South Florida Real Estate: Market Rebalancing

September 22 - 28, 2025

Discover the surprising trends shaping South Florida's housing market in 2025

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Market Slowdown Reality

4%

Dollar Volume Drop

Total sales fell to $4.3 billion across tri-county area

12%

Broward Sales Down

Leading the decline in transaction volume

79

Days on Market

17 days longer than last year statewide

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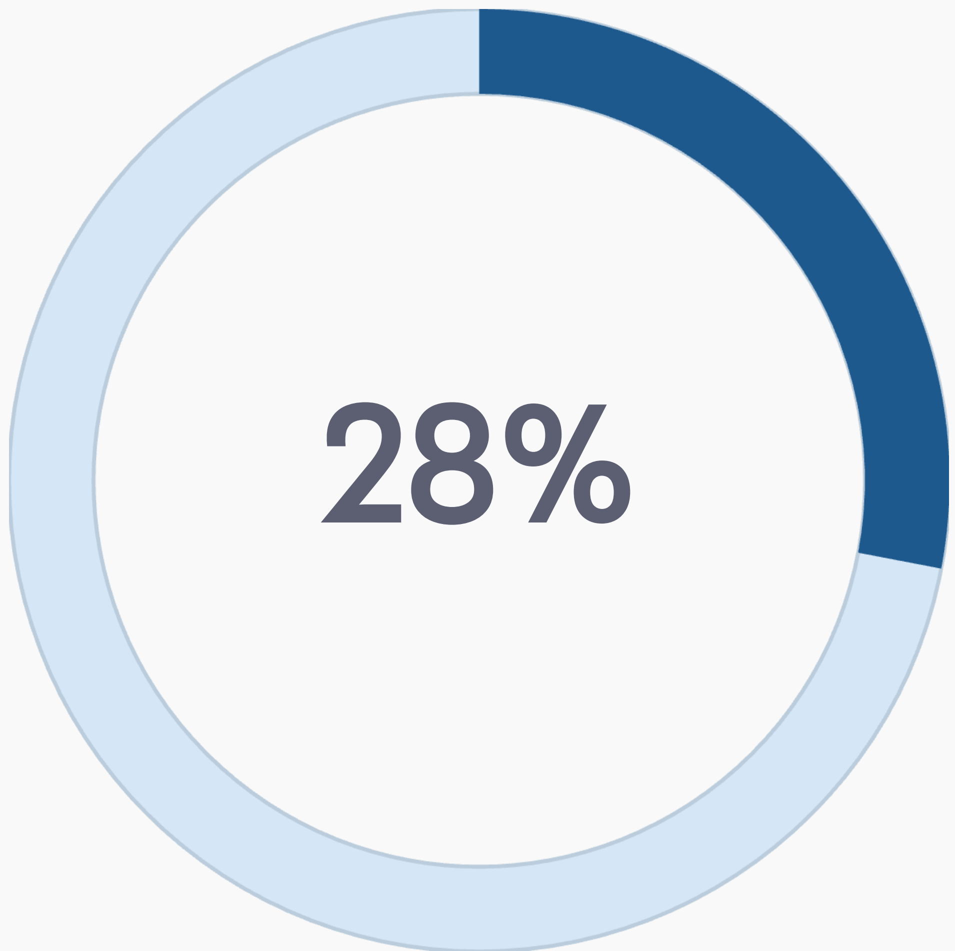
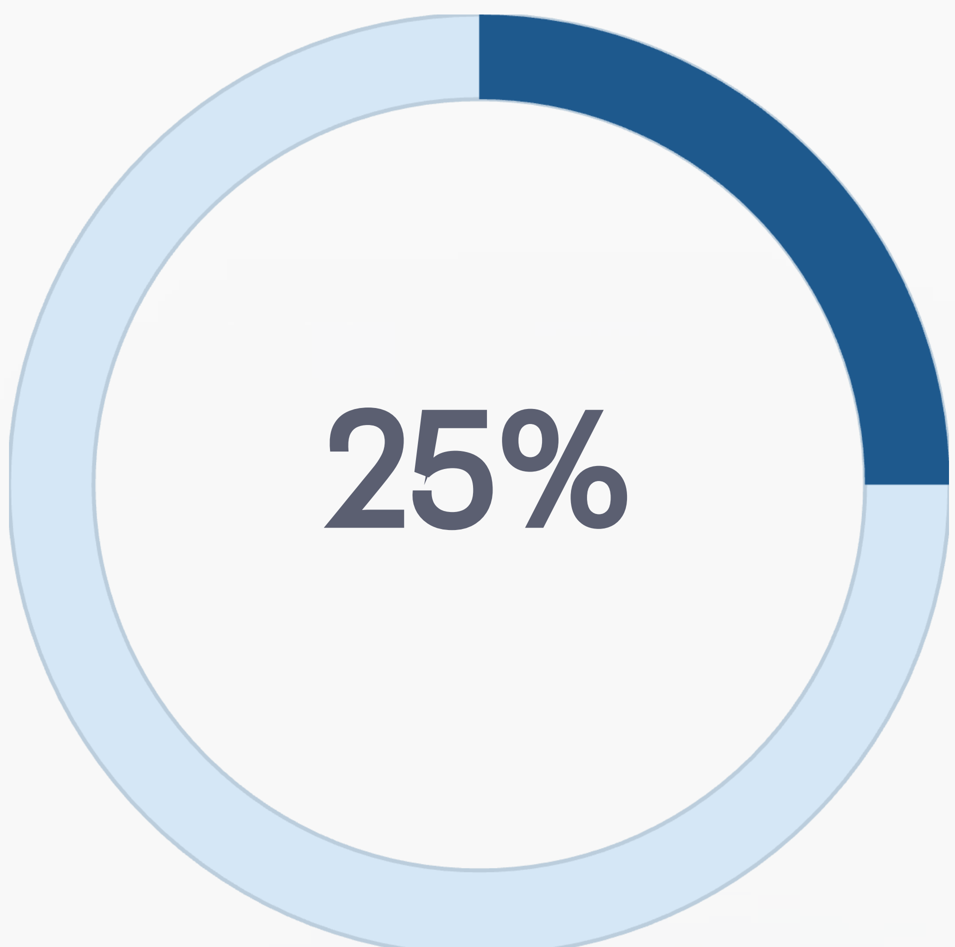
Inventory Surge Hits Miami-Dade



Single-Family Inventory

Year-over-year increase in available homes



Condo Inventory

Sharp rise in condominium listings

Florida's active inventory reached its highest level since 2017, creating unprecedented buyer choice.

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The Great Price Divide

Single-Family Homes

Median prices rose 2.3% in Miami-Dade to $655,000

Condominiums

Prices dropped 10% in Broward and Palm Beach counties

Exception: Affordable condos in 30+ year buildings held steady at $280,000.

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Luxury Market Defies Gravity

Miami-Dade Luxury Condos

$1M+ sales surged 10.8% year-over-year

Broward Luxury Growth

15% increase in $1M+ condo sales

Palm Beach Premium

$1M+ single-family sales up 7%

Green Shoots of Recovery

1

Pending Sales Rise

First year-over-year increase in months: single-family up 4.7%

2

2026 Rebound Forecast

Economists predict 5% sales growth as rates fall to 6%

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What's Driving the Market

Wealth Migration

Continued influx from high-tax states, Latin America, and Europe

Tech Hub Growth

650% increase in data science jobs strengthens economy

Cash Buyers

45.5% of Palm Beach sales were cash transactions

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Market Opportunities Emerge

Buyer's Market

Miami ranks as one of most favorable markets for homebuyers nationwide

New Development

$300M sports complex planned for Homestead will drive growth

Regulatory Changes

New condo inspection rules will expand financing options

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Key Challenges Ahead

Seller-Buyer Disconnect

Price expectations vs. market reality causing high delisting rates

Affordable Housing Gap

Critical need for more entry-level inventory to sustain growth

Miami leads nation with 59 homes pulled from market per 100 new listings.

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The Bottom Line

South Florida's market is **rebalancing, not collapsing**. Core demand drivers remain strong despite current headwinds.

Luxury strength and pending sales uptick signal **solid foundation** for 2026 recovery.

Share this analysis with anyone navigating South Florida real estate decisions!

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