



South Florida Real Estate Market Briefing:

July 7th thru July 13th 2025

The South Florida real estate market is transitioning from a seller's market to a more balanced environment. Key indicators point to a "correction" phase, with surging inventory and softening demand influenced by higher mortgage rates and affordability concerns.

Market Correction: Inventory Surge

44%

Miami-Dade

Year-over-year inventory increase

37%

Broward

Year-over-year inventory increase

23%

Palm Beach

Year-over-year inventory increase

The market has "officially 'flipped' into a correction" in Palm Beach and Broward counties, with properties taking 15 days longer to sell statewide (median: 74 days).

Divergent Price Trends

Statewide Decline

Florida's median home sale price was \$404,300 in July 2025, down 1.3% year-over-year, marking the end of rapid appreciation.

The number of homes sold across the state fell by 8.7% compared to the previous year.

Regional Trends

Despite inventory surge, median prices have reportedly remained steady across South Florida.

In Palm Beach and Broward, home sales are down by more than 25%.

20.7% of listings had a price cut, the highest share for a June since at least 2016.



Condo Market Challenges



Sales Plummet

Condo and townhome market expected to see sales decline by 24.5% in 2025



Price Decline

Median condo price projected to decline by 1% in 2025 before stabilizing



Supply Increase

Condo supply expected to swell from 10 months to 12 months by end of 2026

A new Florida condo law (HB 913) is expected to provide relief and help stabilize the struggling market by offering financial flexibility for condo associations.

Multifamily & Affordable Housing Investment

Suburban Densification

Four-story, 30-unit apartment complex proposed in South Miami Heights, reflecting densification trend outside Miami's urban core

Affordable Housing

23-story tower with 337 affordable units proposed in Miami's Overtown, increasing housing density near public transit

Senior Housing

Financing secured for 50-unit affordable senior housing project in Hollywood, Florida



Urban Development Continues

Urban Infill Projects

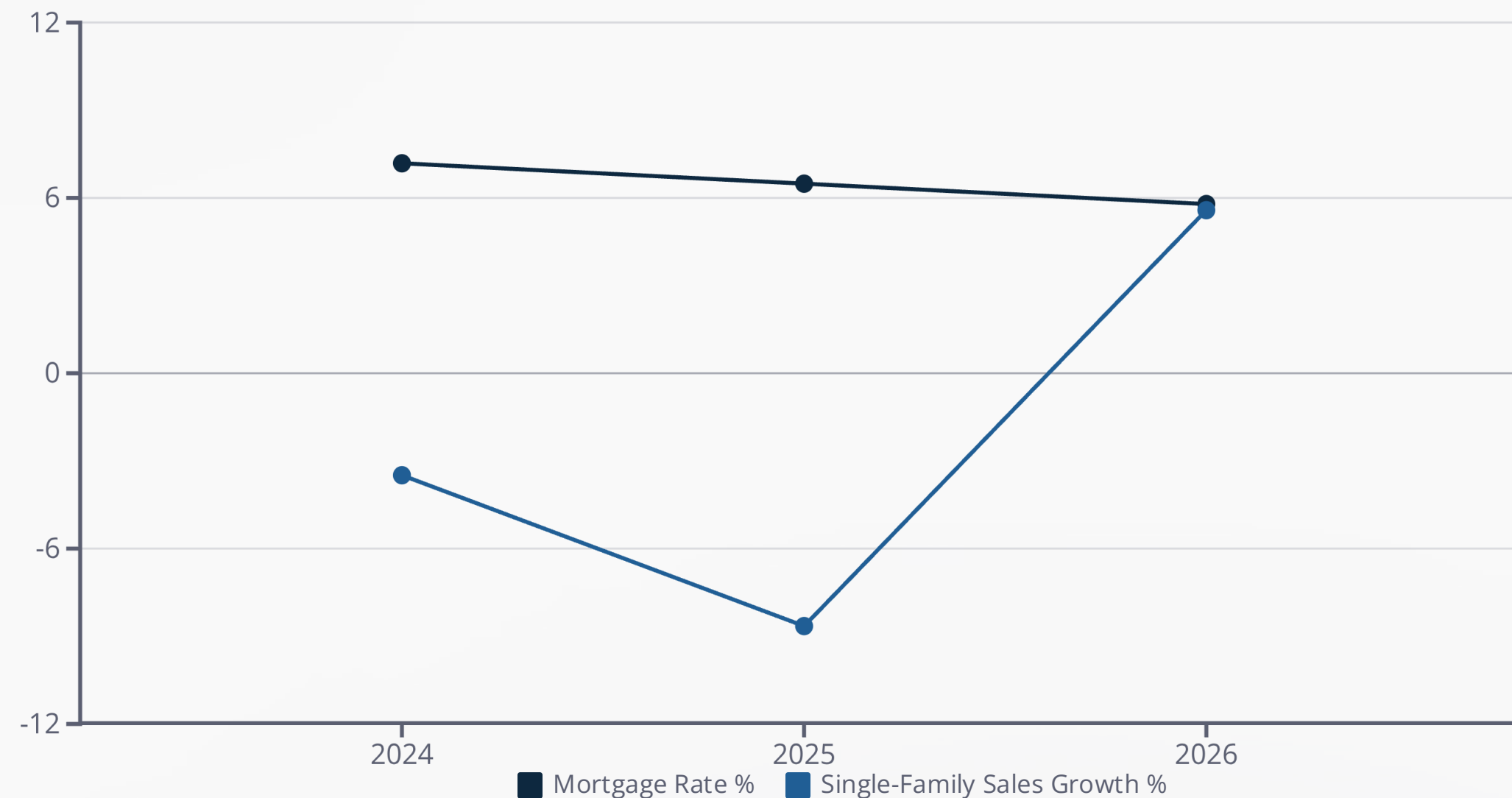
"The Rio Vista Apartments" proposed for Miami's Little Havana: eight-story, 48-unit building signaling continued investment in mid-rise multifamily projects to increase housing density in established urban neighborhoods.

Luxury Rental Expansion

"Lake Worth Station" to offer 91 luxury apartments in Lake Worth Beach, reflecting expansion of high-end rental development from major hubs into smaller coastal cities in Palm Beach County.



2026 Market Rebound Forecast



Home sales predicted to "rebound in 2026 as Mortgage Rates Decline to Below 6%," with single-family home sales forecast to grow 5.6% as rates ease to 5.8% by end of 2026.

Affordability & Tax Factors

Affordability Improvement

Lower mortgage rates projected to "enable approximately 24,600 more local renter households to qualify for homeownership"

SALT Tax Deduction

Expected increase in federal SALT tax deduction cap could provide thousands in annual savings for homeowners in high-cost areas



New York Migration Surge

i **Breaking News:** "Real estate inquiries by wealthy New Yorkers into Florida properties jump 50% after Mamdani primary win"

Tax Concerns

Driven by concerns over potential tax hikes in New York

Economic Stability

Desire for Florida's perceived economic stability

Second Wave

Could fuel a second wave of the recent New York-to-Florida migration trend

This migration trend is expected to provide a potential boost, especially to the luxury sector.

Market Outlook: Key Takeaways

1 Correction Phase

Market transitioning from seller's to buyer's market with substantial inventory increases across South Florida

2 Condo Vulnerability

Condo market facing more pronounced challenges with projected price declines and significant inventory overhang

3 Development Continues

Ongoing investment in multifamily, affordable, and senior housing despite market cooling

4 2026 Recovery

Market expected to rebound in 2026 as mortgage rates decline, with luxury segment showing continued resilience