



# SOUTH FLORIDA

REPORT

**Q4**  
**2025**

# HEADLINES

**SOUTH FLORIDA  
BUSINESS JOURNAL**

**AUGUST 2025**

Miami beats New York for world's top second-home destination for ultra-wealthy

**FOX  
BUSINESS**

**AUGUST 2025**

Florida now home to America's most expensive ZIP code, leaving California in second place

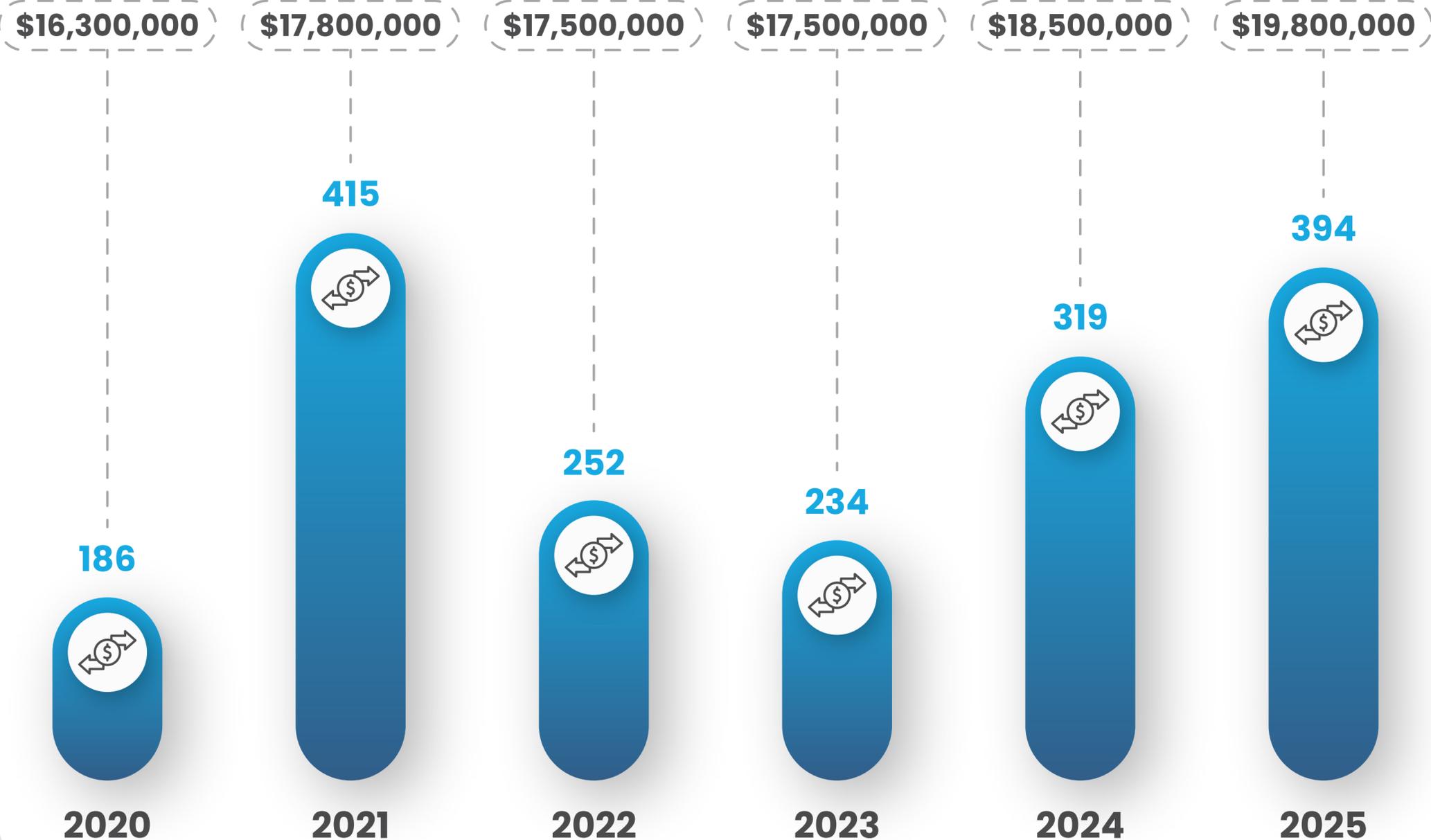
**yahoo!  
finance**

**JANUARY 2026**

South Florida Real Estate Posts Second-Most \$10M & Up Home Sales in History

# 2020–2025 Total Sales Transactions Above \$10 Million

Single-Family Homes and Condos in Miami-Dade, Broward and Palm Beach Counties



 **AVG PRICE**

 **TOTAL TRANSACTIONS**



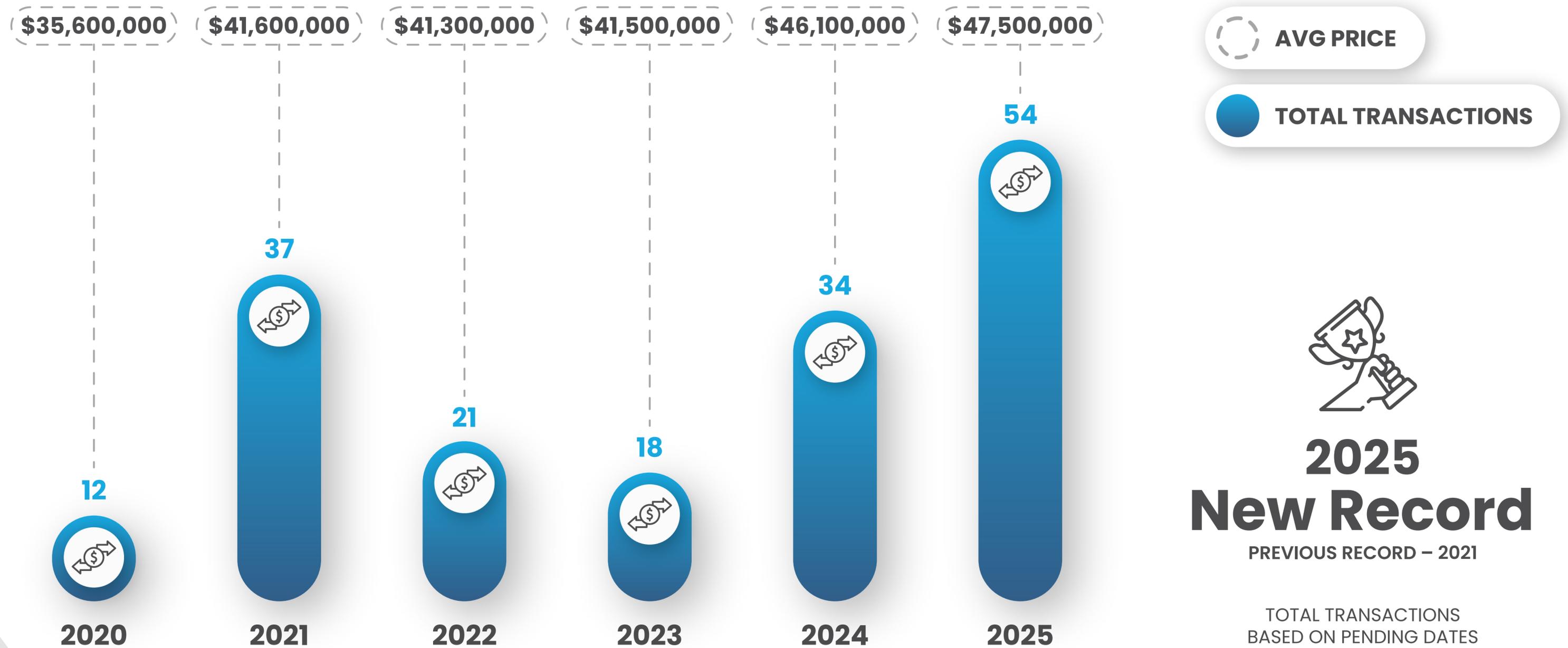
South Florida Sold Approximately One \$10 Million-Plus Home Per Day in 2025 – Nearly Double the Volume Recorded Pre-Covid

**2021** Record Year      **415** Transactions

TOTAL TRANSACTIONS  
BASED ON PENDING DATES

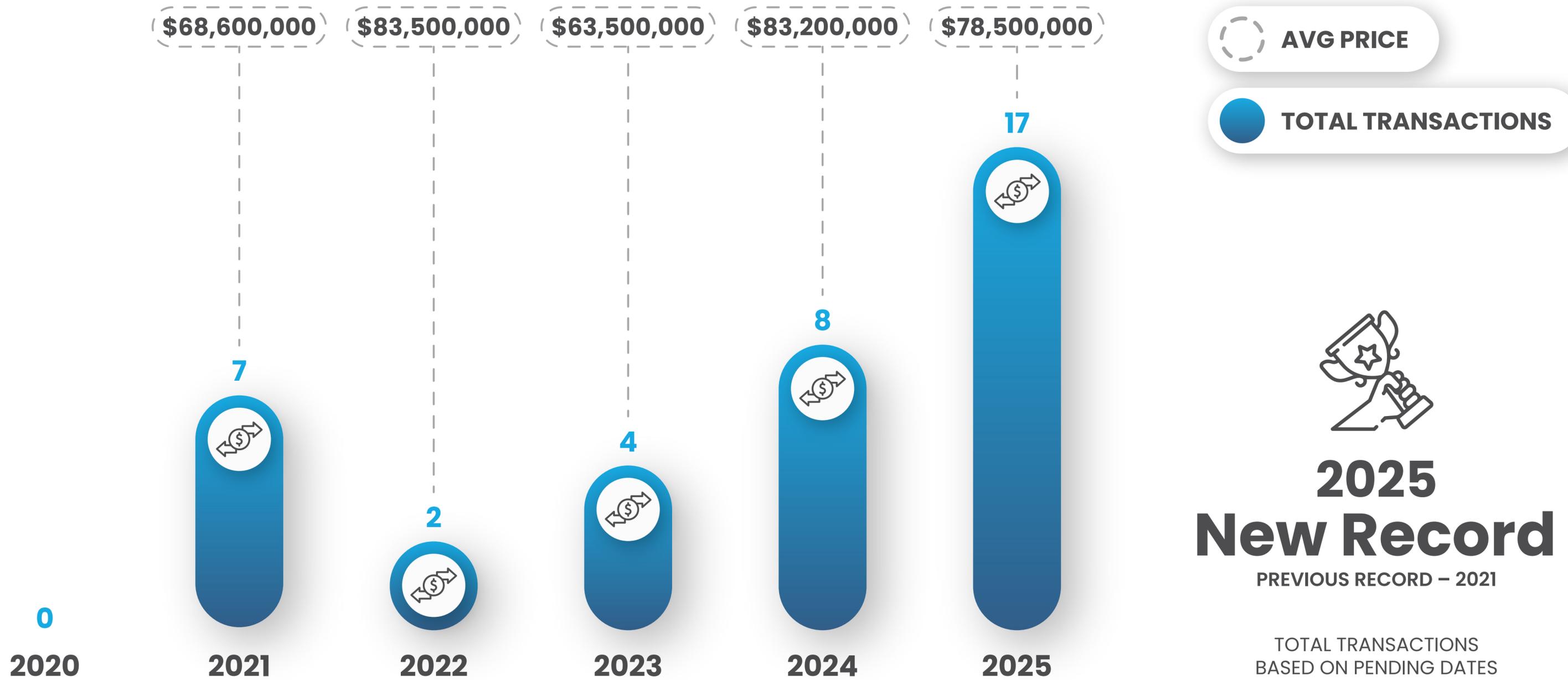
# 2020–2025 Total Sales Transactions Above \$30 Million

Single-Family Homes and Condos in Miami-Dade, Broward and Palm Beach Counties



# 2020–2025 Total Sales Transactions Above \$50 Million

Single-Family Homes and Condos in Miami-Dade, Broward and Palm Beach Counties





DEVELOPERS CLOSE OUT 2025 WITH  
MIAMI'S LARGEST-EVER LAND DEAL

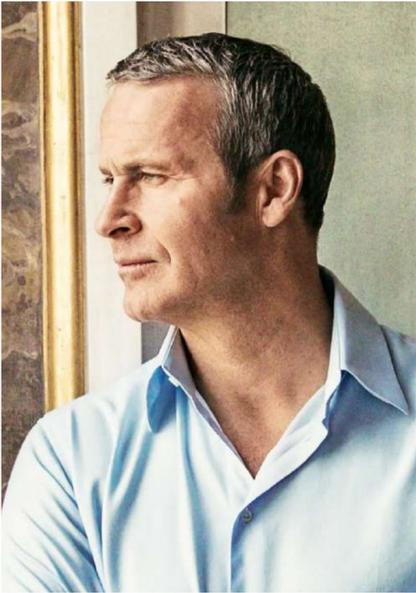
# New Record \$520 MILLION

## WATERFRONT DEAL IN BRICKELL

4.25 ACRES | \$122M P/ACRE

Oak Row Equities and OKO Group Close  
Florida's Largest Land Acquisition.

— December 2025



**Vlad Doronin**  
Founder & CEO, OKO Group

### Previous Records



**2022**  
**Ken Griffin**

Acquired a  
Record-Setting  
Waterfront Land  
Assemblage in  
Miami.

**\$363M**



**2011**  
**Genting Group**

Secured a Major  
Downtown Miami  
Waterfront Site.

**\$236M**

# MLS

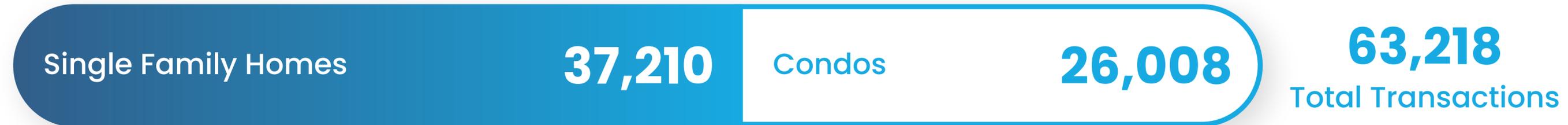
*(MIAMI-DADE, BROWARD  
AND PALM BEACH COUNTIES)*



# 2023–2025 Total Transactions for Single-Family Homes and Condos

Miami-Dade, Broward and Palm Beach Counties

2023



2024

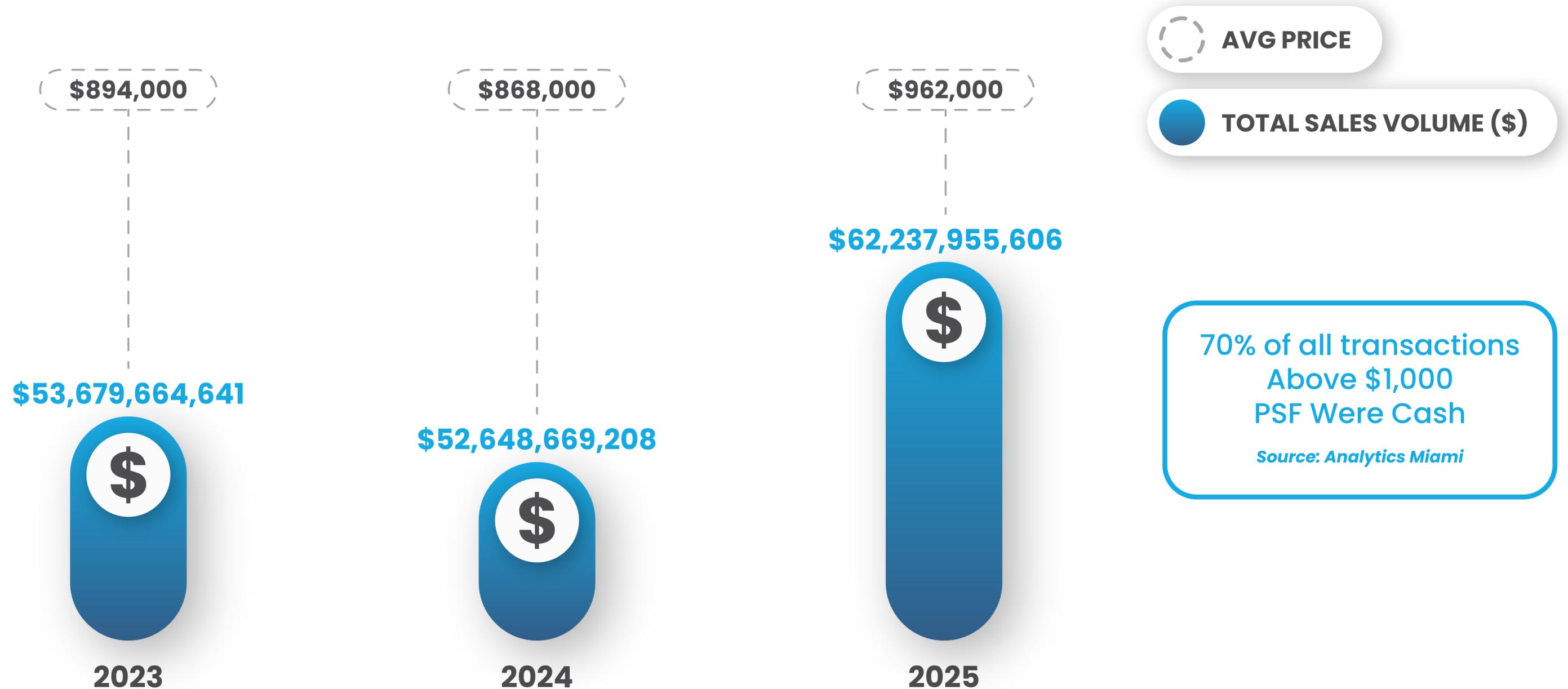


2025



# 2023–2025 Total Sales Volume for Single-Family Homes and Condos

Miami-Dade, Broward and Palm Beach Counties





# MLS RESALES

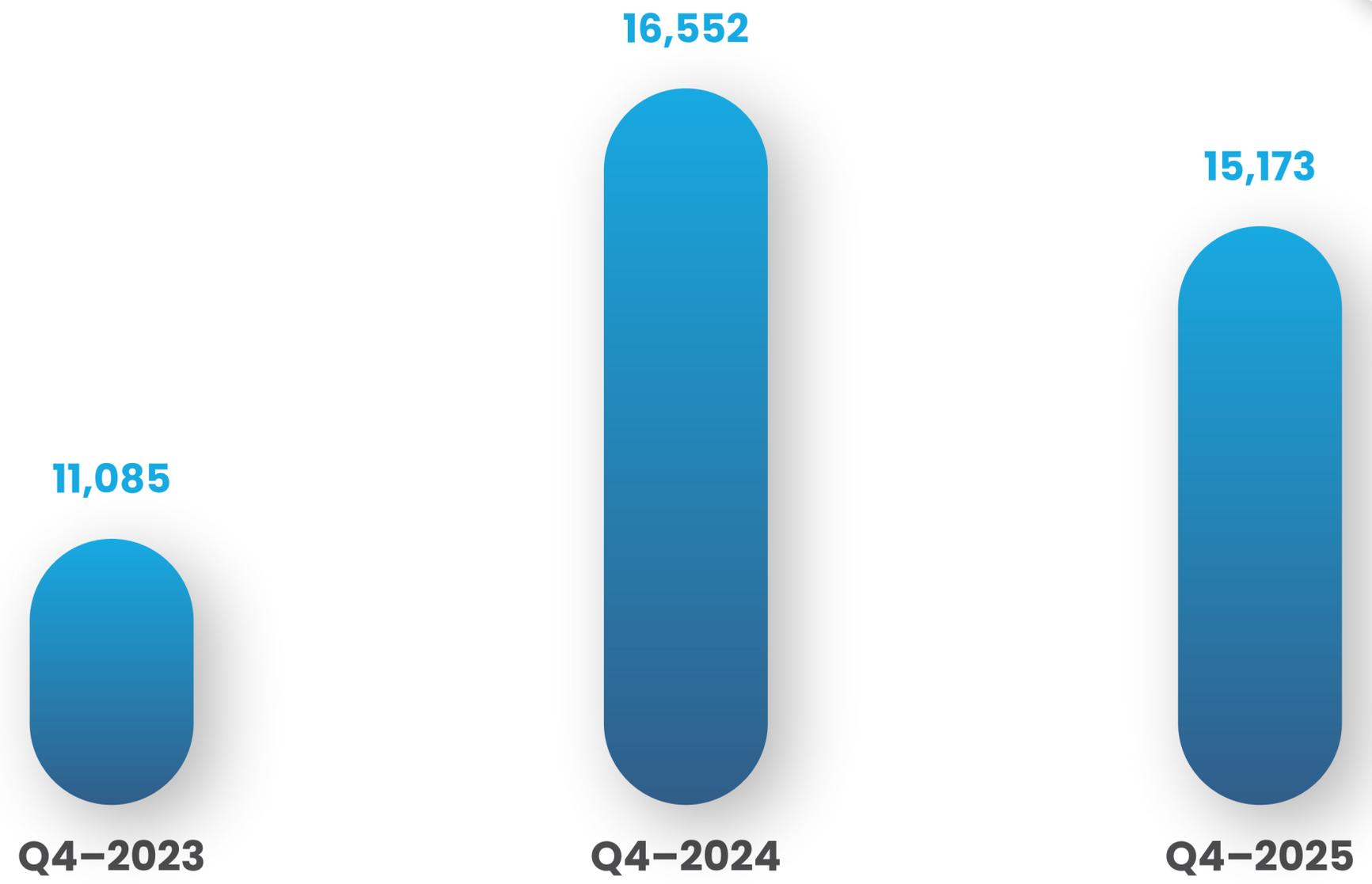
## Single Family Homes

*(MIAMI-DADE, BROWARD  
AND PALM BEACH COUNTIES)*

# Single-Family Homes Total Active Listings

Miami-Dade, Broward and Palm Beach Counties

 TOTAL ACTIVE LISTINGS



# Single-Family Homes Active Listings Comparison

Miami-Dade, Broward and Palm Beach Counties

**"A" HOUSE**

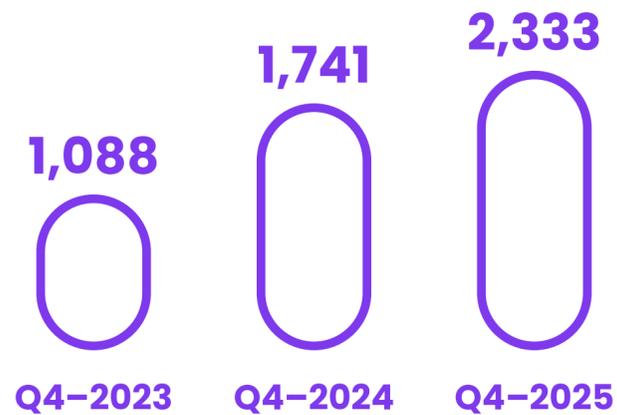
**"B" HOUSE**

**"C" HOUSE**

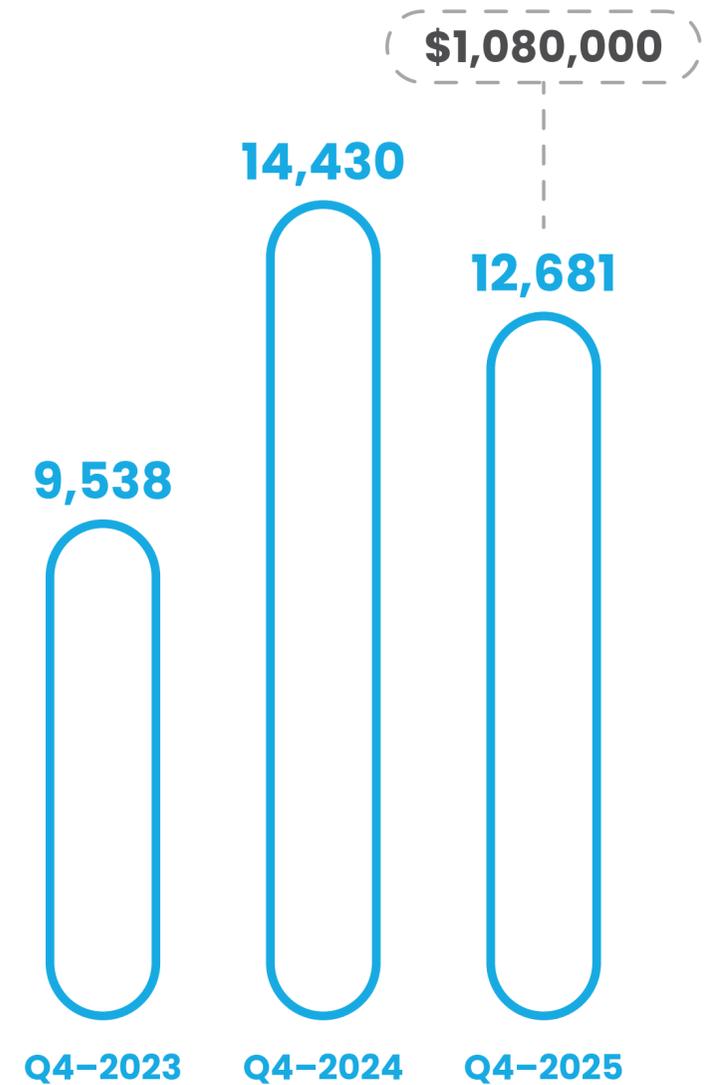
**AVG. LIST PRICE**



**"A" House: Waterfront / Prime Locations**



**"B" House: Non-Waterfront / Prime Locations**



**"C" House: Everything Else**

# MLS RESALES

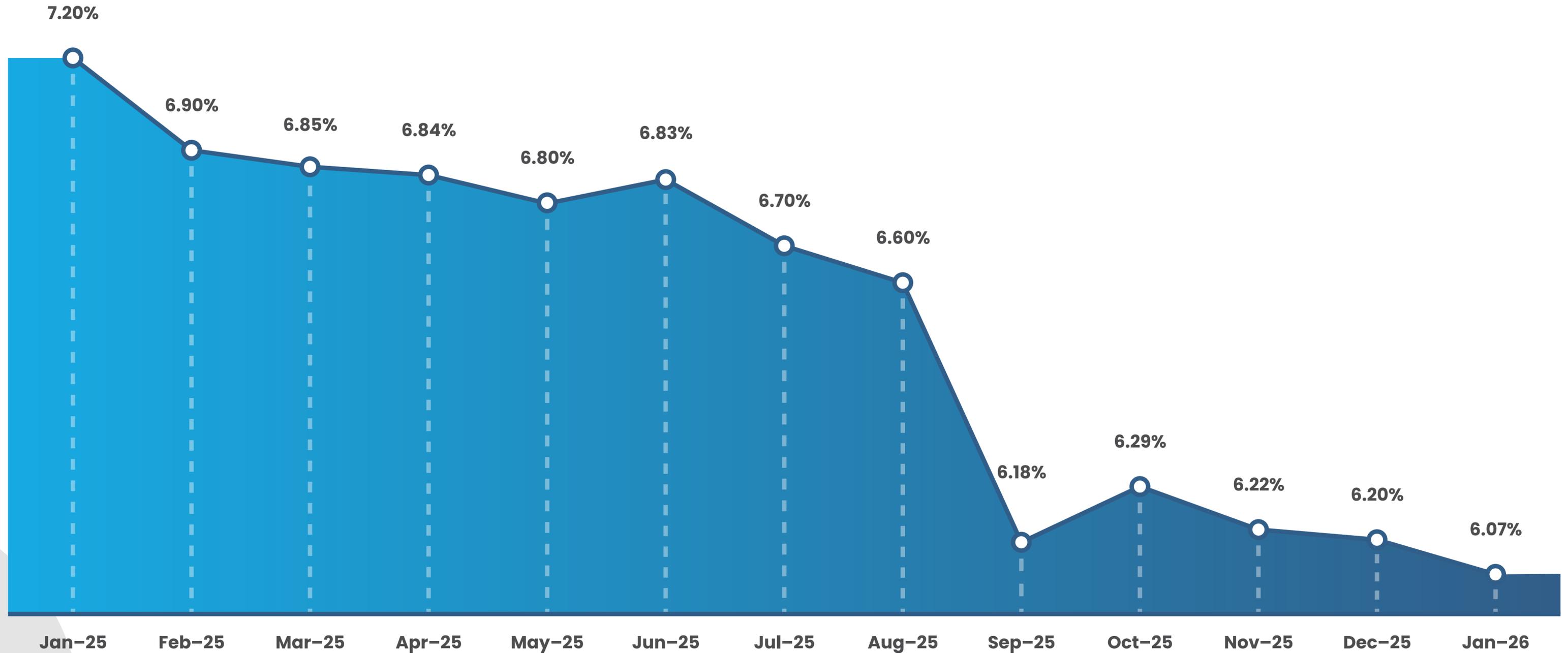
## Condos

*(MIAMI-DADE, BROWARD  
AND PALM BEACH COUNTIES)*



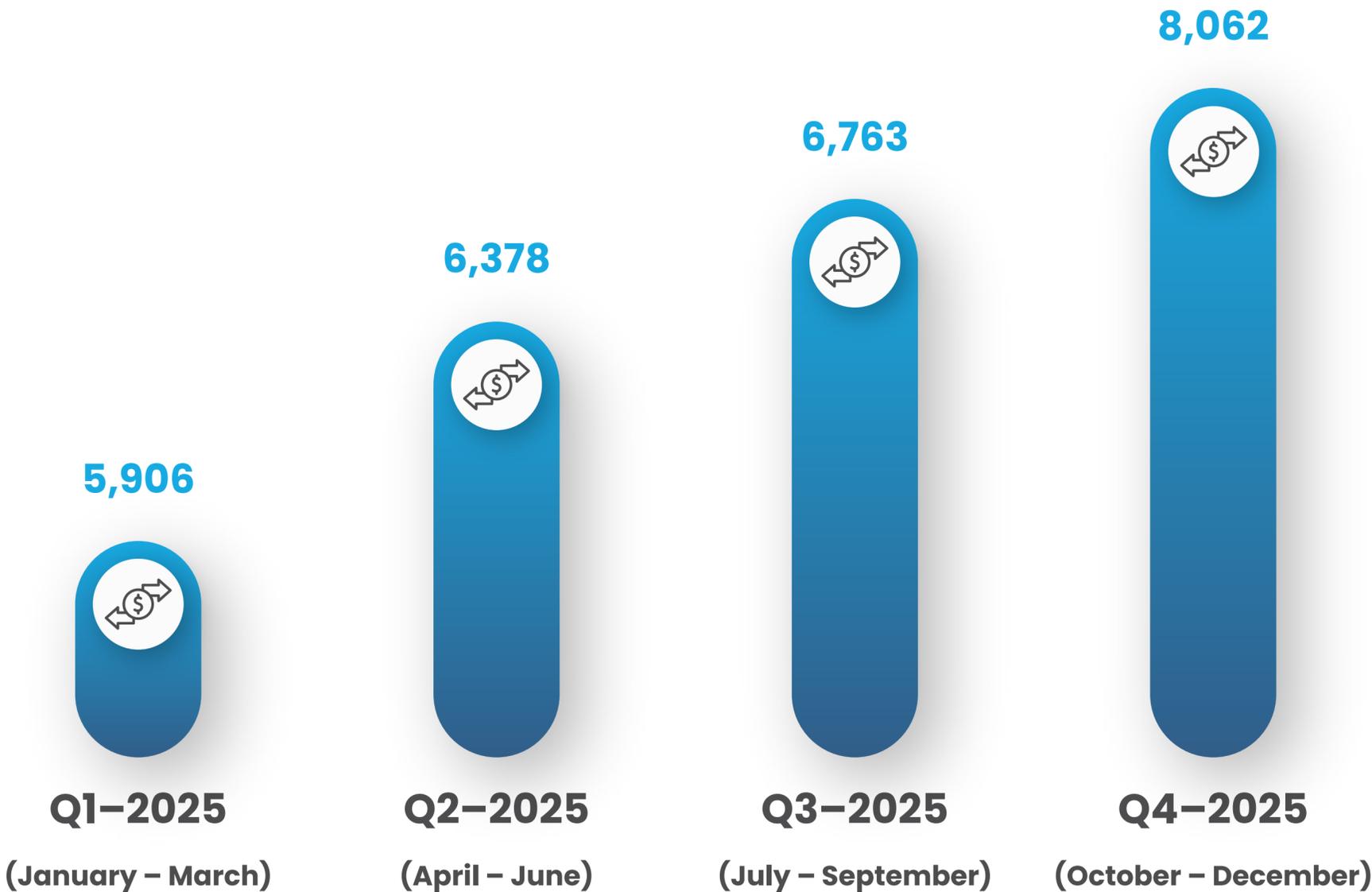
# 30-Year Fixed Rate

(Blended Average of MND, MBA & Freddie Mac)



# 2025 Total Condo Sales Transactions

Miami-Dade, Broward and Palm Beach Counties



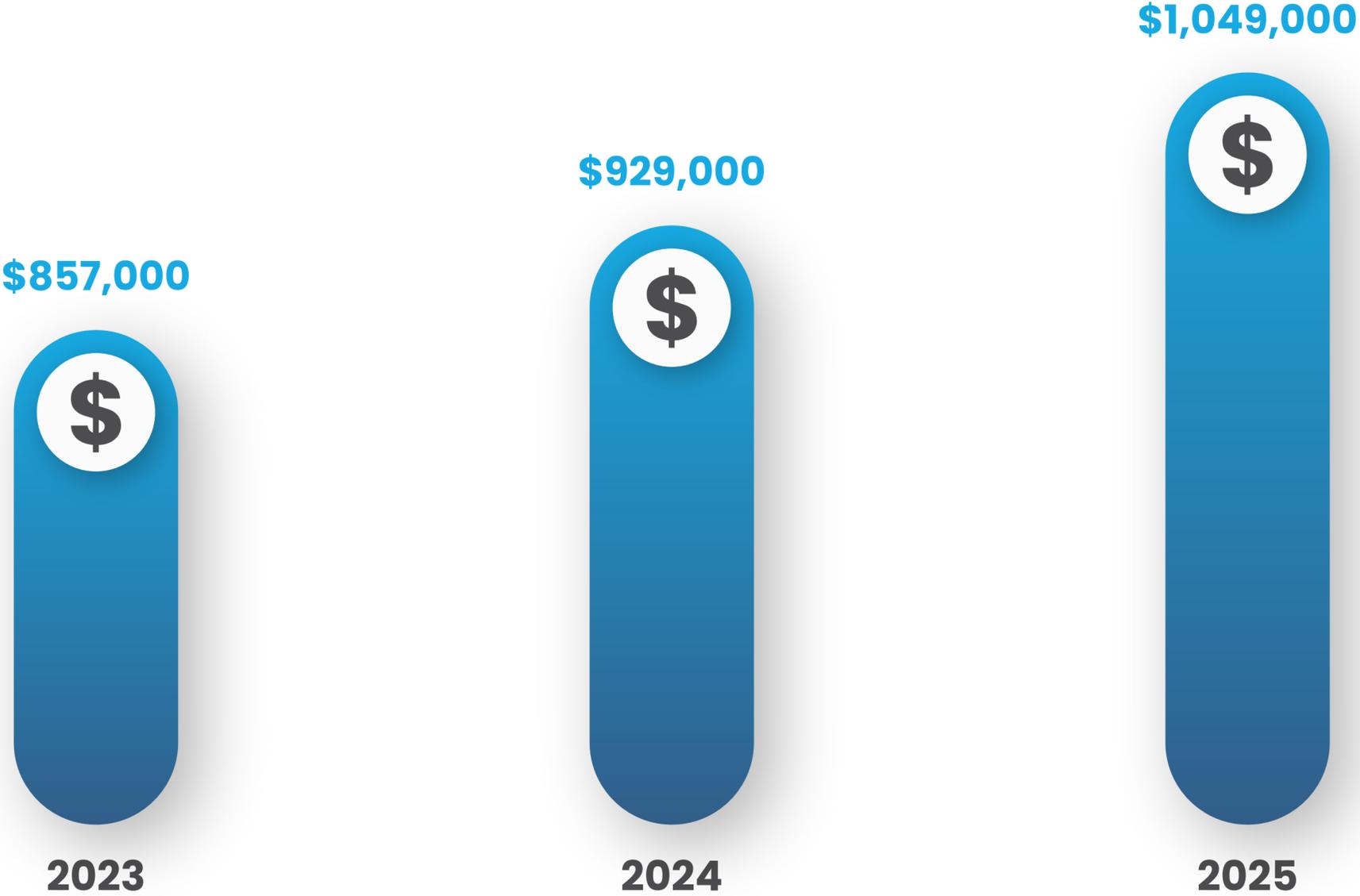
**TOTAL TRANSACTIONS**

**27,109**  
Total Transactions  
*January - December 2025*

**23,989**  
Total Transactions  
*January - December 2024*

# 2023–2025 Average Price Analysis for Condos

Miami-Dade, Broward and Palm Beach Counties



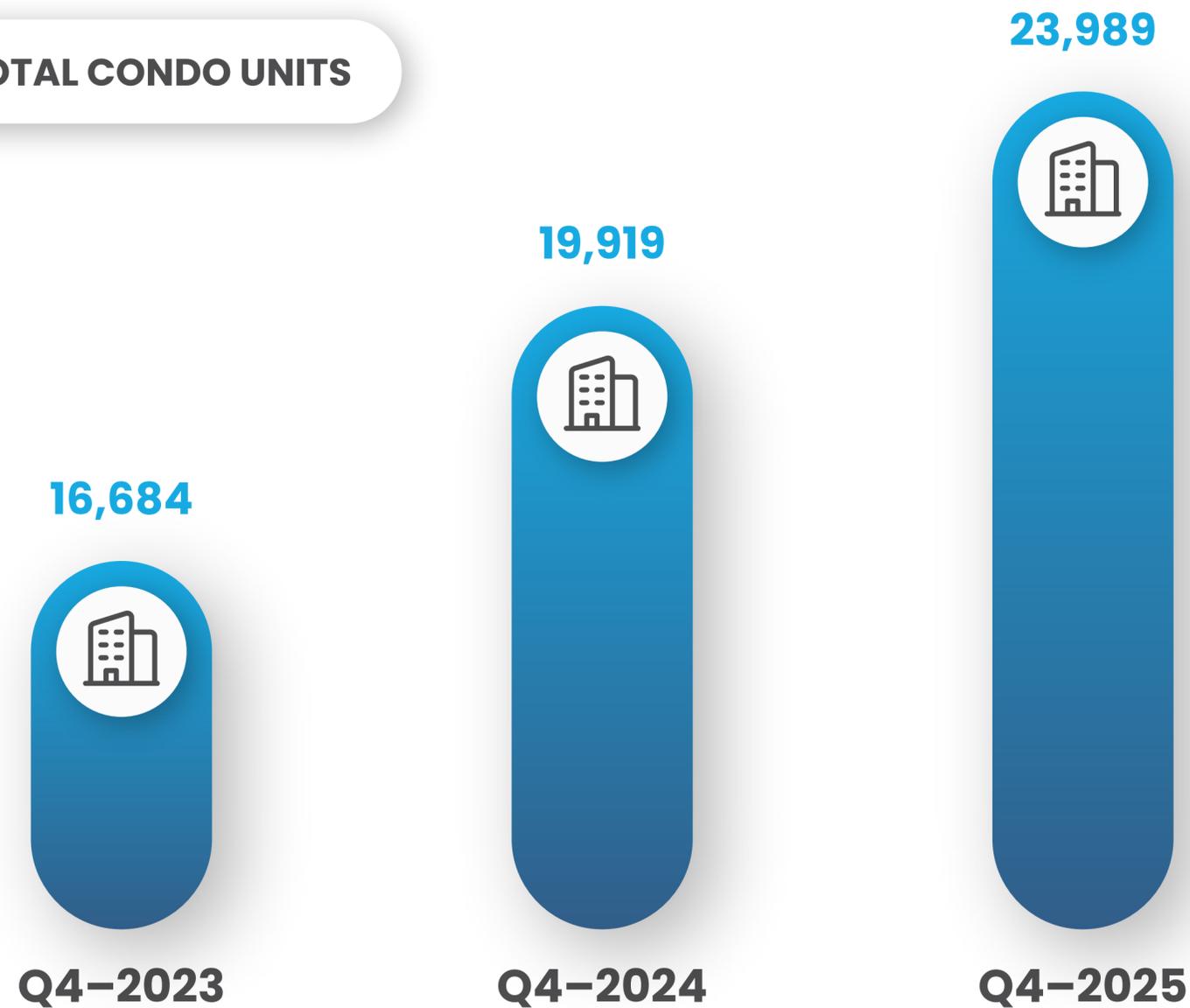
 **AVG PRICE**

**13%**  
Price Increase  
Since 2024

# Total Active Condo Units

Miami-Dade, Broward and Palm Beach Counties

 TOTAL CONDO UNITS



**7,559**  
Condos Less than  
*30 Years Old*

**16,430**  
Condos Above  
*30 Years Old*

**69%**  
Of Inventory



# New **CONSTRUCTION**

*(MIAMI-DADE, BROWARD  
AND PALM BEACH COUNTIES)*

As of December 2025

# South Florida

## Pre-Construction Developments

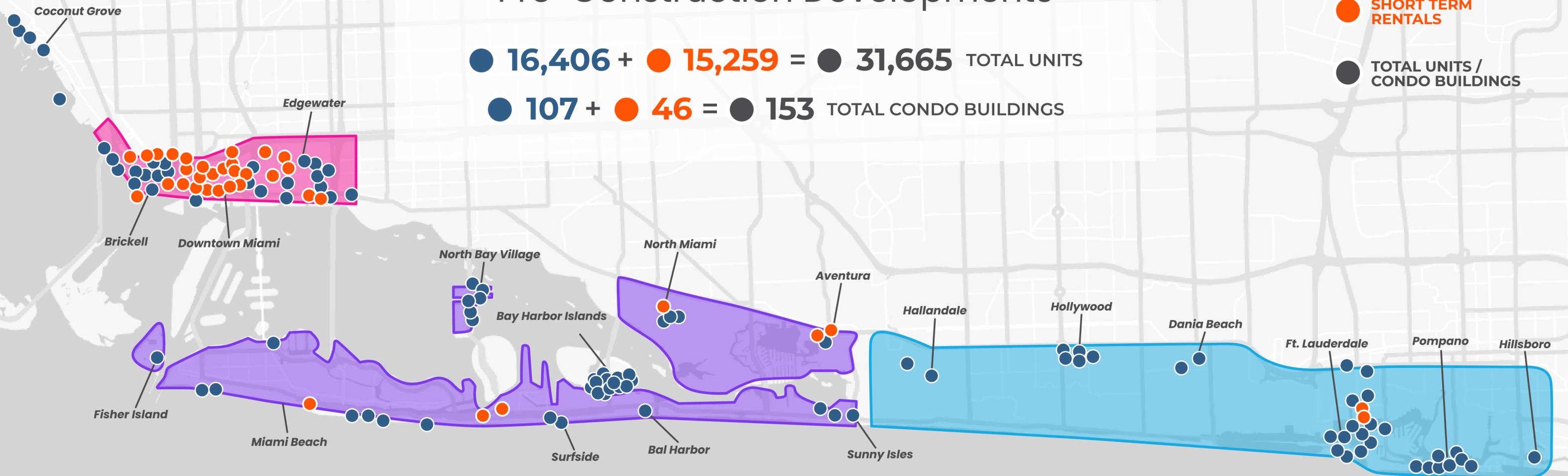
● 16,406 + ● 15,259 = ● 31,665 TOTAL UNITS

● 107 + ● 46 = ● 153 TOTAL CONDO BUILDINGS

● TOTAL TRADITIONAL CONDOS

● SHORT TERM RENTALS

● TOTAL UNITS / CONDO BUILDINGS



### DOWNTOWN CORE

(Brickell, Downtown Miami & Edgewater)

6,884 + 13,765 = 20,649 TOTAL UNITS

33 + 37 = 70 TOTAL BUILDINGS

### THE BEACHES

(Miami Beach, North Bay Village, North Miami, Bay Harbor Islands, Bal Harbor, Surfside, Sunny Isles & Aventura)

4,276 + 989 = 5,265 TOTAL UNITS

41 + 7 = 48 TOTAL BUILDINGS

### BROWARD COUNTY

(Hallandale, Hollywood, Dania Beach, Fort Lauderdale, Pompano Beach & Hillsboro)

5,246 + 505 = 5,751 TOTAL UNITS

33 + 2 = 35 TOTAL BUILDINGS

# 20 Year Condo Delivery Analysis

## for Traditional Condos

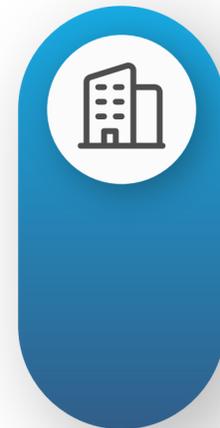
58,953



Previous Cycle  
2001-2010

275

19,919



Last Cycle  
2012-2020

123

16,406

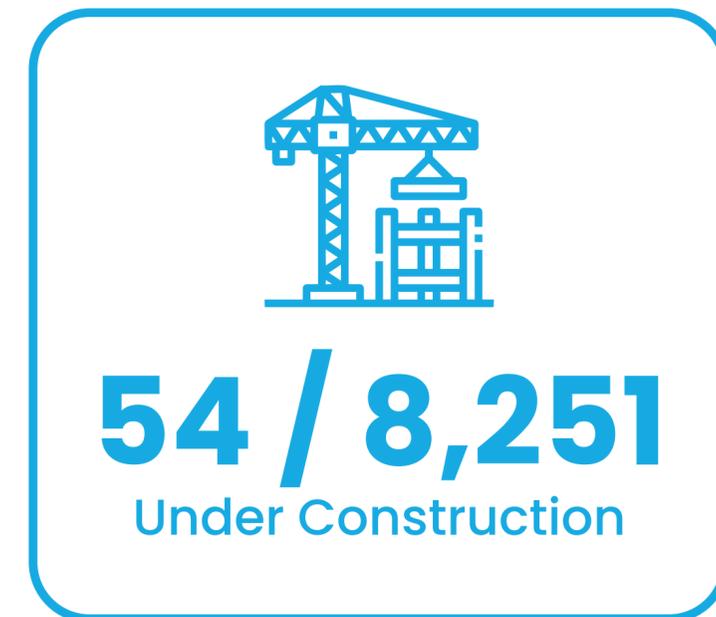


Current Cycle  
2021+

107

NO. UNITS

CONDO DEVELOPMENTS



54 / 8,251  
Under Construction

# Total Units Being Delivered

for Traditional Condos Released for Sale Since 2021



**8,251 Units**  
Total Units Under Construction

**60% Sold**  
% Sold

**3,300 Unsold Units**  
Unsold

# DEMAND

*(MIAMI-DADE, BROWARD  
AND PALM BEACH COUNTIES)*



# 2025 POPULATION CHANGE by Region

Source: U.S Census Bureau

\*Estimates

## West



Population Increase by:

↑ **687,607** ↑

## Midwest



Population Increase by:

↑ **434,632** ↑

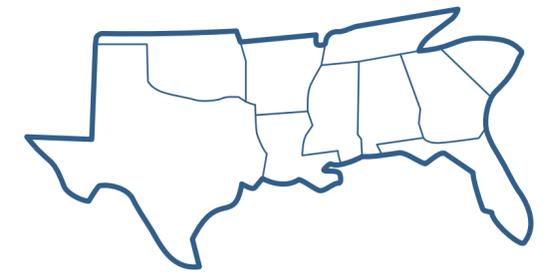
## Northeast



Population Increase by:

↑ **410,183** ↑

## Southeast



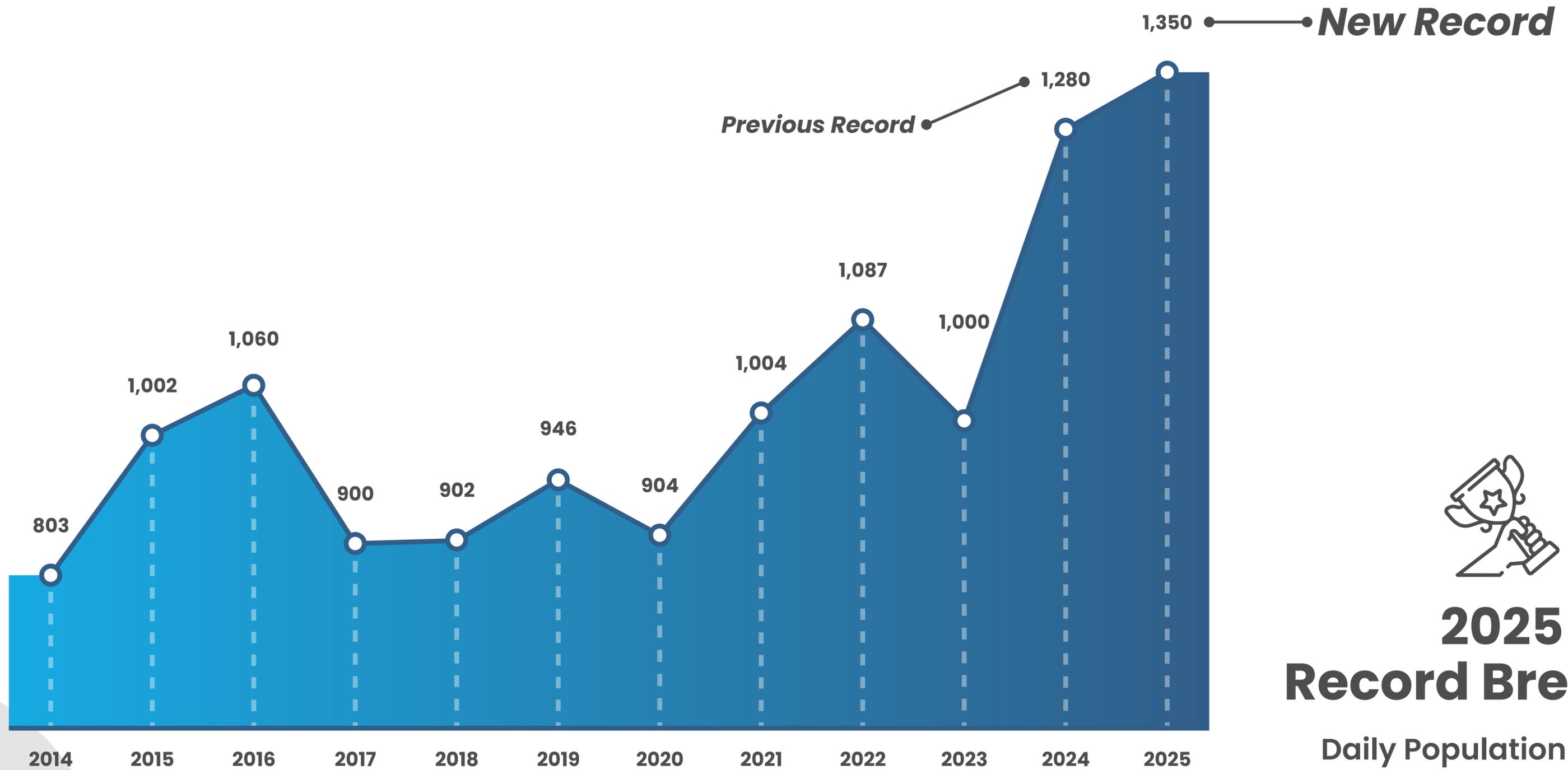
Population Increase by:

↑ **1,772,335** ↑

**Total Population Gain 2025: 3,305,206 | 54% in Southeast**

# FLORIDA'S HISTORIC YEAR

## Daily Population Growth

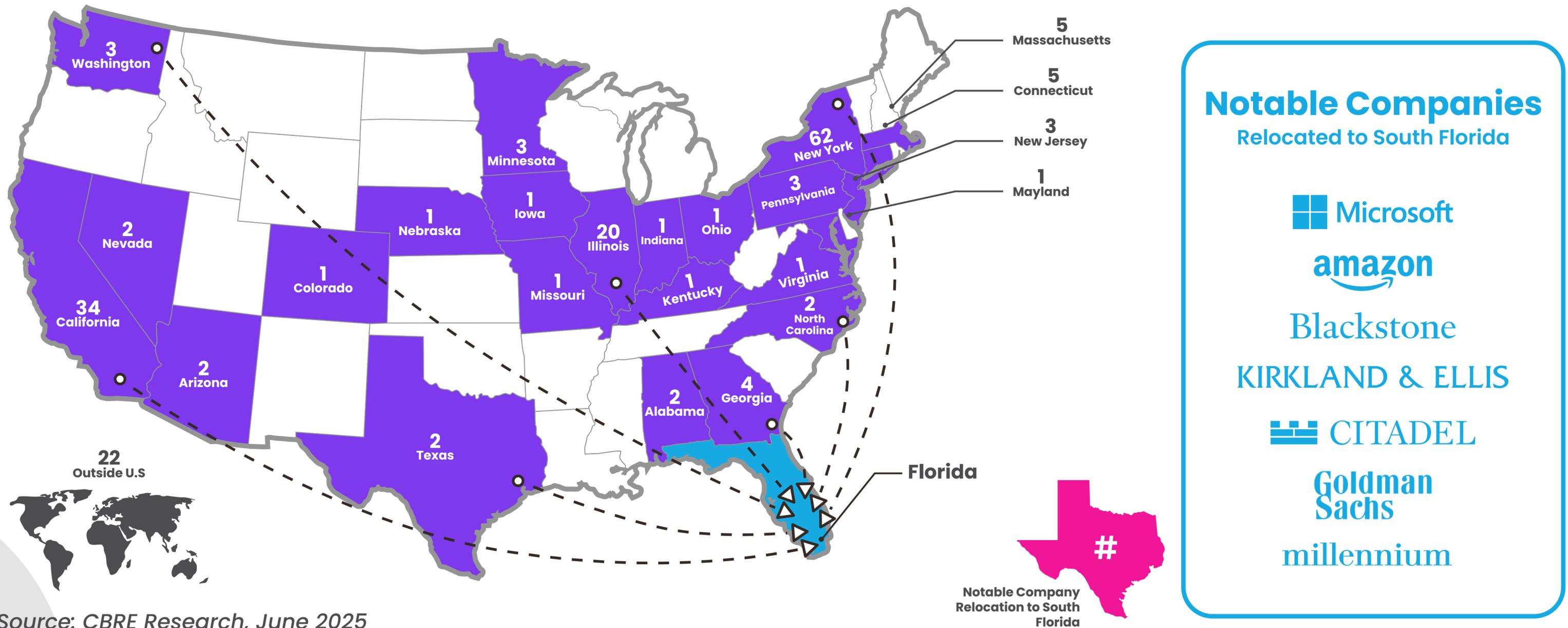


**2025**  
**Record Breaking**

Daily Population Growth

# South Florida: New-to-Market Trends

205 Companies Occupying 3.4 Million SF Have Moved to South Florida Since 2020



Source: CBRE Research, June 2025



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