



Southeast Florida Residential Rental Market Report December 2025



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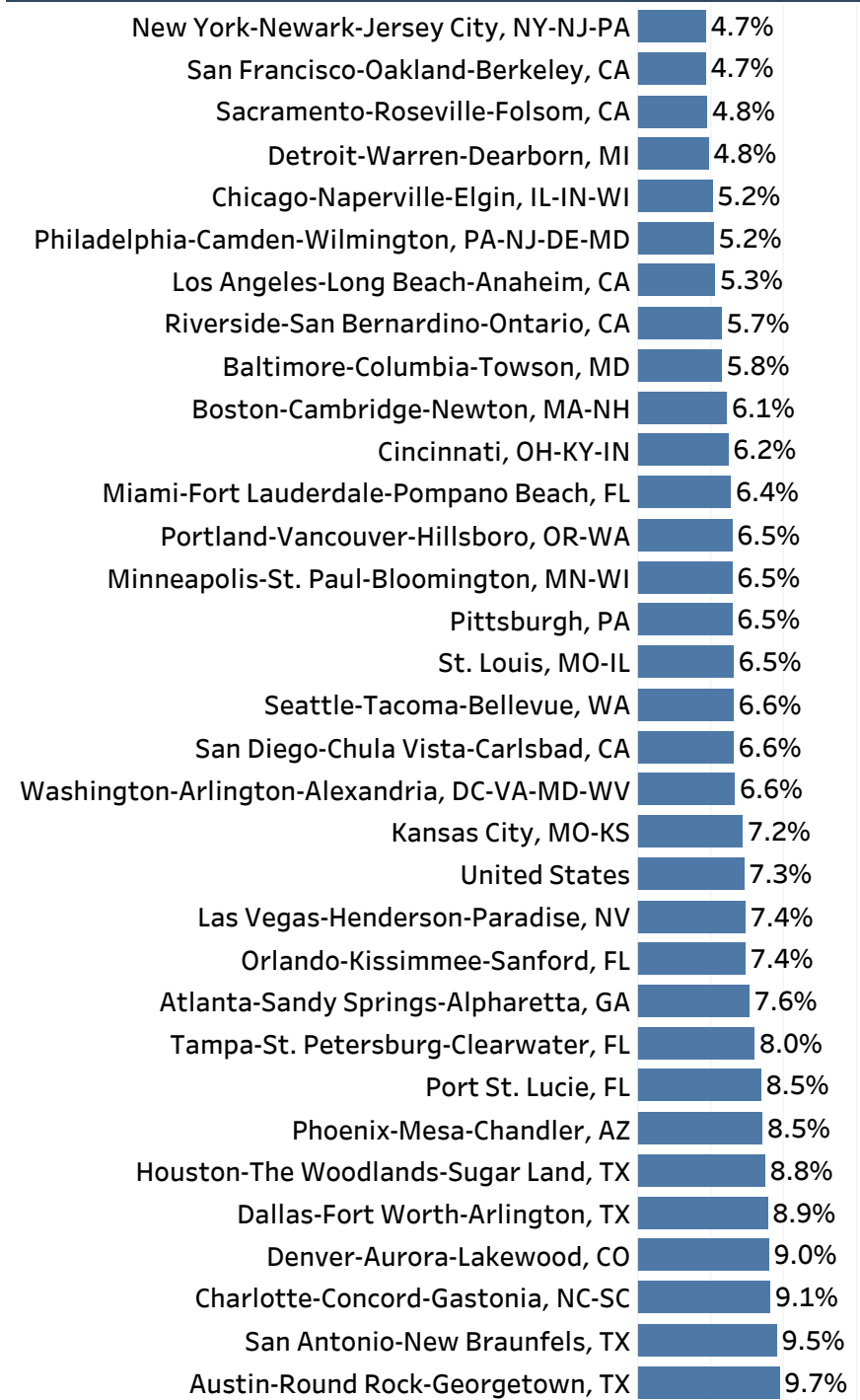
Miami Metro Area asking rents rose in December 2025 while rents declined in several Sunbelt markets

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%).

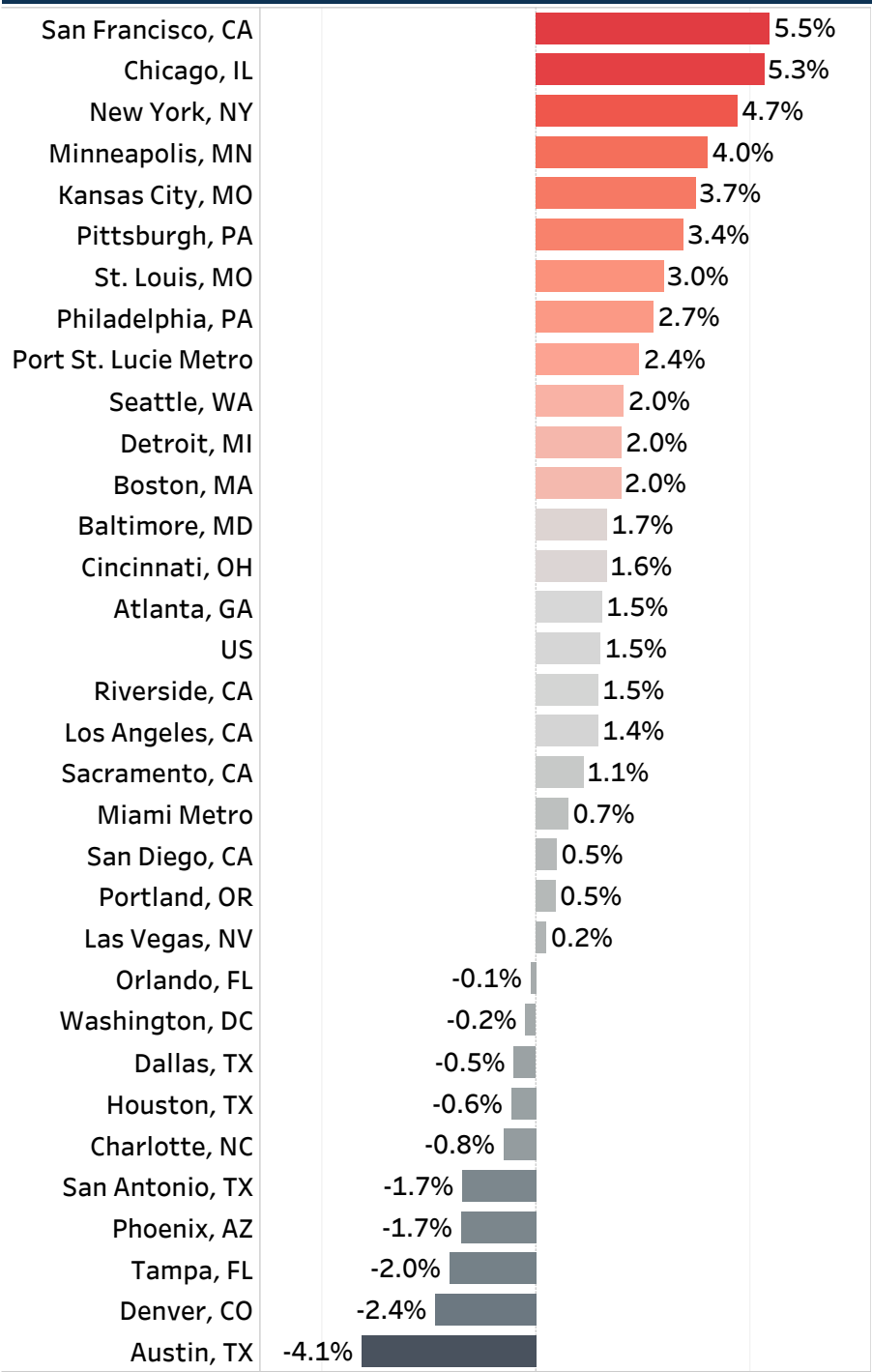
Asking rents are rising faster in the Miami Metro Area compared to most Sunbelt areas due to a lower vacancy rate of 6.4% compared to vacancy rates that hover at 7% to 10% in several Sunbelt markets like Austin (9.7%), San Antonio (9.5%), Charlotte (9.1%), and Denver (9.0%), according to Apartment List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

Multifamily Vacancy Rates as of November 2025



Multifamily Asking Rent Y/Y Change as of December 2025





Southeast Florida Residential Rental Market

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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.

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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% |

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% |

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% |

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%.

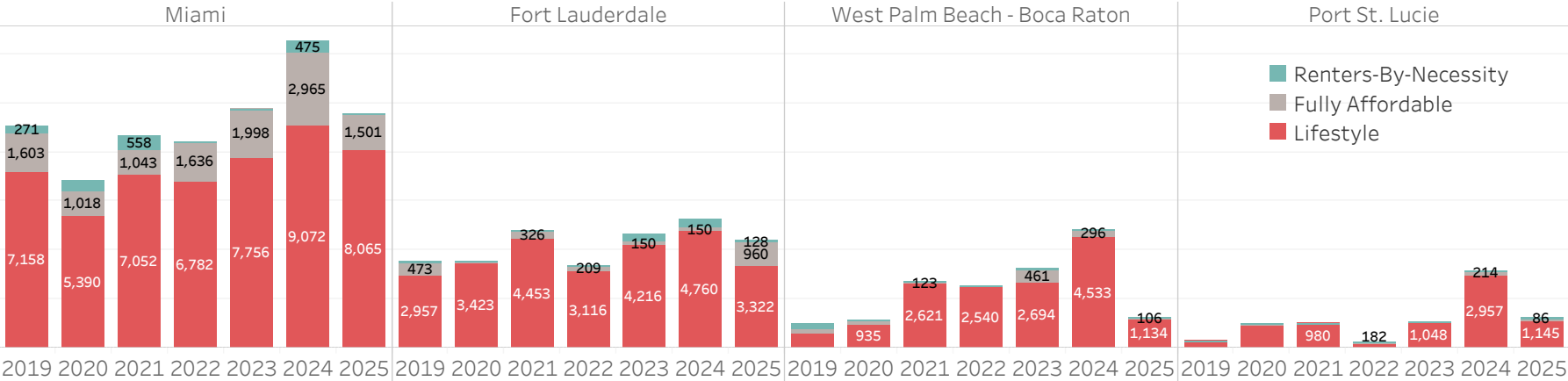
However, in the West Palm Beach-Boca Raton Market Area, rents rose for Upper Mid-range rentals by 0.2% and Discretionary rentals by 1.4% . Rising rents in the upper tier rental market is indicative of a wealthier population moving into this area for retirement or job relocation in high-wage jobs in the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



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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 founcer 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 |



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| Largest Multifamily Units Under Construction as of December 2025 | | | | | | |
|--|---------------------------------|------------------|--|----|------|-----|
| 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 | El 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 |



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

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