

20
23

ISG WORLD®

MIAMI REPORT

MID-Q2 UPDATE

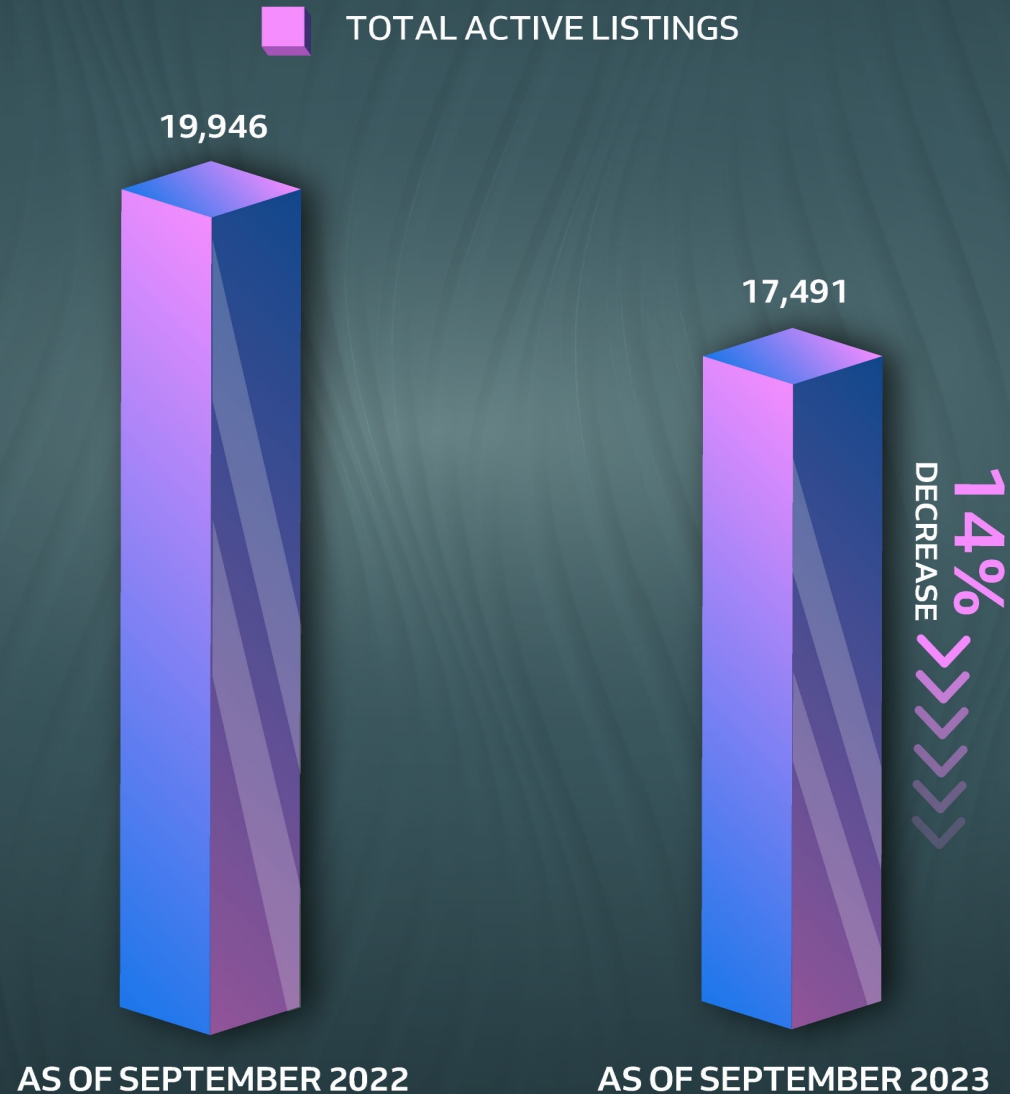
An aerial photograph of Miami, Florida, showing a mix of residential areas with palm trees and swimming pools, and a dense urban skyline with numerous skyscrapers in the background. A large, semi-transparent blue circle is overlaid on the image, containing the 'MLS' logo and the text 'SINGLE FAMILY HOMES & CONDOS'.

MLS

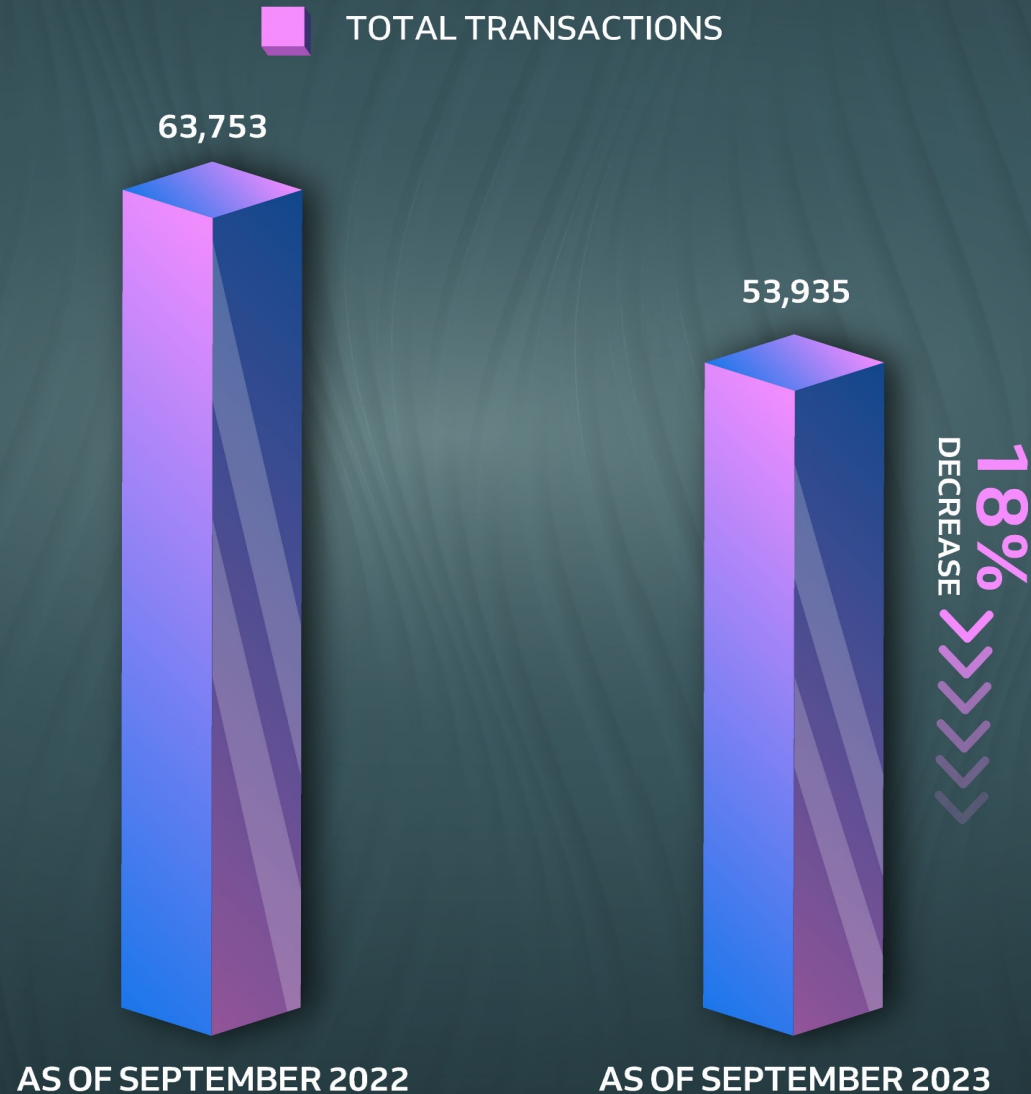
**SINGLE
FAMILY
HOMES
& CONDOS**

MIAMI-DADE, BROWARD & PALM BEACH COUNTIES

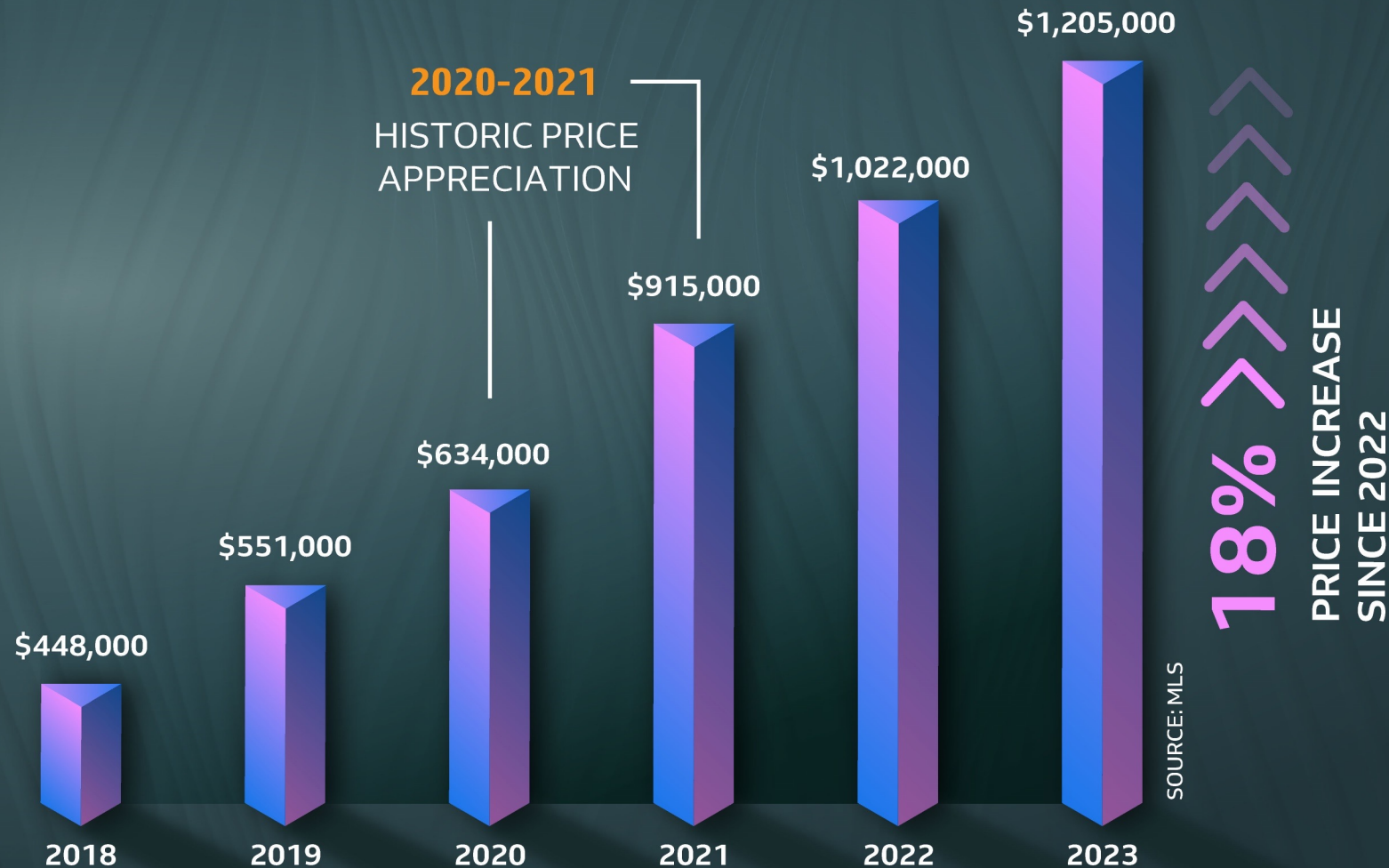
TOTAL ACTIVE LISTINGS FOR SINGLE FAMILY HOMES AND CONDOS IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES



TOTAL TRANSACTIONS FOR SINGLE FAMILY HOMES AND CONDOS IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES

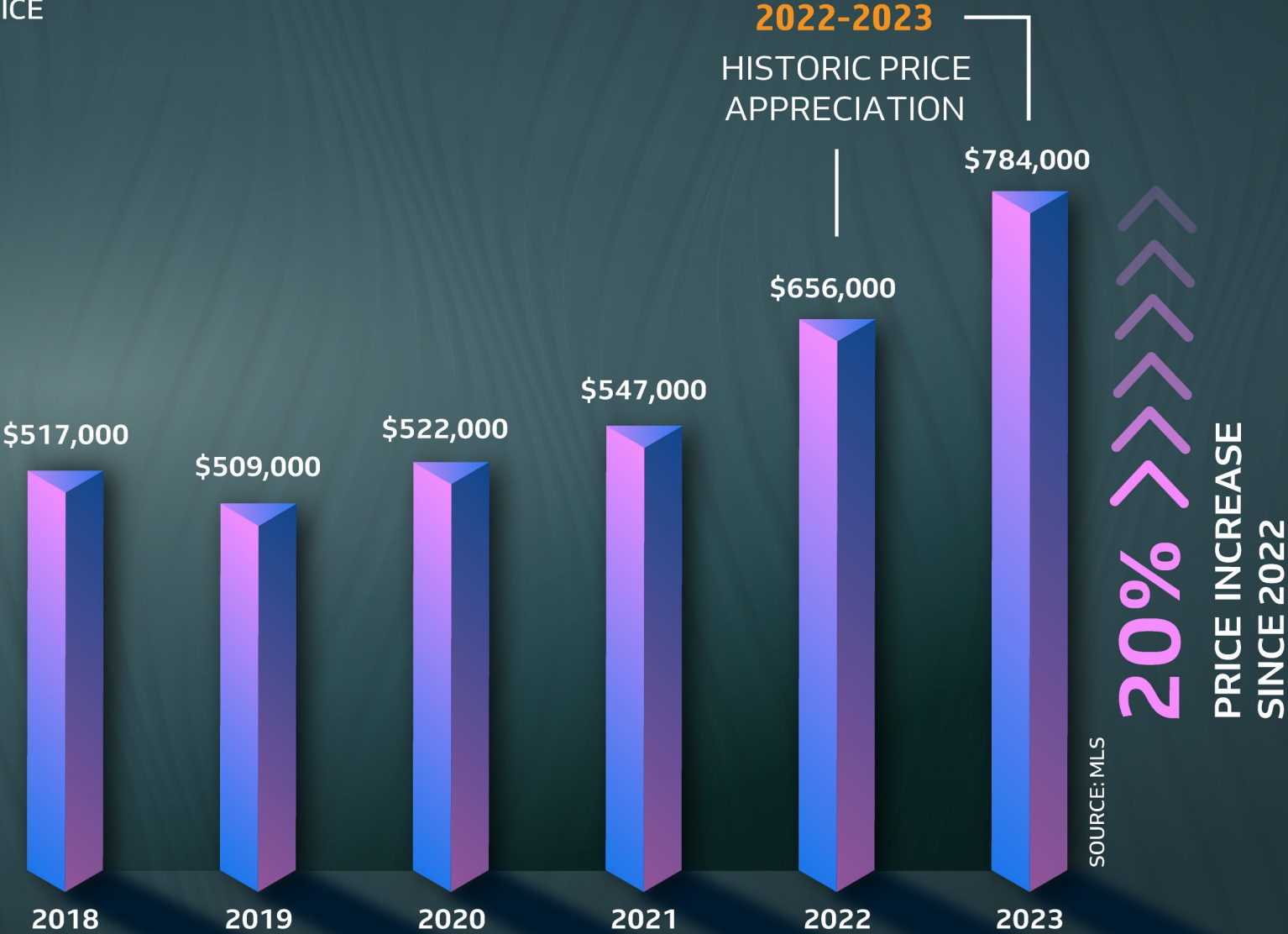


AVG. SALES PRICE



CONDOS PRICE APPRECIATION IN MIAMI-DADE, BROWARD & PALM BEACH COUNTIES

 AVG. SALES PRICE



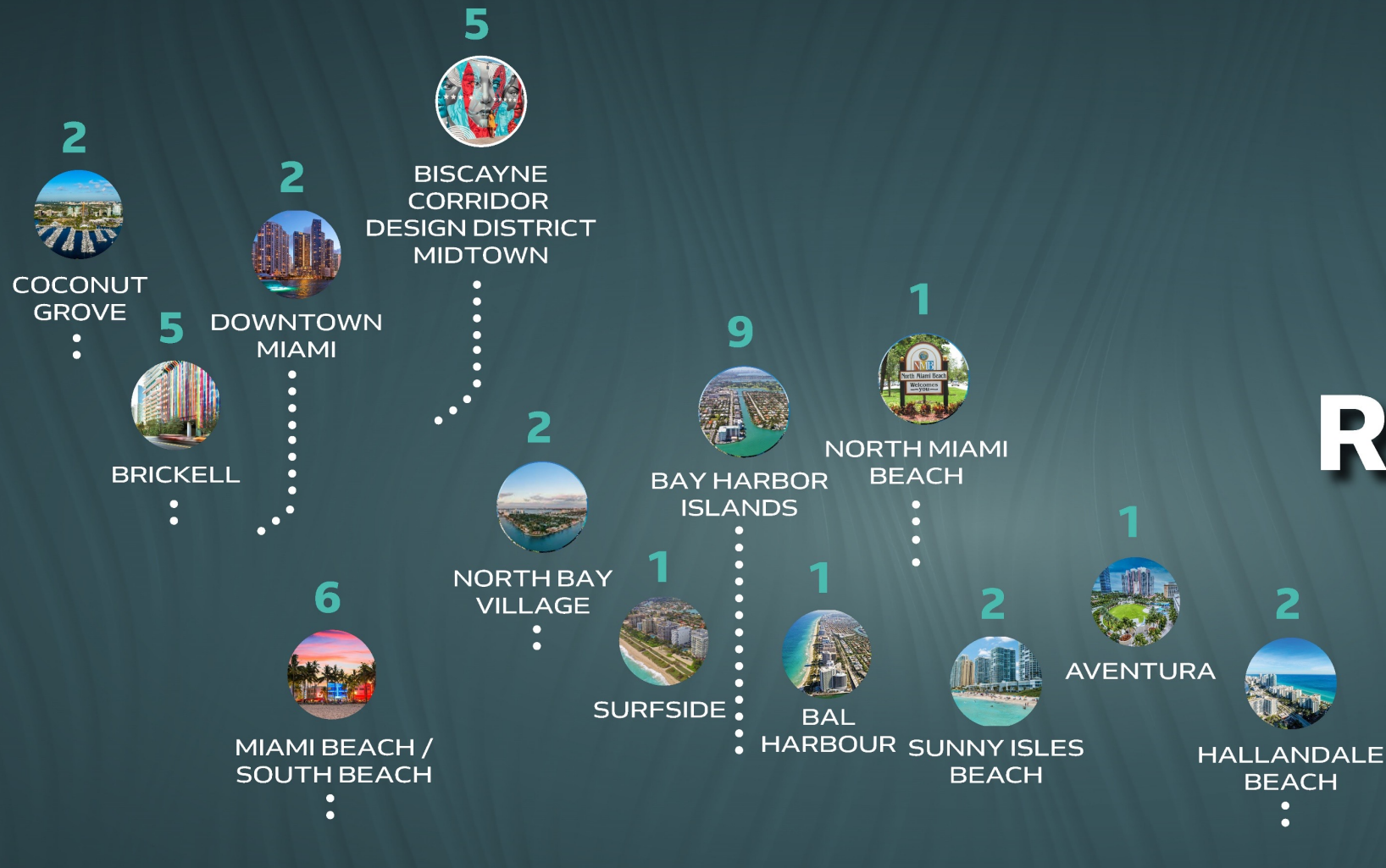
OCEANFRONT CONDO RESALE TRANSACTIONS SOLD ABOVE \$20M IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES



A large-scale construction site at dusk or dawn. In the foreground, a tall yellow crane stands prominently. To its right, another crane is visible. In the background, several multi-story buildings are under construction, their frames partially covered in scaffolding. A yellow excavator is visible in the lower left. The sky is a mix of blue and orange hues. A large, semi-transparent circular graphic is overlaid on the left side of the image.

PRE CONSTRUCTION

CONDOS FROM COCONUT GROVE – FORT LAUDERDALE BEACH, EAST OF I-95



47
CONDOS
TOTALING
6,788
RESIDENCES

TRADITIONAL CONDOS

COCONUT GROVE - FORT LAUDERDALE - EAST OF I-95

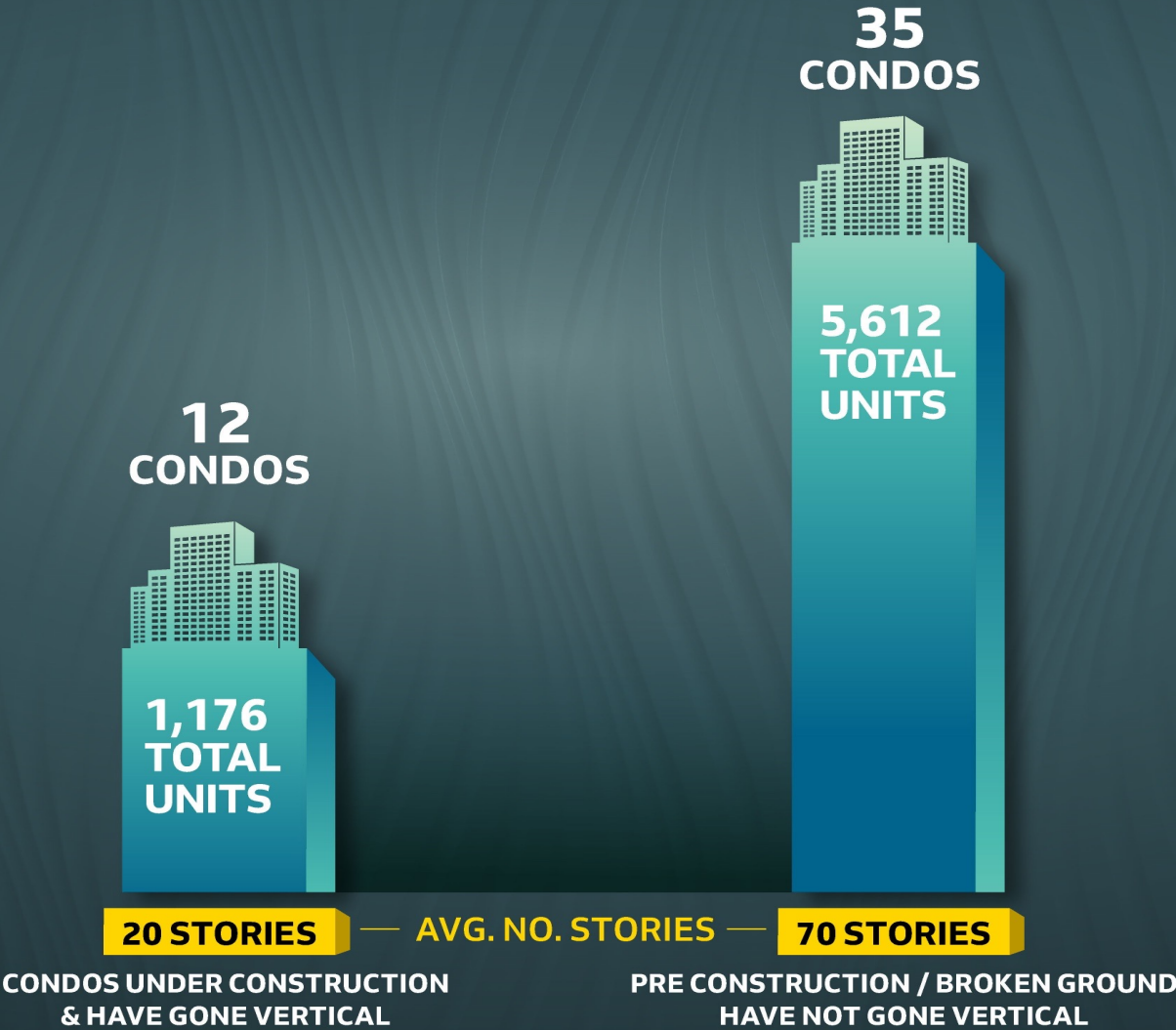
(NO DAILY RENTALS)

NEW CONSTRUCTION CONDO DEVELOPMENT TIMELINE FOR TRADITIONAL CONDOS

COCONUT GROVE - FORT LAUDERDALE - EAST OF I-95

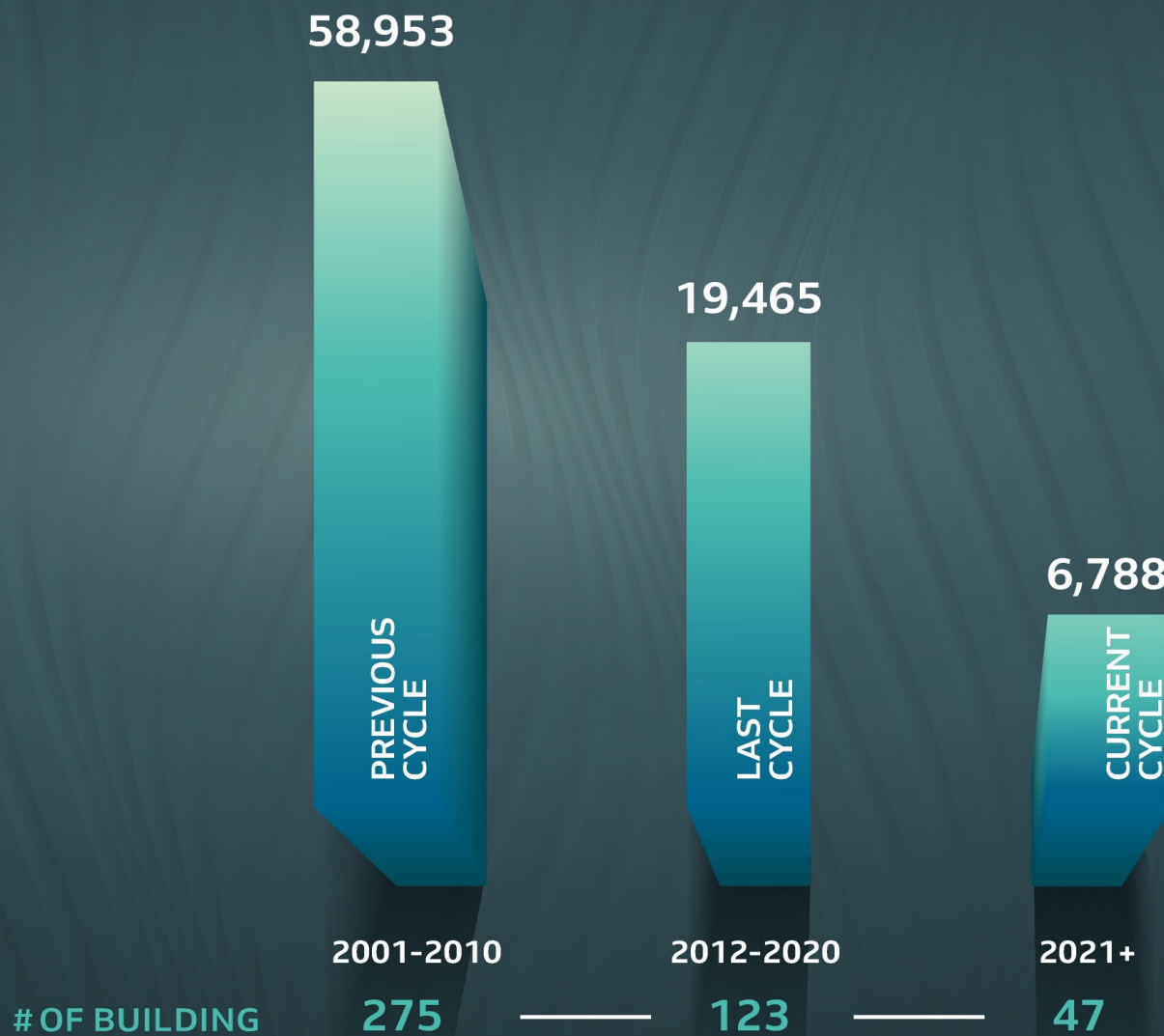
#CONDO DEVELOPMENTS

AVG. NO. STORIES



20-YEAR CONDO DELIVERY ANALYSIS FOR TRADITIONAL CONDOS

MAY 2023



An aerial photograph of a crowded beach on a sunny day. The beach is filled with people, many of whom are sitting on towels or blankets. The ocean is a vibrant blue with white-capped waves breaking on the shore. A lifeguard stand with a red and yellow canopy is visible on the left side of the beach. The sky is blue with scattered white clouds. A large, semi-transparent white circle is centered over the image, and the word "DEMAND" is written in bold, white, sans-serif capital letters across the middle of the circle.

DEMAND

@THEREALDEAL

THE REAL DEAL

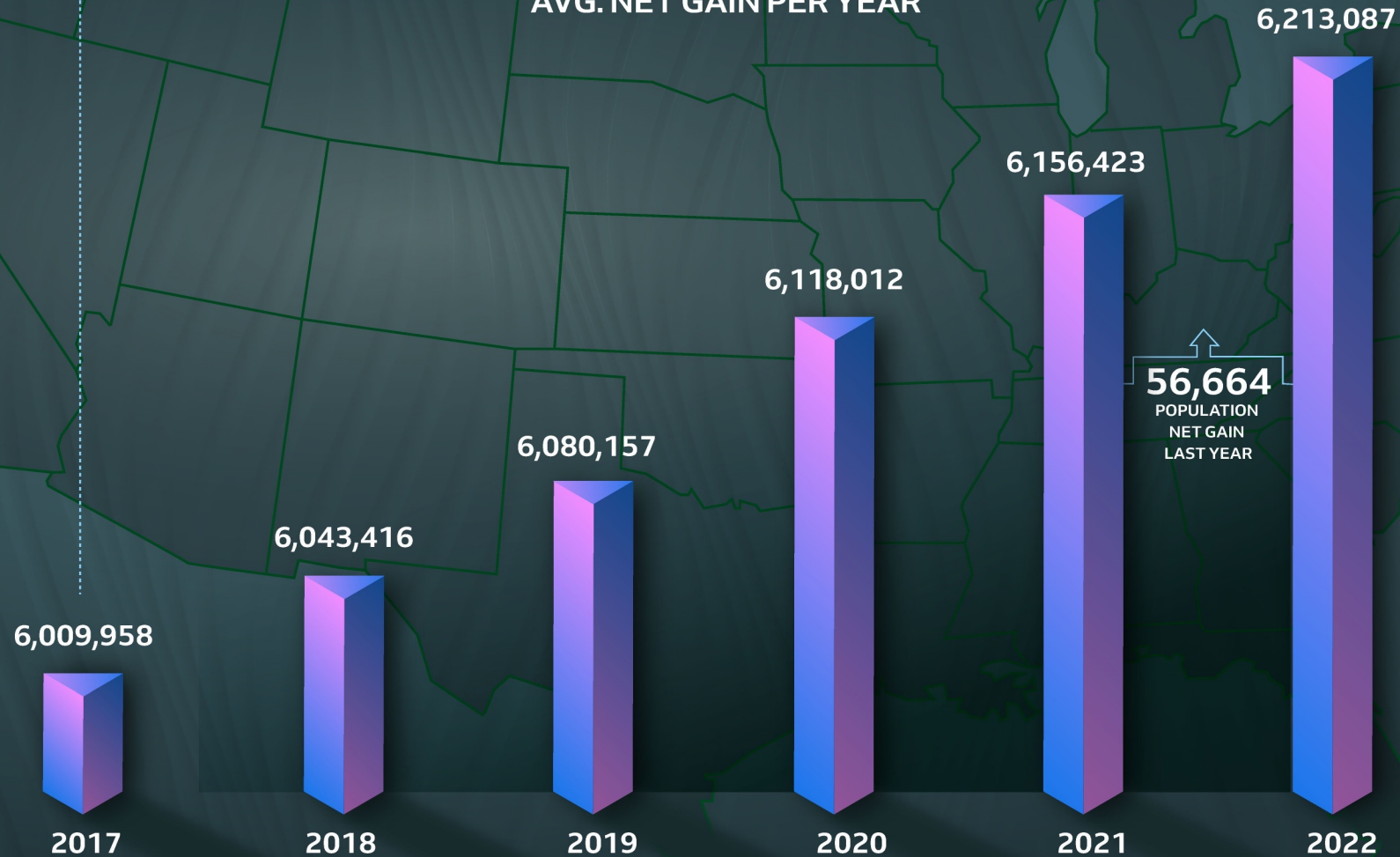
***Miami-Dade lost
80K residents during
“pandemic boom” years***

AUGUST 1, 2023

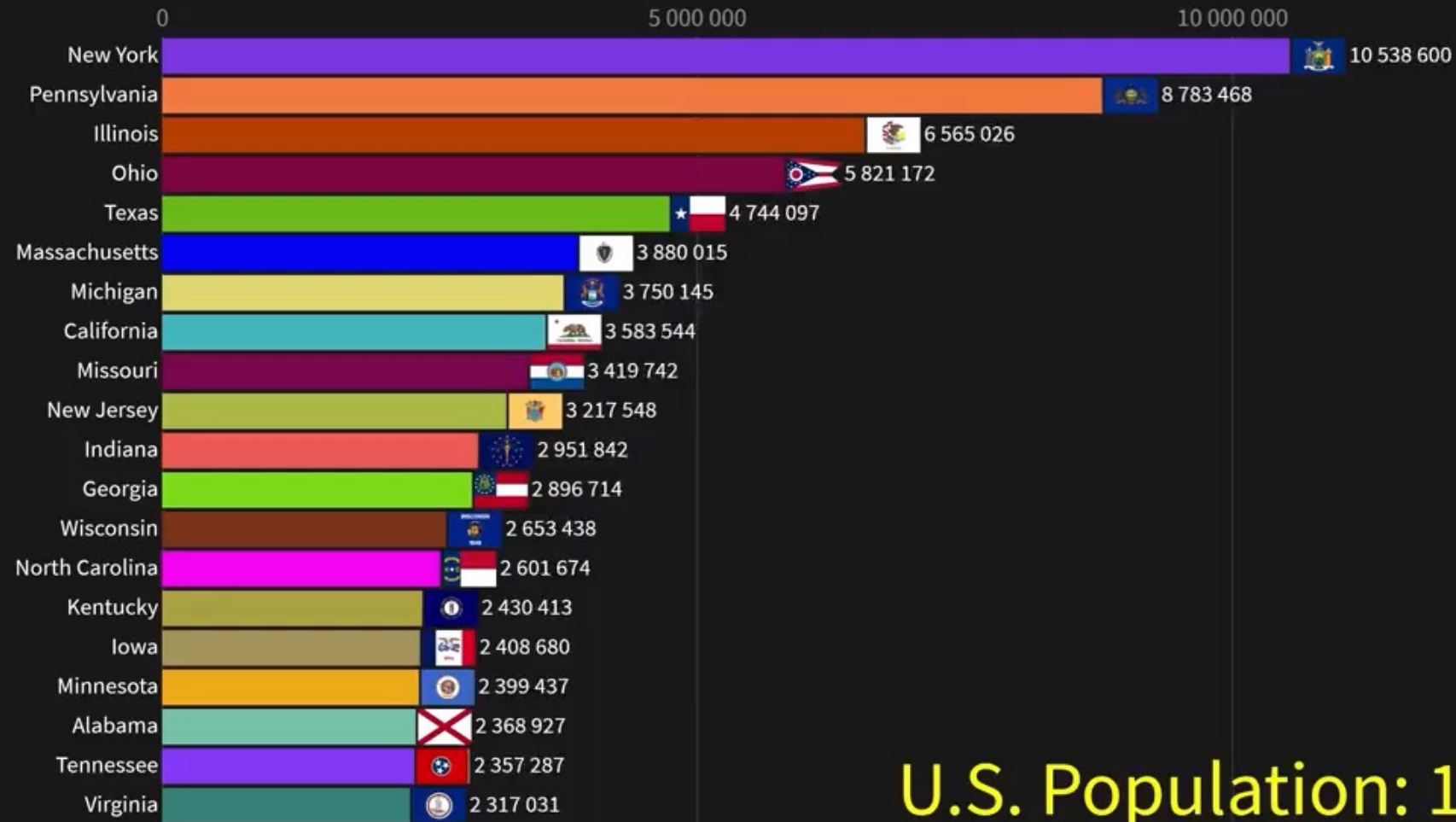
SOUTH FLORIDA POPULATION ANALYSIS

■ TOTAL POPULATION IN MIAMI-DADE, BROWARD, & PALM BEACH COUNTIES

39,825
AVG. NET GAIN PER YEAR



Top U.S. States by Population 1790 to 2050



1920

U.S. Population: 107 217 768



**United
Nations**

APRIL 2023

**INDIA OVERTAKES
CHINA AS THE
WORLD'S MOST
POPULOUS COUNTRY,
WITH UNITED STATES
REMAINING 3RD**

World Population

1920: 1.5 Billion People | 2023: 8 Billion People

TAKE AWAYS

1

CONTINUED SUPPLY
SHOCK

2

PRICES CONTINUE
APPRECIATING

3

PRE-CONSTRUCTION
NEED TO GO VERTICAL

4

POPULARITY OF
SOUTH FLORIDA

20
23

ISG WORLD®

MIAMI REPORT

MID-Q3 UPDATE