



# Planned New Housing Construction in Southeast Florida

## Housing Permits as of June 2025



Miami Association of Realtors® (MIAMI)

The largest local Realtor® association

August 2025



# Southeast Florida Housing Permits Up 14% in First Half of 2025 Bucking National Decline

## Key Takeaways

1. Housing units authorized in the first half of 2025 in Southeast Florida rose 14%, bucking the 2% national decline.
2. The annualized authorized units per 1,000 existing housing units were higher than nationally (9.9) in Miami-Dade County (13.8), Martin County (12.5), and St. Lucie County (29.6) but lower in Broward County (3.8) and Palm Beach County (6.6).
3. MIAMI Realtors® estimates that the current pace of housing units authorized is more than enough to meet future housing needs but not enough in Broward County and Beach County.

## Miami-Dade County: Housing Permits Up 19% in Jan-June 2025 to a Level to More than Meet Future Housing Needs

Miami-Dade County's planned housing construction continues to outpace the nation, according to MIAMI Realtors® analysis of the latest (June 2025) US Census Bureau Building Permits Survey.

The number of units authorized in the first half of 2025 rose 19% from the same period last year. A high fraction of 85% of housing units authorized were units in buildings with 2 or more units (multifamily). In the first half of 2025, there were 1,171 single-family housing units authorized (+18%) and 6,536 housing units authorized (+19%).

At the current pace, the annualized units of 15,414 units authorized for 2025 surpasses the 10,008 housing units authorized in 2019 (pre-pandemic). The post-pandemic peak level was in 2021 with 13,393 housing units authorized.

The annualized level (15,414 units) equates to 13.8 housing units authorized per 1,000 existing housing units as of 2024, also outpacing the national intensity of 9.9 housing units.

The Sunbelt states continue to have more housing units authorized per 1,000 existing housing units compared to nationally: South Carolina (19.6), North Carolina (18.7), Florida (18.0), Texas (17.6), Arizona (16.4), Nevada (15.6), and Tennessee (13.9). The most intense permitting is in Idaho (22.6).

Housing units authorized rose at a double digit pace in the first half of 2025 from one year ago in Miami (+25%), Hialeah (78%), Homestead (+34%), Florida City (from 0 last year), and the unincorporated areas of Miami-Dade County (+44%).

At the current pace, the annualized levels of housing units authorized in 2025 will surpass the pre-pandemic housing units authorized in 2019 in these cities.

At the zip code level, the zip codes with the most housing units authorized were in 33130 (Brickell area), 33175 (Kendale Lakes, Tamiami area), and 33011 (Hialeah area).

The annualized housing units authorized in the first half of 2025 of 15,414 units is expected to meet the demand for new housing in Miami-Dade County. MIAMI Realtors® estimates that over the period 2025-2029, Miami-Dade County needs 10,600 housing units annually to house a growing population that is projected to rise 0.68% annually (median growth rate estimate of the University of Florida) and to replace destroyed/obsolete housing. MIAMI Realtors® estimate of housing units needed assumes of 2.5 persons per housing unit and a loss rate of 3 housing units per 1,000 existing housing units according to the US Census Bureau's loss rate estimates for the South region by age of the building.

New housing construction will tend to temper the pace of price appreciation and rent growth especially as mortgage rates start to decline in 2026 and spurs increased demand for housing.



# Southeast Florida Housing Permits Up 14% in First Half of 2025 Bucking National Decline

## **Broward County: Housing Permits Up 27% in the First Half of 2025, but to a Level Below Future Housing Needs**

Housing units authorized in the first half of 2025 rose in Broward County from one year ago to 1,654 (+27%). Fort Lauderdale, Margate, and Pompano Beach received the highest levels of housing units authorized in the first half of 2025.

Despite the increase, Broward County's current pace of housing units authorized has fallen sharply compared to past years and is below the level needed to meet housing needs.

The annualized level of 3,308 units for 2025 equates to 3.8 housing units per 1,000 existing housing units (9.9 nationally). MIAMI Realtors estimates that given Broward's annual projected population growth of 0.82% in the next 5 five years and to replace destroyed/obsolete housing, it needs 8,200 housing units annually from 2025-2029.

## **Palm Beach County: Housing Permits Up 8% in the First Half of 2025, but to a Level Below Future Housing Needs**

Housing units authorized in the first half of 2025 rose in Palm Beach County from one year ago to 2,410 (+8%). Boynton Beach, Palm Beach Gardens, West Lake and the combined unincorporated areas had the most housing units authorized in the first half of 2025.

The annualized level of 4,820 units for 2025 equates to 6.6 housing units per 1,000 existing housing units (9.9 nationally).

MIAMI Realtors estimates that given Palm Beach County's projected annual population growth of 0.95% in the next 5 five years and to replace destroyed/obsolete housing, it needs 8,300 housing units annually from 2025-2029.

## **Martin County: Housing Permits Up 30% in the First Half of 2025 to a Level to Meet Future Housing Needs**

Housing units authorized in the first half of 2025 rose in Martin County from one year ago to 530 units (+30%). The combined unincorporated areas of Martin County and Indiantown had the most units authorized in the first half of 2025.

The annualized level of 1,060 units for 2025 equates to 12.5 housing units per 1,000 existing housing units (9.9 nationally).

MIAMI Realtors estimates that given Martin County's projected annual population growth of 0.55% in the next 5 five years and to replace destroyed/obsolete housing, it needs 800 housing units annually from 2025-2029.

## **St. Lucie County: Housing Permits Slightly Fell 2% in the First Half of 2025 but to a Level to More than Meet Future Housing Needs**

Housing units authorized in the first half of 2025 slightly declined in St. Lucie County from one year ago to 2,539 (-2%). Port St. Lucie had the most units authorized in the first half of 2025.

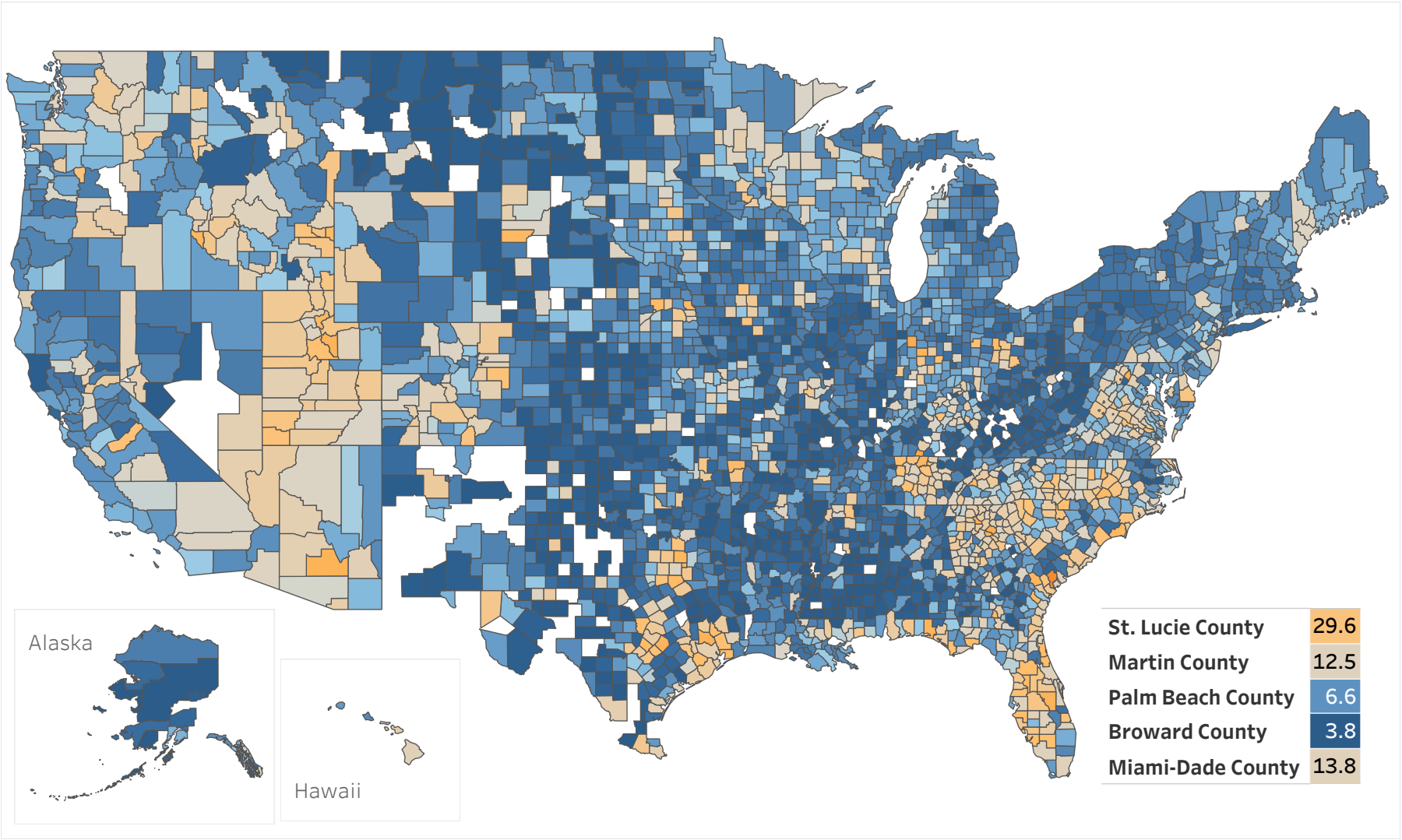
Despite the decline, the annualized level of 5,078 units for 2025 equates to 29.6 housing units per 1,000 existing housing units, strongly outpacing the national intensity (9.9) and that of Florida (18.8).

MIAMI Realtors estimates that given St. Lucie County's projected annual population growth of 3.55% in the next 5 five years and to replace destroyed/obsolete housing, it needs 3,600 housing units annually from 2025-2029. Thus, the current pace is slightly more than the level to meet future housing needs.

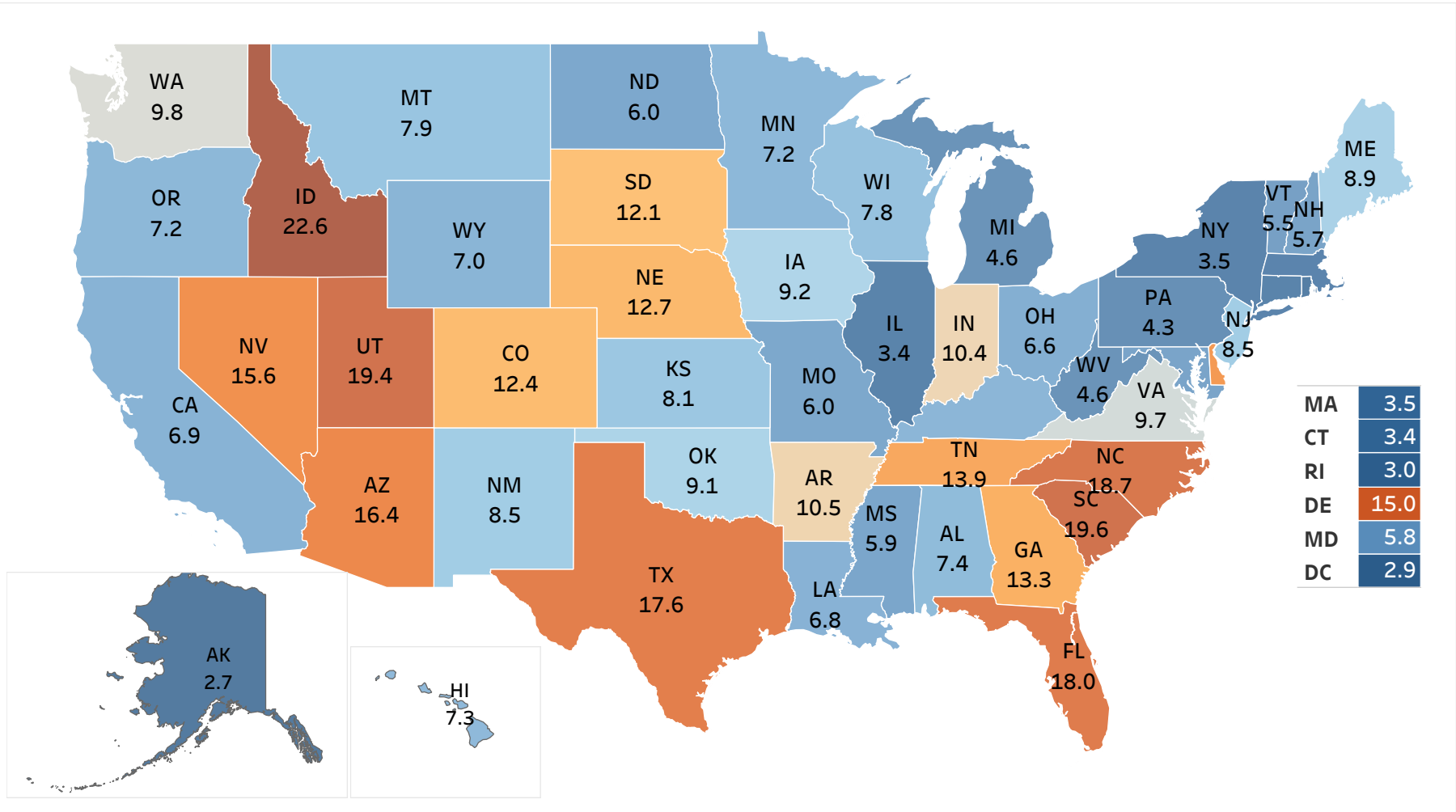


# County and State Housing Units Authorized in January-June 2025 Per 1,000 Housing Units

Annualized County Housing Units Authorized in Jan-June 2025 Per 1,000 Housing Units  
 Orange areas have higher than the US ratio of 9.9



Annualized State Housing Units Authorized in Jan-June 2025 Per 1,000 Housing Units  
 Orange areas have higher than the US ratio of 9.9



Source: Miami Association of Realtors® (MIAMI) analysis of US Census Bureau permits from January-June 2025 and Vintage 2024 housing units estimates. For questions, email Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communications, at [chris@miamire.com](mailto:chris@miamire.com).



# Housing Units Authorized in Miami-Dade County as of June 2025

15,414

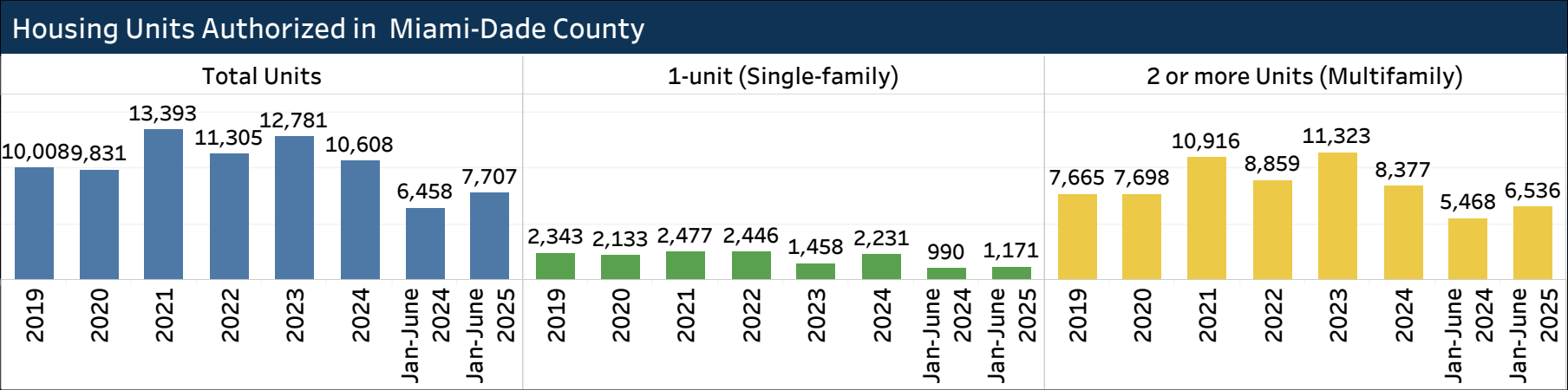
13.8

10,600

Annualized Housing Units  
Authorized in Jan-June 2025

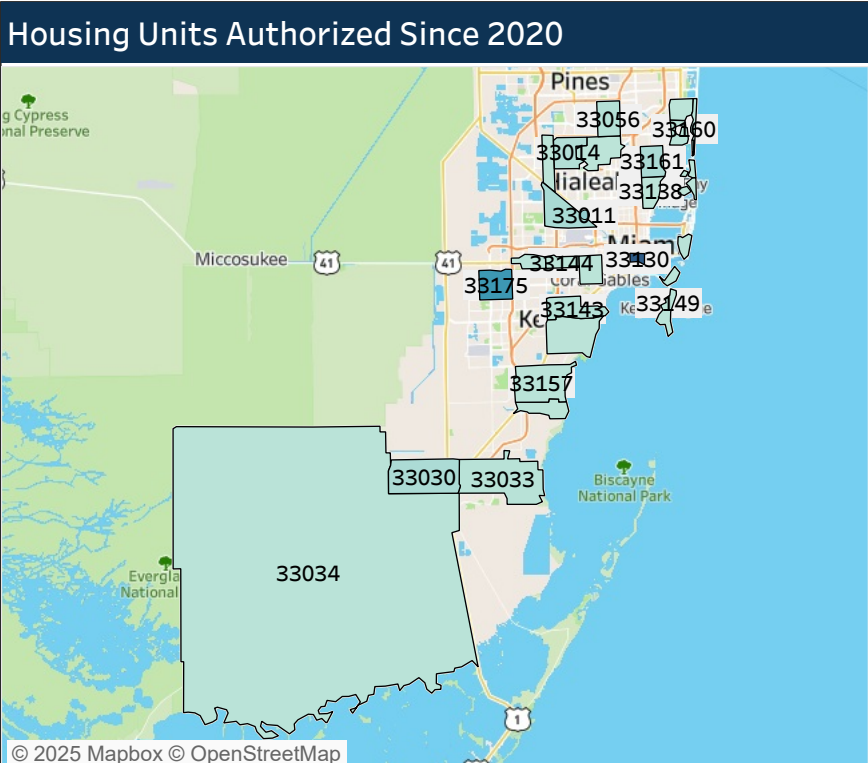
Units Authorized Per 1,000 Housing  
Units (9.9 for the US)

MIAMI Realtors® Estimate of  
Annual Housing Units Needed in 2025-2029



Top Housing Units Authorized in Jan-June 2025						Top Multifamily Units Authorized in Jan-June 2025					
	2019	2023	2024	Jan-June 2024	Jan-June 2025		2019	2023	2024	Jan-June 2024	Jan-June 2025
Miami	4,468	5,420	6,023	3,586	4,471	Miami	4,361	5,307	5,878	3,520	4,395
Miami-Dade Unincorp.	2,819	4,159	1,479	1,203	1,732	Miami-Dade Unincorp.	1,651	3,416	929	825	1,299
Hialeah	591	1,443	305	428	763	Hialeah	503	1,439	302	425	763
Homestead	225	119	813	285	382	Bay Harbor Islands town	0	0	116	0	40
Miami Lakes town	208	225	237	128	110	Cutler Bay town	0	0	0	0	24
Florida City	14	0	227	0	56	Miami Beach	0	0	0	0	11
Bay Harbor Islands town	0	1	121	0	41	Miami Gardens	135	103	0	0	4
Miami Beach	38	57	71	34	39	West Miami	34	0	0	0	0
Cutler Bay town	10	19	2	2	25	Virginia Gardens village	0	0	0	0	0
Coral Gables	26	38	50	16	21	Village of Pinecrest	0	0	0	0	0

Top Zip Codes in Jan-June 2025					
	2019	2023	2024	Jan-June 2024	Jan-June 2025
33130	4,468	5,420	6,023	3,586	4,471
33175	2,819	4,159	1,479	1,203	1,732
33011	591	1,443	305	428	763
33030		119	813	285	382
33014	208	225	237	128	110
33034	14	0	227	0	56
33154	1	2	121	3	41
33139	38	57	71	34	39
33189	10	19	2	2	25
33134	26	38	50	16	21



Source of data: Miami Association of Realtors® (MIAMI) analysis of US Census Bureau permits and housing units data. The MIAMI housing estimate for 2025-2029 is based on the University of Florida medium population estimates as of 2024 and an assumption of 2.5 persons per household and a replacement factor of 3 per 1,000 housing units based on the US Census Bureau loss rate for the South Region. For questions, email Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



# Housing Units Authorized in Broward County as of June 2025

3,308

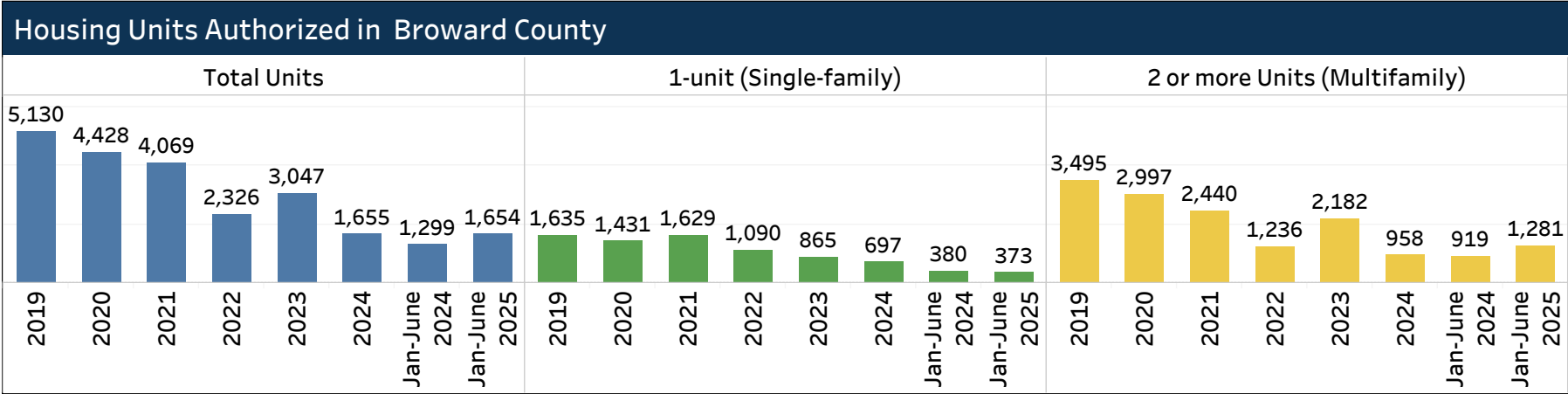
3.8

8,200

Annualized Housing Units  
Authorized in Jan-June 2025

Units Authorized Per 1,000 Housing  
Units (9.9 for the US)

MIAMI Realtors® Estimate of  
Annual Housing Units Needed in 2025-2029



Top Housing Units Authorized in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Fort Lauderdale	1,247	213	255	112	876
Margate	47	23	20	10	228
Pompano Beach	408	373	314	161	193
Hallandale Beach	19	68	126	98	90
Davie town	186	149	135	68	79
Pembroke Pines	460	791	0	180	31
Dania Beach	40	24	83	44	27
Oakland Park	28	36	45	30	24
Lauderdale Lakes	315	37	38	19	17
Lauderhill	0	61	0	19	15

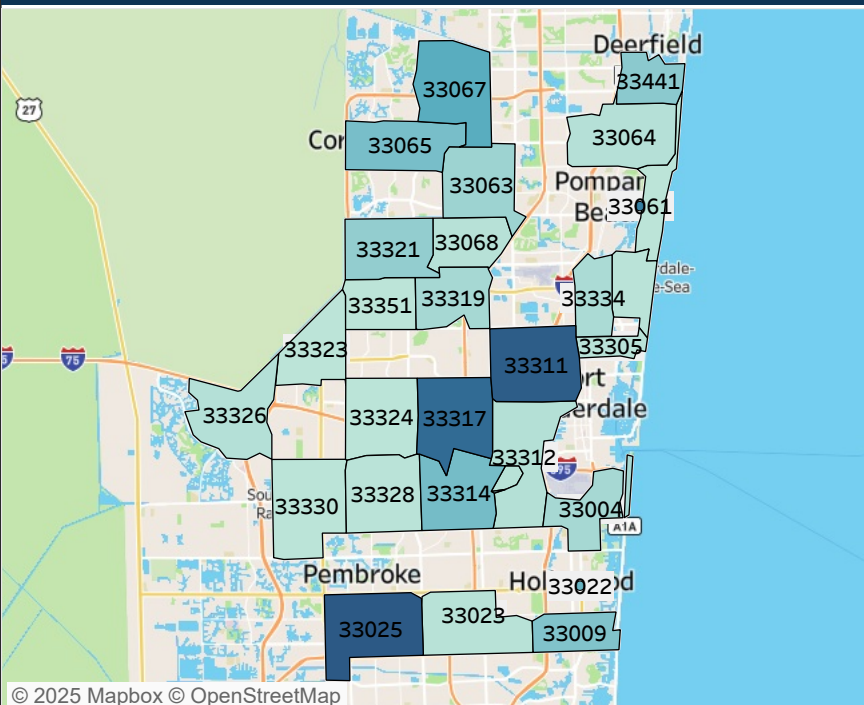
Top Multifamily Units Authorized in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Fort Lauderdale	1,120	33	28	10	740
Margate	22	0	0	0	220
Pompano Beach	333	292	229	115	155
Hallandale Beach	10	63	117	93	86
Davie town	136	97	79	38	53
Oakland Park	16	20	25	20	15
Plantation	814	240	0	16	8
Lauderdale-by-the-Sea town	16	2	2	2	4
Wilton Manors	67	0	0	0	0
Weston	0	0	0	0	0

Top Zip Codes in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
33311	1,247	213	255	112	876
33063	59	23	24	10	230
33061	408	373	314	161	193
33009	19	68	126	98	90
33314	188	149	135	68	79
33319	315	98	38	38	32
33025	551	812	449	623	32
33004	40	24	83	44	27
33334	28	36	45	30	24
33312		27	26	11	11

Housing Units Authorized Since 2020



Source of data: Miami Association of Realtors® (MIAMI) analysis of US Census Bureau permits and housing units data. The MIAMI housing estimate for 2025-2029 is based on the University of Florida medium population estimates as of 2024 and an assumption of 2.5 persons per household and a replacement factor of 3 per 1,000 housing units based on the US Census Bureau loss rate for the South Region. For questions, email Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.





# Housing Units Authorized in Palm Beach County as of June 2025

4,820

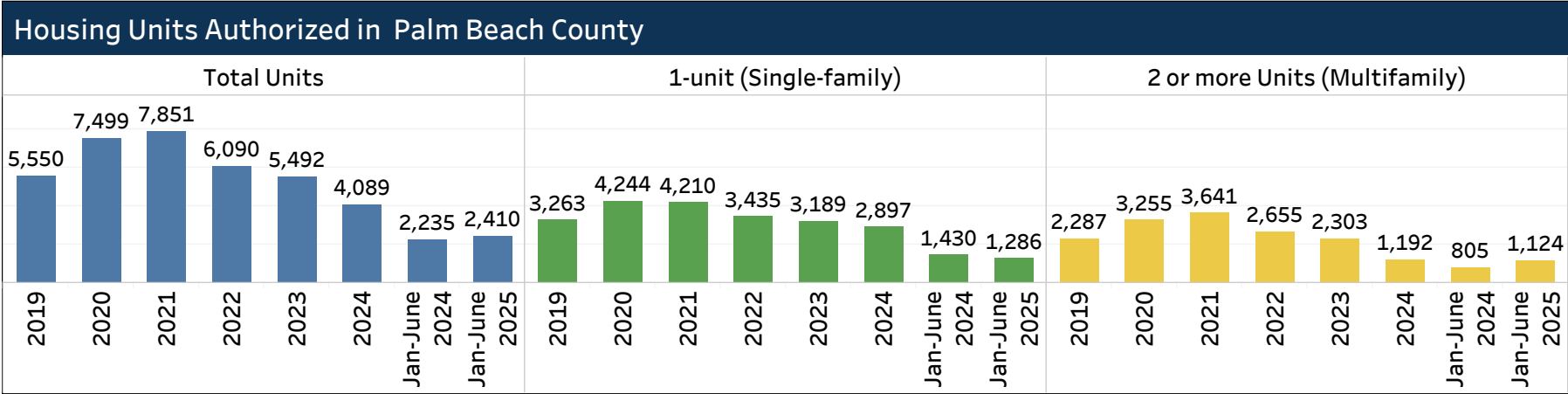
6.6

8,300

Annualized Housing Units  
Authorized in Jan-June 2025

Units Authorized Per 1,000 Housing  
Units (9.9 for the US)

MIAMI Realtors® Estimate of  
Annual Housing Units Needed in 2025-2029



**Top Housing Units Authorized in Jan-June 2025**

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Palm Beach County Unincorporated	2,731	2,448	1,597	792	877
Boynton Beach	769	49	36	15	382
Palm Beach Gardens	291	341	677	278	268
Westlake	207	553	540	186	254
Delray Beach	122	585	191	180	200
Lake Worth Beach		23	43	25	97
Juno Beach town	1	14	2	1	95
West Palm Beach	529	406	230	190	43
Boca Raton	120	59	75	43	40
Wellington village	39	42	47	27	25

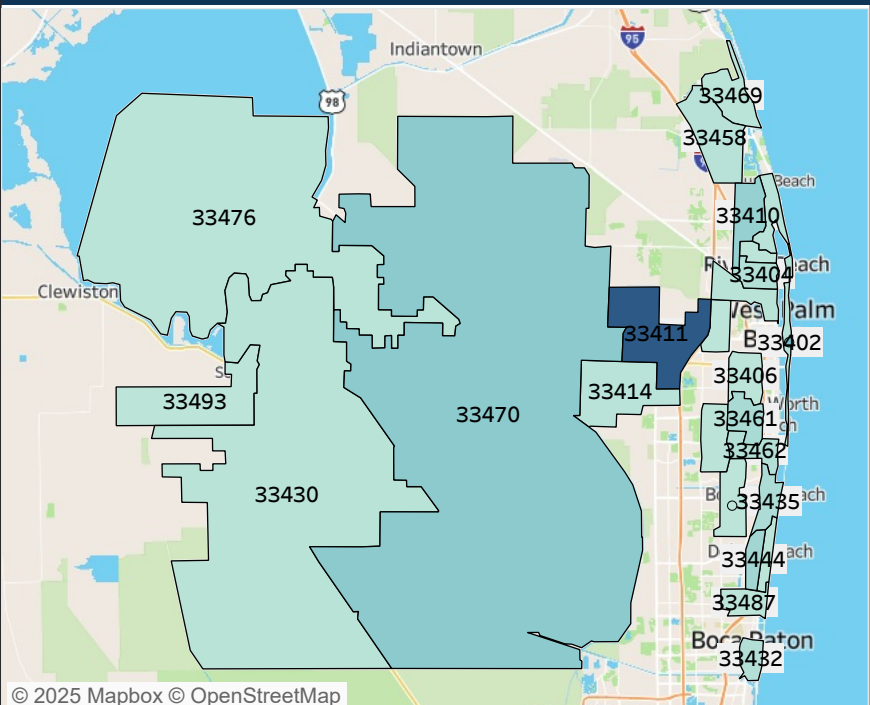
**Top Multifamily Units Authorized in Jan-June 2025**

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Palm Beach County Unincorporated	888	948	524	177	397
Boynton Beach	747	0	0	0	338
Delray Beach	15	452	83	119	144
Juno Beach town	0	8	0	0	95
Lake Worth Beach		5	34	18	91
Pahokee	0	60	0	15	17
Haverhill town	0	0	40	0	17
Tequesta village	0	0	26	0	10
Mangonia Park town	0	0	15	15	5
Wellington village	4	0	0	0	4

**Top Zip Codes in Jan-June 2025**

	2019	2023	2024	Jan-June 2024	Jan-June 2025
33411	2,904	2,807	1,963	1,158	877
33435	4	52	37	16	382
33410	291	341	677	278	268
33470	207	553	540	186	254
33444	122	585	191	180	200
33408	7	25	21	9	103
33461	205	339	51	33	99
33402	529	406	230	190	43
33432	120	59	75	43	40
33414	39	42	47	27	25

**Housing Units Authorized Since 2020**



Source of data: Miami Association of Realtors® (MIAMI) analysis of US Census Bureau permits and housing units data. The MIAMI housing estimate for 2025-2029 is based on the University of Florida medium population estimates as of 2024 and an assumption of 2.5 persons per household and a replacement factor of 3 per 1,000 housing units based on the US Census Bureau loss rate for the South Region. For questions, email Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



# Housing Units Authorized in Martin County as of June 2025

1,060

12.5

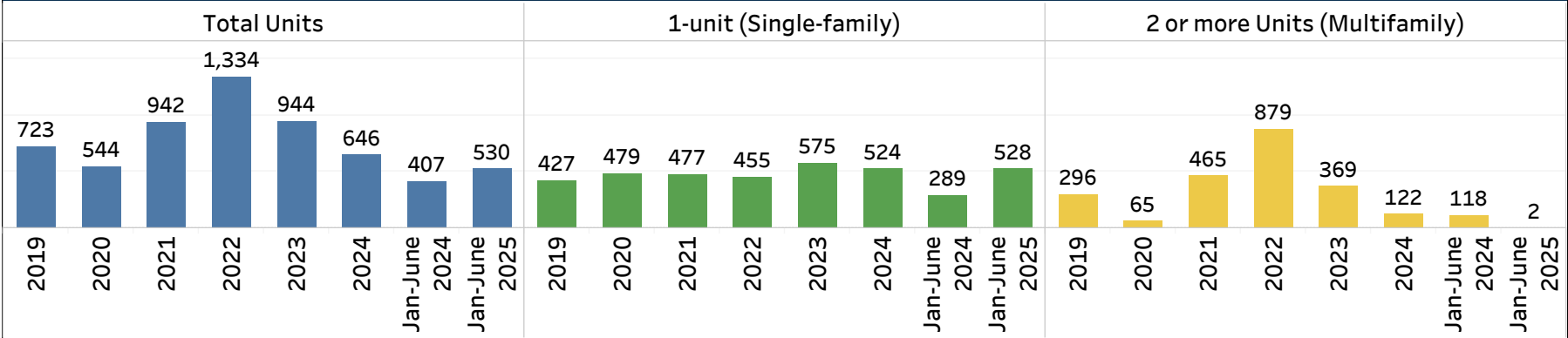
800

Annualized Housing Units  
Authorized in Jan-June 2025

Units Authorized Per 1,000 Housing  
Units (9.9 for the US)

MIAMI Realtors® Estimate of  
Annual Housing Units Needed in 2025-2029

Housing Units Authorized in Martin County



Top Housing Units Authorized in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Martin County Unincorp.	346	862	618	298	377
Indiantown village	11	16	10	3	149
Stuart	301	55	4	99	2
Sewall's Point town	8	2	5	4	1
Jupiter Island town	14	8	9	3	1

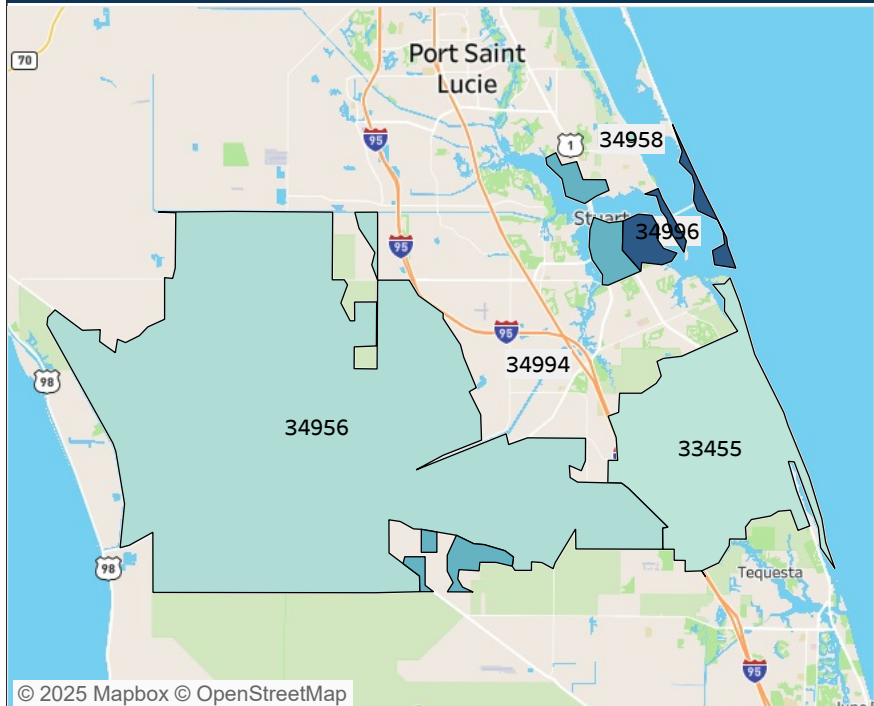
Top Multifamily Units Authorized in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Martin County Unincorp.	4	313	122	38	2
Indiantown village	0	13	0	0	0

Top Zip Codes in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
34996	354	864	623	302	378
34956	11	16	10	3	149
34994	301	55	4	99	2
33455	14	8	9	3	1

Housing Units Authorized Since 2020



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# Housing Units Authorized in St. Lucie County as of June 2025

5,078

29.6

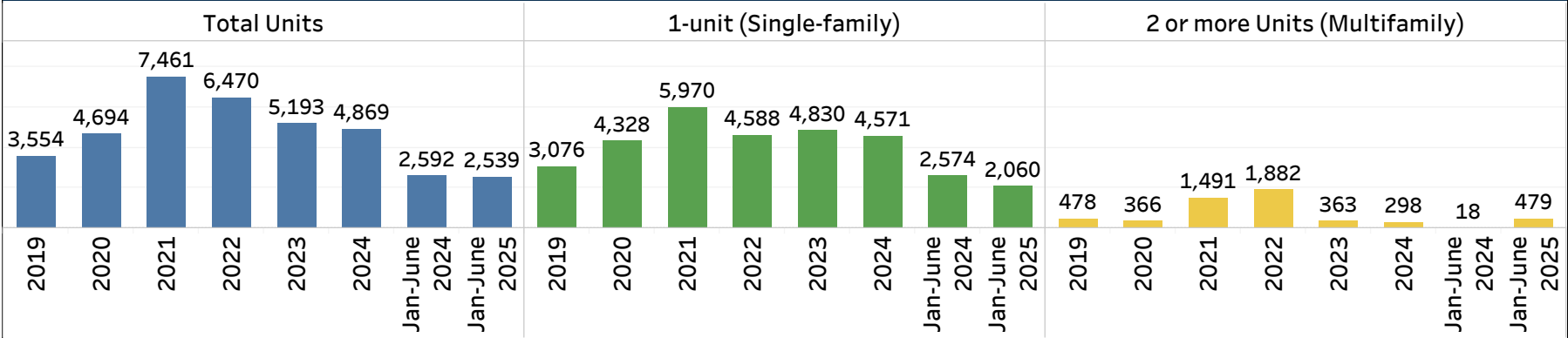
3,600

Annualized Housing Units  
Authorized in Jan-June 2025

Units Authorized Per 1,000 Housing  
Units (9.9 for the US)

MIAMI Realtors® Estimate of  
Annual Housing Units Needed in 2025-2029

Housing Units Authorized in St. Lucie County



Top Housing Units Authorized in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Port St. Lucie	3,039	4,182	3,798	2,002	1,859
Fort Pierce	138	366	399	214	373
St. Lucie County Unincor..	376	645	671	376	307

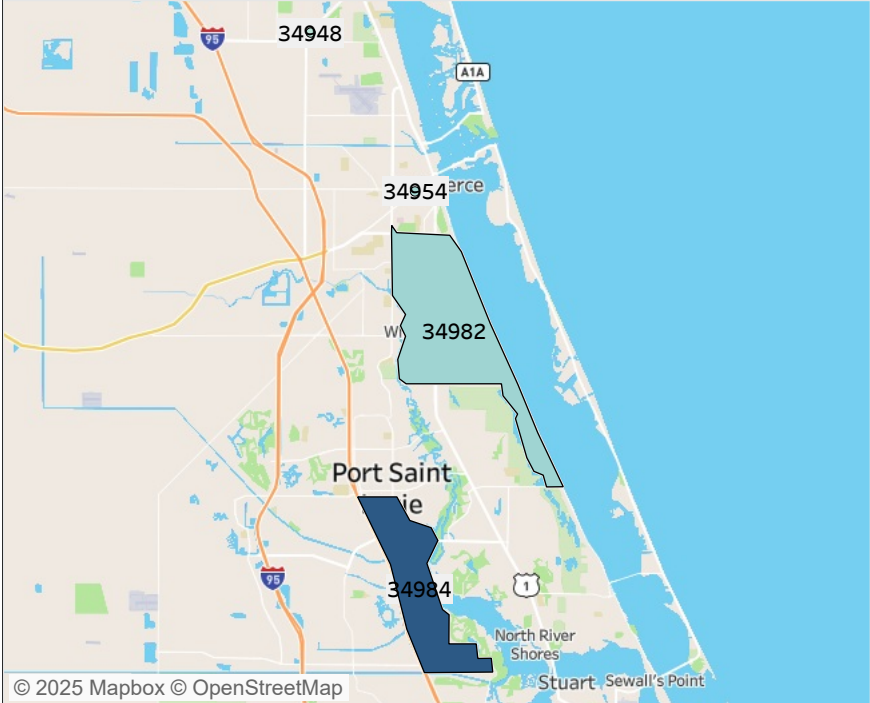
Top Multifamily Units Authorized in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
Fort Pierce	0	0	28	14	260
Port St. Lucie	448	363	270	4	214
St. Lucie County Unincorp.	30	0	0	0	5

Top Zip Codes in Jan-June 2025

	2019	2023	2024	Jan-June 2024	Jan-June 2025
34984	3,039	4,182	3,798	2,002	1,859
34954	138	366	399	214	373
34982	376	645	671	376	307

Housing Units Authorized Since 2020



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MIAMI Association of Realtors® (MIAMI) was chartered by the National Association of Realtors® in 1920 and is celebrating 105 years of service to Realtors®, the buying and selling public, and the communities in South Florida. Comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council. MIAMI REALTORS® represents nearly 60,000 total real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S. and has official partnerships with 260+ international organizations worldwide.

Teresa King Kinney is the association's Chief Executive Officer.

For questions about this report, contact:

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Chris Umpierre, Chief of Communications, [chris@miamire.com](mailto:chris@miamire.com)

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