

MIAMI REPORT™

2022

Q2 UPDATE

ISGWORLD®

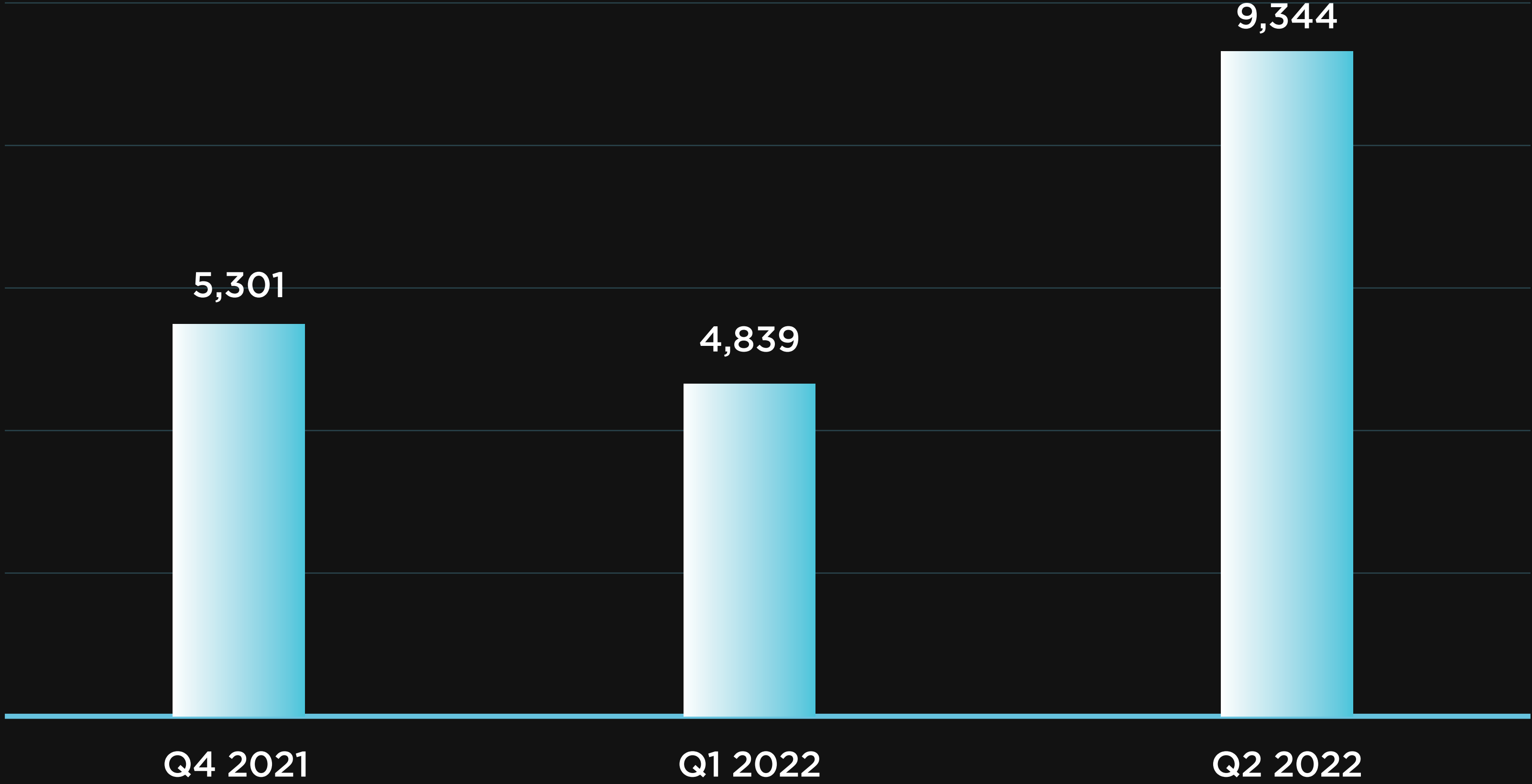
A nighttime photograph of a large, multi-story building with a prominent vertical sign that reads "TROPIC". The building is illuminated with warm lights, and the scene is set against a dark sky. The foreground shows a street with palm trees and some people walking. The overall atmosphere is urban and vibrant.

Single Family Homes

Single Family Homes

Total Active Listings in Miami-Dade, Broward and Palm Beach Counties

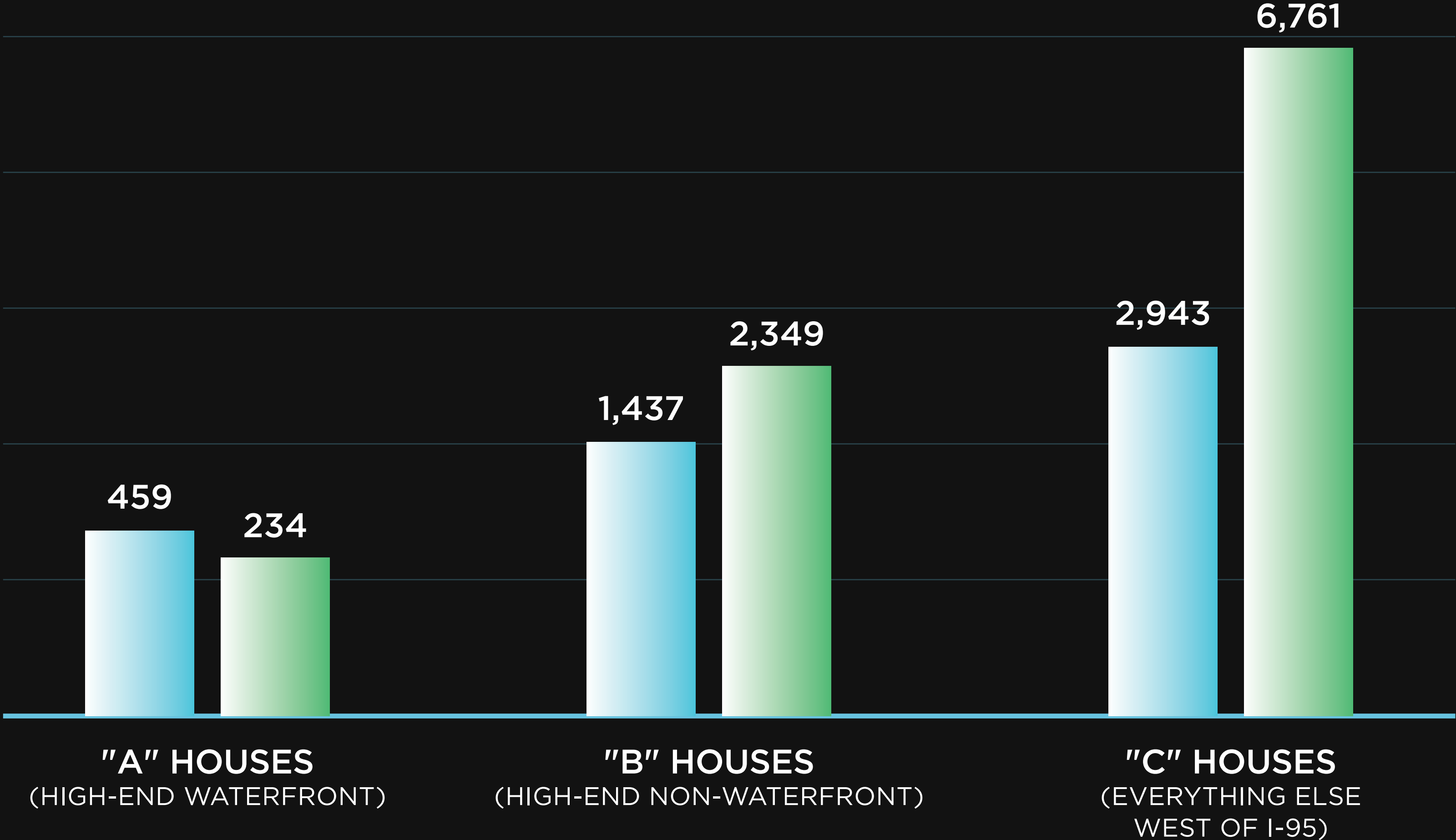
■ TOTAL ACTIVE LISTINGS



Single Family Homes Active Listings Comparison

In Miami-Dade, Broward and Palm Beach Counties

■ Q1 2022 ■ Q2 2022

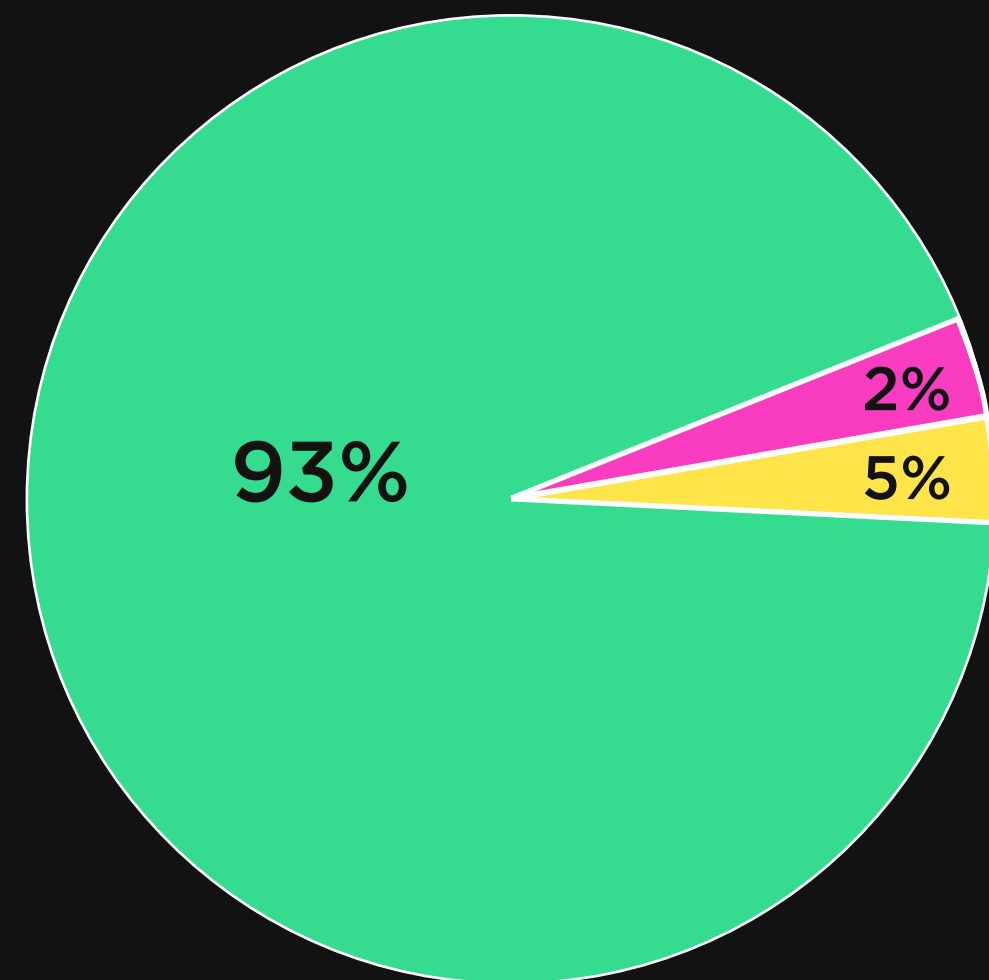


Pricing of Active Single Family Homes

In Miami-Dade, Broward and Palm Beach Counties

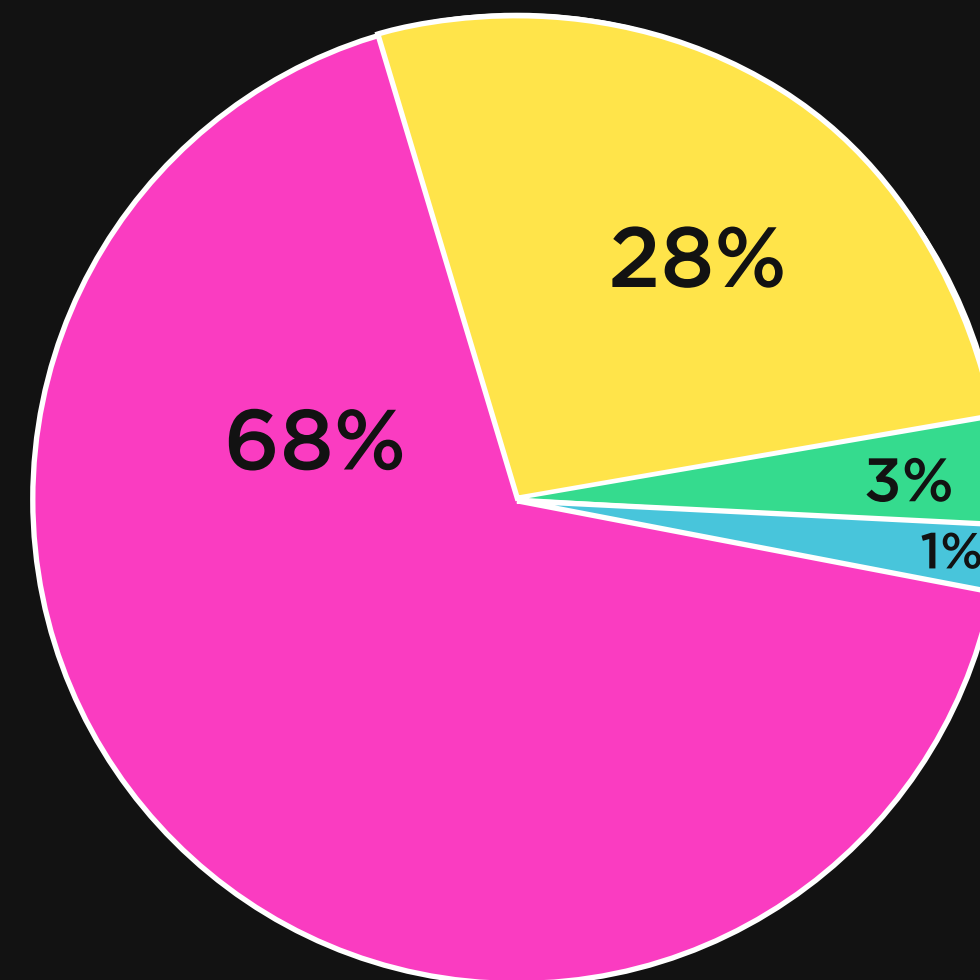
■ UNDER \$1M ■ \$1,000,000 - \$4,999,999
■ \$5,000,000 - \$9,999,999 ■ ABOVE \$10M

"A" HOUSES



PRICE RANGE
\$3,890,000 - \$106,000,000

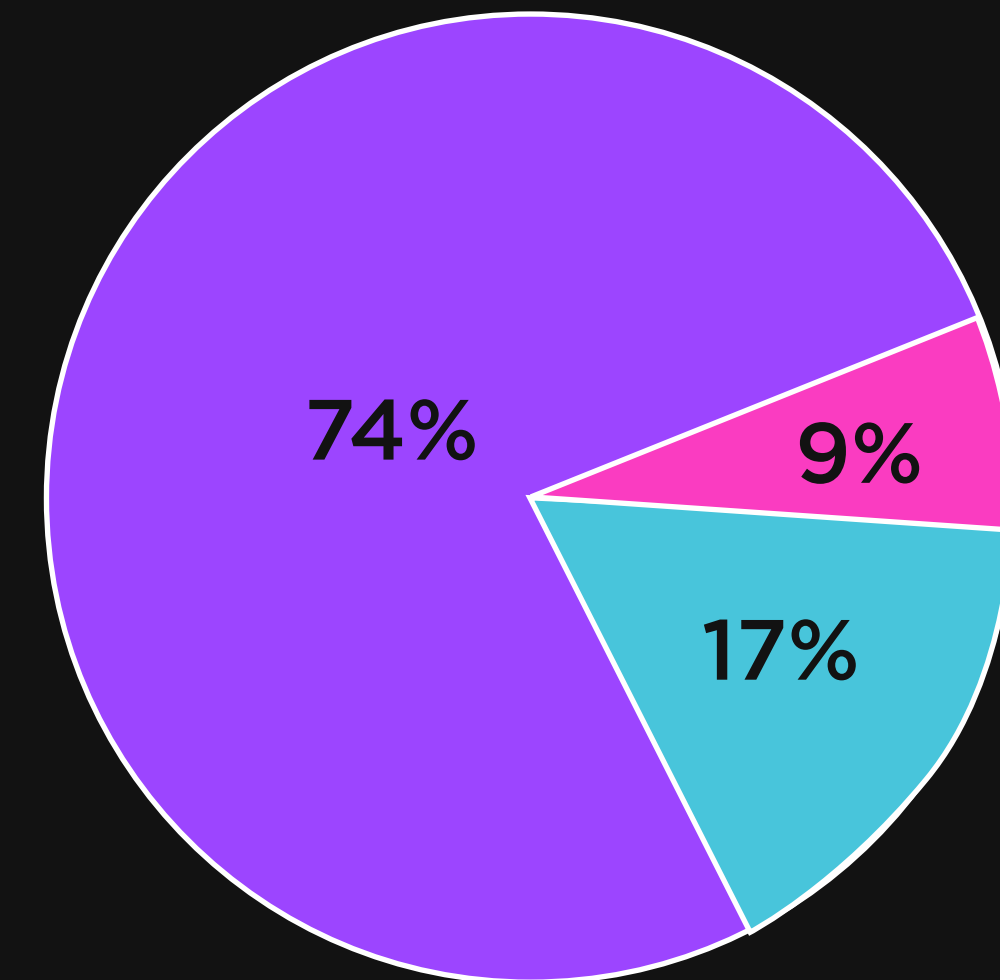
"B" HOUSES



PRICE RANGE
\$890,000 - \$29,000,000

■ \$499,000 & UNDER ■ \$500,000 - \$999,999
■ ABOVE \$1M

"C" HOUSES



PRICE RANGE
\$380,000 - \$1,600,000

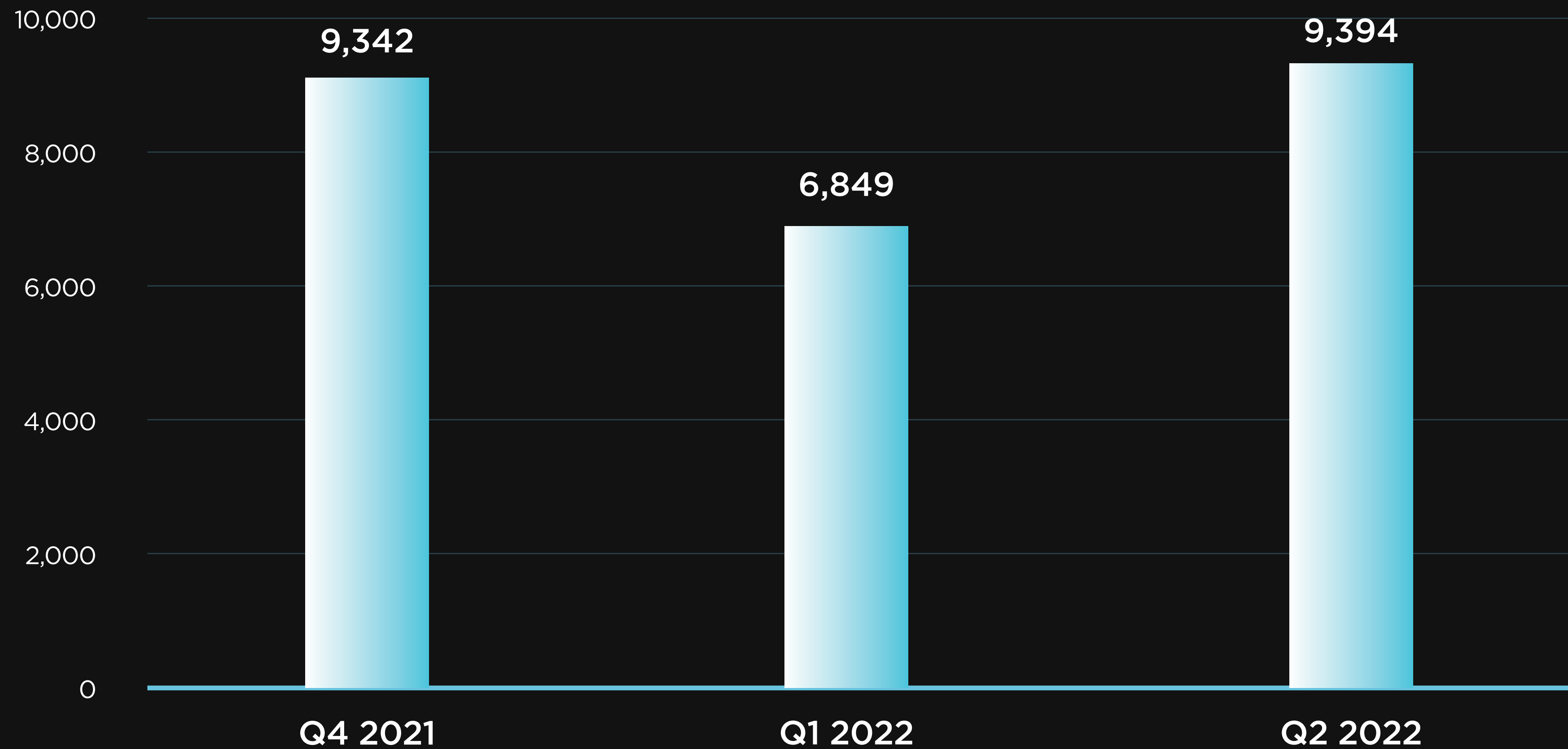


Condos

Condos Total Active Listings

In Miami-Dade, Broward and Palm Beach Counties

■ TOTAL ACTIVE LISTINGS

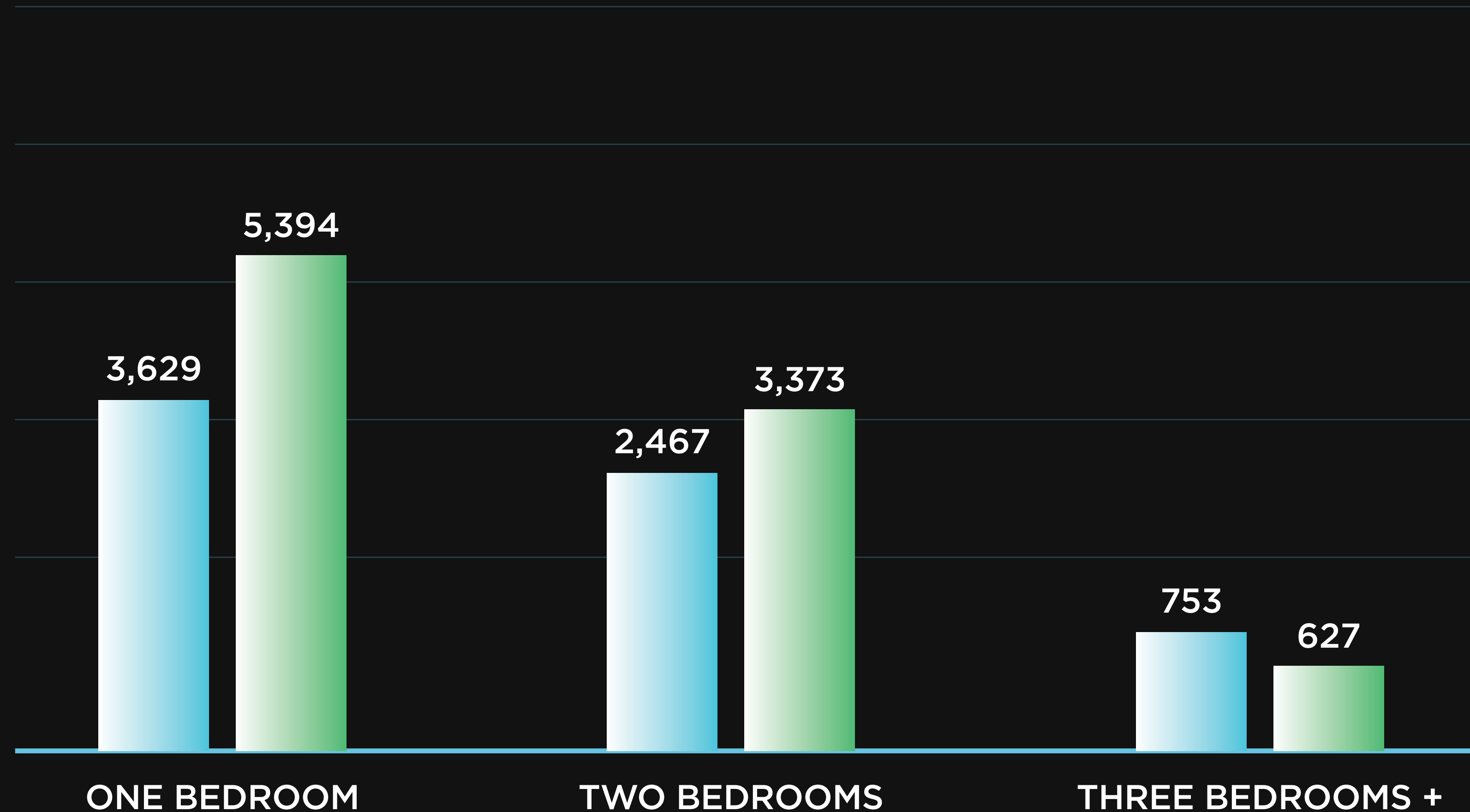


Condos Total Active Listings Comparison

In Miami-Dade, Broward and Palm Beach Counties

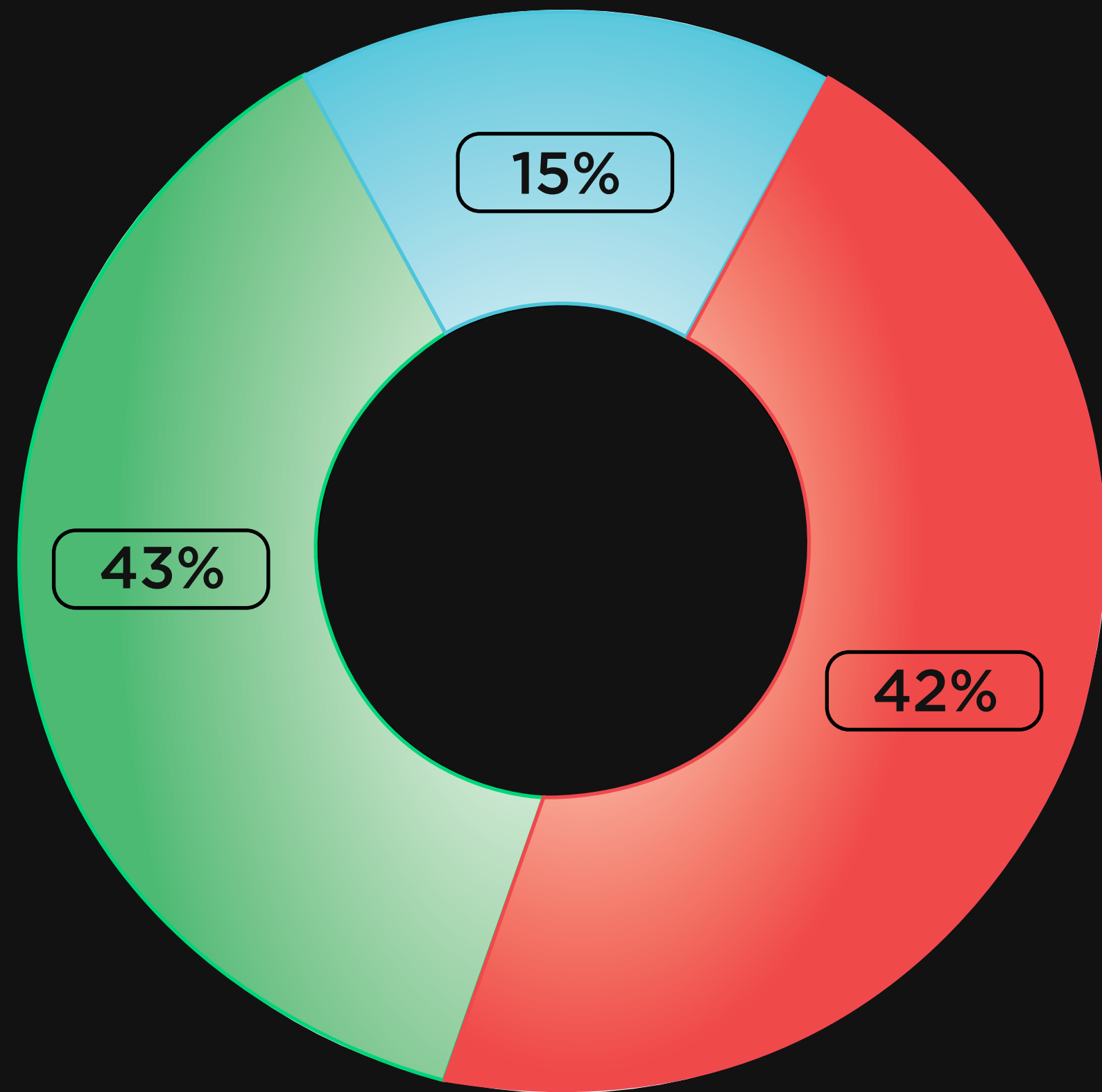
■ TOTAL ACTIVE AS OF Q1 2022

■ TOTAL ACTIVE AS OF Q2 2022

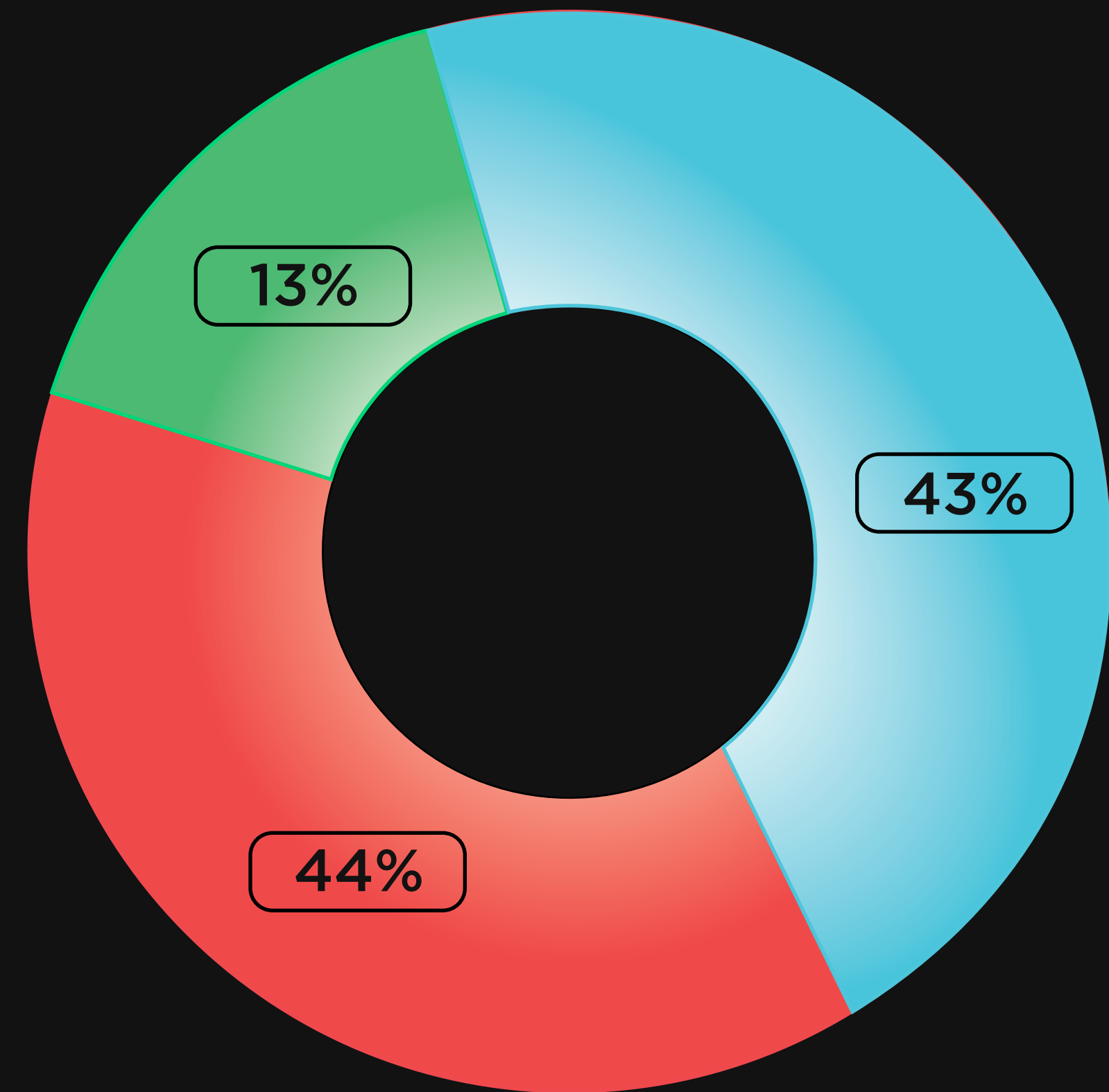


■ ONE BEDROOMS ■ TWO BEDROOMS ■ THREE BEDROOMS +

*2022 CONDO SALES BY UNIT TYPE



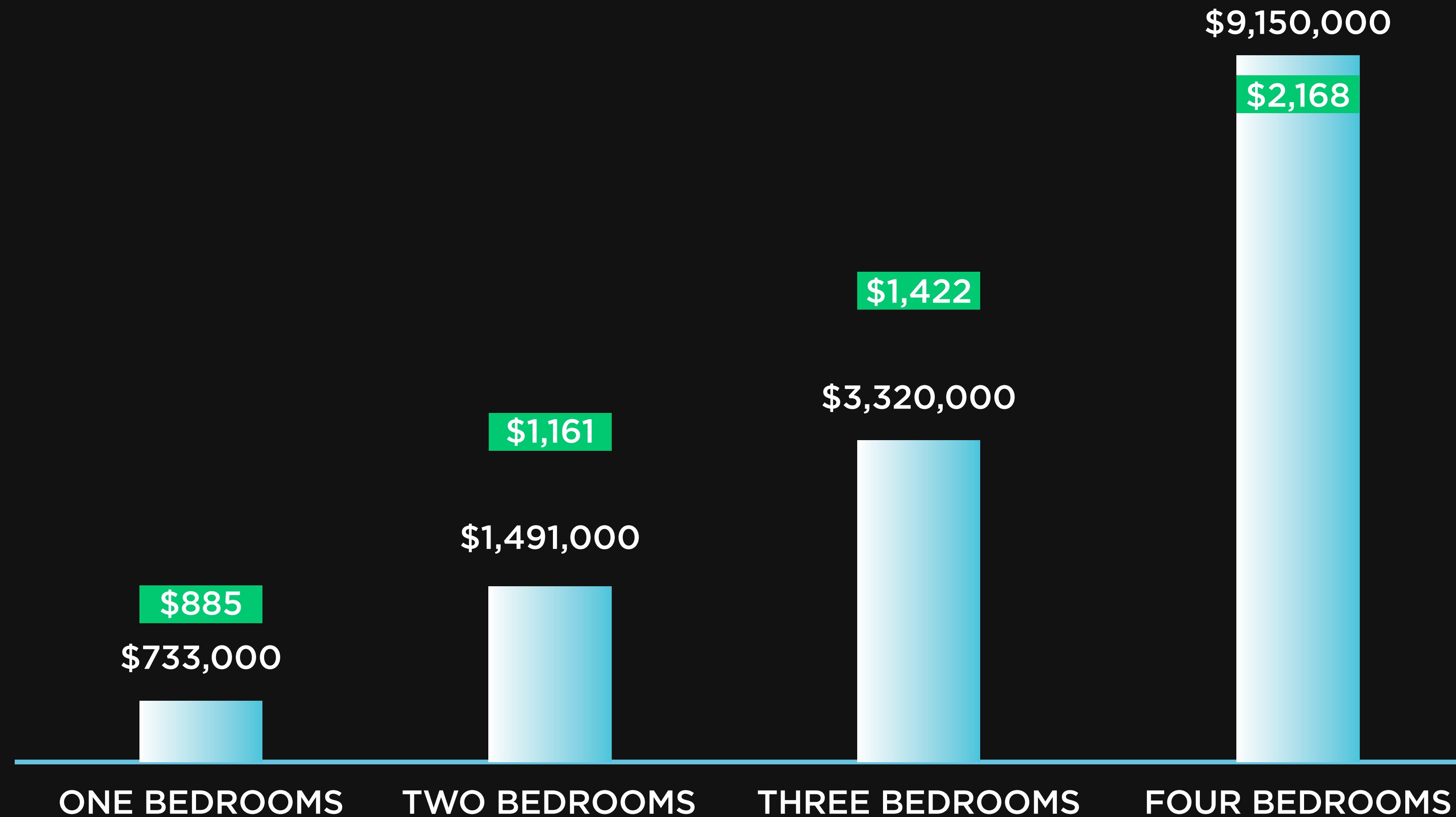
*ACTIVE LISTINGS BY UNIT TYPE



*Active MLS Pricing Analysis

■ AVG. LIST PRICE

■ AVG. \$PSF



ALL TIME RECORD SALE
FOUR SEASONS SURF CLUB
SALES PRICE: \$22,750,00
***PRICE PSF: \$5,762**
CLOSING DATE: MAY 2022

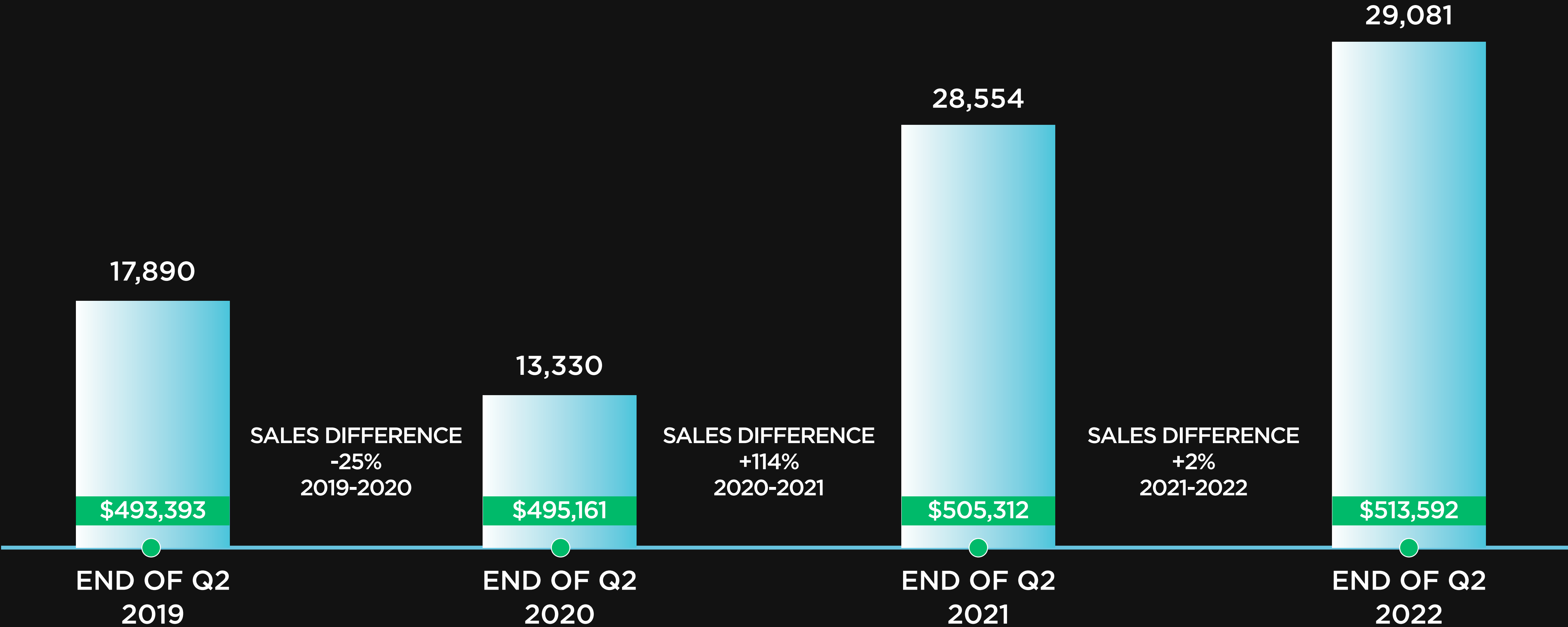
*NEW CONDOS BUILT SINCE 2012 | COCONUT GROVE - FORT LAUDERDALE, EAST OF I-95

Condo Resale Transactions

Sold Under \$1M From January - End Of Q2 | In Miami-Dade, Broward And Palm Beach Counties

■ TOTAL TRANSACTIONS

■ AVG. SALES PRICE

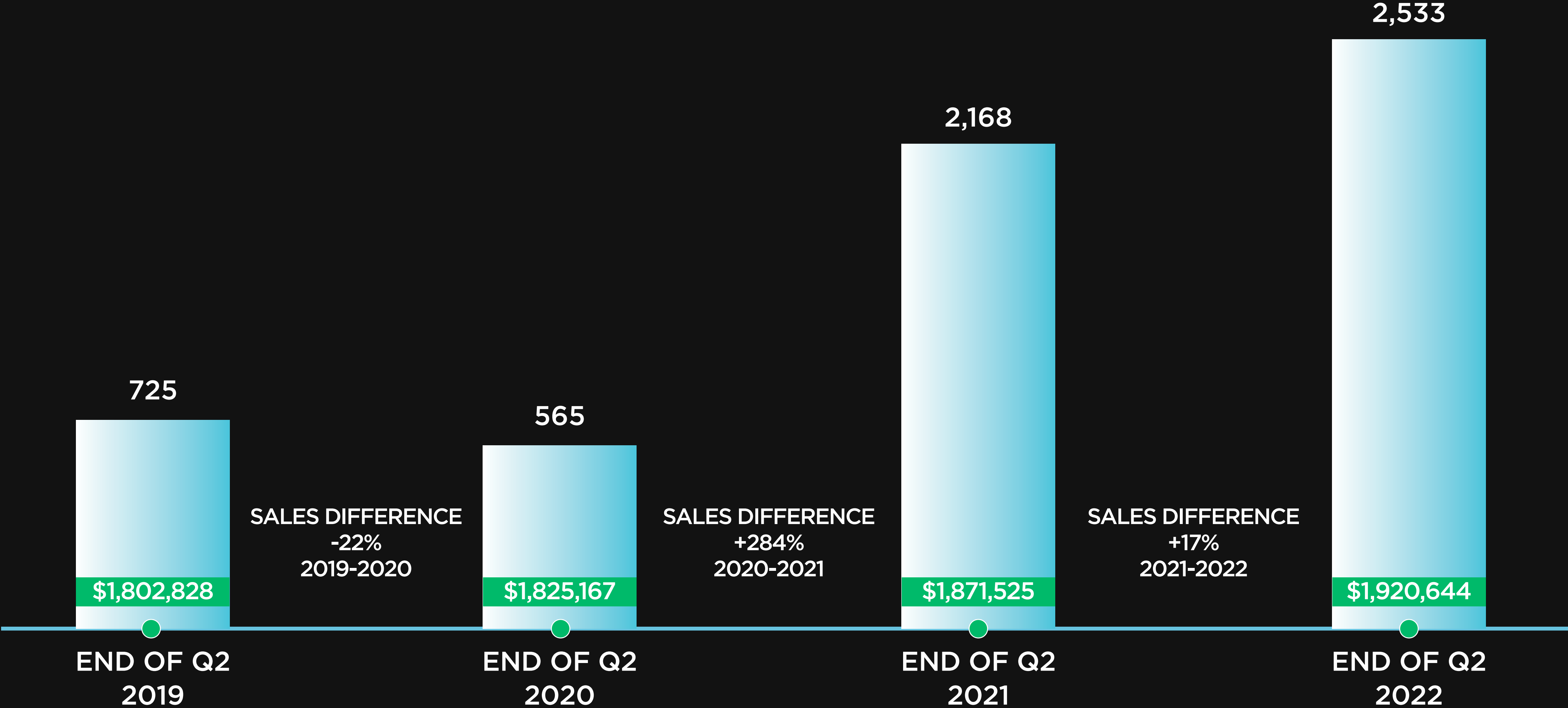


Condo Resale Transactions

Sold Between \$1,000,000-\$4,999,999 From January - End Of Q2 | In Miami-Dade, Broward And Palm Beach Counties

■ TOTAL TRANSACTIONS

■ AVG. SALES PRICE

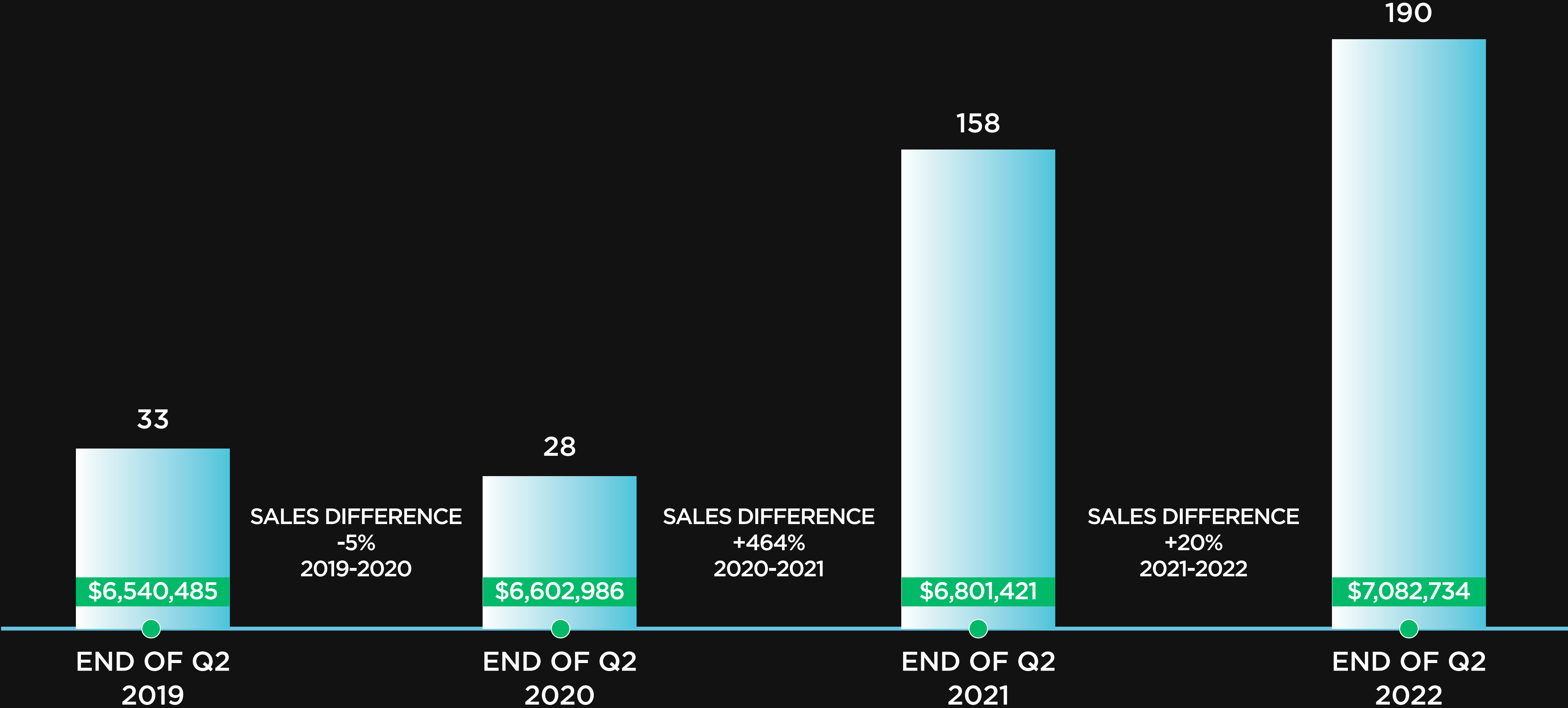


Condo Resale Transactions

Sold Between \$5,000,000-\$9,999,999 From January - End Of Q2 | In Miami-Dade, Broward And Palm Beach Counties

TOTAL TRANSACTIONS

AVG. SALES PRICE

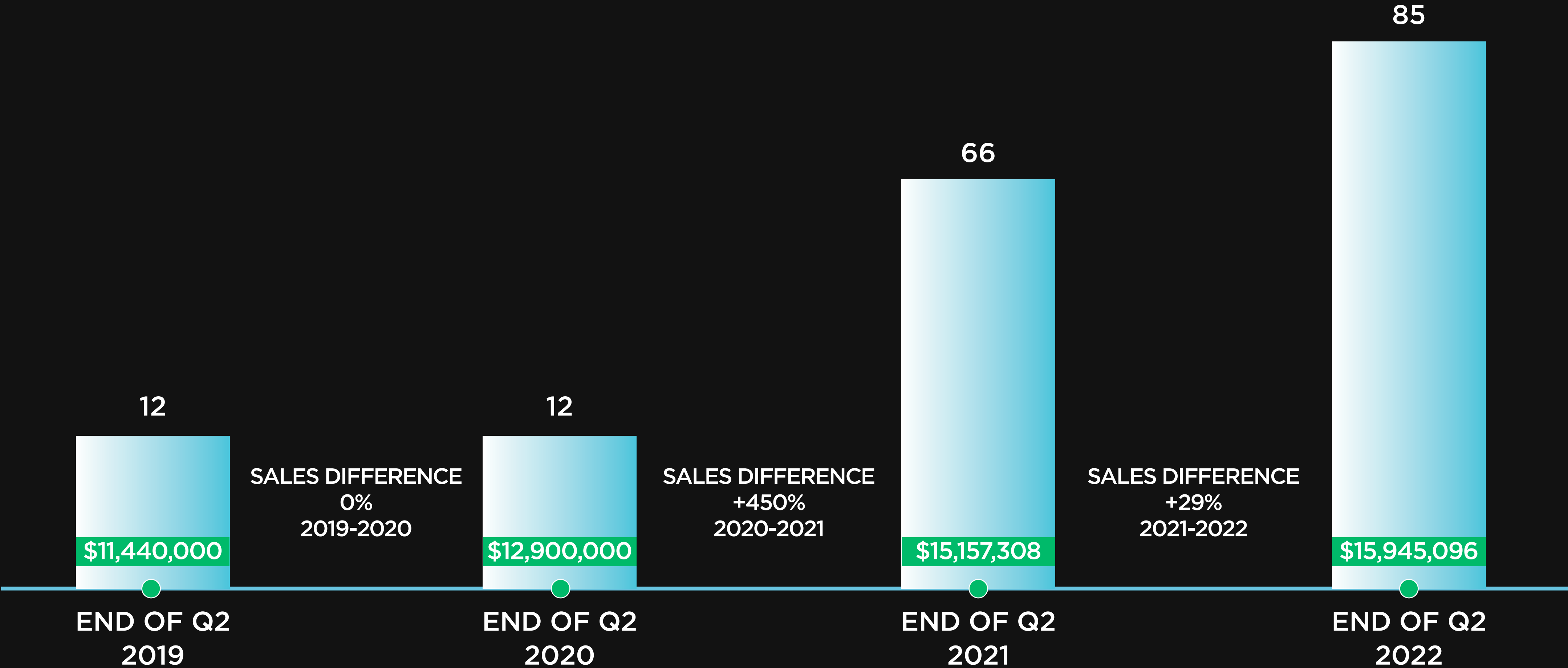


Condo Resale Transactions

Sold Above \$10m From January - End Of Q2 | In Miami-Dade, Broward And Palm Beach Counties

TOTAL TRANSACTIONS

AVG. SALES PRICE



A nighttime photograph of a modern, multi-story building with a prominent vertical sign that reads 'TODAY'. The building is illuminated with warm lights, and the scene is set against a dark sky. Palm trees and streetlights are visible in the foreground and background, creating a cityscape atmosphere. The overall color palette is dominated by dark blues and purples, with the building's lights providing a warm contrast.

Condos New Construction (current cycle)

Traditional Condos

(NO SHORT TERM RENTALS)

6
FORT LAUDERDALE

2
SUNNY ISLES
BEACH

5
BAY HARBOR
ISLANDS

3
MIAMI BEACH /
SOUTH BEACH

1
DOWNTOWN
MIAMI

3
BRICKELL

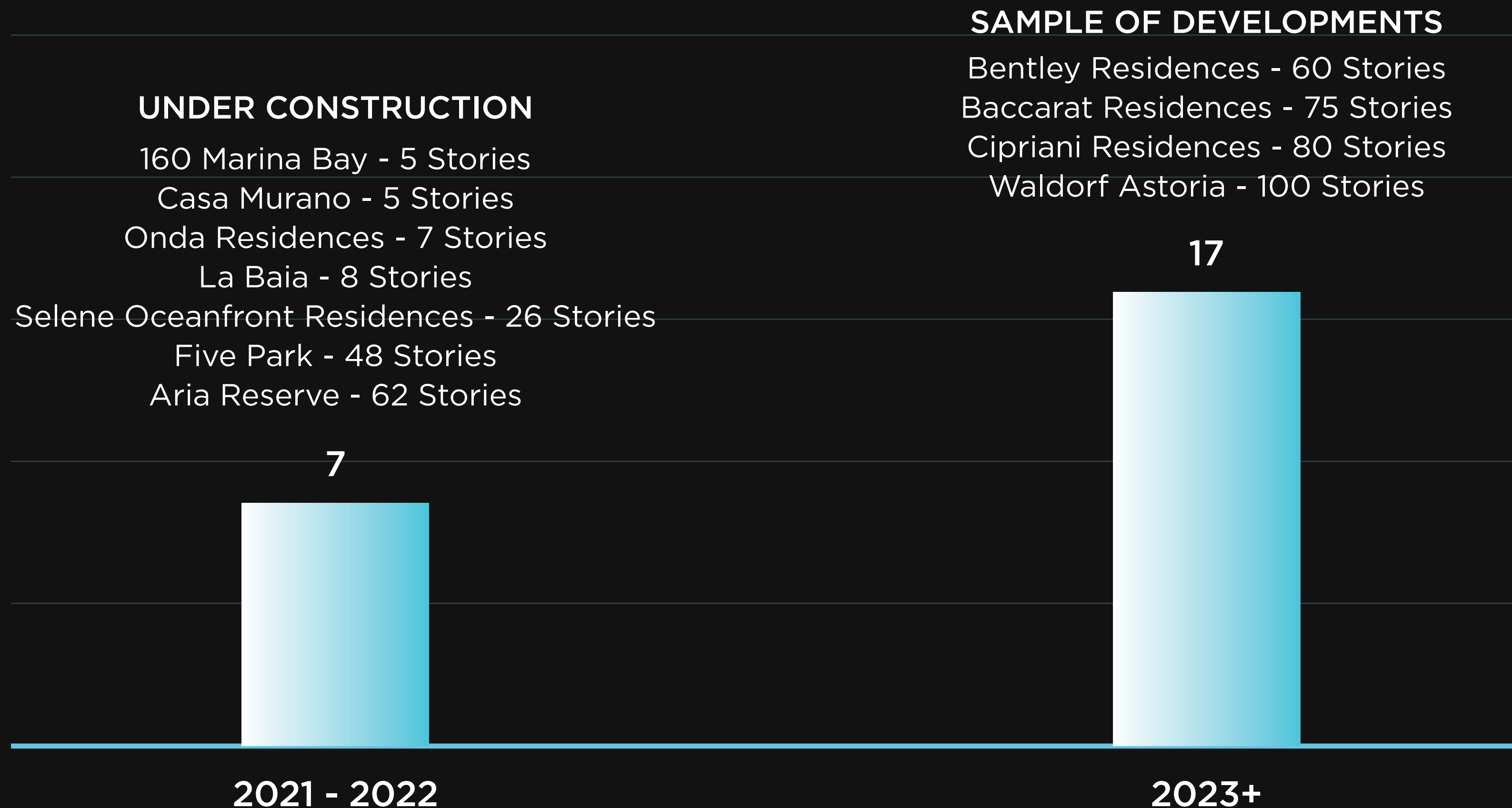
2
COCONUT GROVE

2
BISCAYNE CORRIDOR
DESIGN DISTRICT
MIDTOWN
WYNWOOD

24
CONDOS
TOTALING
3,693
RESIDENCES

CURRENT CYCLE (COCONUT GROVE - FORT LAUDERDALE, EAST OF I-95)

New Construction Groundbreakings For Traditional Condos





391 Residences | 66 Stories

Aston Martin Residences Break Ground In Miami

Forbes

October 2017



Demand

South Florida's 4 Feeder Markets

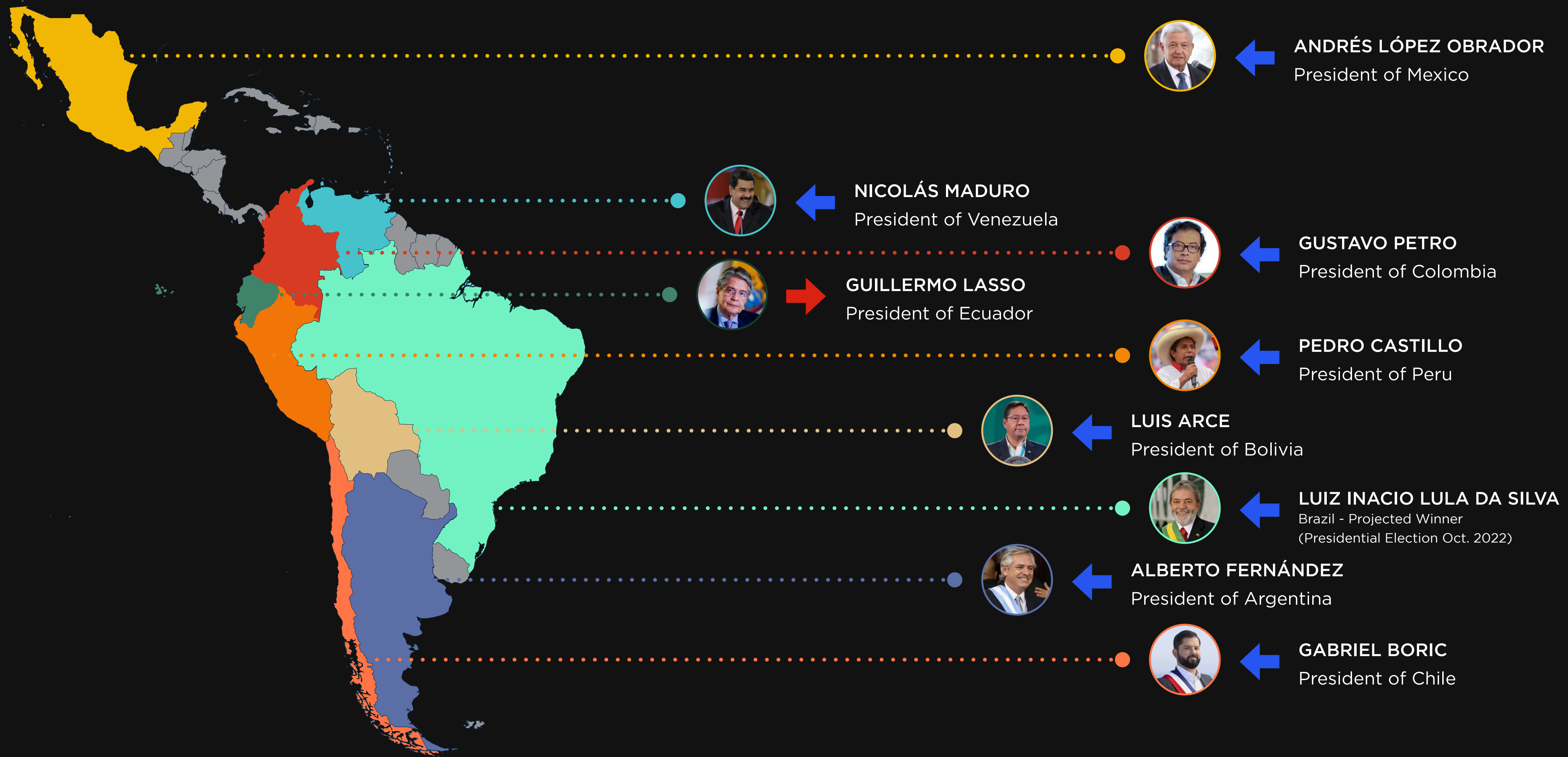
1. CLIMATE (SECOND HOME/
PERMANENT RESIDENCES)

2. LATIN
AMERICA

3. 2017 TAX REFORM
RELOCATION

4. CORPORATE
RELOCATIONS

Latin America



South Florida's Corporate Relocations

In The News

SOUTH FLORIDA BUSINESS JOURNAL

May 2022

In the past 19 months, 122 companies have either expanded or opened main or regional headquarters within city limits, according to figures released by Venture Miami, an economic initiative affiliated with the office of Mayor Francis Suarez.

122 Corporate Relocations



27 HEADQUARTER RELOCATIONS



95 REGIONAL RELOCATIONS



In The News

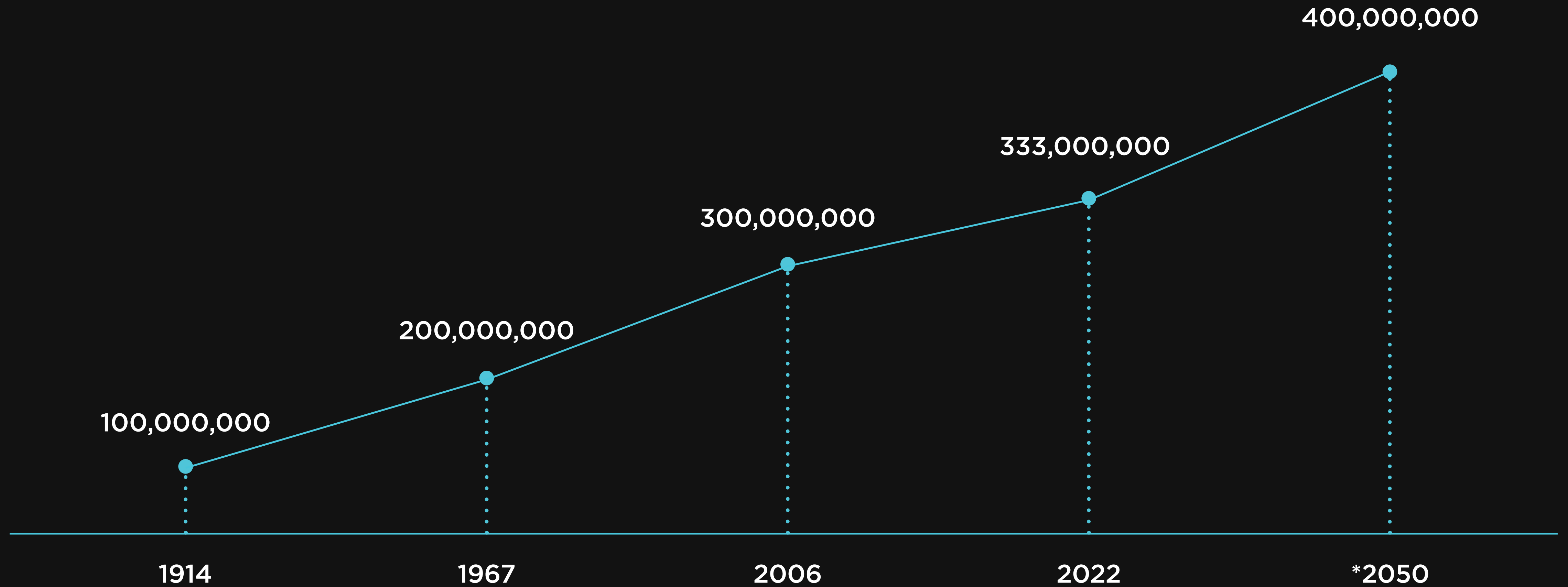


July 2022

The United Nations estimates that the world's population will reach 8 billion on Nov. 15 and that India will replace China as the world's most populous nation next year, with the United States remaining 3rd.

World Population | 1920 - 1.5 Billion People | 2022 - 8 Billion People

United States Population Growth



SOURCE: WORLDPOPULATION.COM

*PROJECTED

In The News

Forbes

June 2022

Based on Realtor.com's calculations, we are short 5.8 million new single-family homes across the country which will sustain demand and prices.

Average Total Sales In The U.S. - 5.6 Million

U.S. Population to Add Another 2.4 Million People Per Year Through 2050

Takeaways

1. POPULARITY OF SOUTH FLORIDA
2. SUPPLY SHOCK PERSISTS
3. REAL ESTATE REMAINS THE BLUE CHIP INVESTMENT

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2022

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ISGWORLD®