Why is condo financing so important in South Florida?

Because there are 12-24 times the number of condos/townhouses compared to single family homes at $150,000 & below.

Out of the 9,297 condominium projects in Miami-Dade and Broward Counties, only 14 are FHA approved. Within these, only 64 units are for sale in the MLS at or below $356,500 – the FHA loan limit in South Florida.*

* As of April 22, 2019

Fannie Mae and Freddie Mac both have condo guidelines that require buyers in South Florida to put down 25% (instead of 10% like the rest of the country) under the limited and streamline review processes. The practice of geo-targeting Florida has been in effect for almost 10 years. We believe it goes against fair housing practices and has created a disparate impact, especially in Miami-Dade County where 82% of the residents are black and Hispanic according to the U.S. Census. We ask for HUD's Office of Fair Housing and Equal Opportunity to review and determine if further action is warranted.

Fannie Mae’s Limited
(B4-2.2-01)

Freddie Mac’s Streamlined
(Sec. 5701.4)

On a $200,000 unit, you need a $50,000 down payment when in 49 States it’s only $20,000!