

# South Florida Real Estate Market Snapshot

June 16-22, 2025 Market Review

Market undergoing significant recalibration towards balanced state after  
years of intense demand





# Market Recalibration Underway

## From Emotional

Frenzied, emotionally charged  
buying environment

## To Strategic

Value-focused decision-making and  
strategic purchasing

## Healthy Shift

Normalization rather than distress  
or significant retreat



# Inventory Surge Across Tri-County Area

**+46%**

**Miami-Dade**

Year-over-year  
inventory growth

**+44%**

**Broward**

Sharp increase in  
available homes

**+30%**

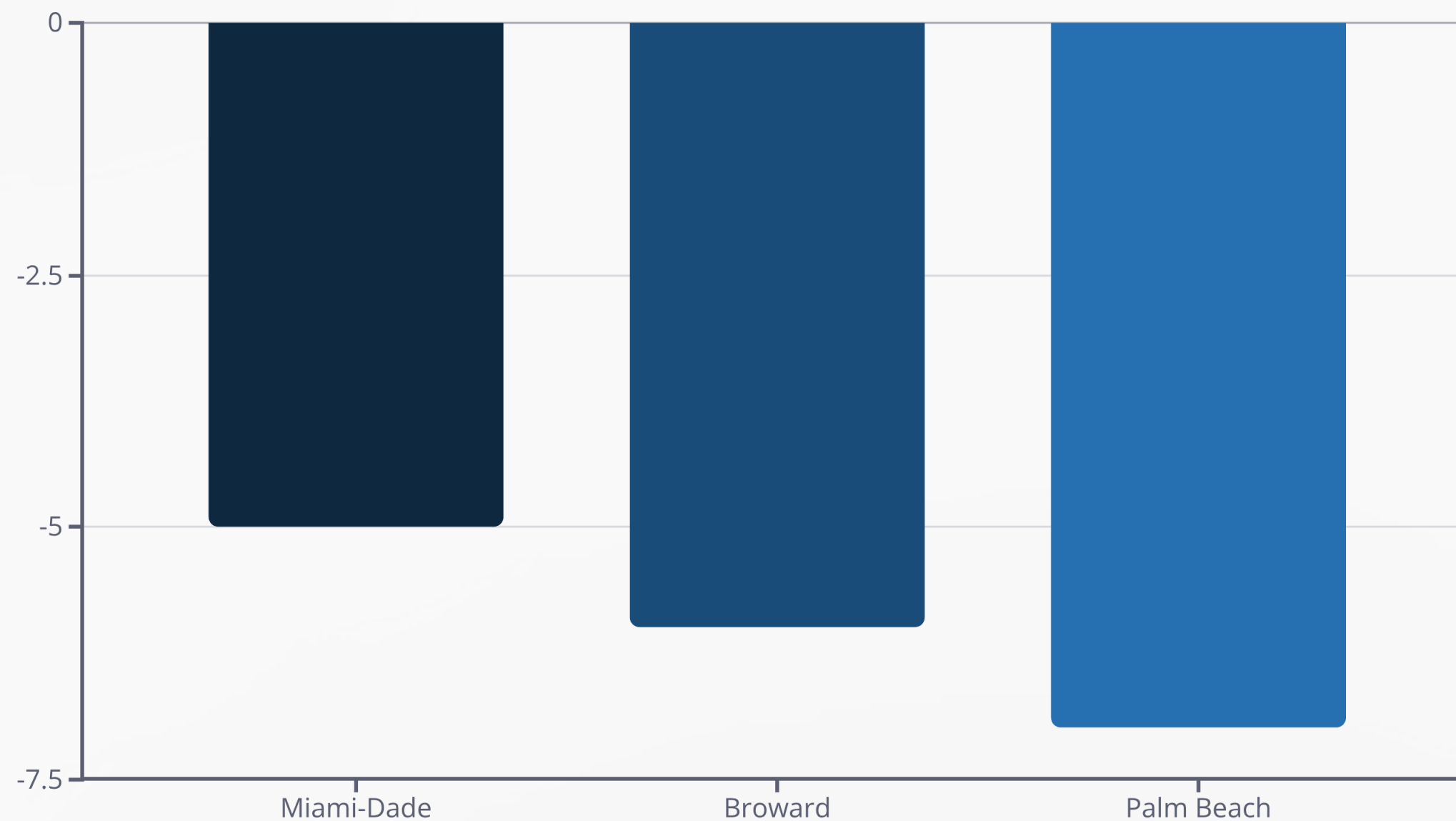
**Palm Beach**

Growing buyer  
options and leverage

Substantial inventory increases provide buyers with more options and negotiating power across South Florida.



# Moderate Price Corrections Signal Health



Price corrections reflect healthy alignment of property values with quality, location, and condition rather than market distress.



# High Mortgage Rates Suppress National Sales

# 6.58%

## 30-Year Fixed Rate

Persistently high mortgage rates continue suppressing U.S. home sales to multi-decade lows. Elevated borrowing costs are primary reason why home sales hover near lowest levels in decades.

Sellers increasingly offering price cuts and incentives like closing cost contributions or rate buydown





# Miami-Dade's Extraordinary Resilience



**13.5 Years**

Uninterrupted annual appreciation  
for single-family homes



**+3.8%**

Year-over-year price growth despite  
slowing sales

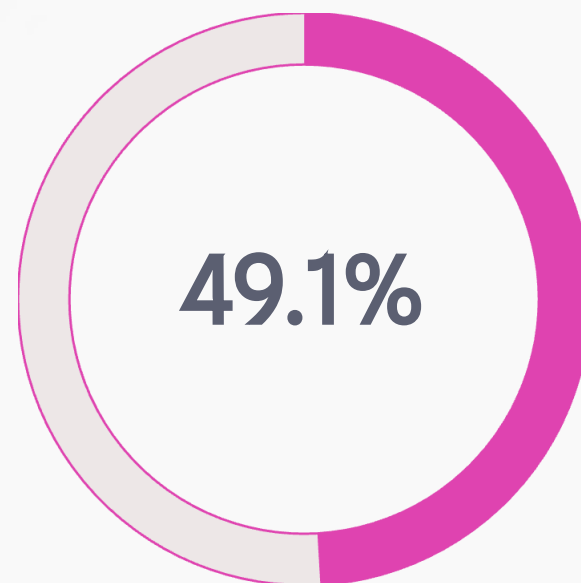


**162 Months**

Consecutive months of median  
price appreciation



# Palm Beach High-End Market Strength



**Cash Buyers**

Insulated from mortgage rate impact

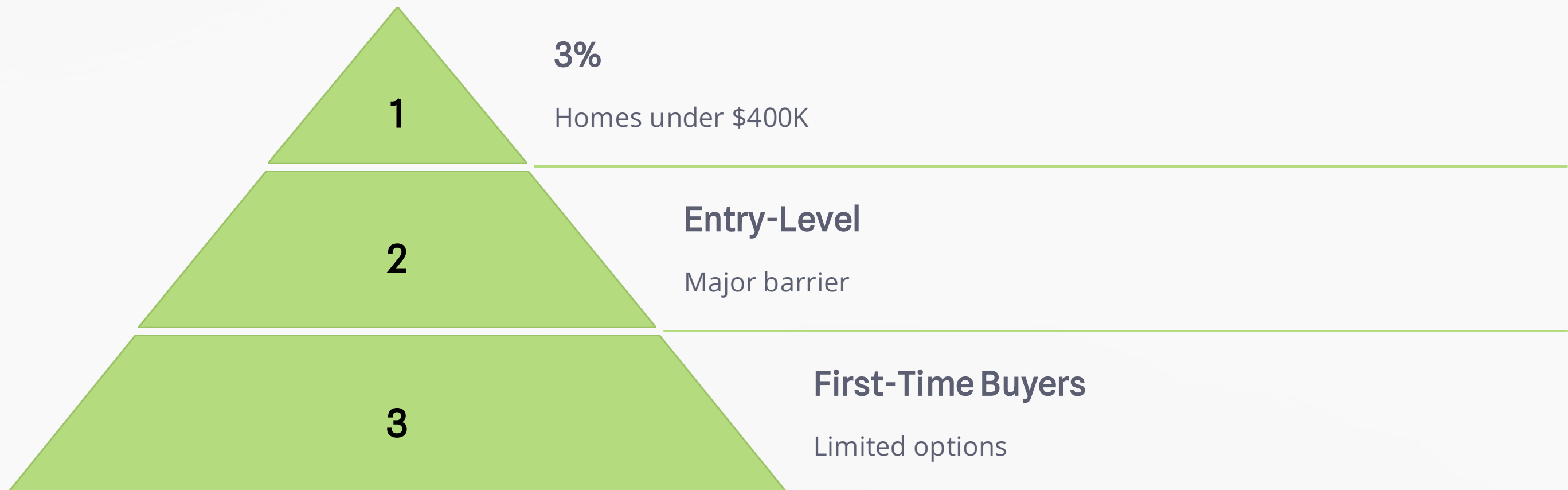
**\$1.86 Billion**

Total single-family home sales volume increased 1.7% year-over-year despite slight median price decrease.

Luxury properties driving volume growth while market shows balanced conditions.



# Affordability Crisis Persists



Miami-Dade homes priced below \$400,000 represent just 3% of total active inventory, creating major barrier for first-time homebuyers.



# Live Local Act Shows Promise

01

## Legislative Solution

Overrides local density restrictions to address housing shortage

02

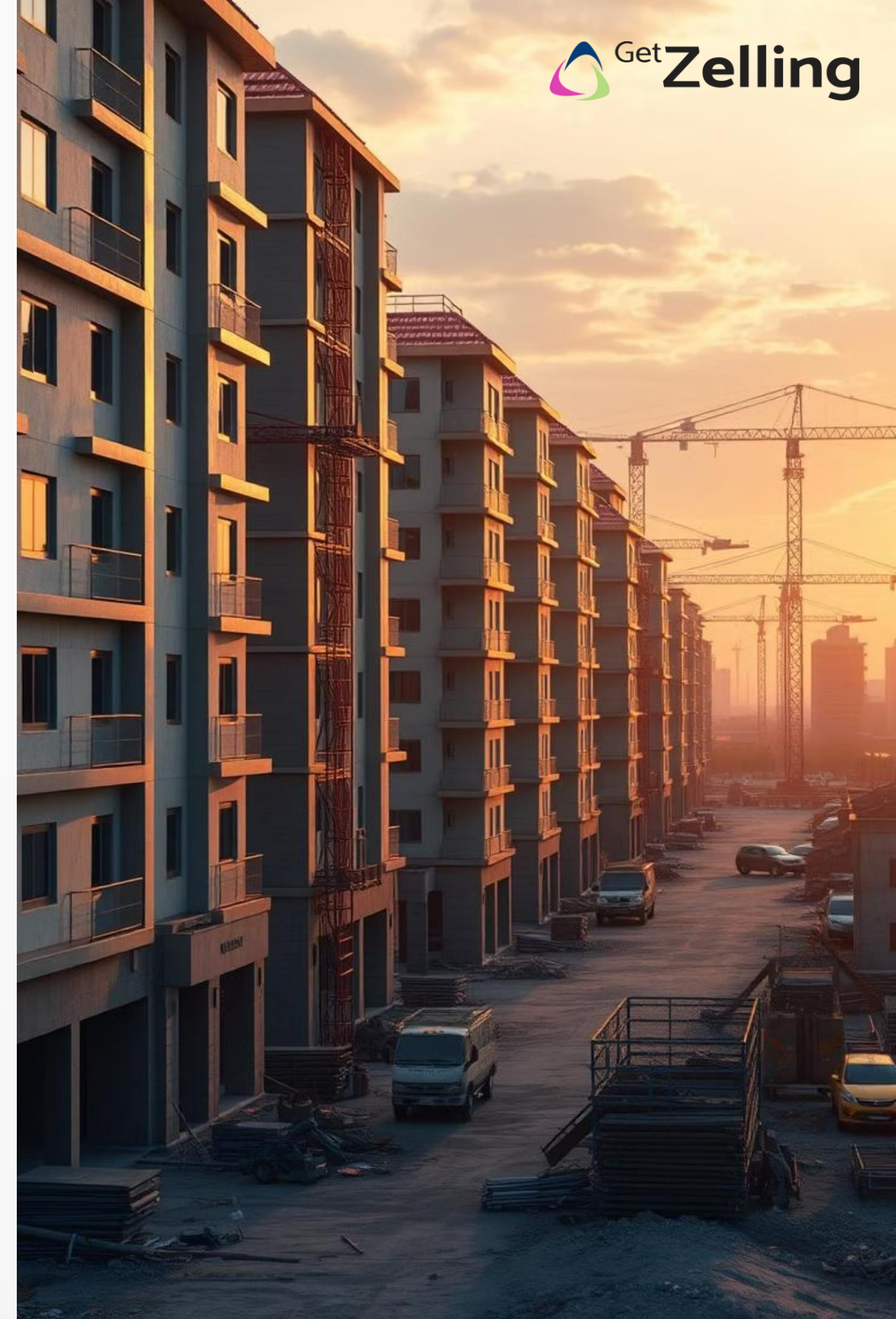
## First Project Launch

Proof of concept in Miami-Dade County after two years

03

## Potential Game-Changer

Could significantly increase multifamily development opportunities





# Market Outlook: Pivotal Juncture



## Balanced Markets

Healthier conditions with increased inventory and modest corrections



## Affordability Challenge

Critical concern remains despite market improvements



## Future Impact

Monitor Live Local Act progress and interest rate movements

South Florida demonstrates unique resilience with cash buyers, luxury strength, and legislative innovation creating nuanced market dynamics.