Southeast Florida Land Sales
2025 Q3 Report

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

October 2025

Southeast Florida Land Sales
$4.8 Billion Land Sales in 2025 Q1-Q3

Southeast Florida land sales volume rose 3% to $4.8 billion in 2025 Q1-Q3

Residential, commercial, and industrial lands sold in the counties of Miami-Dade, Broward, and Palm Beach in the first three quarters of 2025 rose to $4.8 billion in the first three quarters of 2025, up 3% from the same period one year ago.

Miami-Dade County land sales volume rose to $2.1 billion, up 111% from the same level one year ago ($1.0 billion). The surge in land sales in Miami-Dade County Sales arose in the first half of the year as real estate developers ramped up land banking. Lennar Homes purchased 117 parcels of land in Homestead in the first half of the year, according to MIAMI Realtors® analysis of county records data. D.R. Horton purchased 77 parcels in the first quarter in Florida City. Millrose Properties purchased 22 parcels of land in Homestead in the first quarter.

Meanwhile, land sales volume fell in Palm Beach County to $2.3 billion in the first three quarters of 2025, down 30% from one year ago. In Broward County, land sales volume was stable at $500 million.

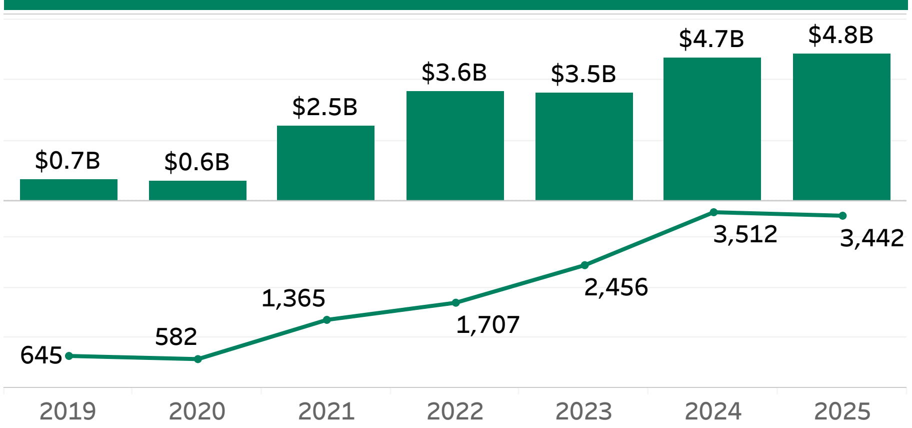
Residential land sales prices skyrocket in Miami-Dade and Broward in 2025 as land sales surged

The high demand for land vis-a-vis the limited availability of land particularly in Miami-Dade County has spiked up land sales prices. In Miami-Dade County, the median residential land sales price per square foot (PSF) quadrupled to $199 PSF in 2025 Q3 from one year ago ($49 PSF). In Broward County, the median residential land sales price nearly tripled to $108 PSF from one year ago ($41 PSF). In Palm Beach the median residential sales price rose 22% to $121 PSF from one year ago ($99 PSF).

Long-term demand drivers of population, job growth, and home affordability are underpinning land sales

The demand for land is driven by economic and demographic conditions and differences in the cost of living across localities. Southeast Florida's population growth and job growth have outpaced the nation. In 2024, population in the Miami MSA rose 2%, twice the national rate of 1.0%. In the more affordable areas of Homestead and Palm Beach Gardens, the population rose 1.7% and 1.8% respectively. As of August 2025, employment in the Miami MSA was up 0.9% year-over-year, slightly ahead of the national increase of 0.8%. Miami-Dade County topped employment growth among the largest 10 counties at 1.5% as of the first quarter of 2025 (Miami-Dade: Ranked No. 1 in the U.S. in Jobs Growth - MIAMI REALTORS®).

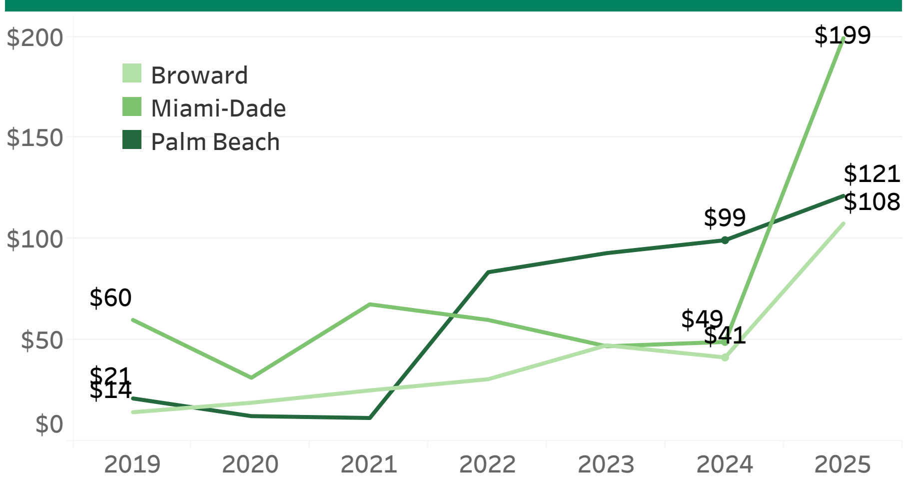
Southeast Florida Residential, Commercial, and Industrial Land Sales in Q1-Q3



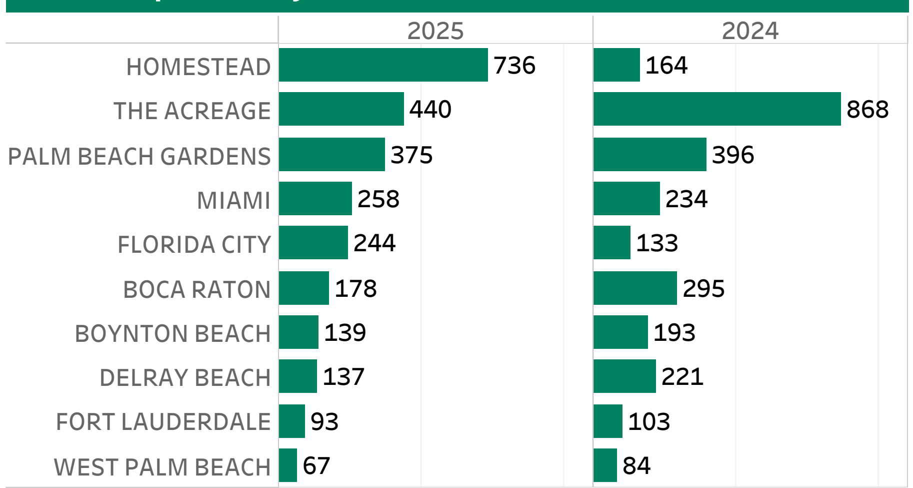
Southeast Florida Residential, Commercial, and Industrial Land Sales in Q1-Q3

Property County	2019	2020	2021	2022	2023	2024	2025
Miami-Dade	$0.4B	$0.2B	$1.4B	$1.9B	$1.2B	$1.0B	$2.1B
Broward	$0.1B	$0.2B	$0.3B	$0.6B	$0.5B	$0.5B	$0.5B
Palm Beach	$0.2B	$0.2B	$0.7B	$1.1B	$1.9B	$3.2B	$2.3B
Miami-Dade		-44.4%	479.7%	35.6%	-38.7%	-17.5%	111.3%
Broward		70.2%	97.2%	80.5%	-19.1%	4.4%	-0.1%
Palm Beach		33.8%	201.2%	53.2%	75.4%	71.2%	-30.0%

Median Residential Land Sales Price in 2025 Q3



Top Cities by Land Parcels Sold in 2025 Q1-Q3



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 total sales amount 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

$2.1 Billion Land Sales in 2025 Q1-Q3

Miami-Dade County land sales rose 111% to $2.1 billion in 2025 Q1-Q3

In Miami-Dade County, land sales volume in the first three quarters of 2025 rose to $2.1 billion, up 111% from one year ago. There were 1,547 land parcels traded, also twice the level one year ago, of which residential land sales accounted for 89% of land sales. The land sales volume and parcels traded are the highest levels since the reference period of 2019.

Homestead topped the list of cities by number of land parcels sold (736 parcels), followed by Miami (258 parcels) and Florida City (244 parcels). Expect more new home construction in these cities in the next 2-5 years.

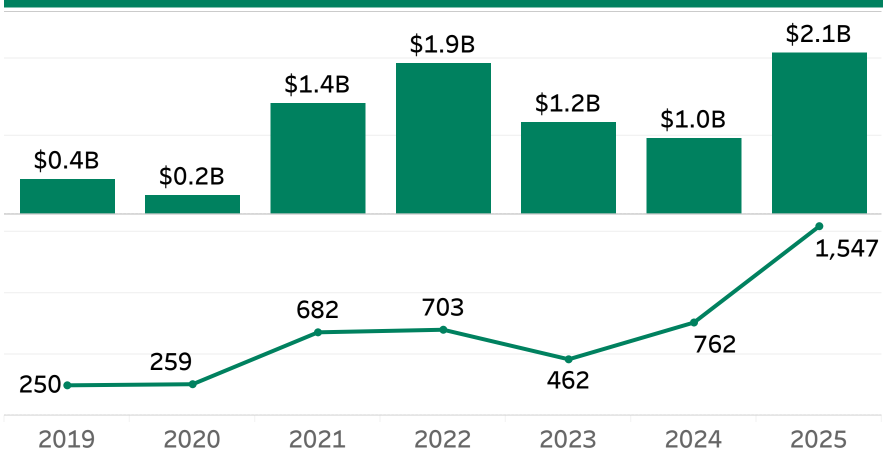
Driving the robust land sales are purchases of Lennar Homes in Homestead (122 parcels), D.R. Horton in Florida City (77 parcels) and Milrose Properties in Homestead (22 parcel).

In 2025 Q3 alone, land sales volume in Miami-Dade County rose to $600 million, up 50% from one year ago ($400 million). There were 553 land parcels traded, up 52% from one year ago (363 parcels).

Miami-Dade median residential land sale price quadrupled to $199 PSF in 2025 Q3

Miami-Dade County's robust land demand saw the median residential land sales price per square foot (PSF) quadruple to $199 PSF in 2025 Q3 ($49 PSF one year ago). Residential land sale prices rose across the cities with the most land sales. In Homestead, the median land sales price rose $146 PSF in 2025 Q3, up 80% from one year ago. In the city of Miami, the median land sales PSF doubled from one year ago to $126 PSF. In Florida City, the median sales price nearly quadrupled from one year ago to $192 PSF. In Miami Beach, the median sales price PSF spiked to $872 PSF. The current increase in land prices are likely to translate into future higher home prices.

Miami-Dade County Residential, Commercial, and Industrial Land Sales in Q1-Q3



Land Parcels Sold in Q1-Q3

	2019	2020	2021	2022	2023	2024	2025
HOMESTEAD	17	13	44	30	30	164	736
MIAMI	118	125	282	328	249	234	258
FLORIDA CITY	5	9	15	7	13	133	244
MIAMI BEACH	9	12	47	26	16	17	21
OPA LOCKA	6	1	7	13	4	10	11
NORTH MIAMI	2	4	17	13	4	6	7

Median Residential Land Sales Price in 2025 Q3

Median Residential Land Sales Price/Sq. Ft. in 2025 Q3

	2019	2020	2021	2022	2023	2024	2025
HOMESTEAD	$7	$7	$7	$12	$74	$81	$146
MIAMI	$40	$35	$63	$70	$61	$62	$126
FLORIDA CITY	$7	$4	$10	$14	$16	$54	$192
MIAMI BEACH	$137	$300	$245	$438	$363	$317	$872
OPA LOCKA			$17	$50		$74	$84
NORTH MIAMI	$47	$92	$126	$133	$26	$175	$271

Top Land Buyers in Miami-Dade in 2025 Q1-Q3

Owner Name 1	Property City	Property Use Description	Parcels	Dollar Volume	Median Sales Price/SF	Total Lot Size in SF
LENNAR HOMES LLC	HOMESTEAD	VACANT RESIDENTIAL	122	$14.2M	$61	351,963
D R HORTON INC	FLORIDA CITY	VACANT RESIDENTIAL	77	$3.8M	$44	126,797
MILLROSE PROPERTIES FL II LLC	HOMESTEAD	VACANT RESIDENTIAL	22	$0.1M	$52	54,756

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Broward County Land Sales
$500 M Land Sales in 2025 Q1-Q3

Broward County land sales were stable at $500 million in 2025 Q1-Q3

Land sales in Broward County in the first three quarters of 2025 were stable at $500 million, the same level during the same period one year ago. However, the number of land parcels traded rose 20% to 342 parcels, of which 86% were residential lands.

Broward County land buyers were smaller developers compared to Miami-Dade's land buyers, purchasing three parcels or less. With little major land acquisition underway in Broward County, new home construction is not likely to increase significantly in the coming 2 to 3 years, which portends sustained home price growth due to modest new home supply.

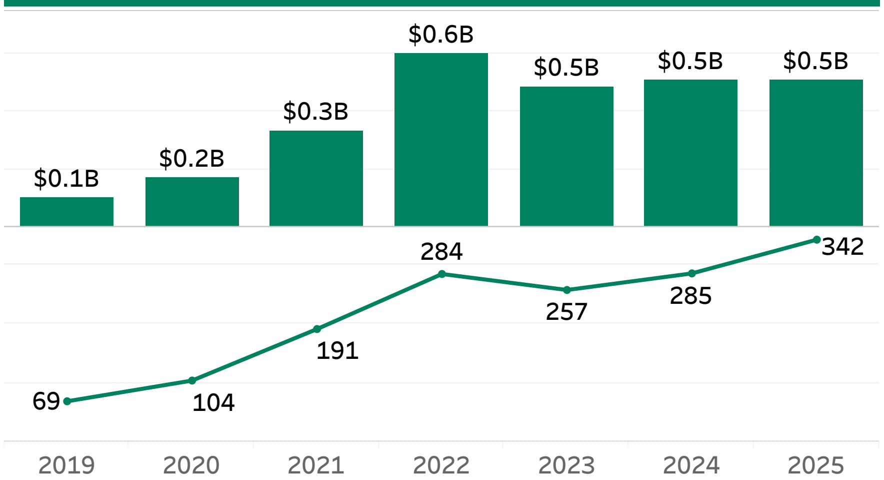
Fort Lauderdale had the most land parcels sold (93), followed by Pembroke Pines (53 parcels) and Pompano Beach (34 parcels).

Kinetic Lifestyle Homes, a non-profit organization based in West Park, Florida, dedicated to the development of low-income affordable housing, purchased three land parcels totaling about 25,000 SF in West Park and Hollywood. JC Development One LLC, a real estate development company incorporated in the state of Washington, purchased three land parcels totaling about 20,000 SF in Oakland Park and Wilton Manors.

Broward County median residential land sale price surged to $108 PSF in 2025 Q3

Broward County's median residential land sales price per square foot (PSF) rose to $108 PSF in 2025 Q3, up 163% from one year ago ($41 PSF). In Fort Lauderdale, the median residential sale price rose 129% to $252 PSF. In Pembroke Pines, the median residential land sales price was $365 PSF. in Pompano Beach, the median residential land sales price quintupled to $154 PSF.

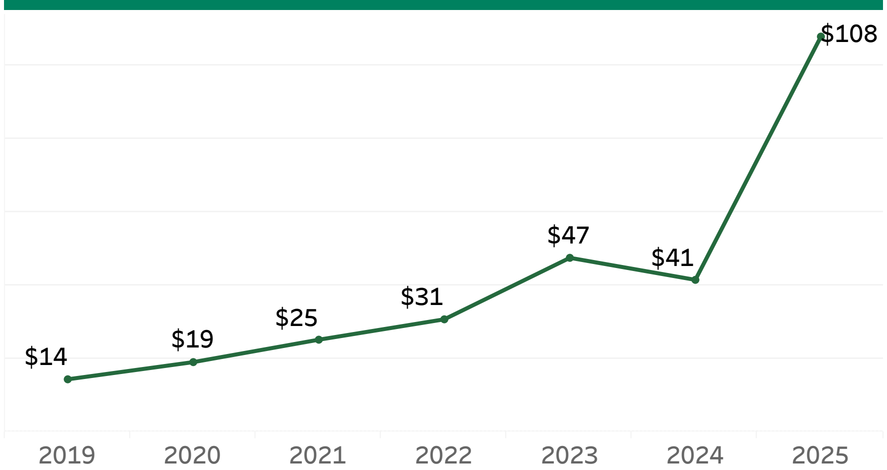
Broward County Residential, Commercial, and Industrial Land Sales in Q1-Q3



Land Parcels Sold in Q1-Q3

	2019	2020	2021	2022	2023	2024	2025
FORT LAUDERDALE	23	41	60	102	103	103	93
PEMBROKE PINES	1		1		3	3	53
POMPANO BEACH	8	10	17	28	27	22	34
DANIA	5	8	13	14	10	12	27
DAVIE	3	4	17	19	13	16	19
OAKLAND PARK	5	4	3	6	7	8	16
WESTON		4	4	3		1	8

Median Residential Land Sales Price in 2025 Q3



Median Residential Land Sales Price/Sq. Ft. in 2025 Q3

	2019	2020	2021	2022	2023	2024	2025
FORT LAUDERDALE	$105	$89	$128	$145	$88	$110	$252
PEMBROKE PINES						$17	$365
POMPANO BEACH	$52	$16	$73	$30	$19	$31	$154
DANIA		$34	$29	$137	$19	$31	$108
DAVIE	$6		$8	$21	$18	$14	$16
OAKLAND PARK	$68	$8	$18	$31	$13	$38	$64
WESTON		$19	$22	$29			$79

Top Land Buyers in Broward in 2025 Q1-Q3

Owner Name 1	Property City	Property Use Description	Parcels	Dollar Volume	Median Sales Price/SF	Total Lot Size in SF
KINETIC LIFESTYLE HOMES INC	WEST PARK	VACANT RESIDENTIAL	2	$0.1M	$10	14,315
	HOLLYWOOD	VACANT RESIDENTIAL	1	$0.4M	$33	11,195
JCDEV1 LLC	OAKLAND PARK	VACANT RESIDENTIAL	2	$0.9M	$53	18,795
	WILTON MANORS	VACANT RESIDENTIAL	1	$0.3M	$77	3,427
BLUE PERCELL	POMPANO BEACH	VACANT LAND - COMMERCIAL	3	$0.1M	$34	6,259

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

Palm Beach County Land Sales
$2.3 Billion Land Sales in 2025 Q1-Q3

Palm Beach County land sales slowed to $2.3 billion in 2025 Q1-Q3

Palm Beach County land sales slowed to $2.3 billion in the first three quarters of 2025, down 28% from one year ago. Still, Palm Beach County posted the highest sales volume among the three counties (Miami-Dade, $2.1 billion; Broward, $500 million). The number of parcels traded also fell 37% to 1,553 parcels in the first three quarters.

The Acreage had the most land sales (440 parcels) even as sales fell compared to one year ago (868 parcels). The Acreage, an unincorporated area, has a robust housing market, with year-to-date single-family sales through August 2025 up 5%. The cities with the next highest number of parcels purchases were Boca Raton and Palm Beach Gardens, areas that tend to attract wealthier households given the median sales prices hovering at $900,000 to $1 million.

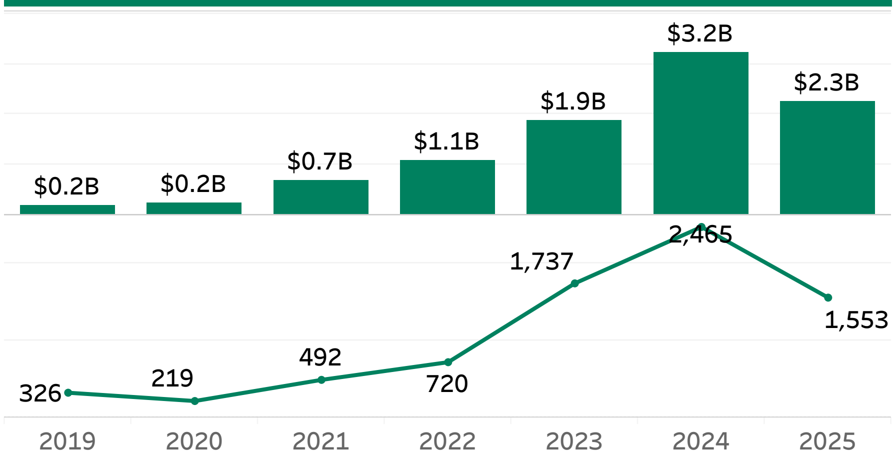
SBL IG Vaults, headquartered in Jupiter, purchased the greatest number of parcels, four parcels of industrial land of about 180,000 SF in Jupiter. The company provides an online marketplace for gamers to buy and sell digital assets.

The Dolphin Revocable Trust, a trust representing the interests of the Koch family (founder of Koch Industries), purchased two residential land parcels in Jupiter worth $17.5 million.

Palm Beach County median residential land sale price rose to $121 PSF in 2025 Q3

Palm Beach County's median residential land sales price per square foot (PSF) rose to $121 PSF in 2025 Q3, up 22% from one year ago. The median sales prices were over $100 PSF in most cities with the largest land sales, led by Palm Beach Gardens ($158 PSF), Delray Beach ($144 PSF), and Boca Raton ($137 PSF). Wealth migration is likely driving the price growth in these high-end markets.

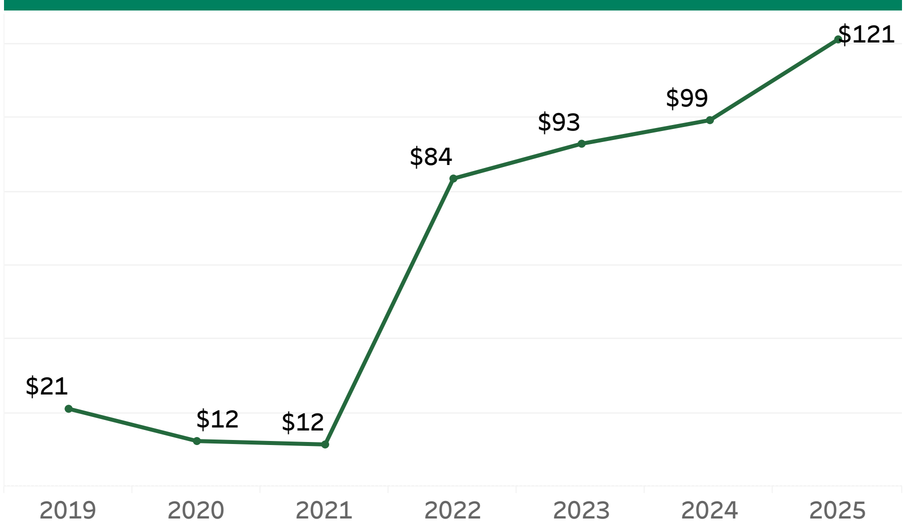
Palm Beach County Residential, Commercial, and Industrial Land Sales in Q1-Q3



Land Parcels Sold in Q1-Q3

	2019	2020	2021	2022	2023	2024	2025
THE ACREAGE	19	28	89	189	666	868	440
PALM BEACH GARDENS	188	6	64	80	369	396	375
BOCA RATON	7	27	34	77	105	295	178
BOYNTON BEACH	7	1	13	58	29	193	139
DELRAY BEACH	10	36	28	49	83	221	137
WEST PALM BEACH	18	17	53	62	49	84	67
JUPITER	2	4	22	27	93	38	36

Median Residential Land Sales Price in 2025 Q3



Median Residential Land Sales Price/Sq. Ft. in 2025 Q3

	2019	2020	2021	2022	2023	2024	2025
THE ACREAGE	$1	$2	$2	$67	$86	$87	$71
PALM BEACH GARDENS	$23	$36	$40	$29	$112	$144	$158
BOCA RATON	$65	$91	$109	$167	$242	$133	$137
BOYNTON BEACH	$14	$19	$12	$106	$54	$83	$90
DELRAY BEACH	$10	$20	$28	$90	$135	$142	$144
WEST PALM BEACH	$7	$12	$15	$62	$53	$133	$101
JUPITER	$5	$65	$157	$7	$10	$29	$129

Largest Land Buyers in Palm Beach in 2025 Q1-Q3

Owner Name 1	Property City	Property Use Description	Parcels	Dollar Volume	Median Sales Price/SF	Total Lot Size in SF
SBL IG VAULTS LLC	JUPITER	VACANT INDUSTRIAL	4	$4.5M	$28	179,616
DELADE PROPERTIES LLC	THE ACREAGE	VACANT RESIDENTIAL	3	$0.8M	$42	28,155
SYNERGY HOMES LLC	THE ACREAGE	VACANT RESIDENTIAL	2	$0.5M	$4	104,544
SNAPPER PROPERTY LLC	THE ACREAGE	VACANT RESIDENTIAL	2	$0.1M	$2	112,384
DOLPHIN REVOCABLE TRUST	JUPITER	VACANT RESIDENTIAL	2	$17.5M	$295	118,556

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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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