



Southeast Florida Land Sales

2025 Q1 Report



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

June 2025



Southeast Florida Land Sales

Land Sales Rose 55% in 2025 Q1

Tri-County land sales rose 55% from one year ago in 2025 Q1

Residential, commercial, and industrial lands sold in the Southeast Florida counties of Miami-Dade, Broward, and Palm Beach saw robust growth in 2025 Q1 underpinned by Southeast Florida’s resilient economy amid rising economic risks. The number of land parcels traded rose to 1,512 parcels, up 55% from one year ago. This is the highest number of parcels traded since 2019, the start of the period for this analysis. The dollar volume rose 40% in 2025 Q1 to \$1.85 billion. The Miami Association of Realtors (MIAMI) estimates are based on county records obtained via Imapp, a provider of tax roll data.

By property use, residential land sales accounted for 90% of dollar volume and 94% of parcels traded.

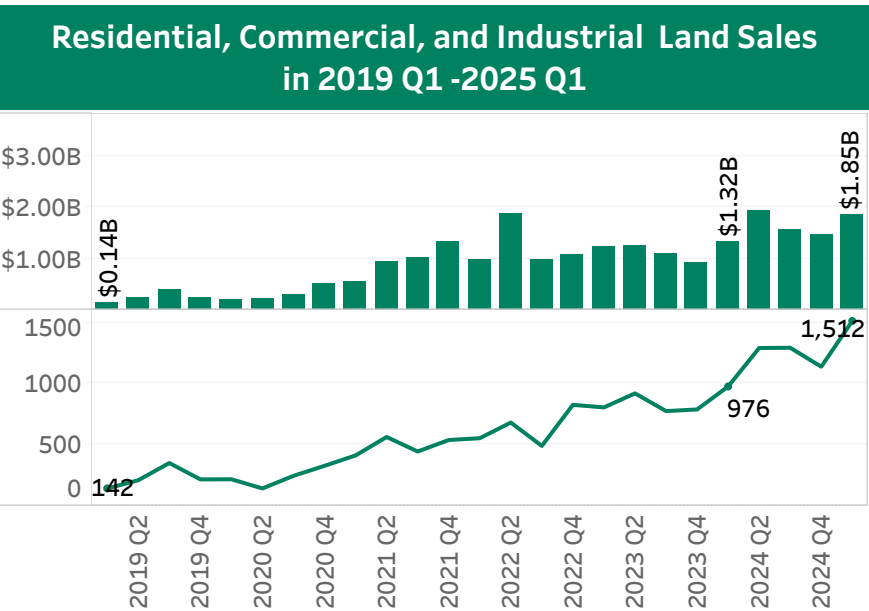
By county, Palm Beach County accounted for the largest land sales volume at \$1.025 billion, followed by Miami-Dade, at \$730 million. These two counties accounted for 95% of the dollar volume of land transactions in 2025 Q1.

The most land deals were in Homestead (Miami-Dade County), the Acreage (Palm Beach County), Palm Beach Gardens (Palm Beach County), Miami Beach (Miami-Dade County) and Florida City (Miami-Dade County).

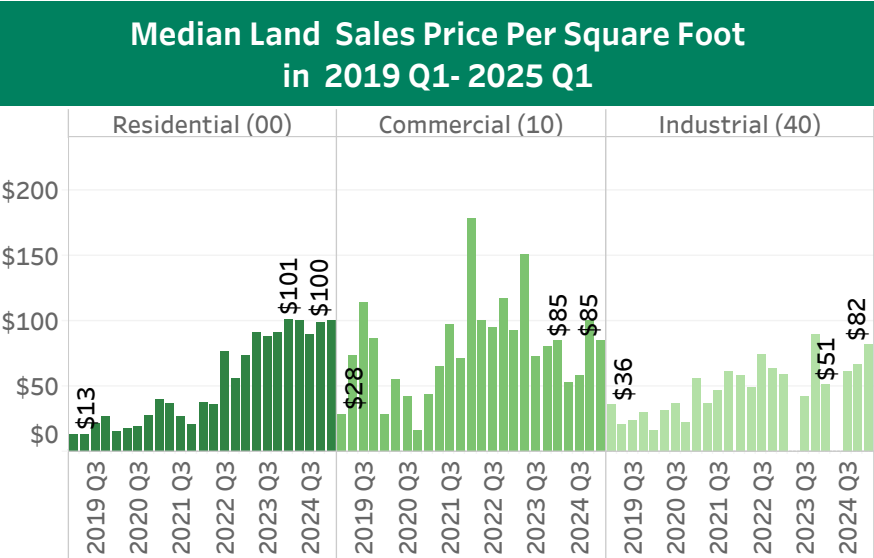
Residential and commercial land prices stabilized but industrial prices surged in 2025 Q1

The median sales price of residential lands sold was \$100 per square foot in 2025 Q1, down 1% from the prior year but eight times the level in 2019 Q1 (\$13/sf). The median sales price of commercial lands sold held steady at \$85 per square foot, the same level one year ago and triple the level in 2019 Q1 (\$28/sf). The median sales price of industrial lands sold also rose to \$82 per square foot, up 61% from one year ago and double the level in 2019 Q1 (\$36/sf).

Southeast Florida’s healthy job growth and a rising population from international migration underpin the demand for land. From July 2023 through July 2024, the city of Miami’s population rose 3.5%, outpacing the national increase of 1%. The Miami-Miami Beach-Kendall metropolitan division had the fastest employment growth among the nation’s 37 metropolitan divisions as of March 2025 (latest data). The Miami Metro area continues to attract out-of-state jobs particularly in tech and finance based on the latest job-to-job flows data. (See [Miami MSA Continues to Attract Tech and Finance Jobs from New York, California, and Illinois - MIAMI REALTORS®](#))



Top Land Sales in 2025 Q1				
	Parcel Sales Count	Dollar Volume	Median Sales Price/SF	Median Total Lot Size in SF
HOMESTEAD	271	\$122M	\$81	2,150
THE ACREAGE	226	\$150M	\$63	11,976
PALM BEACH GARDENS	148	\$201M	\$152	7,501
MIAMI BEACH	122	\$241M	\$868	10,500
FLORIDA CITY	103	\$44M	\$44	1,600
MIAMI	98	\$153M	\$124	6,700
BOYNTON BEACH	95	\$132M	\$89	15,648
DELRAY BEACH	78	\$136M	\$138	4,770
BOCA RATON	78	\$179M	\$135	16,030
UNINCORPORATED	35	\$17M	\$44	12,632
WEST PALM BEACH	28	\$41M	\$61	6,066
LAKE WORTH	24	\$20M	\$178	2,786
FORT LAUDERDALE	20	\$43M	\$105	9,688



Land Sales in 2025 Q1 by Property Use Code				
Property Use Code	Parcel Sales Count	Dollar Volume	Median Sales Price/SF	Median Total Lot Size in SF
Residential (00)	1,421	\$1.66B	\$100	6,963
Commercial (10)	71	\$0.17B	\$85	7,416
Industrial (40)	20	\$0.03B	\$82	9,850
Grand Total	1,512	\$1.85B	\$99	6,965

Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User’s Guide. For multiparcel transactions, MIAMI divided the sales price by the number of parcels to estimate the sales price per parcel.



Miami-Dade County Land Sales

Land Sales Quadrupled in 2025 Q1 from One Year Ago

Land sales quadrupled from one year ago in Miami-Dade in 2025 Q1

In Miami-Dade County, 692 parcels traded in 2025 Q1, nearly quadruple the level in 2024 Q1 (161 parcels). This is the highest number of parcels traded since 2019 Q1. Residential land sales accounted for 90% of the parcels traded. The dollar volume rose to \$730 million in 2025 Q1, nearly triple the level one year ago (\$260 million).

The city of Homestead had the most land parcels traded in the Tri-County area and in Miami-Dade County (271 parcels). In Miami-Dade County only, the next highest sales were in Miami Beach (122 parcels), Florida City (103 parcels), and Miami (98 parcels).

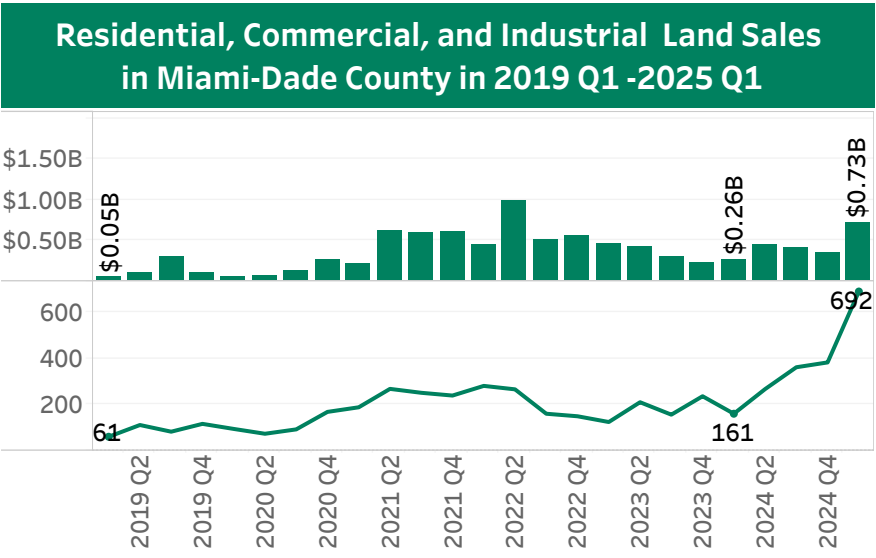
Homebuilders and developers DR Horton, Lennar Homes, Millrose Properties. and NVR Inc led were the largest buyers of land in Homestead and Florida City. These homebuilder land acquisitions will provide more new home sales in these areas in the next two to three years.

Homestead and Florida City’s cheaper land prices are attracting developers. In Homestead, the median land sales price in 2025 Q1 was \$81/sf, and in Florida City, the median land sales price was \$44/sf. Land is also relatively cheap in the unincorporated areas of Miami-Dade County, with the median sales price of \$44/sf.

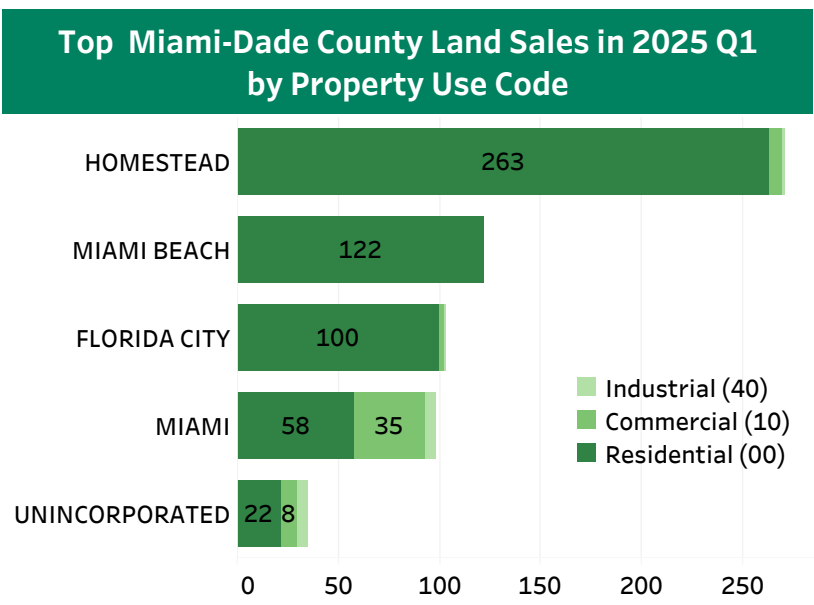
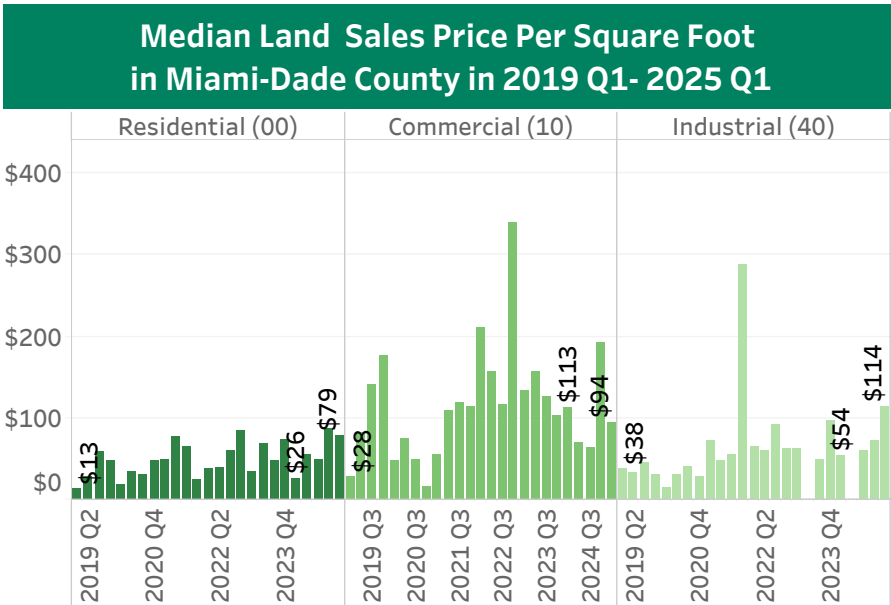
Meanwhile, the city of Miami accounted for 65% of the 54 vacant commercial land parcel acquisitions in Miami-Dade County in 2025 Q1. The Miami-Miami Beach-Kendall metropolitan division has the strongest employment growth among the nation’s 37 metropolitan areas, supporting a strong demand for commercial land. (See [Miami-Miami Beach Ranks No. 1 in the U.S. in Fastest Employment Growth and Lowest Unemployment - MIAMI REALTORS®](#))

Residential and industrial land sales prices surged in Miami-Dade in 2025 Q1

Residential and industrial land prices surged in 2025 Q1 but commercial land prices weakened but are still above pre-pandemic levels. The median sales price of residential land in Miami-Dade County rose to \$79/sf, thrice the level one year ago (\$26/sf). The median industrial land sales price in 2025 Q1 increased to \$114/sf, twice the level one year ago (\$54/sf). However, the median commercial land sales price slid down to 94/sf, down 17% from one year ago, but still thrice the level in 2019 Q1.



Top Miami-Dade County Land Sales in 2025 Q1				
Property City	Parcel Sales Count	Dollar Volume	Median Sales Price/SF	Median Total Lot Size in SF
HOMESTEAD	271	\$122M	\$81	2,150
MIAMI BEACH	122	\$241M	\$868	10,500
FLORIDA CITY	103	\$44M	\$44	1,600
MIAMI	98	\$153M	\$124	6,700
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Broward County Land Sales

Land Sales Fell But Commercial and Industrial Prices Rose

Land sales decreased 26% from one year ago in Broward County in 2025 Q1

In contrast to the increase in land sales in Miami-Dade County and Palm Beach County, land sales fell 26% in Broward County in 2025 Q1 from one year ago. There were 28% fewer residential land parcel sales (59 vs. 82 sales one year ago) and 27% fewer commercial land parcel sales (8 vs. 11 sales one year ago). However, there were more industrial land parcel sales but few transactions (3 vs 2 sales one year ago).

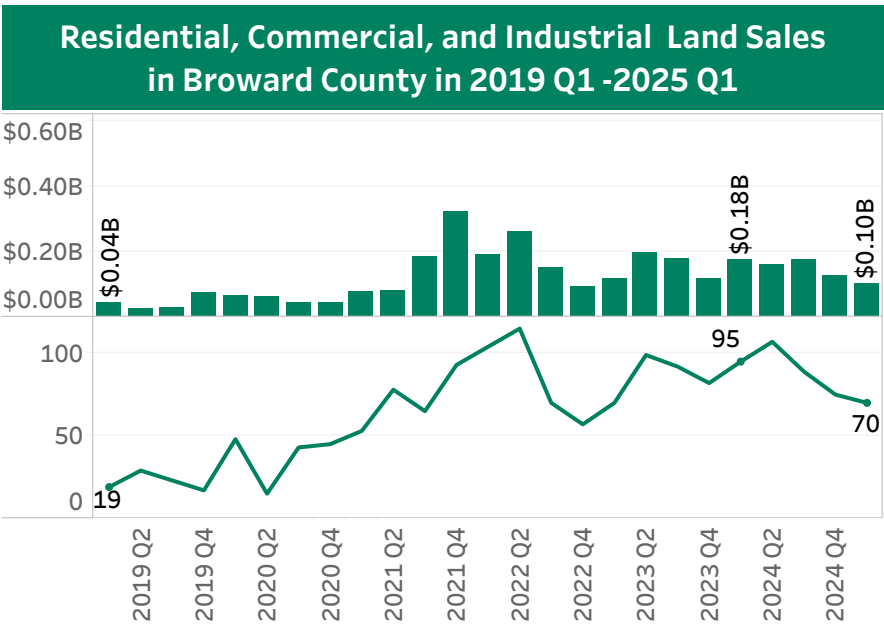
Fort Lauderdale had the most land sales transactions (20 parcels), followed by Pompano Beach (10 parcels) and Dania Beach (7 parcels). Fort Lauderdale and Pompano Beach had a mix of residential, commercial, and industrial sales while Dania Beach sales were all residential.

Unlike in Miami-Dade County where developers made multiparcel acquisitions, Broward County’s residential land acquisitions were mainly single-parcel acquisitions.

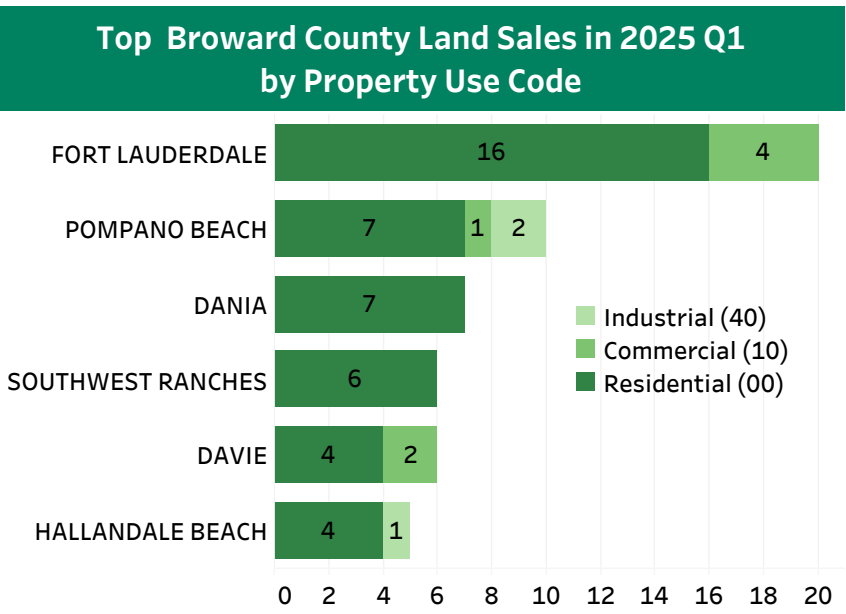
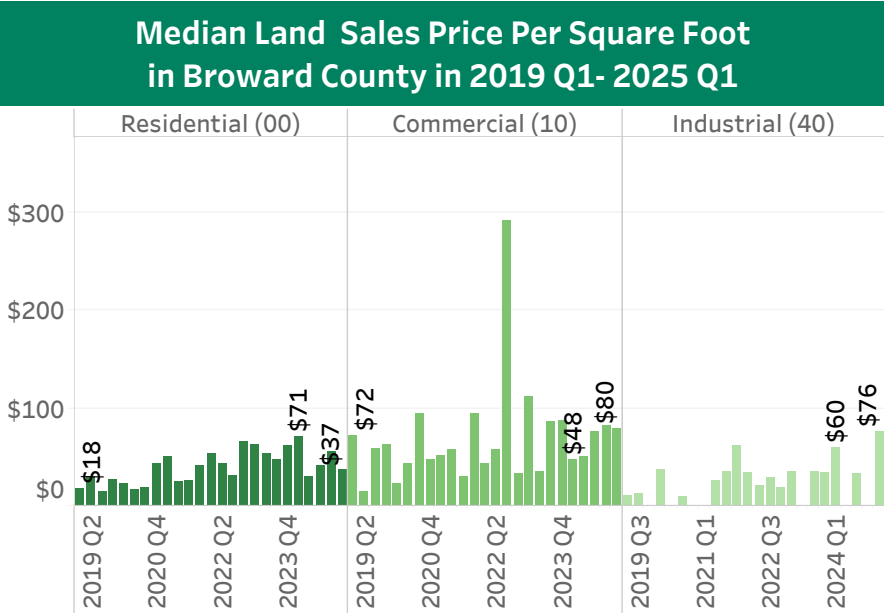
Commercial and industrial land sales prices rose in Broward County in 2025 Q1

The median residential land sales price in 2025 Q1 decreased to \$37/sf, down 48% from one year ago. However, the median commercial land sales price rose to \$80/sf, up 67% from one year ago. The median industrial land sales price also rose to \$76/sf, up 27% from one year ago.

Fort Lauderdale’s commercial real estate market is gaining momentum. In 2025 Q1, Fort Lauderdale topped in sales volume in the Tri-County market (\$561 million) on account of two large office deals on Las Olas Boulevard and two large multifamily deals in Pembroke Pines and in Plantation.(See [Fort Lauderdale Leads South Florida in Commercial Sales Volume - MIAMI REALTORS®](#)).



Top Broward County Land Sales in 2025 Q1				
Property City	Parcel Sales Count	Dollar Volume	Median Sales Price/SF	Median Total Lot Size in SF
FORT LAUDERDALE	20	\$43M	\$105	9,688
POMPANO BEACH	10	\$8M	\$54	6,967
DANIA	7	\$3M	\$59	4,950
SOUTHWEST RANCHES	6	\$6M	\$11	94,973
DAVIE	6	\$8M	\$22	42,713
HALLANDALE BEACH	5	\$4M	\$85	6,250



Source: Miami Association of Realtors® (MIAMI) analysis of county data sourced via Imapp. Land can be with or without extra features, according to the Florida Department of Revenue User’s Guide. For multiparcel transactions, MIAMI divided the sales price by the number of parcels to estimate the sales price per parcel.



Palm Beach County Land Sales

Palm Beach County Led in Land Sales in 2025 Q1

Palm Beach County leads Tri-County land sales in 2025 Q1

At the county level, Palm Beach County led the Tri-County area in land parcel sales in 2025 Q1 with 750 land sales (vs. 692 in Miami-Dade County and 70 in Broward County). Compared to one year ago, land sales rose 4%.

The dollar volume in 2025 Q1 rose to \$1.02 billion (vs. \$730 million in Miami-Dade and \$100 million in Broward County).

Nearly all sales are residential land sales (740 out of 750 sales). Most transactions are single-parcel sales and the median lot sizes are less than 10,000 square feet, indicating that buyers are purchasing the land as an investment asset (for price appreciation gains) or as a site for custom-built housing.

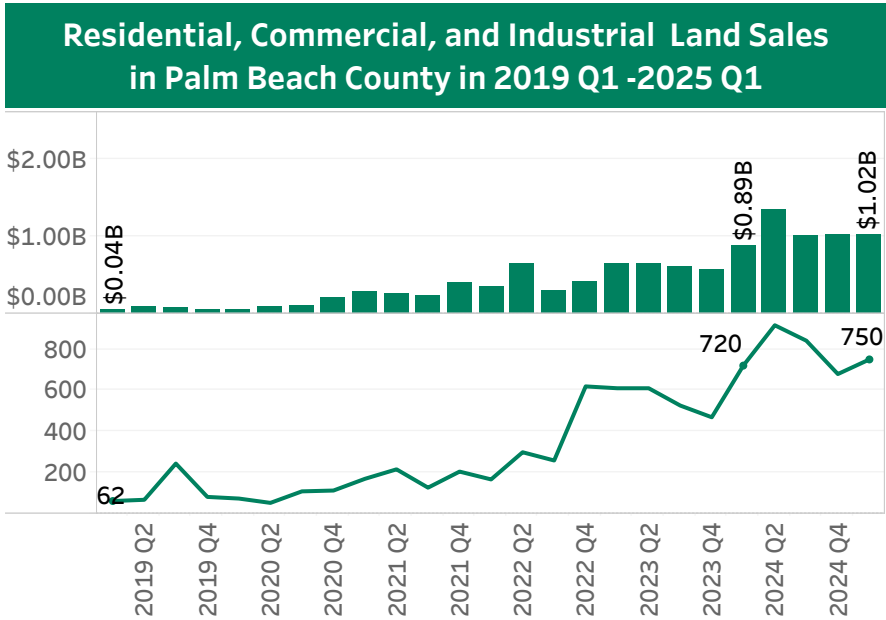
Within Palm Beach County, The Acreage led in land sales (226 parcels), followed by Palm Beach Gardens (148 parcels) and Boynton Beach (98 parcels).

MIAMI Realtors® identified The Acreage, Boynton Beach, and Jupiter as hot housing markets in April, experiencing rising sales, rising prices, and with an active inventory of 6 months’ supply. In The Acreage, sales from January through April increased 20% from one year ago; in Boynton Beach, 11%; and in Jupiter, 5%. As of April 2025, the median single-family sales price was up 6% in The Acreage; up 19% in Boynton Beach, and up 3% in Jupiter (See [South Florida Single-Family Home Inventory Still Below Pre-Pandemic - MIAMI REALTORS®](#)).

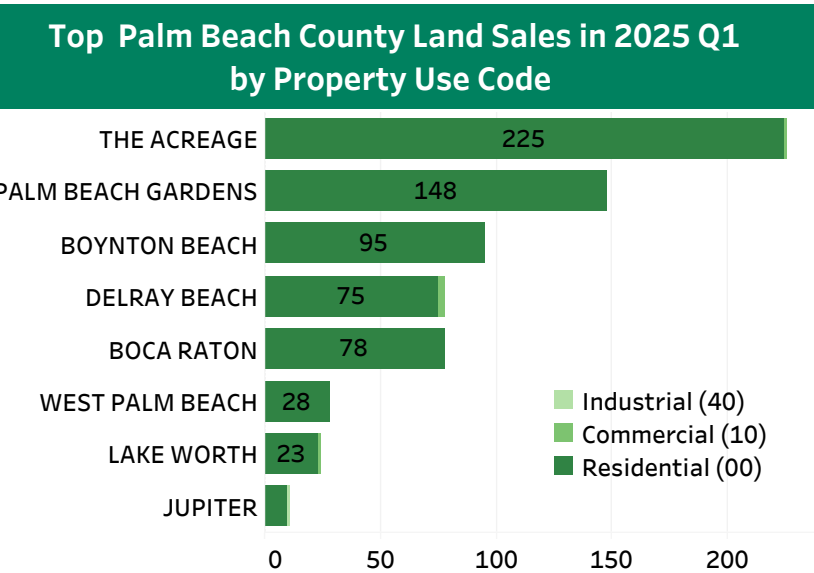
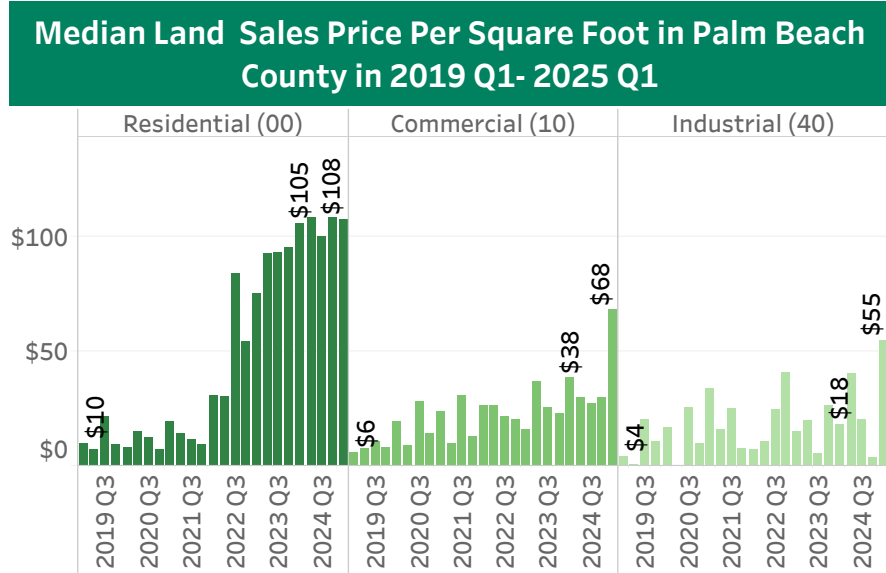
In 2025 Q1, Palm Beach County had more land sales where the owners lived in another state (72 sales) compared to Miami-Dade County (35 sales) and Broward County (2 sales). New Yorkers were the largest buyers who lived out-of-state.

Residential, commercial, and industrial land sales prices rose in 2025 Q1

Land sales prices rose across all types, with the largest increase in commercial and industrial land sales prices. The median sales price of residential land in Palm Beach County rose to \$108/sf, up 3% from one year ago. The median sales price of commercial land rose to \$68/sf, up 79% from one year ago. The median sale price of industrial land rose to \$55/sf, triple the level one year ago.



Top Palm Beach County Land Sales in 2025 Q1				
Property City	Parcel Sales Count	Dollar Volume	Median Sales Price/SF	Median Total Lot Size in SF
THE ACREAGE	226	\$150M	\$63	11,976
PALM BEACH GARDENS	148	\$201M	\$152	7,501
BOYNTON BEACH	95	\$132M	\$89	15,648
DELRAY BEACH	78	\$136M	\$138	4,770
BOCA RATON	78	\$179M	\$135	16,030
WEST PALM BEACH	28	\$41M	\$61	6,066
LAKE WORTH	24	\$20M	\$178	2,786
JUPITER	11	\$54M	\$94	46,291



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MIAMI Association of Realtors® (MIAMI) was chartered by the National Association of Realtors® in 1920 and is celebrating over 100 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 over 250 international organizations worldwide.

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

For questions about this report, contact:

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