



Southeast Florida Residential Rental Market Report December 2025



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Southeast Florida Residential Rental Market

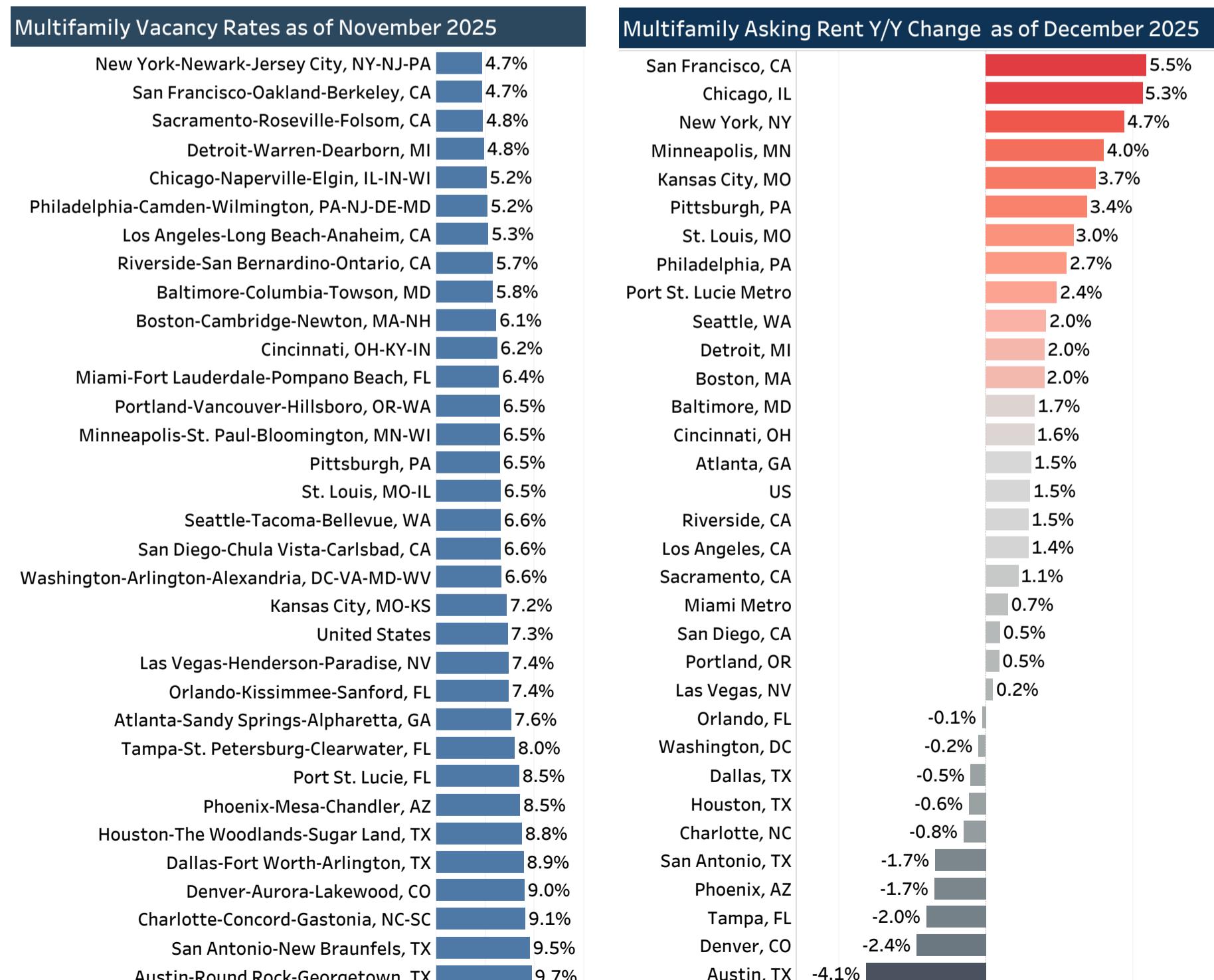
December 2025

Miami Metro Area asking rents rose in December 2025 while rents declined in several Sunbelt markets

Asking rents on multifamily units in the Miami Metro Area rose 0.9% from one year ago in December 2025, based on rentals posted on Zillow. Although rents rose at a modest pace compared to nationally (1.5%), asking rents in the Miami Metro area rose faster than in Sunbelt markets like Orlando (-0.1%), Dallas (-0.5%), Houston (-0.6%), Charlotte (-0.8%), San Antonio (-1.7%), Phoenix (-1.7%), Tampa (-2.0%), Denver (-2.4%), and Austin (-4.1%).

Asking rents are rising faster in the Miami Metro Area compared to most Sunbelt areas due to a lower vacancy rate of 6.4% compared to vacancy rates that hover at 7% to 10% in several Sunbelt markets like Austin (9.7%), San Antonio (9.5%), Charlotte (9.1%), and Denver (9.0%), according to Apartment List estimates. Asking rents are rising the fastest in San Francisco (5.5%), Chicago (5.3%), and New York (4.7%) where vacancy rates hover at 5% or lower.

Rent growth is easing due to the strong pace of supply rather than a lack of demand. Demand remains robust, underpinned by strong job growth, rising out-of-state migration, and a home affordability hurdle. Miami-Dade County posted the fastest job growth among the 10 largest counties as of 2025 Q2 at 1.9% with strong growth in financial activities (4.8%) and professional and business services (3.0%), while jobs rose 0.5% nationally, according to the US Census Bureau's Quarterly Census of Employment and Wages. Out-of-state migration is picking up. In 2025, driver license exchanges rose 12% in Miami-Dade and 6% in Broward County (See [Domestic Migration to Miami-Dade, Broward Increases with New York Again as Top Feeder State - MIAMI REALTORS®](#)). Homeownership is still a challenge for most renters, with just 5% of renter households earning \$129,600, the income needed to afford the mortgage (single-family or condo) in Southeast Florida, according to MIAMI Realtors estimates.



Completions outpaced absorption putting downward pressure on upper-tier rents

Among multifamily buildings with at least 50 units, asking rents in the Miami Market Area (covers most of Miami-Dade County cities) decreased from one year ago by 0.07% in December 2025. This is the first time asking rents declined year-over-year according to Yardi Matrix estimates. Only 30% of cities had higher asking rents compared to one year ago, including the city of Miami (0.29%), Miami Beach (0.96%), and North Miami Beach (2.24%). Rents on new leases were lower than in-place rents, with the average new lease trade-out at -2.1%. With weaker rent growth, 7.9% of units offered concessions equivalent to 10.1% of the average annual rent. Asking rents softened with completions over the past 12 months of 9,566 units outpacing net absorption of 7,735 units.

In the Fort Lauderdale Market Area (covers most cities of Broward County), rents also fell 0.77% in December 2025 from one year ago. Asking rents have been declining year-over-year since June 2025. Only 26% had higher rents from one year ago, including Fort Lauderdale (0.22%), Hollywood (1.88%), and Dania Beach (3.18%). Rents on new leases were lower than in-place rents, with a negative new lease trade-out of 3.8%. Over the past 12 months, net absorption was 4,099 units, 10% lower than the completions over the past 12 months of 4,410 units. Approximately 5% of units offered concessions equivalent to 8.9% of the average annual rent.

In the West Palm Beach-Boca Raton Market Area (covers most cities of Palm Beach County), rents rose 0.37%. Fifty-nine percent of cities had higher rents from one year ago, including West Palm Beach (1.01%), Boca Raton (0.5%), and Palm Beach Gardens (2.84%). However, rents on new leases decreased compared to in-place rents, with the new lease trade-out at -0.7%. While asking rents did not fall as much as in the Miami and Fort Lauderdale market areas, more units offered concessions, at 11%, with the average concession equivalent to 6.7% of the average annual rent. Demand is still outpacing supply, with 2,460 units of net absorption, almost twice the level of net completions over the same period.

In the Port St. Lucie Market Area (covers most cities of Martin and St. Lucie counties), the asking rent decreased 0.02%, the second consecutive month of decline. Half of cities had higher rents from one year ago: Hobe Sound (12.9%), Vero Beach (7.25%), Jensen Beach (1.95%), and Stuart (0.2%). Rents on new leases were also lower than in-place rents with the new lease trade-out at -1.3%. Asking rents fell modestly but nearly one in five units offered concessions, with concessions amounting to 11% of the average annual rent.

Significant construction is underway across all market areas. As of December 2025, 36,290 units were under construction in the Southeast Florida market areas, adding 8.5% to the current stock. In the Miami and Fort Lauderdale market areas, the units under construction are equivalent to 2.6 years of supply of the current annual absorption. Southeast Florida's solid job growth in the finance, professional services, legal, and health care industries will support the absorption of these units.

Southeast Florida Multifamily Metrics for Buildings with Over 50 Units in December 2025

	Miami	Fort Lauderdale	West Palm Beach - Boca Raton	Port St. Lucie
Asking Rent	\$2,600	\$2,410	\$2,538	\$2,030
Y/Y Asking Rent	-0.07%	-0.77%	0.37%	-0.02%
New Lease Trade-Out	-2.1%	-3.8%	-0.7%	-1.3%
Renewals (%)	69.2%	67.6%	67.9%	68.9%
Percent of Units Offering Concessions	7.9%	5.3%	11.0%	18.8%
Concessions as a Percent of Average Annual Rent	10.1%	8.9%	6.7%	11.0%
12-Month Net Absorption	7,375	4,099	2,460	N.A.
12-Month Completed Units	9,566	4,410	1,240	1,231
Inventory	189,916	128,822	83,589	22,480
Under Construction	18,212	10,668	4,367	3,043
Under Construction as a Percent of Inventory	9.6%	8.3%	5.2%	13.5%
Years' supply of units under construction	2.5	2.6	1.8	N.A.
Cap Rate	5.9%	5.8%	5.0%	5.4%

Source: Yardi Matrix. Market areas generally correspond to a Metropolitan Statistical Area (MSA), though large MSAs are split into more markets, such as the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area which is split into three markets. Some data may not be available for Port St. Lucie, a new market area covered by Yardi Matrix. Yardi Matrix tracks multifamily buildings with at least 50 units.

Southeast Florida Residential Rental Market

December 2025

Miami Market Area

Asking Rent Per Unit in December 2025

City	Asking Rent	% Y/Y Change
Total	\$2,600	-0.07%
Coral Gables	\$4,065	-0.04%
Miami Beach	\$3,337	0.96%
South Miami	\$2,986	6.46%
North Bay Village	\$2,890	4.73%
Sunny Isles Beach	\$2,859	-4.01%
Doral	\$2,807	-1.66%
Aventura	\$2,668	-4.54%
Miami	\$2,660	0.29%
Palmetto Bay	\$2,596	-2.15%
Miami Gardens	\$2,497	-1.97%
North Miami Beach	\$2,463	2.24%
West Miami	\$2,443	-3.17%
Miami Lakes	\$2,350	-3.22%
North Miami	\$2,287	3.10%
Hialeah	\$2,188	-1.95%
Hialeah Gardens	\$2,146	-2.70%
Naranja	\$2,057	-0.46%
Opa-locka	\$2,019	-4.77%
Homestead	\$1,993	-0.09%
Miami Springs	\$1,807	-0.73%
Princeton	\$1,781	-6.62%
Cutler Bay	\$1,735	0.05%
Pinecrest	\$1,583	-11.42%

Fort Lauderdale Market Area

Asking Rent Per Unit in December 2025

City	Asking Rent	% Y/Y Change
Total	\$2,410	-0.77%
Hallandale Beach	\$2,891	-4.85%
Fort Lauderdale	\$2,844	0.22%
Weston	\$2,770	-3.69%
Dania Beach	\$2,683	3.18%
Parkland	\$2,632	2.86%
Miramar	\$2,546	-3.14%
Plantation	\$2,487	-1.48%
Cooper City	\$2,467	8.71%
Davie	\$2,408	-2.97%
Coral Springs	\$2,376	-0.83%
Pembroke Pines	\$2,362	-3.11%
Sunrise	\$2,354	0.28%
Coconut Creek	\$2,334	1.03%
Wilton Manors	\$2,301	2.26%
Pompano Beach	\$2,227	-0.28%
Oakland Park	\$2,220	0.11%
Hollywood	\$2,157	1.88%
Tamarac	\$2,151	0.87%
Deerfield Beach	\$2,138	3.55%
Margate	\$2,118	-3.07%
North Lauderdale	\$2,056	-4.31%
Lauderdale Lakes	\$1,958	-0.18%
Lauderhill	\$1,886	-1.76%
Pembroke Park	\$1,752	-2.69%

West Palm Beach-Boca Raton Market Area

Asking Rent Per Unit in December 2025

City	Asking Rent	% Y/Y Change
Total	\$2,538	0.37%
Palm Beach	\$10,927	-2.73%
North Palm Beach	\$3,512	9.18%
Boca Raton	\$2,898	0.50%
Juno Beach	\$2,896	3.36%
Delray Beach	\$2,837	1.40%
Palm Beach Gardens	\$2,662	2.84%
Jupiter	\$2,616	0.20%
Lake Park	\$2,575	-3.08%
Wellington	\$2,512	-2.82%
Lantana	\$2,484	7.16%
Royal Palm Beach	\$2,442	-4.18%
West Palm Beach	\$2,399	1.01%
Lake Worth	\$2,362	0.99%
Delray	\$2,314	16.11%
Boynton Beach	\$2,283	-0.50%
Palm Springs	\$1,898	-3.87%
Greenacres	\$1,859	2.86%
Lake Worth Beach	\$1,831	-12.26%
Riviera Beach	\$1,800	-2.03%
Tequesta	\$1,691	-3.60%
Belle Glade	\$1,453	1.23%
Pahokee	\$1,227	-9.61%

Port St. Lucie Market Area

Asking Rent Per Unit in December 2025

City	Asking Rent	% Y/Y Change
Total	\$2,030	-0.02%
Palm City	\$2,212	-3.42%
Port St. Lucie	\$2,134	-1.20%
Stuart	\$2,066	0.12%
Jensen Beach	\$2,061	1.95%
Hobe Sound	\$1,992	12.96%
Vero Beach	\$1,934	7.25%
Fort Pierce	\$1,713	-0.68%
Sebring	\$1,235	-3.11%

Percent of cities with stable or higher rents from one year ago

Miami Market Area: 30% (39% in November)

Fort Lauderdale Market Area: 26% (50% in November)

West Palm Beach-Boca Raton Market Area: 59% (52% in November)

Port St. Lucie Market Area: 50% (57% in November)

Rents rose in lower-tier rentals with fewer completions of Fully Affordable units amid rising costs of construction

By asset class, asking rents in multifamily buildings with at least 50 units rose faster in Class B-D units (Workforce and Mid-Range) with asking rent hovering at \$2,000 or lower. With fewer Fully Affordable units coming into the market, expect rents to rise at a stronger pace in the lower tier segment.

In the Miami Market Area (covers most cities of Miami-Dade County), asking rents for Workforce Lower tier rose 1.2% and asking rents for Workforce Upper tier rose 0.7%. However, asking rents for Low Mid-range rentals fell 1.6%, Upper Mid-range fell 2.5% and Discretionary housing fell 0.4%.

In the Fort Lauderdale Market Area (covers most cities of Broward County), asking rents rose for Workforce Lower tier rentals by 9.8%, Workforce Upper tier by 0.7%, and Low Mid-range rental housing by 0.8%. Asking rents fell for Upper Mid-range and Discretionary rental housing by 1.5%.

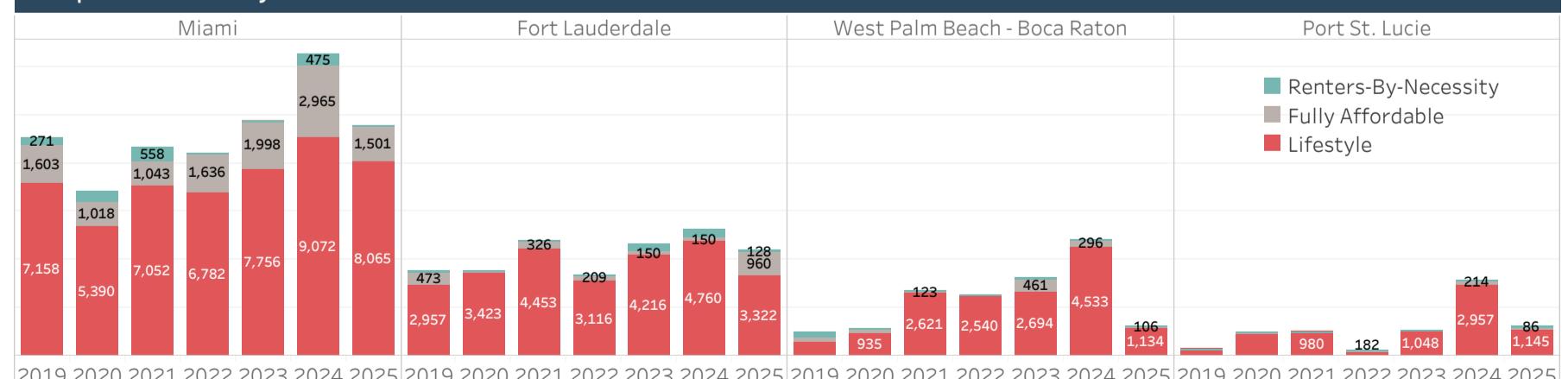
However, in the West Palm Beach-Boca Raton Market Area, rents rose for Upper Mid-range rentals by 0.2% and Discretionary rentals by 1.4%. Rising rents in the upper tier rental market is indicative of a wealthier population moving into this area for retirement or job relocation in high-wage jobs in the professional and business services and financial activities industries.

The Live Local Act passed in 2023 aims to expand the opportunities for producing more affordable and workforce housing through property tax exemptions, land use entitlements, and strategic initiatives (e.g. Hometown Heroes, SAIL projects, expedited permitting, using public land for affordable housing). Following the passage of the Live Local Act, the Miami Market Area had the highest number of Fully Affordable Units completed in 2024, at 2,965 units. However, that figure subsided in 2025 to 1,501 units amid higher interest rates, rising construction costs, and heightened economic uncertainty. In the Fort Lauderdale Market Area, 960 Fully Affordable units were completed in 2025, the greatest number of completed units since 2015. In the West Palm Beach-Boca Raton Market Area, the number of Fully Affordable Units completed also subsided in 2025, after peaking in 2023. In the Port St. Lucie Market Area, 214 Fully Affordable units were completed in 2024 but that figure also dropped in 2025, according to Yardi Matrix estimates.

Actual Rent Per Unit by Asset Class in December 2025

Property Asset Class	Miami		Fort Lauderdale		West Palm Beach-Boca Raton		St. Lucie	
	Actual Rent	% Y/Y	Actual Rent	% Y/Y	Actual Rent	% Y/Y	Actual Rent	% Y/Y
Discretionary	\$3,084	-0.4%	\$2,863	-1.5%	\$2,918	1.4%	\$2,105	-0.3%
Upper Mid-Range	\$2,652	-2.5%	\$2,409	-1.5%	\$2,505	0.2%	\$2,154	-0.1%
Low Mid-Range	\$2,178	-1.6%	\$2,050	0.8%	\$2,076	-1.9%	\$1,674	-0.6%
Workforce - Upper	\$1,906	0.7%	\$1,769	0.7%	\$1,735	-2.0%	\$1,267	-3.3%
Workforce - Lower	\$1,502	1.2%	\$1,510	9.8%	\$1,134	-3.7%	\$2,030	0.0%

Completed Units by General Asset Class



Source: Yardi Matrix. Market areas generally correspond to a Metropolitan Statistical Area (MSA), though large MSAs are split into more markets, such as the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area which is split into three markets. Some data may not be available for Port St. Lucie, a new market area covered by Yardi Matrix. Asset types are based on Yardi Matrix's classification: Workforce-Lower (C-D), Workforce-Upper (C+, C), Low Mid-Range (B, B-), Upper Mid-Range (A-, B+), Discretionary (A+, A). Lifestyle units have high-end amenities, Renters-by-Necessity units cater to renters who are not likely to be able to purchase a home given their level of income, and Fully Affordable units have some type of government subsidy and renters need to satisfy an income criteria relative to the area median income.

Southeast Florida has the most intense construction activity in the nation with 36,290 units under construction

As of December 2025, Yardi Matrix reported 36,290 units under construction in 141 buildings with at least 50 units, adding 8.5% to the current stock. Miami-Dade County is undergoing the most intense construction activity among the largest 90 market areas, according to Cushman and Wakefield data as of 2025 Q4. Nationally, 469,374 units are under construction, adding 3.5% to the existing stock.

Half (18,212) are in the Miami Market Area, with the units adding 9.6% to the current inventory. Construction is concentrated in Downtown Miami, Edgewater, Overtown, Homestead, Doral, and Hialeah.

In the Fort Lauderdale Market Area, 10,668 units are under construction, adding 8.3% to the current inventory. Construction is focused in Fort Lauderdale-Central, Hollywood, and Davie.

In the West Palm Beach-Boca Raton Market Area, 4,367 units are under construction, adding 5.2% to current inventory. The bulk of construction activity is in West Palm Beach-North, Boynton Beach, and Delray Beach.

In the Port St. Lucie Market Area, 3,043 units are under construction, adding a whopping 13.5% to the current inventory. Construction is centered in Fort Pierce and Port St. Lucie-West.

Largest multifamily projects under construction

Downtown 6th in the city of Miami by the Melo Development Group, a Florida-based developer, is the largest multifamily construction underway in Southeast Florida, with 824 units.

CMPND, also in the city of Miami, by the Namdar Group, a New York-based developer, is the second largest construction underway, with 680 units.

Flow Brickell in the city of Miami, is the third largest construction, by Flow, founded by WeWork founder Adam Neumann, with 632 units.

Big-name developers based in other states are developing several projects in Southeast Florida such as Namdar Group (NY), Naftali Group (NY), Oak Row Equities (NY), Hanover Company (TX), Hines Interests (TX), Morgan Group (TX), D.R. Horton (TX), Atlantic Residential (GA), Trammel Crow Residential (CO), and Avalon Bay Communities (VA). Among Florida-based companies, big-name developers include Melo Development, Terra Group, Related Group, Mill Creek Residential, and Integra Investments.

Multifamily Units Under Construction in the Miami Market Area as of December 2025

Grand Total	18,212
1 - Miami - Downtown	2,666
31 - Homestead	1,816
24 - Doral	1,333
8 - Miami - Edgewater	1,317
5 - Miami - Overtown	1,285
23 - North Miami Beach	1,047
18 - Hialeah	1,023
28 - Kendall	826
22 - North Miami	757
32 - Florida City	736
16 - South Miami	735
10 - Miami - Flagami	680
15 - Coral Gables	664
30 - Goulds	526
20 - Opa-locka	441
9 - Miami - Coconut Grove	432
14 - Miami Beach	365
11 - Miami - Liberty City	360
4 - Miami - Little Havana	355
25 - Fontainebleau - University Park	328
7 - Miami - Wynwood	310
6 - Miami - Allapattah	125
3 - Miami - Coral Way	85

Multifamily Units Under Construction in the Fort Lauderdale Market Area as of December 2025

Grand Total	10,668
1 - Fort Lauderdale - Central	3,607
23 - Hollywood	1,675
21 - Davie	1,489
24 - Pembroke Pines - Miramar	830
9 - Pompano Beach - North	507
22 - Dania Beach	450
10 - Pompano Beach - South	423
4 - Fort Lauderdale - West	400
14 - Coral Springs - North	355
6 - Lauderdale Lakes	312
18 - Sunrise	235
12 - Coconut Creek	220
5 - Oakland Park	165

Multifamily Units Under Construction in the West Palm Beach-Boca Raton and Port St. Lucie Market Areas as of December 2025

Grand Total	7,410
9 - Fort Pierce	1,262
1 - Port St. Lucie - West	881
5 - West Palm Beach - North	822
13 - Boynton Beach	796
14 - Delray Beach	594
8 - West Palm Beach - South	506
10 - Vero Beach	467
10 - Lake Worth	406
6 - West Palm Beach - Central	321
4 - Riviera Beach	279
2 - Palm Beach Gardens	255
15 - Boca Raton - East	201
11 - Wellington	187
2 - Port St. Lucie - East	150
7 - Indiantown	131
15 - Avon Park	80
4 - Stuart	72

Largest Multifamily Units Under Construction as of December 2025

Project Name	Address	City	Developer	State	Year	Units
Downtown 6th	530 NE 1st Avenue	Miami	Melo Development	FL	2025	824
CMPND	55 NE 2nd Street	Miami	Namdar Group	NY	2023	680
Flow Brickell	275 SW 6th Street	Miami	Flow	FL	2022	632
Preserve at Savannah Lakes, The	3530 South Highway 1	Fort Pierce	Kolter Group, The	FL	2025	620
Atlantic Square	777 NW 2nd Avenue	Miami	Atlantic Pacific Companies	FL	2023	616
Upland Park	11897 NW 12th Street	Miami	Terra Group	FL	2025	578
Ambar Station	27742 South Dixie Hwy	Homestead	Vestcor Companies	FL	2025	576
Society Las Olas II	300 SW 1st Avenue	Fort Lauderdale	PMG	FL	2023	563
JEM	1000 NE 2nd Avenue	Miami	Naftali Group	NY	2024	530
Holly by Soleste, The	2001 Van Buren Street	Hollywood	Estate Companies, The	FL	2023	503
Arcadian, The	640 NW 7th Avenue	Fort Lauderdale	Fuse Group	FL	2024	502
Sea View II at Dania	801 East Dania Beach Blvd	Dania	J. Milton & Associates	FL	2024	450
Cadence Link at Douglas	3060 SW 37th Court	Coral Gables	13th Floor Investments	FL	2025	432
Excel Miami	1550 NE Miami Place	Miami	Clearline Real Estate	NY	2025	427
Indigo Pompano Beach	777 Isle of Capri Circle	Pompano Beach	Atlantic Residential	GA	2024	423
Encore at Tradition	8500 SW America Walks Blvd	Port St. Lucie	Pride One Construction	OH	2022	415
Sevilla	8301 NW 53rd Street	Doral	Codina Partners	FL	2025	412
Douglas Gardens Residences	713 SW 88th Avenue	Pembroke Pines	McDowell Properties	FL	2023	410
Era, The	2125 South Andrews Avenue	Fort Lauderdale	Affiliated Development	FL	2025	400
2600 Biscayne	2600 Biscayne Blvd	Miami	Oak Row Equities	NY	2024	399
Parks at Hallandale	2002 Pembroke Road	Hallandale Beach	13th Floor Investments	FL	2024	398
317 North Federal Highway	317 North Federal Hwy	Fort Lauderdale	Merrimac Ventures	FL	2024	390
Parks at Davie	SW 37th Street & Davie Road	Davie	13th Floor Investments	FL	2025	383
Manor Biscayne	1650 NE 124th Street	North Miami	Related Group	FL	2024	382
District at Northwood, The	2484 Pinewood Avenue	West Palm Beach	Immocorp Capital	FL	2024	382
Hanover Riverwalk	477 SW 1st Avenue	Fort Lauderdale	Hanover Company, The	TX	2023	380
Alvorada On The Bay	16375 Biscayne Blvd	Aventura	Westdale Asset Management	TX	2024	363
Sound, The	8111 South Dixie Hwy	West Palm Beach	Flagler Realty & Development	FL	2025	358
Pompano Beach Citi Centre	1200 NE 23rd Street	Pompano Beach	Morgan Group	TX	2025	356
Modera Coral Springs Phase II	3210 North University Drive	Coral Springs	Mill Creek Residential	FL	2023	355
FAT Village East	501 North Andrews Avenue	Fort Lauderdale	Hines Interests	TX	2024	355
Soleste Midtown South	NE 30th Terrace & Campbell Dr.. Homestead		Estate Companies, The	FL	2024	354
Blu Aventura	2335 NE 186th Street	Miami	Goldberg Companies	OH	2023	350
Soleste Reserve I	5079 SW 48th Street	Davie	Estate Companies, The	FL	2025	347
Atala	1556 NW 110th Avenue	Miami	Coastland Construction	FL	2024	343
NoMi Square	13855 NW 17th Avenue	Miami	Integra Investments	FL	2025	342
Flamingo Village	2304 East 4th Avenue	Hialeah	Prestige Companies	FL	2023	341
Villages, The	405 East Ocean Avenue	Boynton Beach	Edgewater Capital Investments	FL	2025	336
Aventana	19640 West Dixie Hwy	Miami	Ram Realty Advisors	FL	2025	334
Vibe Residences	12205 SW 30th Street	Miramar	FCI Residential Corporation	FL	2024	332
Southpointe Vista	21250 SW 117th Court	Goulds	McDowell Properties	FL	2023	332
Lil Abner III	11239 NW 4th Terrace	Miami	Consolidated Real Estate Investments	FL	2024	328
Parks at Delray, The	South Congress Avenue & Park.. Delray Beach		13th Floor Investments	FL	2025	327
Alexan Ludlam Trace	2901 SW 69th Court	Miami	Trammell Crow Residential	CO	2024	324
2900 Terrace	401 NE 29th Terrace	Miami	Oak Row Equities	NY	2025	324
Belvedere by Soleste, The	550 North Rosemary Avenue	West Palm Beach	Estate Companies, The	FL	2024	321
Naranja Grand	28150 SW 147th Avenue	Homestead	Housing Trust Group	FL	2024	320
Regatta	2152 South Jenkins Road	Fort Pierce	Alva Stone Group	FL	2025	312
Mayla Cypress Creek	6261 NW 6th Way	Fort Lauderdale	Grover Corlew	FL	2025	312
Wynwood Crossing	2000 North Miami Avenue	Miami	Clearline Real Estate	NY	2025	310
Rainbow Village and Gwen Cherry	2000 NW 3rd Avenue	Miami	Housing Trust Group	FL	2025	310
Tides at River Rapids	2750 NW South River Drive	Miami	ROVR Development	FL	2024	300
Palm Cove Reserve	SW 172th Ave & Palm Drive	Homestead	D.R. Horton	TX	2025	296
Gables Riverwalk	333 North New River Drive East	Fort Lauderdale	Gables Residential	VA	2023	295
District in Davie, The	4803 South State Road 7	Davie	EI Ad National Properties	NY	2025	292
Avalon South Miami	7350 SW 58th Court	South Miami	AvalonBay Communities	VA	2023	290
Saddlebridge Downtown Davie	4179 Davie Road	Davie	White Oak Development	FL	2025	286
Avalon Northlake Promenade	400 Northlake Blvd	North Palm Beach	AvalonBay Communities	VA	2025	279
Honeybell, The	6205 26th Street	Vero Beach	Remi Properties	FL	2024	278
Spruce, The	2501 Spruce Avenue	West Palm Beach	Affiliated Development	FL	2024	270
Hibiscus Grove	9948 West Hibiscus Street	Miami	Integra Investments	FL	2025	270
Alexan Roxy	330 Catalonia Avenue	Coral Gables	Trammell Crow Residential	CO	2023	269
Alexan Delray	1155 South Congress Avenue	Delray Beach	Trammell Crow Residential	CO	2025	267
Gallery at FAT Village, The	600 North Andrews Avenue	Fort Lauderdale	Related Group	FL	2023	263
Soleste on the Trail	7920 North Military Trail	West Palm Beach	Estate Companies, The	FL	2025	255
Hillpointe	2151 South Jenkins Road	Fort Pierce	Hillpointe	FL	2024	252
Arcadia at Veranda Falls	662 SE Becker Road	Port St. Lucie	Third Lake Capital	FL	2024	252
Advantis Station at Flagler Village	600 NE 3rd Avenue	Fort Lauderdale	Prospect Real Estate Development Group	FL	2024	252
Shalimar at Boynton Beach	3570 West Boynton Beach Blvd	Boynton Beach	TM Real Estate Group	FL	2025	250
Perrine Village I & II	10060 West Evergreen Street	Miami	Atlantic Pacific Companies	FL	2025	250
Homestead Gardens Redevelop..	1501 SW 6th Street	Homestead	Procida Companies	NY	2025	250



[**MIAMI Association of Realtors® \(MIAMI\)**](#) was chartered by the National Association of Realtors® in 1920 and is celebrating 103 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 242 international organizations worldwide.

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

[**MIAMI Commercial**](#) serves South Florida commercial members shaping and unifying the commercial real estate brokerage and service industry. The largest commercial REALTOR® association in Florida, MIAMI Commercial has more than 3,400 members in Miami-Dade, Broward, Palm Beach, and Martin counties. MIAMI Commercial does 80% of the commercial MLS business in Miami-Dade and Broward counties. Visit www.miamirealtors.com/commercial for the latest reports, events, and services.

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