MIAMI
Association of REALTORS®

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Four Consecutive Years of Record Sales

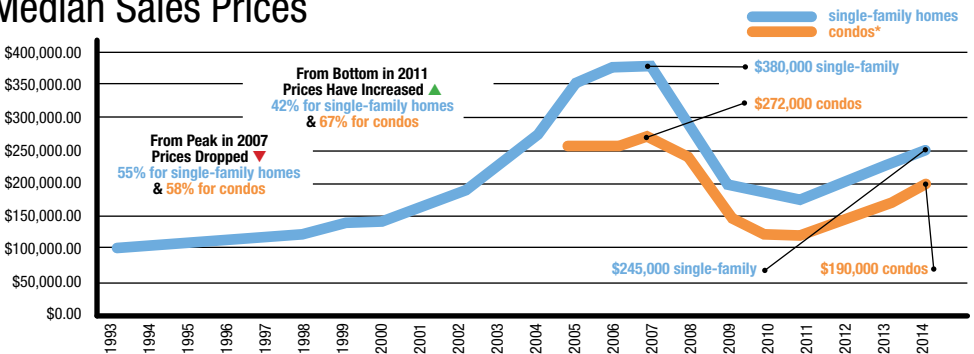## Single-Family Home Sales Set Another Record, Condos Mark Second Best Year in History

SINGLE FAMILY HOMES

Market Statistics	2014	2013	% Change Year-Over-Year
Closed Sales	13,521	12,899	4.8%
Cash Sales - % of Closed Sales	43.3%	45.6%	-5.0%
New Pending Sales	19,550	20,281	-3.6%
New Listings	24,592	23,235	5.8%
Median Sale Price	$245,000	$225,000	8.9%
Average Sale Price	$431,827	$400,637	7.8%
Median Days on Market	45	41	9.8%
Average % of Original List Price Received	95.0%	95.6%	-0.6%
Inventory (Active Listings)	6,265	5,986	4.7%
Months Supply of Inventory	5.6	5.6	-0.2%

TOWNHOUSES & CONDOS

Market Statistics	2014	2013	% Change Year-Over-Year
Closed Sales	16,409	17,142	-4.3%
Cash Sales - % of Closed Sales	68.6%	73.7%	-4.9%
New Pending Sales	21,606	24,630	-12.3%
New Listings	34,242	32,296	6.0%
Median Sale Price	$190,000	$175,000	8.6%
Average Sale Price	$363,539	$327,885	10.9%
Median Days on Market	57	46	23.9%
Average % of Original List Price Received	94.2%	96.8%	-2.7%
Inventory (Active Listings)	11,430	9,977	14.6%
Months Supply of Inventory	8.4	7	19.7%

Median Sales Prices

- single-family homes
- condos*

From Bottom in 2011 Prices Have Increased ▲ 42% for single-family homes & 67% for condos

From Peak in 2007 Prices Dropped ▼ 55% for single-family homes & 58% for condos

$380,000 single-family

$272,000 condos

$245,000 single-family

$190,000 condos

* Condo statistics were not tracked prior to 2005

Access Miami Market Stats at:
SFMarketIntel.com

miamire.com

Miami's Position as Top Market for the Wealthy Fuels Expanding Luxury Market

In the prestigious 2015 Knight Frank Wealth Report, Miami ranked as the sixth most important city in the world to ultra-high-net-worth individuals (UHNWI). Miami and New York were the only North American cities to make the top-10 list of the Wealth Report, which is issued annually by London-based real estate consultancy Knight Frank. London, New York, Hong Kong, Singapore and Shanghai rounded out the top-five most important global cities.

Top Market for the Wealthy

Miami and New York are the only U.S. cities that have the world-class amenities and the real estate to placate ultra-high-net-worth individuals or those with a net worth of more than $30 million, according to the 2015 Wealth Report. The real estate offerings in Los Angeles, Seattle, Houston and other major American cities rarely satisfy the world's uber-elite like those in the Wealth Report's top 10, including Miami.

Miami offers ultra-high-net-worth individuals the ability to purchase a luxurious home with access to superior private schools and shopping opportunities akin to London. In addition to South Florida's weather and beaches, the world's elite like Miami for its developing art scene. The Art Basel art show draws the world's top collectors, and the trendy Wynwood neighborhood has gained national and global attention for its trendy local art. The Adrienne Arsht Center for the Performing Arts and a waterfront art museum opened recently in Miami. A new science museum will open next year.

The lack of a state income tax also leads U.S. citizens, particularly those living in the colder climates in the Northeast, to establish residency here. The affluent from high tax states like New York and Connecticut can afford to purchase more expensive homes in Miami because of the tax structure.

Top 10 Luxury Market in the World

In 2014, Miami was named for the second year in a row by Christie's International Real Estate report as one of the top 10 luxury housing markets in the world. The Christie's report showed how homebuyers get more for their money in Miami. The city's average square foot price for luxury homes was $559 in 2013 compared with $4,683 in London (the highest on the list) and $829 in San Francisco (the lowest of the 10 markets profiled).

Miami Luxury Market Statistics

Single Family Home Sales - $1 million or more

Market Metric	2014	Percent Change over 2013
Closed Sales	968	16.6%
Median Days on the Market	90	-3.2%
New Listings	2,364	13.7%
Inventory	1,080	7.0%
Sales Volume	$2.5 Billion	19.7%
Average Sale Price	$2,475,993	4.3%
Median Sale Price	$1,625,000	0.8%

Condominium Sales - $1 million or more

Market Metric	2014	Percent Change over 2013
Closed Sales	1,034	7.3%
Median Days on the Market	93	3.3%
New Listings	2,916	15.1%
Inventory	1,432	17.2%
Sales Volume	$2.3 Billion	13.3%
Average Sale Price	$2,129,795	8.6%
Median Sale Price	$1,530,000	5.5%

Resources for International Buyers

Global Listing Exchange and 19-Language Property Search

This landmark service gives consumers easy access to property listings in 19 languages for all MIAMI members and to the listings of all the agents in their entire global network on the members' webpages. Consumers worldwide can search for properties, for South Florida and other global markets - - Go to **MIAMIMLSOnline.com**

International Market Research

Enhance your knowledge of market trends and information with national, state, and local studies on international buyers. MIAMI cooperated with the National Association of Realtors (NAR) to produce a NEW international study on the South Florida area to provide powerful statistics for the top area in the U.S. for foreign buying real estate activity. Go to SFMarketIntel.com to download all three studies – national, Florida, MIAMI/South Florida.

Investing in South Florida

Enterprise Florida provides information on the advantages and incentives in relocating or investing in the State of Florida, including 10 Reasons to Relocate or Expand to Florida, International Business Facts about Florida, Florida Innovations, Incentives for Investment in Florida, Florida Tax Advantages and Targeted Sector Strategy. http://eflorida.com/WhyFloridaSubpage.aspx?id=5444

Why Miami

The Beacon Council provides Miami facts and figures as they relate to business investment and promotion in Miami and the local area including: Miami's Top Rankings, Targeted Industries, Success Stories, Site Selection, Permitting Assistance, Incentives and Financing. http://www.beaconcouncil.com/web/Content.aspx?Page=whyMiami

Miami: See it like a Native

The Greater Miami Convention and Visitors Bureau Offers valuable information for Miami residents and visitors alike. Access a local Calendar of Events, Determine Where To Stay and What To Do, Find Restaurants and Make Reservations, and See Miami Live & Alive. Go to http://www.miamiandbeaches.com

Buy MIAMI's "Foreign Investors Guide"

This powerful resource features articles by attorneys on immigration and visas for real estate investors, forms of ownership, financing, distressed properties and starting a business in the U.S. Articles are available in English, Spanish, French, Russian, Portuguese, Italian, Chinese and German. Purchase the entire Guide in all eight languages or purchase– go to http://www.miamire.com/

And more...

RENTALS

How do I buy a property... and rent it out all or part of the time?

1. Find a MIAMI REALTOR®

2. Using a MIAMI Realtor costs you nothing to find your property – sales commissions are paid by the sellers as a part of the closing statement.

3. Hire a MIAMI member company to rent your property – and even to manage it beyond the rental. MIAMI has many firms that specialize in property management – and offer services such as: Marketing your property for rent or lease; Finding, screening and selecting tenants; Collecting all deposits and first and last month's rents. Property Management services can also include services such as collecting rents, arranging and overseeing maintenance, getting bids, scheduling and overseeing property improvements, dealing with renters on behalf of owner, maximizing occupancy, maximizing rental income, positioning your property in the local market, responding to property issues and emergencies

Note: Rental Agents and Property Managers may be paid by any of the following: a percentage of rental payments, flat service fees or on a menu of options and services for fees.

Miami Top Market for U.S. & Foreign Consumers

Nationally, Miami is consistently one of the top markets for most of the highest ranking countries searching for property in the U.S. – including Brazil, Germany, and France. In August 2015, Miami or Fort Lauderdale was a top market for consumers in 12 of the top-20 countries searching for U.S. properties. The top countries (outside the U.S.) where global consumers were most engaged on Realtor.com® & Realtor.com® International and the top-five U.S. markets they searched in August 2015:

1. ***Canada**: New York, Los Angeles, Las Vegas, **Fort Lauderdale**, Orlando
2. **United Kingdom**: Los Angeles, New York, Orlando, Kissimmee, Fla., Davenport, Fla.
3. **Australia**: New York, Los Angeles, San Francisco, Las Vegas, Orlando
4. ***Germany**: Los Angeles, New York, **Miami**, San Antonio, Colorado Springs
5. ***Brazil**: Orlando, **Miami**, New York, Los Angeles, Kissimmee, Fla.
6. **Mexico**: San Diego, San Antonio, El Paso, Laredo, TX, Houston
7. ***France**: **Miami**, Los Angeles, New York, **Miami Beach**, San Francisco
8. **India**: New York, Los Angeles, Chicago, Dallas, San Jose, Calif.
9. ***Italy**: New York, **Miami**, Los Angeles, **Miami Beach**, San Jose, Calif.
10. ***Netherlands**: New York, Los Angeles, Detroit, **Miami**, Orlando
11. ***Spain**: **Miami**, New York, Los Angeles, Fayetteville, Ga., Orlando
12. **Japan**: Honolulu, Los Angeles, San Diego, San Antonio, Jacksonville
13. **South Korea**: Los Angeles, New York, Irvine, Calif., San Antonio, Las Vegas
14. ***Sweden**: Los Angeles, New York, **Fort Lauderdale**, **Miami**, San Francisco
15. ***Turkey**: New York, Los Angeles, **Miami**, Boston, Chicago
16. ***Switzerland**: New York, **Miami**, Los Angeles, Naples, Fla., **Miami Beach**
17. **Philippines**: Los Angeles, Las Vegas, New York, Sacramento, Houston
18. **Ireland**: New York, Los Angeles, Orlando, Chicago, Boston
19. ***South Africa**: New York, Los Angeles, **Miami**, Orlando, Atlanta
20. ***Austria**: Los Angeles, New York, **Miami**, **Miami Beach**, Washington, D.C.

*Countries with Miami and/or Fort Lauderdale as top searches.

Top Countries Searching South Florida Properties on Miamire.com

1. Brazil
2. Russia
3. Colombia
4. Venezuela
5. Argentina
6. India
7. Canada
8. Spain
9. Israel
10. France

SOURCE: Miami (August 2015)

Top U.S. Cities Searched by Int'l Consumers:

1. New York
2. Los Angeles
3. **Miami**
4. Orlando
5. Las Vegas
6. **Ft. Lauderdale**
7. San Francisco
8. Houston
9. San Diego
10. Chicago

Source: Omniture Discover - August 2015

September 2015 New Construction Market Update

Strong sales in the preconstruction condominium Miami market east of Interstate 95 continue to reflect significant demand for new properties, according to the New Construction Market Status Report released by Cranespotters.com and MIAMI in Sept. 2015.

Twenty-six towers with 570 floors and 3,098 units have been completed in Miami-Dade County east of I-95 in the four years since 2011, according to the report. There are 71 towers with 1,515 floors and 8,900 units under construction in Miami east of I-95. About 70 towers with 1,613 floors and 10,771 units are planned, but have not begun development. There are also 66 towers with 1,642 floors and 9,626 units that have been proposed in Miami east of I-95.

As of May 2015, developers in Miami-Dade County have announced 215 towers with 5,160 floors and 31,530 units since 2011. Of the above projects:

- 103 projects with 119 towers comprising 17,199 units are selling.
- 71 percent of units have been sold.
- The mean minimum price per square foot of these units is $949, compared to $952 last month.

CraneSpotters.com Developers Price Survey for May 2015
Powered By: The Miami Association of REALTORS®
This information was collected by researchers of CraneSpotters.com from developers and/or their exclusive listing brokerages as of May 18, 2015.

County	Preconstruction Condo Projects Currently Selling	Total Towers	Total Floors	Total Presale Units	Presale Units Currently Sold	Ratio of Units Presold	Minimum Mean Price PSF for Presold Units	Commission	Maintenance Fee PSF/M
Broward	39	57	522	3,214	1,996	62%	$481	4%	$0.58
Miami-Dade	103	119	2,901	17,199	12,284	71%	$949	5%	$0.81
Palm Beach	11	22	139	756	376	50%	$478	3%	$0.56
South Florida	153	198	3,562	21,169	14,656	69%	$796	5%	$0.73

South Florida Commercial Strong, Outperforming Nation

Miami's commercial vacancy rates continue to rank among the lowest in Florida, leading to more local investment from global companies and leaders who want to live, work, and play in a global city with world-class amenities, according to the REALTORS® Commercial Alliance of the MIAMI Association of REALTORS® (MIAMI).

"Miami has become a launching pad for new industries," said Barbara Tria, the 2015 MIAMI Commercial President. "Technology companies and other businesses are moving to Miami largely because of the region's top-tier cultural offerings, outdoor lifestyle, and affordability compared to other major cities around the globe."

Industrial: Miami's industrial vacancy rate of 5.3 percent is the third-lowest in the nation among the 82 major American cities studied by NAR and Reis. Only Orange County (Calif.) and Los Angeles performed better than Miami in the industrial sector in May, registering vacancy rates of 3.4 and 3.6 percent, respectively. The national average is 8.4. Miami International Airport and PortMiami are two of South Florida's international trade successes. Miami International ranks as the top airport in the U.S. for international freight, and the ninth-best airport for foreign cargo in the world. PortMiami is the top-ranked container cargo port in Florida with 900,000 TEUs handled each year. The port has an opportunity to expand its international business as it is deepening its channel from its current 42-foot depth to 50-52. When the deep dredge project is completed.

Retail: Miami has the 15th lowest retail vacancy rate among U.S. major cities, according to the NAR and Reis report. Miami's 6.3 percent rate is considerably lower than Florida's other large metropolitans. Fort Lauderdale (9.3 percent), Jacksonville (12.9), Orlando (11.0), Palm Beach (9.5) and Tampa (10.6) are higher than Miami. The national average is 9.6. Miami's tourism and multilingual employment base are just two reasons why major developers are bringing new retail ventures to the region. Earlier this year, the company that owns and runs the largest mall in America announced plans to build the nation's largest shopping mall in northwestern Miami-Dade, a roughly 200-acre entertainment complex with submarines, a Legoland, sea lions and an artificial ski slope. American Dream Miami is projected to cost as much as $4 billion to build.

Multifamily: The vacancy rate for Miami's multifamily market is tied for 38th among 82 major U.S. metros, according to the NAR and Reis report. Miami's 4.4 percent multifamily vacancy rate is the lowest in the state. Fort Lauderdale (5.2 percent), Jacksonville (7.0), Orlando (6.1), Palm Beach (5.6), and Tampa (5.0) all have higher rates. The national average is 4.3 percent.

Office: Miami's 14.9 percent office vacancy rate in May ranks as the 21st lowest out of 82 major U.S. cities, according to the NAR and Reis report. New York leads the nation at 8.9 percent. Statewide, Miami's office vacancy rate is performing better than Florida's major cities. The national average is 15.6. South Florida's growing, multilingual workforce is one reason for its low office vacancy rate. Miami-Dade's seasonally adjusted unemployment rate fell to 6.1 percent in July 2015. Year-over-year, Miami-Dade has created 27,000 jobs, the third most in the state after Orlando and Tampa.

Following three record sales years, the Miami real estate market continued to strengthen in 2014 by posting historic sales numbers for existing single-family and condominiums. The momentum has carried into the first six months of 2015 as Miami is on pace to set another all-time annual single-family sales record, according to the 40,000-member MIAMI Association of REALTORS® (MIAMI) and the local Multiple Listing Service (MLS) system.

A total of 7,100 single-family homes were sold in Miami in the first six months of 2015, an 8.5-percent increase from the 6,543 properties sold in the first half of 2014. The market is on pace to sell 14,600 single-family homes for all of 2015. The annual Miami record is 13,521 sales, established last year. Miami's existing condominium market is also on pace for a banner year despite a rise in pre-construction condo sales. A total of 8,153 existing condos were sold in Miami in the first six months of 2015, which puts the market on pace for 16,030 transactions for all of 2015. That would rank as the third-most sales in Miami history behind the 16,409 sales in 2014 and the 17,142 closings in 2013.

Sales Record for Single-family Homes, 2nd Best Year for Condos

Year-end sales of single-family home sales in 2014 set an all-time record, increasing 4.8 percent to 13,521 compared to 12,899 the previous year. Condominium sales in 2014 were the second highest in history, decreasing 4.3 percent to 16,409 compared to 17,142 the previous year. Combined sales for the year decreased a negligible 0.4 percent.

Year-end sale prices for 2014 increased 8.9 percent to $245,000 for single-family homes and 8.6 percent to $190,000 for condominiums.

2004 Prices

Despite strengthening prices, the median sales price in Miami-Dade is approximately what it was in 2004. Further, Miami remains more affordable than most U.S. markets when comparing monthly mortgage payments to income, to other world-class cities and even to markets with fewer amenities and less desirable lifestyles.

Miami Real Estate Continues Selling Fast, Close to List Price Miami properties continue to sell rapidly and at nearly asking price, reflecting strong demand.

The median days on market for properties sold in 2014 were 45 days for single-family homes, an increase of 9.8 percent, and 57 days for condominiums, an increase of 23.9 percent. The average sales price was 95 percent of the asking price, a decrease of 0.6 percent, for single-family homes and 94.7 percent, a decrease of 1.7 percent, for condos.

Cash Sales Decline - But Still Double the National Average

Cash sales in Miami continue to decline as more financing becomes available. Still, access to mortgage loans for condominium buyers remains limited, impeding further market strengthening.

In 2014, cash sales accounted for 57.2 percent of total existing sales compared to 61.6 percent in 2013. Since nearly 90 percent of foreign buyers in Florida purchase properties all cash, this continues to reflect the much stronger presence of international buyers in the Miami real estate market.

Short Sales Continue to Decrease

While traditional sales remain strong, distressed property transactions continue to decline in Miami-Dade due to fewer short sales. In 2014, distressed sales accounted for 33.7 percent of total closed sales compared to 37.9 percent in 2013.

Active Inventory Continues to Rise

After three years of record sales activity that resulted in an inventory shortage, seller confidence continues to result in more properties being listed for sale in Miami. But total inventory and new listings are now increasing by narrower margins. Supply and demand for single-family homes continues to favor sellers, while that of condominiums reflects a balanced market between buyers and sellers. Active listings at the end of December increased 10.9 percent, from 15,963 in 2013 to 17,695 last month but remain 60 percent below 2008 levels, when sales bottomed.

Miami-Dade Active Inventory July 2015

Price Range	Quantity
$149,999 or under	2,141
$150,000 - $199,999	1,375
$200,000 - $249,999	1,404
$250,000 - $299,999	1,637
$300,000 - $399,999	2,708
$400,000 - $599,999	3,094
$600,000 - $999,999	2,348
$1,000,000 or over	2,992
TOTAL	**17,699**

Palm Beach & Martin Counties Attracting Home Buyers, Investors

The Jupiter –Tequesta-Hobe Sound Association of Realtors recently voted to merge with MIAMI, expanding the association's market area to northern Palm Beach County and southern Martin County. The JTHS Council of the Miami Association of Realtors, which currently has 1,500 members, will be official in September. The MIAMI and JTHS markets share great synergy and similarities that will further increase interest for local properties from both domestic and foreign buyers.

North of Broward County along Florida's east coast sits two markets poised for growth. Palm Beach and Martin Counties boast white-sand beaches, top-rated schools, unparalleled ecotourism, world-class golf courses, all-year sunny weather, and a developing global business center.

Palm Beach County

Palm Beach — the third-most populous county in Florida behind Miami-Dade and Broward —has major industries such as biotech, tourism, and agriculture. In 2014, Forbes Magazine ranked the West Palm Beach/Boca Raton/Boynton Beach market as the top place in the entire state of Florida for business and careers. Nationally, Forbes ranked Palm Beach as America's 54th-best county for business.

Palm Beach's job market includes an emerging tech industry. App developers, website builders, and interactive game creators are launching businesses here. Digital technology firms such as Levatas are helping to turn Palm Beach into America's next tech hub. The 90-employee Levatas added 33 jobs last year and new contracts with international clients such as London-based HSBC Bank.

In addition to an attractive job base, Palm Beach County offers 47 miles of Atlantic coastline, an average annual temperature of 74 degrees, the most public and private golf courses (160) in Florida, a nationally-acclaimed arts scene, world-class shopping, strong schools, and one of the state's busiest airports.

Antique Row and the Kravis Center for the Performing Arts are just two of Palm Beach's world-class art venues. The School District of Palm Beach County, which has 183,000 students, was recently honored for having the highest graduation rate (77.9 percent) of all large urban school districts in Florida, and the only large district to raise its graduation rate in 2014.

Martin County

Martin County, Palm Beach's northern neighbor, offers a different lifestyle than Miami-Dade and even Palm Beach. Here in the Treasure Coast, the vibe is relaxed and laid back. Martin's shoreline is uncluttered as building restrictions have limited structures to four stories.

In 2015, Martin County's largest city — Stuart — was named as the third-best small town to visit by Smithsonian Magazine. Martin County has a wealth of boating and fishing opportunities coupled with 35 world-class golf courses and a top-rated public school system.

Stuart, the county seat of Martin, is nicknamed the "Panama Canal of Florida" because it sits on the eastern point of the Okeechobee Waterway, a 54-mile long waterway and Florida's only cross-state canal. In addition to fishing in Lake Okeechobee, the largest freshwater lake in the South, Martin residents and visitors can fish in inshore saltwater and offshore saltwater. Martin County fronts the Atlantic Ocean and incorporates parts of the St. Lucie and Indian Rivers.

Like Palm Beach, the Martin County School District is consistently one of Florida's highest-performing school districts. Martin, which is a small school district with just 19,200 students, has an 88.8 percent graduation rate, among the best in the state. Palm Beach and Martin counties' strong schools are fueling a more educated employee base, which is encouraging more business growth.
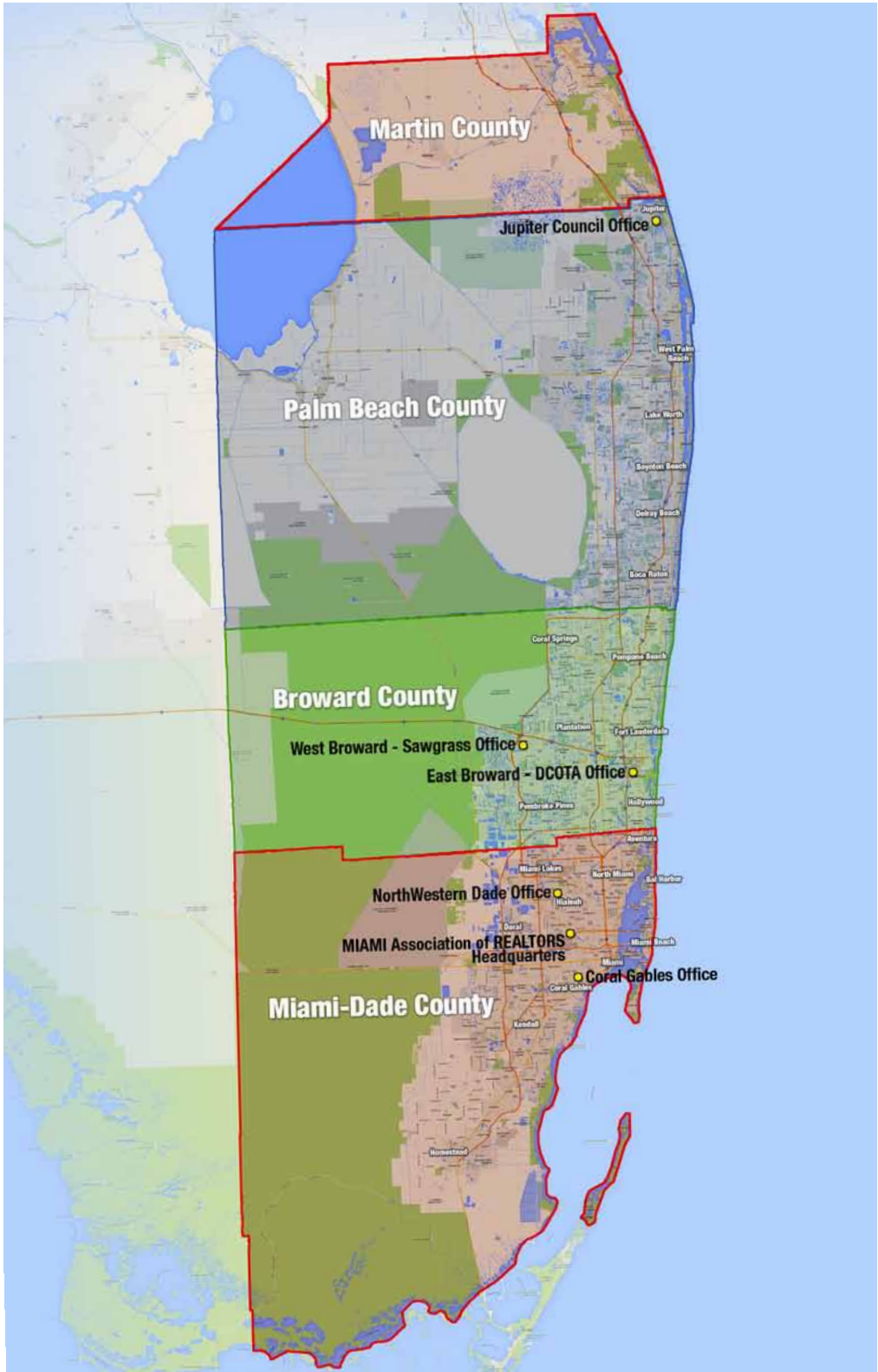
TOP 20 Reasons to Visit & Invest in Miami

1. **Affordable Home Prices** – Miami real estate remains at affordable 2004 levels compared to other major cities; an increase in new condominium construction east of I-95 is adding to the inventory.

2. **Top Market for Int'l Buyers** – Florida is the top state in the U.S. & Miami is the top market for int'l buyers; & is expected to outperform other U.S. markets long into the future

3. **More Sunny Days, Cleaner Air than other Major U.S. Cities** – Ranked by Forbes as "America's Cleanest City" for its year-round good air quality, green spaces, and clean drinking water. Miami is the only major "subtropical" city in continental U.S.; average temperature 75 ℉ / 23 ℃

4. **Beautiful Beaches & Healthy Lifestyle** – Named the fourth healthiest city in the U.S. by Livability.com, Miami offers unparalleled outdoor activities ranging from running the 30-mile M-Path to kayaking and deep-sea fishing. Greater Miami has 84 miles of Atlantic Ocean coastline & 67 square miles of inland waterways & more than 15 miles of world-famous beaches.

5. **A Blossoming Rail System** – Construction of All Aboard Florida, an express passenger train connecting downtown Miami to Orlando, has begun and is expected to be completed by 2017. The train will enhance Miami's 25-mile Metrorail, which services the airport and myriad cities

6. **Pro Sports Teams in World-Class Venues** – Basketball's Miami Heat, baseball's Miami Marlins and football's Miami Dolphins have each won championships. The Heat have a long-term lease at their downtown arena; the Marlins recently opened a state-of-the-art, indoor park and the Dolphins' home stadium has hosted five Super Bowls

7. **Fabulous Nightlife** – Ocean Drive & more - top restaurants, night clubs, bars, world famous hotspots

8. **Restaurants** – In Miami, you can savor worldwide cuisine unlike in any other city in the U.S.

9. **Entertainment Industry** – Major fashion center, top modeling agencies in the world, Fashion Week & more than 2,400 motion picture & video businesses

10. **Commercial & Investment Real Estate** – Vacancy rates for all commercial sectors in Miami are below the national average; retail & multi-family are outperforming most major markets in the U.S

11. **"Gateway to the Americas"** – Strategic location between Latin America & Europe; "Capital of the Americas" - perfect for business or pleasure

12. **The Most Int'l City in the U. S.** – 51% of population is foreign born & speak over 100 languages

13. **Global Business Center** – for business, finance, commerce, media, entertainment, arts & international trade; no state income tax; more than 1,000 multinational companies from 56 nations; Third largest consular corps in the U.S. with 55 foreign consulates, 30 bi-national chambers of commerce and 18 foreign trade offices.

14. **Hotels** – Ranks fifth in U.S. in occupancy after New York, Oahu Island, San Francisco, & Boston

15. **Top Tourist Destination** – Greater Miami and the Beaches draws 14.2 million overnight guests a year – with 7.1 million of them int'l visitors

16. **World Aviation Hub** – Ranked among America's top-10 busiest airports, Miami International Airport serves 40.9 million passengers a year; the nation's second-busiest airport for international passengers - 20 million annually; Over 80 airlines to 150 destinations. Top international freight airport in the U.S. and ninth-best in the world - 1.9 million tons each year

17. **Port of Miami** – "Cruise Capital of the World" with more than 4 million passengers a year; Serves 240 seaports; 9 million tons of sea cargo; Top markets: China, Italy, Hong Kong, Honduras & Brazil

18. **Educational Institutions** – 4th largest U.S. school district – 466 schools; Miami receives more National Magnet Schools of Merit Awards than any other school district nationally. Five colleges & universities; three law schools

19. **Hospitals** – 33 hospitals; Baptist Hospital of Miami ranked as one of the highest performing hospital systems in the country. Miami Children's Hospital top-rated for pediatric services

20. **Additional Top Rankings**
    - Miami has the largest concentration of international banks in the U.S.
    - Miami's skyline ranks third in the U.S. behind New York City & Chicago & 18th in the world (Almanac of Architecture & Design.)
    - Miami is the only major city in the United States bordered by two national parks, Everglades National Park on the West, & Biscayne National Park on the East.

MIAMI Association of REALTORS

Miami-Dade County Map

MIAMI Association of REALTORS®
miamire.com

Martin County

Palm Beach County

Jupiter Council Office

West Palm Beach

Lake Worth

Boynton Beach

Delray Beach

Boca Raton

Broward County

Coral Springs

Pompano Beach

Plantation

Fort Lauderdale

West Broward - Sawgrass Office

East Broward - DCOTA Office

Pembroke Pines

Hollywood

Aventura

Miami Lakes

North Miami

Bal Harbor

NorthWestern Dade Office

Hialeah

Doral

Miami Beach

MIAMI Association of REALTORS Headquarters

Coral Gables Office

Miami

Miami-Dade County

Kendall

Homestead

Miami - South Florida
Top Market for Foreign Buyers

Top States for International buyers in the U.S.

	Arizona	California	Florida	Georgia	Nevada	New York	Texas	Virginia	Washington
2010	11%	12%	22%	5%	3%	4%	8%	2%	1%
2011	6%	12%	31%	2%	2%	3%	9%	2%	2%
2012	7%	11%	26%	4%	2%	4%	7%	1%	4%
2013	9%	17%	23%	2%	2%	3%	9%	3%	2%
2014	6%	14%	23%	2%	1%	3%	12%	2%	4%

Top Countries Investing in South Florida

Legend: 2014, 2013, 2012, 2011, 2010

(Venezuela, Argentina, Brazil, Colombia, Canada, France, Mexico, Italy)
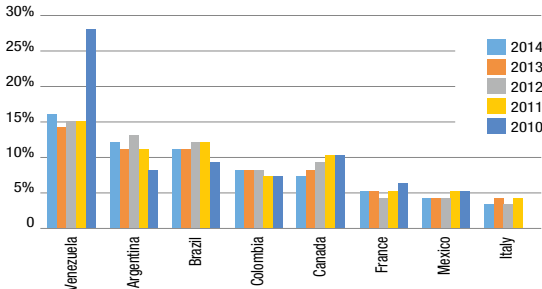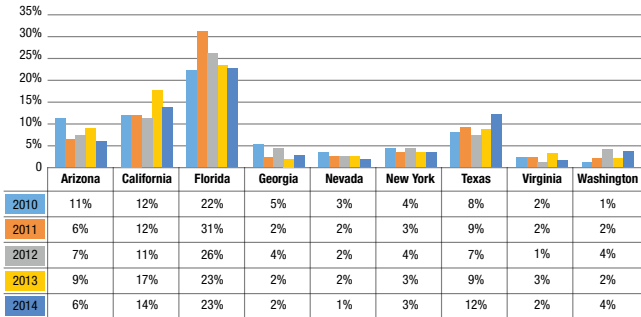
2nd Tier Countries investing in South Florida

	Spain	Dominican Republic	Chile	Russia	China People's Reblublic	United Kingdom	Germany	Nicaragua	Costa Rica	India
2014	3%	2%	2%	2%	2%	2%	2%	1%	1%	1%
2013	3%	3%	2%	3%	2%	2%	2%	1%	1%	1%
2012	3%	3%	2%	2%	1%	1%	2%	1%	0%	1%
2011	4%	3%	2%	2%	1%	3%	2%	1%	1%	1%

Region of Origin

Legend: Latin America/Carribean, North America/Canada, Western Europe, Asia, Eastern/Central Europe, Other

Miami-Dade: 72%, 2%, 3%, 13%, 4%, 7%

Broward: 56%, 20%, 5%, 6%, 1%, 13%