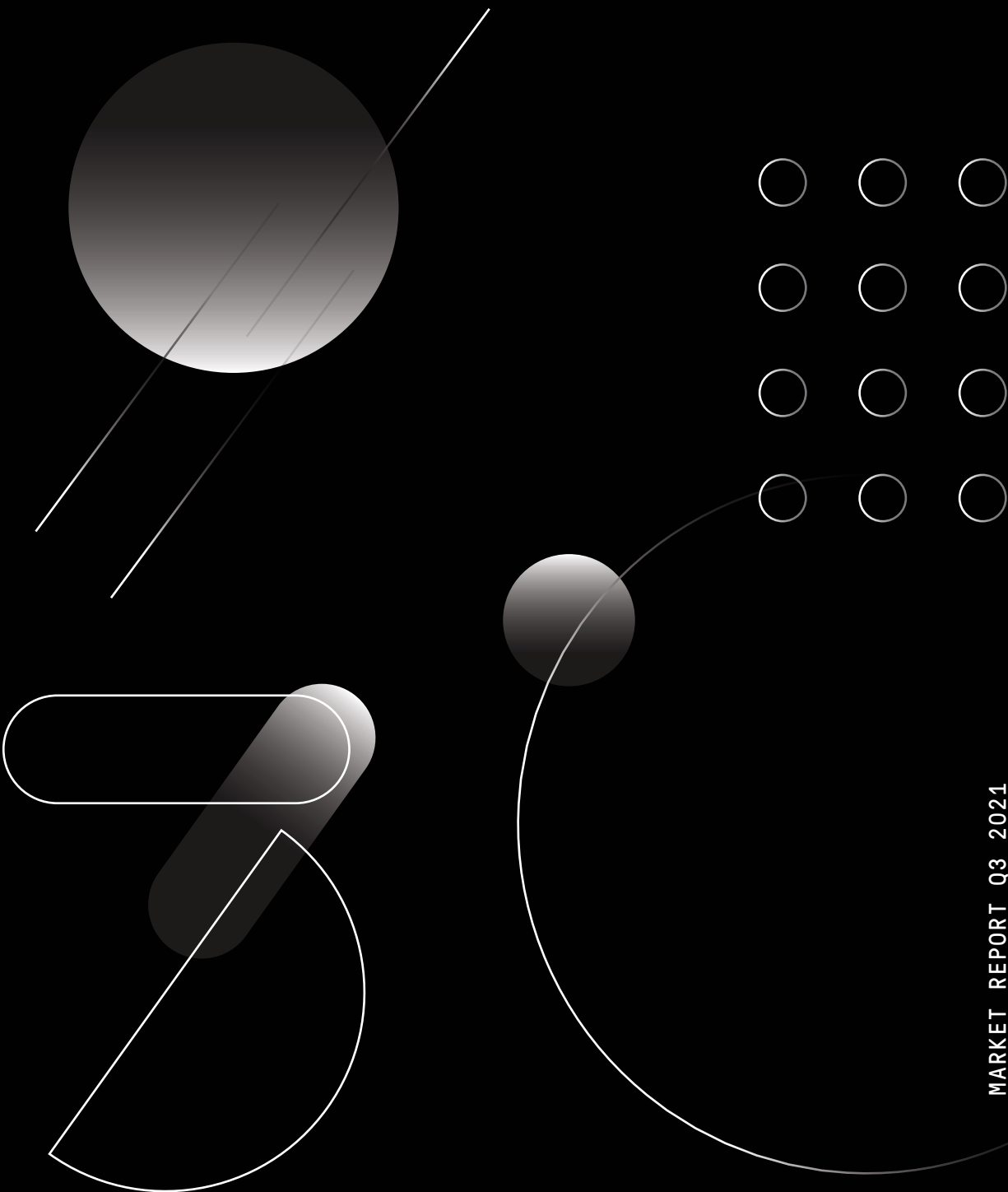


COMPASS

INSIGHTS



MARKET REPORT Q3 2021

COMPASS

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*All reports are published October 2021 based on Q3 2021 information available on 10/21/2021. Reports presented are based on data supplied by Trendgraphix. Trendgraphix does not guarantee or is not in any way responsible for accuracy. Data maintained by Trendgraphix may not reflect all real estate activities in the outlined markets. Information deemed reliable but not guaranteed.

**All reports are published October 2021 based on 90-day average data available on 10/15/2021. Reports presented are based on data supplied by Altos Research. Altos Research does not guarantee or is not in any way responsible for accuracy. Data maintained by Altos Research may not reflect all real estate activities in the outlined markets. Information deemed reliable but not guaranteed.

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REFLECTION

Here's the Recipe for Our 3rd Quarter 2021 Florida Housing Market:

Take one large housing-supply shortage; add a global pandemic, economic shutdown, and supply chain shortages; mix in rapid population growth, and you will yield today's residential real estate market.

At a national level, we're seeing record gaps in housing supply and demand. The US Census reveals 12.3 million households were established between January 2012 and June 2021. Compare this to the 7 million new single-family homes constructed during that time.

Florida Realtors reports a robust pace and high absorption rate in the Q3 market. This has resulted in higher median prices, an increase of new listings, and a rise in all-cash sales. These trends are predicted to continue into Q4 and onward to 2022.

Floridians anxiously await the return of our northern neighbors. "Snowbirds" will arrive in seasonal mass migration, due to relaxed travel restrictions contingent upon vaccination status. International travelers may set their sights on the Sunshine State. Many have funds ready to invest in real estate. They will quickly learn the lack of single-family home inventory has created a condominium buying frenzy in many areas.

Florida inventory reports less than half the availability than this time last year. Inventory supply spans one to three months across all price ranges. Multiple offers are common, even for properties over \$1 million, creating stiff competition for buyers.

Speaking of buyers, millennials are no longer the generation of renters. Now in their 30s and early 40s, this generation adds fuel to the buyer's fire, as they inundate entry-level inventory and compete with all-cash investors.

New-home construction could save the low housing supply woes. The reality is severe labor shortages, coupled with supply chain disruptions, make material costs unstable and expensive. With elevated land prices, it's nearly impossible to produce affordable new homes. Despite the challenges, builders seem to hold power in today's market. Business Insider said it best: "It's not a buyer's or a seller's market in housing: it's a builder's market."

The positive factors of residential real estate remain consistent from last quarter. Accessibility and affordability lead the way due to low mortgage interest rates. Supply and demand trends keep the thought of a looming "housing bubble" at bay.

Florida is a microcosm of US trends, continuously in the top ten fastest-growing states. The economic outlook of Florida remains strong, with unemployment below the national average. Tourism has almost returned to 2019 pre-pandemic levels. A fair climate, affordability, and eased restrictions continue to attract visitors.

Navigating Florida's current housing market requires both skill and strategy. If you're in the market to buy or sell, partnering with a seasoned agent has exponential benefits. Visit compass.com to get started.



COMPASS ADVANTAGE

The Compass Advantage

Compass is building the first modern real estate platform. By pairing the industry's top talent with technology, we make the search and sell experience intelligent and seamless.

As an innovative residential real estate firm, we empower our agents so they have more time for advising their clients. With the solutions-driven mindset of a startup and the sophistication of a luxury brand, we take a tech-driven, personalized approach to real estate to help you find your place in the world.

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.





COMPASS CONCIERGE

This Winter, Maximize the Value of Your Home


Compass Concierge is the hassle-free way to sell your home faster, for a higher price. Get fronted for the cost of home improvement services like staging, flooring, painting, and more. When you work with a Compass agent, Concierge can transform your home by unlocking its full potential, all with zero upfront costs and no interest.

Learn more at compass.com/concierge

COMPASS CONCIERGE

This information is provided for informational purposes only and is not a solicitation, recommendation, offer or promise to provide services. Rules & Exclusions apply. Compass offers no guarantee or warranty of results. Home must qualify under Compass Concierge guidelines. Subject to additional terms and conditions. Compass reserves the right to refuse, reject, or cancel the program for any reason at any time without liability.

●
FRESH PAINT





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**STRATEGIC
STAGING**

●
**LANDSCAPING
IMPROVEMENTS**

●
UPDATED FLOORING

BRIDGE LOANS

Bridge the Gap Between the Home You Have and the Home You Want

When you sell your home with a Compass agent, you gain access to competitive rates and dedicated support from industry-leading lenders, with the exclusive option to get up to six months of your loan payments fronted using Compass Bridge Loans.

Learn more at compass.com/bridge-loan-services

COMPASS BRIDGE LOAN SERVICES

Compass offers no guarantee or warranty of results, is not a lender and has no influence on underwriting or lending decisions made by the third-party lenders.





PRIVATE EXCLUSIVES

Sell Your Home, Keep Your Privacy

Listing your home as a private exclusive allows you to control what information is shared about you and your home, while still getting nationwide exposure to top agents at Compass.

You can expect your listing to be an off-market home that can be shared by a Compass agent directly with their colleagues and buyers. Property details aren't disseminated widely and won't appear on public search websites.

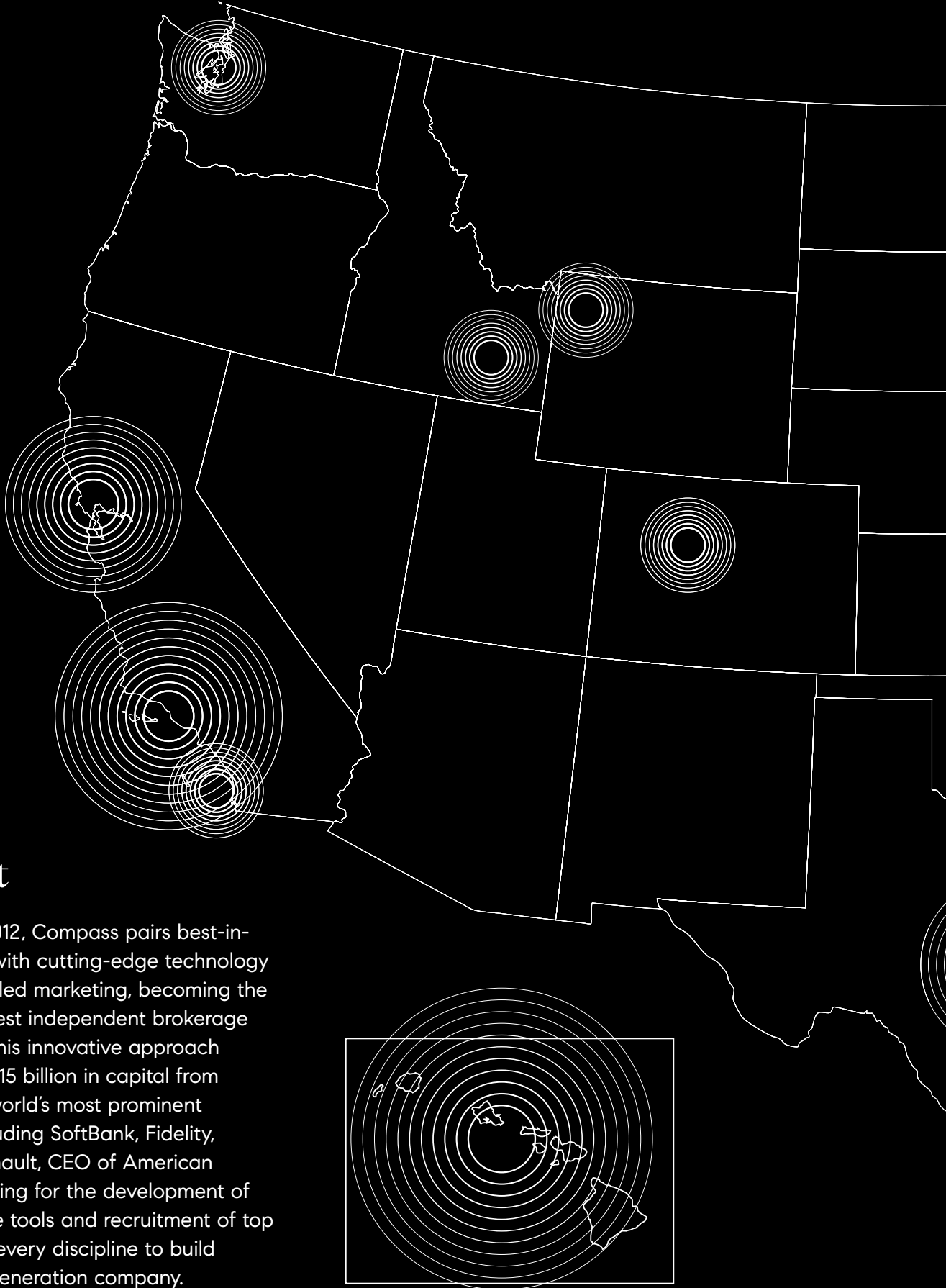
Learn more at compass.com/private-exclusives

COMPASS PRIVATE EXCLUSIVES

The Compass Private Exclusive program is not available in all markets and local policy definitions may restrict how Private Exclusive listings can be shared between agents, even within the same brokerage. Where the program is available, pre-marketing and listing strategies are independently determined by the client. Compass does not recommend one particular strategy or guarantee results.







Coast to Coast

Founded in 2012, Compass pairs best-in-class agents with cutting-edge technology and unparalleled marketing, becoming the country's largest independent brokerage in six years. This innovative approach has secured \$15 billion in capital from some of the world's most prominent investors, including SoftBank, Fidelity, and Ken Chenault, CEO of American Express, allowing for the development of transformative tools and recruitment of top talent across every discipline to build a once-in-a-generation company.



Terms Defined

Single-Family

A standalone house is a free-standing residential building. It is sometimes referred to as a single-family home, as opposed to a multi-family residential dwelling.

Condo

A condominium, often shortened to condo, is a type of living space similar to an apartment but independently sellable and therefore regarded as real estate.

New Listings

A new property that has recently become available.

Under Contract

When a buyer has made an offer on a home and the seller has accepted, but the sale has not closed.

Pending

When the home is under contract and all contingencies have been removed, but the sale is not yet closed.

Closed Sales

Figures for the last twelve months are based on known closings recorded at the time the report is prepared.

Average Sales Price

The value of all closed sales divided by the number of properties sold.

Sale-to-List Ratio

Sold price divided by the original list price, shown as a percentage. If it's above 100%, the home sold for more than the list price. If it's less than 100%, the home sold for less than the list price.

Market Action Index™

Developed by Altos Research, this is an at-a-glance measurement of market conditions. The Index compares rate of sales to inventory to determine if it is a buyer's market or seller's market.

Inventory / For Sale

Inventory represents the active supply of properties on the market. Any time a seller lists a property, it is considered to be part of inventory.

Median List Price

The median list price is the price in the very middle of a data set, with exactly half of the houses priced for less and half priced for more. We refer to the median price rather than the average price because it is less affected by outliers or properties that skew the perceived values in a particular housing market.

Price Per Square Foot (\$/SF)

A calculation of the value of each square foot of area of a house or condo, most commonly used to compare similar properties. The price per square foot throughout the report is based on the list price.

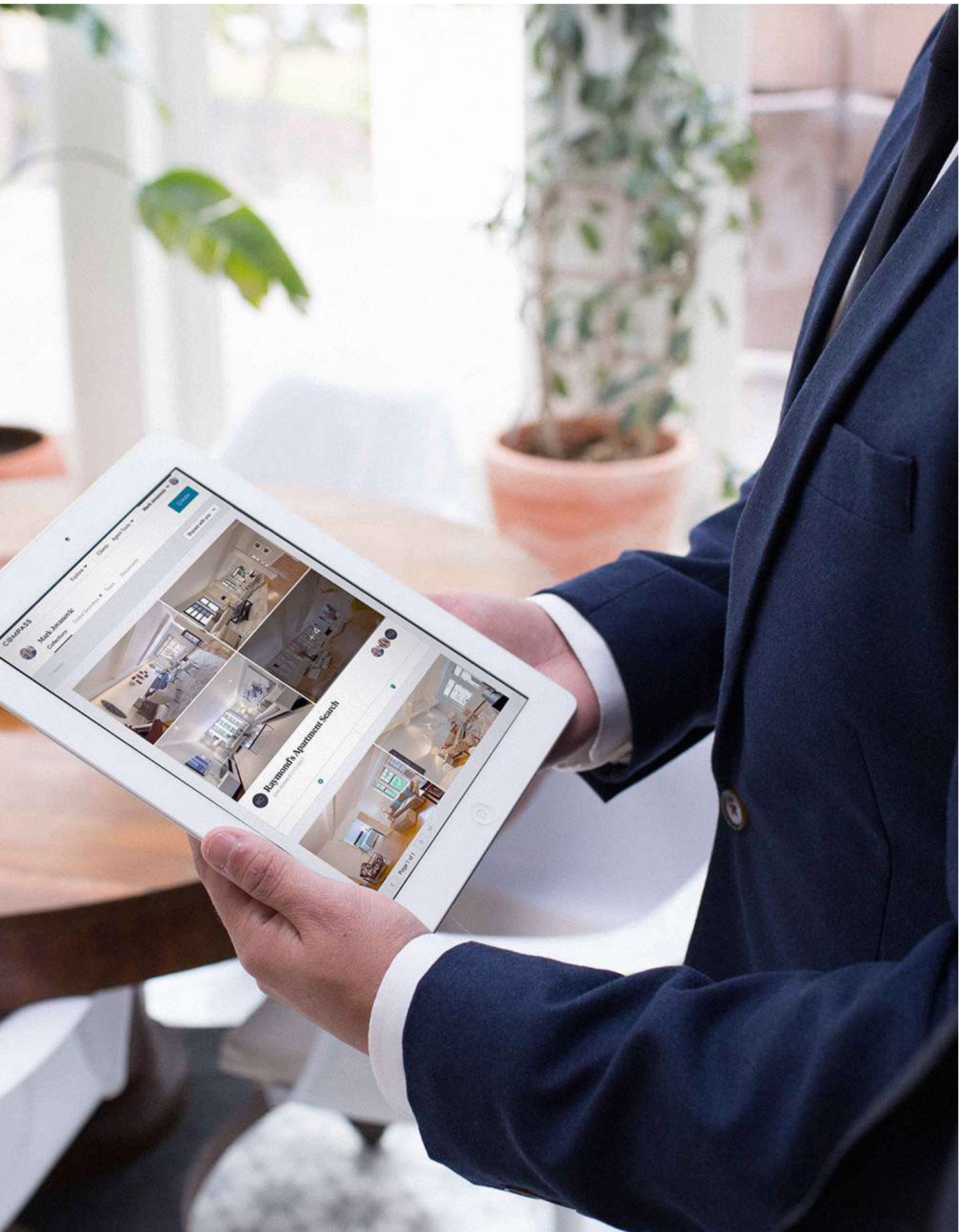
Months of Inventory

A measure of how fast all the existing homes on the market would last assuming a) no more listings are added, and b) the rate at which homes sell is a constant.

Average Days on Market (DOM)

The average of the total number of days listings have been active on the market before either an offer is accepted or the agreement between real estate broker and seller ends.





PROFESSIONAL PERSPECTIVE

**Your home is the destination.
Getting there is the journey.**

When it comes to buying and selling your home, finding the right real estate agent is only one piece of the puzzle. Along the way, you'll need a knowledgeable lender and savvy inspector for the final steps of due diligence. We connected with industry professionals in Florida to provide their perspectives on what they're seeing in the market.

ADVERTISEMENT



Michael Gaurnier, ACI

Considering the influx of out-of-state buyers moving to Florida, tell us more about the required four-point inspections and why this is such an important step when purchasing a new home.

A crucial principle for buyers to understand is Florida's insurance underwriting determines the insurability of the home. If problems are found within the four points of electrical, roofing, plumbing, or AC systems, there is a risk for declining insurance or a cost-prohibitive premium. Consider asking a seller ahead of time, especially if purchasing an older property, if they are willing to cover repairs if insurability becomes an issue. Learn more about four-point inspections by visiting our website and clicking on "Our Services".

Given the fast-paced inventory in today's market, do you believe sellers should prioritize a pre-listing inspection? Why or why not?

Yes, a pre-listing inspection is highly advantageous for those selling their home. Potential issues identified in a pre-listing inspection can be disclosed in advanced and negotiated before going under contract. This action helps avoid the infamous "deal killer" that might arise during the transaction. Additionally, a pre-listing inspection, publicized by your agent, can attract more qualified buyers to the property. It also helps you sell for a higher price by eliminating the second negotiation phase typically held after a buyer's inspection.



Michael Gaurnier
954.303.9565
aci.inspector@gmail.com
gohomeinspection.com

Citizens Bank

When looking to purchase property in Florida, how can pre-approval from a lender be advantageous to their home search?

Having a pre-approval letter helps a buyer provide additional confidence with the offer to the seller. It implies the buyer has determined their financial position with a qualified mortgage professional in advance. The proactive nature of this extra step builds confidence with the seller, buyer, and real estate agents to present a well structured transaction, all helping to align on the common goal of an on-time closing.

What are you seeing in the market in terms of high-end financing options for home sales?

There are significant perks for buyers who take advantage of high-net purchase financing rates and structuring an offer to allow for financial gains. This can create more wealth and refrain from liquidating investable assets. Citizen's Bank offers asset-based lending which allows you to structure your investable assets to qualify for financing, as opposed to traditional income which you may not be receiving.

 Citizens Bank®

Kyle Rayburn

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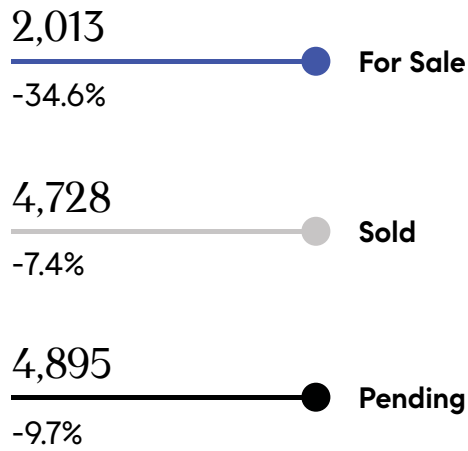
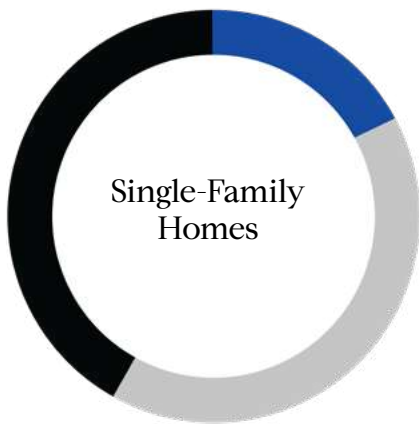
A MARKET SNAPSHOT

Broward County

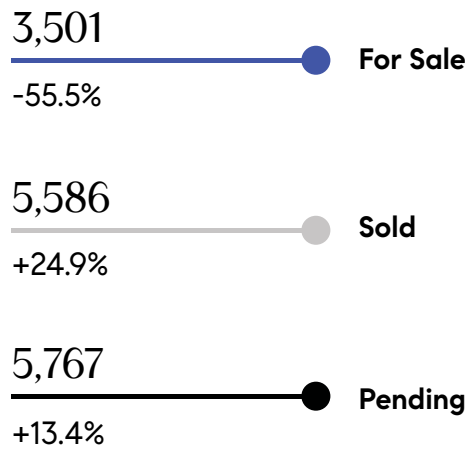
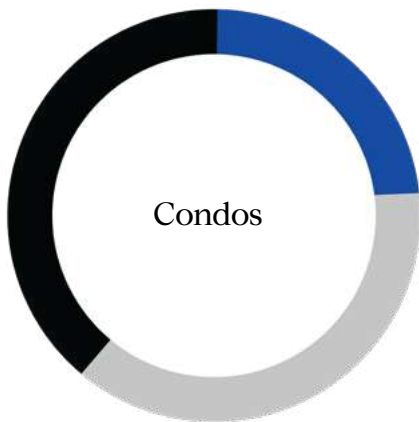
Fort Lauderdale spans much of this region, also known as the “Venice of America.” Over 500 miles of an expansive canal system allows water lovers to play and dine on the waterways. From exclusive neighborhoods to tight-knit communities, there’s something for everyone in Broward County.



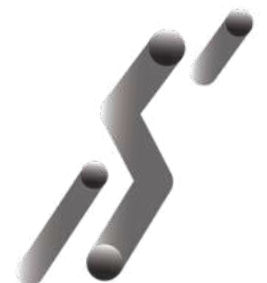
BROWARD COUNTY



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.3	98	29
YoY Change	-31.1%	+4.3%	-50%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	2	96	59
YoY Change	-62.2%	+3.2%	-27.2%



BROWARD COUNTY

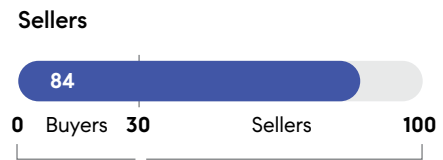
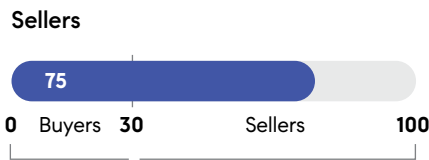
Coconut Creek

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	63	25	-60.3%	57	19	-66.7%
Average \$/SF	\$199	\$239	20.1%	\$185	\$217	17.3%
Average DOM	72	39	-45.8%	78	28	-64.1%
Median List Price	\$422,158	\$498,415	18.1%	\$309,307	\$251,134	-18.8%

Q3 Market Action Index™*



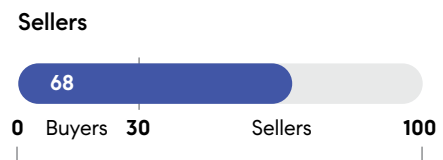
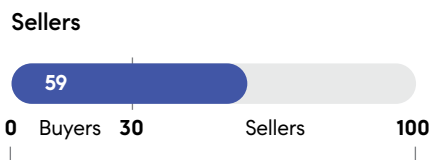
Davie

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	179	97	-45.8%	135	70	-48.1%
Average \$/SF	\$253	\$271	7.1%	\$166	\$187	12.7%
Average DOM	161	65	-59.6%	88	66	-25.0%
Median List Price	\$842,822	\$918,999	9.0%	\$200,069	\$230,976	15.4%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

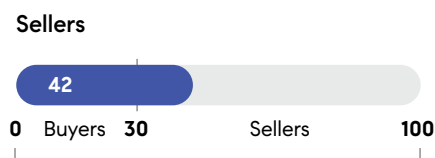
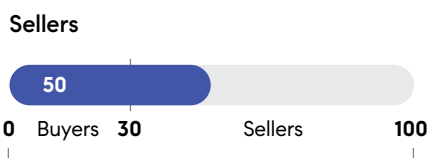
Fort Lauderdale

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	971	455	-53.1%	1,656	670	-59.5%
Average \$/SF	\$346	\$359	3.8%	\$317	\$364	14.8%
Average DOM	179	98	-45.3%	195	152	-22.1%
Median List Price	\$734,711	\$712,884	-3.0%	\$378,142	\$438,949	16.1%

Q3 Market Action Index™*



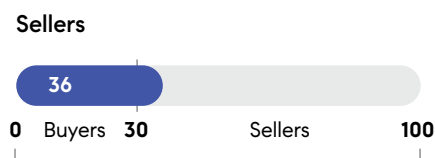
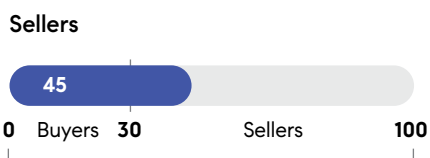
Hallandale Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	92	50	-45.7%	873	380	-56.5%
Average \$/SF	\$213	\$245	15.0%	\$249	\$286	14.9%
Average DOM	171	130	-24.0%	252	175	-30.6%
Median List Price	\$212,276	\$312,807	47.4%	\$284,638	\$321,723	13.0%

Q3 Market Action Index™*

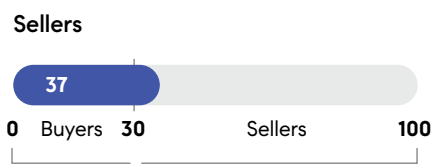
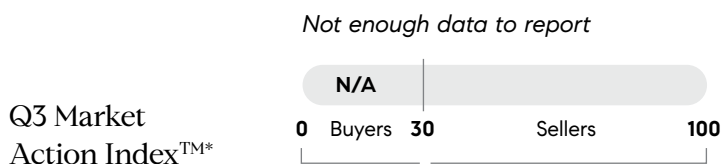


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

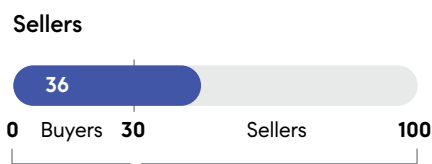
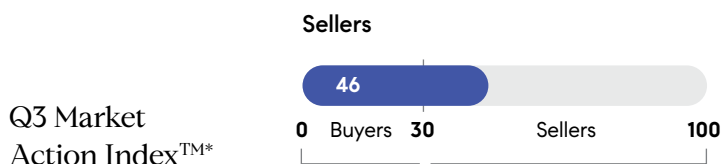
Hillsboro Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	8	1	-87.5%	90	24	-73.3%
Average \$/SF	\$1,660	\$2,191	32.0%	\$385	\$414	7.5%
Average DOM	244	1,266	418.9%	257	232	-9.7%
Median List Price	\$19,100,000	\$28,300,000	48.2%	\$489,353	\$736,411	50.5%



Hollywood

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	397	245	-38.3%	993	439	-55.8%
Average \$/SF	\$265	\$309	16.6%	\$312	\$438	40.4%
Average DOM	147	82	-44.2%	261	237	-9.2%
Median List Price	\$479,115	\$508,000	6.0%	\$342,084	\$442,400	29.3%



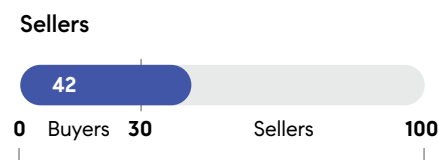
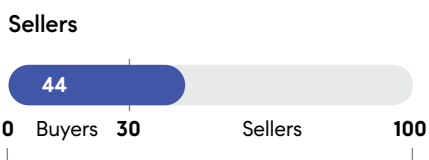
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

Lauderdale-by-the-Sea

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	23	8	-65.2%	105	37	-64.8%
Average \$/SF	\$455	\$521	14.5%	\$362	\$425	17.4%
Average DOM	141	102	-27.7%	201	112	-44.3%
Median List Price	\$927,884	\$1,200,000	29.3%	\$528,688	\$489,923	-7.3%

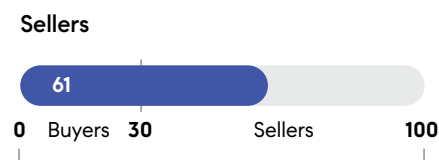
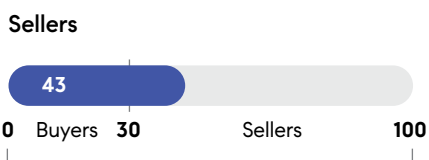
Q3 Market Action Index™*



Lighthouse Point

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	111	43	-61.3%	52	17	-67.3%
Average \$/SF	\$419	\$682	62.8%	\$198	\$205	3.5%
Average DOM	211	100	-52.6%	145	68	-53.1%
Median List Price	\$1,200,000	\$2,300,000	91.7%	\$217,865	\$223,299	2.5%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

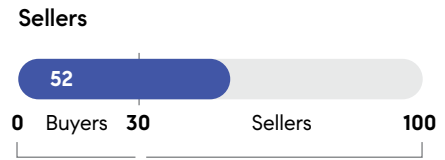
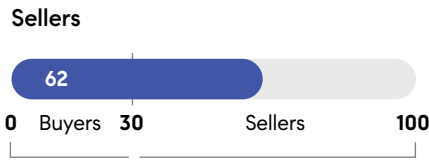
Oakland Park

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	99	51	-48.5%	112	53	-52.7%
Average \$/SF	\$268	\$309	15.3%	\$165	\$192	16.4%
Average DOM	86	51	-40.7%	105	67	-36.2%
Median List Price	\$379,007	\$407,203	7.4%	\$163,338	\$180,192	10.3%

Q3 Market Action Index™*



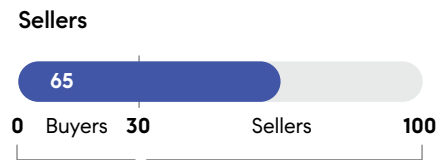
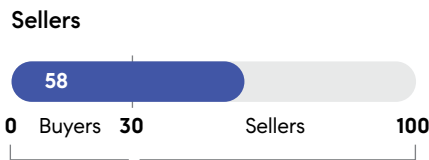
Parkland

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	179	68	-62.0%	20	4	-80.0%
Average \$/SF	\$231	\$302	30.7%	\$222	\$267	20.3%
Average DOM	131	78	-40.5%	63	31	-50.8%
Median List Price	\$811,438	\$1,200,000	47.9%	\$413,907	\$452,030	9.2%

Q3 Market Action Index™*



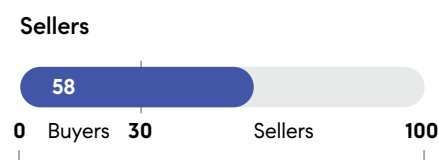
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

Pembroke Pines

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	142	102	-28.2%	337	166	-50.7%
Average \$/SF	\$209	\$222	6.2%	\$151	\$172	13.9%
Average DOM	69	36	-47.8%	104	71	-31.7%
Median List Price	\$449,673	\$522,465	16.2%	\$166,686	\$187,930	12.7%

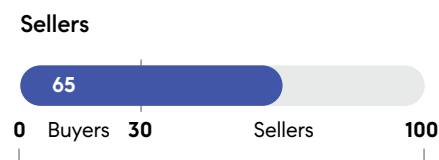
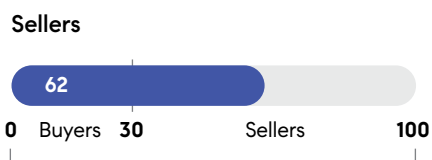
Q3 Market Action Index™*



Plantation

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	144	108	-25.0%	145	74	-49.0%
Average \$/SF	\$222	\$248	11.7%	\$141	\$166	17.7%
Average DOM	122	54	-55.7%	110	71	-35.5%
Median List Price	\$576,761	\$667,965	15.8%	\$167,226	\$213,869	27.9%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

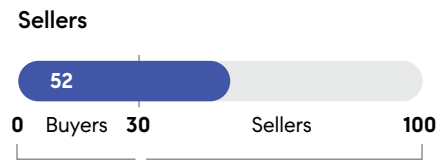
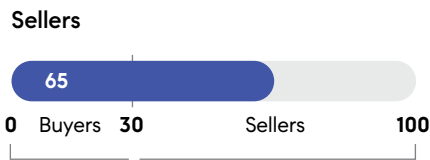
Pompano Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	355	186	-47.6%	991	366	-63.1%
Average \$/SF	\$225	\$263	16.9%	\$168	\$199	18.5%
Average DOM	118	52	-55.9%	168	166	-1.2%
Median List Price	\$409,599	\$488,619	19.3%	\$197,692	\$229,678	16.2%

Q3 Market Action Index™*



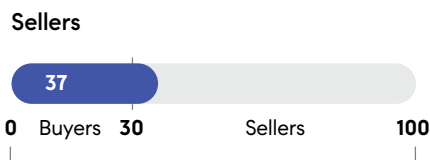
Southwest Ranches

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	56	44	-21.4%			
Average \$/SF	\$384	\$426	10.9%			
Average DOM	266	163	-38.7%			
Median List Price	\$1,700,000	\$2,600,000	52.9%			

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

BROWARD COUNTY

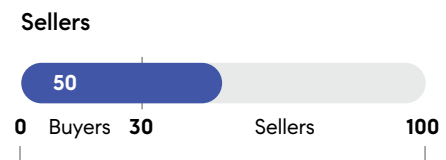
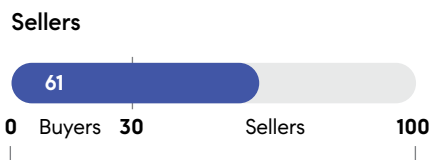
Weston

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	129	57	-55.8%	80	46	-42.5%
Average \$/SF	\$249	\$271	8.8%	\$212	\$219	3.3%
Average DOM	141	44	-68.8%	110	65	-40.9%
Median List Price	\$664,126	\$798,153	20.2%	\$280,376	\$275,342	-1.8%

Q3 Market Action Index™*



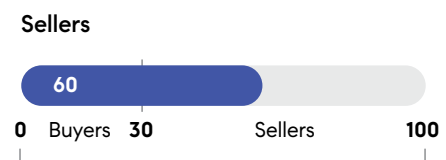
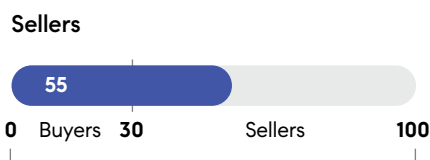
Wilton Manors

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	61	27	-55.7%	43	15	-65.1%
Average \$/SF	\$324	\$454	40.1%	\$233	\$265	13.7%
Average DOM	111	46	-58.6%	70	66	-5.7%
Median List Price	\$589,207	\$775,138	31.6%	\$347,111	\$356,045	2.6%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



FORT LAUDERDALE

625 San Marco Drive

\$29,000,000 6 BD 7 BA 2 HB 10,160 SF

This point lot estate, located where the New River meets the Intracoastal Waterway, features 277 feet of waterfront with space to dock your superyacht. Inside, enjoy stunning vistas from all three levels, with rich amenities, gourmet kitchen, an elevator, and more, plus incredible outdoor lounging and entertainment spaces.

Elmes Group
954.522.2803
tim@elmesgroup.com



FORT LAUDERDALE

1425 E Lake Drive

\$14,995,000 5 BD 6 BA 2 HB 8,423 SF

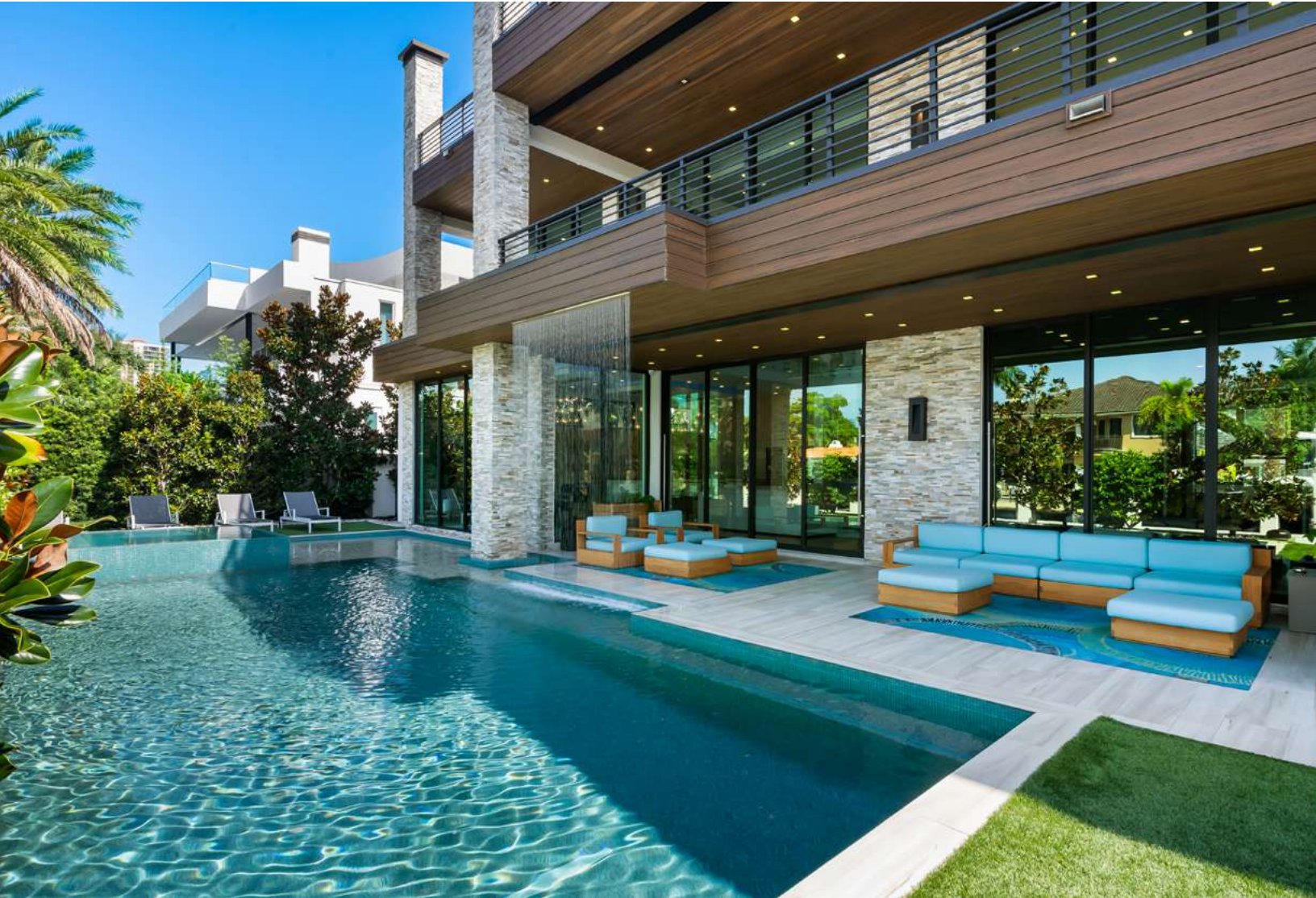
Welcome to Fort Lauderdale’s most exclusive neighborhood, Harbor Beach. Here, owners enjoy walking to their private beach, marina and are just a skip to Fort Lauderdale International airport. This new construction is over 8,000 square feet featuring expansive loggias, rooftop terrace, chef’s kitchen, wine wall, glass library, and custom pool.

Josh Dotoli

954.290.4793

josh.dotoli@compass.com





FORT LAUDERDALE

2437 Delmar Place

\$8,995,000 6 BD 8 BA 2 HB 7,923 SF

This contemporary Las Olas Smart Home in exclusive Seven Isles boasts resort-style living. Features include rooftop putting green, theatre, billiard room, three spacious loggias, two summer kitchens and 50' pool with water curtain, sun-shelf, spa and gazebo, and 103' dock with 40,000 lb lift and jet ski lift, with direct ocean access.

Andy Ziffer
 954.559.8000
 andy@andyziffer.com



FORT LAUDERDALE

629 Idlewyld Drive

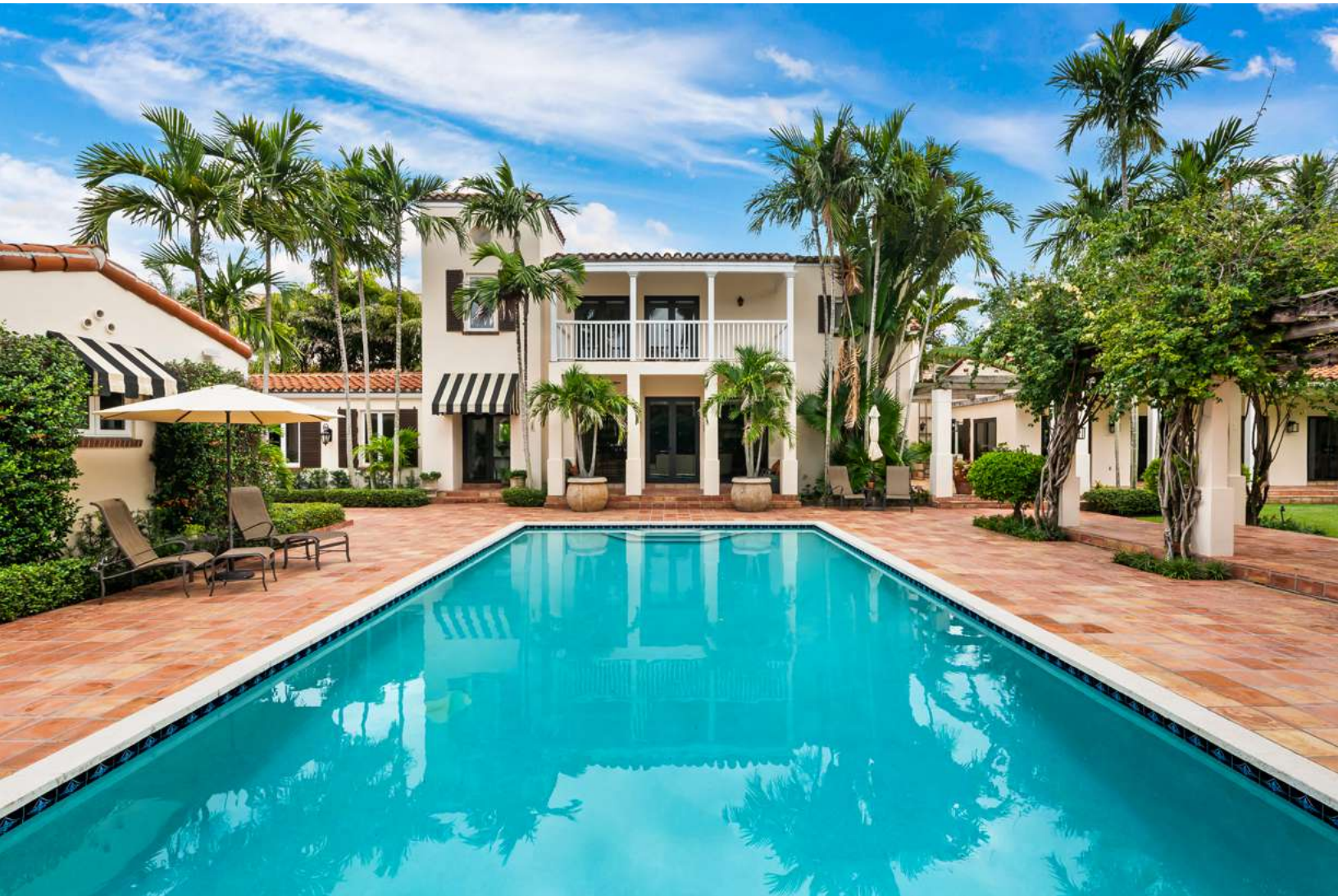
\$6,800,000 6 BD 6 BA 1 HB 5,394 SF

Welcome to one of Idlewyld's most prestigious Intracoastal estates, where modern convenience meets Spanish Colonial architecture and timeless craftsmanship. This massive property boasts a cathedral ceiling in the living room, impact windows and doors, resort-style pool, lush gardens, an exquisite owner's suite, fabulous guest house, and 103' feet of direct ocean access.

Liz Caldwell

954.646.6332

liz.caldwell@compass.com





POMPANO BEACH

2102 Bay Drive

\$6,500,000 5 BD 4 BA 1 HB 5,538 SF

Walled and gated to ensure privacy and security, this mid-century direct oceanfront estate in the quiet seaside community of Hillsboro Shores is perfectly positioned on an oversized lot.

Ron Lennen
954.494.8899
ron.lennen@compass.com

Maureen Rotella
954.805.4265
maureen.rotella@compass.com



FORT LAUDERDALE

1813 N Fort Lauderdale Beach Boulevard

\$5,250,000 5 BD 5 BA 1 HB 7,129 SF

Enjoy the heights of modern luxury across from Fort Lauderdale Beach in this new, ultra-modern estate. Its luminous, open floor plan boasts striking lines, volume ceilings, and seamlessly integrated indoor/outdoor living, a spacious three-car garage, with floor-to-ceiling glass walls overlooking the shimmering South Florida coastline.

Barkin-Gilman Group

954.675.6656

info@barkingilman.com





FORT LAUDERDALE

1349 Middle River Drive

\$2,999,000 4 BD 5 BA 4,711 SF

With a rare location that permits unrestricted watersports, this two-story boater's residence is set on a lush lot and features a large pool, four bedrooms – two on level one – dual wood-burning fireplaces, crown molding, custom Spanish tile floors, and French doors. It's also a short distance to the beach.

Jonathan Keith | Team JK

954.709.9742

jonathan.keith@compass.com



FORT LAUDERDALE

629 SW 8th Terrace

\$2,800,000 4 BD 3 BA 1 HB 3,420 SF

With panoramic vistas and 1920s architecture by Francis Abreu, this Tropical Point estate is one of 23 homes in a gated enclave, featuring 118' of waterfront, direct ocean access, exotic trees, and space for a pool. Inside, discover spacious rooms, a fireplace, spectacular owner's suite, and dual laundry rooms.

Liz Caldwell

954.646.6332

liz.caldwell@compass.com





FORT LAUDERDALE

920 Intracoastal Drive, Unit 1201

\$2,195,000 3 BD 3 BA 1 HB 4,184 SF

With sweeping views of the Atlantic, Intracoastal and Fort Lauderdale skyline, this large private residence at the boutique Aquablu Condominium features east and west-facing terraces, a summer kitchen, open floor plan, and amenities such as 24-hour security, social room, waterfront gym, and pool.

Ron Lennen
954.494.8899
ron.lennen@compass.com

Maureen Rotella
954.805.4265
maureen.rotella@compass.com



LAUDERDALE-BY-THE-SEA

1600 S Ocean Boulevard

FROM \$1,900,000 2 & 3 BEDROOM RESIDENCES

Discover Aquazul Residences offering a one-of-a-kind elevated living experience with breathtaking views. Aquazul provides owners with flow-through spacious floorplans, semi-private elevators, floor-to-ceiling windows, walk-in master closets, 5-star amenities, and much more. Come to experience Aquazul for the stunning views and stay for the ultimate in privacy and personal luxury.

Megan Probst

954.999.2875

megan.probst@compass.com





FORT LAUDERDALE

2100 S Ocean Lane, Unit 906

\$1,525,000 3 BD 3 BA 2,524 SF

This breathtaking gem offers views of the ocean, inlet, and coastline from two oversized balconies, a true rarity. Hosting a large three-bedroom, with floor-to-ceiling glass surrounding owners with a beautiful outlook on what Fort Lauderdale has to offer. Complete with a home office, two covered parking spaces, and much more.

Barkin-Gilman Group

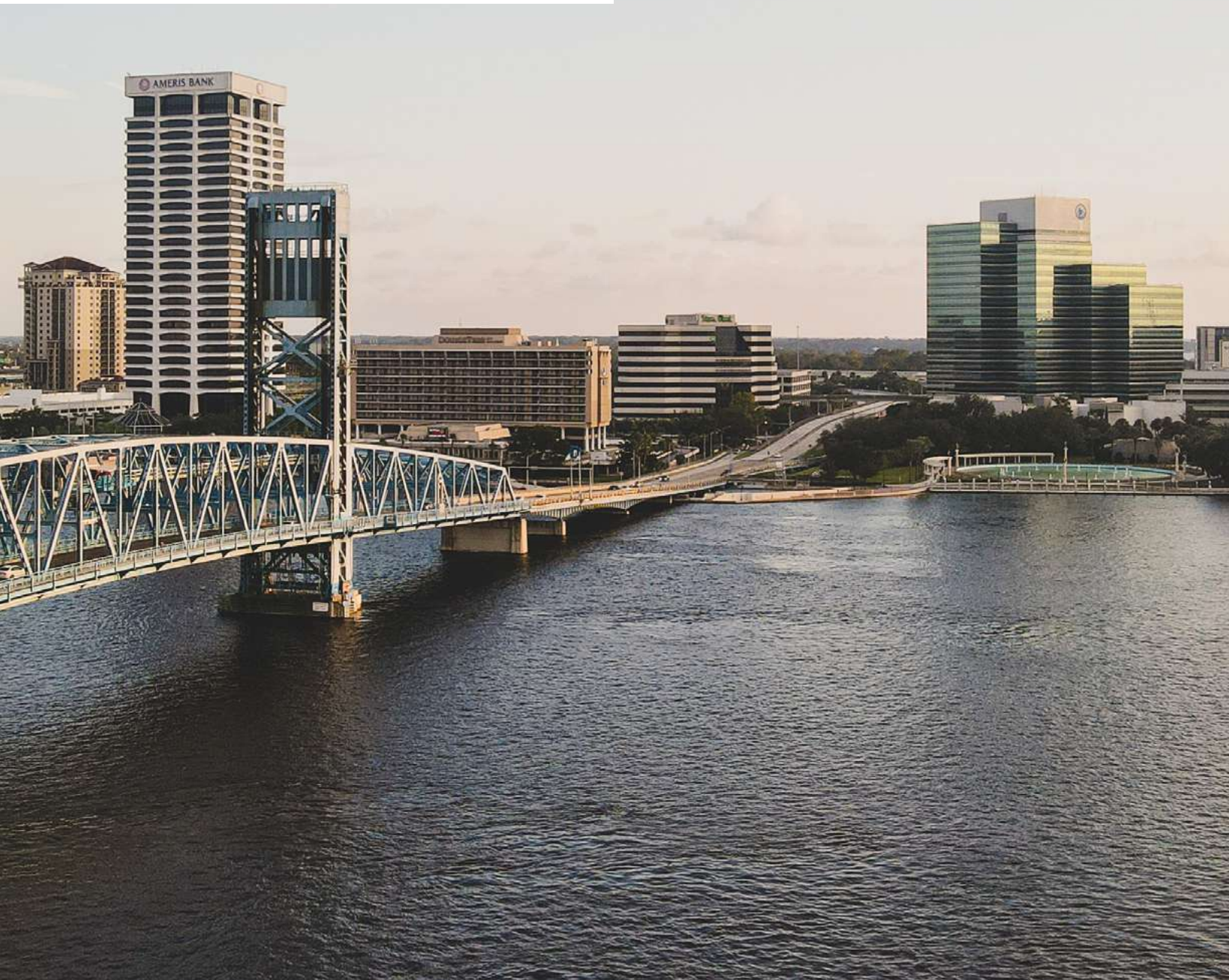
954.675.6656

info@barkingilman.com

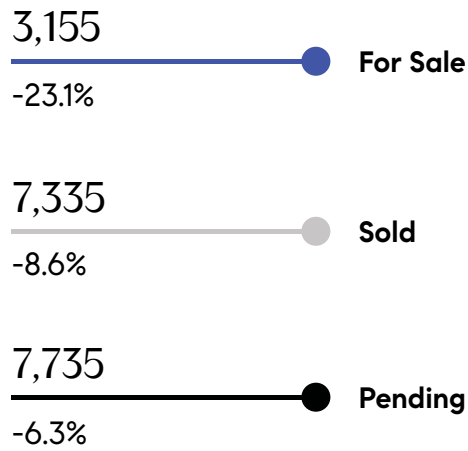
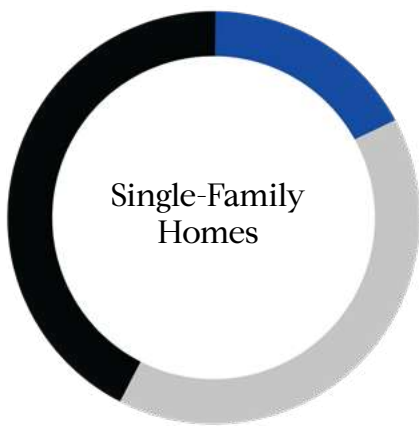
A MARKET SNAPSHOT

Greater Jacksonville

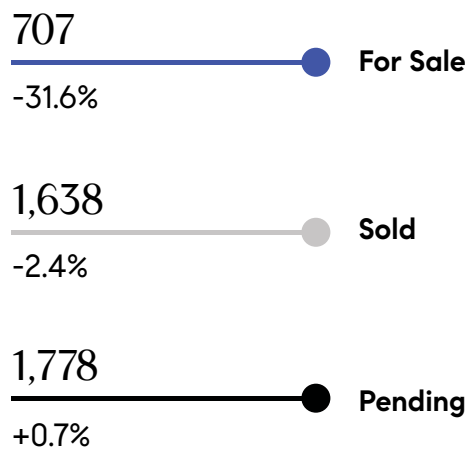
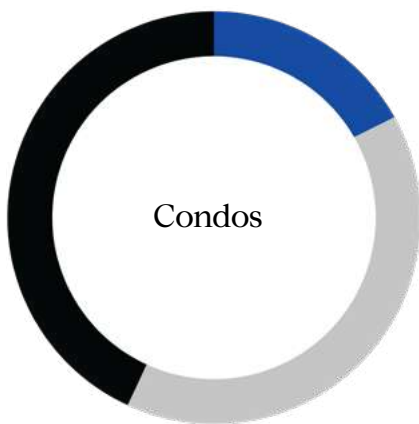
The city of Jacksonville and its historic gem to the south, St. Augustine, make the North Florida region the perfect place to call home. Southern charm and coastal cool intertwine to deliver residents a distinct community experience, complete with accessible beaches and worldclass golf courses.



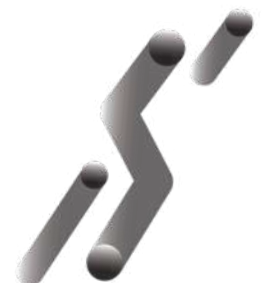
GREATER JACKSONVILLE



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.3	99	28
YoY Change	-23.6%	+2.1%	-58.2%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.4	99	33
YoY Change	-29.4%	+3.1%	-52.2%



GREATER JACKSONVILLE

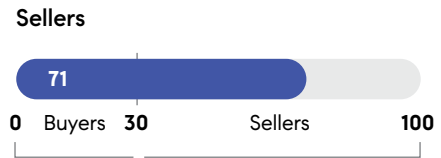
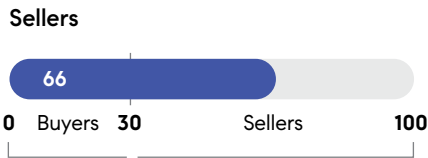
Atlantic Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	32	22	-31.3%	16	7	-56.3%
Average \$/SF	\$314	\$497	58.3%	\$295	\$253	-14.2%
Average DOM	95	59	-37.9%	101	16	-84.2%
Median List Price	\$720,561	\$1,300,000	80.4%	\$418,788	\$293,054	-30.0%

Q3 Market Action Index™*



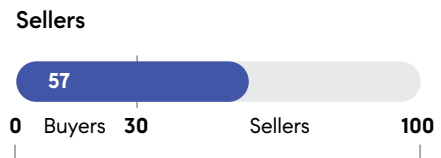
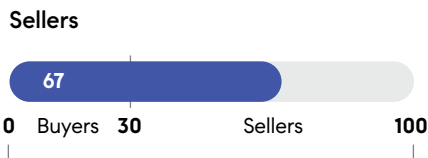
Jacksonville

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,520	1,095	-28.0%	491	360	-26.7%
Average \$/SF	\$138	\$171	23.9%	\$142	\$187	31.7%
Average DOM	106	51	-51.9%	96	57	-40.6%
Median List Price	\$265,798	\$287,778	8.3%	\$194,523	\$221,361	13.8%

Q3 Market Action Index™*

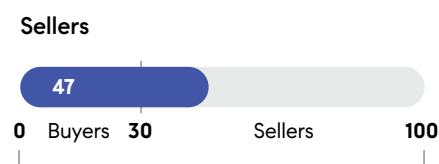
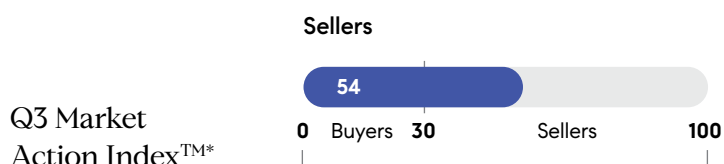


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER JACKSONVILLE

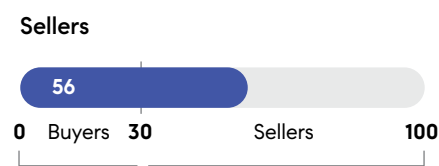
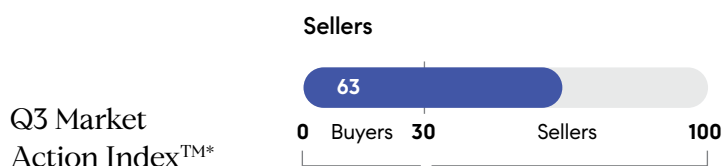
Jacksonville Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	46	35	-23.9%	49	38	-22.4%
Average \$/SF	\$281	\$343	22.1%	\$352	\$457	29.8%
Average DOM	90	41	-54.4%	97	94	-3.1%
Median List Price	\$675,321	\$699,189	3.5%	\$548,492	\$733,534	33.7%



Neptune Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	16	7	-56.3%	2	2	0.0%
Average \$/SF	\$330	\$371	12.4%	\$324	\$252	-22.2%
Average DOM	175	126	-28.0%	10	21	110.0%
Median List Price	\$809,323	\$749,992	-7.3%	\$882,388	\$309,633	-64.9%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER JACKSONVILLE

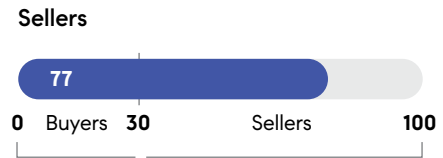
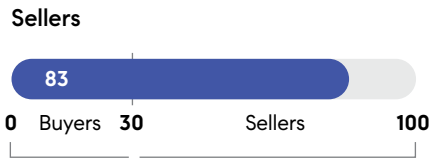
Orange Park

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	107	77	-28.0%	20	27	35.0%
Average \$/SF	\$128	\$169	32.0%	\$101	\$188	86.1%
Average DOM	73	39	-46.6%	50	95	90.0%
Median List Price	\$284,923	\$349,933	22.8%	\$161,673	\$215,413	33.2%

Q3 Market Action Index™*



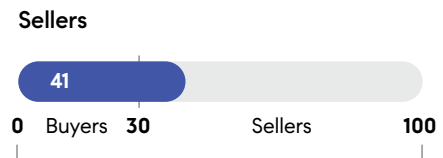
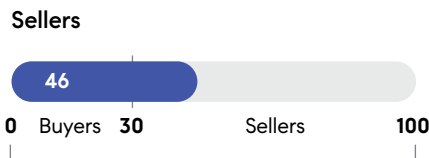
Palm Coast

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	561	372	-33.7%	146	56	-61.6%
Average \$/SF	\$146	\$176	20.5%	\$222	\$352	58.6%
Average DOM	106	50	-52.8%	234	63	-73.1%
Median List Price	\$275,596	\$350,431	27.2%	\$323,526	\$456,219	41.0%

Q3 Market Action Index™*

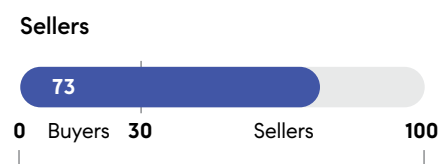
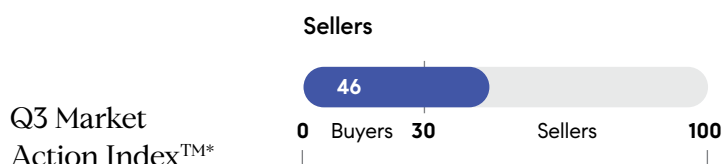


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER JACKSONVILLE

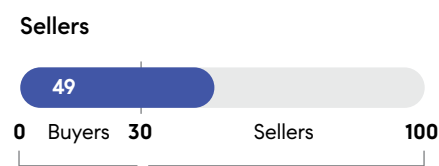
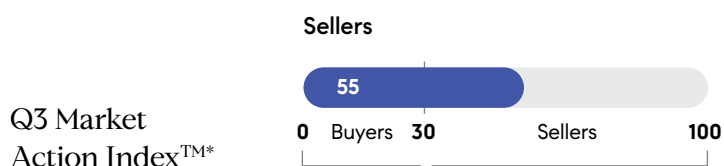
Ponte Vedra

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	139	60	-56.8%	39	9	-76.9%
Average \$/SF	\$278	\$417	50.0%	\$235	\$273	16.2%
Average DOM	180	60	-66.7%	120	22	-81.7%
Median List Price	\$1,000,000	\$1,600,000	60.0%	\$357,415	\$353,538	-1.1%



St Augustine

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	799	345	-56.8%	330	121	-63.3%
Average \$/SF	\$181	\$232	28.2%	\$194	\$287	47.9%
Average DOM	127	52	-59.1%	153	59	-61.4%
Median List Price	\$378,624	\$502,023	32.6%	\$305,831	\$404,121	32.1%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



PONTE VEDRA BEACH

30 Lagoon Course Avenue

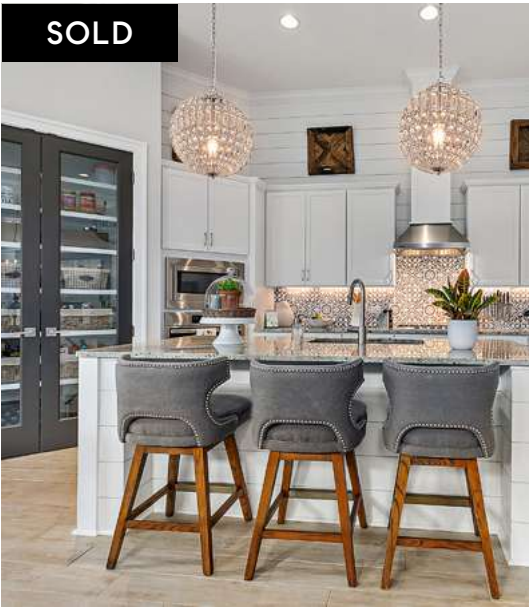
\$1,260,000 4 BD 3 BA 1 HB 3,233 SF

This recently sold coastal contemporary masterpiece in Ponte Vedra, created by SH Design, features an open floorplan with ground-floor owner's suite, gourmet kitchen, 10-foot ceilings, two-car garage, lots of in-home technology, and expansive outdoor living spaces. The lanai alone spans the entire rear of home.

The Bright Bishop Group

678.576.5707

brightbishopgroup@compass.com

SOLD

JACKSONVILLE

2879 Bastia Court

\$415,000 4 BD 3 BA 2,225 SF

Professionally designed and meticulously cared for, this home is filled with luxury finishes. The attention to detail begins at the custom front door entry and continues throughout the home with tongue-and-groove ceilings, 8-foot trim baseboards, 12-foot soaring ceilings, an open concept, upgraded quartz in all bathrooms, a beautiful gourmet kitchen, and top-of-the-line appliances.

Kelly Testa

904.607.0910

kelly.testa@compass.com



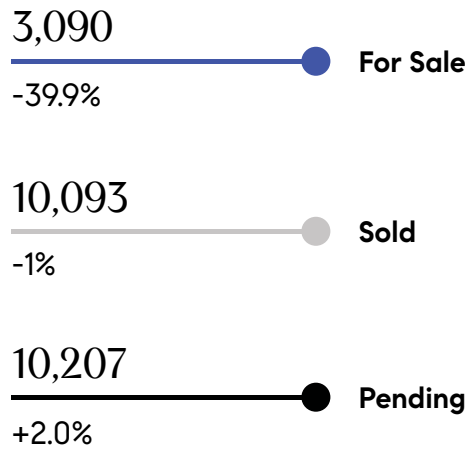
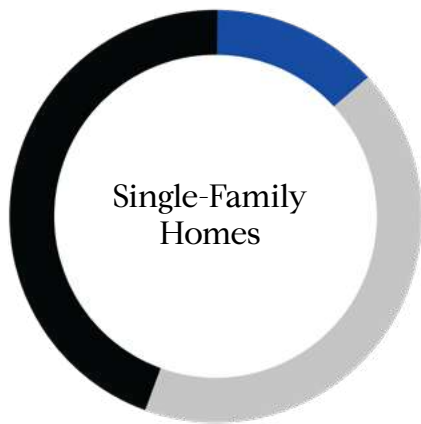
A MARKET SNAPSHOT

Greater Orlando

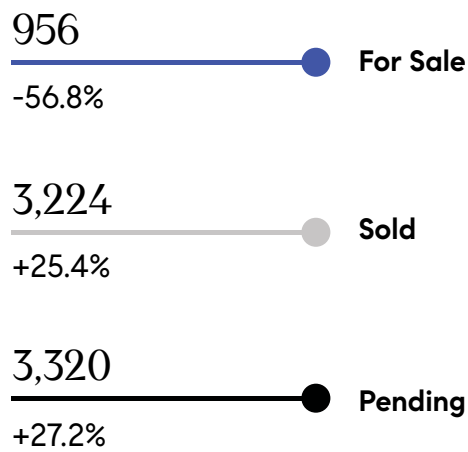
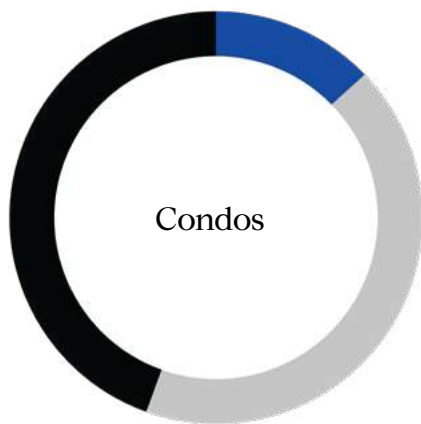
This magical market offers man-made and natural wonders for endless exploration. Adventure seekers feel right at home in this bustling, central city. Known as "The City Beautiful," Orlando offers the best of both real estate worlds. From rental to personal properties, buyers and sellers have the cream of the crop in commercial and residential communities.



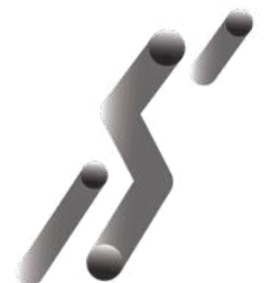
GREATER ORLANDO



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	0.9	99	24
YoY Change	-45.0%	+3.1%	-52.0%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	0.9	99	33
YoY Change	-65.2%	+2%	-36.5%



GREATER ORLANDO

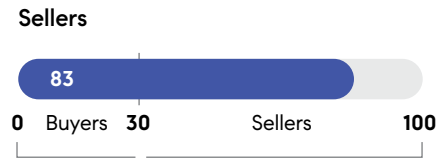
Apopka

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	153	107	-30.1%	18	13	-27.8%
Average \$/SF	\$148	\$183	23.6%	\$137	\$172	25.5%
Average DOM	96	39	-59.4%	66%	25	-62%
Median List Price	\$355,051	\$403,434	13.6%	\$206,588	\$292,919	41.8%

Q3 Market Action Index™*



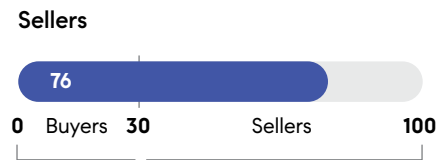
Davenport

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	454	120	-73.6%	283	44	-84.5%
Average \$/SF	\$144	\$180	25.0%	\$124	\$167	34.7%
Average DOM	113	39	-65.5%	124	26	-79.0%
Median List Price	\$333,926	\$397,612	19.1%	\$192,615	\$270,664	40.5%

Q3 Market Action Index™*



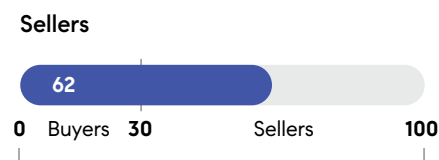
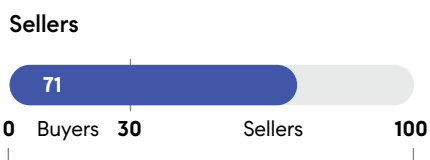
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER ORLANDO

Kissimmee

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,217	448	-63.2%	667	229	-65.7%
Average \$/SF	\$149	\$188	26.2%	\$151	\$190	25.8%
Average DOM	138	49	-64.5%	121	80	-33.9%
Median List Price	\$353,775	\$442,282	25.0%	\$226,846	\$278,791	22.9%

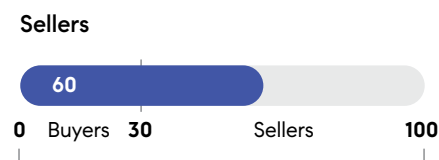
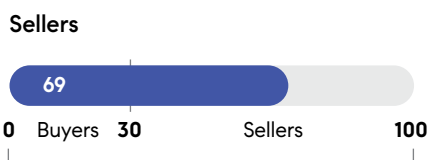
Q3 Market Action Index™*



Orlando

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,431	849	-40.7%	957	482	-49.6%
Average \$/SF	\$179	\$218	21.8%	\$162	\$178	9.9%
Average DOM	95	52	-45.3%	143	103	-28.0%
Median List Price	\$396,215	\$418,496	5.6%	\$185,826	\$194,503	4.7%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER ORLANDO

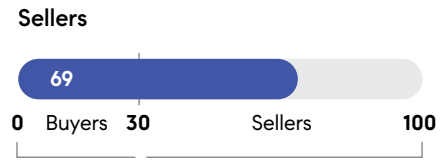
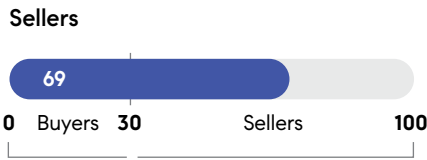
Sanford

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	175	97	-44.6%	35	24	-31.4%
Average \$/SF	\$164	\$193	17.7%	\$139	\$180	29.5%
Average DOM	95	58	-38.9%	55	39	-29.1%
Median List Price	\$345,773	\$353,125	2.1%	\$209,126	\$251,476	20.3%

Q3 Market Action Index™*



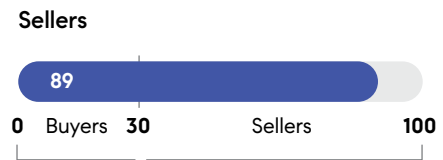
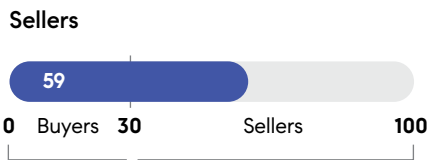
Windermere

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	269	72	-73.2%	29	7	-75.9%
Average \$/SF	\$221	\$298	34.8%	\$168	\$194	15.5%
Average DOM	171	99	-42.1%	54	23	-57.4%
Median List Price	\$864,995	\$1,300,000	50.3%	\$292,826	\$315,091	7.6%

Q3 Market Action Index™*

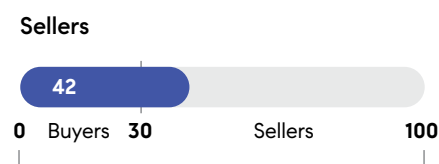
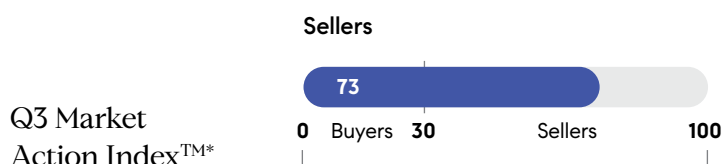


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER ORLANDO

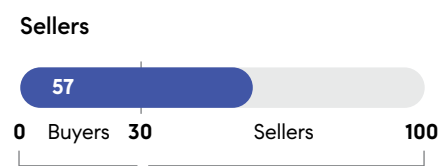
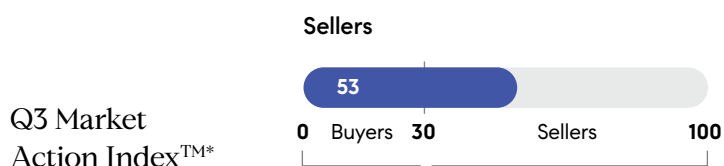
Winter Garden

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	292	97	-66.8%	51	50	-2.0%
Average \$/SF	\$175	\$220	25.7%	\$180	\$245	36.1%
Average DOM	78	44	-43.6%	84	143	70.2%
Median List Price	\$467,015	\$588,981	26.1%	\$295,141	\$350,057	18.6%



Winter Park

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	206	120	-41.7%	72	44	-38.9%
Average \$/SF	\$286	\$298	4.2%	\$203	\$212	4.4%
Average DOM	125	66	-47.2%	106	52	-50.9%
Median List Price	\$715,934	\$638,360	-10.8%	\$351,704	\$358,954	2.1%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



MAITLAND

924 Versailles Circle

\$739,000 4 BD 2 BA 1 HB 2,800 SF

Fully remodeled in 2016, the recently sold home at 924 Versailles Circle features 2,800 square feet of living space that feels like much more. Anchoring this four-bedroom residence is a beautiful chef's kitchen with marble counters, Sub-Zero refrigerator, and bar seating, for everything from cozy dinners to unforgettable get-togethers.

Brian Rotenberger
 407.948.8478
 brian.rotenberger@compass.com

Steven Luppert
 407.484.9178
 steven.luppert@compass.com



ORLANDO

500 S Osceola Avenue

\$607,900 4 BD 2 BA 1 HB 2,320 SF

This fully renovated historic Downtown Orlando home features an elaborate front porch, expansive interior with large bedrooms, and a wood-burning fireplace. It also has an elegant kitchen with quartz counters, Shaker cabinets, new stainless-steel appliances, and a large island. The ground-floor owner's suite even has space for an office.

Ahmad Hassan

718.641.9358

ahmad.hassan@compass.com





KISSIMMEE

3745 Eagle Isle Circle

\$540,000 6 BD 4 BA 1 HB 3,651 SF

Located in the resort-style community of Bellalago, this tranquil palace is perfect for entertaining friends and family. With six bedrooms and over 3,600 square feet of space, you simply cannot find a better space for hosting loved ones, plus the peace of mind of living in a gated enclave.

Prestige Team

407.361.5093

cindy.castillo@compass.com

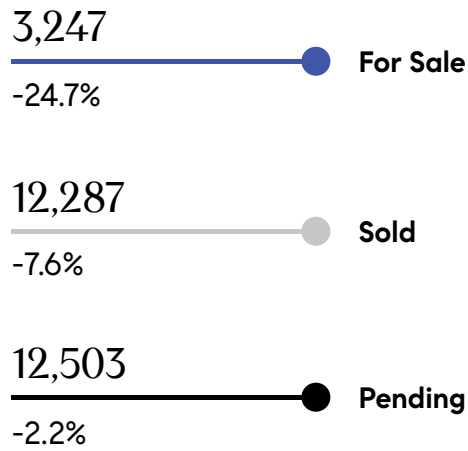
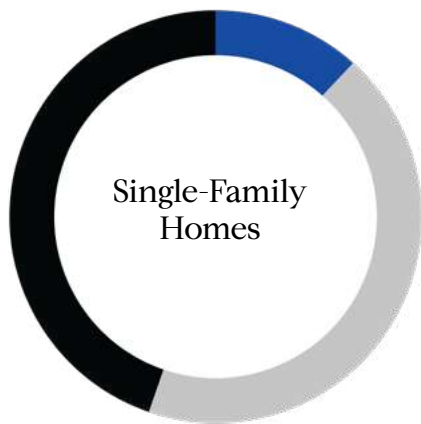
A MARKET SNAPSHOT

Greater Tampa Bay

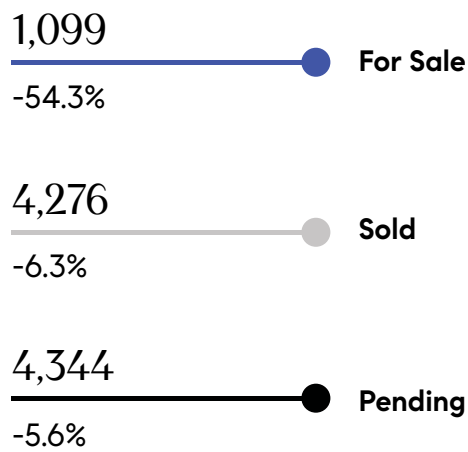
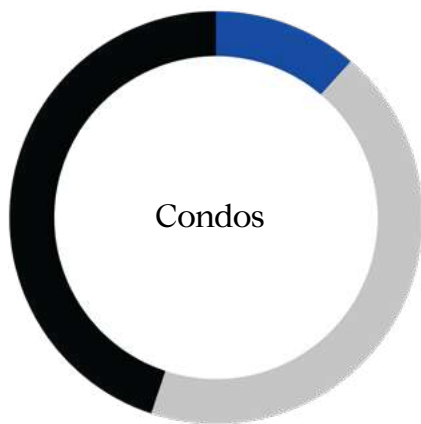
The cities of Tampa, St. Petersburg and Clearwater set their tones with history and community. Vibrant neighborhoods, pristine beaches and a thriving arts scene contribute to Tampa Bay's Floridian charm. Foodies will delight in the renowned dining scene, ranging from food trucks to fine dining.



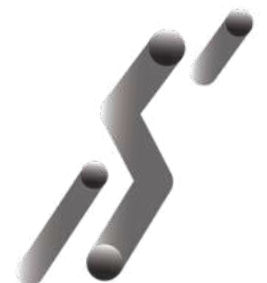
GREATER TAMPA BAY



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q2 2021	0.8	100	20
YoY Change	-20.1%	+3.1%	-55.6%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	0.7	99%	22
YoY Change	-59.9%	+3.1%	-62.7%



GREATER TAMPA BAY

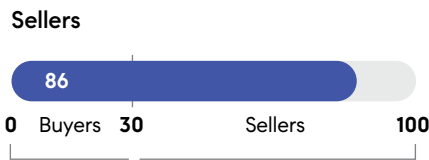
Brandon

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	90	55	-38.9%	35	9	-74.3%
Average \$/SF	\$152	\$200	31.6%	\$131	\$158	20.6%
Average DOM	67	38	-43.3%	51	14	-72.5%
Median List Price	\$327,206	\$393,198	20.2%	\$220,991	\$213,176	-3.5%

Q3 Market Action Index™*



Clearwater

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	164	148	-9.8%	309	131	-57.6%
Average \$/SF	\$206	\$248	20.4%	\$141	\$200	41.8%
Average DOM	109	48	-56.0%	106	41	-61.3%
Median List Price	\$369,636	\$385,976	4.4%	\$159,653	\$253,230	58.6%

Q3 Market Action Index™*



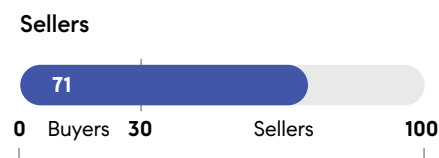
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER TAMPA BAY

Largo

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	77	74	-3.9%	82	45	-45.1%
Average \$/SF	\$203	\$255	25.6%	\$157	\$207	31.8%
Average DOM	115	36	-68.7%	80	41	-48.8%
Median List Price	\$349,457	\$377,799	8.1%	\$213,037	\$265,100	24.4%

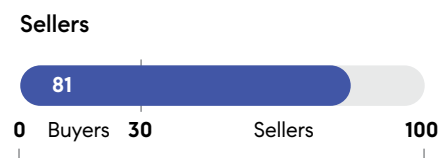
Q3 Market Action Index™*



Lutz

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	137	52	-62.0%	34	11	-67.6%
Average \$/SF	\$179	\$216	20.7%	\$135	\$176	30.4%
Average DOM	105	34	-67.6%	134	33	-75.4%
Median List Price	\$480,465	\$586,321	22.0%	\$223,474	\$211,026	-5.6%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER TAMPA BAY

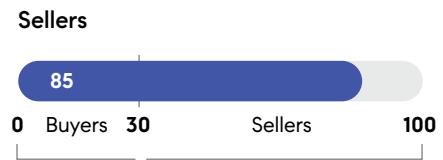
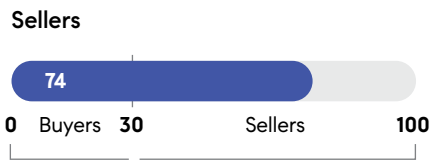
Pinellas Park

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	50	36	-28.0%	18	11	-38.9%
Average \$/SF	\$192	\$238	24.0%	\$125	\$151	20.8%
Average DOM	84	55	-34.5%	37	44	18.9%
Median List Price	\$267,326	\$314,246	17.6%	\$145,165	\$220,953	52.2%

Q3 Market Action Index™*



Seminole

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	61	49	-19.7%	62	22	-64.5%
Average \$/SF	\$211	\$255	20.9%	\$120	\$167	39.2%
Average DOM	103	38	-63.1%	106	34	-67.9%
Median List Price	\$425,291	\$406,834	-4.3%	\$136,138	\$191,326	40.5%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

GREATER TAMPA BAY

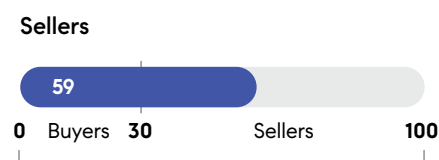
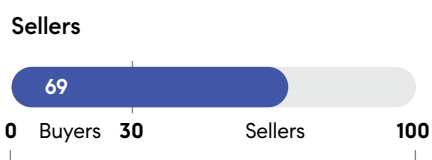
St. Petersburg

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	648	458	-29.3%	854	288	-66.3%
Average \$/SF	\$241	\$290	20.3%	\$279	\$329	17.9%
Average DOM	105	40	-61.9%	133	73	-45.1%
Median List Price	\$374,380	\$396,192	5.8%	\$341,234	\$380,073	11.4%

Q3 Market Action Index™*



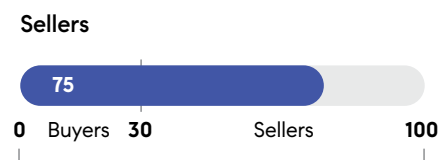
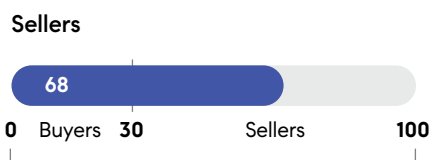
Tampa

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,057	736	-30.4%	629	267	-57.6%
Average \$/SF	\$200	\$241	20.5%	\$203	\$216	6.4%
Average DOM	96	54	-43.8%	83	41	-50.6%
Median List Price	\$411,514	\$387,876	-5.7%	\$301,697	\$300,599	-0.4%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



TAMPA BAY

5202 Neptune Way

\$7,000,000 5 BD 8 BA 8,370 SF

Searching for modern luxury living? This extraordinary waterfront estate on a deep-water canal in Beach Park is Smart Home ready, with a spacious floor plan, two-story foyer and great room, open-plan kitchen with center island, spacious pantry, formal and casual dining, office, gym, entertainment room, and owner's suites on both levels.

Jeff Shelton

813.690.1688

jeff.shelton@compass.com



TAMPA BAY

3311 Jean Circle

\$4,595,000 6 BD 7 BA 6,120 SF

This brand-new Tudor Revival estate in South Tampa's exclusive Golf View Park neighborhood features six bedrooms and bathrooms, three-car garage, elevator, office, wine room, chef's kitchen, expansive lanai, summer kitchen, dual guest suites on level one, and a private owner's wing with dual dressing closets and an exceptionally luxurious bath.

Jeff Shelton

813.690.1688

jeff.shelton@compass.com





ST. PETERSBURG

300 Rafael Boulevard Northeast

\$2,290,000 6 BD 5 BA 1 HB 5,258 SF

Just sold, this one-of-a-kind residence in the heart of Snell Isle is set on more than half-an-acre directly adjacent to the Vinoy Golf Course. Features include a 4,700-square-foot main residence with a three-car garage and a 540-square-foot guest house, offering ample space for you and your guests.

Tess Mullinax

727.599.3617

tess.mullinax@compass.com

SOLD

SEMINOLE

13250 72nd Terrace North**\$2,187,000 5 BD 3 BA 1 HB 3,183 SF**

Compass recently sold this 6.2-acre residence by Arthur Rutenberg, featuring two levels of luxury and entertainment with direct Intracoastal access and 75' feet of submerged land for a private dock. Enjoy wildlife and breathtaking sunsets, plus upgrades over the last few years that include new HVAC, windows and more.

Stephen Meyer Jr.

813.323.2468

stephen.meyer@compass.com



TAMPA

450 Knights Run Avenue, Unit 2004

\$2,150,000 3 BD 4 BA 3,980 SF

Created by merging two preconstruction residences, this recently sold, 4,000-square-foot Penthouse is set atop an exceptional building. Amenities include two lobbies, conference rooms, business center, rec rooms, a large gym, massage room and sauna, outdoor living rooms, and a fabulous infinity-edge pool with cabanas and Wi-Fi.

Josh Taylor

813.382.4767

josh.taylor@compass.com



ST. PETERSBURG

170 29th Avenue Northeast

\$702,500 3 BD 2 BA 1,500 SF

Compass represented the seller of this home. Affectionately nicknamed Fairy House, it sits on a large lot with mature, native landscaping. A travertine pathway with raised gardens leads you to a home awash in natural light through skylights and stained glass, with vaulted ceilings and beautiful hardwood floors.

James Silver
 813.786.0330
 james@silverwelch.com

Taylor Welch
 727.773.5202
 taylor@silverwelch.com





TAMPA

14743 Canopy Drive

\$500,000 3 BD 3 BA 2,444 SF

Recently closed, this stylish urban oasis on Canopy Drive overlooking Fountainhead Park is immersed in nature yet minutes from everywhere. The brick townhome features colonial style, state-of-the-art features and lots of space to entertain, with plenty of guest parking and no maintenance.

Darren Booth

813.310.0196

darren.booth@compass.com

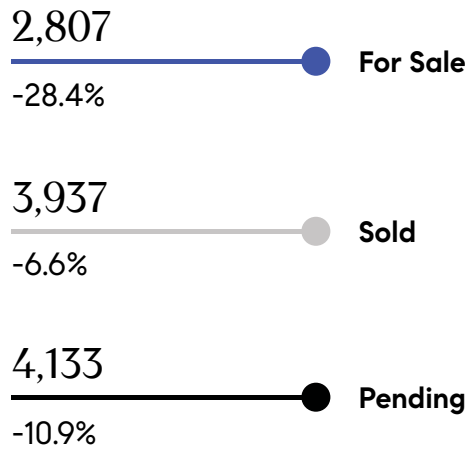
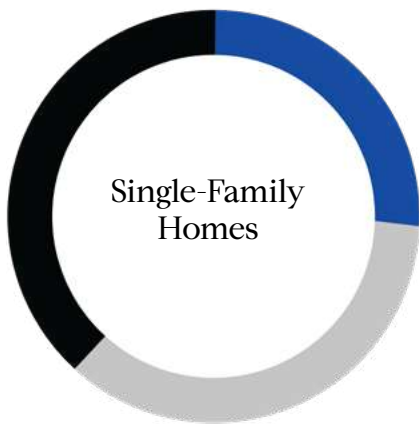
A MARKET SNAPSHOT

Miami-Dade County

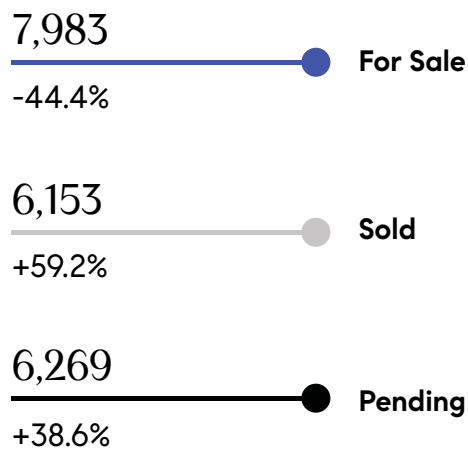
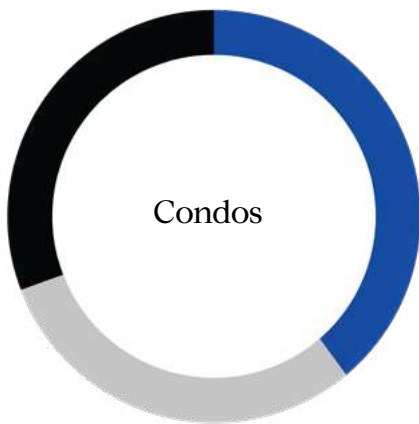
Glamour and glow define this crown jewel of Florida. An international city filled with a vibrant culture, Miami offers beachfront condos, unique townhomes and luxury estates. A medley of architectural styles, including Art Deco, Miami modern, and mediterranean influences pepper historical neighborhoods.



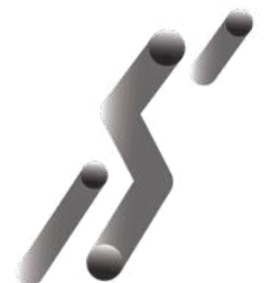
MIAMI-DADE COUNTY



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	2.2	95	41
YoY Change	-23.9%	+6.7%	-50.6%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	4.1	95	99
YoY Change	-63.4%	+9.2%	-14.7%



MIAMI-DADE COUNTY

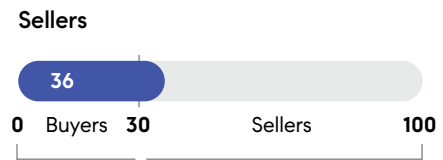
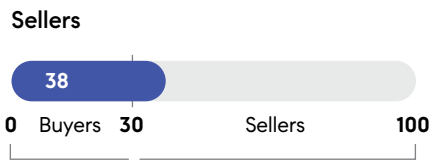
Aventura

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	36	22	-38.9%	1,388	590	-57.5%
Average \$/SF	\$356	\$423	18.8%	\$284	\$332	16.9%
Average DOM	218	114	-47.7%	324	228	-29.6%
Median List Price	\$949,807	\$1,300,000	36.9%	\$401,915	\$505,991	25.9%

Q3 Market Action Index™*



Bal Harbour

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	26	12	-53.8%	250	140	-44.0%
Average \$/SF	\$821	\$1,194	45.4%	\$766	\$1,123	46.6%
Average DOM	277	146	-47.3%	411	413	0.5%
Median List Price	\$1,400,000	\$1,400,000	0.0%	\$1,300,000	\$2,100,000	61.5%

Q3 Market Action Index™*

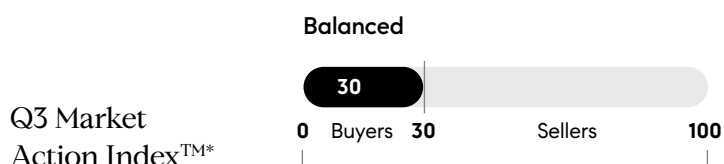


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

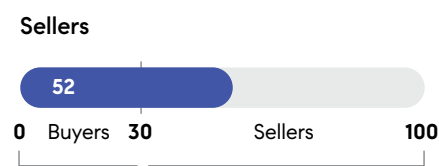
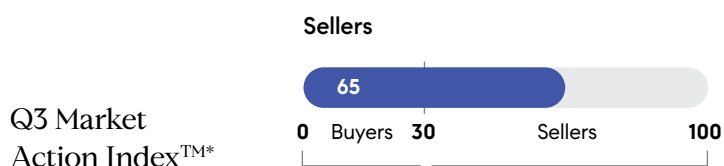
Bay Harbour Islands

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	22	9	-59.1%	174	88	-49.4%
Average \$/SF	\$742	\$960	29.4%	\$329	\$468	42.2%
Average DOM	269	109	-59.5%	246	148	-39.8%
Median List Price	\$3,100,000	\$4,600,000	48.4%	\$440,769	\$664,191	50.7%



Coconut Grove

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	30	13	-56.7%	60	10	-83.3%
Average \$/SF	\$580	\$679	17.1%	\$614	\$565	-8.0%
Average DOM	239	137	-42.7%	330	174	-47.3%
Median List Price	\$1,700,000	\$2,400,000	41.2%	\$1,300,000	\$1,500,000	15.4%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

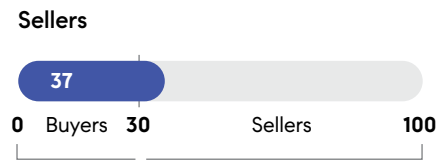
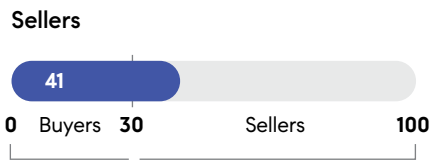
Coral Gables

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	302	123	-59.3%	213	99	-53.5%
Average \$/SF	\$515	\$598	16.1%	\$391	\$490	25.3%
Average DOM	216	112	-48.1%	215	170	-20.9%
Median List Price	\$1,700,000	\$2,300,000	35.3%	\$516,347	\$642,438	24.4%

Q3 Market Action Index™*



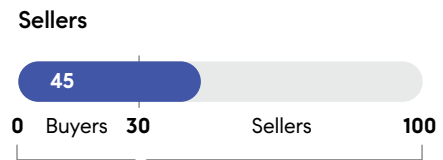
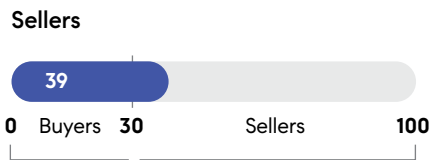
Doral

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	223	114	-48.9%	306	172	-43.8%
Average \$/SF	\$241	\$259	7.5%	\$218	\$247	13.3%
Average DOM	246	203	-17.5%	198	132	-33.3%
Median List Price	\$720,338	\$878,000	21.9%	\$314,720	\$388,765	23.5%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

Key Biscayne

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	89	36	-59.6%	277	101	-63.5%
Average \$/SF	\$889	\$990	11.4%	\$636	\$816	28.3%
Average DOM	331	195	-41.1%	291	115	-60.5%
Median List Price	\$3,300,000	\$4,200,000	27.3%	\$998,000	\$1,400,000	40.3%

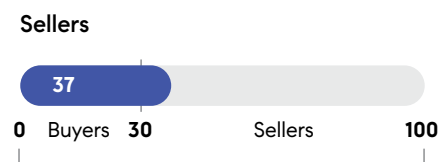
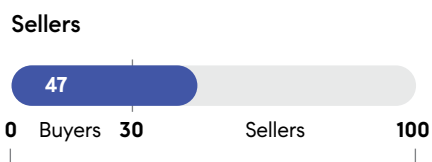
Q3 Market Action Index™*



Miami

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,597	1,233	-22.8%	4,969	2,859	-42.5%
Average \$/SF	\$280	\$286	2.1%	\$414	\$491	18.6%
Average DOM	161	86	-46.6%	306	235	-23.2%
Median List Price	\$550,704	\$599,223	8.8%	\$430,153	\$493,688	14.8%

Q3 Market Action Index™*



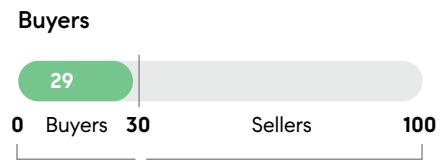
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

Miami Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	426	193	-54.7%	2,723	1,660	-39.0%
Average \$/SF	\$752	\$967	28.6%	\$512	\$544	6.3%
Average DOM	302	162	-46.4%	330	258	-21.8%
Median List Price	\$2,200,000	\$2,600,000	18.2%	\$456,576	\$451,150	-1.2%

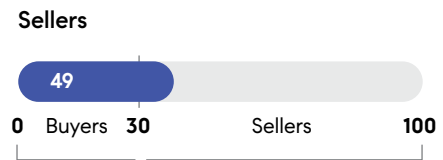
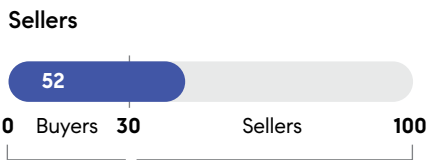
Q3 Market Action Index™*



Miami Shores

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	55	34	-38.2%	13	6	-53.8%
Average \$/SF	\$374	\$436	16.6%	\$217	\$261	20.3%
Average DOM	135	69	-48.9%	123	78	-36.6%
Median List Price	\$815,076	\$1,100,000	35.0%	\$242,765	\$326,846	34.6%

Q3 Market Action Index™*

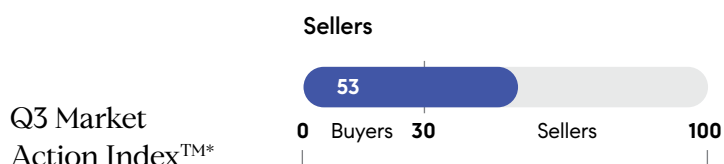


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

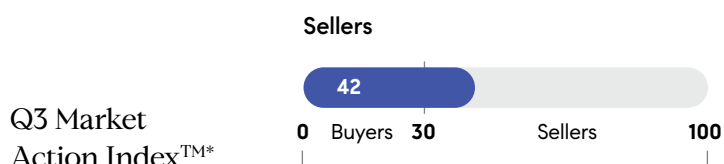
North Miami

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	104	48	-53.8%	217	110	-49.3%
Average \$/SF	\$302	\$327	8.3%	\$171	\$178	4.1%
Average DOM	152	69	-54.6%	237	249	5.1%
Median List Price	\$516,714	\$493,607	-4.5%	\$173,723	\$190,438	9.6%



North Miami Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	95	59	-37.9%	344	196	-43.0%
Average \$/SF	\$319	\$336	5.3%	\$378	\$485	28.3%
Average DOM	222	75	-66.2%	267	242	-9.4%
Median List Price	\$457,936	\$484,690	5.8%	\$484,761	\$624,861	28.9%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

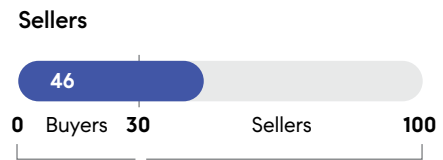
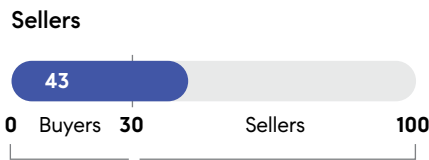
Pinecrest

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	150	54	-64.0%	28	23	-17.9%
Average \$/SF	\$412	\$489	18.7%	\$279	\$300	7.5%
Average DOM	220	73	-66.8%	122	97	-20.5%
Median List Price	\$1,900,000	\$2,700,000	42.1%	\$279,576	\$370,826	32.6%

Q3 Market Action Index™*



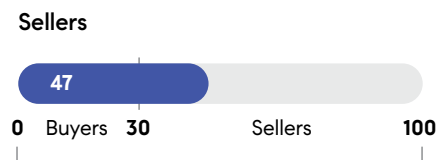
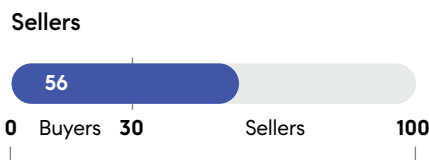
South Miami

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	38	19	-50.0%	15	11	-26.7%
Average \$/SF	\$391	\$436	11.5%	\$292	\$320	9.6%
Average DOM	141	84	-40.4%	123	118	-4.1%
Median List Price	\$890,919	\$1,200,000	34.7%	\$295,714	\$294,800	-0.3%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

MIAMI-DADE COUNTY

Sunny Isles Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	103	40	-61.2%	1,591	765	-51.9%
Average \$/SF	\$610	\$683	12.0%	\$530	\$680	28.3%
Average DOM	412	288	-30.1%	368	309	-16.0%
Median List Price	\$1,600,000	\$3,600,000	125.0%	\$794,830	\$1,100,000	38.4%

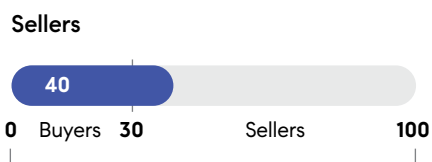
Q3 Market Action Index™*



Surfside

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	38	12	-68.4%	119	60	-49.6%
Average \$/SF	\$460	\$462	0.4%	\$523	\$662	26.6%
Average DOM	216	230	6.5%	327	186	-43.1%
Median List Price	\$845,230	\$1,000,000	18.3%	\$734,995	\$850,730	15.7%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



MIAMI BEACH

7825 Atlantic Way

\$24,300,000 8 BD 8 BA 1 HB 6,461 SF

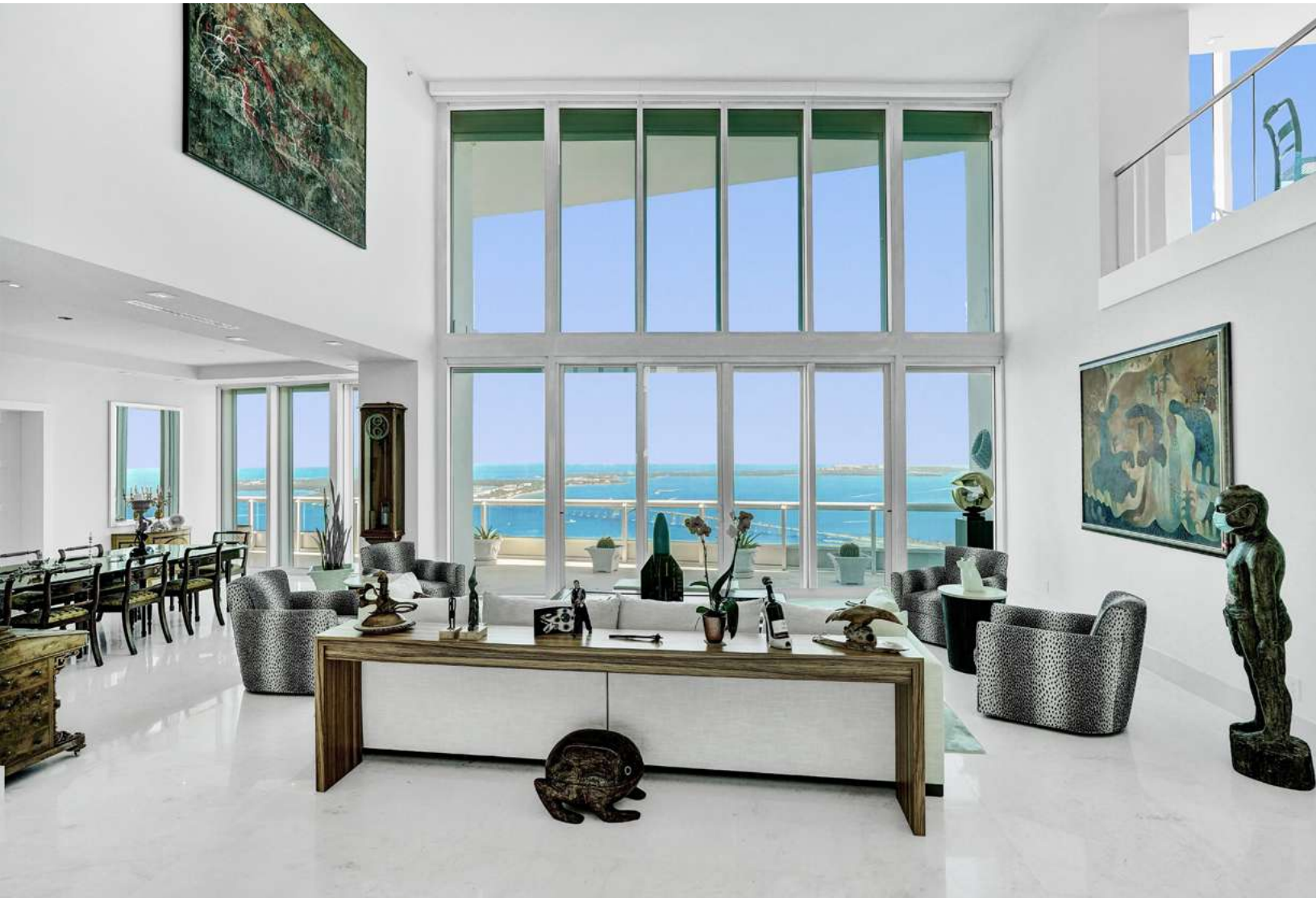
This world-class, three-level villa truly is the ultimate oceanfront estate. Offered turnkey, it includes new furnishings, an expansive rooftop terrace, and landscaping by the renowned Raymond Jungles. This estate has everything you've ever dreamed of, with stunning vistas and a level of tropical luxury that must be seen firsthand.

Ben Moss

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MIAMI

1643 Brickell Avenue, PH 4902

\$13,000,000 6 BD 7 BA 1 HB 10,000 SF

Experience Brickell's spectacular skyline from this stunning two-story Penthouse on the 50th floor of Santa Maria. Inside, enjoy soaring ceilings, modern spaces, a new kitchen, wine room, library, formal dining, and more. Outside is an entertainment paradise, with a rooftop pool and expansive outdoor living spaces.

Audrey Ross Team

305.206.4003

aross@miamirealestate.com



CORAL GABLES

1001 San Pedro Avenue

\$9,900,000 8 BD 8 BA 5,676 SF

This fully renovated direct ocean access Gables by the Sea luxurious waterfront estate makes its grand debut in December 2021. All new quality finishes, open kitchen, office/gym, infinity-edge heated saline pool, fireplaces, covered patio, and summer kitchen. Yacht-ready 80' dock with 100' of open access to the Bay.

Nancy Sanabria

305.785.4491

nancy@sanabriateam.com





GATED BELLE MEADE ISLAND

1161 Belle Meade Island Drive

\$7,800,000 5 BD 5 BA 1 HB 16,736 SF WATERFRONT LOT

This boater's oasis on the gated island is even better than vacation. Enjoy resort-style living with this Key West-style design situated on 116' of wide water frontage. Experience unobstructed panoramic views, towering palms, and a shimmering pool. The vast pie-shaped lot offers room to expand the home or build a new one.

Nancy Batchelor
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 nancy@nancybatchelor.com

Michelle Shurtleff
 305.299.2062
 michelle@nancybatchelor.com



CORAL GABLES

5724 Riviera Drive

\$6,800,000 5 BD 6 BA 1 HB 5,579 SF

Wake up in paradise every day at this boater's dream house in Coral Gables. The residence features 137' of waterfront and a 500-square-foot boathouse, while the remodeled main house has five bedrooms, an office with private entrance, incredible finishes, and an elegant floor plan – all on nearly half-an-acre.

Isabel Dohse

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isabel.dohse@compass.com





MIAMI

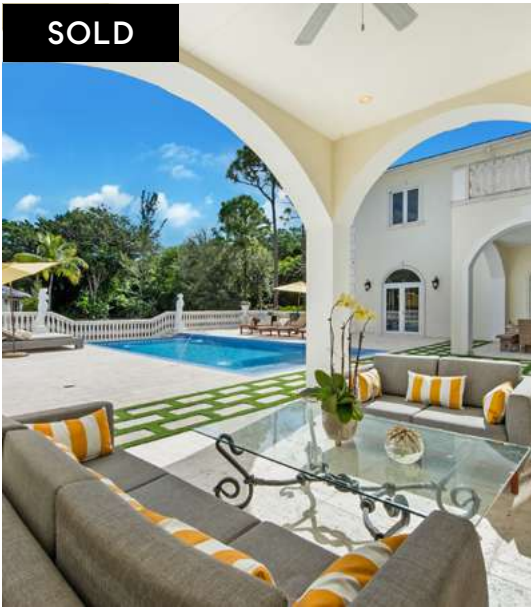
3577 Stewart Avenue

\$6,750,000 5 BD 5 BA 1 HB 4,512 SF

This stunningly remodeled Key West-style home sits on a 19,500-square-foot waterfront lot in Entrada Estates, a gated community in Coconut Grove. It features five bedrooms each with en-suite bathrooms and private balconies, a 1,000-square-foot owner's suite, open floor plan, gourmet kitchen, tropical pool, and 150' seawall with direct ocean access.

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teamcitron@compass.com

Nicolas Escobar
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nicolas.escobar@compass.com



PINECREST

9755 SW 67th Avenue

\$6,000,000 5 BD 5 BA 1 HB 7,616 SF

With more than 7,600 square feet of sensational living space, this recently sold Pont du Lac Estate is crafted in the European tradition, with 2+ acres of paths, benches, and manicured gardens modeled after Versailles. The expansive private lake features oolite steps and an island pavilion accessible by footbridge.

Mauricio J. Barba

305.439.8311

mauricio.barba@compass.com





CORAL GABLES

10 Edgewater Drive, Unit 4A/3A

\$5,495,000 6 BD 7 BA 2 HB 7,660 SF

Created by combining two A-line condos, this two-level Gables Club residence offers expansive living spaces, skyline vistas, six bedrooms, and an elevator. Amenities include a full-service concierge, on-site restaurant, wellness and beauty services, tennis courts, putting green, heated pool, marina, valet, and more.

Audrey Ross Team

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MIAMI

1643 Brickell Avenue, Unit 3102

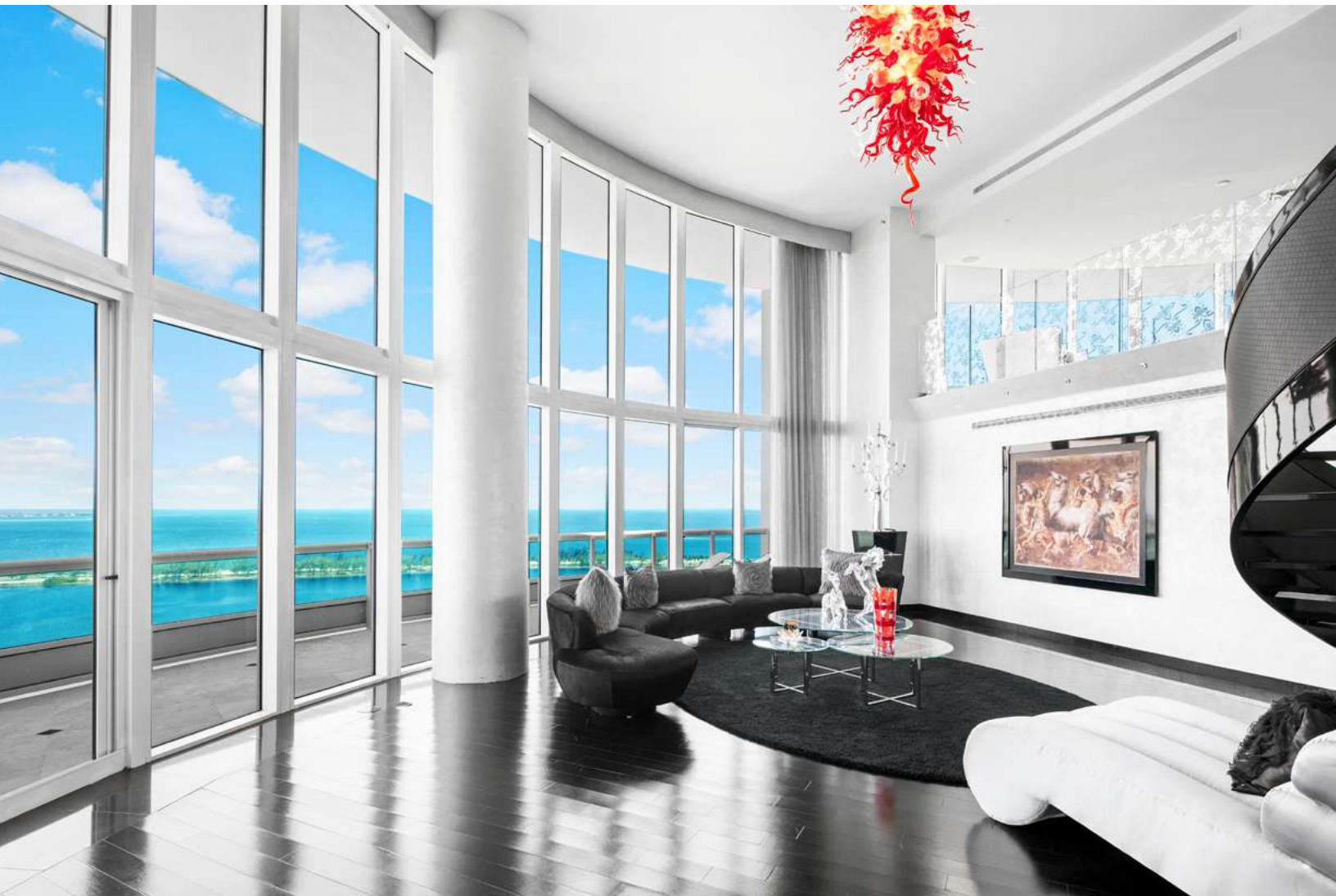
\$5,149,995 4 BD 4 BA 1 HB 5,730 SF

Located at one of Brickell's most sought-after addresses, this two-story residence offers uncompromising elegance. Step off your private elevator and be swept away by ocean, bay and city vistas from the massive wraparound balcony. Other features include exquisite black floors, custom décor, extensive built-ins, updated appliances, and more

Nick Grodzicki

561.888.3774

nick.grodzicki@compass.com





CORAL GABLES

3916 Granada Boulevard

\$4,200,000 7 BD 7 BA 1 HB 7,040 SF

This elegant estate is set on a 17,300 square feet lot on the Biltmore Golf course. It was fully renovated to create a flowing, indoor/outdoor lifestyle with a pool, wine cellar, aviary, and top-of-the-line gourmet kitchen by Snaidero. You can even launch a kayak from the backyard waterway out to the bay.

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Juan Salas
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 juan@nancybatchelor.com



MIAMI

7101 SW 78th Court

\$2,999,995 7 BD 5 BA 1 HB 6,958 SF

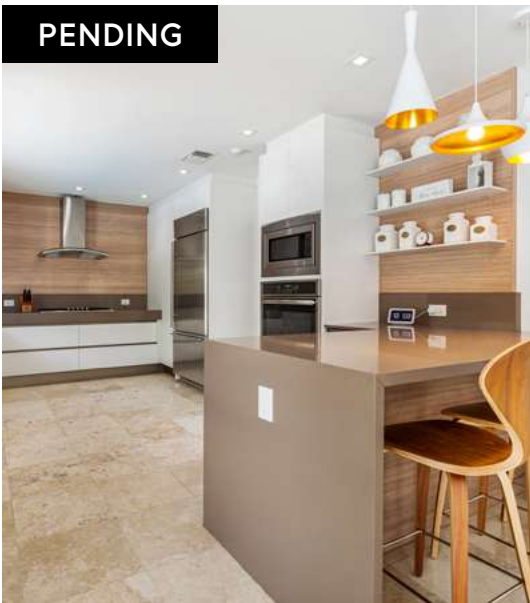
Located on a full acre in Sunset Heights Estates, this seven-bedroom cul-de-sac home boasts floor-to-ceiling windows, three-car garage, large owner's suite, a pool, jacuzzi, tennis court, cabana, and bar. It's like living at your own private club. Plus, the separate two-story guesthouse could become an office, rental or secondary suite.

Nick Grodzicki

561.888.3774

nick.grodzicki@compass.com





CORAL GABLES

701 Coronado Avenue

\$2,900,000 5 BD 6 BA 3,910 SF

Set on nearly half-an-acre, this completed renovated Coral Gables home boasts an Ornare kitchen with high-end appliances, recessed lighting, linen curtains, plantation shutters, surround sound, heated pool, backup generator, impact glass, marble and wood floors, and more. Close to top schools, shops and entertainment and available turnkey.

Isabel Dohse

786.303.5151

isabel.dohse@compass.com



MIAMI BEACH

220 Water Way

\$2,575,000 4 BD 5 BA 1 HB 3,775 SF

Experience the colorful, private world of AQUA Allison Island. As one of only 48 residences on a guard-gated island in the heart of Miami Beach, this townhome boasts four bedrooms, a two-car garage, elevator, and more than 1,000 square feet of outdoor living. Own your urban tropical oasis today.

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Claudia Villar
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cvillar@compass.com





SUNNY ISLES

16400 Collins Avenue, Unit PH46

\$2,495,000 3 BD 3 BA 1 HB 4,150 SF

Discover a sensational two-story Penthouse at Oceania IV, situated on a private island across from Sunny Isles Beach. This beautifully decorated Penthouse features more than 4,000 square feet of masterful living, with wall-to-wall marble, expansive outdoor living and more, for the ultimate in privacy and personal luxury.



Denver Bright

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denver.bright@compass.com



CORAL GABLES

3848 Little Avenue

\$1,999,000 3 BD 3 BA 14,009 SF

Located in the highly desirable Coconut Grove neighborhood called "Ye Little Wood" is the original "Little House," built in 1902 for William Vogelsson Little. A magical 2/2 home plus guest house that has been updated to today's standards but maintains the old-world charm that only the patina of time can provide.

Carole Smith

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carole.smith@compass.com





EDGEWATER

2900 NE 7th Avenue, Unit 308

\$1,850,000 3 BD 4 BA 2,469 SF

Set on a lower floor of Biscayne Beach, this spacious residence features direct water vistas, three bedrooms plus den, four full bathrooms, two balconies, and three parking spots. Inside, discover ceramic floors, Miele appliances, quartz countertops, Snaidero cabinetry, and built-out closets, with incredible amenities and a great location.

Alexandra Sierra

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alexandra.sierra@compass.com

SOLD



BRICKELL KEY

900 Brickell Key Boulevard, Unit 2601

\$1,730,000 3 BD 3 BA 1 HB 2,065 SF

Offered fully furnished for turnkey living, this Asia residence offers the best of Brickell Key living, with three bedrooms, breathtaking vistas, a private elevator, 12-foot ceilings, marble floors, Sub-Zero and Miele appliances, and more. Amenities include tennis court, swimming pool, lap pool, gym, sauna, racquetball, concierge, valet, and security.

Alexandra Sierra

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alexandra.sierra@compass.com





AVENTURA

21050 Point Place, Unit 704

\$1,550,000 3 BD 3 BA 1 HB 2,970 SF

Rarely available, this residence offers great amenities and a private elevator that whisks you to a home with direct ocean and Intracoastal vistas. Once inside, discover upgrades such as marble and Brazilian wood flooring, coffered ceilings, motorized shades, custom closets, and expansive terraces in every room.

Adam Bursztein

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adam.bursztein@compass.com



KEY BISCAWAYNE

200 Ocean Lane Drive, Unit PB4

\$1,180,000 1 BD 1 BA 1,217 SF

Enjoy the oceanfront luxury lifestyle in this fully remodeled oversized one-bedroom Penthouse, featuring direct beach access and a unique layout that allows for multiple and distinct ambiances. The kitchen and bathroom were custom made by renowned designers and outfitted with top-of-the-line cabinets and appliances.

Martine C. Paulin

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MIAMI

2934/2936 SW 35th Avenue

\$948,000 3 BD 4 BA 2,320 SF

These two modern, perfectly located villas feature sleek design, rich finishes, and fantastic floor plans. Level one is home to their kitchens, living, dining, and gathering rooms, while upstairs each unit enjoys three generously sized en-suite bedrooms with large closets. Other features include impact glass and spacious yards.

Mauricio J. Barba

305.439.8311

mauricio.barba@compass.com



CORAL GABLES

90 Edgewater Drive, Unit 715

\$595,000 2 BD 2 BA 1,373 SF

Incredible waterfront opportunity in Coral Gables. Located in the iconic Gables Waterway Tower on Edgewater Drive, this residence offers stunning water and skyline vistas. The amenity-rich community boasts 24-hour security and concierge, and recently completed \$8.5 million in improvements, plus 40 and 50-year recertifications.

Team Citron

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teamcitron@compass.com



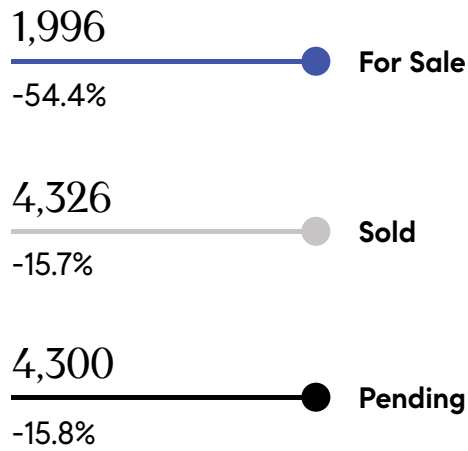
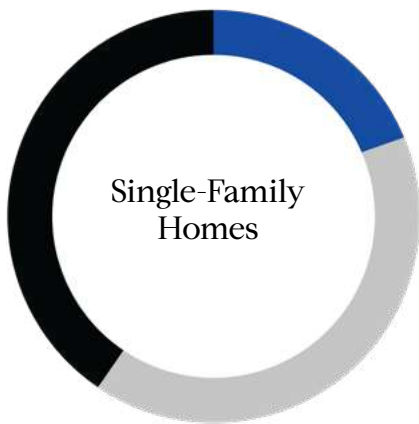
A MARKET SNAPSHOT

Palm Beach County

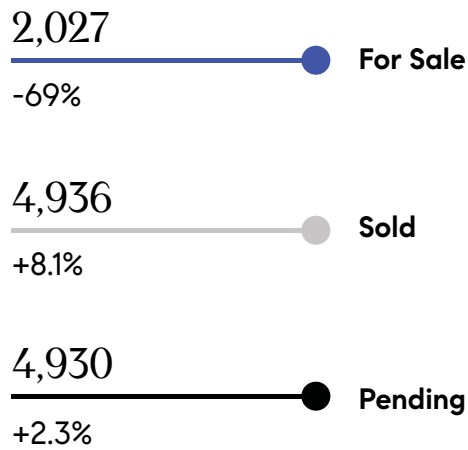
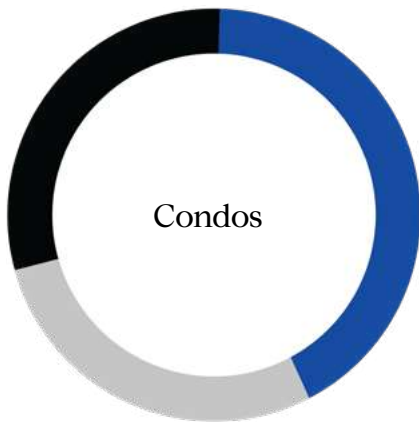
Made up of 39 vibrant and welcoming communities, including Boca Raton, Jupiter and West Palm Beach, Palm Beach County provides residents with world class experiences and small-town comforts. With 47 miles of pristine coastline to enjoy, there's a beach for everyone in Palm Beach County.



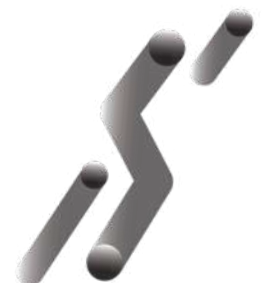
PALM BEACH COUNTY



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.4	96	29
YoY Change	-48.1%	+5.5%	-59.2%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.3	96	44
YoY Change	-70.4%	+4.3%	-41.3%



PALM BEACH COUNTY

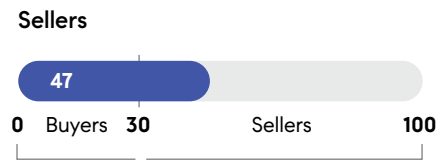
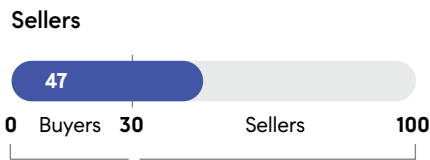
Boca Raton

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	682	350	-48.7%	1,108	454	-59.0%
Average \$/SF	\$296	\$394	33.1%	\$188	\$232	23.4%
Average DOM	204	86	-57.8%	149	93	-37.6%
Median List Price	\$925,303	\$1,200,000	29.7%	\$263,838	\$307,480	16.5%

Q3 Market Action Index™*



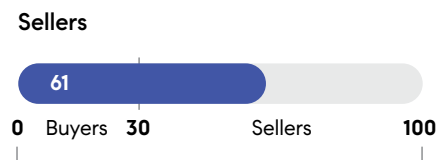
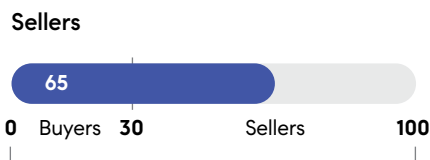
Boynton Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	324	182	-43.8%	433	184	-57.5%
Average \$/SF	\$188	\$242	28.7%	\$139	\$190	36.7%
Average DOM	136	56	-58.8%	139	55	-60.4%
Median List Price	\$403,318	\$454,438	12.7%	\$188,157	\$230,088	22.3%

Q3 Market Action Index™*

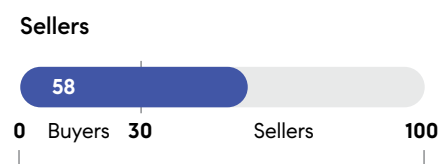
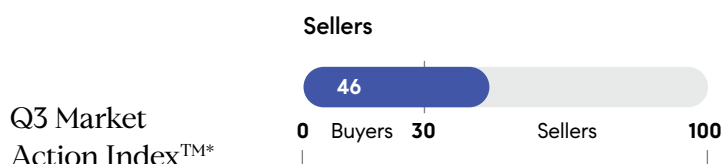


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

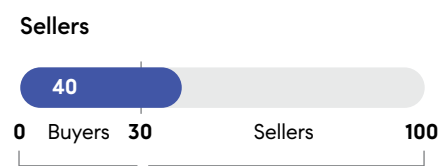
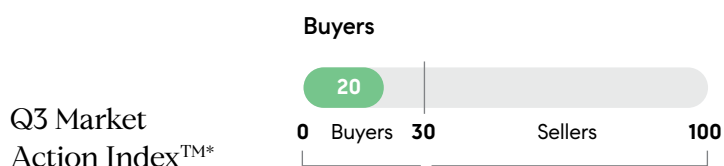
Delray Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	391	189	-51.7%	747	278	-62.8%
Average \$/SF	\$288	\$444	54.2%	\$149	\$178	19.5%
Average DOM	192	69	-64.1%	137	65	-52.6%
Median List Price	\$788,103	\$1,200,000	52.3%	\$171,442	\$189,846	10.7%



Highland Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	15	10	-33.3%	125	38	-69.6%
Average \$/SF	\$1,042	\$1,406	34.9%	\$421	\$487	15.7%
Average DOM	226	220	-2.7%	227	100	-55.9%
Median List Price	\$7,100,000	\$10,800,000	52.1%	\$702,192	\$915,156	30.3%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

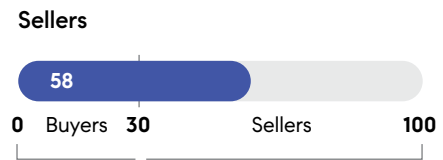
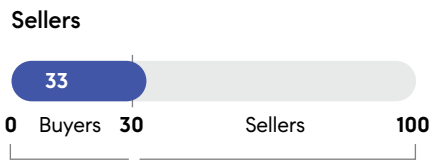
Juno Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	18	3	-83.3%	50	9	-82.0%
Average \$/SF	\$513	\$717	39.8%	\$345	\$490	42.0%
Average DOM	168	43	-74.4%	189	46	-75.7%
Median List Price	\$1,900,000	\$2,000,000	5.3%	\$503,969	\$575,807	14.3%

Q3 Market Action Index™*



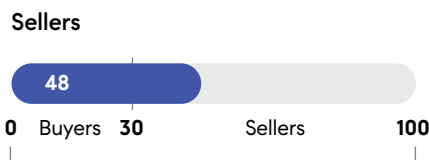
Jupiter

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	198	123	-37.9%	211	56	-73.5%
Average \$/SF	\$329	\$398	21.0%	\$266	\$282	6.0%
Average DOM	164	66	-59.8%	120	39	-67.5%
Median List Price	\$991,580	\$1,100,000	10.9%	\$420,763	\$405,165	-3.7%

Q3 Market Action Index™*

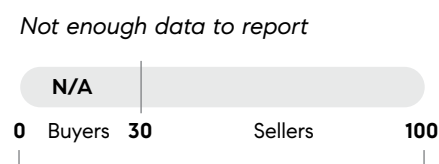
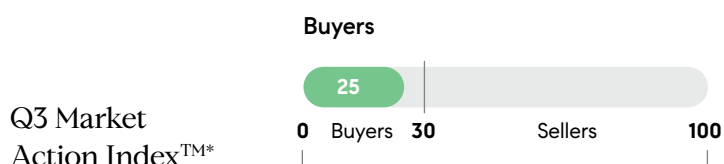


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

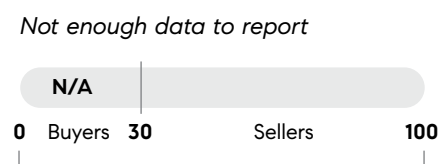
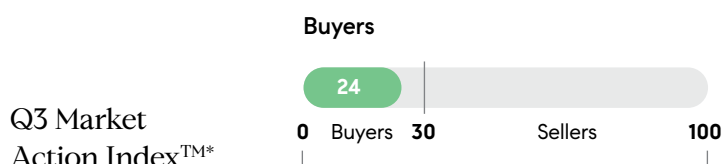
Jupiter Inlet Colony

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	3	1	-66.7%			
Average \$/SF	\$795	\$1,059	33.2%			
Average DOM	227	18	-92.1%			
Median List Price	\$2,300,000	\$3,600,000	56.5%			



Manalapan

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	13	5	-61.5%	6		
Average \$/SF	\$775	\$1,872	141.5%	\$764		
Average DOM	678	97	-85.7%	278		
Median List Price	\$4,000,000	\$22,900,000	472.5%	\$1,100,000		



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

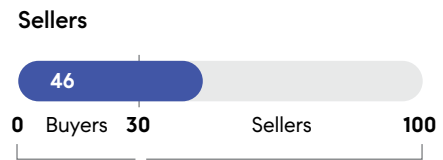
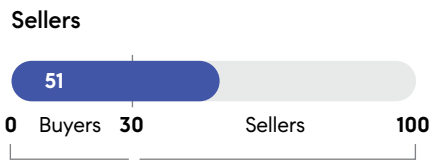
North Palm Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	58	30	-48.3%	96	48	-50.0%
Average \$/SF	\$626	\$725	15.8%	\$292	\$301	3.1%
Average DOM	217	90	-58.5%	140	86	-38.6%
Median List Price	\$2,800,000	\$2,400,000	-14.3%	\$479,799	\$502,653	4.8%

Q3 Market Action Index™*



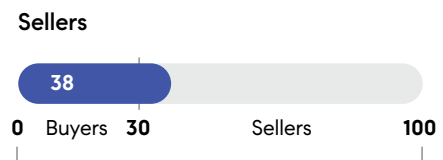
Palm Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	90	25	-72.2%	270	60	-77.8%
Average \$/SF	\$1,604	\$2,907	81.2%	\$656	\$717	9.3%
Average DOM	254	110	-56.7%	219	69	-68.5%
Median List Price	\$6,300,000	\$12,500,000	98.4%	\$909,173	\$1,100,000	21.0%

Q3 Market Action Index™*



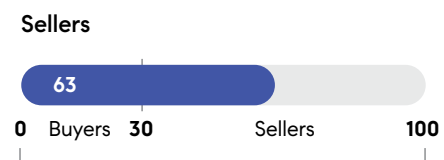
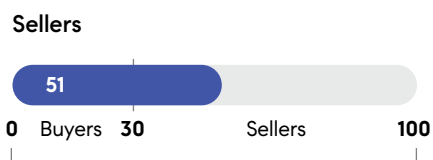
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

Palm Beach Gardens

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	331	128	-61.3%	185	80	-56.8%
Average \$/SF	\$274	\$361	31.8%	\$198	\$245	23.7%
Average DOM	214	56	-73.8%	106	45	-57.5%
Median List Price	\$799,430	\$1,000,000	25.1%	\$288,774	\$346,080	19.8%

Q3 Market Action Index™*



Palm Beach Shores

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	3	1	-66.7%	12	7	-41.7%
Average \$/SF	\$406	\$735	81.0%	\$345	\$936	171.3%
Average DOM	102	46	-54.9%	238	181	-23.9%
Median List Price	\$930,538	\$1,500,000	61.2%	\$305,750	\$2,800,000	815.8%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

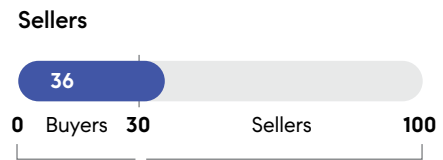
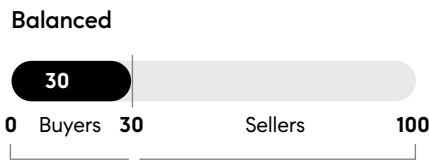
Singer Island

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	5	4	-20.0%	132	52	-60.6%
Average \$/SF	\$455	\$507	11.4%	\$435	\$662	52.2%
Average DOM	117	50	-57.3%	225	89	-60.4%
Median List Price	\$917,230	\$1,100,000	19.9%	\$787,765	\$1,300,000	65.0%

Q3 Market Action Index™*



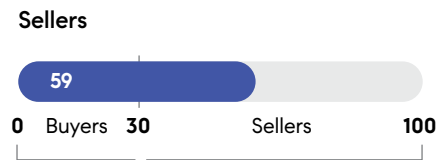
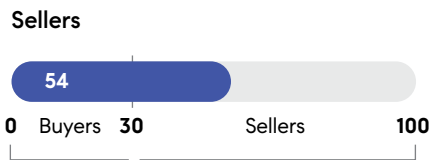
Tequesta

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	28	18	-35.7%	39	10	-74.4%
Average \$/SF	\$341	\$427	25.2%	\$206	\$210	1.9%
Average DOM	137	47	-65.7%	113	52	-54.0%
Median List Price	\$901,438	\$1,100,000	22.0%	\$282,900	\$238,873	-15.6%

Q3 Market Action Index™*

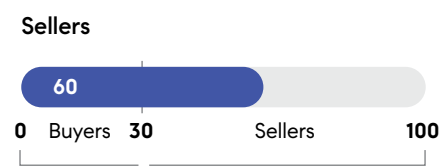
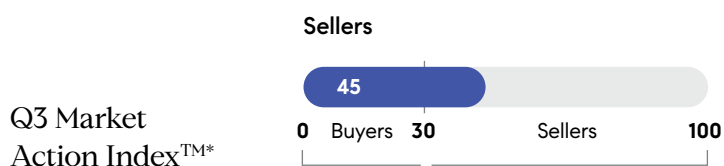


*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

PALM BEACH COUNTY

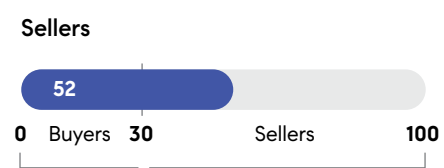
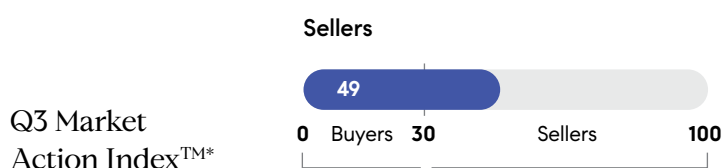
Wellington

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	318	210	-34.0%	106	39	-63.2%
Average \$/SF	\$339	\$376	10.9%	\$217	\$292	34.6%
Average DOM	277	207	-25.3%	171	93	-45.6%
Median List Price	\$1,200,000	\$1,400,000	16.7%	\$371,807	\$562,230	51.2%



West Palm Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	413	297	-28.1%	1,007	401	-60.2%
Average \$/SF	\$228	\$289	26.8%	\$151	\$163	7.9%
Average DOM	154	65	-57.8%	166	83	-50.0%
Median List Price	\$476,476	\$498,288	4.6%	\$174,265	\$178,092	2.2%



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



PALM BEACH

901 North Ocean Boulevard

\$64,000,000 7 BD 13 BA 15,306 SF

This recently sold modern Bermuda inspired estate boasts 175' of direct oceanfront access with vistas from almost every room. Features include dual kitchens, expansive living and dining, private oceanfront office, and scenic loggias. The basement showcases a 4,000-bottle custom wine cellar, theater room with a bar, and professional-grade fitness center.

Chris Deitz

561.373.4544

christopher.deitz@compass.com

SOLD**PALM BEACH ISLAND****584 Island Drive, Everglades Island****\$27,135,000 5 BD 5 BA .39 ACRES**

Just sold in August, there is a breathtaking new construction project underway on this large Everglades Island lot, with the new residence slated for completion by the end of 2022. 584 Island Drive boasts an inspiring vista of the Everglades Club golf course, the Intracoastal Waterway, and the iconic bridge to Palm Beach Island.

Margit Brandt

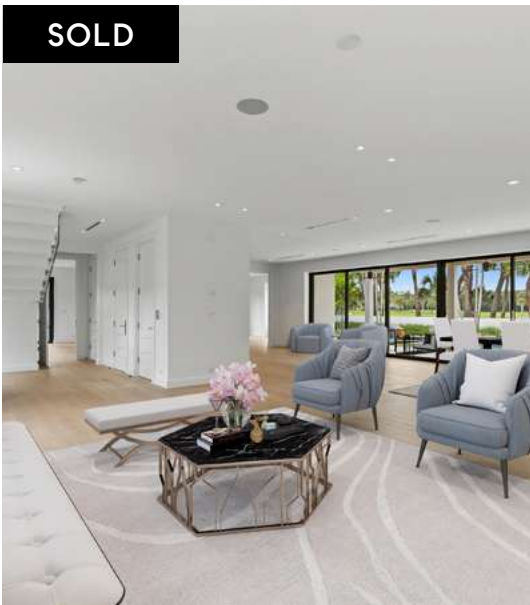
561.545.7386

margit.brandt@compass.com





SOLD



PALM BEACH ISLAND

259 Pendleton Avenue

\$18,437,000 8 BD 7 BA 2 HB 8,306 SF

One of just a few new compounds on any Palm Beach golf course, 259 Pendleton Avenue overlooks the famous Breakers Ocean Course. At over 8,300 square feet of living space, this recently finished estate by developer Todd Michael Glaser blends traditional Florida elegance with all the conveniences of modern living.

Margit Brandt

561.545.7386

margit.brandt@compass.com

SOLD**PALM BEACH ISLAND****210 Palmo Way****3 BD 3 BA 1 HB 2,484 SF**

Recently sold as land in July, this exclusive parcel has just received approval from the Town of Palm Beach's Architectural Commission to build a nearly 7,000-square-foot home on 0.32 acres of prime real estate. A few feet from private beach access on the North End of Palm Beach Island.

Margit Brandt

561.545.7386

margit.brandt@compass.com





BOCA RATON

205 SE Spanish Trail

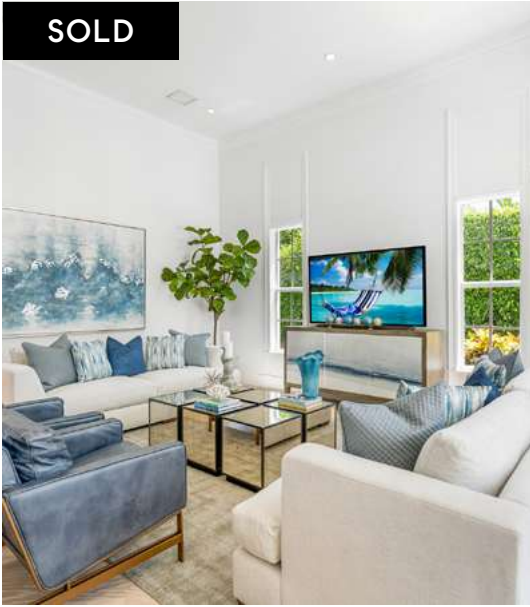
\$14,950,000 7 BD 9 BA 3 HB 11,496 SF

Located in one of the most sought-after locations in Boca Raton, rare estate located on the coveted Lake Boca with wide intracoastal views from the entire home. Only two minutes from the ocean inlet and two blocks from the beach. Features include gourmet kitchen, billiards room, spa, theatre, rooftop terrace, guest house, summer kitchen, full sonos and lutron system, security cameras, and 104' of premium waterfront in a no-wake zone.

Erica Sturtze

561.909.8408

erica.sturtze@compass.com

SOLD

WEST PALM BEACH

345 Murray Road

5 BD 4 BA 1 HB 3,856 SF

Situated on one of the most desirable streets in West Palm Beach's SoSo, this recently sold home boasts five bedrooms, four bathrooms, a private office, and notably high ceilings. The home is currently being remodeled and upgraded with a new landscape design, a high-end kitchen and bar, and a fresh interior furniture installation.

Margit Brandt

561.545.7386

margit.brandt@compass.com



PALM BEACH

236 Pendleton Avenue

\$7,900,000 5 BD 4 BA 4,595 SF

ARCOM Approved and under construction. Select your finishes and make this home your own. Originally designed by Gustav Maass as his personal residence while working for John Volk, this 4,595-square-foot, 5 bed, 4.5 bathroom home with guest house has been reimagined for modern living by Smith Kellogg Architecture. ARCOM approved plans are included with the purchase of this quintessential Palm Beach Island home.

Elizabeth Dewoody
561.308.0931
elizabeth.dewoody@compass.com

Peter Conn
561.596.2108
peter.conn@compass.com



RIVIERA BEACH

981 Singer Dr. Singer Island

\$4,999,999 4 BD 4 BA 2 HB 4,573 SF

Situated on the Intracoastal Waterway, this stunning home boasts magnificent views as well as first class features. The first floor includes a master bedroom, office and exercise room along with a large gourmet kitchen that has custom built cabinetry and granite. Along with a two-story living room, wrought loft all complimented by a private dock with an impressive 12,000 lb boat lift just steps away from a custom pool and walking distance to the beach.

Meike Macgregor

561.818.1168

meike.macgregor@compass.com





BOCA RATON

Townsend Place, Unit 305

\$1,275,000 3 BD 3 BA 2,452 SF

This spacious three-bedroom residence near Downtown Boca Raton just sold. It boasts views of the golf course and eastern skyline, great light and beautifully updated. Includes porcelain wood flooring, high ceilings, a great room, modern kitchen with center island, and wraparound terrace. The building itself offers a concierge, resort-style pool, gym, and other amenities perfect for the downtown walk-to lifestyle.

Cynthia Wohl

561.945.3972

cynthia.wohl@compass.com

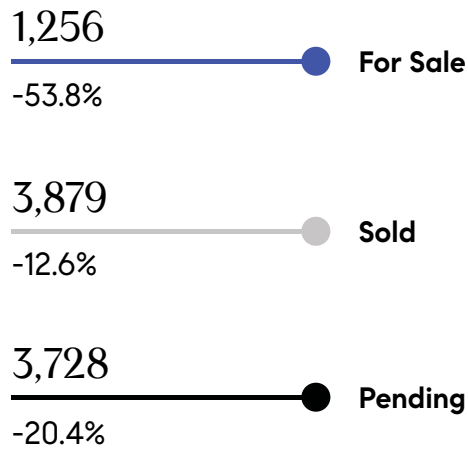
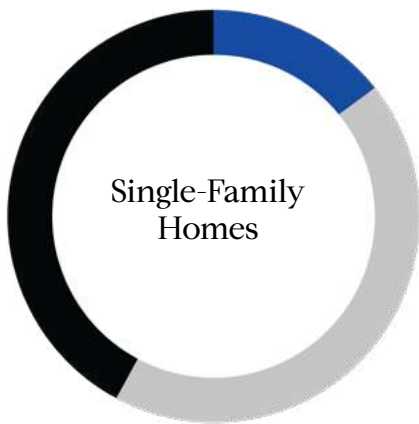
A MARKET SNAPSHOT

Southwest Florida

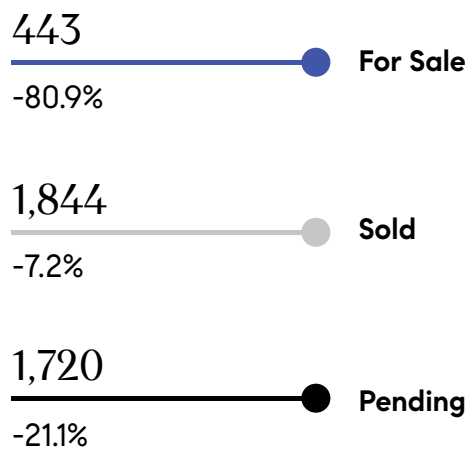
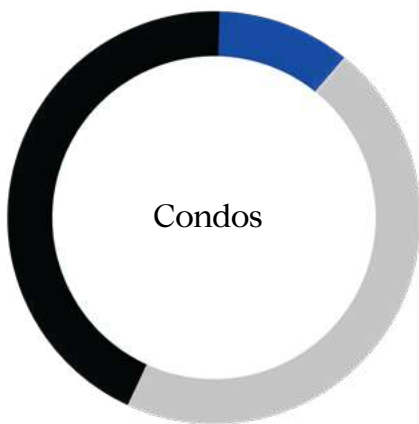
Nature lovers thrive in this region known for lush landscapes. Southwest Florida is home to several distinct cities, many of which have been ranked as among the happiest places to live in the country. Master-planned communities abound, providing ultra comfort and luxury.



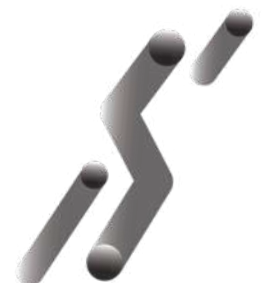
SOUTHWEST FLORIDA



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1	98.5	27.5
YoY Change	-49.1%	+5.9%	-68%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	0.7	98	29.5
YoY Change	-80.7%	+4.3%	-68%



SOUTHWEST FLORIDA

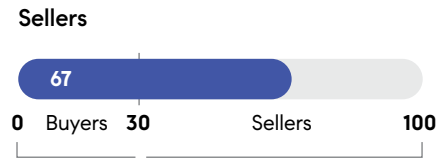
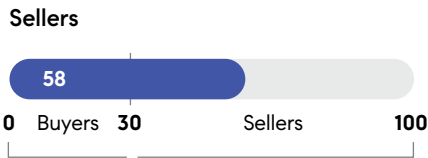
Bonita Springs

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	384	80	-79.2%	477	65	-86.4%
Average \$/SF	\$250	\$331	32.4%	\$193	\$309	60.1%
Average DOM	198	53	-73.2%	190	78	-58.9%
Median List Price	\$551,722	\$662,315	20.0%	\$307,315	\$490,782	59.7%

Q3 Market Action Index™*



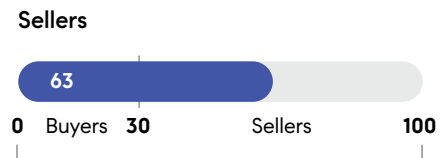
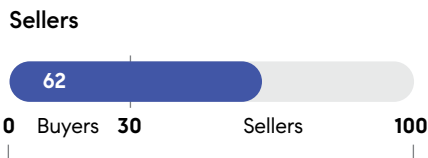
Cape Coral

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	840	523	-37.7%	232	68	-70.7%
Average \$/SF	\$185	\$246	33.0%	\$160	\$196	22.5%
Average DOM	127	48	-62.2%	133	55	-58.6%
Median List Price	\$260,803	\$472,653	81.2%	\$218,034	\$272,276	24.9%

Q3 Market Action Index™*



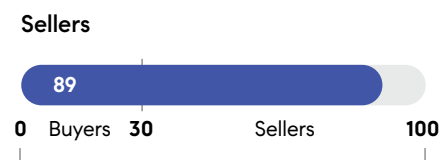
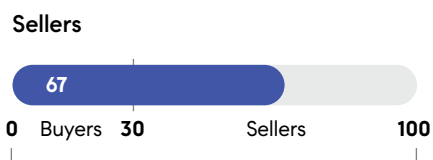
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

SOUTHWEST FLORIDA

Estero

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	159	37	-76.7%	137	13	-90.5%
Average \$/SF	\$200	\$273	36.5%	\$168	\$233	38.7%
Average DOM	158	82	-48.1%	115	23	-80.0%
Median List Price	\$434,236	\$614,882	41.6%	\$266,370	\$274,001	2.9%

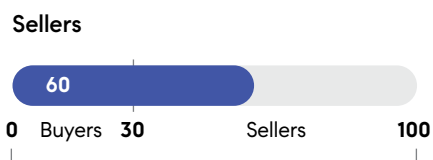
Q3 Market Action Index™*



Fort Myers

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	850	367	-56.8%	861	184	-78.6%
Average \$/SF	\$178	\$226	27.0%	\$142	\$186	31.0%
Average DOM	131	81	-38.2%	135	62	-54.1%
Median List Price	\$365,805	\$425,792	16.4%	\$209,515	\$254,573	21.5%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

SOUTHWEST FLORIDA

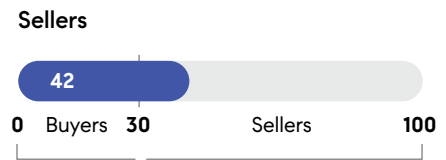
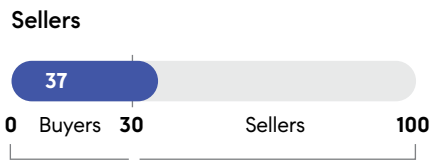
Marco Island

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	165	88	-46.7%	316	74	-76.6%
Average \$/SF	\$464	\$777	67.5%	\$430	\$563	30.9%
Average DOM	263	90	-65.8%	134	28	-79.1%
Median List Price	\$1,300,000	\$2,100,000	61.5%	\$155,123	\$676,026	335.8%

Q3 Market Action Index™*



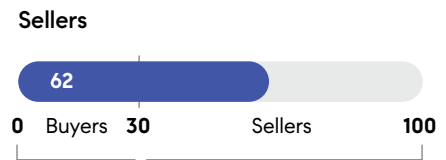
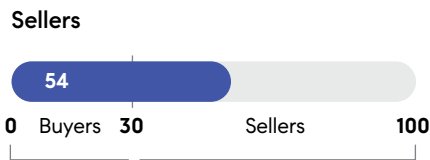
Naples

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,796	640	-64.4%	2,082	358	-82.8%
Average \$/SF	\$273	\$356	30.4%	\$197	\$298	51.3%
Average DOM	190	63	-66.8%	184	75	-59.2%
Median List Price	\$647,884	\$745,861	15.1%	\$312,596	\$451,899	44.6%

Q3 Market Action Index™*



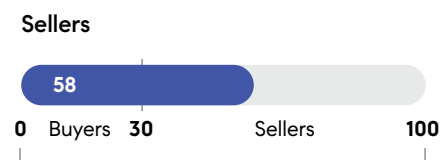
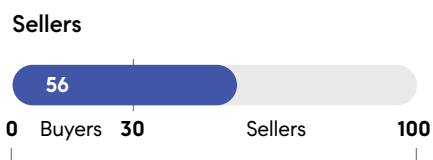
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

SOUTHWEST FLORIDA

Punta Gorda

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	373	141	-62.2%	210	33	-84.3%
Average \$/SF	\$159	\$267	67.9%	\$175	\$241	37.7%
Average DOM	154	68	-55.8%	137	41	-70.1%
Median List Price	\$297,879	\$525,438	76.4%	\$270,303	\$421,773	56.0%

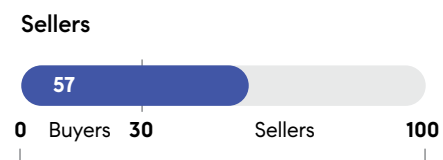
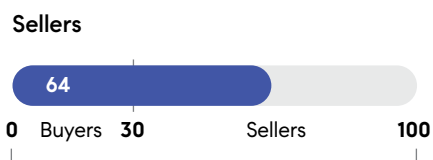
Q3 Market Action Index™*



Sarasota

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	1,019	326	-68.0%	940	166	-82.3%
Average \$/SF	\$225	\$299	32.9%	\$350	\$499	42.6%
Average DOM	149	59	-60.4%	175	82	-53.1%
Median List Price	\$518,265	\$584,361	12.8%	\$405,021	\$576,059	42.2%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



NAPLES

7607 Bay Colony Drive

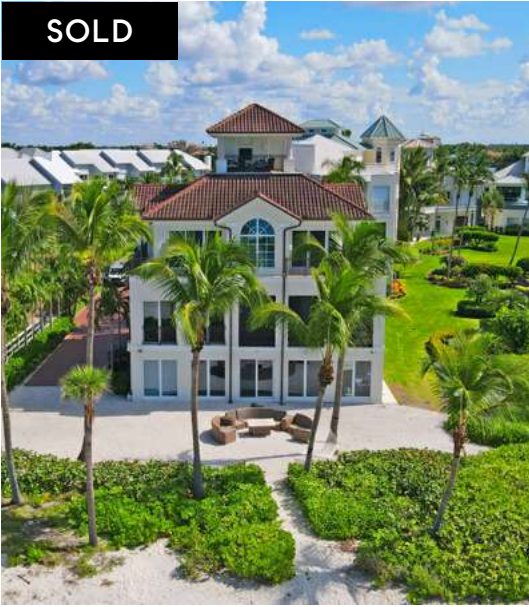
\$18,050,000

Compass represented the buyer of this incredible waterfront lot on the Gulf of Mexico, just a short distance from Pelican Bay's exclusive Bay Colony Beach Club. The full-acre, beachfront property is situated behind the gates of the Strand, with perfect access to the only private stretch of beach in all of Naples.

Bowers Group

239.272.6917

bowersgroup@compass.com

SOLD**BONITA SPRINGS****114 Anguilla Lane****\$12,900,000 5 BD 6 BA 1 HB 6,600 SF**

This recently sold beachfront home boasts unobstructed views and no direct neighbors on either side. Custom built in 2010, notable features include; electric screens and shutters, impact glass, whole-house generator, and a nature preserve next door.

Zach Rosen Group

239.691.6811

zach.rosen@compass.com



NAPLES

254 Audubon Boulevard

\$7,400,000 5 BD 4 BA 2 HB 6,463 SF

Located in the Audubon Country Club in North Naples and built by The Williams Group, this newly constructed estate situated on nearly an acre. Features include imported stone flooring, arched windows, cathedral ceilings, opulent finishes, custom statuary, two fountains, thousands of plants, and access to exceptional club amenities.

Amanda Van Slyke
239.370.0013
amanda.vanslyke@compass.com

Katherine Lucas
239.776.2763
kathy.lucas@compass.com



NAPLES

2040 Kingfish Road

\$7,125,000 4 BD 4 BA 1 HB 4,654 SF

Built in 2015, this bayfront gem is ready for you and your boat. Standout features include ground-floor owner's suite with attached office, formal entry, bold staircase, three guest suites with service elevator, entertainment loft with bar and billiards, and a screening room. Plus, western exposure for sunset dinners.

Silvers Team

239.537.4362

ashley.silvers@compass.com





ENGLEWOOD

6840 Manasota Key Road

\$6,900,000 5 BD 5 BA 1 HB 4,902 SF

Luxury and serenity abound in this new, three-story oceanfront estate, set high over the pristine beaches of Manasota Key. Enjoy magnificent living thanks to brilliant craftsmanship, soaring ceilings, and multiple waterfront terraces. Every possible luxury can be found within, from grand living spaces to cutting-edge conveniences.

Sandra Osario Group

305.877.4453

sandra.osorio@compass.com

SOLD**LAKWOOD RANCH****14615 Como Circle****\$3,069,377 4 BD 4 BA 1 HB 4,387 SF**

Located in the amenity-rich, award-winning community of Lakewood Ranch, this home includes exclusive access to The Lake Club's private club and amenities. This brand-new Smart Home estate exudes luxury and style. Among its many spectacular features are bold design, four bedrooms, and four bathrooms spread over more than 4,300 square feet.

Pam Charron Group**941.993.3388****pam.charron@compass.com**



ENGLEWOOD

7110 Manasota Key Road

\$2,699,000 5 BD 5 BA 1 HB 4,094 SF

Furnished luxury estate on Manasota Key offers unobstructed vistas, direct Gulf access, 193' of private beach, lush landscaping, all en-suite bedrooms, a cozy fireplace, and architectural details such as arched doorways, transom windows, crown molding, built-in accents, and hardwood flooring. Every floor also boasts luxurious indoor/outdoor living.

Brian Helgemo

941.380.3727

brian.helgemo@compass.com



NAPLES

1431 Hemingway Place

\$2,495,000 5 BD 5 BA 1 HB 4,356 SF

Introducing "The Kingston" at Hemingway Place. This quiet, gated community consists of only 23 home sites, making it one of Naples finest hidden gems. Located just 1.5 miles from the beaches of Park Shore with only three lots remaining, it's time to design your custom home with David Bruce & Co.

Vincent Branda

239.404.6606

vincent.branda@compass.com





NAPLES

6597 Nicholas Boulevard, Unit 705

\$2,400,000 3 BD 3 BA 2,700 SF

Set within luxurious Cap Ferrat at Pelican Bay, this sophisticated Naples residence boasts glorious Gulf and cityscape, three en-suite bedrooms, two deeded parking spaces, and private storage. Cap Ferrat amenities include a spectacular pool deck, tennis courts, and 24/7 security, with access to Pelican Bay's private dining and beaches.

Jessica Bibbee

239.272.6810

jessica.bibbee@compass.com



BRADENTON

17120 Verona Place

\$2,395,000 3 BD 4 BA 3,872 SF

Welcome to a beautiful custom residence from Stock Signature Homes. Unique features and upgrades include a large owner's suite, 10-foot sliders, bonus room, study, chef's kitchen, and extensive home control, including blinds. You can also indulge in extensive outdoor living or enjoy the Lake Club's incredible members-only amenities.

Wood Properties

941.928.8408

brian.wood@compass.com





SARASOTA

2149 Hyde Park Street

\$1,650,000 4 BD 3 BA 1 HB 3,100 SF

A stunning reflection of modern design, this inspired Sarasota retreat in Arlington Park is scheduled for mid-2022 completion. Every detail of the 3,100-square-foot home expresses a sense of simplicity and style. The home includes open, light-filled spaces, four bedrooms, sophisticated outdoor living, and a pool.

Rich Polese Group

941.914.7115

rich@flhomes.com



FORT MYERS

5301 Harborage Drive

\$1,638,000 5 BD 3 BA 3,008 SF

Welcome to one of Idlewyld's most prestigious Intracoastal estates, where modern convenience meets Spanish Colonial architecture and timeless craftsmanship. This massive property boasts a cathedral ceiling in the living room, impact windows and doors, resort-style pool, lush gardens, an exquisite owner's suite, and fabulous guest house.

Ed Alvarez

239.233.2776

ed.alvarez@compass.com





PUNTA GORDA

7200 Riverside Drive

\$1,259,000 3 BD 2 BA 3,950 SF

Situated on more than four acres, with 278' of waterfront, this residence offers deep-water access to Charlotte Harbor and the Gulf. Featuring convenient one-level living with beautiful vistas, cathedral ceilings, formal dining, a sensational owner's suite, and beautiful pool deck, this home is perfect for boating and hosting.

Brian Helgemo

941.380.3727

brian.helgemo@compass.com

SOLD

SARASOTA

8217 Grande Shores Drive

\$1,250,000 3 BD 4 BA 3,242 SF

This luxurious, recently sold Lakehouse Cove residence boasts three en-suite bedrooms, premium upgrades, vaulted ceilings, contemporary kitchen with high-end fixtures and finishes, large living spaces, covered outdoor lounge, summer kitchen, firepit, heated saltwater pool with spa, and more. Located in the amenity-rich, award-winning community of Lakewood Ranch.

Pam Charron Group

941.993.3388

pam.charron@compass.com





PENDING

FORT MYERS

8945 Tropical Court

\$724,900 5 BD 4 BA 1 HB 3,575 SF

Located in gated Tropical Cove, this five-bedroom pool home features dual owner's suites with easy access to outdoor lounge spaces. Other touches include new carpeting, formal dining, large living room, and a chic eat-in kitchen, plus low HOA fees and easy access Fort Myers Beach and Sanibel Island.

The Sweat Brothers

239.777.0480

thesweatbrothers@compass.com

PENDING**ESTERO****19678 Villa Rosa Loop****\$449,000 3 BD 2 BA \$1,476 SF**

Step inside this remodeled home and discover exceptional detail and craftsmanship. The new kitchen boasts wood cabinetry, a center island, quartz countertops, and stainless-steel appliances. Other touches include elegant wood beam ceilings, walnut flooring, an electric fireplace, and revamped owner's suite, with access to resort-style amenities.

Florida Lifestyle Group

239.770.1908

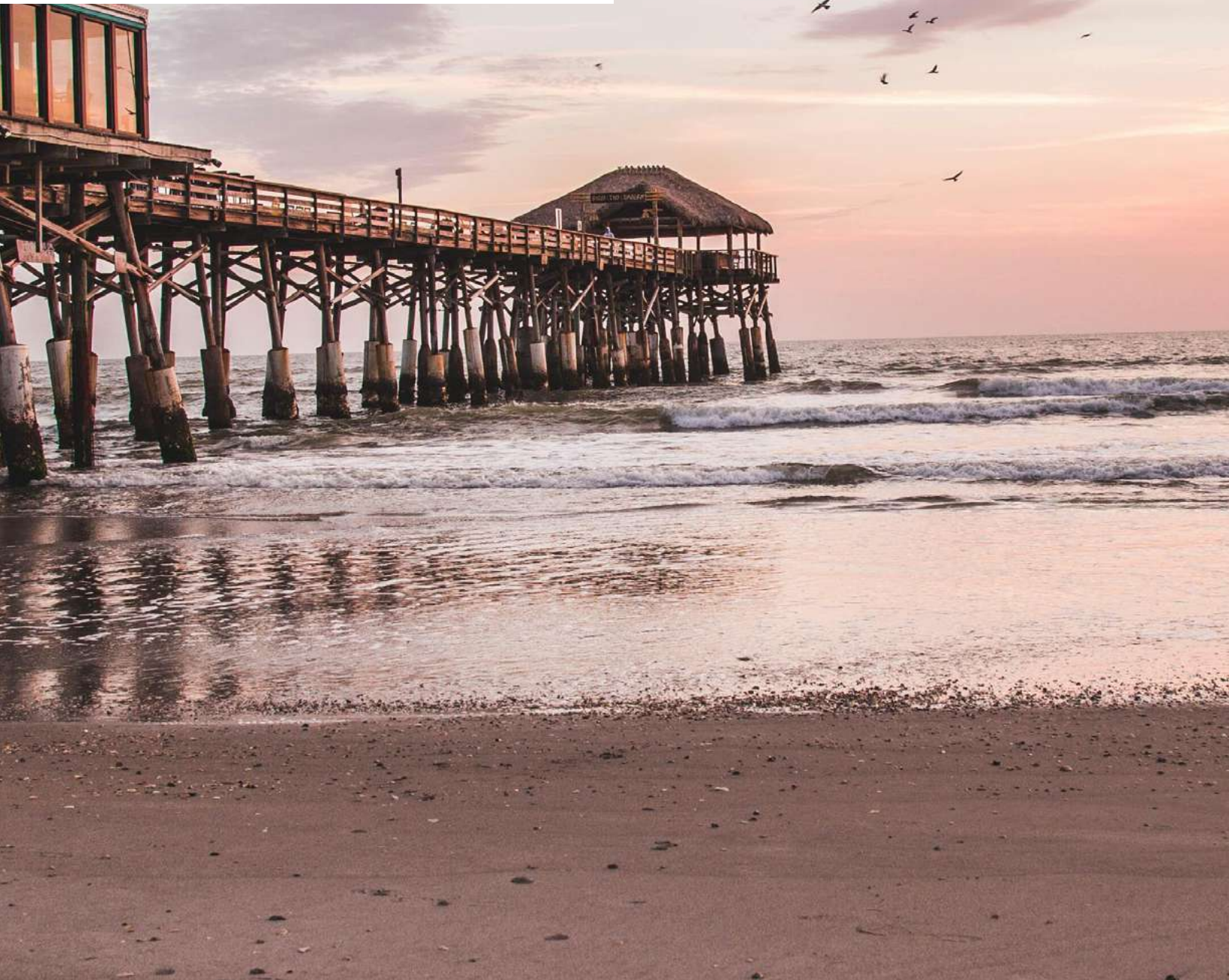
lance.m@compass.com



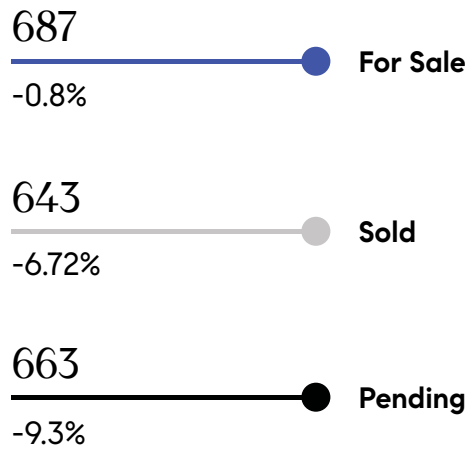
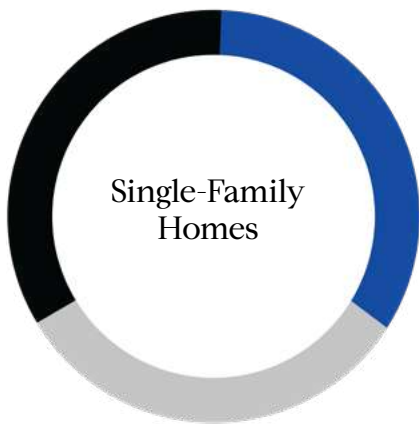
A MARKET SNAPSHOT

Space Coast

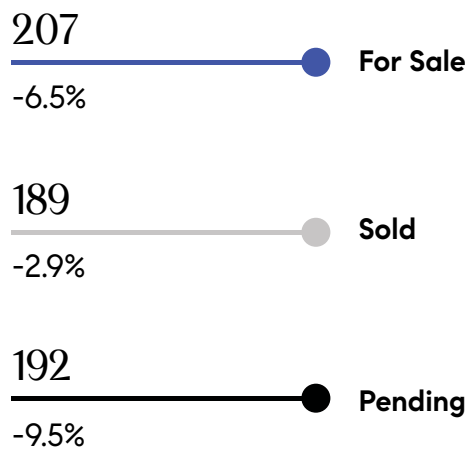
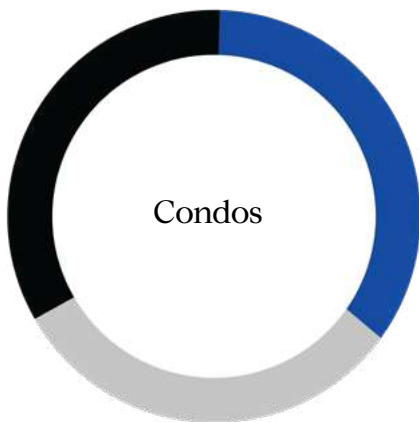
With over 72 miles of coastline, the Space Coast market offers fun-in-the-sun for everyone. A short commute means easy access to 260+ community parks, four historic downtowns, and endless nightlife destinations. Homes range from historic waterfront estates to vintage mid-century stunners and new construction options.



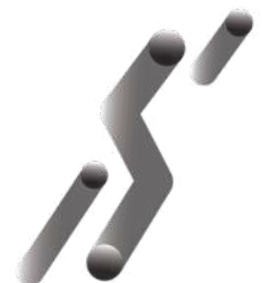
SPACE COAST



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.1	99%	11
YoY Change	-49.5%	+2.7%	-60.6%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.2	99%	12
YoY Change	-27.5%	+4.1%	-70.2%



SPACE COAST

Cape Canaveral

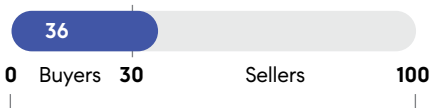
SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	6	6	0.0%	59	48	-18.6%
Average \$/SF	\$227	\$351	54.6%	\$192	\$240	25.0%
Average DOM	188	108	-42.6%	144	53	-63.2%
Median List Price	\$456,776	\$822,676	80.1%	\$292,311	\$307,507	5.2%

Q3 Market
Action Index™*

Sellers



Sellers



Cocoa

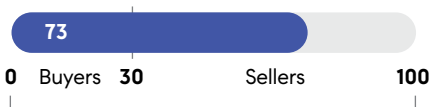
SINGLE FAMILY INVENTORY

CONDO INVENTORY

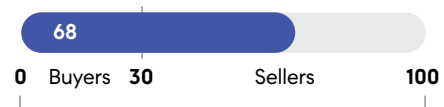
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	102	64	-37.3%	23	6	-73.9%
Average \$/SF	\$130	\$144	10.8%	\$186	\$158	-15.1%
Average DOM	93	35	-62.4%	76	26	-65.8%
Median List Price	\$255,955	\$278,576	8.8%	\$209,238	\$210,984	0.8%

Q3 Market
Action Index™*

Sellers



Sellers



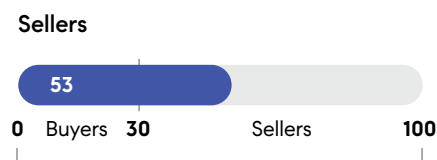
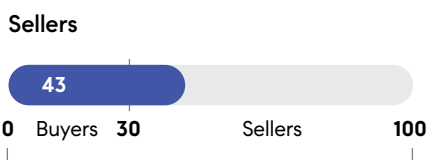
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

SPACE COAST

Cocoa Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	33	26	-21.2%	101	31	-69.3%
Average \$/SF	\$226	\$270	19.5%	\$256	\$343	34.0%
Average DOM	133	95	-28.6%	149	64	-57.0%
Median List Price	\$649,911	\$993,192	52.8%	\$396,800	\$423,915	6.8%

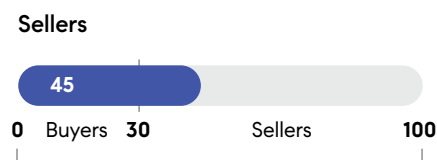
Q3 Market Action Index™*



Melbourne

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	346	177	-48.8%	104	78	-25.0%
Average \$/SF	\$145	\$157	8.3%	\$134	\$265	97.8%
Average DOM	96	63	-34.4%	109	106	-2.8%
Median List Price	\$368,100	\$417,473	13.4%	\$258,642	\$553,053	113.8%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

SPACE COAST

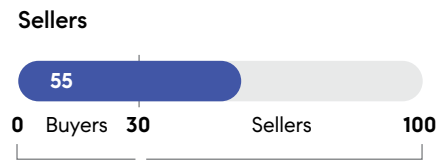
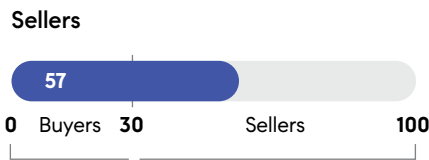
Melbourne Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	42	18	-57.1%	41	14	-65.9%
Average \$/SF	\$223	\$257	15.2%	\$196	\$366	86.7%
Average DOM	237	53	-77.6%	201	113	-43.8%
Median List Price	\$780,903	\$740,207	-5.2%	\$466,282	\$757,442	62.4%

Q3 Market Action Index™*



Palm Bay

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	283	169	-40.3%	23	9	-60.9%
Average \$/SF	\$111	\$141	27.0%	\$108	\$141	30.6%
Average DOM	95	49	-48.4%	60	49	-18.3%
Median List Price	\$249,495	\$315,087	26.3%	\$134,280	\$146,450	9.1%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

SPACE COAST

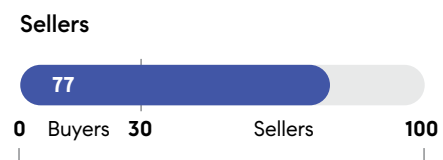
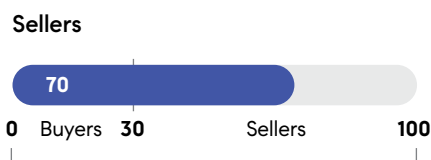
Rockledge

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	76	54	-28.9%	28	6	-78.6%
Average \$/SF	\$143	\$166	16.1%	\$138	\$154	11.6%
Average DOM	88	55	-37.5%	81	10	-87.7%
Median List Price	\$355,165	\$391,311	10.2%	\$223,340	\$243,500	9.0%

Q3 Market Action Index™*



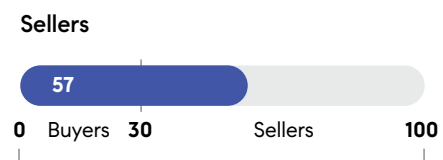
Satellite Beach

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	36	26	-27.8%	51	39	-23.5%
Average \$/SF	\$190	\$236	24.2%	\$167	\$258	54.5%
Average DOM	92	22	-76.1%	102	46	-54.9%
Median List Price	\$517,711	\$600,700	16.0%	\$316,498	\$450,199	42.2%

Q3 Market Action Index™*



*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)



INDIALANTIC

7 Shore View Circle

\$2,790,000 6 BD 5 BA 1 HB 5,770 SF

Fall in love with life outdoors, thanks to the river vistas, private dock, boatlift, waterfall pool, spa, outdoor lounge, summer kitchen, and a firepit. Inside, discover a mix of formal and informal spaces, with twin fireplaces, dual staircases to level two, and a granite island kitchen with six-burner gas stove.

Carpenter Kessel Homeselling Team

321.214.8400

sales@carpenterkessel.com

PENDING**MELBOURNE BEACH****301 Oak Street****\$2,500,000 5 BD 4 BA 5,035 SF**

With 130' of ocean frontage, this grand sun-filled estate on a three-quarter-acre lot boasts private beach access, a large pool deck, and a fenced yard. Inside are multiple wood-burning fireplaces, granite and marble counters, custom kitchen, electric storm shutters, impact skylights, and an oversized two-car garage.

Carpenter Kessel Homeselling Team**321.214.8400****sales@carpenterkessel.com**



COCOA BEACH

645 S Atlantic Avenue

\$2,400,000 4 BD 4 BA 2 HB 4,890 SF

Perfect as a private home or short-term vacation rental, this oceanfront stunner offers water vistas, expansive outdoor living, elevator and fine finishes, including hardwood floors and picture windows. Other standout features include a mosaic fireplace, custom wet bar island kitchen, stainless-steel appliances, and dual ovens.

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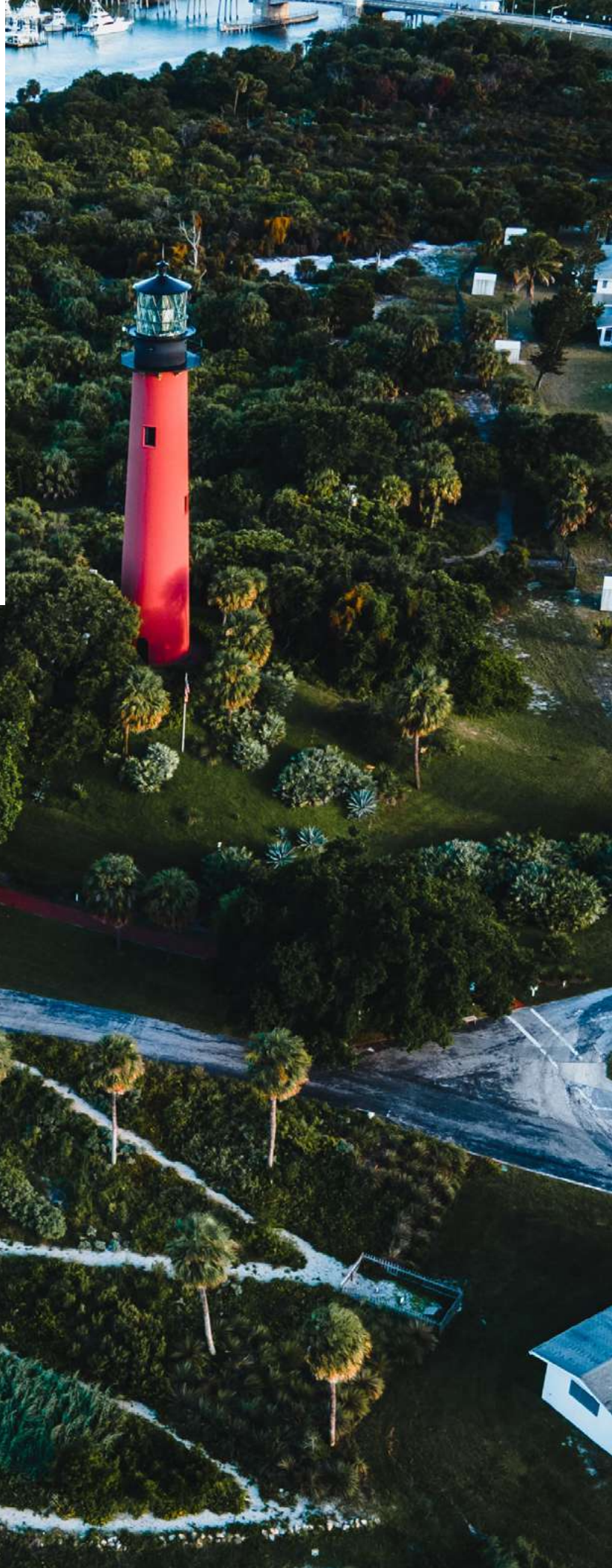
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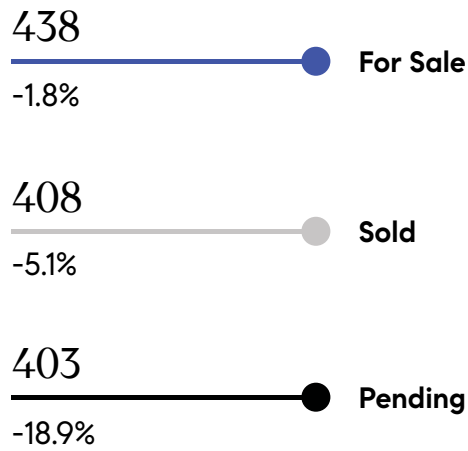
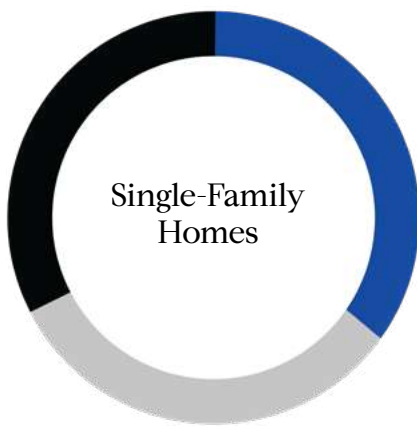
A MARKET SNAPSHOT

Treasure Coast

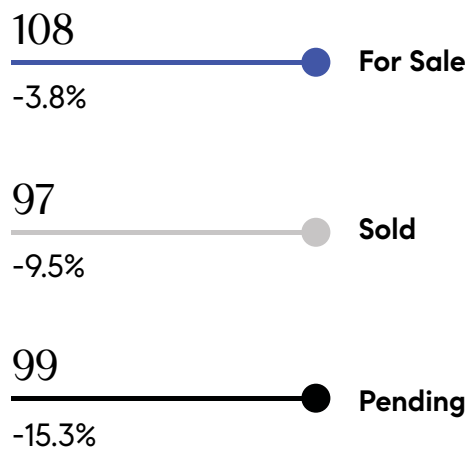
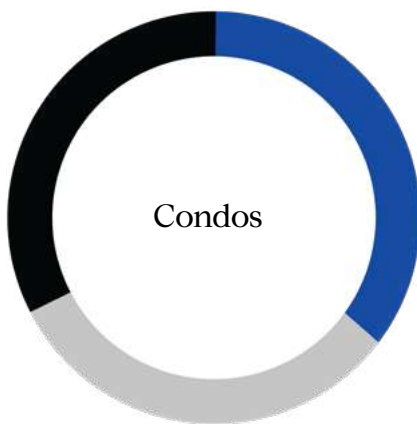
Nestled between Palm Beach County and the Space Coast, this seaside market offers both urban city bustle and quiet, small town communities. Housing options include traditional neighborhoods, private gated communities, waterfront properties, and stately golf course homes.



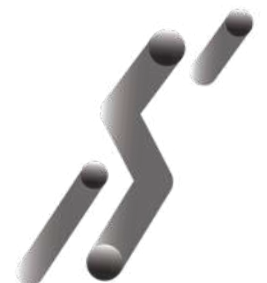
TREASURE COAST



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.1	100%	12
YoY Change	-33%	3%	68.9%



	Months of Inventory	Sale-to-List Ratio	Days on Market
Q3 2021	1.1	99%	12
YoY Change	-54%	+5.3%	83.5%



TREASURE COAST

Port Saint Lucie

SINGLE FAMILY INVENTORY

CONDO INVENTORY

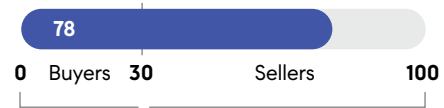
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	607	353	-41.8%	114	32	-71.9%
Average \$/SF	\$154	\$197	27.9%	\$137	\$167	21.9%
Average DOM	103	54	-47.6%	89	30	-66.3%
Median List Price	\$309,259	\$384,500	24.3%	\$191,907	\$219,811	14.5%

Q3 Market
Action Index™*

Sellers



Sellers



Sebastian

SINGLE FAMILY INVENTORY

CONDO INVENTORY

	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	124	49	-60.5%	17	3	-82.4%
Average \$/SF	\$147	\$199	35.4%	\$139	\$321	130.9%
Average DOM	133	45	-66.2%	134	28	-79.1%
Median List Price	\$267,808	\$342,545	27.9%	\$155,123	\$676,026	335.8%

Q3 Market
Action Index™*

Sellers



Sellers



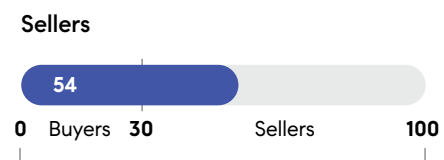
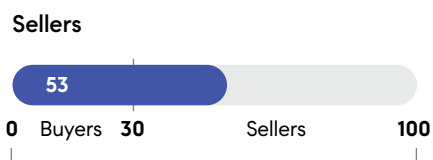
*Graph Legend ● Buyer's Market (Supply>Demand) ● Seller's Market (Demand>Supply) ● Balanced Market (Demand = Supply)

TREASURE COAST

Stuart

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	289	110	-61.9%	283	104	-63.3%
Average \$/SF	\$216	\$282	30.6%	\$172	\$206	19.8%
Average DOM	161	74	-54.0%	167	99	-40.7%
Median List Price	\$493,570	\$604,014	22.4%	\$235,225	\$331,300	40.8%

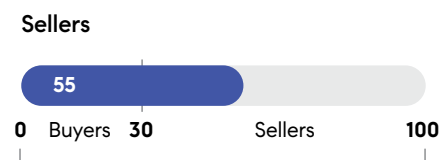
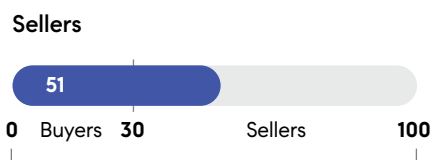
Q3 Market Action Index™*



Vero Beach

	SINGLE FAMILY INVENTORY			CONDO INVENTORY		
	Q3 2020	Q3 2021	YoY Change	Q3 2020	Q3 2021	YoY Change
Average Active Listings	687	255	-62.9%	464	91	-80.4%
Average \$/SF	\$194	\$233	20.1%	\$175	\$284	62.3%
Average DOM	217	78	-64.1%	188	114	-39.4%
Median List Price	\$434,017	\$414,446	-4.5%	\$260,123	\$406,206	56.2%

Q3 Market Action Index™*



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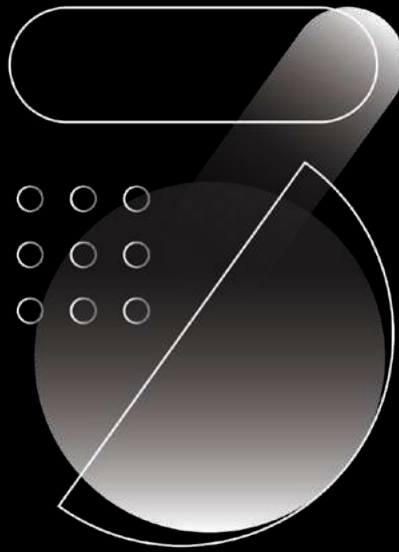
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