



# Pet-Friendly Rentals in Miami-Dade County



August 2024



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MIAMI REALTORS® conducted this analysis on pet ownership and the availability of pet-friendly rentals using MIAMI MLS data to help in the effort to encourage pet adoption and to shed light on the benefits to rental owners and property managers of allowing pets ("pet-friendly"). Only 50% of active rental listings in Miami-Dade County as of July 2024 allow pets and only 50% of multifamily units rented during 2023 and January-July 2024 allowed pets. Multifamily properties rented during this period show that pet-friendly units typically rented out for more and in faster time than units that did not allow pets. Pet-friendly units were also typically larger and newer than units that did not allow pets. Homeowners, higher-income households, households headed by a person with a bachelor's or graduate/professional degrees, and households headed by persons 25 to 34 years old are more likely to own pets. The pet ownership rate in the Miami-Fort Lauderdale-West Palm Beach metro area was 29% of households as of 2021 compared to 50% nationally. The sustained migration of higher-income and younger households in the area is likely to bolster the demand for pet-friendly rentals over time.

## Waning pet adoption and overcrowding in animal shelters in a post-COVID environment

During the pandemic, about one in five households or an estimated 23 million households adopted pets [1]. However, adopting and keeping a pet has become more challenging in a post-pandemic world. Households face higher prices of goods and services including pet care, a sharp rise in both owner and rental housing costs, difficulty in finding affordable and pet-friendly housing, and less time spent at home than during the COVID pandemic. These challenges have resulted in waning pet adoption and overcapacity in animal shelters, endangering the safety, health, and life of animals in shelters.

Adoption rates have waned nationally. In the first half of 2024, 5% fewer dogs were adopted compared to the first half in 2023 and 9% fewer than in 2019. For the same period, 5% fewer cats were adopted in 2024 compared to 2023 and 3% fewer than in 2019. Of total dog intake, 9% were euthanized or died in care, or a total of 194,000. Among cat intakes, 10% were euthanized or died in care, or a total of 175,000 [2].

As early as 2022, the Miami-Dade County Animal Services Department reported overcapacity in its animal shelters due to both plummeting adoptions and increased intake of animals. The overcrowding has reached a level to such an extent that portable kennels were set up in conference rooms [3]. Due to an overcrowding crisis, the Miami-Dade County Animal Services temporarily closed its animal shelters several times in 2023 and recently during June 22 – July 10, 2024 to reduce intake, overcrowding, and the risk of death and infection. Animal Services has called on communities to foster and adopt pets [4].

[1] American Society for the Prevention of Cruelty to Animals cited in [New ASPCA Survey Shows Overwhelming Majority of Dogs and Cats Acquired During the Pandemic Are Still in Their Homes](#) | ASPCA

[2] Shelter Animals Count. See [2024 Mid Year Report Shelter Animals Count-1.pdf](#)

[3] [Tax-funded Miami-Dade Animal Services is over capacity - Axios Miami](#)

[4] [Miami-Dade Animal Services announces shelter closure due to overcapacity \(miamidade.gov\)](#)

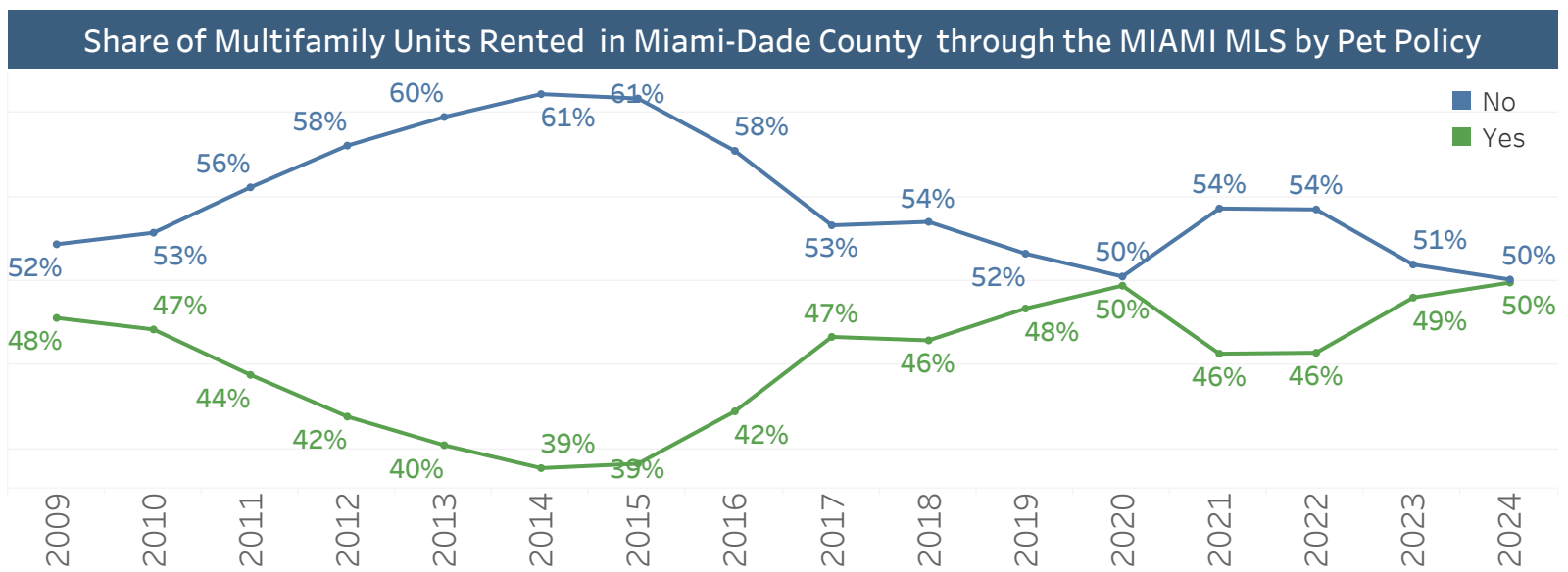


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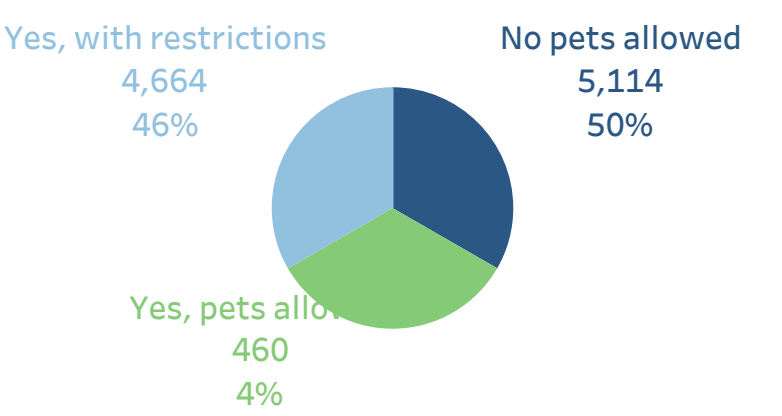
## 50% of multifamily rentals are pet-friendly

The share of pet-friendly multifamily rented units rose during the pandemic (from 48% in 2019 to 50% in 2020), then dropped in 2021-2022 (46% in both years) when workers started going back in-person to the office fully or on a hybrid schedule. The share rebounded in 2023 and rose to 50% in 2024. This uptick may be due to pet owners deciding to rent rather than to own. Households headed by persons 25-34 years old are more likely to own a pet, but potential financial constraints such as having student debt or not having enough savings for a downpayment have made a home purchase more difficult during a period of rising mortgage rates, home prices, and elevated inflation. As of June 2024, the median single-family home sales price in Miami-Dade County was \$656,000 with a monthly mortgage payment of \$3,900 while the median multifamily asking rent was \$2,875 [5].

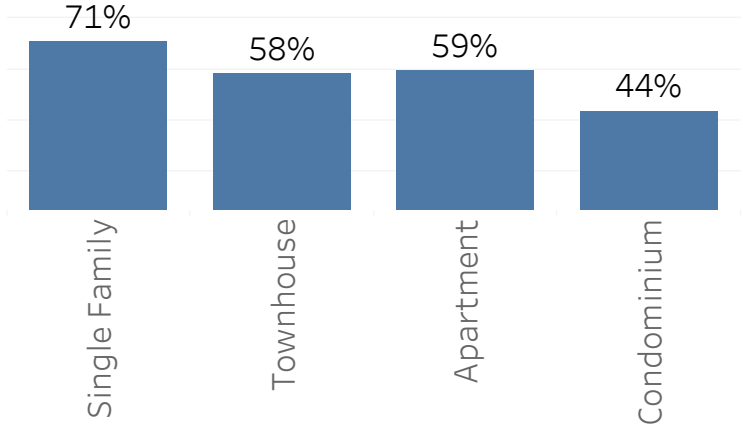
As of July 2024, 50% of active rentals on the MIAMI MLS allow pets. Among property types, single-family rental listings are the most pet-friendly, with 71% allowing pets. However, single-family rentals account for just 14% of listings, with rents typically higher than that of multifamily rentals. Multifamily rentals (e.g. townhouses, apartments, condominiums) which account for 86% of rental listings are less likely to allow pets with only 45% of active multifamily rentals that are pet-friendly.



Active MIAMI MLS Rental Listings in Miami-Dade County in July 2024



Active MIAMI MLS Listings That Allow Pets as a Share to Listings by Property Type in July 2024



Source: Miami Association of Realtors® (MIAMI) MLS data

[5] [Southeast-Florida-Residential-Rental-Market-Report-June-2024.pdf](#) (miamirealtors.com)



# Pet-Friendly Rentals in Miami-Dade County

## Most municipalities have more than half of rented multifamily units that are pet-friendly

Among the 14 municipalities (with at least 30 multifamily units rented out during the year), eleven had a share of pet-friendly units that exceeded the Miami-Dade average of 45%. The largest shares of pet-friendly units are those of Bay Harbor Islands (65%), North Bay Village (58%), and Homestead (56%). At least half of multifamily units rented out were pet-friendly in Coral Gables (53%), Miami (51%), Doral (51%), Miami Beach (50%), North Miami Beach (50%) and Aventura (50%). Hialeah (38%), Key Biscayne (28%), and Sunny Isles (28%) had below average rates; Key Biscayne and Sunny Isles are luxury condominium markets, and condominium rentals typically do not allow pets.

Percent of MIAMI MLS Multifamily Units Rented in 2009- 2024 That Allowed Pets

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Bay Harbor Islands	41%	53%	57%	49%	42%	44%	48%	60%	62%	58%	61%	55%	53%	62%	65%
North Bay Village	51%	47%	46%	44%	42%	45%	49%	51%	50%	51%	46%	48%	43%	58%	58%
Homestead	62%	62%	60%	57%	57%	53%	52%	56%	50%	53%	56%	49%	50%	54%	56%
Coral Gables	44%	44%	40%	37%	36%	38%	35%	41%	44%	49%	50%	45%	44%	49%	53%
Miami	47%	43%	41%	39%	38%	39%	40%	44%	47%	49%	51%	46%	47%	50%	51%
Doral	39%	35%	34%	32%	31%	33%	34%	43%	39%	44%	48%	43%	42%	45%	51%
Miami Beach	47%	48%	45%	44%	41%	42%	53%	59%	55%	55%	54%	49%	49%	51%	50%
North Miami Beach	39%	43%	44%	34%	27%	36%	33%	38%	32%	46%	45%	51%	42%	46%	50%
Aventura	48%	44%	42%	43%	39%	40%	42%	45%	45%	48%	50%	46%	42%	47%	50%
Cutler Bay	58%	45%	43%	43%	50%	50%	47%	44%	39%	41%	46%	47%	43%	49%	49%
North Miami	59%	58%	50%	46%	43%	42%	42%	46%	41%	42%	40%	39%	39%	43%	48%
Hialeah	55%	52%	46%	45%	44%	35%	33%	39%	33%	35%	34%	34%	34%	37%	38%
Key Biscayne	14%	15%	15%	12%	13%	13%	19%	23%	26%	25%	30%	21%	28%	31%	28%
Sunny Isles Beach	35%	36%	28%	26%	21%	25%	26%	35%	28%	32%	38%	31%	32%	33%	28%

Source: Miami Association of Realtors® (MIAMI) MLS data with at least 30 multifamily units rented per year



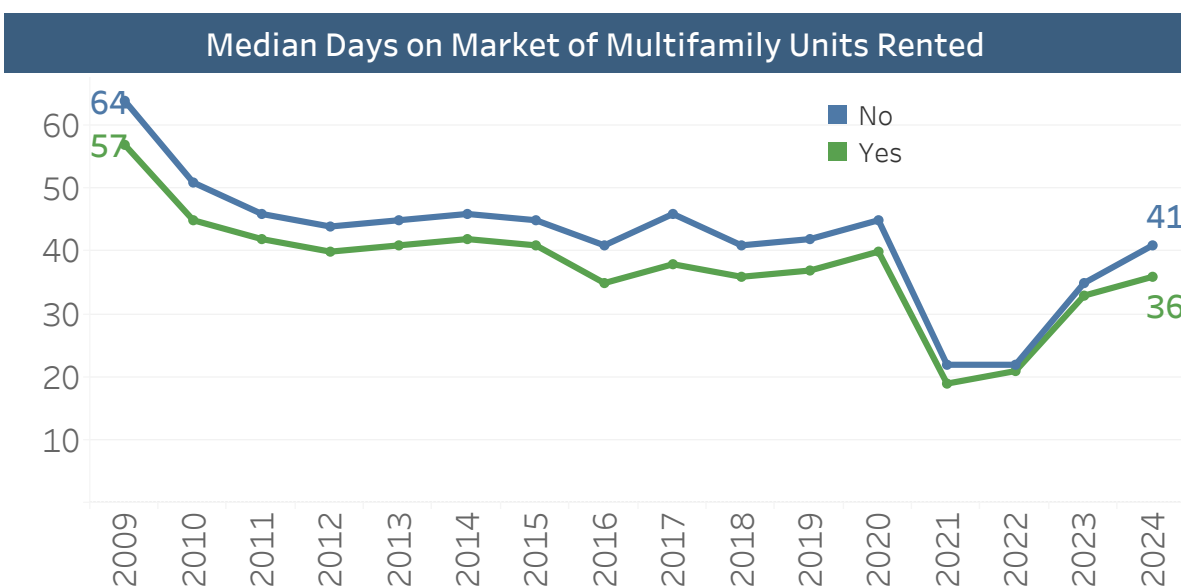
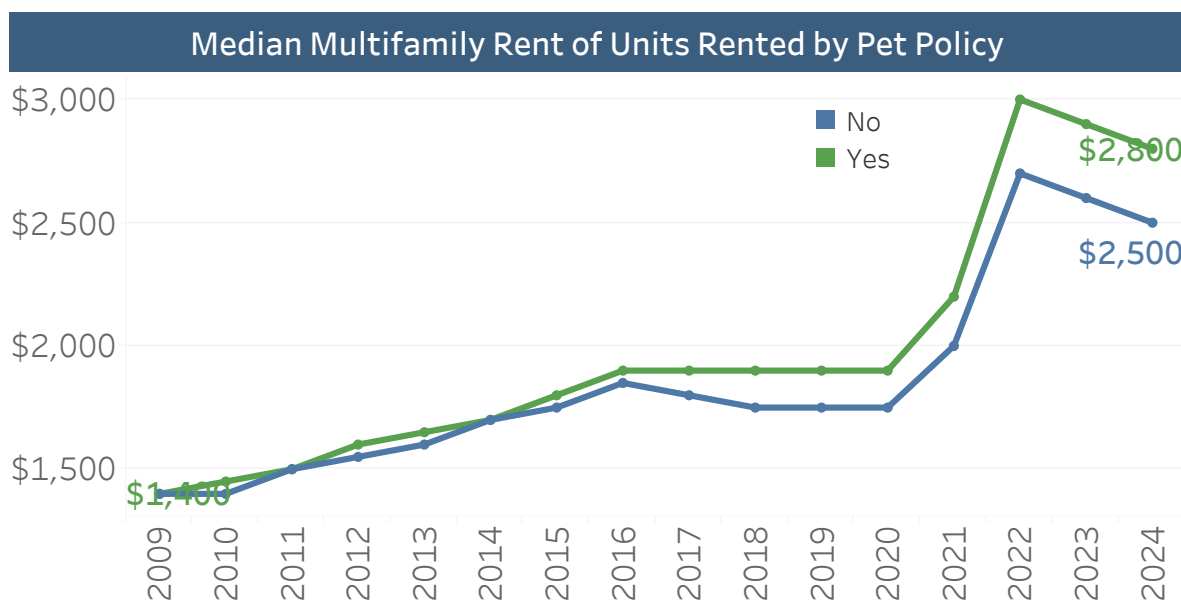
# Pet-Friendly Rentals in Miami-Dade County

**Pet-friendly multifamily rentals typically rented out for more and in faster time than units that did not allow pets**

Allowing pets comes with benefits and costs. The potential benefits are a bigger pool of renters, higher rental income as pet owners are often willing to pay a higher rent, and reduced tenant turnover and vacancy rates. The potential costs and concerns include pet odors, property damage and liability issues, allergy concerns, and potential noise complaints, among others.

Based on multifamily units rented through the MIAMI MLS, pet-friendly multifamily units rented out for more units that did not allow pets. During June-July 2024, the median rent on pet-friendly units was \$2,800 compared to \$2,500 among units that did not allow pets.

Multifamily units that were pet-friendly also typically rented out faster than units that did not allow pets. During January-July 2024, the median days on market of pet-friendly units was 36 days compared to 41 days for units that did not allow pets.



Source: Miami Association of Realtors® (MIAMI) MLS data



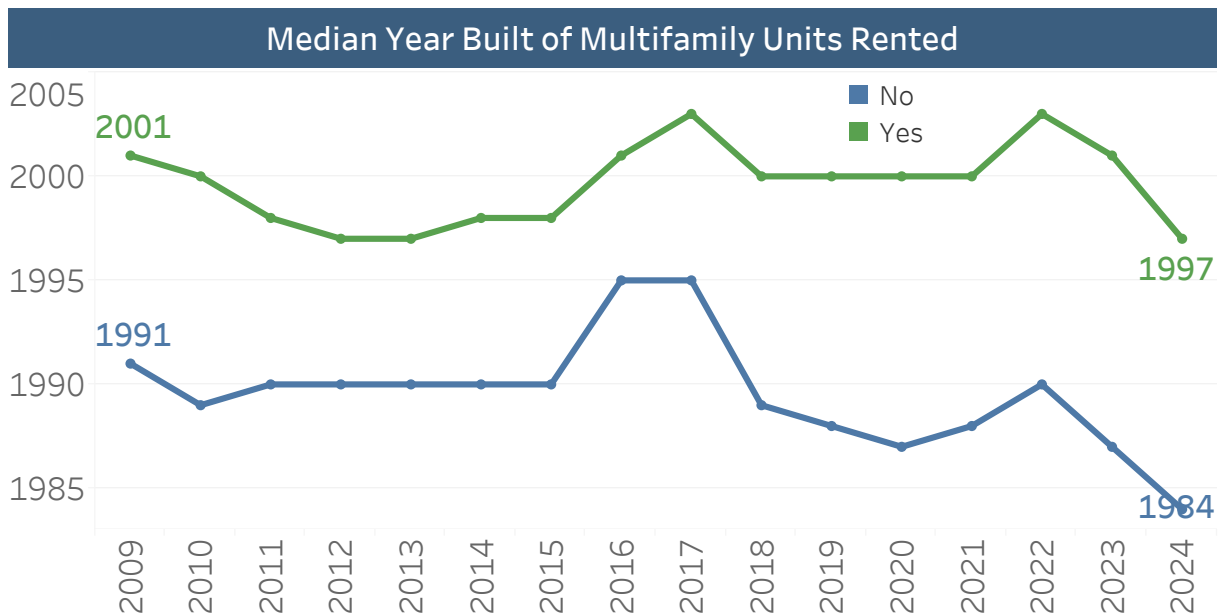
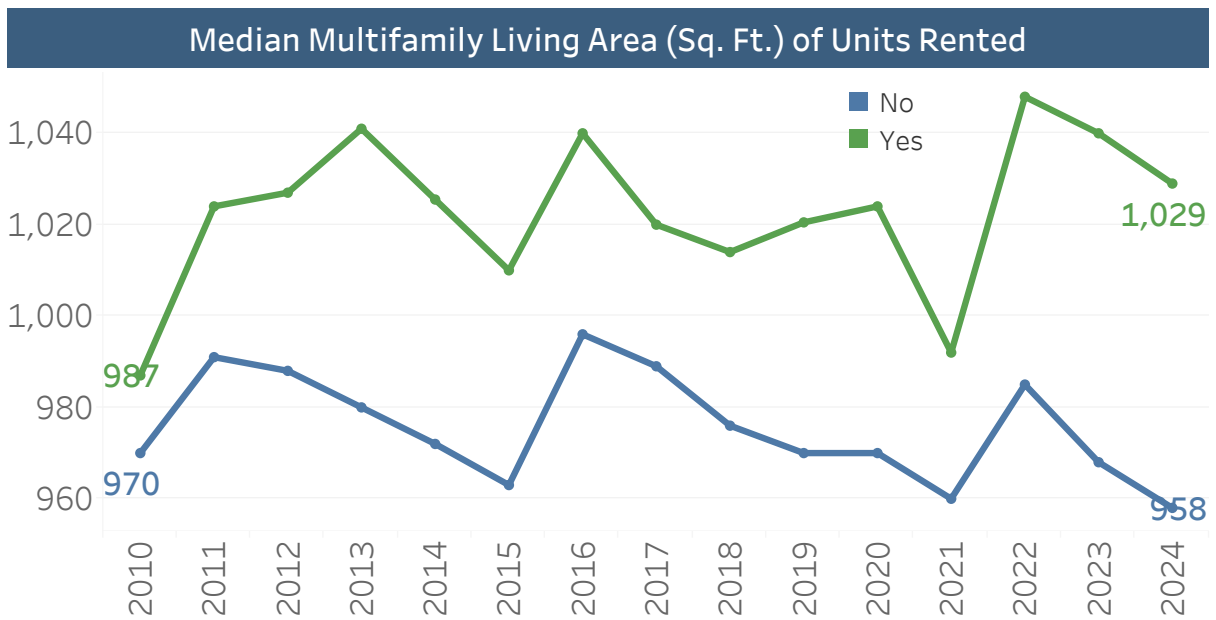
# Pet-Friendly Rentals in Miami-Dade County

## Pet-friendly multifamily rentals tend to be larger and newer

Among units rented during January-July 2024, the median living area of pet-friendly multifamily units rented out was 1,029 sq. ft. compared to 958 among units rented out that did not allow pets.

Among multifamily units rented during January-July 2024, half of rented pet-friendly units were built before 1999 while half of rented units rented that did not allow pets were built before 1984.

The bigger size and younger age of pet-friendly multifamily buildings may explain why pet-friendly units rented out faster and had higher rent compared to units that did not allow pets.



Source: Miami Association of Realtors® (MIAMI) MLS data



# Pet-Friendly Rentals in Miami-Dade County

## Units that are pet-friendly typically sold faster across most municipalities

Among the 14 largest municipalities, pet-friendly units typically leased faster than units that did not allow pets in 12 municipalities.

Among the 14 municipalities, the median rent in pet-friendly units was typically higher than in units that did not allow pets in 10 municipalities; however, higher rent is also associated with a larger living area and the younger age of the building.

Multifamily Units Rented in 2024 through the MIAMI MLS						
	Pet Allowed	Percent Share	Median Days On Market	Median Rent	Median Living Area	Median Year Built
Bay Harbor Islands	No	35%	42	\$2,575	975	1967
	Yes	65%	33	\$2,800	1,060	1965
North Bay Village	No	42%	48	\$2,600	1,000	1979
	Yes	58%	45	\$2,300	940	1965
Homestead	No	44%	40	\$2,225	1,208	2005
	Yes	56%	35	\$2,450	1,379	2006
Coral Gables	No	47%	41	\$2,588	808	1970
	Yes	53%	39	\$3,000	1,032	1972
Miami	No	49%	39	\$2,600	933	1993
	Yes	51%	36	\$2,950	1,000	2005
Miami Beach	No	50%	46	\$2,500	790	1966
	Yes	50%	38	\$2,400	770	1960
Doral	No	49%	39	\$2,800	1,130	2002
	Yes	51%	43	\$3,100	1,256	2010
North Miami Beach	No	50%	48	\$2,000	830	1972
	Yes	50%	42	\$2,450	1,122	1973
Aventura	No	50%	60	\$2,850	1,138	1989
	Yes	50%	52	\$3,350	1,214	1997
Cutler Bay	No	51%	37	\$2,200	1,065	2005
	Yes	49%	28	\$2,350	1,222	2005
North Miami	No	52%	42	\$1,850	806	1970
	Yes	48%	37	\$1,850	801	1971
Hialeah	No	62%	29	\$2,200	947	1985
	Yes	38%	30	\$2,500	1,020	1988
Key Biscayne	No	72%	60	\$6,000	1,450	1974
	Yes	28%	51	\$5,300	1,409	1978
Sunny Isles Beach	No	72%	65	\$2,990	1,110	1980
	Yes	28%	63	\$5,500	1,461	2006

Source: Miami Association of Realtors® (MIAMI) MLS data with at least 30 units rented out in 2023 and 2024.



# Pet-Friendly Rentals in Miami-Dade County

## Higher-income and younger households are more likely to own pets

Homeowners, higher-income households, households headed by a person with a bachelor’s or graduate/professional degrees, and households headed by persons 25 to 34 years old are more likely to own pets. Pet ownership in the Miami-Fort Lauderdale-West Palm Beach metropolitan area, with 29% of households owning pets, lags the 50% national rate. The sustained migration of high-income and younger households in the area is likely to bolster the demand for pet-friendly rentals [6].

Pet Ownership by Demographic and Housing Characteristics in 2021		Miami-Ft. Lauderdale-West Palm Beach MSA	US
Tenure	Total	29%	50%
	Owner	32%	57%
	Renter	24%	37%
Household Income	Total	29%	50%
	Less than \$50K	24%	40%
	\$50K to Less than \$100K	28%	53%
	\$100K and over	29%	59%
Age of householder	Total	29%	50%
	25 to 34 years old	39%	50%
	35 to 44 years old	31%	54%
	45 to 54 years old	28%	57%
	55 to 64 years old	31%	53%
	65+	22%	40%
Race of householder	Total	29%	50%
	White alone	33%	56%
Ethnicity	Total	29%	50%
	Hispanic	30%	47%
	Non-Hispanic	27%	50%
Education of householder	Total	29%	50%
	Less than a Bachelor’s D..	26%	47%
	Bachelor’s Degree	30%	52%
	Graduate or Professional	30%	49%
Structure	Total	29%	50%
	1, attached	30%	42%
	1, detached	39%	58%
	10 to 19 Units	15%	26%
	20 to 49 Units	19%	27%
	50 or more	11%	21%

Source: Miami Association of Realtors® (MIAMI) analysis of the 2021 American Housing Survey

[6] Out-of-State Driver License Exchanges Remain Above Pre-Pandemic Levels in Miami-Dade County in the First Half of 2024 - MIAMI REALTORS®

Migration Bolstered Southeast Florida’s Aggregate Household Income by \$10 Billion in 2022 - MIAMI REALTORS®





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

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