



# Profile of Homebuyers in Southeast Florida in 2022-2023



**Miami Association of Realtors® (MIAMI)**  
The largest local REALTOR® association

**July 2025**

## Miami-Dade County's homebuyers are more global and racially diverse compared to Florida and the nation.

Among homebuyers who moved to Miami-Dade County in 2022-2023, 7% lived abroad ( 3% in Florida, 1% nationally). By citizenship, 30% of Miami-Dade County's homebuyers in 2022-2023 were non-US citizens (9% in Florida, 7% nationally).

Among homebuyers who moved to Miami-Dade County from another country, Venezuela (21%), Colombia (15%), and Canada (14%) were the top countries of origin. Canadians were the largest fraction in Florida (44%) and nationally (20%).

Most homebuyers, 79%, spoke a language other than English compared to a minority in Florida (31%) and nationally (23%). Spanish, Haitian, and Portuguese were the top languages other than English spoken at home among homebuyers.

By race, heads of homebuyer households with two or more races comprised the largest group at 31% (15% in Florida, 10% nationally). Black or African Americans accounted for 11% of homebuyers, a higher fraction than in Florida (7%) and nationally (7%).

Among households who moved from another state, New York (30%), California (15%) , and Pennsylvania (8%) were the top states of origin.

## Miami-Dade County's homebuyers are younger, with families, and in multigenerational households compared to Florida and the nation.

Young homebuyers 25-34 years old comprised the largest group of homebuyers in 2022-2023, at 25%, a higher share than in Florida ( 20% in Florida, 29% nationally).

A larger fraction of households had children (6 to 17 years) living in the home, at 34% (28% in Florida, 34% nationally).

A higher fraction of Miami-Dade County homebuyers had multigenerational households, at 6% (2% in Florida, 3% nationally).

## Miami-Dade County's homebuyers are wealthier, working, and with higher educational attainment compared to Florida and the nation.

Miami-Dade County had more wealthy homebuyers in 2022-2023, with 8% having a household income of \$500,000 or more ( 3% in Florida, 3% nationally). Conversely, a lower share of Miami-Dade County homebuyers earned less than \$100,000, at 41% (50% in Florida, 47% nationally).

Eighty-three percent of homebuyers were employed as civilians (63% in Florida, 73% nationally).

Thirty-one percent of homebuyer head of households had a post-bachelor's degree (23% in Florida, 22% nationally). Among homebuyer households, the top occupations of the household head were managers, medical practitioners, and office support workers. Miami-Dade County had a significantly larger share of legal workers (8%) compared to Florida (2%) and the nation (2%).

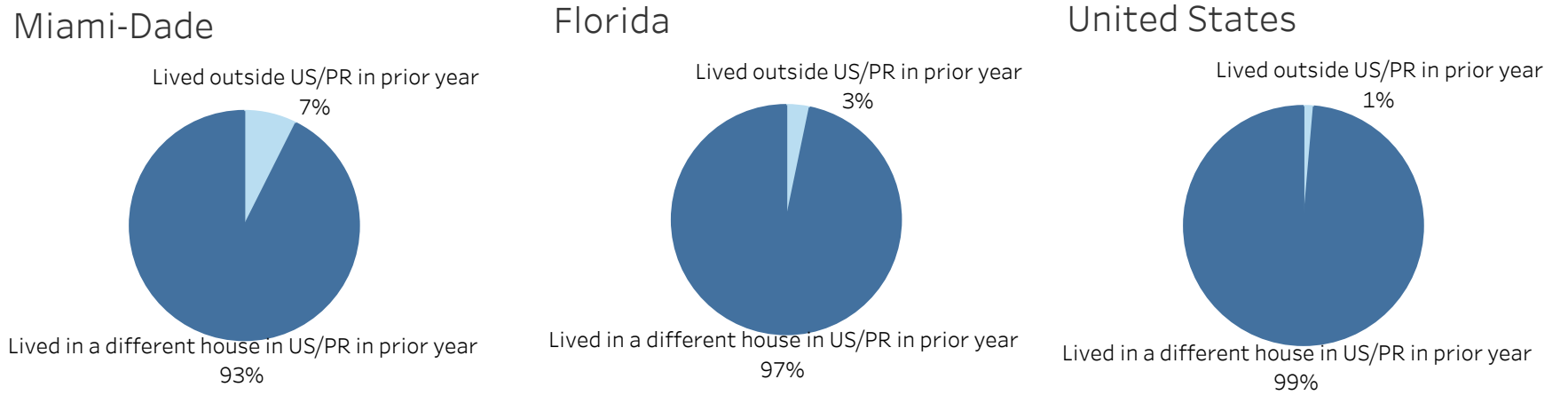
## Miami-Dade County's homebuyer profile supported more million-dollar sales, and buyers had lower property tax rates.

A higher fraction of homebuyers who purchased a single-family home in 2022-2023, at 21%, valued their property at \$1 million or more (9% in Florida, 9% nationally).

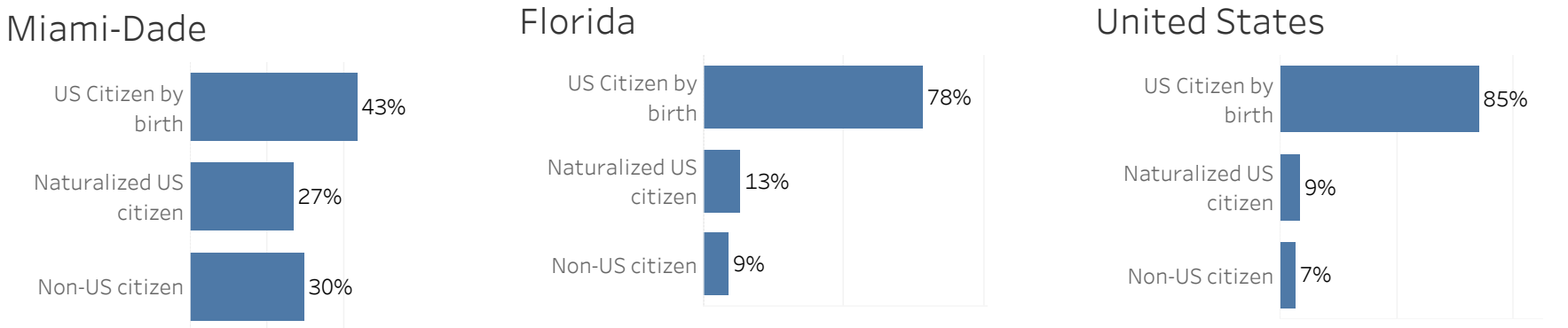
A third of all buyers, at 33%, purchased the home without a mortgage (35% in Florida, 35% nationally).

Among homebuyers in 2022-2023, 85% reported real estate taxes and insurance were less than 2% of the property value ( 84% in Florida, 77% nationally).

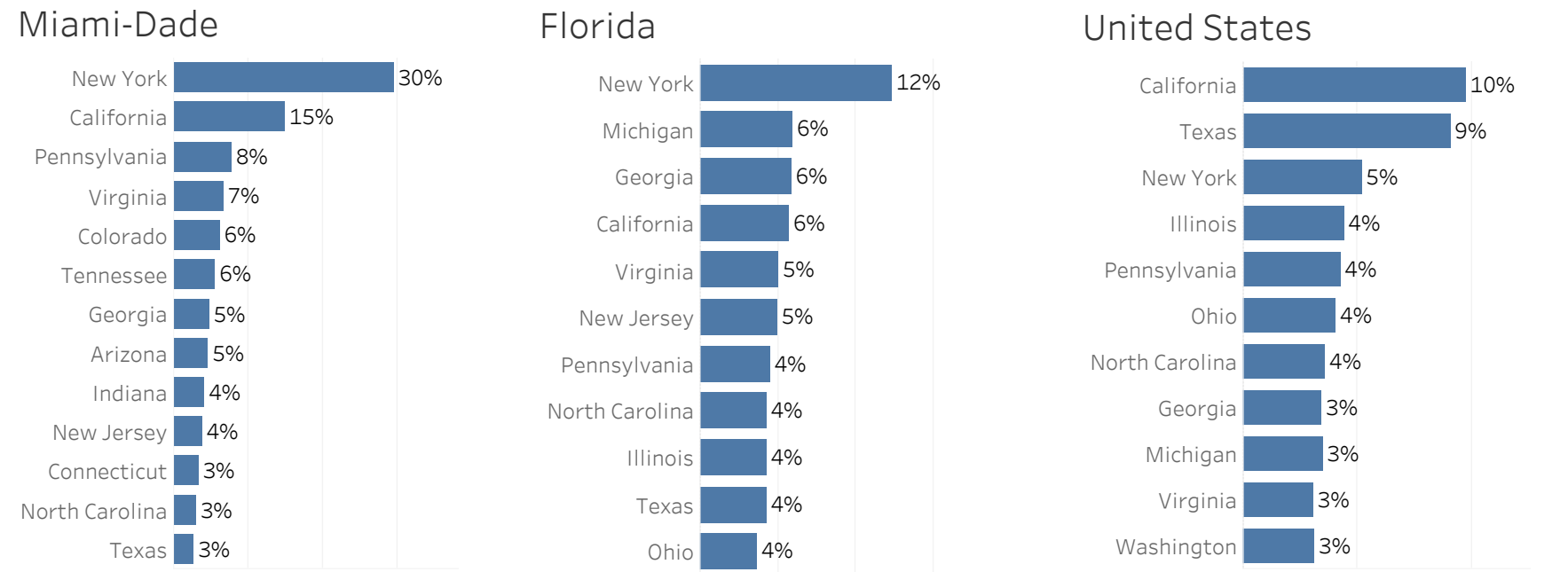
## Prior Residence of Homebuyers Who Moved to the Area



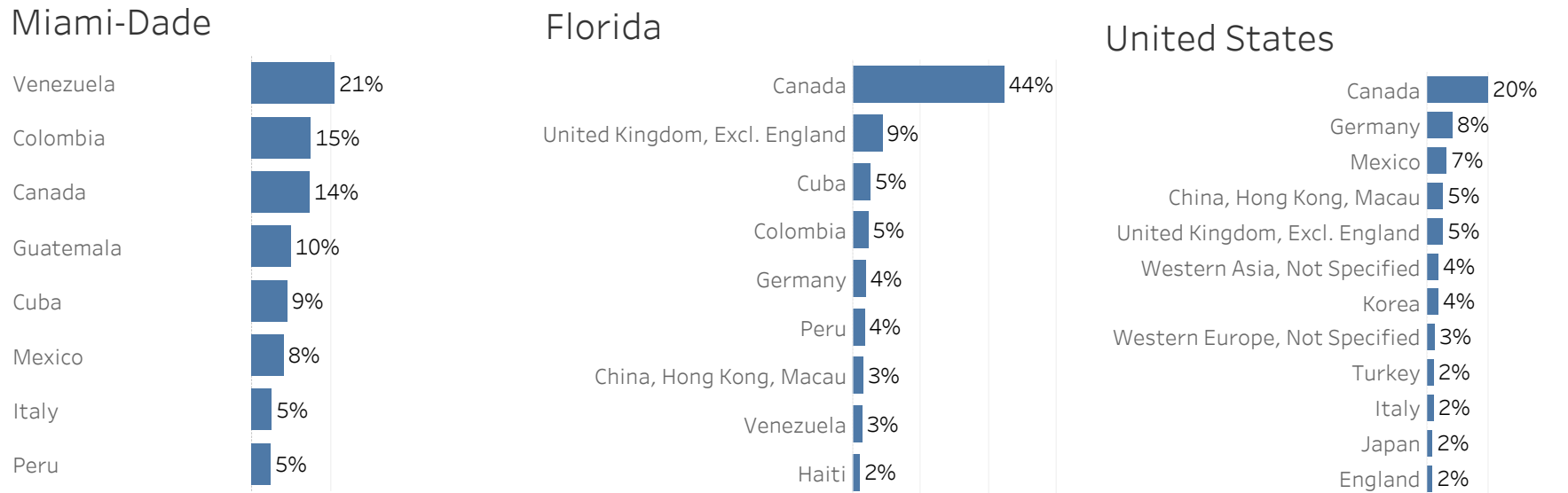
## Citizenship



## Top Out-of-State Homebuyers Who Moved to the Area



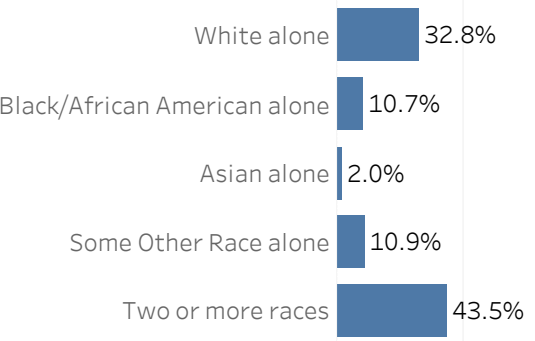
## Top Homebuyers Who Moved from Outside US to the Area



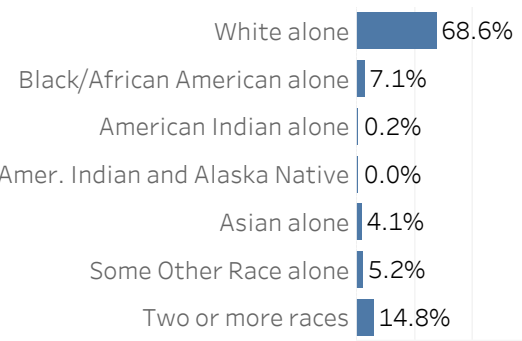


## Race of Homebuyers

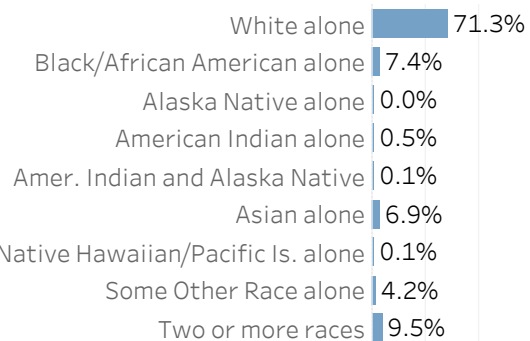
Miami-Dade



Florida

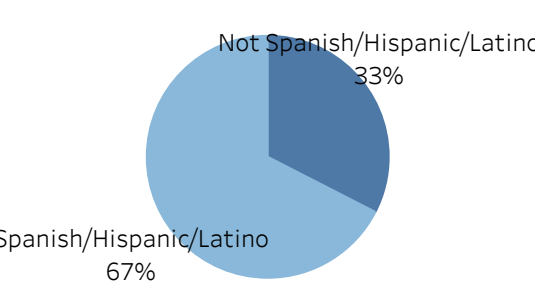


United States

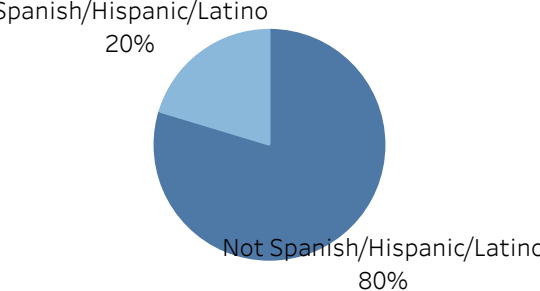


## Hispanic Ethnicity of Homebuyers

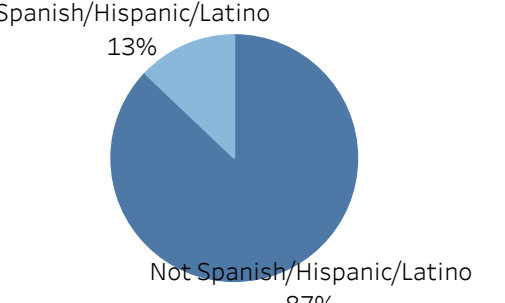
Miami-Dade



Florida

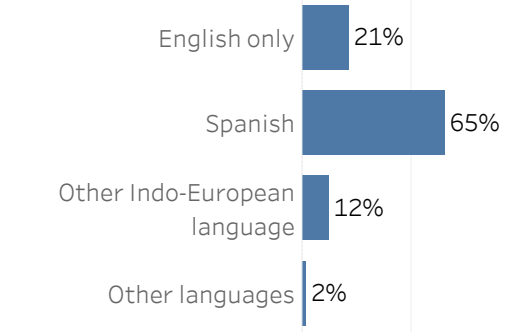


United States

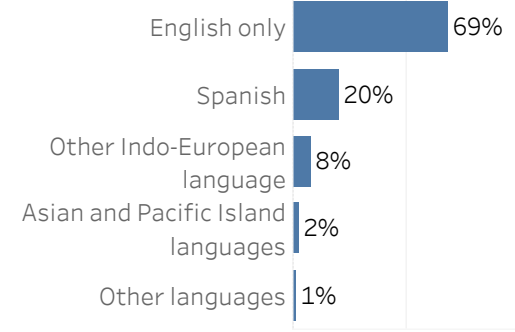


## Household Language

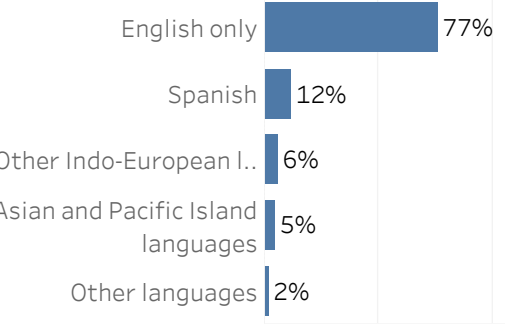
Miami-Dade



Florida

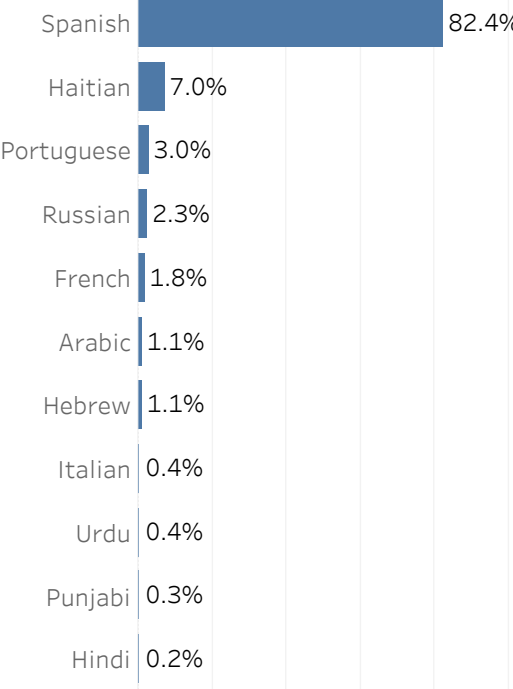


United States

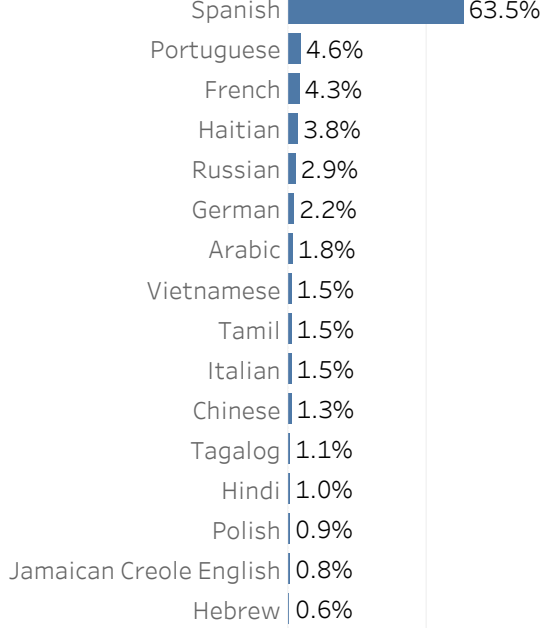


## Top Household Languages Other Than English

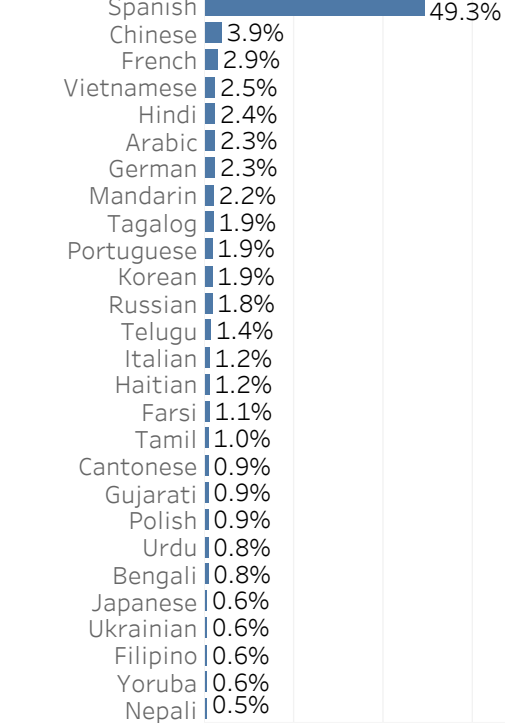
Miami-Dade



Florida

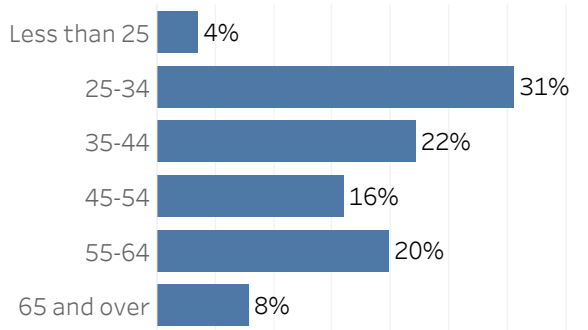


United States

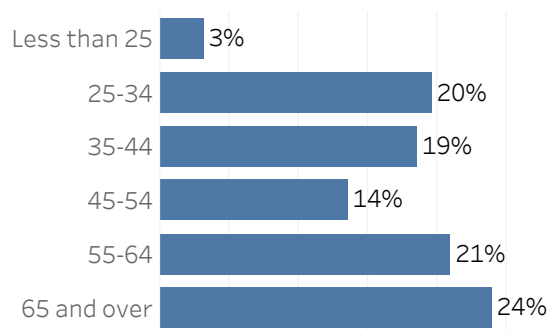


## Age of Homebuyers

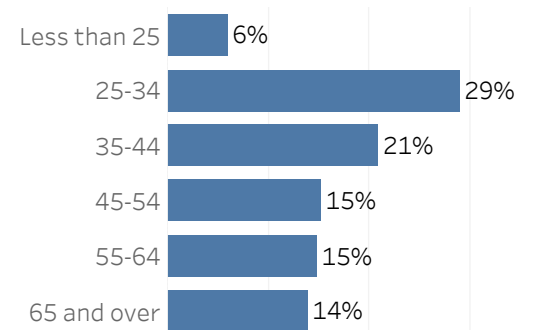
### Miami-Dade



### Florida

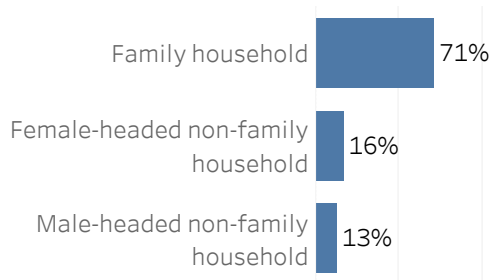


### United States

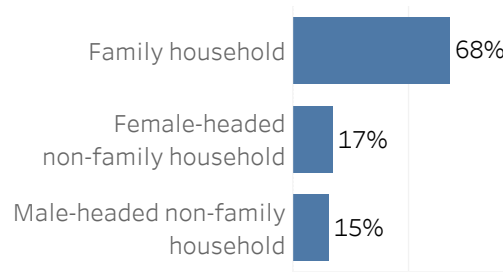


## Type of Household

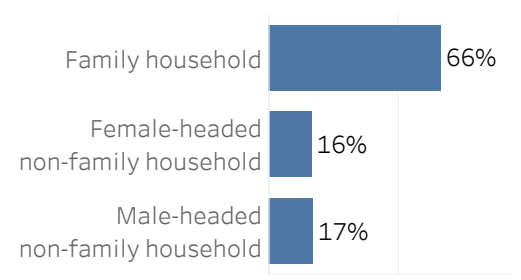
### Miami-Dade



### Florida

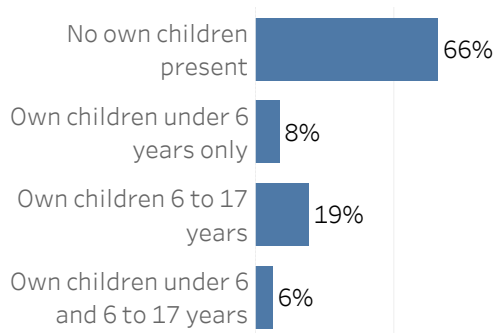


### United States

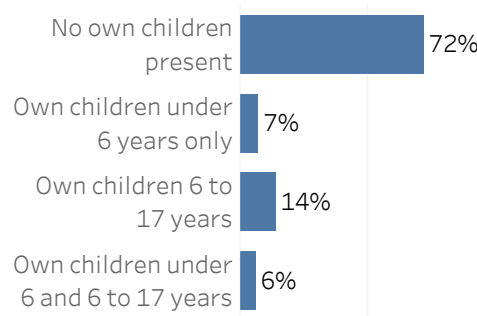


## Presence of Children

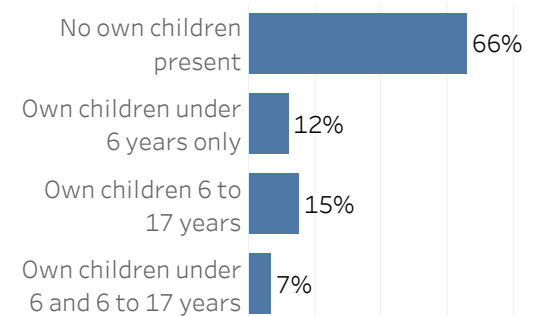
### Miami-Dade



### Florida

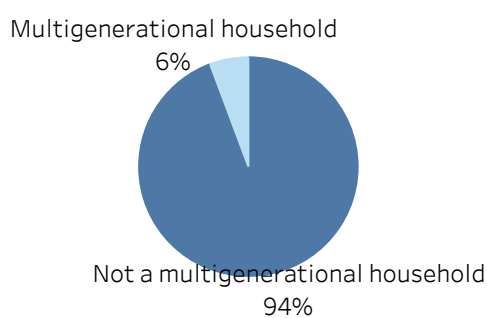


### United States

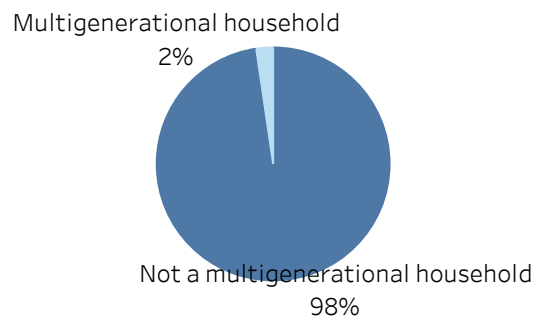


## Multigenerational Household

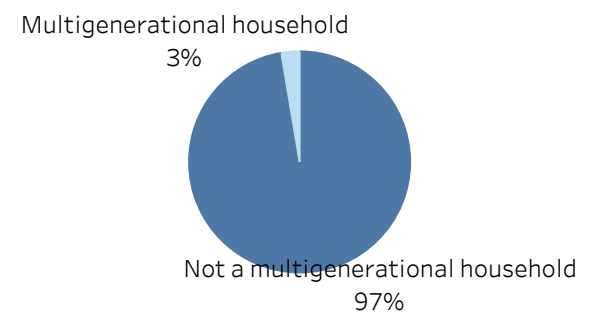
### Miami-Dade



### Florida

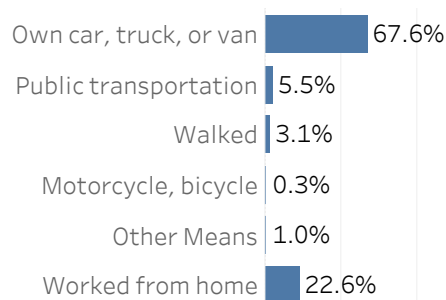


### United States

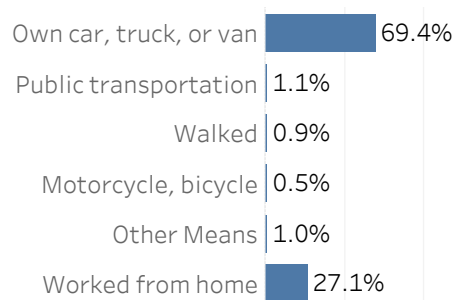


## Means of Transportation of Workers in Homebuyer Household

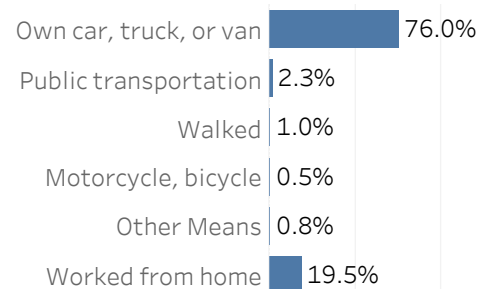
### Miami-Dade



### Florida

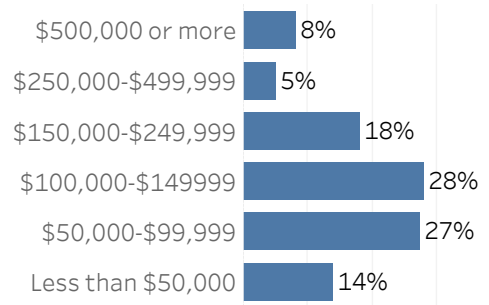


### United States

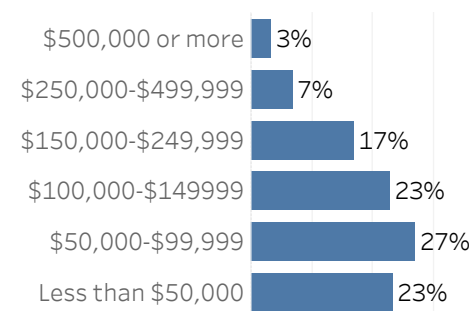


## Household Income

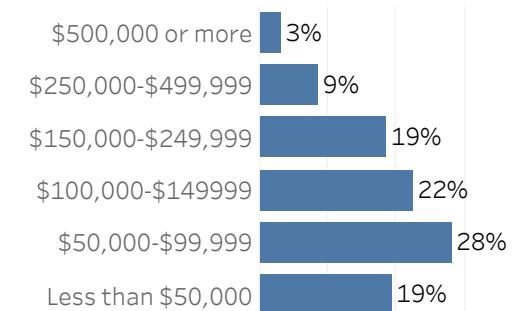
### Miami-Dade



### Florida

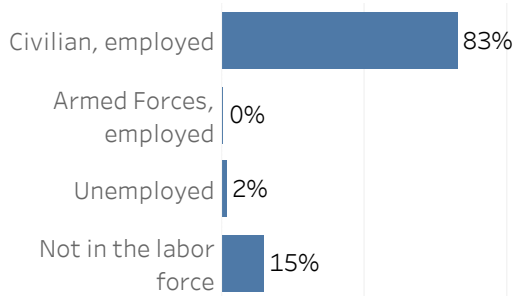


### United States

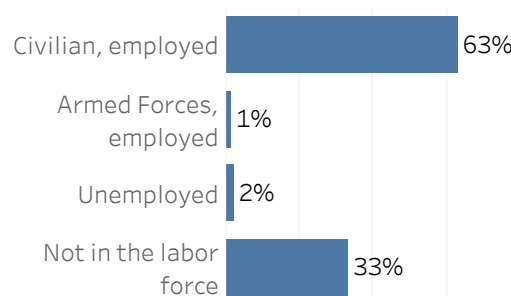


## Employment Status of Homebuyers

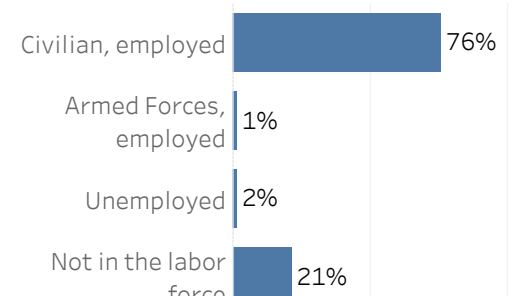
### Miami-Dade



### Florida

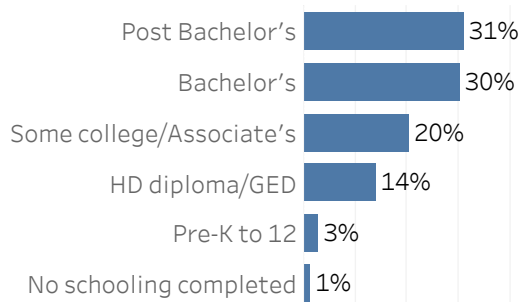


### United States

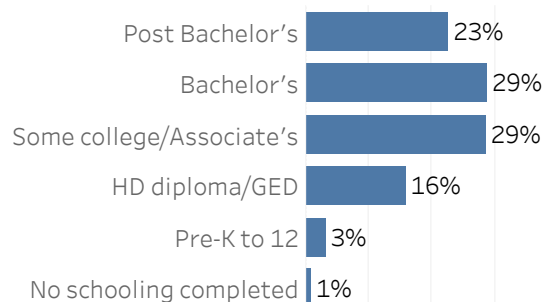


## Educational Attainment of Homebuyers

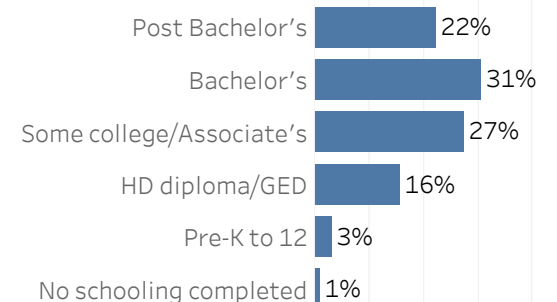
### Miami-Dade



### Florida

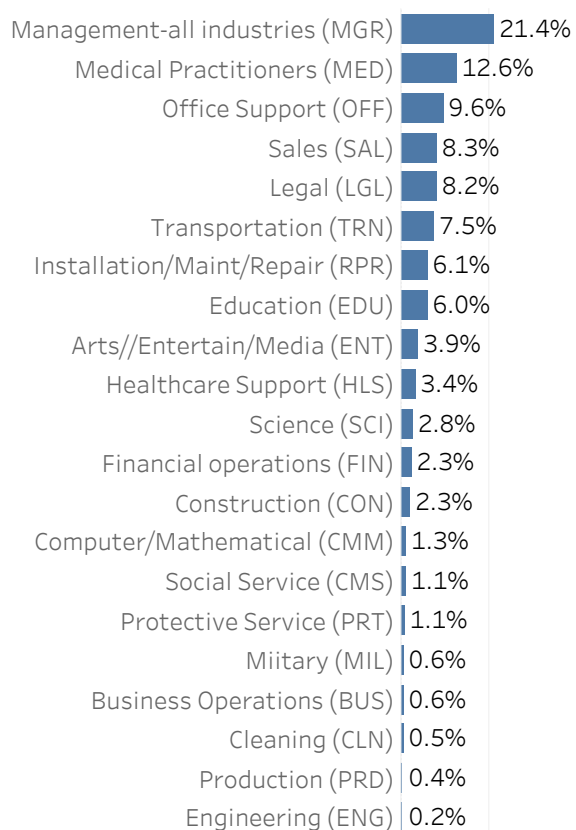


### United States

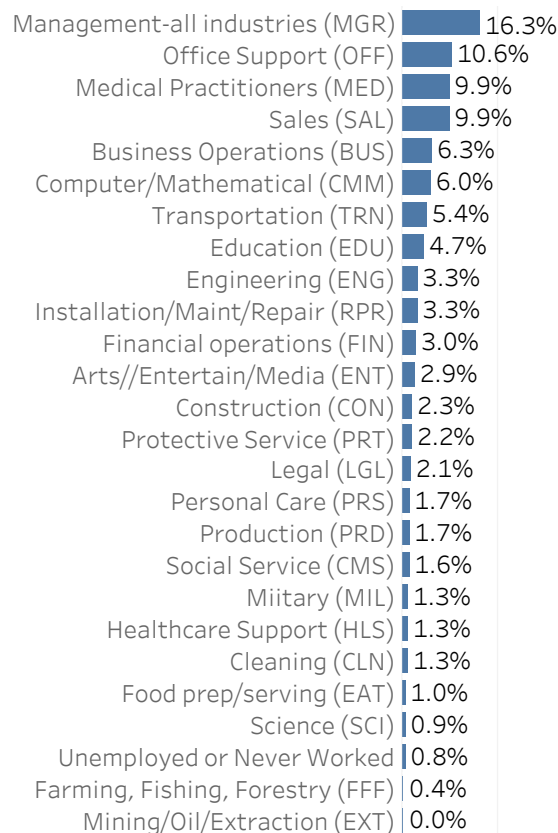


## Occupation of Homebuyers

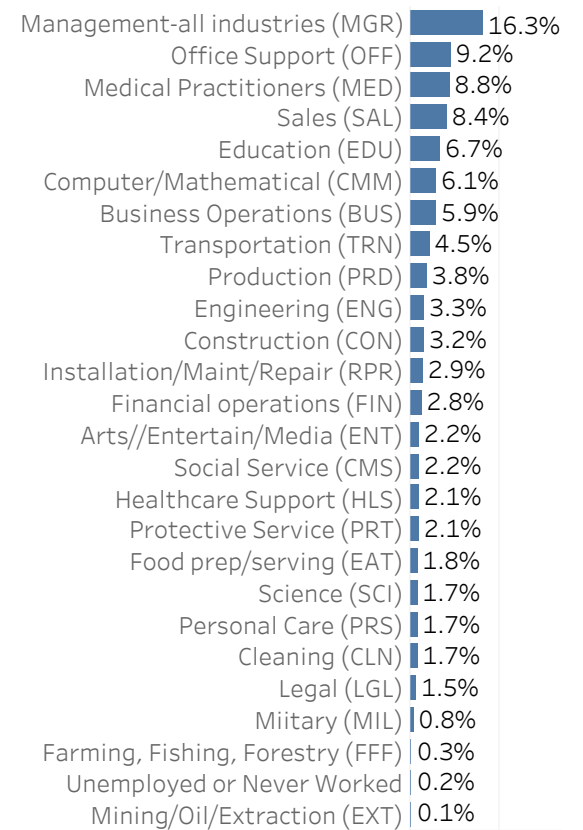
### Miami-Dade



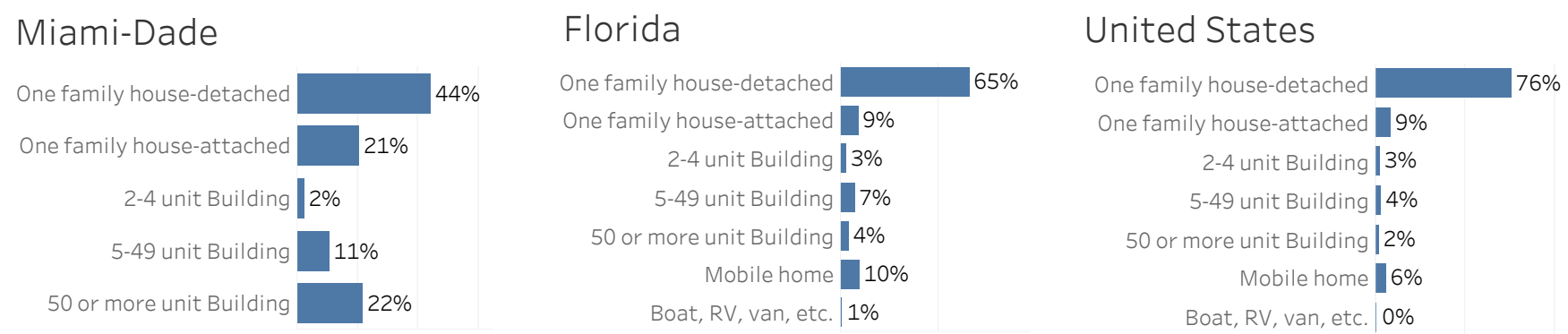
### Florida



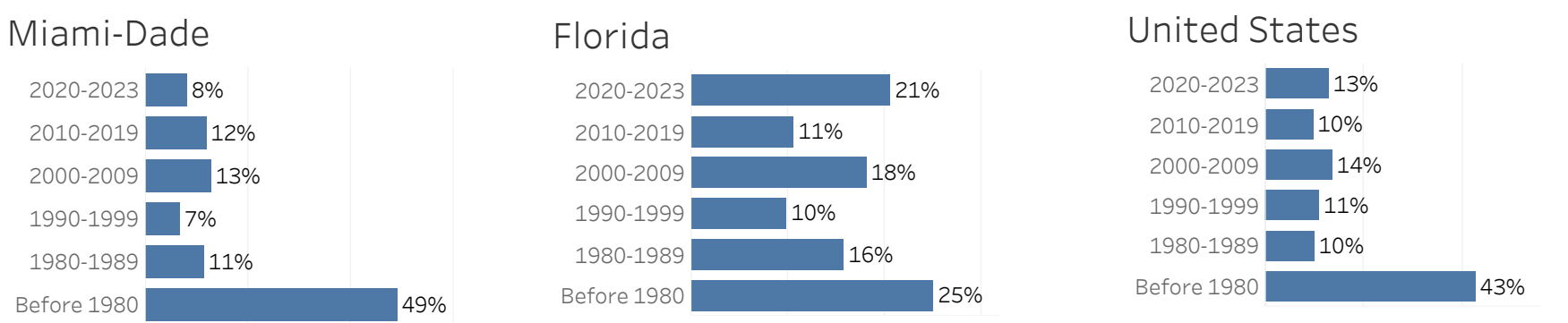
### United States



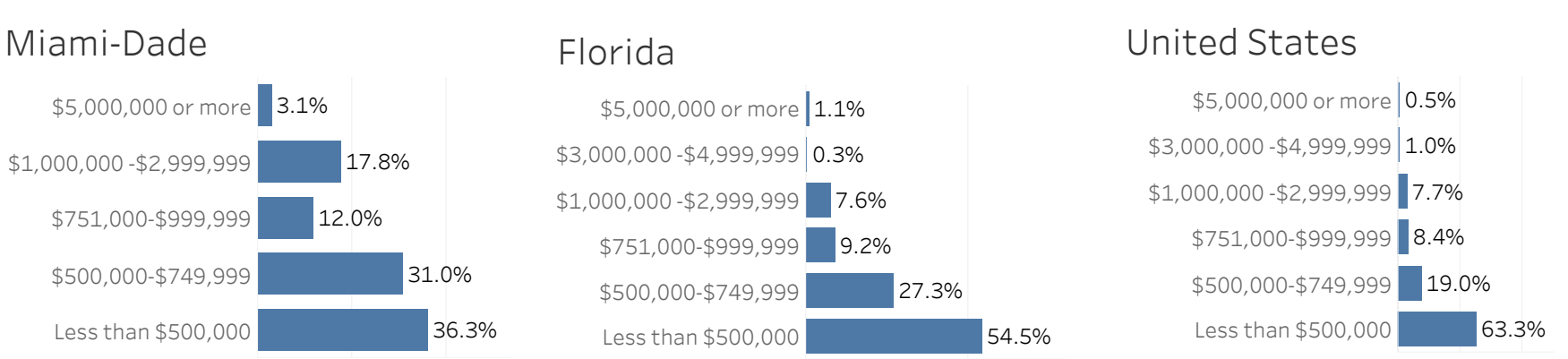
## Type of Housing



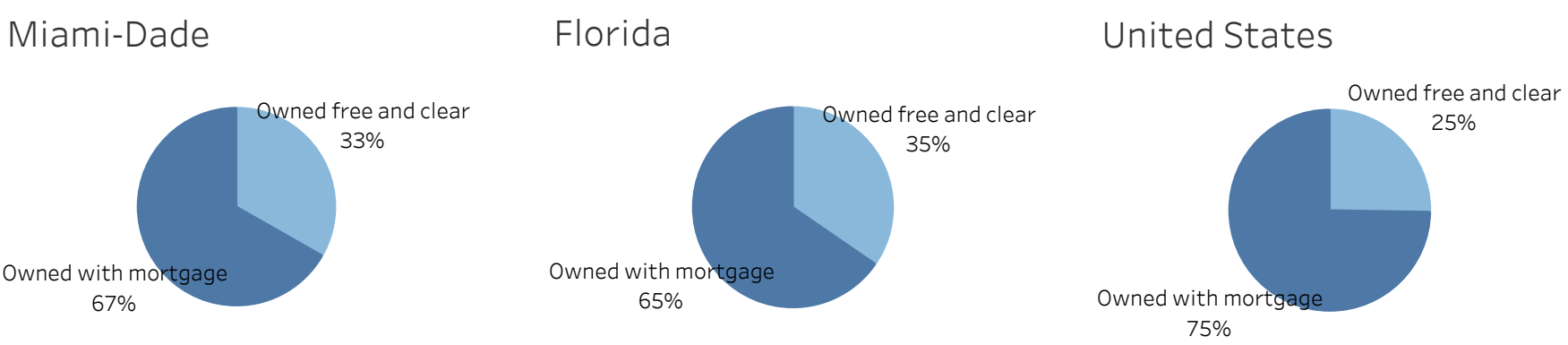
## Year Built



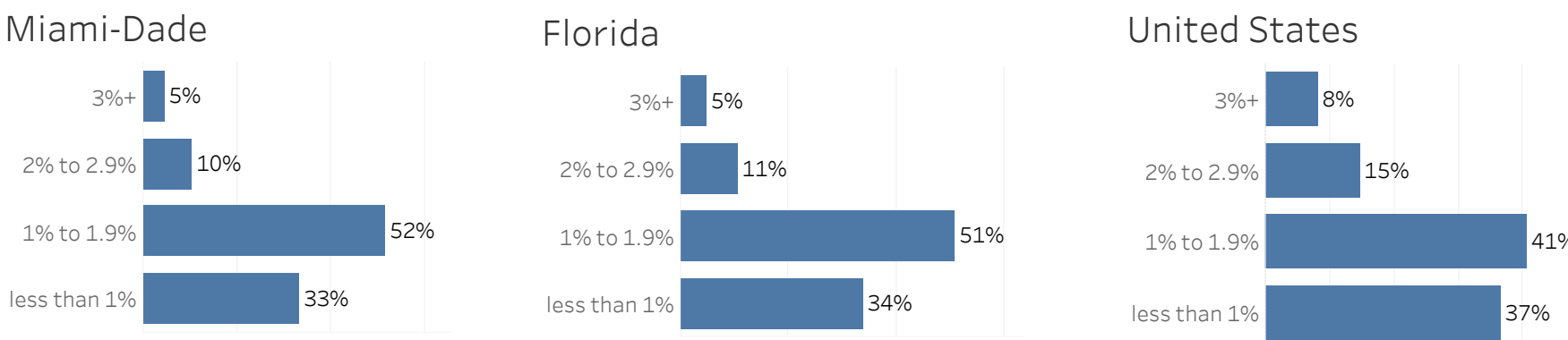
## Single-family Value of Property



## Mortgage Financing



## Real Estate Taxes Plus Insurance as a Percent of Homebuyers' Property Values



## Broward County's homebuyers are more global and racially diverse compared to Florida and the nation.

Among homebuyers who moved to Broward County in 2022-2023, 8% lived abroad ( 3% in Florida, 1% nationally). By citizenship, 17% of Broward County homebuyers in 2022-2023 were non-US citizens (9% in Florida, 7% nationally).

Among homebuyers who moved to Broward County from another country, Canadians comprised over half (59%), followed by Haitians (15%) and Colombians (10%).

Slightly over half of homebuyers, 58%, spoke a language other than English compared to a minority in Florida (31%) and nationally (23%). Spanish and French were the top languages spoken at home among homebuyers who spoke a language other than English.

By race of the head of the homebuyer household, slightly over half, at 52%, reported a non-White alone race (31% in Florida, 29% nationally). Black or African Americans accounted for 10% of homebuyers, a higher fraction than in Florida (7%) and nationally (7%).

Among households who moved from another state in 2022-2023, Missouri (15%), Maryland (12%), and Massachusetts (12%) were the top states of origin.

## Broward County homebuyers are younger than in Florida, but older than nationally, with more female-headed homebuyers.

Nearly half of Broward County homebuyers in 2022-2023, or 47%, were 44 years old and under, a higher share compared to Florida (42%) but a lower share compared to the nation (56%). Homebuyers 35 to 44 years old were the largest group, at 25%.

A high majority of Broward County homebuyers had no children present in the home, at 73% (72% in Florida, 66% nationally).

Female-headed non-family households made up a larger share of homebuyers, at 23% (17% in Florida, 16% nationally).

## Broward County's homebuyers are slightly wealthier, working, and with higher educational attainment compared to Florida and the nation.

Broward County homebuyers in 2022-2023 were slightly wealthier, with 14% having a household income of \$250,000 or more ( 10% in Florida, 12% nationally). Conversely, a lower share of Broward County homebuyers earned less than \$100,000, at 42% (50% in Florida, 47% nationally).

Seventy-one percent of homebuyers were employed as civilians (63% in Florida, 73% nationally).

Twenty-eight percent of homebuyer head of households had a post-bachelor's degree (23% in Florida, 22% nationally). Among homebuyer households, the top occupations of the household head were office support, managers, and arts/entertainment/media workers.

## Broward County's homebuyer profile supported more million-dollar sales.

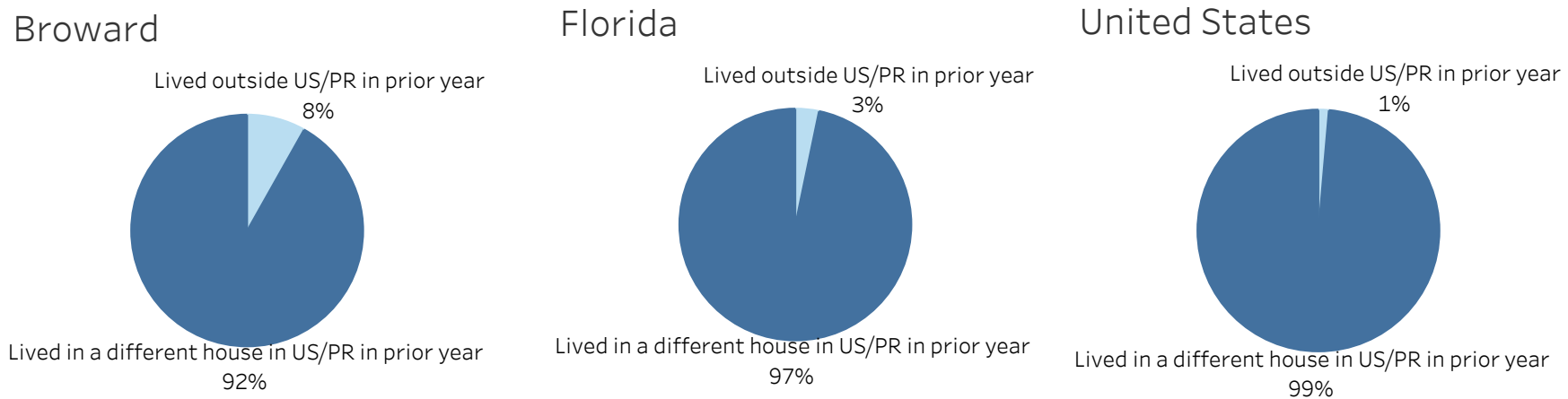
A higher fraction of homebuyers who purchased a single-family home in 2022-2023, at 19%, valued their property at \$1 million or more (9% in Florida, 9% nationally).

Nearly a third of homebuyers, at 33%, purchased the home without a mortgage, (35% in Florida, 35% nationally).

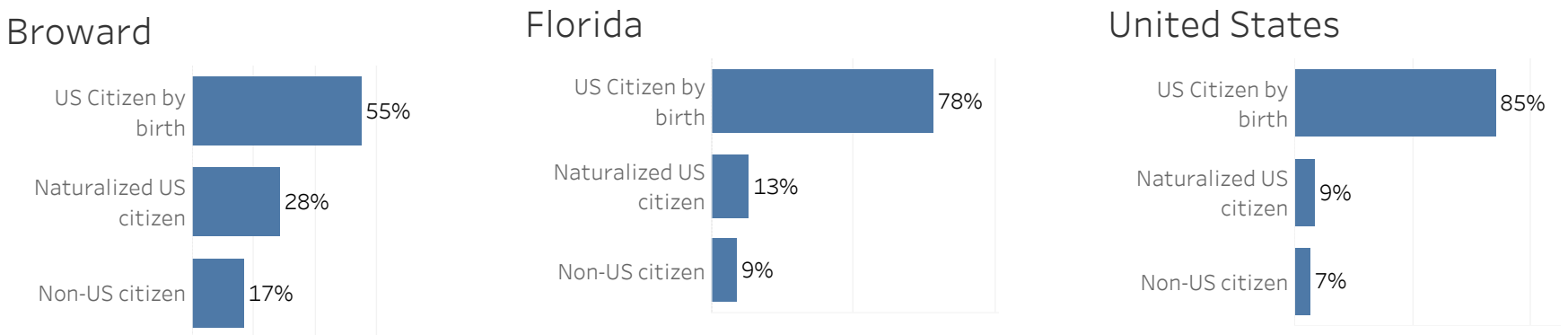
Among homebuyers in 2022-2023, 76% reported real estate taxes and insurance were less than 2% of the property value, about the same nationally ( 84% in Florida, 77% nationally).



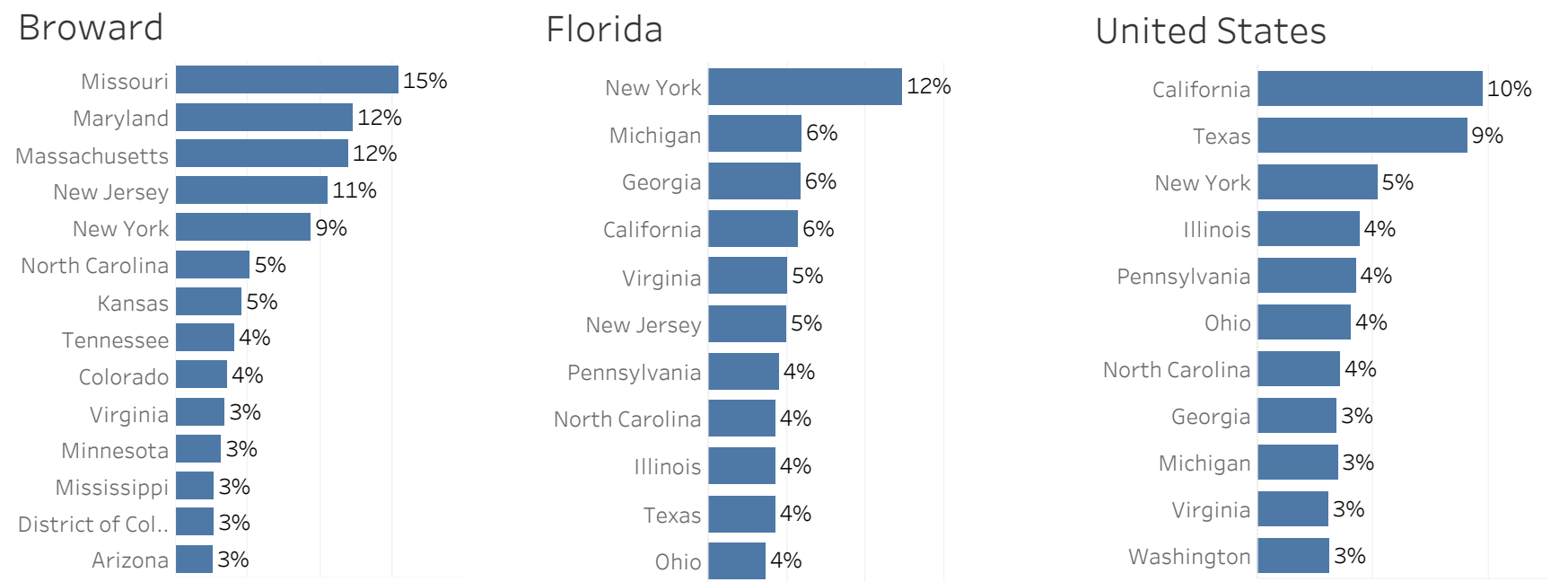
## Prior Residence of Homebuyers Who Moved to the Area



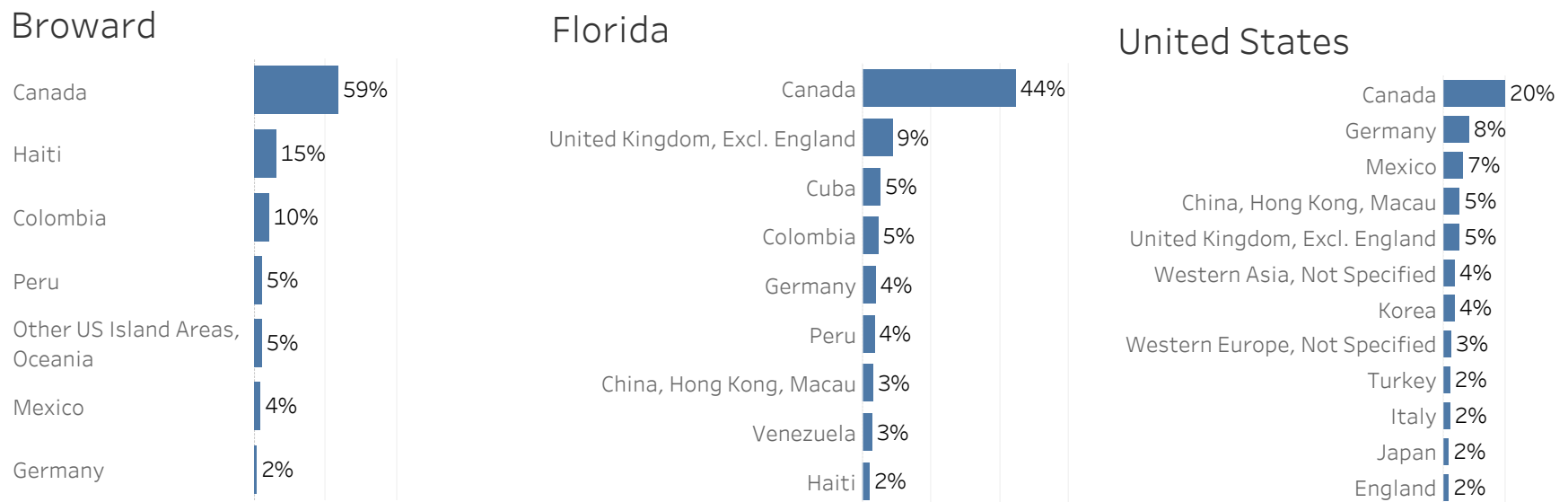
## Citizenship



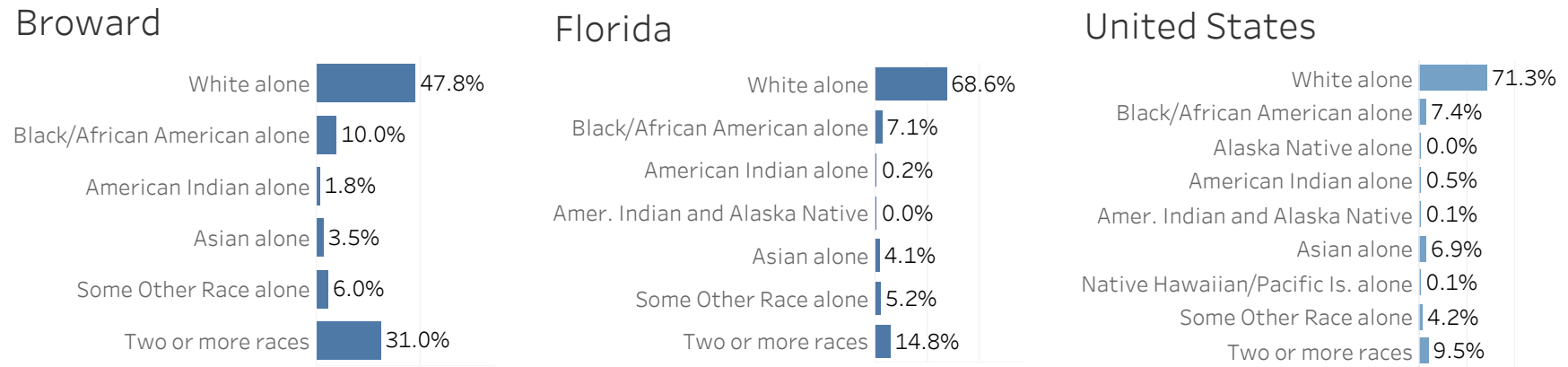
## Top Out-of-State Homebuyers Who Moved to the Area



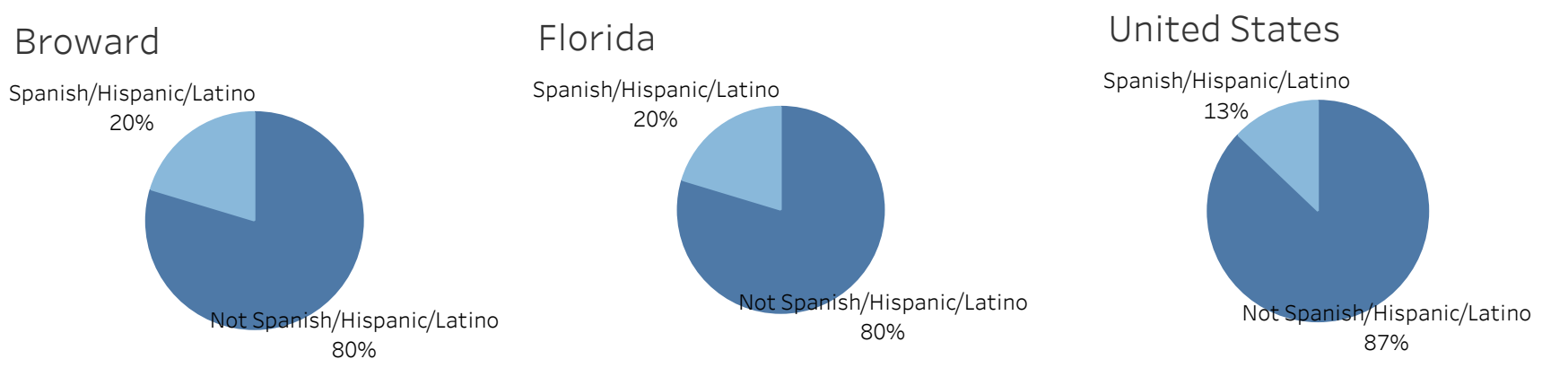
## Top Homebuyers Who Moved from Ouside US to the Area



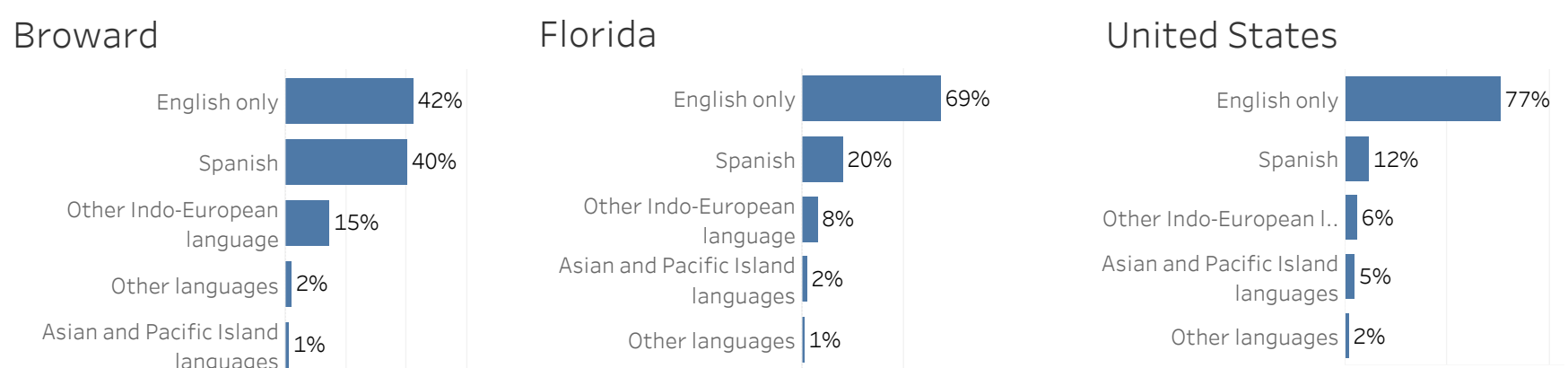
## Race of Homebuyers



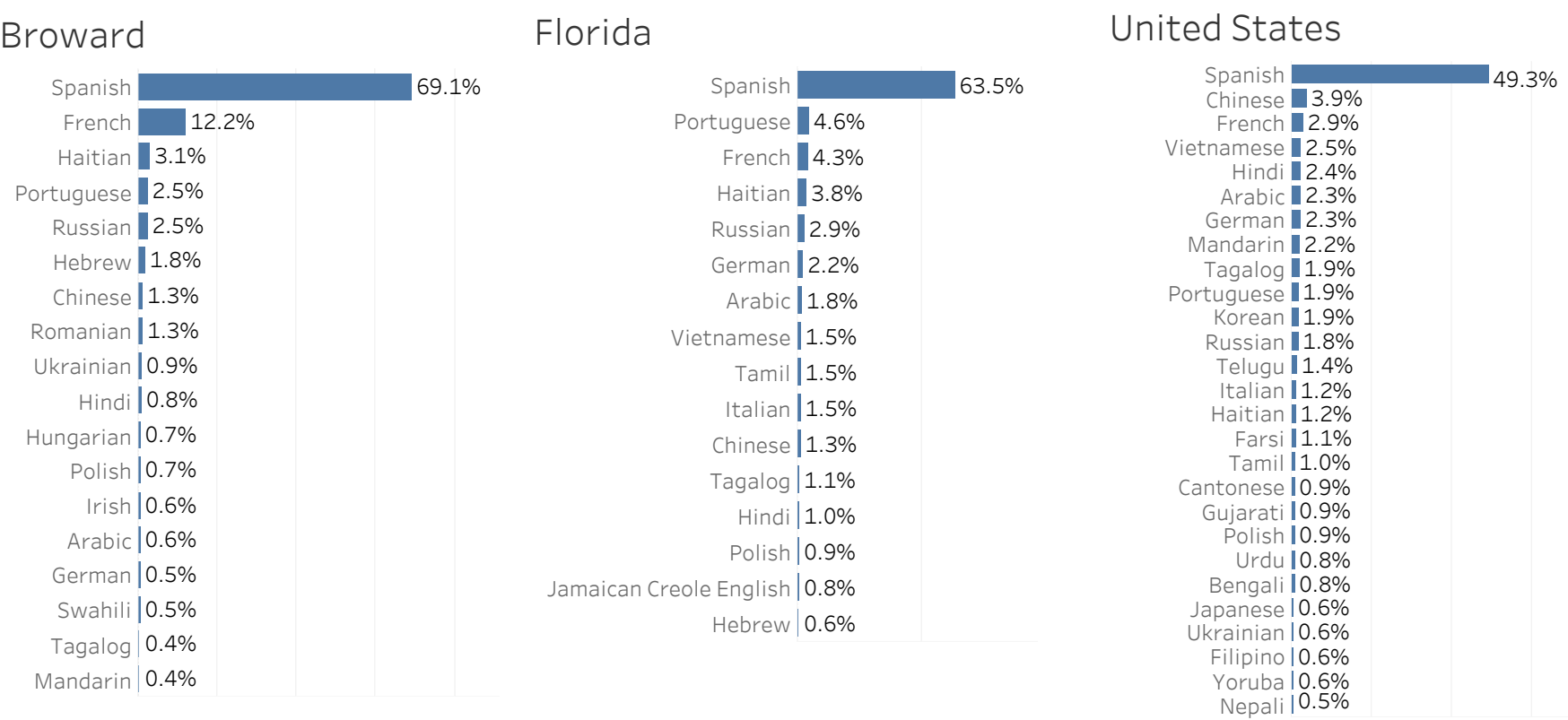
## Hispanic Ethnicity of Homebuyers



## Household Language

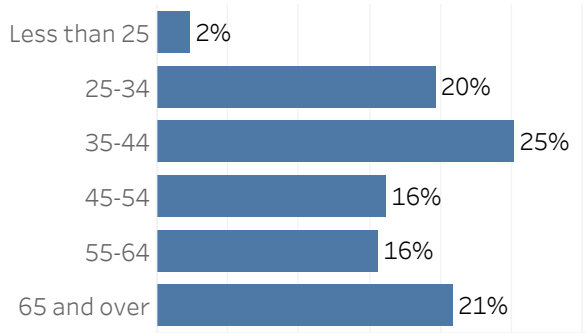


## Top Household Languages Other Than English

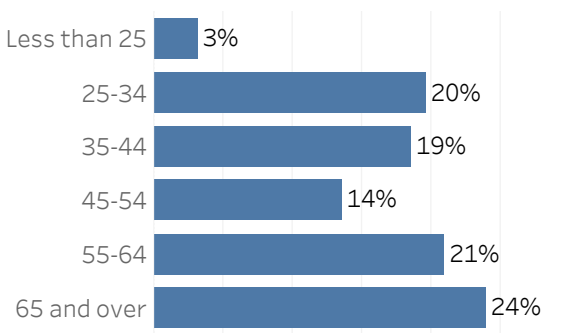


## Age of Homebuyers

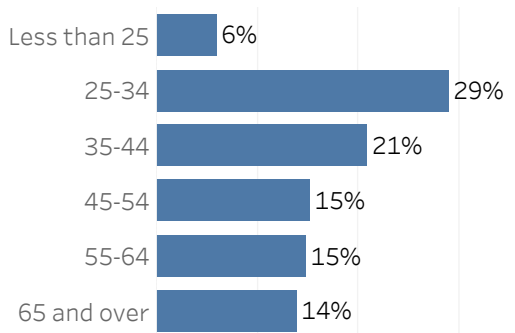
Broward



Florida

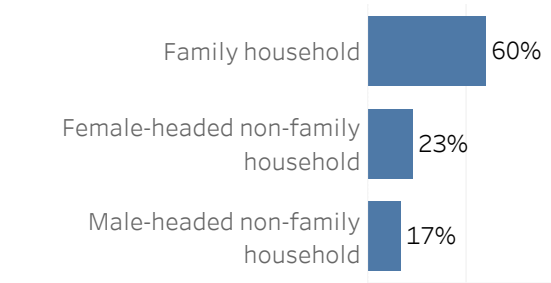


United States

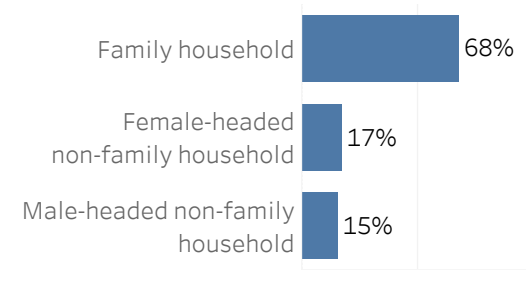


## Type of Household

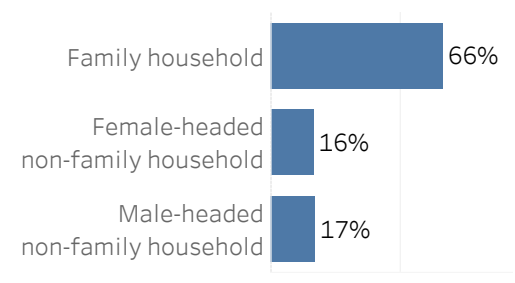
Broward



Florida

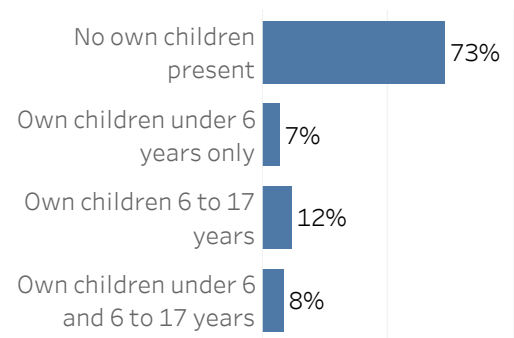


United States

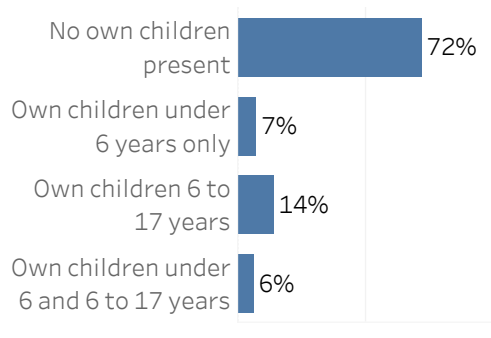


## Presence of Children

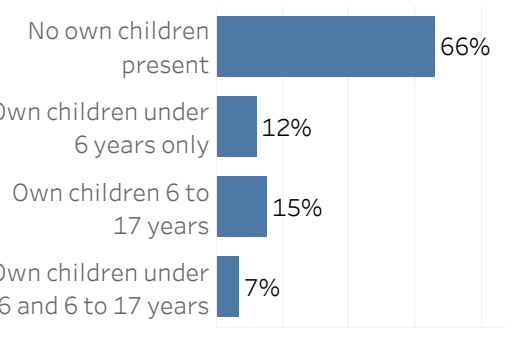
Broward



Florida

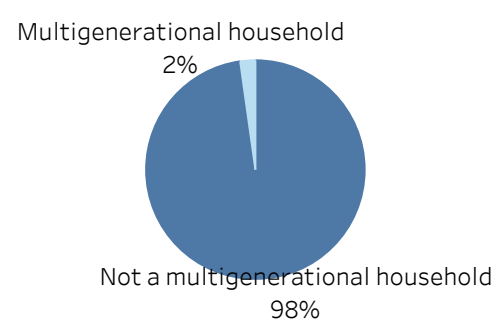


United States

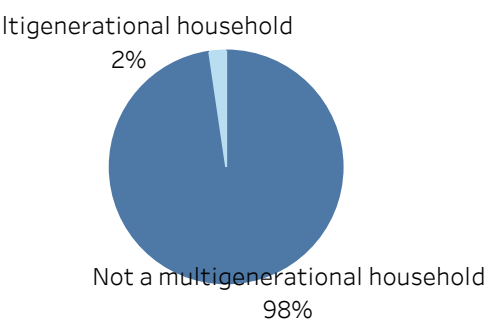


## Multigenerational Household

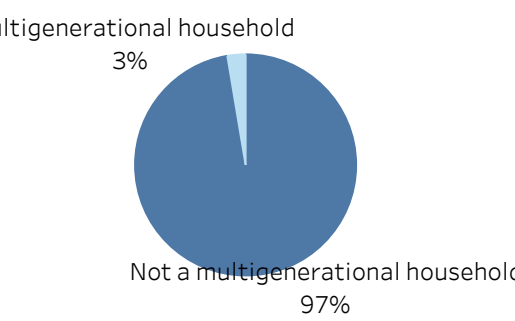
Broward



Florida

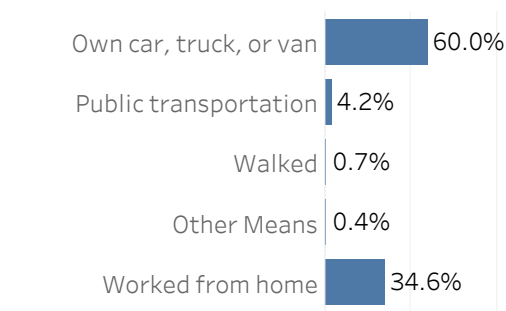


United States

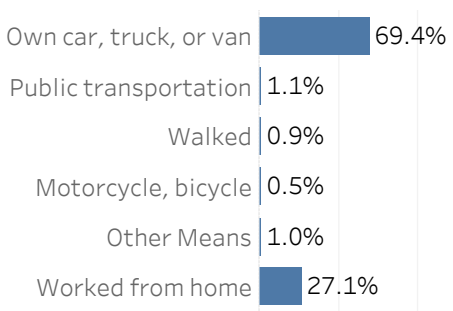


## Means of Transportation of Workers in Homebuyer Household

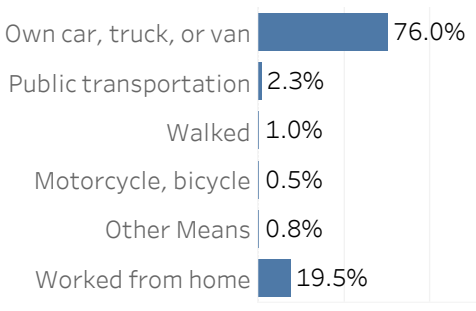
Broward



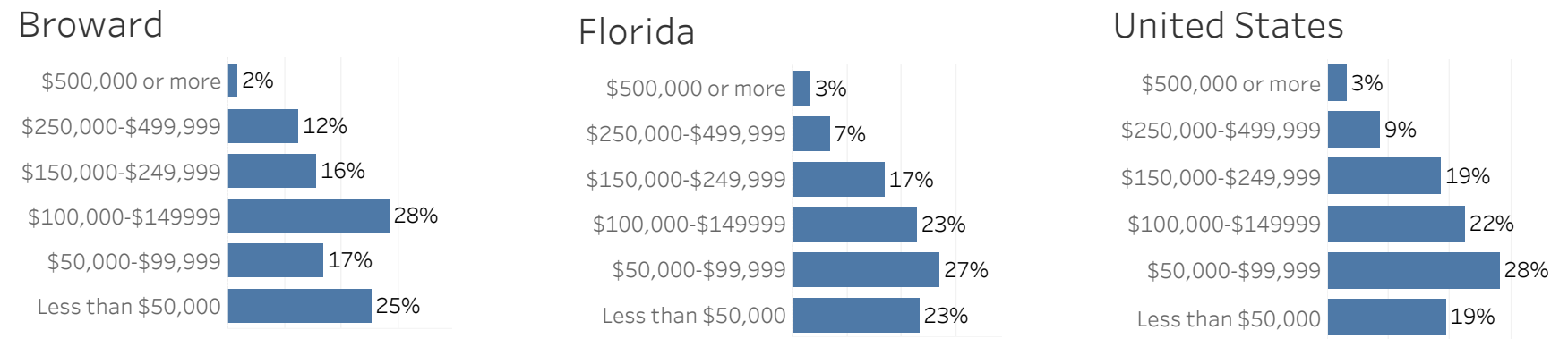
Florida



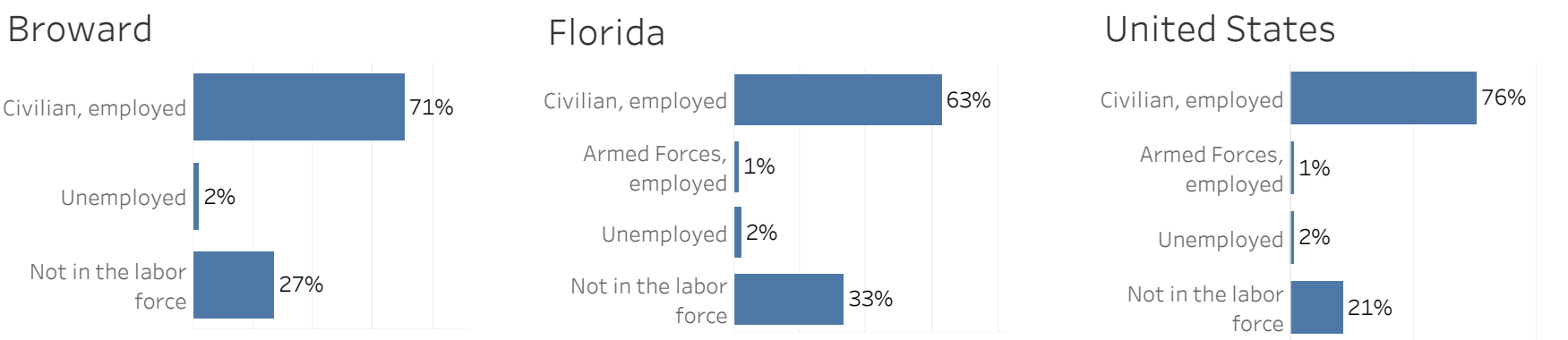
United States



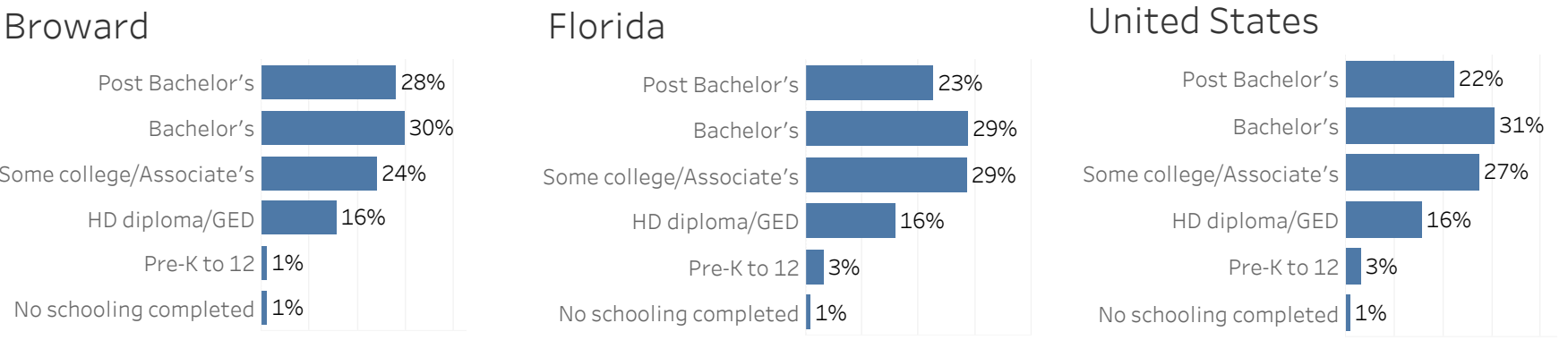
## Household Income



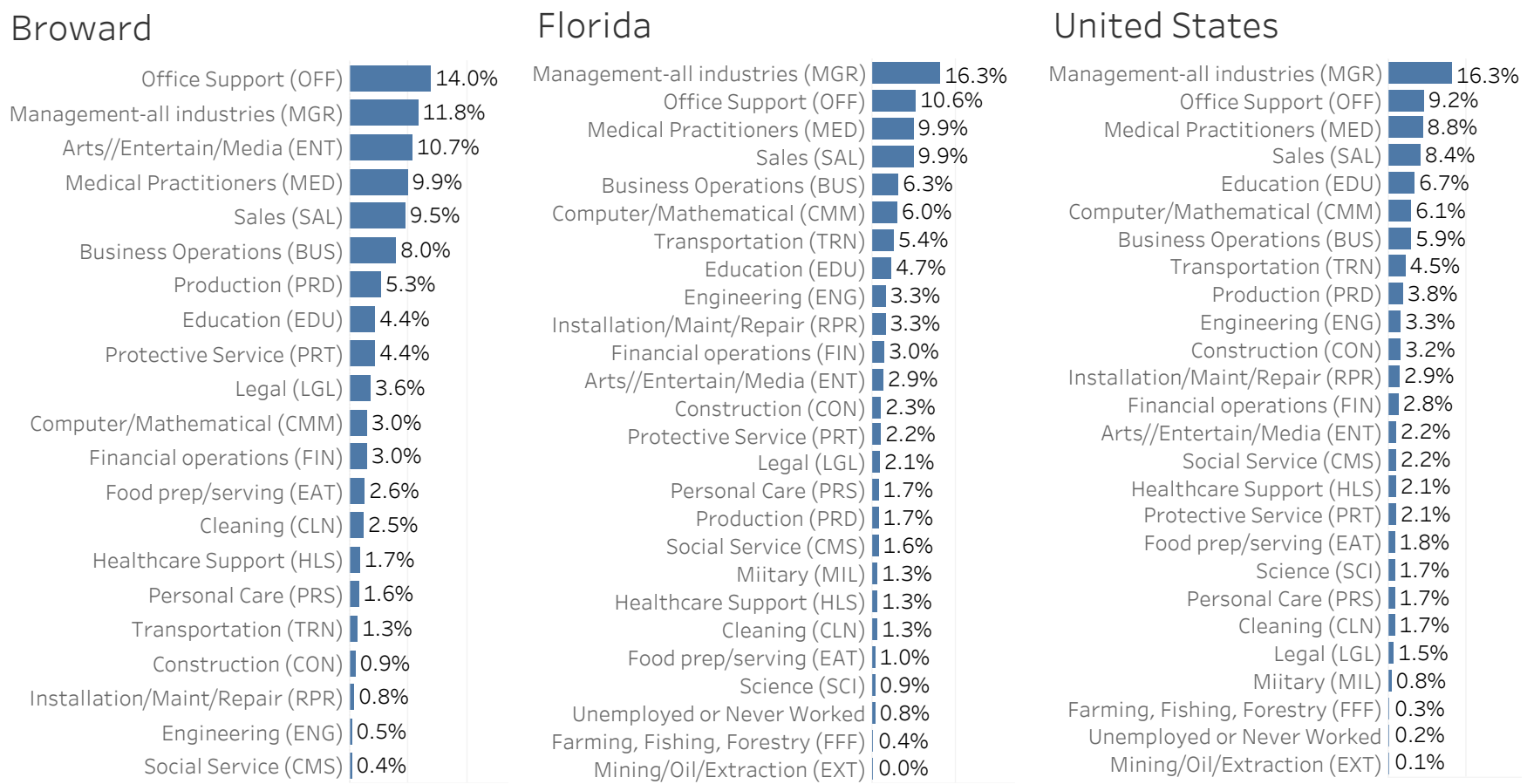
## Employment Status of Homebuyers



## Educational Attainment of Homebuyers

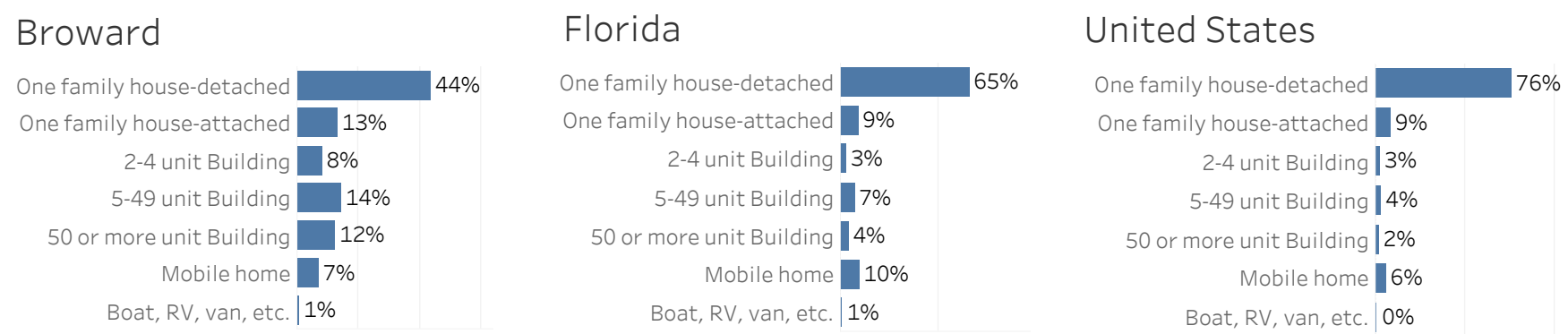


## Occupation of Homebuyers

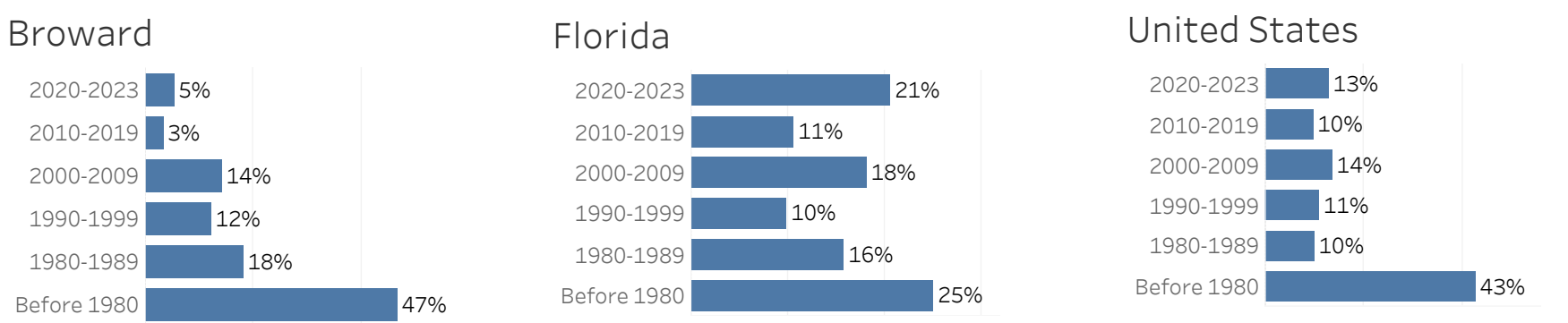




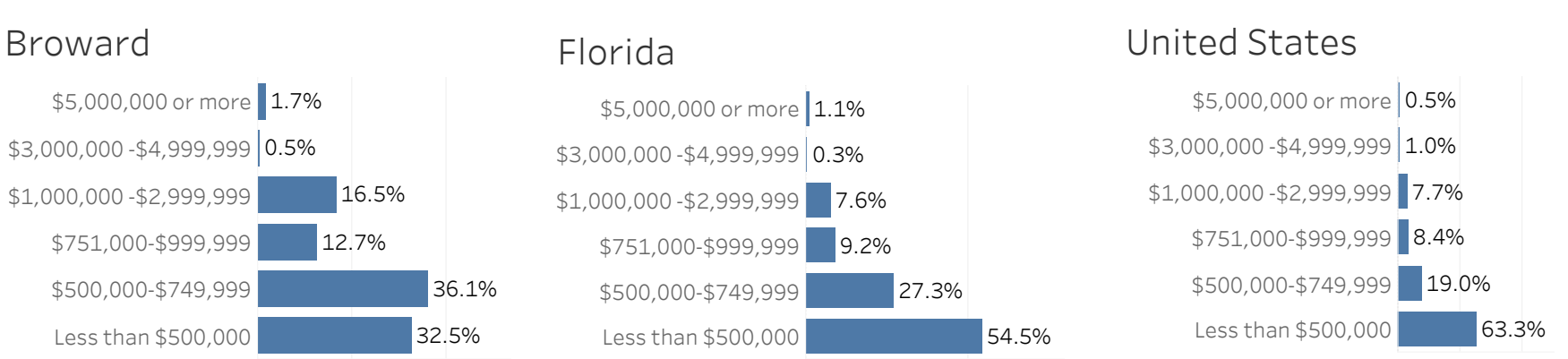
## Type of Housing



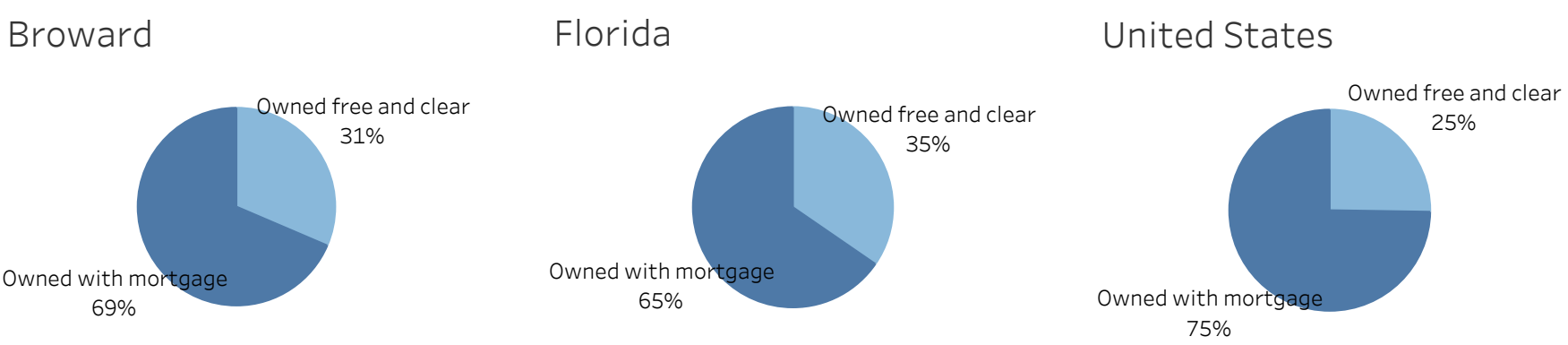
## Year Built



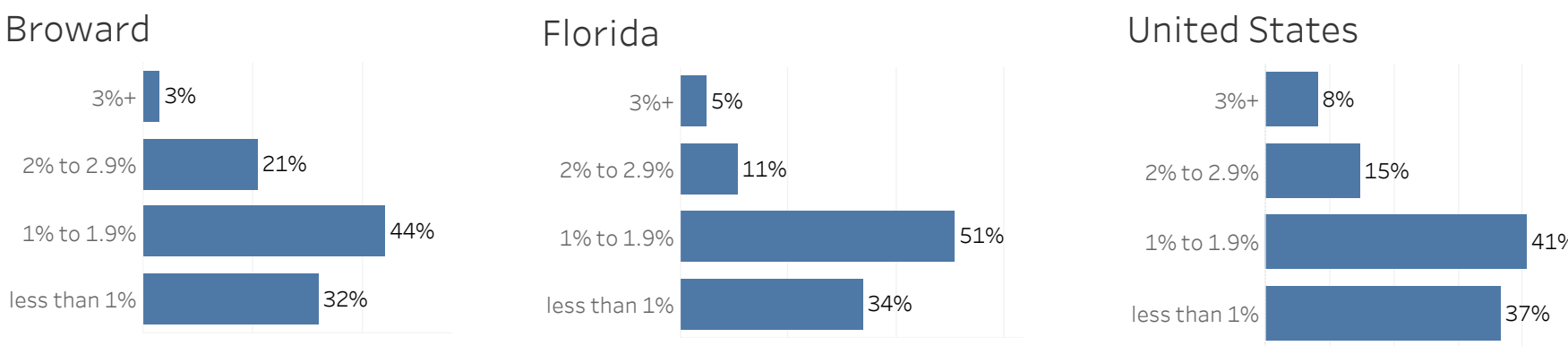
## Single-family Value of Property



## Mortgage Financing



## Real Estate Taxes Plus Insurance as a Percent of Homebuyers' Property Values



## Profile of Homebuyers in 2022-2023 in Palm Beach County & Martin County

**Palm Beach and Martin County homebuyers are more global compared to Florida and the nation.**

Among homebuyers who moved to Palm Beach County and Martin County in 2022-2023, 5% lived abroad (3% in Florida, 1% nationally). By citizenship, 90% of homebuyers in 2022-2023 were U.S. citizens (91% in Florida, 93% nationally).

Canada (38%), the United Kingdom excluding England (26%), and France (9%) were the top origins of homebuyers who moved to Palm Beach County and Martin County in 2022-2023.

More than half of homebuyers, 65%, spoke only English (69% in Florida, 77% nationally). Spanish, Portuguese, Russian, French, and Haitian were the top non-English languages spoken at home, along with several European languages like Italian, German, Romanian, Bulgarian, and Finnish.

By race of the head of the household, a majority of homebuyers were White only, at 70% (69% in Florida, 71% nationally).

California (40%), New York (29%), and New Jersey (6%) were the top origins of out-of-state homebuyers who moved to Palm Beach County and Martin County in 2022-2023.

**Palm Beach County and Martin County homebuyers are older than in Florida and nationally.**

Majority of Palm Beach County and Martin County homebuyers in 2022-2023, or 57%, were 55 years old and over (45% in Florida, 29% nationally).

A high majority of Palm Beach County homebuyers had no children present in the home, at 78% (72% in Florida, 66% nationally).

A higher fraction of homebuyers were non-family households with the head of household living alone or with a non-family member, at 41% (32% in Florida, 33% nationally).

**Palm Beach County and Martin County homebuyers are wealthier than nationally, have higher educational attainment, and a higher fraction who are retired.**

A higher fraction of homebuyers in Palm Beach County and Martin County in 2022-2023 had incomes of at least \$100,000, at 58% (50% in Florida, 53% nationally).

A higher fraction of homebuyers were no longer in the labor force, at 37% (33% in Florida, 21% nationally).

Twenty-nine percent of homebuyer heads of households had a post-bachelor's degree (23% in Florida, 22% nationally). Among homebuyers who were still working, the top occupations were managerial, medical, office support, and sales.

**Palm Beach County and Martin County homebuyer profile supported more million-dollar sales.**

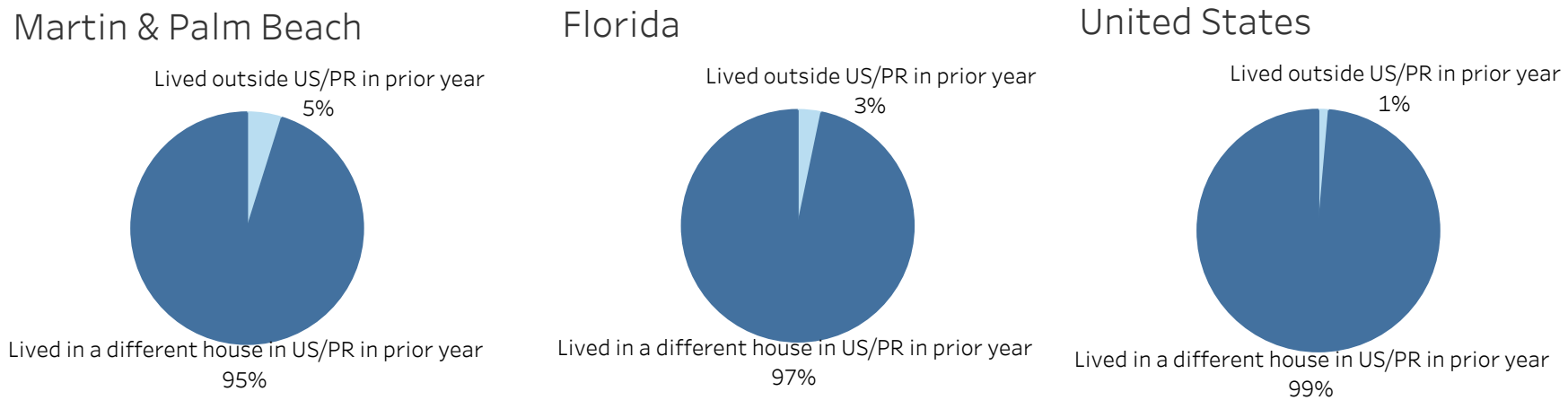
A higher fraction of Palm Beach County and Martin County homebuyers purchased million-dollar single-family homes in 2022-2023, at 16% (9% in Florida, 9% nationally).

A higher fraction of homebuyers, at 43%, purchased the home without a mortgage, (35% in Florida, 35% nationally).

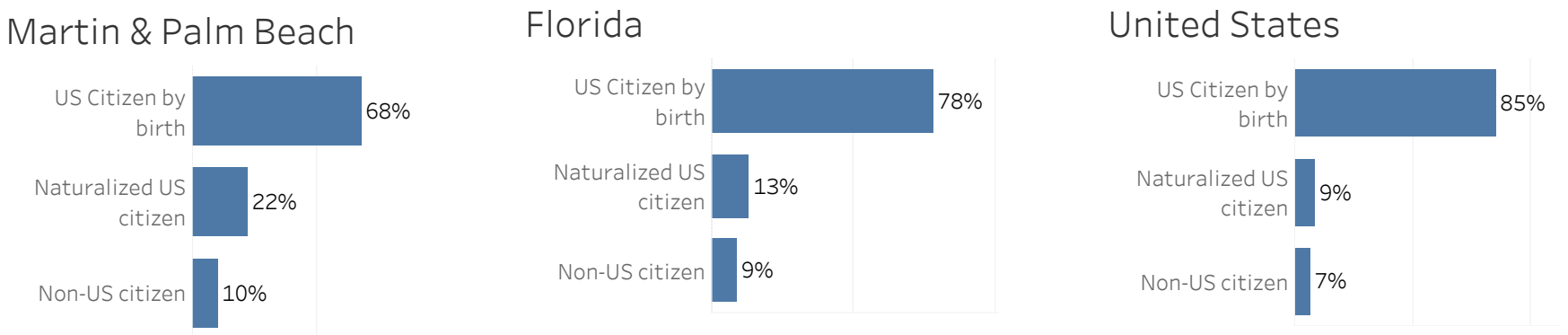
Among homebuyers in 2022-2023, 79% reported real estate taxes and insurance were less than 2% of the property value, about the same nationally (84% in Florida, 77% nationally).

# Profile of Homebuyers in 2022-2023 in Palm Beach County & Martin County

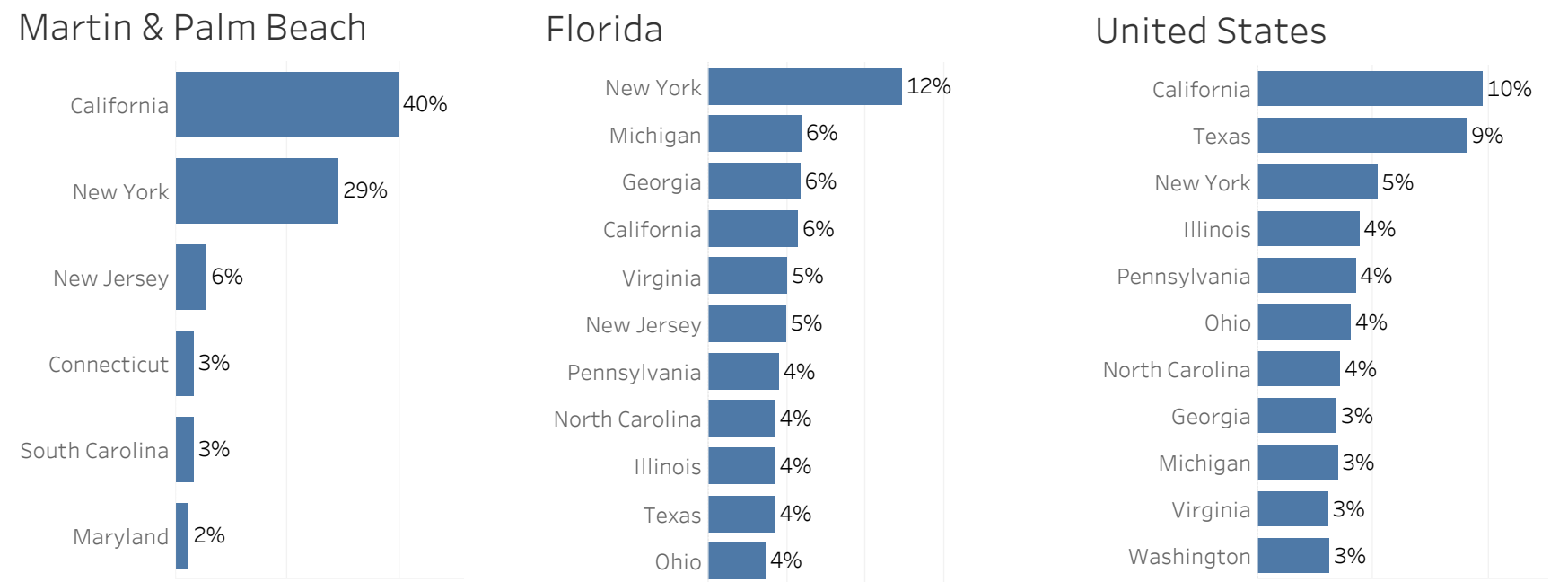
## Prior Residence of Homebuyers Who Moved to the Area



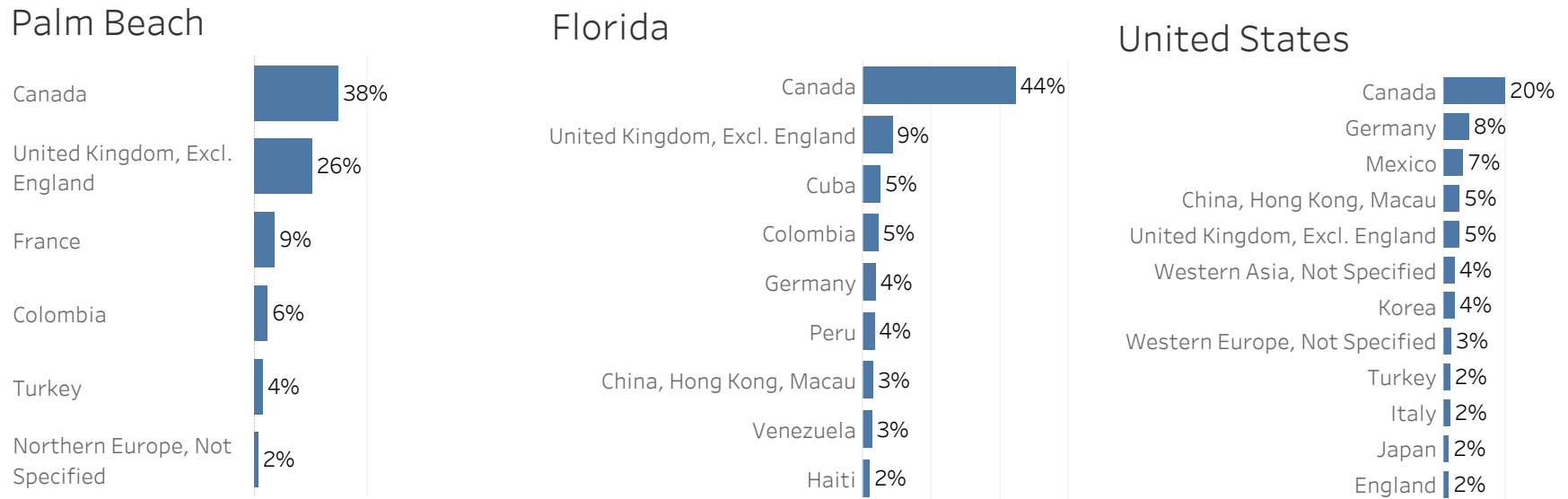
## Citizenship



## Top Out-of-State Homebuyers Who Moved to the Area



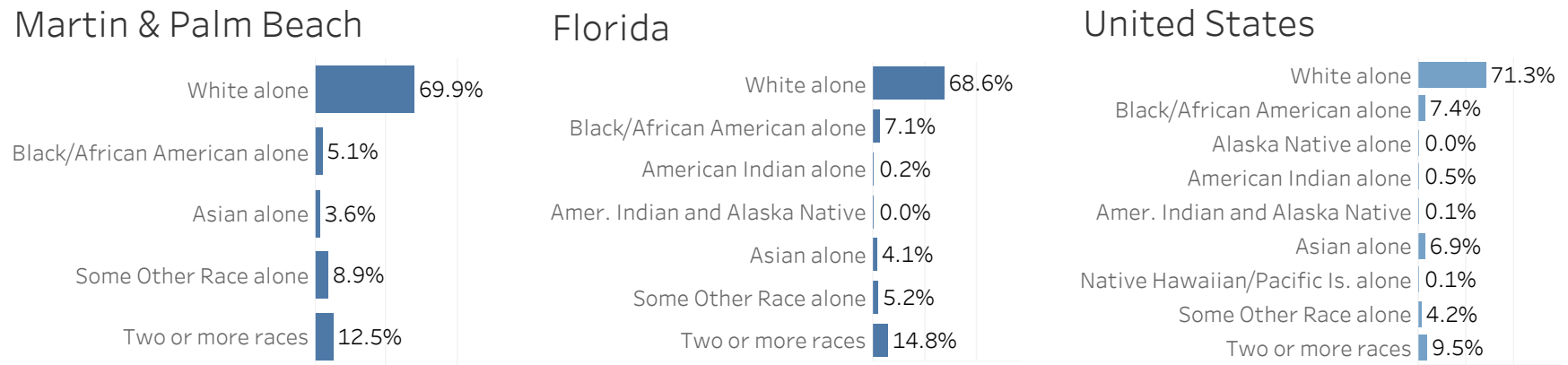
## Top Homebuyers Who Moved from Outside US to the Area



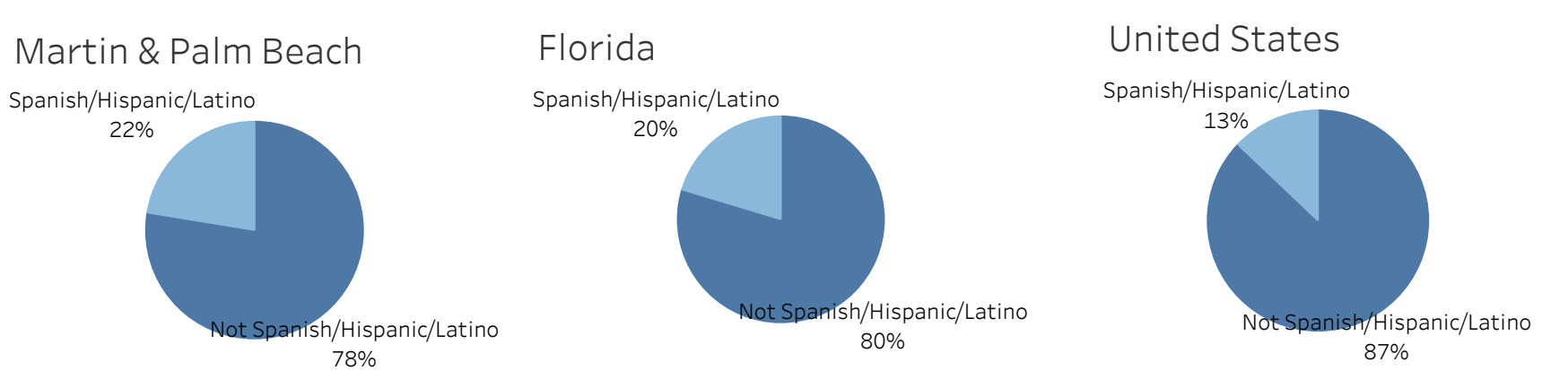


# Profile of Homebuyers in 2022-2023 in Palm Beach County & Martin County

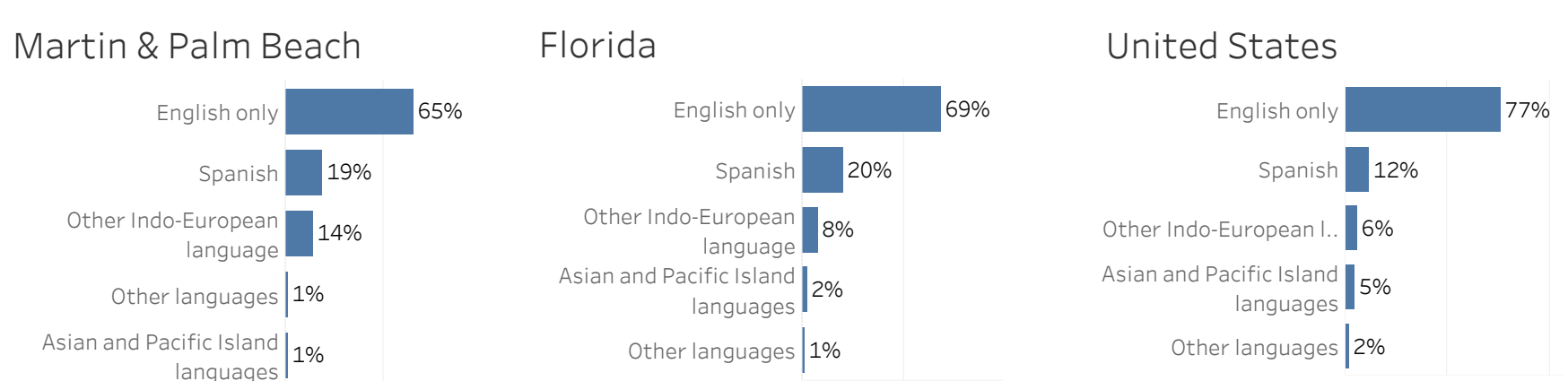
## Race of Homebuyers



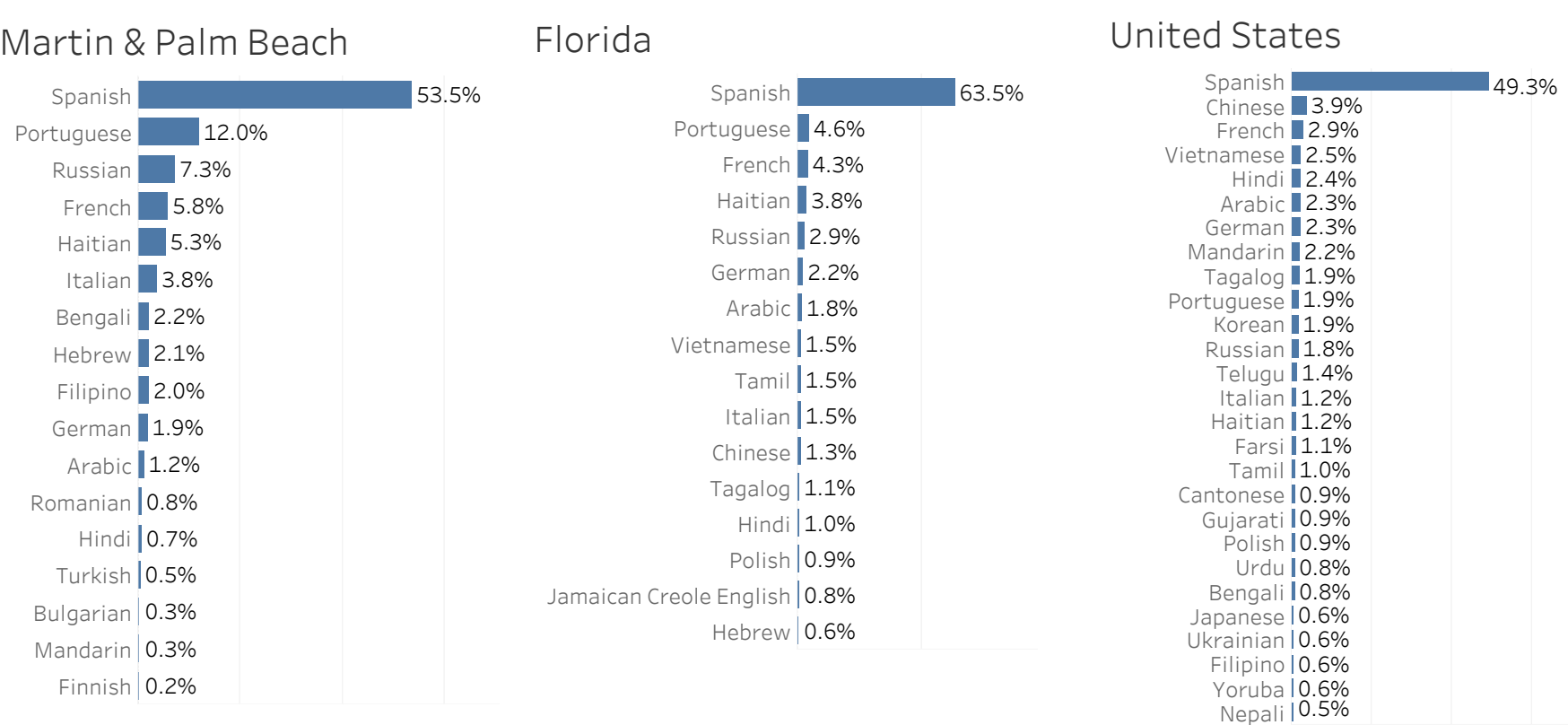
## Hispanic Ethnicity of Homebuyers



## Household Language



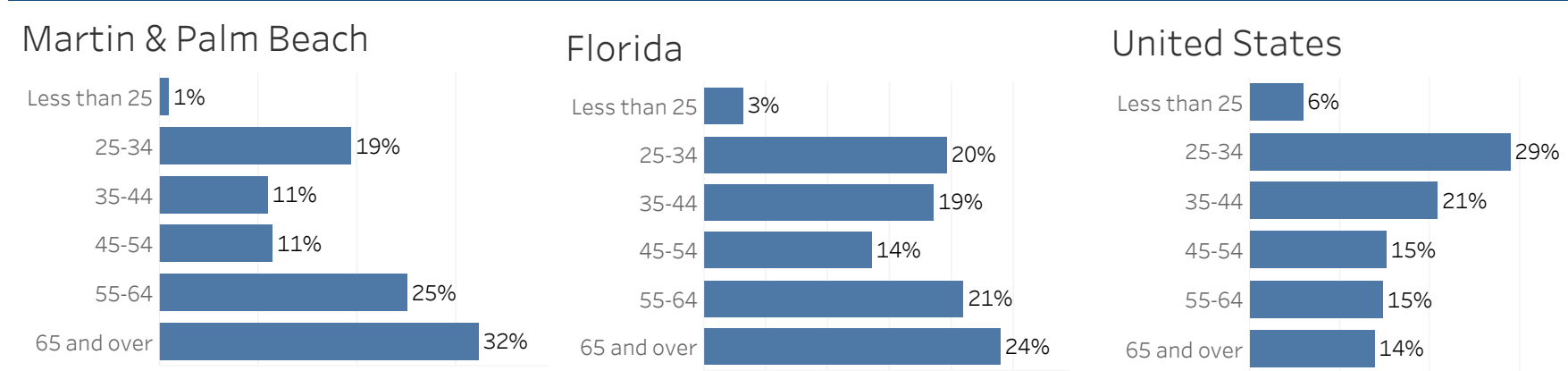
## Top Household Languages Other Than English



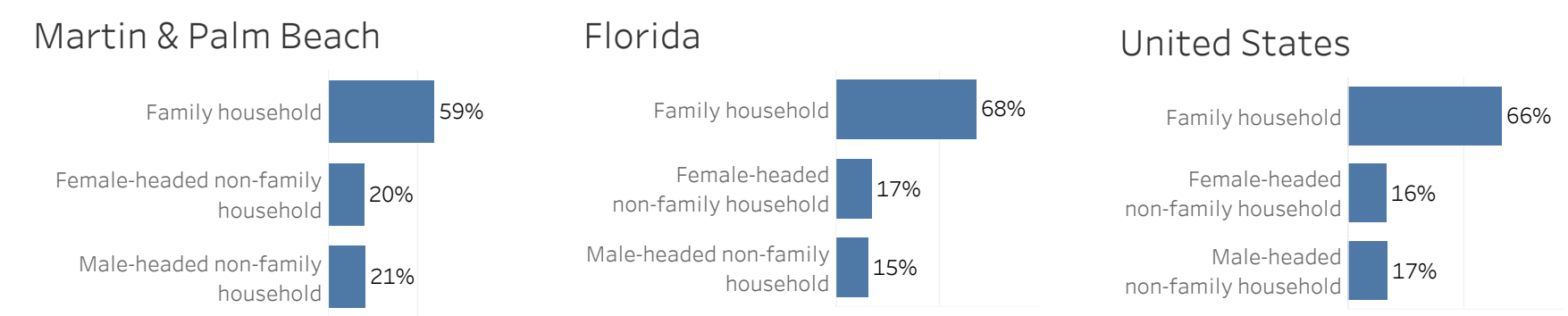


# Profile of Homebuyers in 2022-2023 in Palm Beach County & Martin County

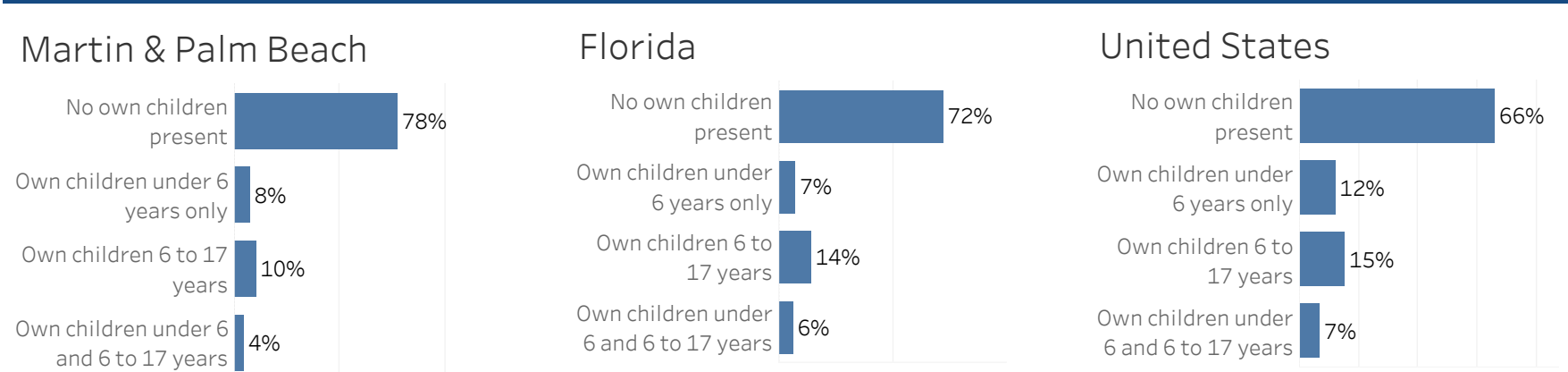
## Age of Homebuyers



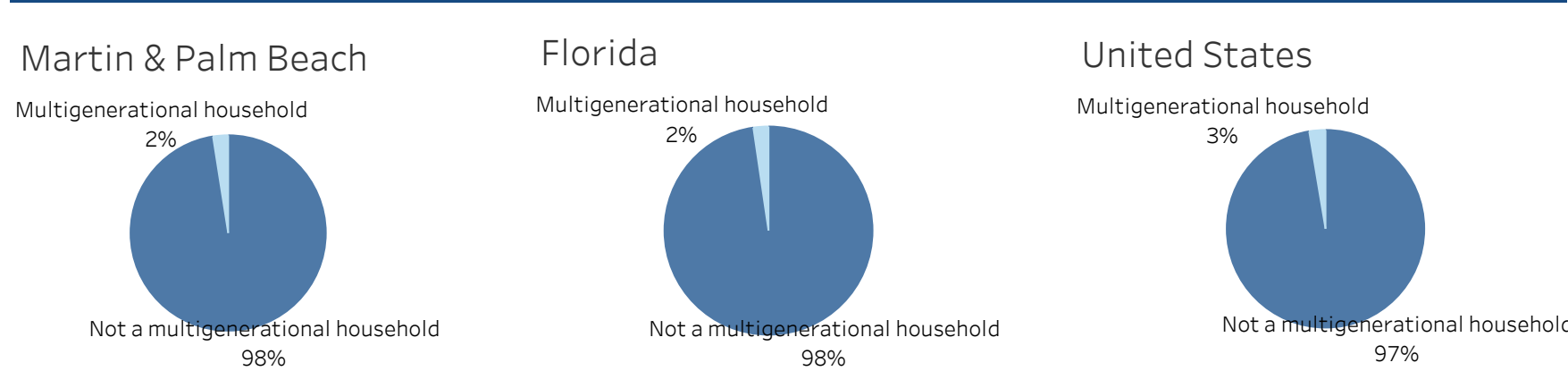
## Type of Household



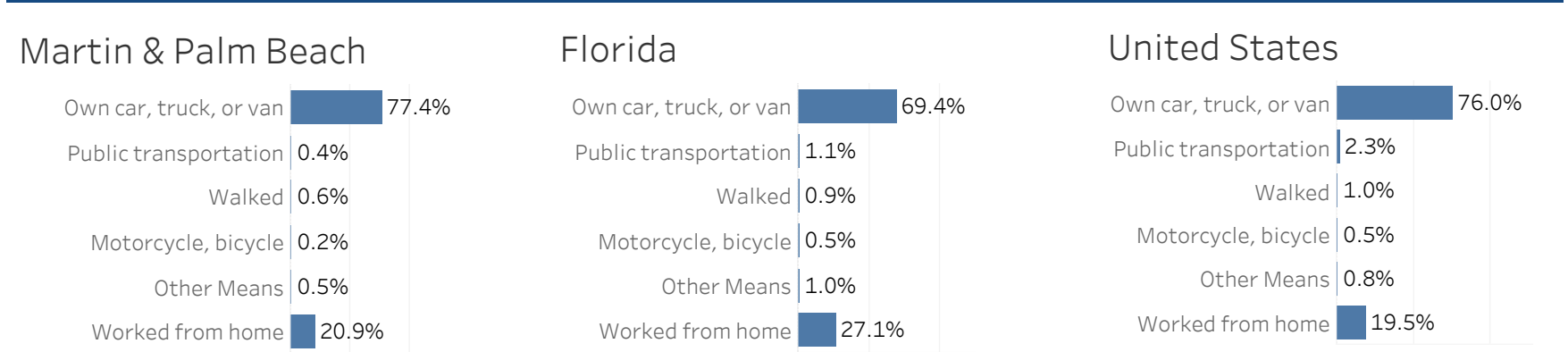
## Presence of Children



## Multigenerational Household



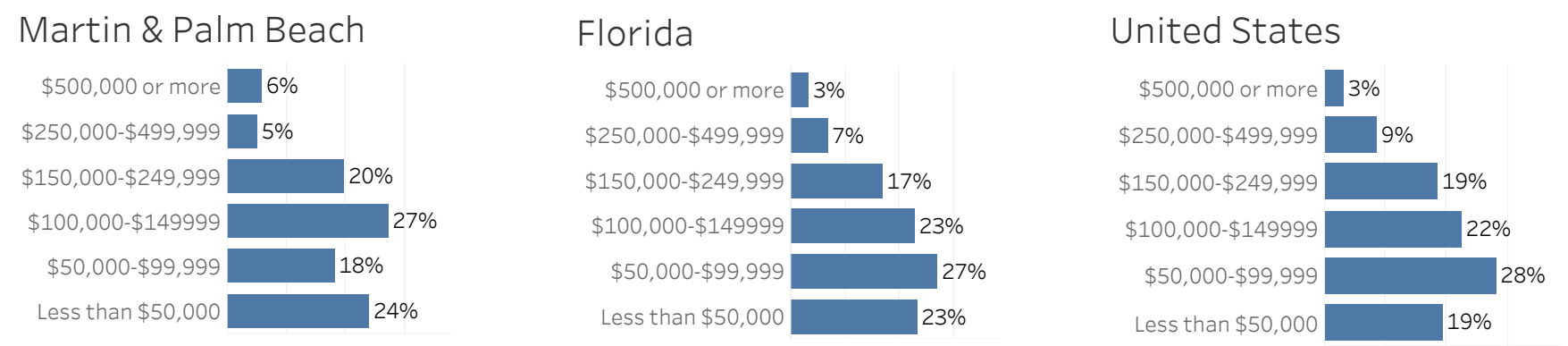
## Means of Transportation of Workers in Homebuyer Household



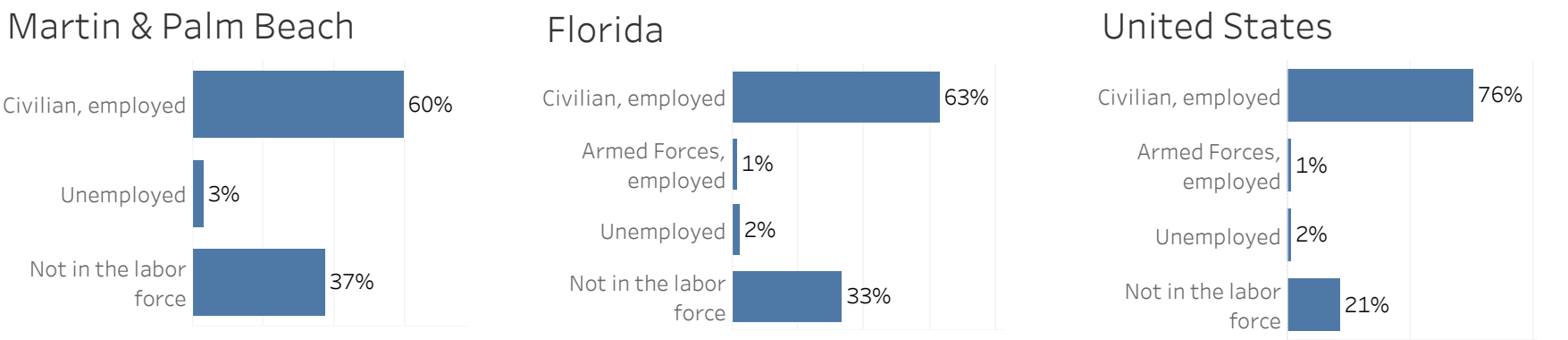


# Profile of Homebuyers in 2022-2023 in Palm Beach County & Martin County

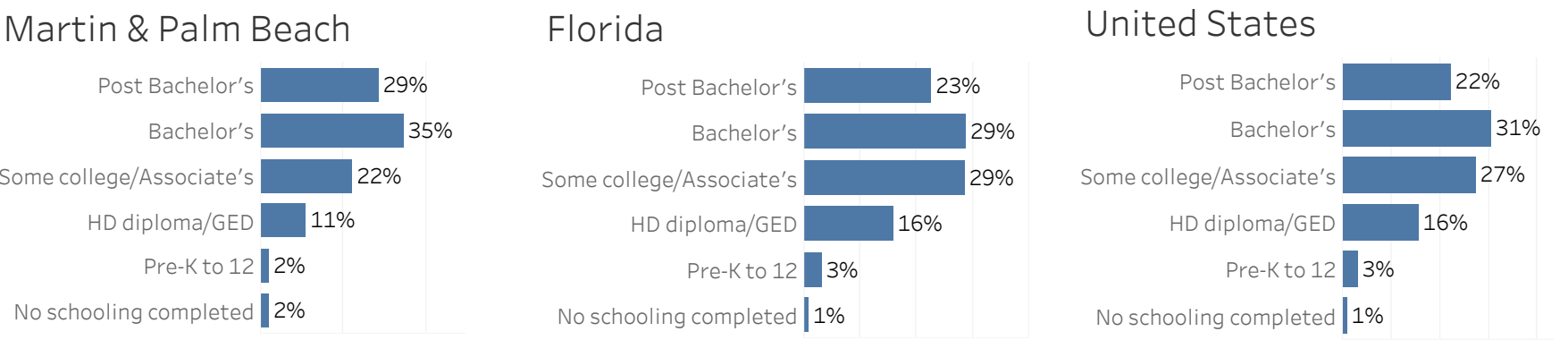
## Household Income



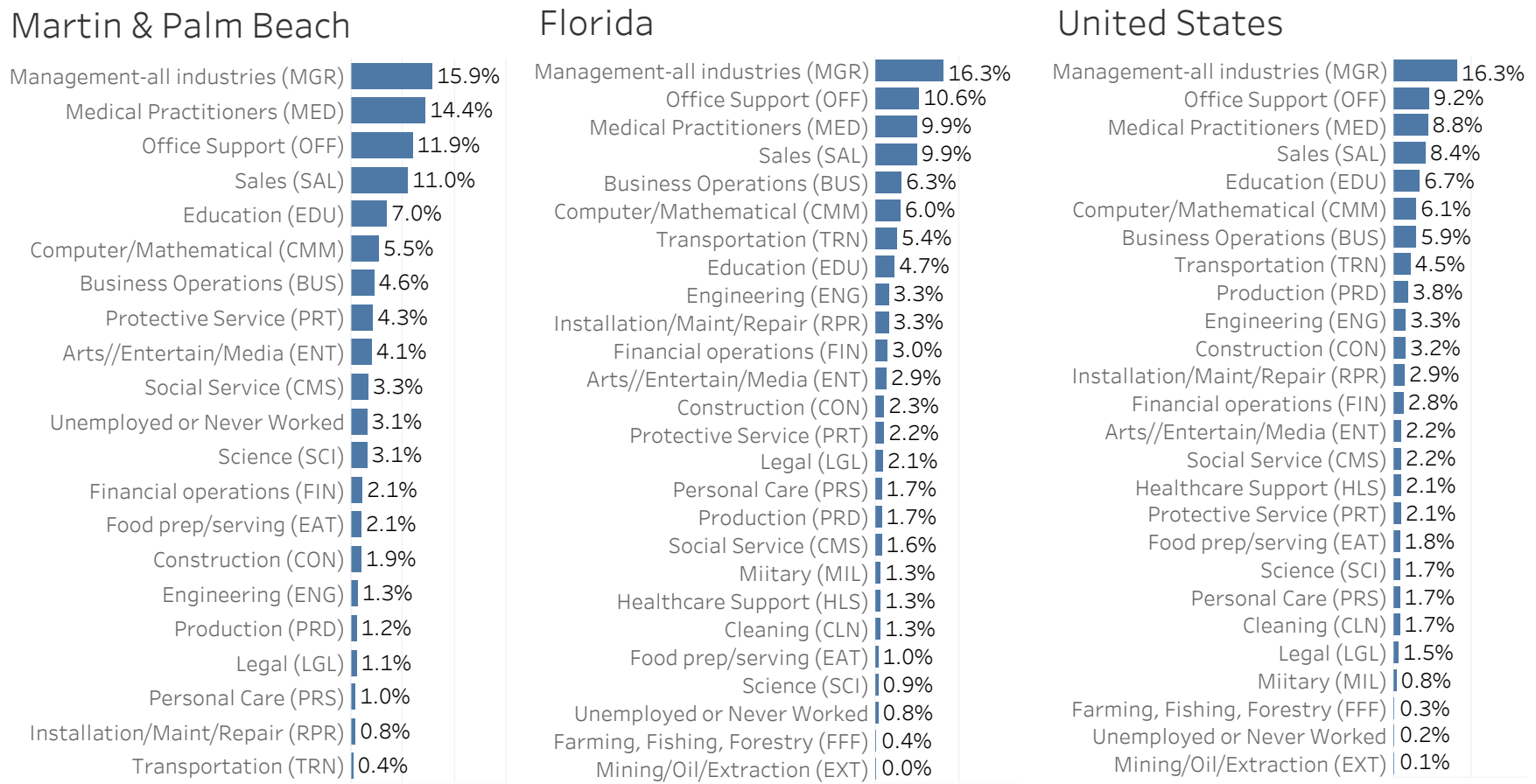
## Employment Status of Homebuyers



## Educational Attainment of Homebuyers



## Occupation of Homebuyers

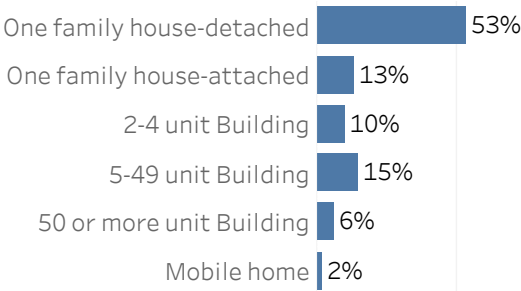




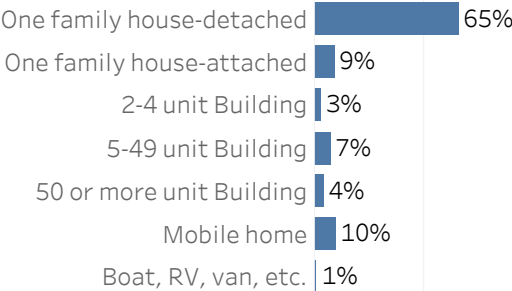
# Profile of Homebuyers in 2022-2023 in Palm Beach County & Martin County

## Type of Housing

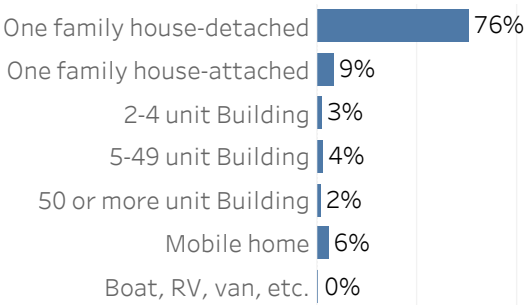
### Martin & Palm Beach



### Florida

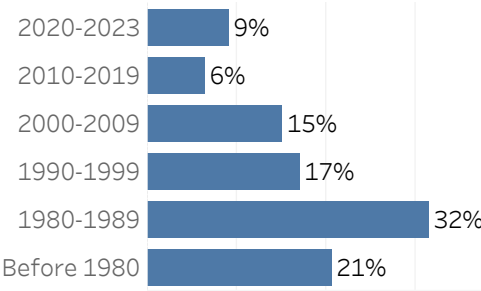


### United States

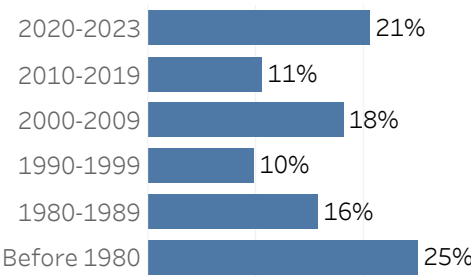


## Year Built

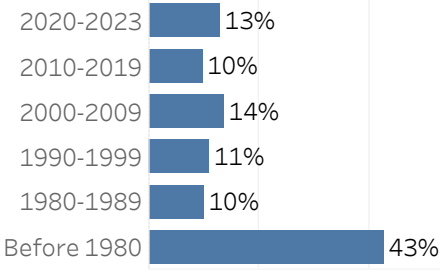
### Martin & Palm Beach



### Florida

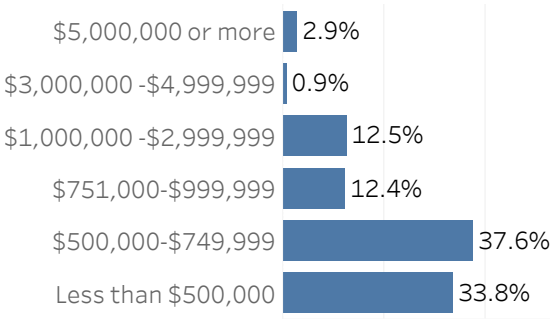


### United States

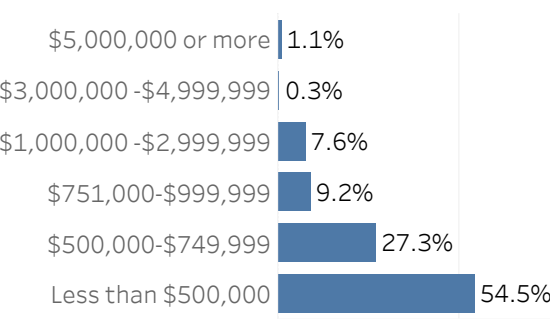


## Single-family Value of Property

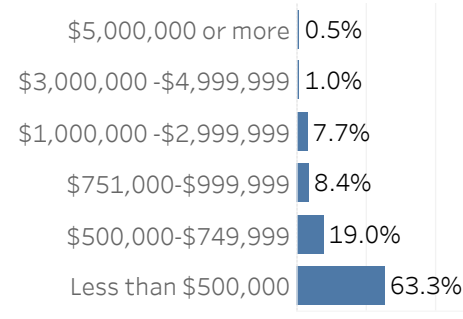
### Martin & Palm Beach



### Florida

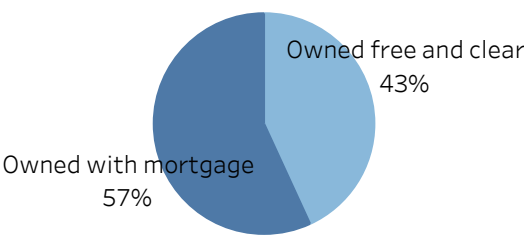


### United States

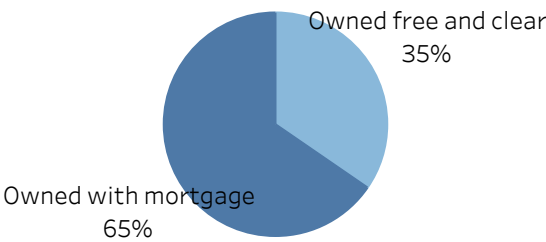


## Mortgage Financing

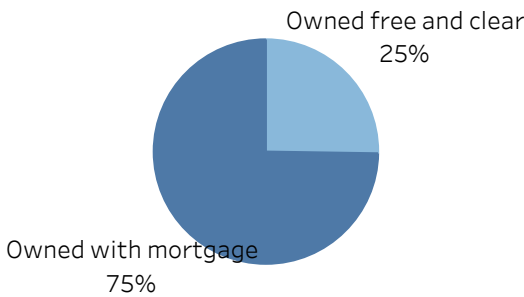
### Martin & Palm Beach



### Florida

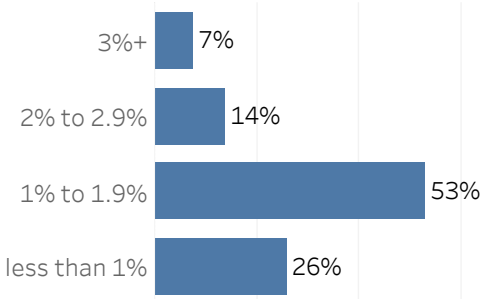


### United States

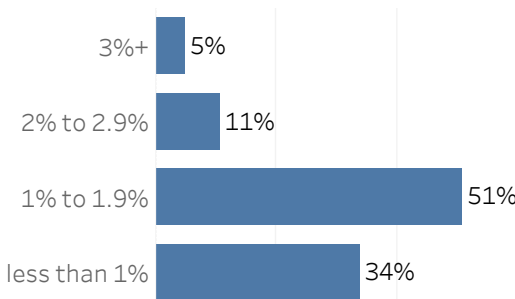


## Real Estate Taxes Plus Insurance as a Percent of Homebuyers' Property Values

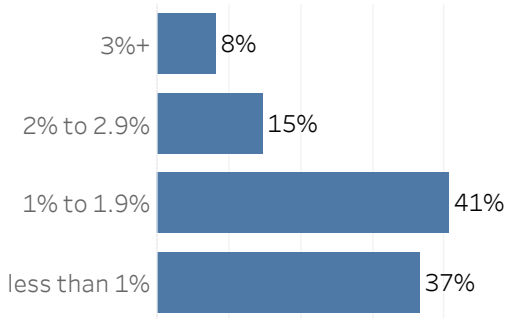
### Martin & Palm Beach



### Florida



### United States



## St. Lucie County homebuyers in 2022-2023 were mostly White alone by race.

Among homebuyers who moved to St. Lucie County in 2022-2023, 3% lived abroad ( 3% in Florida, 1% nationally). By citizenship, 95% of homebuyers in 2022-2023 were U.S. citizens (91% in Florida, 93% nationally).

Spain (73%) and Western European countries (23%) were the origins of homebuyers who moved from abroad.

A larger fraction of homebuyers, 20%, spoke an Indo-European language only English (8% in Florida, 6% nationally). Spanish, French, German, Portuguese, Russian, and Polish were the main non-English languages spoken.

By race of the head of the household, a majority of homebuyers were White only, at 71% (69% in Florida, 71% nationally). By ethnicity, Spanish/Hispanic/Latino made up a smaller fraction, at 14%, than in Florida (20%) and slightly higher than nationally (13%).

Among homebuyer households who moved from another state in 2022-2023, California (32%) and New York (8%) were the top origins, along with the Midwest states of Michigan (3%) and Minnesota (2%).

## St. Lucie County homebuyers are older and are in family households than in Florida and nationally.

A majority of homebuyers in St. Lucie County in 2022-2023 were 55 years old and over, at 54% (45% in Florida, 29% nationally).

A lower fraction of homebuyers had no children present in the home, at 69% (72% in Florida, 66% nationally).

A higher fraction of homebuyers were family households, at 73% (68% in Florida, 66% nationally). Two percent were multigenerational households, also the same as in Florida and nationally.

## Over half of St. Lucie County homebuyers had less than \$100,000 in household income, with a higher fraction of non-working homebuyers.

Among homebuyers in St. Lucie County in 2022-2023, 60% of households had income of less than \$100,000, a higher fraction than in Florida and nationally (50% in Florida, 47% nationally). Conversely, a smaller fraction had incomes of \$250,000 or more, at 8% ( 10% in Florida, 12% nationally).

Only 50% of homebuyers reported to be employed, with a high fraction who reported to be unemployed (14%) and not in the labor force (36%).

Less than half, or 35% of homebuyers had a Bachelor's or post-Bachelor's degree, a lower share compared to Florida (52%) and the nation (53%). Among homebuyers who were still working, the top occupations were financial operations, arts/entertainment/media, legal, and transportation.

## St. Lucie homebuyers were able to purchase more affordable properties of less than \$500,000 compared to Florida and the nation.

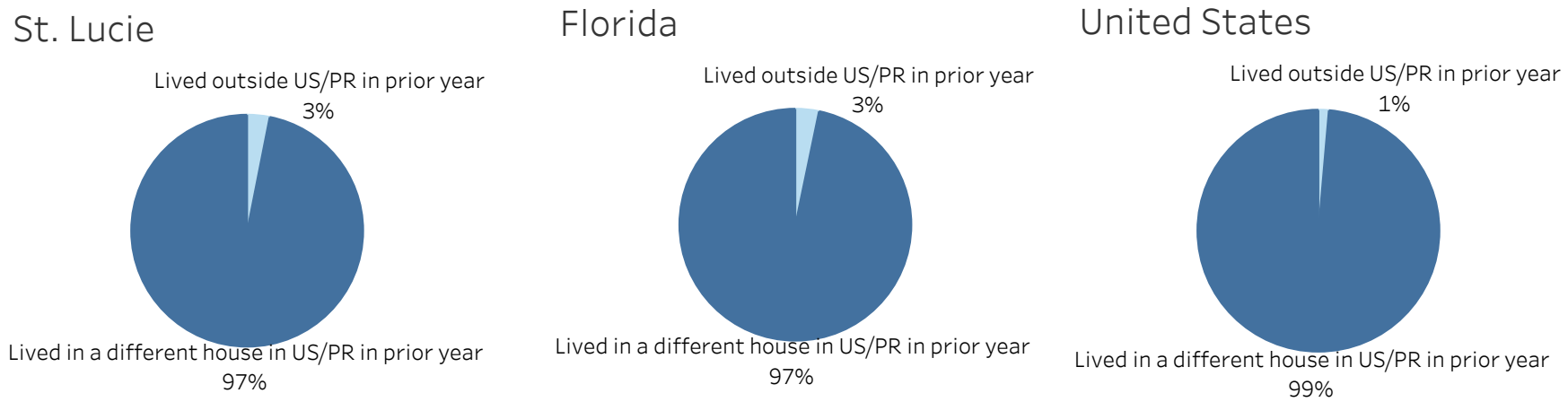
A higher fraction of homebuyers in St. Lucie County who purchased single-family homes in 2022-2023 reported the value of the property was less than \$500,000, at 65% (55% in Florida, 63% nationally). Only 2% reported million-dollar home purchases (9% in Florida, 9% nationally).

A higher fraction of homebuyers, at 48%, did not obtain a mortgage, (35% in Florida, 35% nationally).

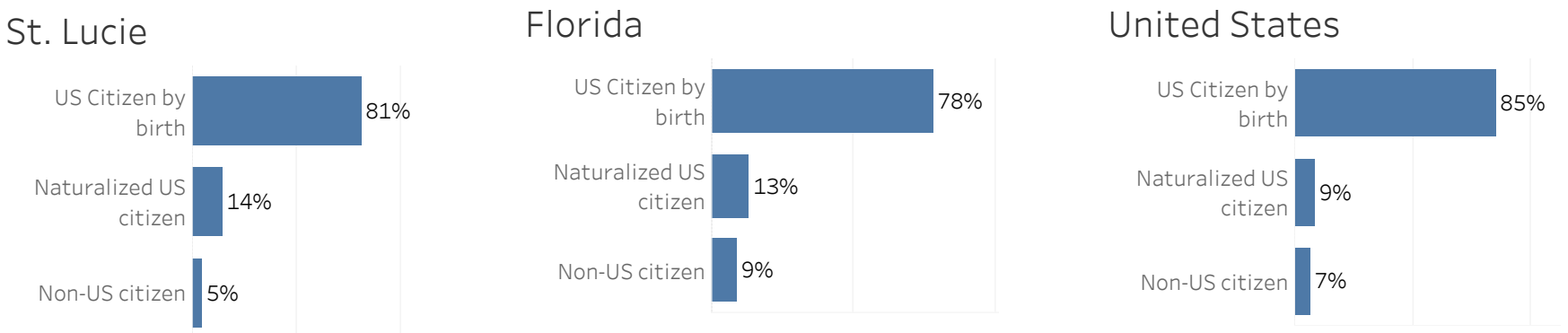
Among homebuyers in 2022-2023, a smaller fraction, 75%, reported real estate taxes and insurance were less than 2% of the property value ( 84% in Florida, 77% nationally).



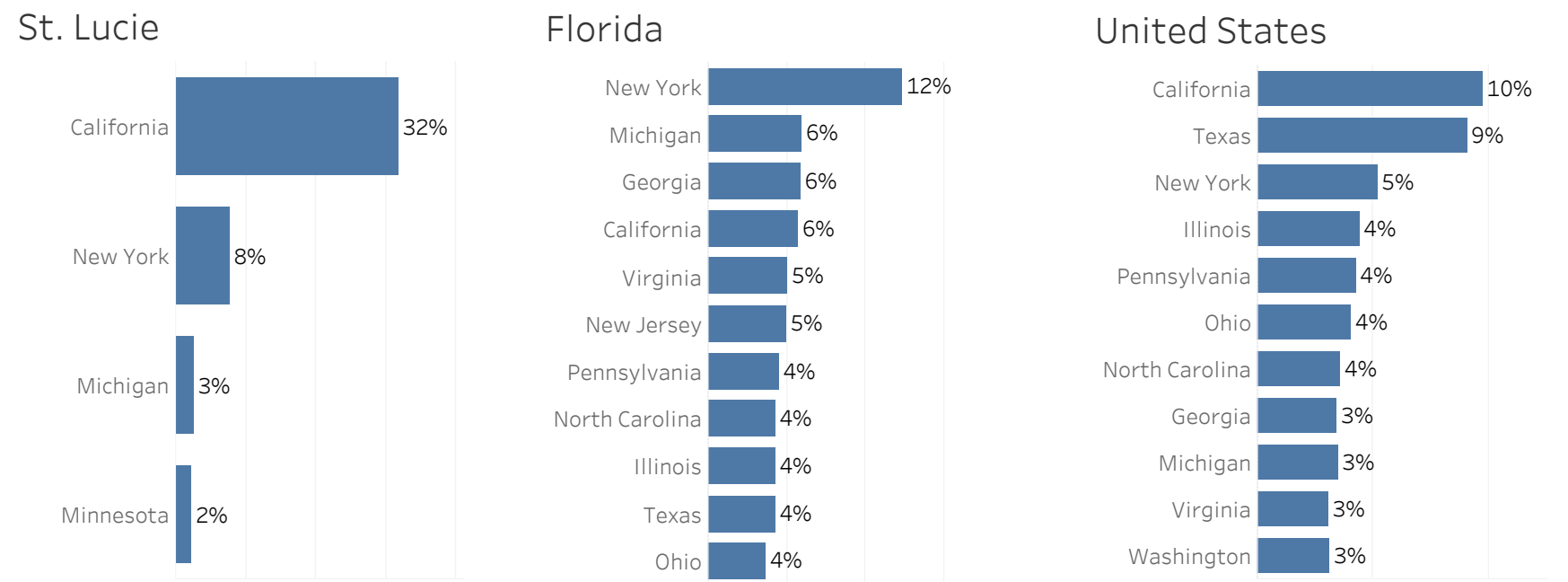
## Prior Residence of Homebuyers Who Moved to the Area



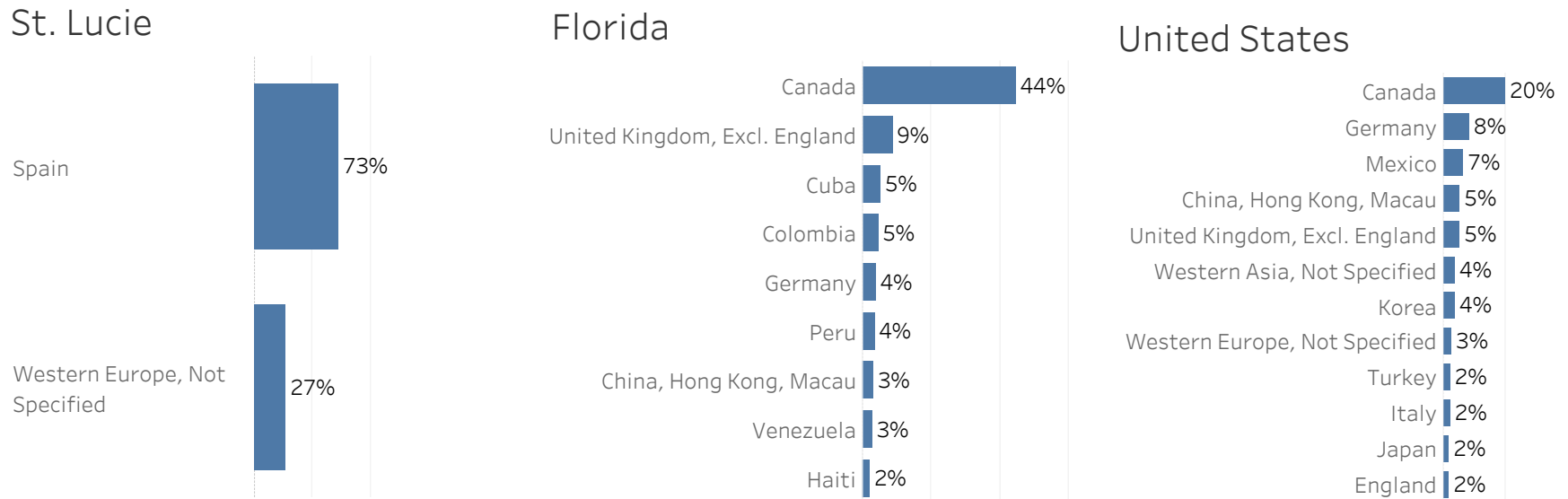
## Citizenship



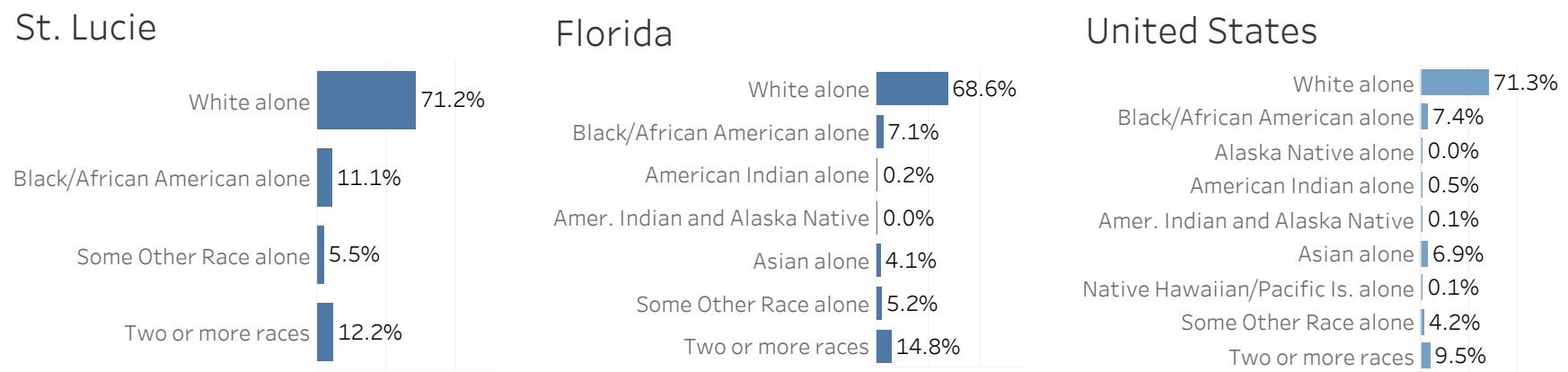
## Top Out-of-State Homebuyers Who Moved to the Area



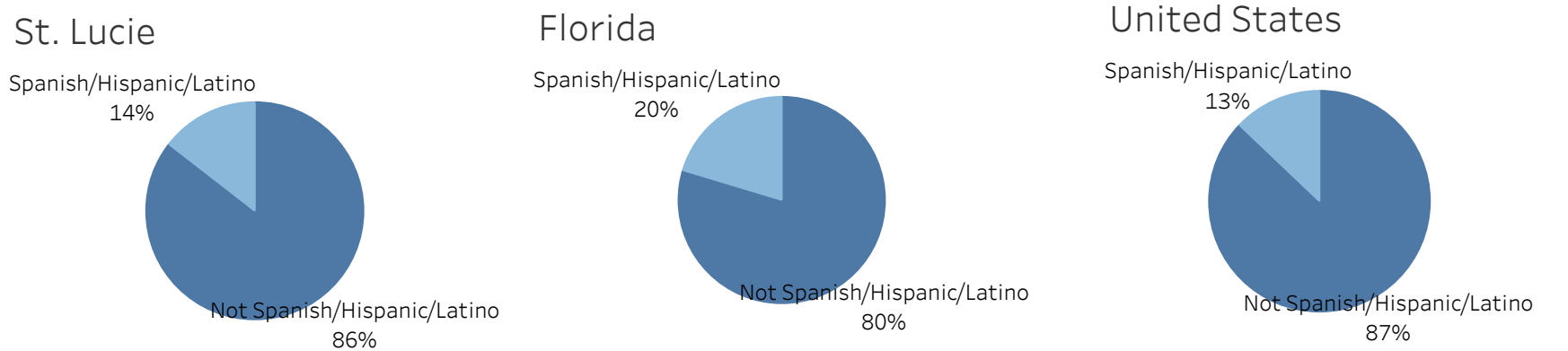
## Top Homebuyers Who Moved from Outside US to the Area



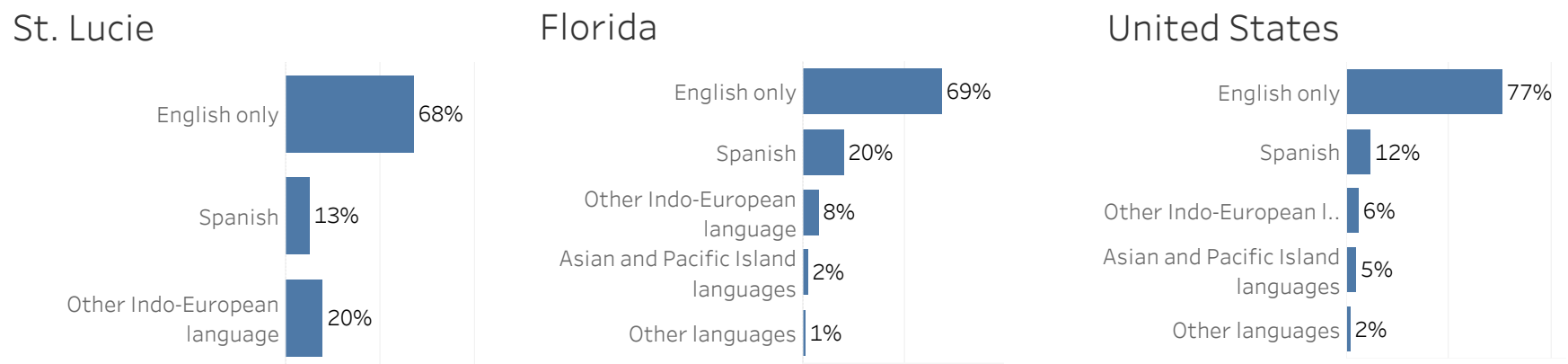
## Race of Homebuyers



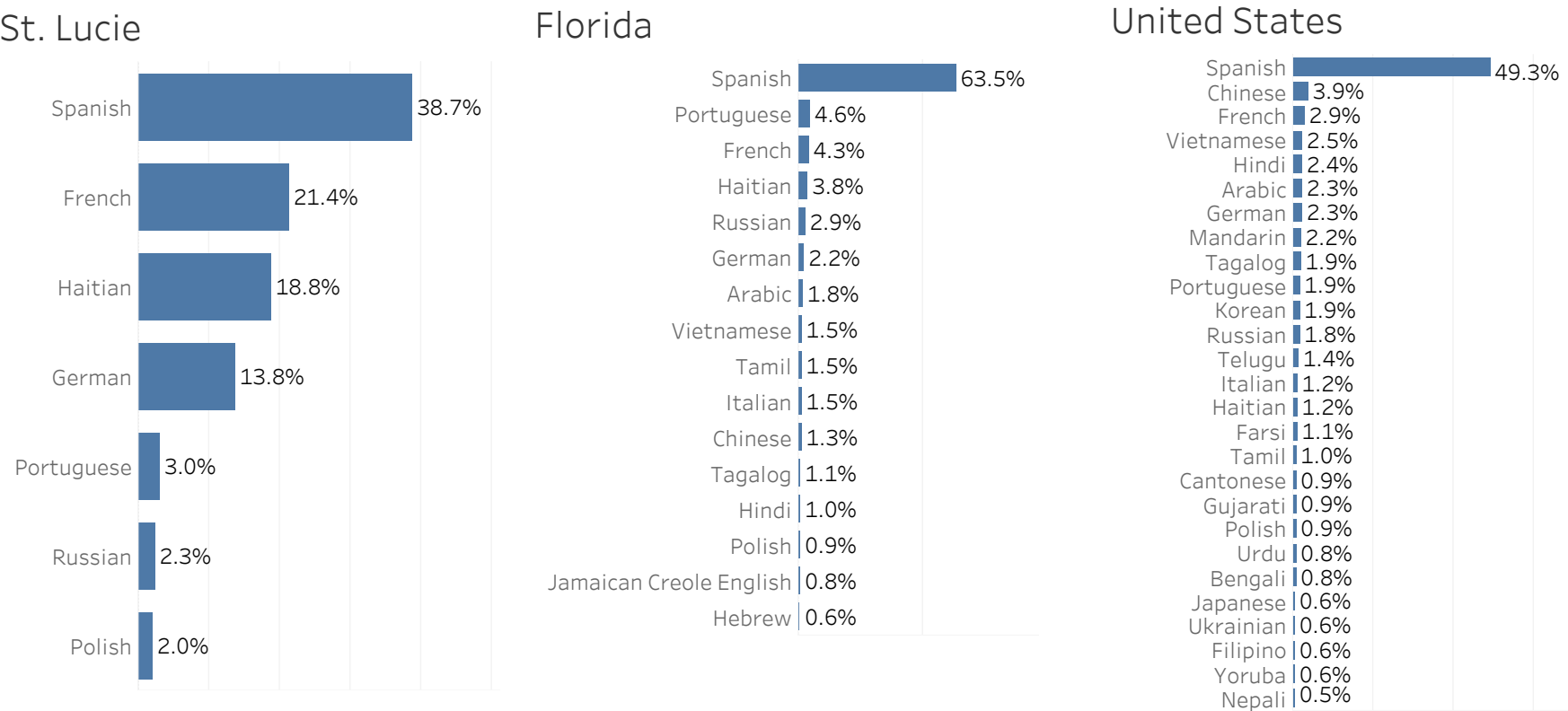
## Hispanic Ethnicity of Homebuyers



## Household Language

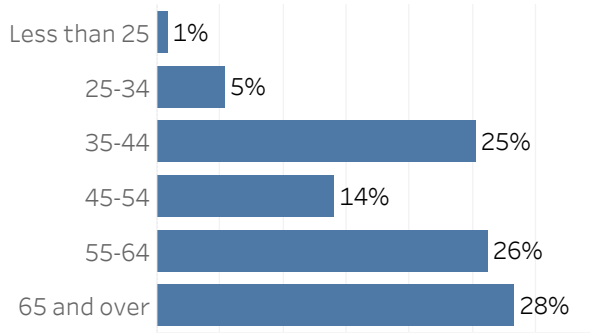


## Top Household Languages Other Than English

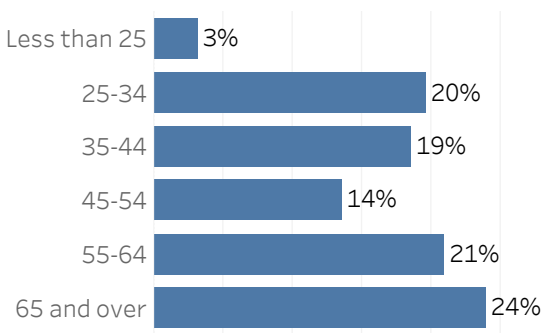


## Age of Homebuyers

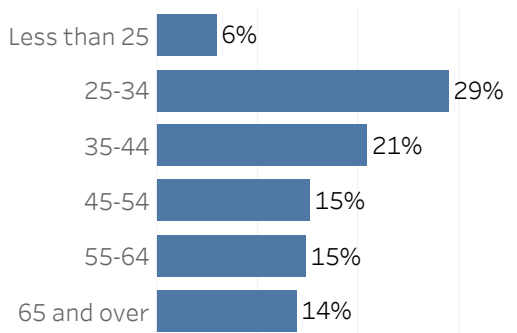
St. Lucie



Florida

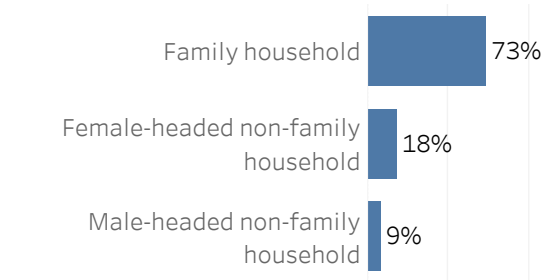


United States

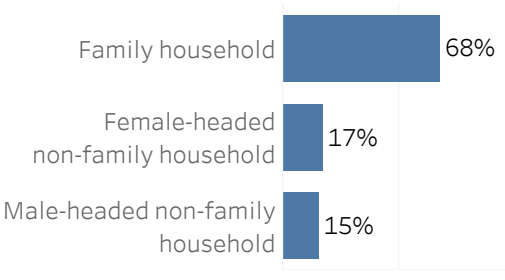


## Type of Household

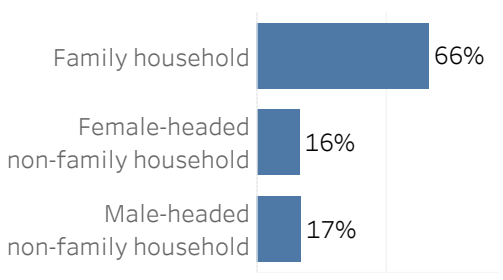
St. Lucie



Florida

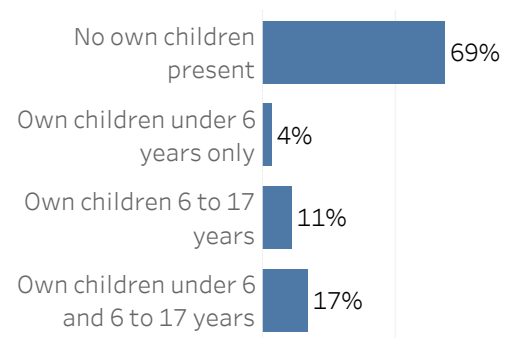


United States

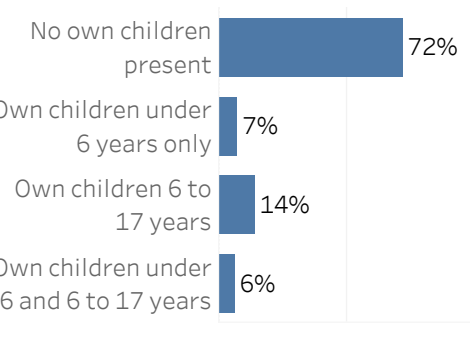


## Presence of Children

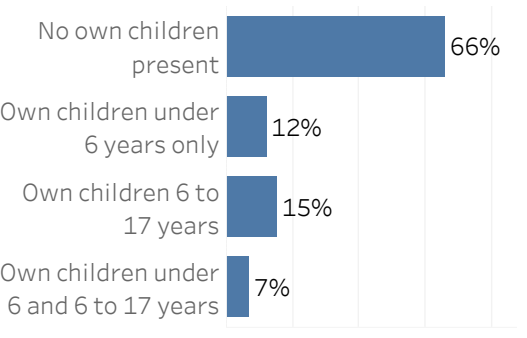
St. Lucie



Florida

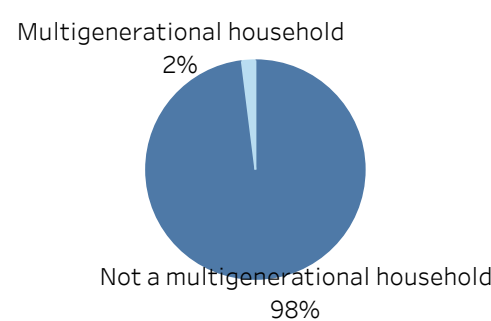


United States

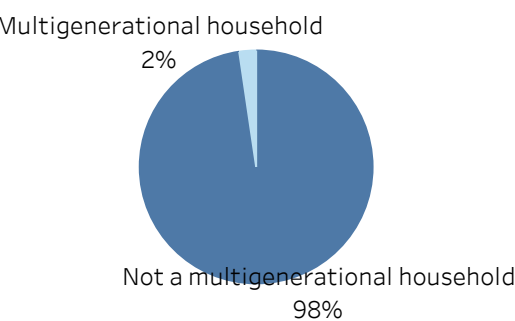


## Multigenerational Household

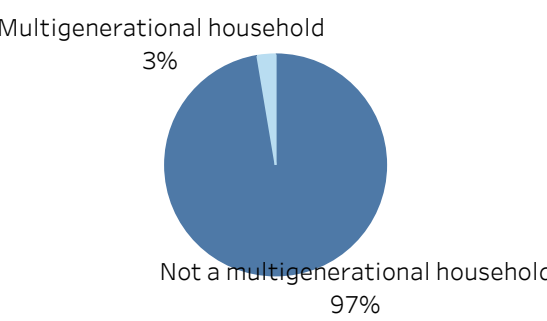
St. Lucie



Florida

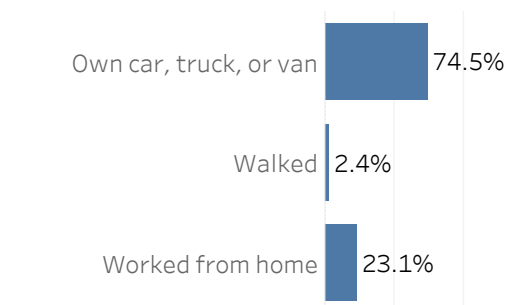


United States

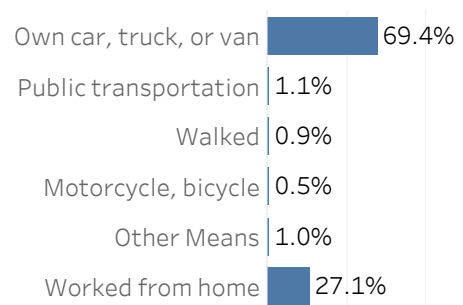


## Means of Transportation of Workers in Homebuyer Household

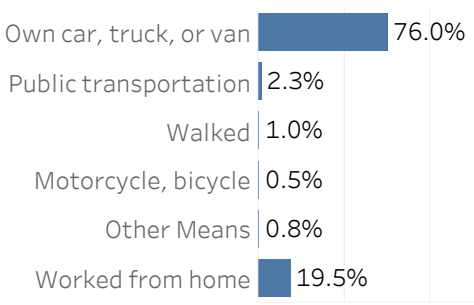
St. Lucie



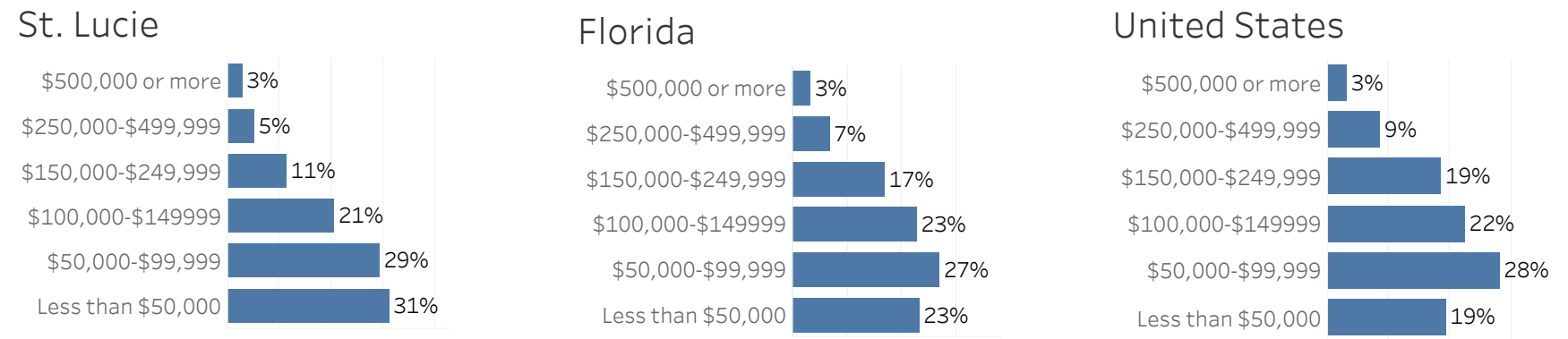
Florida



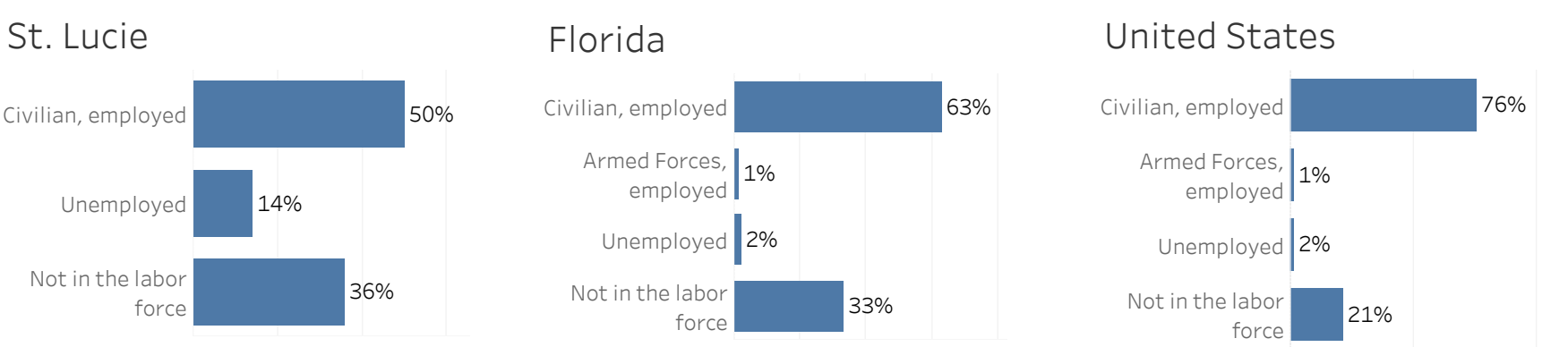
United States



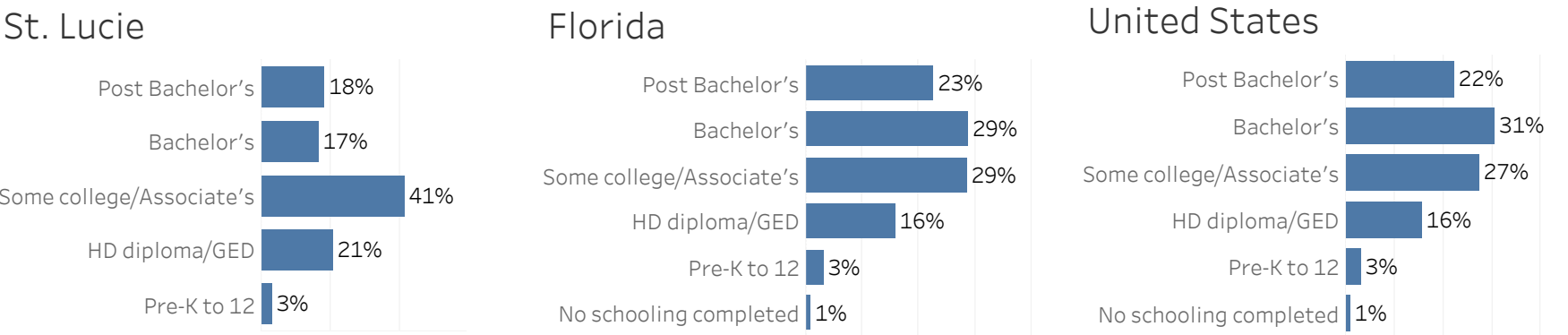
## Household Income



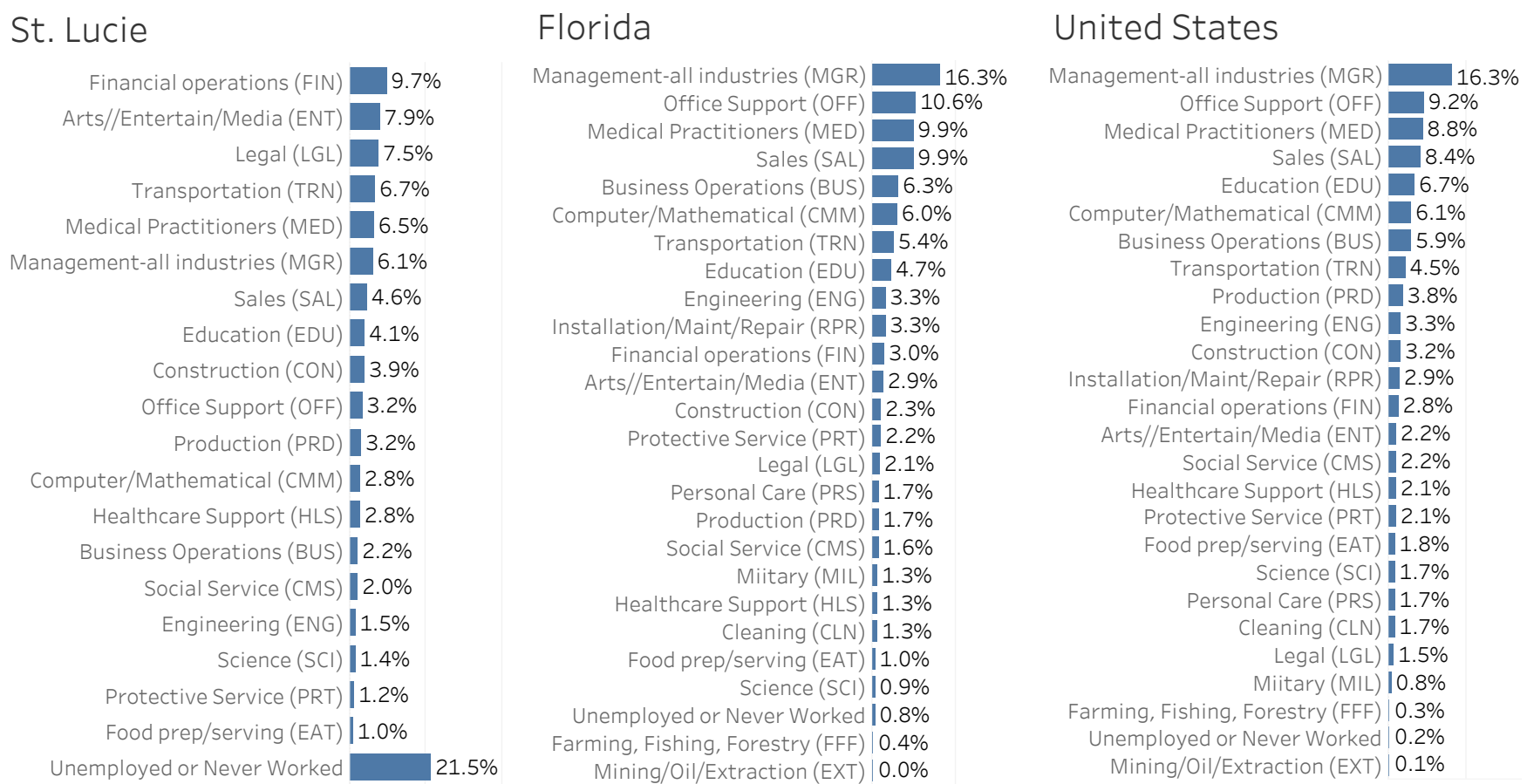
## Employment Status of Homebuyers



## Educational Attainment of Homebuyers

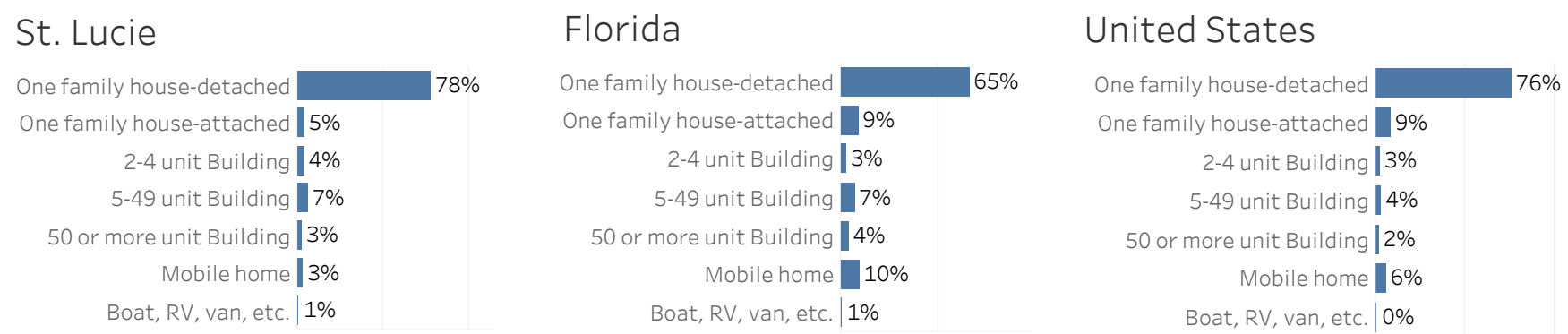


## Occupation of Homebuyers

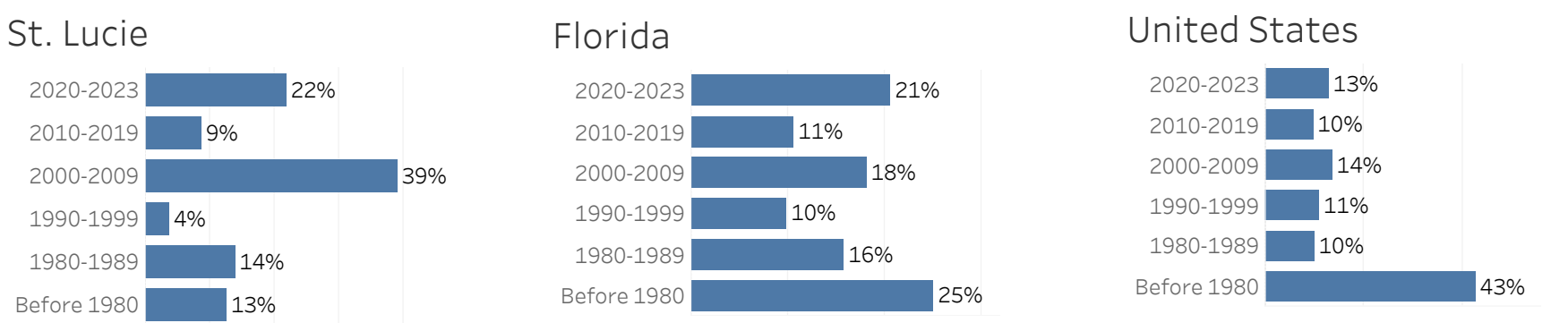




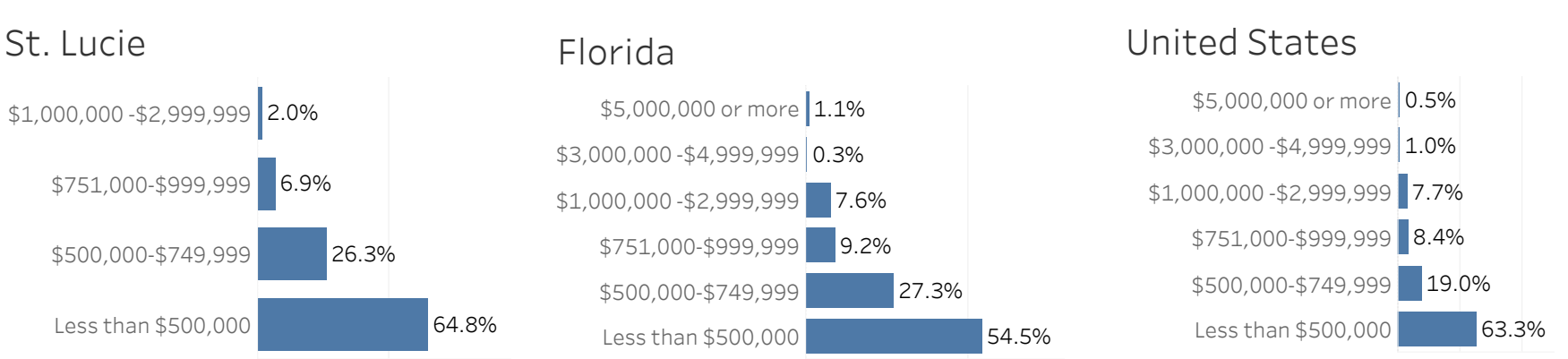
## Type of Housing



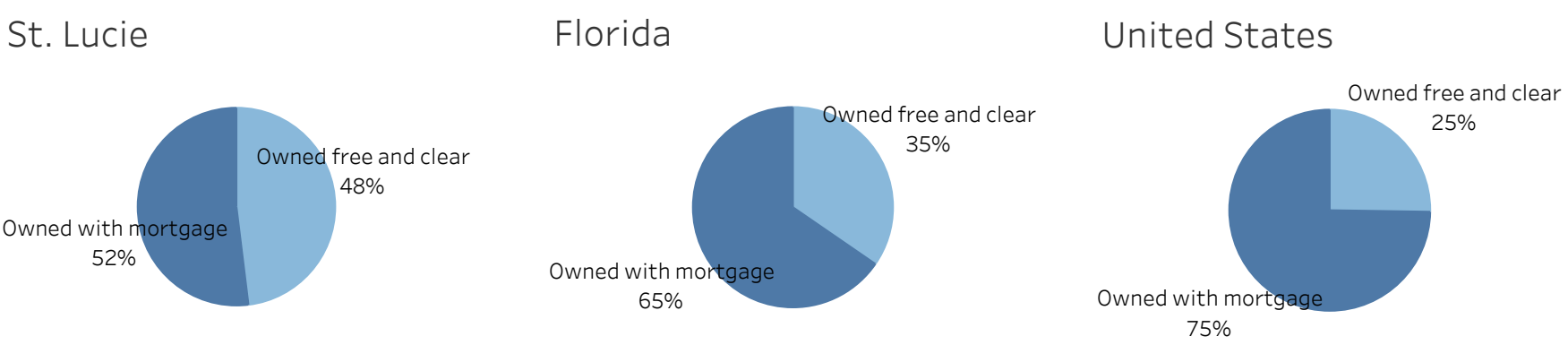
## Year Built



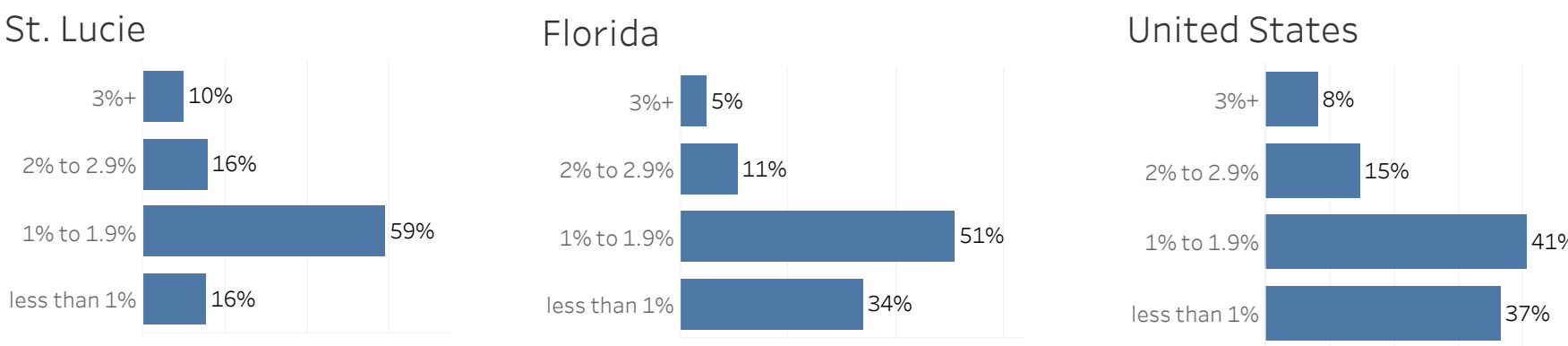
## Single-family Value of Property



## Mortgage Financing



## Real Estate Taxes Plus Insurance as a Percent of Homebuyers' Property Values





[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 249 international organizations worldwide.

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

For questions about this report, contact:

Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com)

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



Miami Association of Realtors® (MIAMI)  
1800 Oakwood Drive  
Miami, Florida 33316

Disclaimer - MIAMI REALTORS®