



# South Florida Real Estate: Buyer's Market Alert

September 8 - 14, 2025

The Miami-Fort Lauderdale market has shifted decisively into buyer territory. Here's what you need to know.



# Record Housing Supply Floods Market

9.7

## Months of Supply

Highest among 50 largest U.S. metros - well above balanced market threshold

24.3%

## Inventory Surge

Year-over-year increase in active listings as homes linger unsold

3:1

## Seller-to-Buyer Ratio

Miami and West Palm Beach overwhelmed with seller competition



## Prices Drop Across South Florida

### Miami

7.8% decline to \$590,000 median home price year-over-year

### Fort Lauderdale

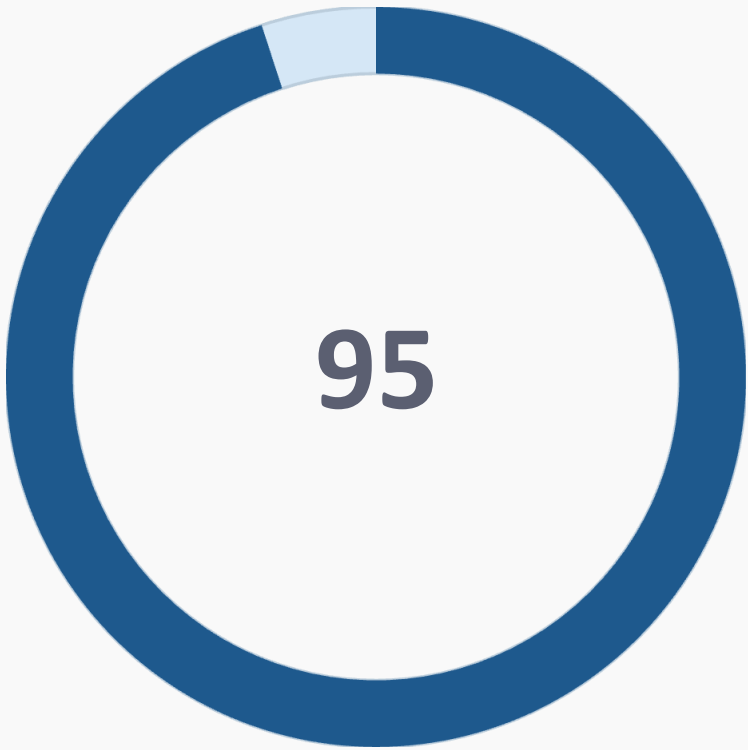
7.3% decrease to \$510,000 median price

### Regional Average

5.7% drop to \$500,000 median list price



# Homes Taking Much Longer to Sell



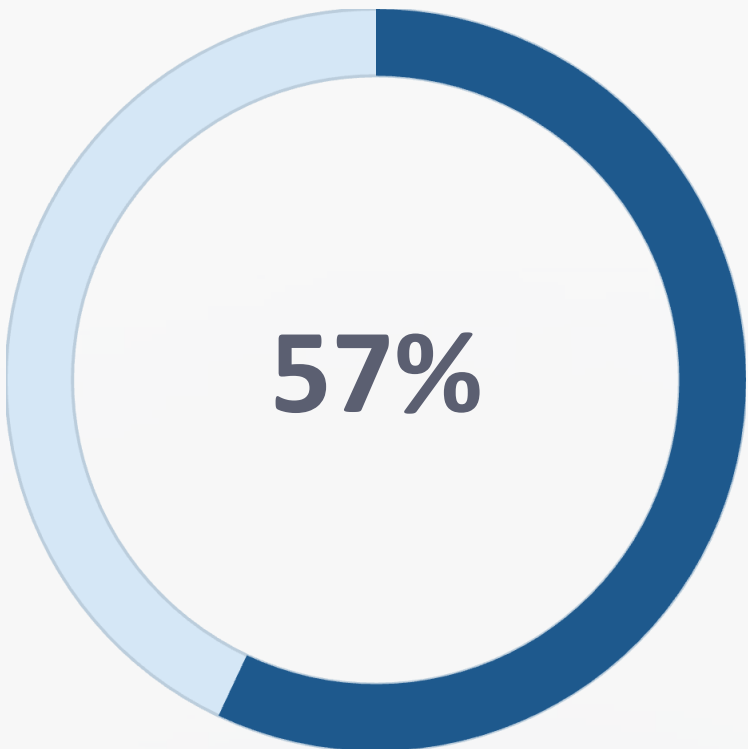
**Miami Days on Market**

Average time to sell properties



**Fort Lauderdale Days**

Even longer selling periods



**Delisted Properties**

Frustrated sellers pulling homes off market



## What's Driving the Market Correction?

### Affordability Crisis

Home prices surged 53% over six years, far outpacing wages

### Insurance Costs Soar

Florida premiums triple national average at \$6,000 annually

### New Condo Rules

Post-Surfside legislation requires costly safety inspections and reserves





# Florida Leads Nation in Value Decline



## Statewide Impact

Florida lost **\$109 billion** in housing market value - largest decline of any state



## Miami Metro Hit Hard

Miami area alone saw **\$25 billion decrease** in housing market value

# National Mortgage Surge Signals Pent-Up Demand



## Applications Spike

Highest level since 2022 as rates drop



## Rate Drop

15 basis point decline - largest weekly drop in over a year



## Buyer Interest

Strong pent-up demand waiting for favorable financing





# International Buyers Still Love Miami



## Colombia Leads

13.6% of total Miami real estate searches online



## Singapore Emerges

First time in top 10 cities searching for Miami property



## New Construction Focus

International buyers purchase 49% of new condo sales



# Short-Term Rentals: The Bright Spot



## Airbnb's Favorite

Miami considered "top favorite market globally" by Airbnb executives



## Massive Pipeline

Over 15,000 new condo units will offer short-term rental flexibility



## Investment Magnet

Nearly half of Miami condo buyers purchase specifically for Airbnb





# Bottom Line: Opportunity Knocks

South Florida's buyer's market offers unprecedented opportunities. With record inventory, falling prices, and strong underlying demand, savvy buyers can capitalize on this correction.

Share this market insight with someone looking to buy in South Florida!