



Southeast Florida Land Sales 2025 Q2 Report



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



Southeast Florida Land Sales

Land Sales Volume Rose 14% in 2025 Q1-Q2

Tri-County land sales volume rose 14% from one year ago in 2025 Q1-Q2

Residential, commercial, and industrial lands sold in the counties of Miami-Dade, Broward, and Palm Beach in the first half of 2025 rose to \$3.56 billion, a 15% year-over-year increase. The sales volume involved 2,440 land parcels, up 9% from one year ago, according to MIAMI Realtors® analysis of county records.

The growth in land sales volume is in contrast to the decrease in sales volume of existing home sales in the first five months of the year (-1.5%), and it outpaced the growth in sales volume (+10%) of the core four commercial assets of multifamily, office, industrial, and retail in the first half of 2025. The increase in land transactions, a leading indicator of future real estate development, indicates strong investor confidence in the long-term outlook of Southeast Florida's real estate market.

By property use, residential land sales accounted for 82% of dollar volume and 92% of parcels traded.

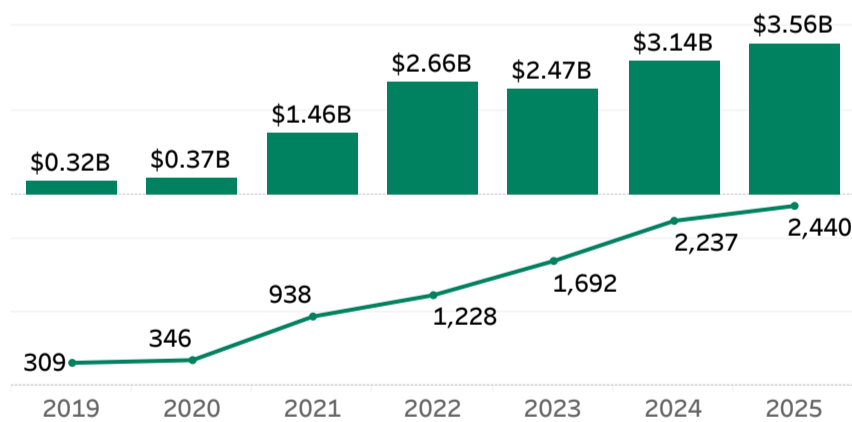
By county, Palm Beach County led in sales volume with \$1.8 billion, followed by Miami-Dade County with \$1.4 billion and Broward County with \$348 million.

By city, the most parcels traded were in Homestead (Miami-Dade County), The Acreage (Palm Beach County), and Palm Beach Gardens (Palm Beach County).

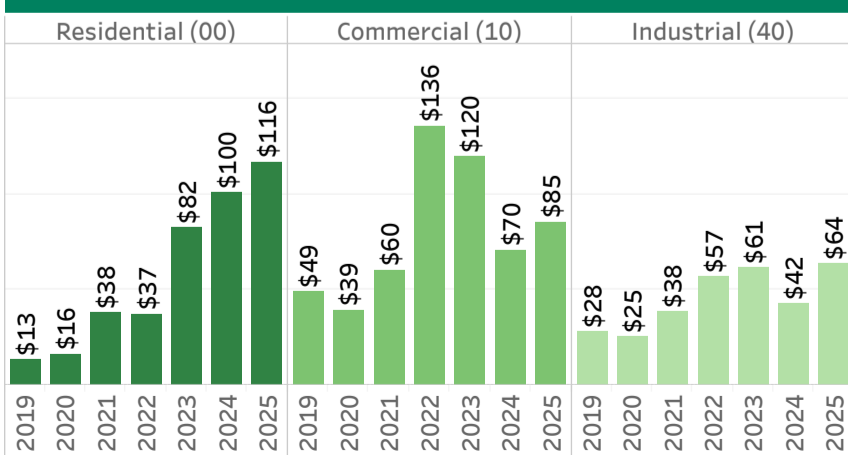
Land sale prices rose at double-digit pace across property types

The median sales price per square foot rose across land types. The median sales price per square foot of residential lands sold in the first half of 2025 rose to \$116, up 16% from one year ago. For commercial land sales, the median sales price per square foot rose to \$85, up 21% from the prior year. For industrial land sales, the median sales price per square foot rose to \$64, up 52% from one year ago. These double-digit land price growths outpace the pace for existing home sales prices as of May 2025 (See [South Florida Market Stats - May 2025 - MIAMI REALTORS®](#)).

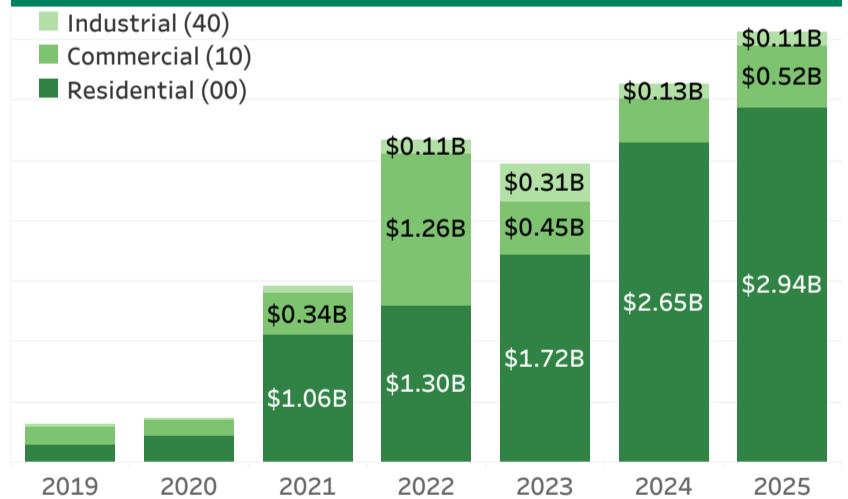
Residential, Commercial, and Industrial Land Sales in Q1-Q2



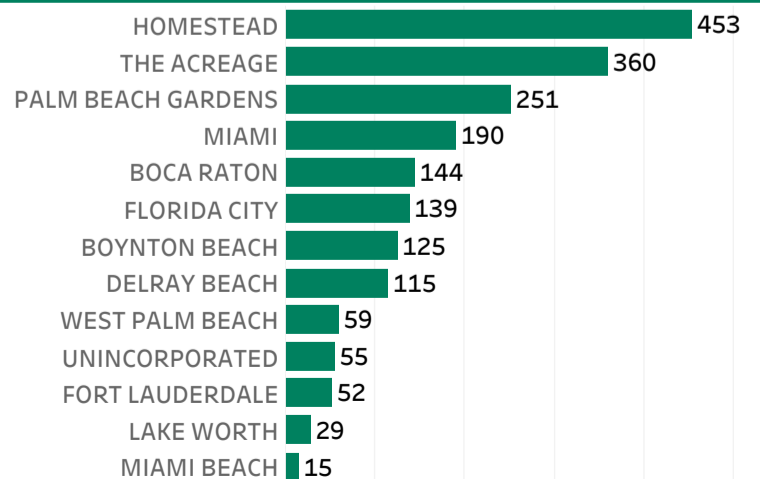
Median Land Sales Price Per Sq. Ft. in Southeast Florida in Q1-Q2



Land Sales Property Use Code in Q1-Q2



Land Parcels Sold in 2025 Q1-Q2



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. For questions, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Miami-Dade County Land Sales

Land Sales Volume Rose 148% in 2025 Q1-Q2

Land sales volume rose 148% in Miami-Dade County in 2025 Q1-Q2

In Miami-Dade County, land sales volume in the first half of 2025 rose to \$1.43 billion, up 148% from one year ago. The number of parcels sold doubled from one year ago to 994. These figures are the highest levels since the reference period of 2019.

Of the 992 parcels sold in the first half of 2025, 86% were residential lands. The city of Miami accounted for 55% of the 136 commercial and industrial land parcels sold.

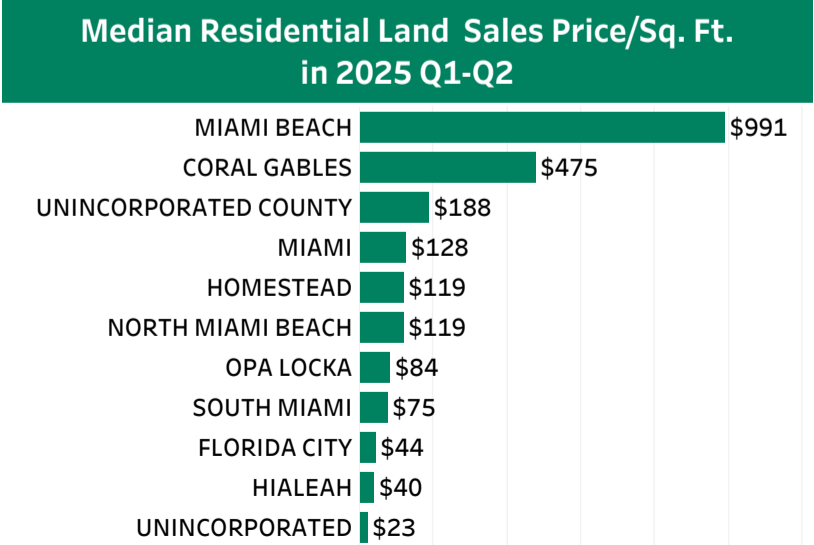
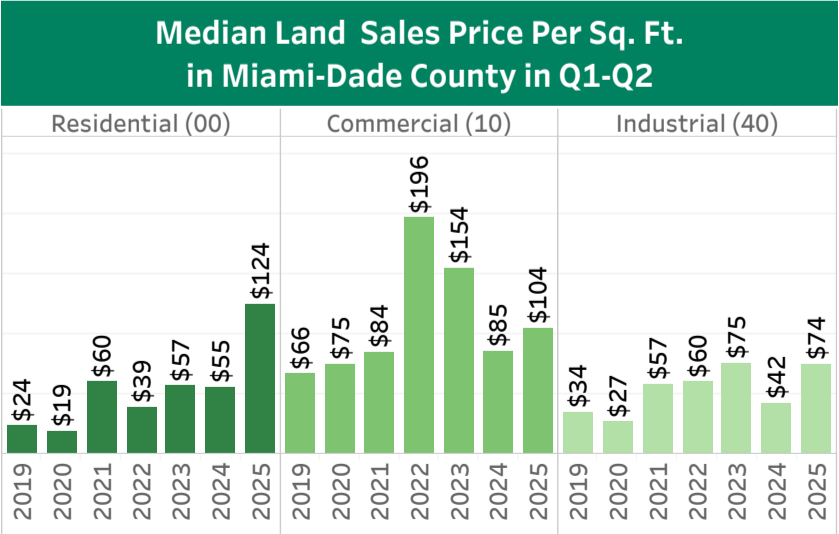
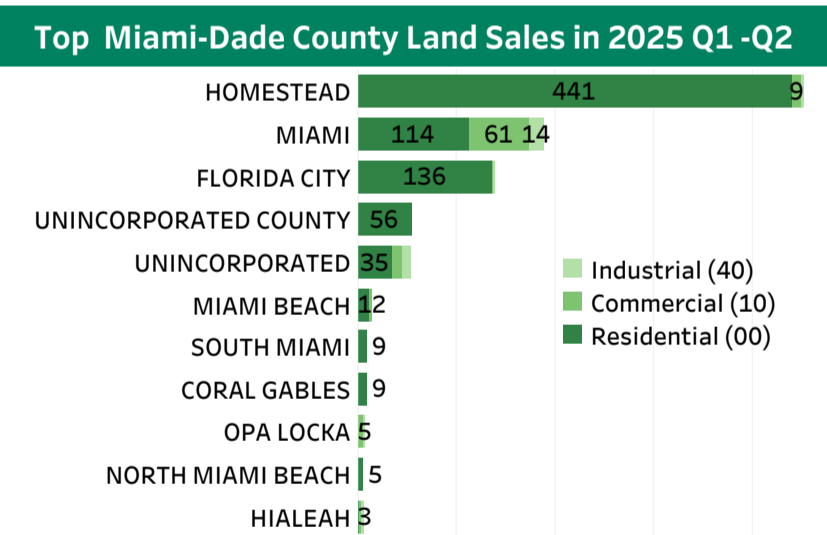
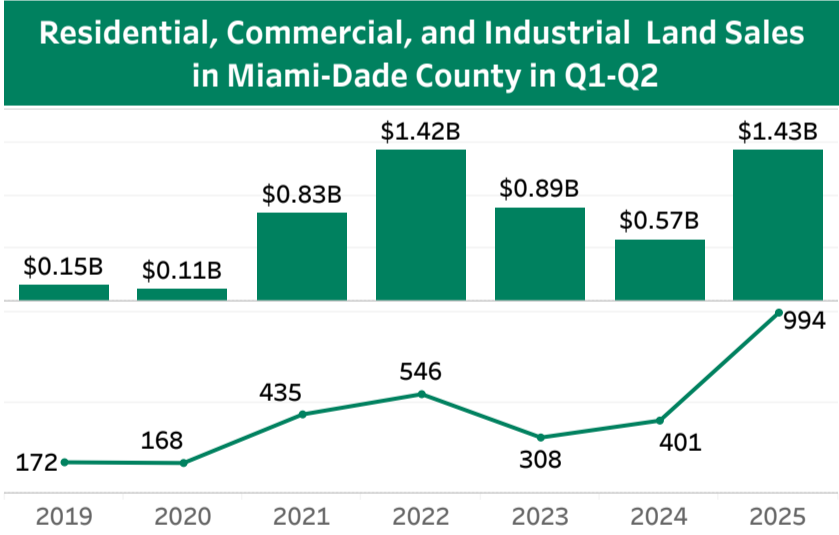
The city of Homestead outshone other cities in the number of land parcels sold (450 parcels). The city of Miami had the next highest land sales (189 parcels), followed by Florida City (136 parcels).

Based on county records, Lennar Homes, DR Horton, Millrose Properties. and NVR Incorporated were the largest buyers of land in the first half of 2025, purchasing land in Homestead and Florida City. Florida City is one of the least expensive areas, with the median residential sales price per square foot at \$44/sf (vs. \$124/sf overall in Miami-Dade).

Land sale prices rose at double-digit pace across property types

The median price of land sold in the first half of 2025 rose across property types. Residential land sales prices rose to a median of \$124/sf, up 125%. Commercial land sales prices rose to a median of \$104/sf, up 22%. Industrial land sales prices rose to a median of \$74/sf, up 76%.

Affordability conditions and a growing population are driving the demand for housing further away from the urban core. The affordable home price for a 2-earner household each earning the average weekly wage (\$1,115 in the Miami MSA) is about \$400,000. Only 3% of Miami-Dade active listings as of May 2025 are at that price point. See [Southeast-Florida-Housing-Market-May-2025.pdf](#)



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Broward County Land Sales

Land Sales Volume Rose 6% in 2025 Q1-Q2

Land sales volume rose 6% in Broward County in 2025 Q1-Q2

Land sales volume in Broward County in the first half of 2025 rose 6% from one year ago, to \$350 million. The sales volume involved 230 land parcels, up 15%.

Of the parcels sold, 90% were residential land sales. The sales were mostly single-parcel sales, indicating the lands were purchased for individual use, such as for long-term land appreciation or for custom-built housing.

Fort Lauderdale saw the most land sales s (52 parcels), followed by Pembroke Pines (41 parcels) and Dania Beach (26 parcels).

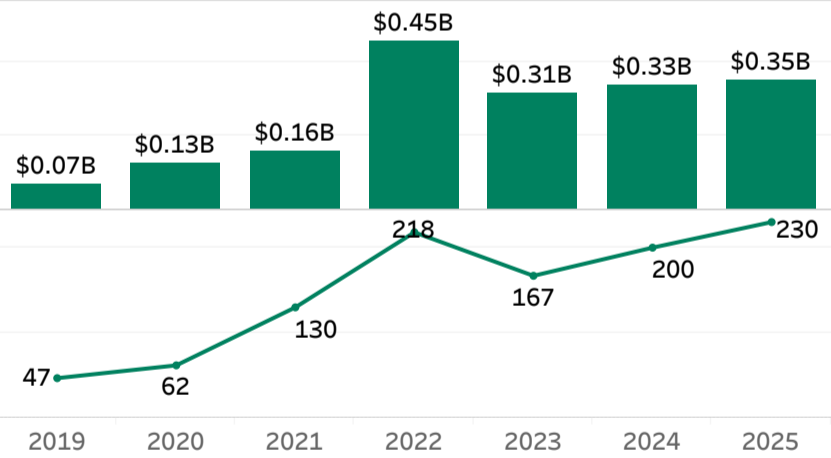
Residential and commercial land prices rose

The median sales price per square foot of residential lands sold in the first half of 2025 rose to \$174/sf, four times the level one year ago. The median commercial land sales price per square foot rose to \$78/sf, up 56% from one year ago. However, the median industrial land sales price per square foot decreased 30% from one year ago.

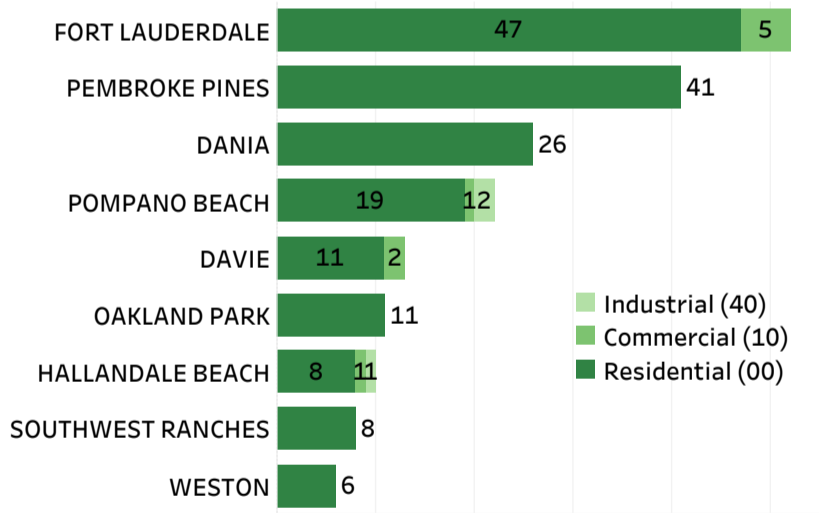
Pembroke Pines residential land transactions in the first half of 2025 were the priciest, at \$367/sf, followed by Fort Lauderdale, at \$248/sf, and Dania Beach at \$186/sf.

Fort Lauderdale’s commercial real estate market is gaining momentum. In the first half of 2025, Fort Lauderdale saw the largest commercial real estate deals in the Tri-County Area with the sale of two prestigious buildings on Las Olas Boulevard (Bank of America building and the Las Olas Center). See [Fort Lauderdale Leads South Florida in Commercial Sales Volume - MIAMI REALTORS®](#).

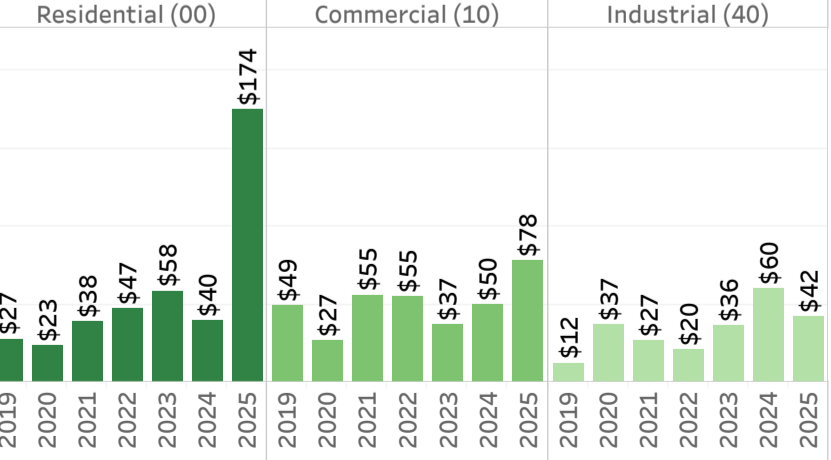
Residential, Commercial, and Industrial Land Sales in Broward County in Q1-Q2



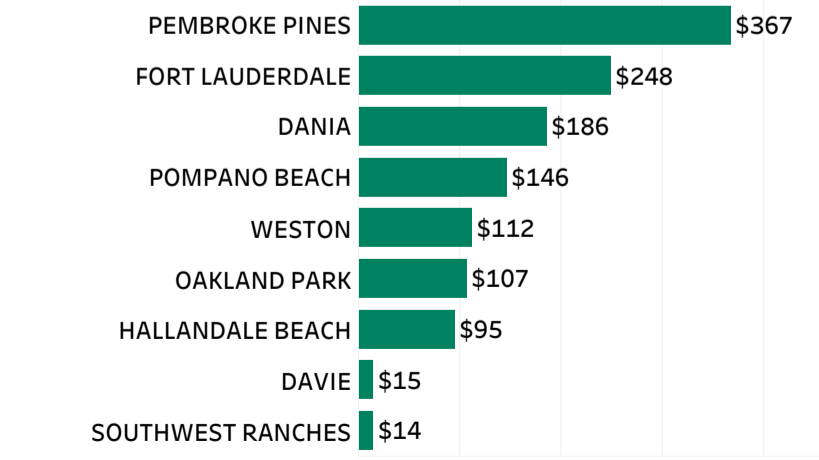
Top Broward County Land Sales in 2025 Q1 -Q2



Median Land Sales Price Per Square Foot in Broward County in Q1-Q2



Median Residential Land Sales Price/Sq. Ft. in 2025 Q1-Q2



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Palm Beach County Land Sales

Palm Beach County Led in Land Sales in 2025 Q1-Q2

Palm Beach County led Tri-County area in land sales in 2025 Q1-Q2

Palm Beach County led the Tri-County area in land sales volume in the first half of 2025 at \$1.79 billion, even as sales fell 20% from one year ago. There were 1,216 parcels of land sold, also the highest in the Tri-County area, despite a 26% year-over-year decline.

Nearly all sales or 98% were of residential land. Most transactions were single-parcel sales, indicating the lands were purchased for individual use, such as for long-term land appreciation or for custom-built primary residence or second home housing.

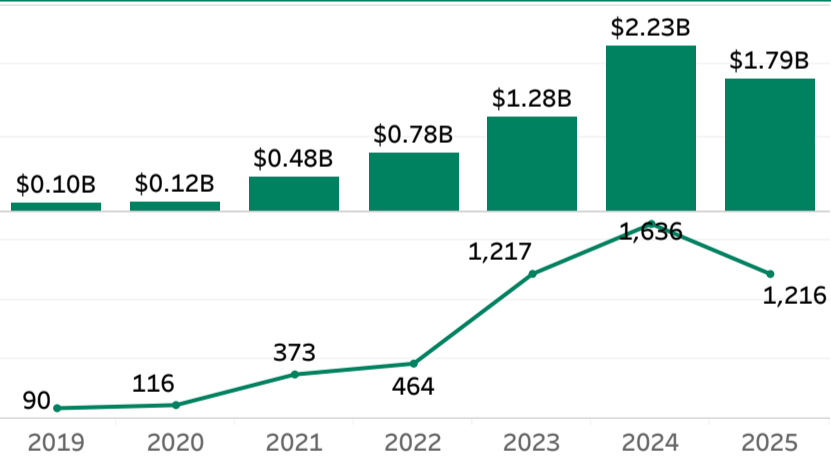
Within Palm Beach County, The Acreage led in land sales (358 parcels), followed by Palm Beach Gardens (251 parcels) and Boca Raton (144 parcels). The Acreage has one of the lowest residential land prices at \$73/sf compared to \$112/sf for overall sales in the county.

Land sale prices rose across property types

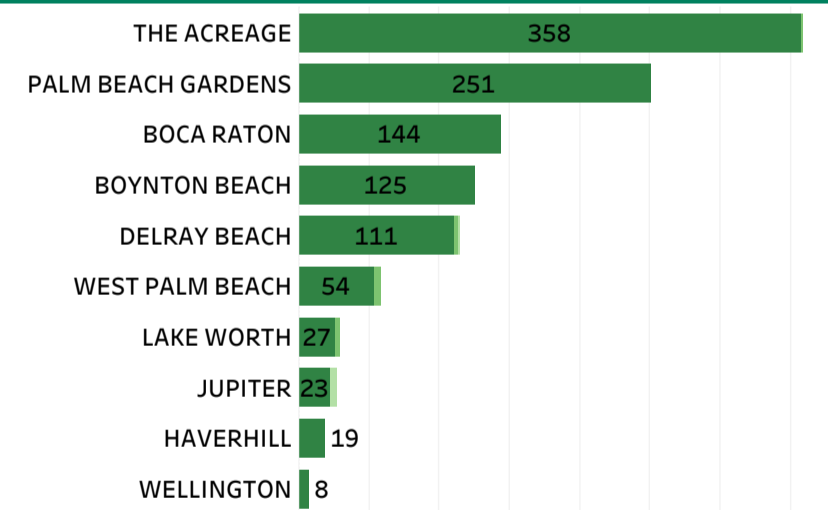
In the first half of 2025, the median residential land sales price per square foot rose to \$112/sf, up 6% from one year ago. The median commercial land sales price per square foot rose to \$51/sf, up 50% from one year ago. The median industrial land sales price per square foot rose to \$31/sf, up 7% from one year ago.

Palm Beach County’s allure among retirees is likely to continue to bolster the land sales market. The county is still the epicenter of wealth migration, with the largest net inflow of household income, at \$5 billion in 2022. However, out-of-state migration has been normalizing based on driver license exchanges, and this may account for the decline in land sales in 2025. (See [Income-Flows-from-Migration_2019_2022.pdf](#); [Southeast-Florida-Driver-License-Exchanges-Report-2025-Q2.pdf](#)).

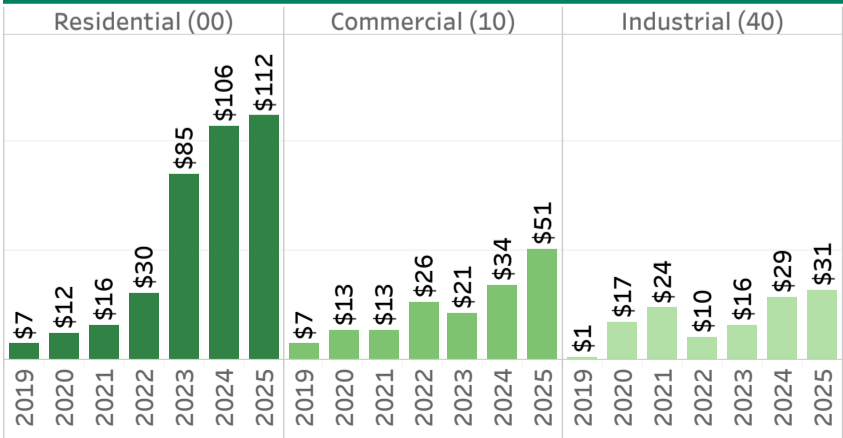
Residential, Commercial, and Industrial Land Sales in Palm Beach County in Q1-Q2



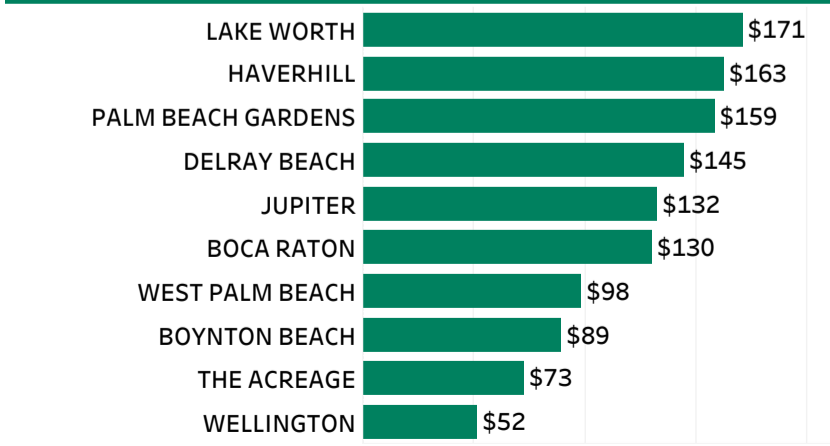
Top Palm Beach County Land Sales in 2025 Q1 -Q2



Median Land Sales Price Per Square Foot in Palm Beach County in Q1-Q2



Median Residential Land Sales Price/Sq. Ft. in 2025 Q1-Q2



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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 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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