

An aerial night view of the Miami skyline, showing numerous high-rise buildings with illuminated windows and some rooftop pools. The city lights reflect on the water in the foreground. The sky is a mix of dark blue and orange from the sunset.

2023

PROFILE of

International Homebuyer Transactions

of MIAMI Association of REALTORS® Members

December 2023



2023

INTERNATIONAL HOMEBUYER TRANSACTIONS of Miami Association of REALTORS® Members

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December 2023



Objective

The Miami Association of REALTORS® (MIAMI) has conducted an international survey since 2010 to gather information on foreign buyer residential transactions in the markets where its members operate, primarily in the counties of Miami-Dade, Broward, Palm Beach, and Martin. In 2023, MIAMI undertook the survey in collaboration with Florida REALTORS® who conducted a state-wide survey during the same period.¹

The 2023 survey provides information on the international residential transactions of MIAMI members from August 2022–July 2023. The year 2023 refers to this period and past years refer to the prior 12-month periods.

Respondents

MIAMI sent the online survey during August 9–September 25 to approximately 60,000 members, of which 2,277 responded during the survey period.

To correct for over- or under- response by county, MIAMI applied a weight factor to align the sample distribution of responses to the distribution of MIAMI members using the preferred mailing address (e.g., 69% of members identified Miami-Dade as their main mailing address but 63% of respondents were from Miami-Dade County so the weight factor is 1.12). The margin of error of a proportion estimate of 50% is approximately 2%. The margin of error is higher for proportion estimates on subsets of the total sample of respondents.

Definition of an International Buyer

In this survey, an international buyer is defined as: 1) a non-US citizen whose primary residence is abroad (“Type A”) or 2) a non-US citizen who has lived in the US for at least six months on a US visa or an immigrant (“green card” holder) who has lived in the U.S. for less than two years at the time of the transaction (“Type B”). By this definition, a non-US citizen who has resided in the US for over two years and who purchased a US property is not counted as a foreign buyer.

¹ Dr. Brad O’Connor, Florida REALTORS® Chief Economist, directed the state-wide survey. In the 2010-2022 surveys, MIAMI conducted the survey in collaboration with the National Association of REALTORS® and Florida REALTORS®.

International Homebuyer Transactions of MIAMI Members During August 2022-July 2023

MIAMI Foreign Buyer Stats

\$5.1 Billion

Dollar sales volume

18%

Foreign buyer share to MIAMI dollar sales volume

67%

Fraction of foreign buyers who resided abroad

\$482,700

Foreign buyer median purchase price

66%

Share of all-cash purchases

Top Destinations



Miami-Dade : \$3.67 Billion

Broward : \$1.07 Billion

Palm Beach: \$270 Million

Other Florida counties: 60 Million

Top MIAMI Foreign Buyers



5. Canada
6%

1. Colombia
15%



4. Venezuela
6%

3. Brazil
7%

2. Argentina
14%

Top Characteristics



71%

Foreign buyers who purchased a property for vacation, rental, or both



56%

Foreign buyers who purchased a condominium



59%

Cost of property, condominium fees, could not buy a property, and insurance as a percent of all reasons why foreign buyers decided not to purchase a property

MIAMI Market: Largest U.S. Foreign Buyer Market

Florida remains as the top destination of foreign buyers across the United States, accounting for 23% of foreign buyer transactions. Within Florida, the Miami-Ft. Lauderdale-West Palm Beach metro area is the largest foreign buyer market, attracting 47% of Florida's foreign buyers during August 2022— July 2023.

Over this same period, foreign buyers purchased \$5.1 billion of single-family homes, townhomes, and condominiums in 6,200 transactions with MIAMI members. Foreign buyers accounted for 18% of MIAMI members' total sales volume compared to 2% nationally¹ and 6% in Florida.

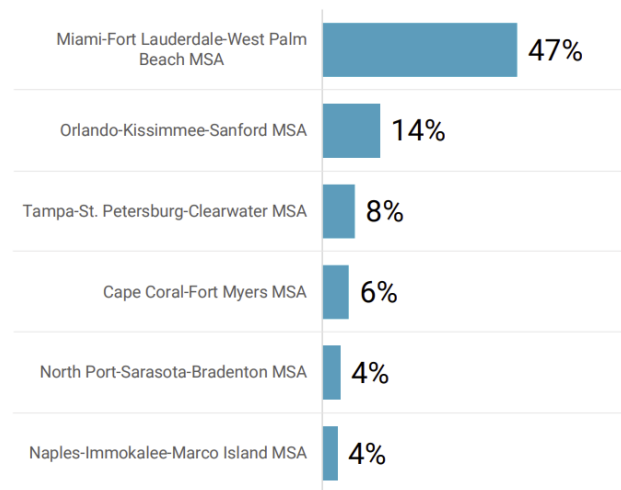
Top 5	Foreign Buyer Share	Dollar Sales (\$ Million)
Colombia	14.7%	\$542.2
Argentina	13.7%	\$366.8
Brazil	6.7%	\$701.5
Venezuela	6.4%	\$230.5
Canada	6.2%	\$252.6

**MIAMI FOREIGN BUYER DOLLAR VOLUME
(IN BILLION DOLLARS)**



Nearly Half of International Purchases Are in South Florida

Metro Area Share of Florida's International Buyers in 2023



2023 Profile of International Residential Transactions in Florida

¹ National data is from a national survey of the National Association of REALTORS® with a reference period of April 2022-March 2023.

SOUTHEAST FLORIDA ECONOMY AND HOUSING MARKET

Global Economy

Southeast Florida Economy

Southeast Florida Housing Market

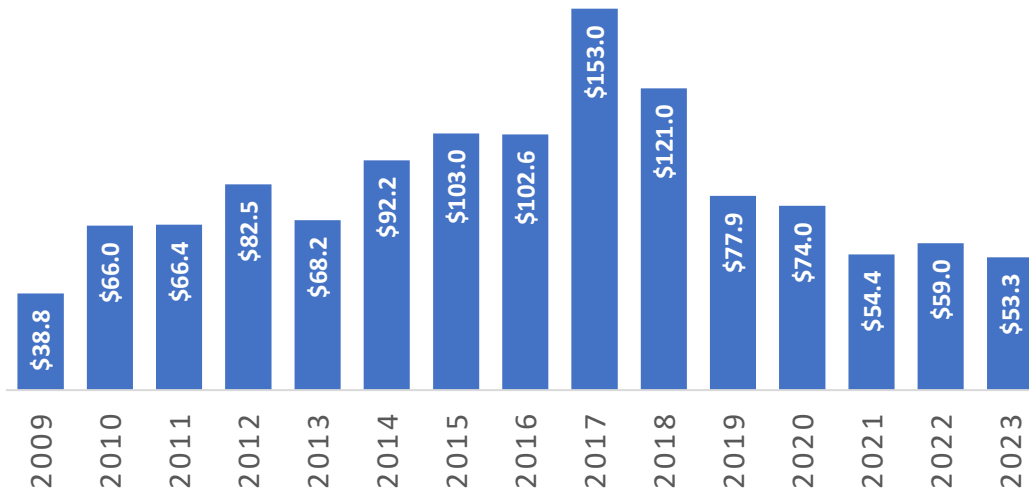


Global Economy

International Travel Rebounds, Dollar Gains Value

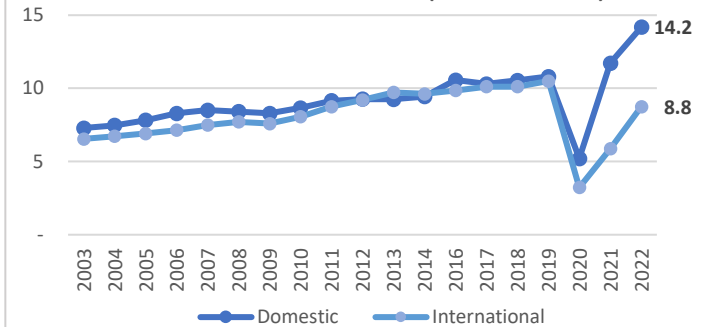
During the period April 2022 – March 2023, foreign buyers purchased \$53.3 billion worth of single-family, condominium, and townhome properties in the United States, according to the National Association of REALTORS®. Sales fell as foreign buyers also faced rising prices brought about by low supply of homes on the market, compounded by a decline in the value of foreign currencies relative to the dollar. Foreign passenger arrivals remained below pre-COVID-19 levels although travel continued to recover, indicated by rising passenger arrivals.

DOLLAR VOLUME OF FOREIGN BUYER PURCHASES OF U.S. RESIDENTIAL PROPERTIES



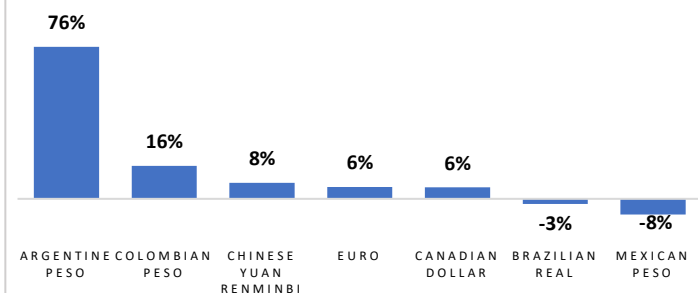
Source: National Association of REALTORS®

PASSENGER ARRIVALS AT THE MIAMI INTERNATIONAL AIRPORT (IN MILLIONS)



Source: Bureau of Transportation

AVERAGE ANNUAL PERCENT CHANGE IN THE VALUE OF THE US DOLLAR DURING AUGUST 2022 - JULY 2023



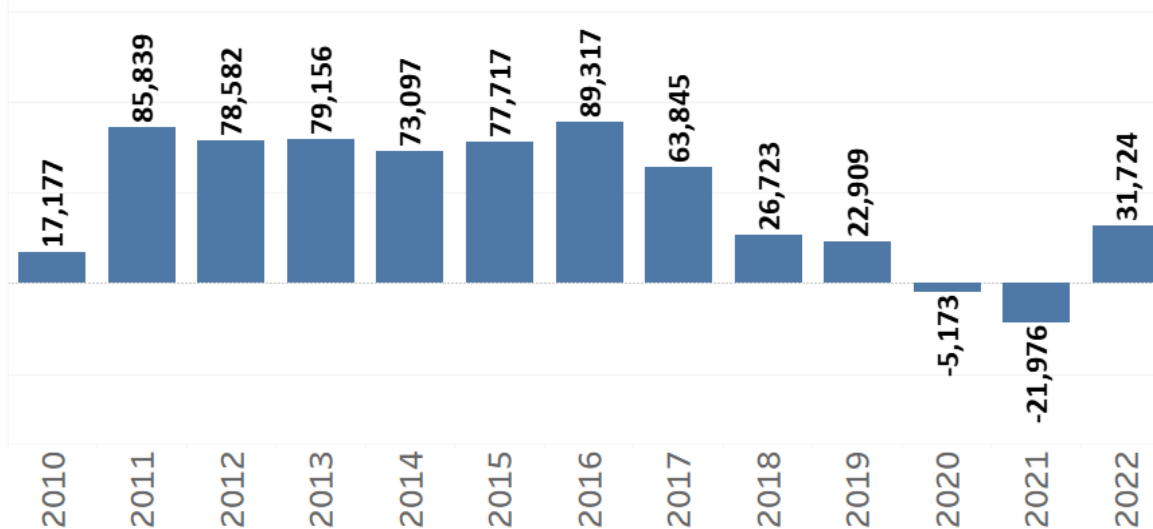
Source: Federal Reserve Board via FRED St. Louis FRB. An increase means that the US dollar strengthened against other currencies.

Southeast Florida Economy

Sustained Migration and Strong Job Growth

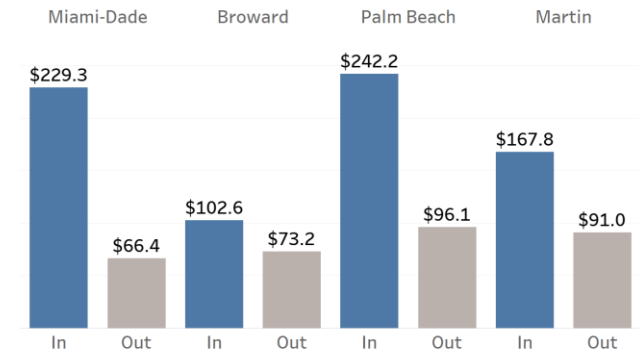
Over the period July 2021 to July 2022, Florida's population rose at the fastest annual rate of 1.9% (0.4% nationally). On average, approximately 1,200 people migrated to Florida (net inflow) from other states and abroad, attracted by a strong economy, a low tax environment, and its tropical climate. The migration from states like New York and California has resulted in a massive income/wealth transfer into Southeast Florida.

Net Population Change in Miami-Dade, Broward, Palm Beach, and Martin counties from 2010-2022



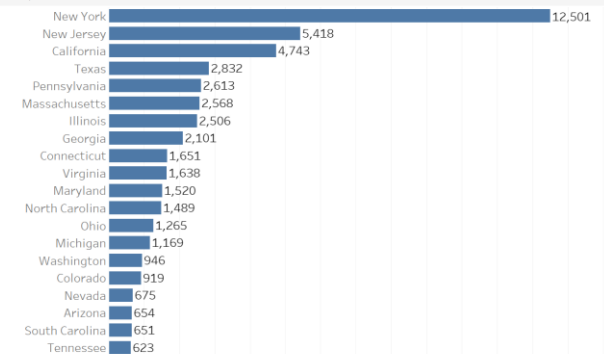
Source: US Census Bureau Population Estimates, 2022

Average Annual Adjusted Gross Income of Households (Tax Returns) Who Moved in and Out of South Florida in 2021 In thousand dollars



Source: MIAMI REALTORS analysis of Internal Revenue Service Migration Data

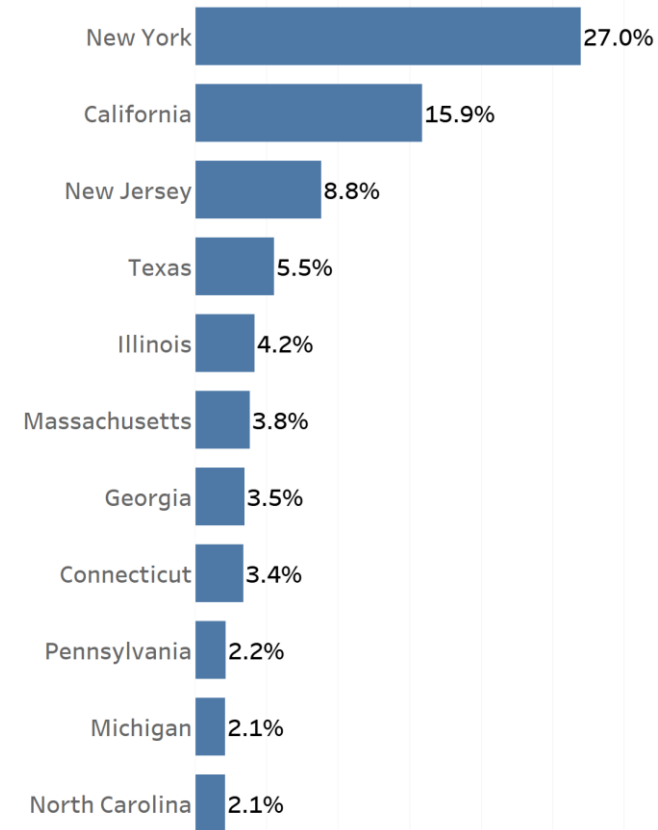
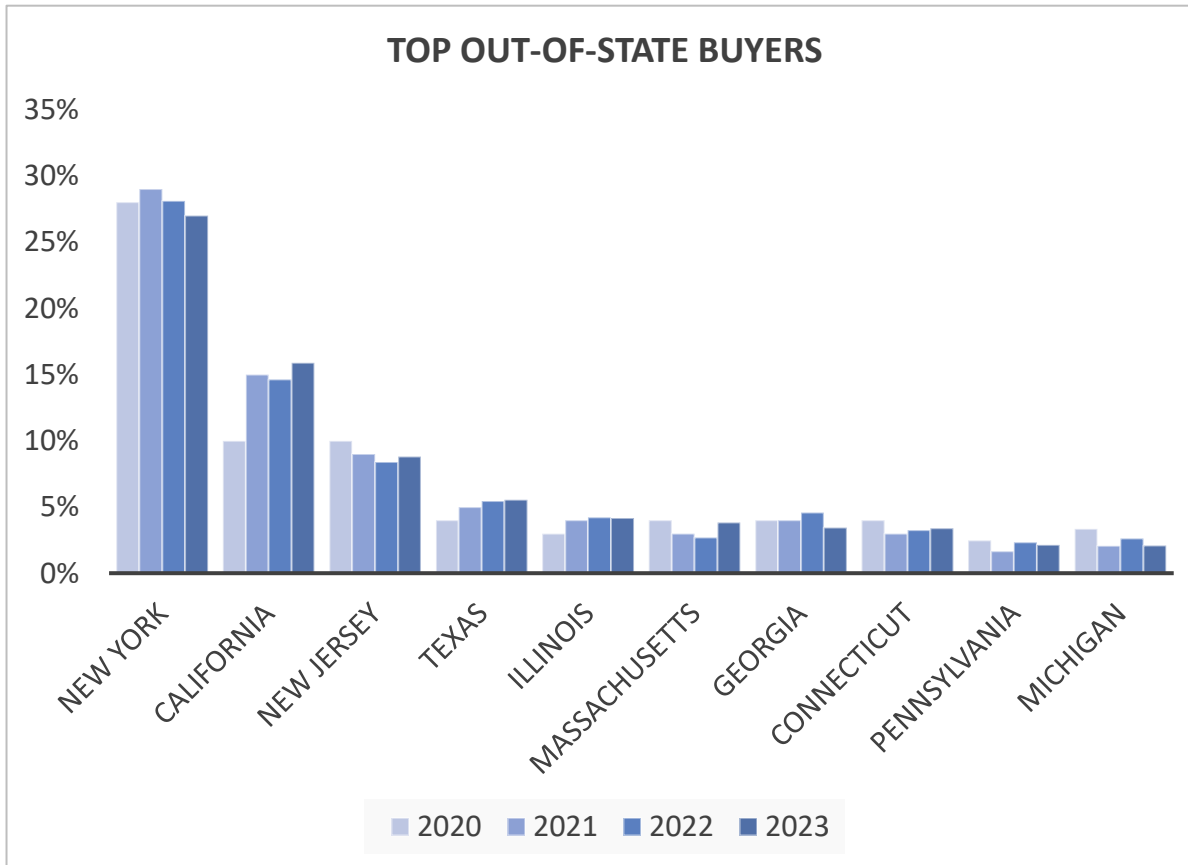
Top Out-of-State Driver License Exchanges in 2023 Q1-Q3 in Miami-Dade, Broward, Palm Beach, and Martin counties



Source: MIAMI analysis of Florida Highway Safety and Motor Vehicle driver license exchange data

New York is Again Top State of Origin of Out-of-State Buyers

MIAMI members who responded to the 2023 survey reported that New York, California, New Jersey, Texas, and Illinois were the top states of origin of out-of-state buyers during August 2022— July 2023.



Note: these shares are only indicative of the true percentage distribution of out-of-state buyers because a respondent can only report a state once even if there is more than one buyer from that state.

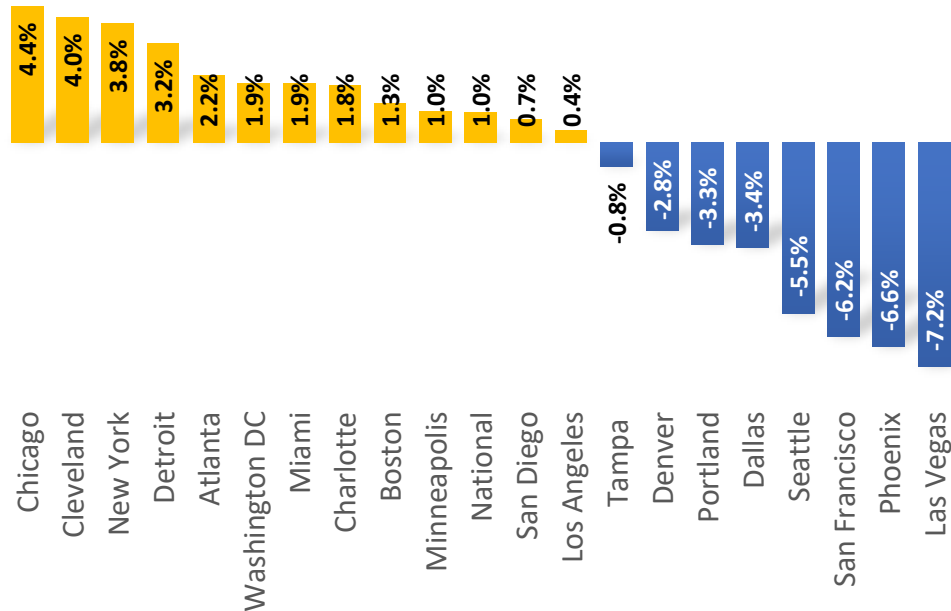
Southeast Florida Housing Market

Price Appreciation Amid Tight Supply

Home prices in Southeast Florida have continued to increase at a robust pace due to tight inventory conditions. In Miami-Dade County, the median existing single-family home sales price rose nearly 11% year-year in July 2023 to \$631,670 while the median condominium/townhome sales price rose 11% to \$420,000. Meanwhile, home prices have declined in markets like Phoenix and Las Vegas.

Southeast Florida's high share of cash buyers has cushioned the impact of higher mortgage rates on the housing market.

**Y/Y PERCENT CHANGE
EXISTING SINGLE-FAMILY HOME PRICES**



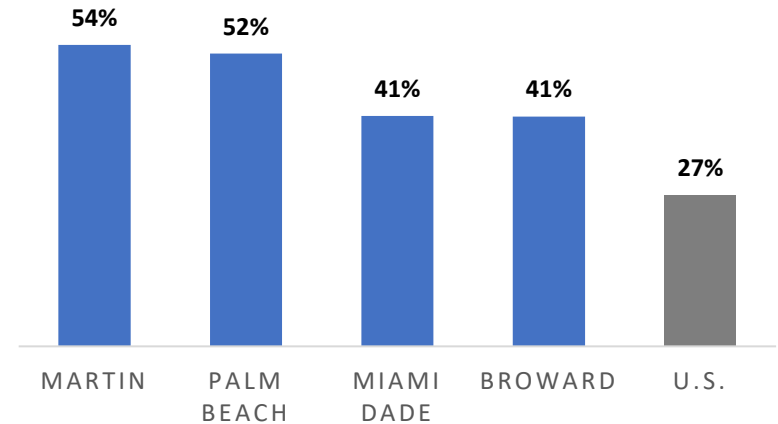
Source: S&P Case-Shiller Home Price Index NSA (repeat sales price index)

SINGLE-FAMILY HOUSING MARKET STATISTICS AS OF JULY 2023

	YY % Sales (Jan-July)	YY % Price	Months' Supply	Days on Market	YY % Active Listings
U.S.	-22%	1.6%	3.2	20	-16%
Miami-Dade	-20%	10.8%	3.2	24	-23%
Broward	-21%	0.0%	2.8	20	-13%
Palm Beach	-12%	0.0%	2.9	20	-11%
Martin	-1%	8.0%	2.9	22	-4%

Source: Miami Association of REALTORS®

**CASH SALES AS A PERCENT OF CLOSED SALES
FROM JANUARY-JULY 2023**



Source: Miami Association of REALTORS®

FOREIGN BUYER PURCHASES

Dollar Volume

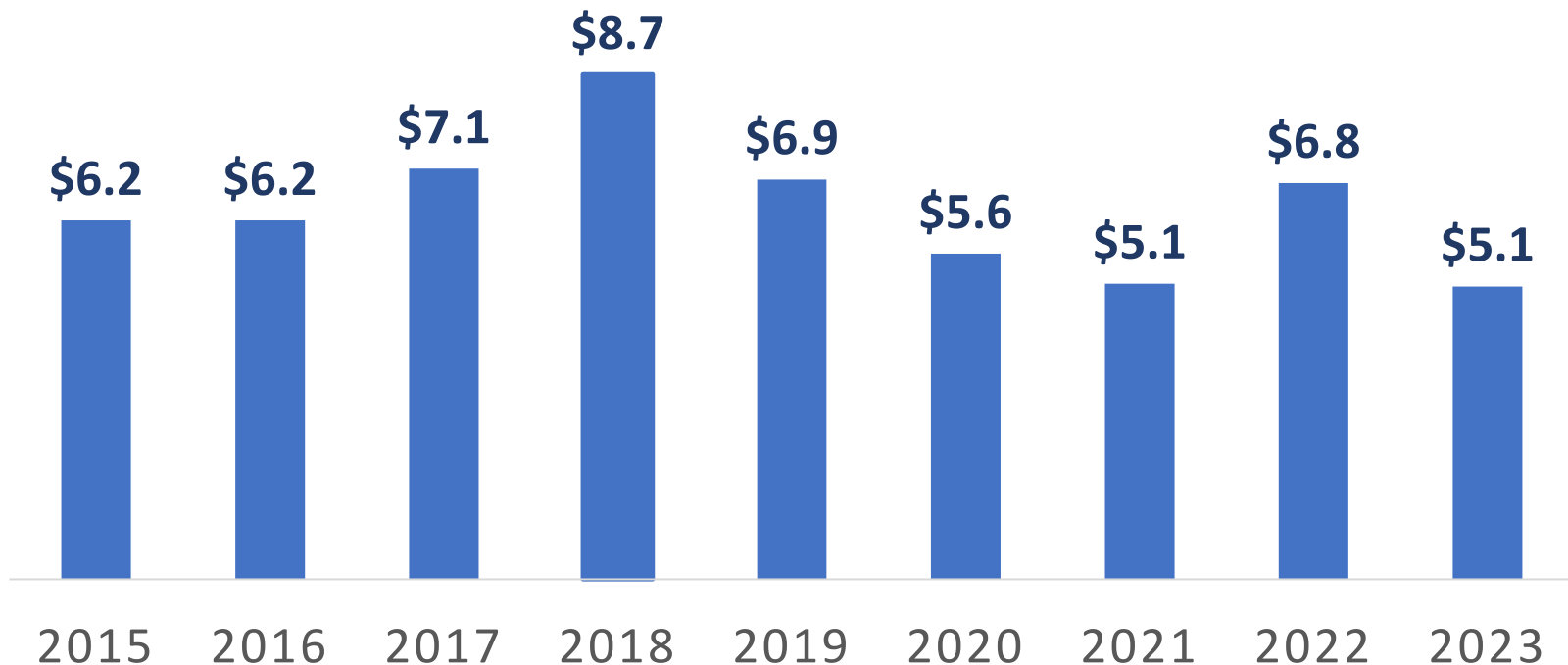
Origin and Destination

Foreign Buyer Preferences



\$5.1 Billion: MIAMI Foreign Buyer Dollar Sales

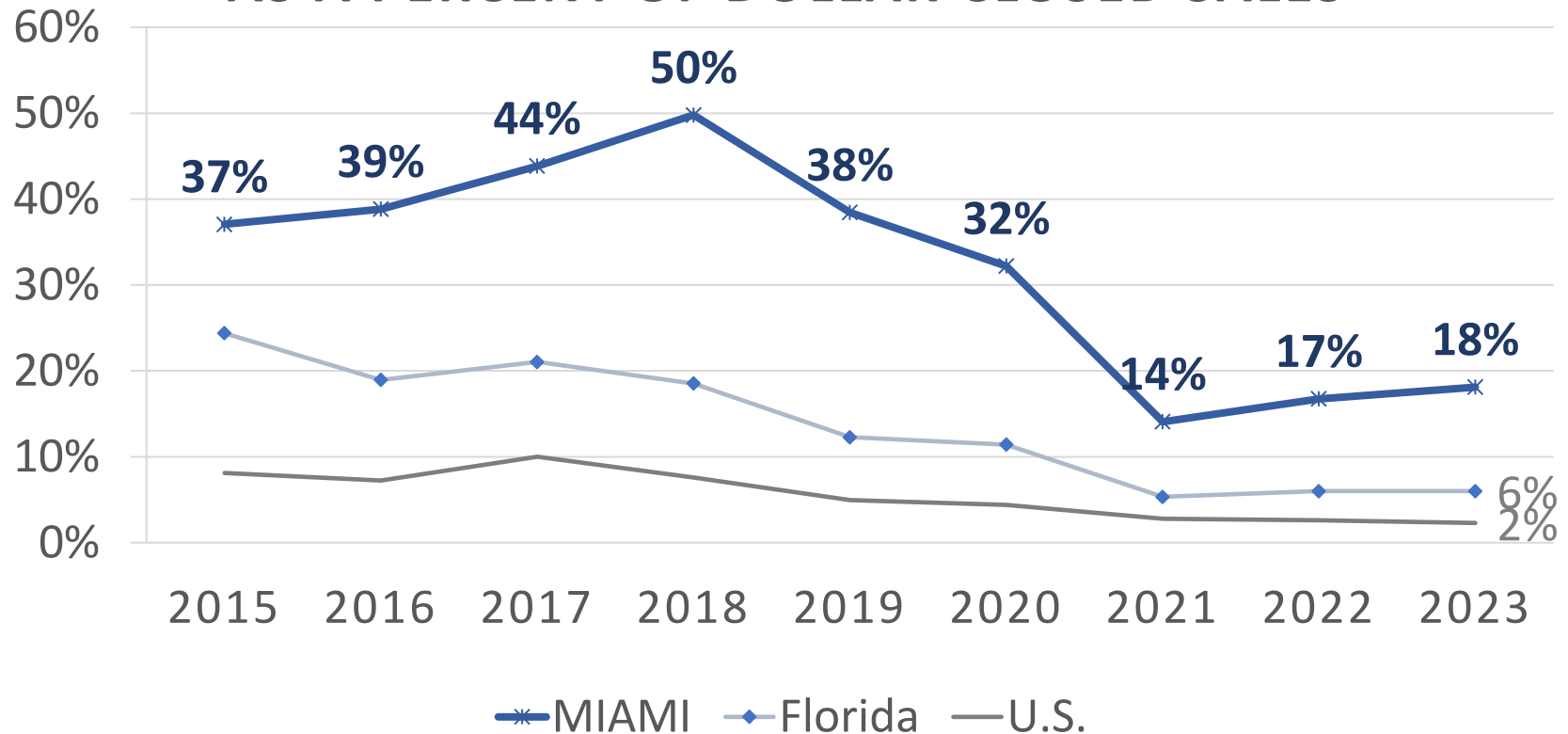
FOREIGN BUYER DOLLAR VOLUME (IN BILLION DOLLARS)



18% MIAMI Foreign Buyer Share by Dollar Volume

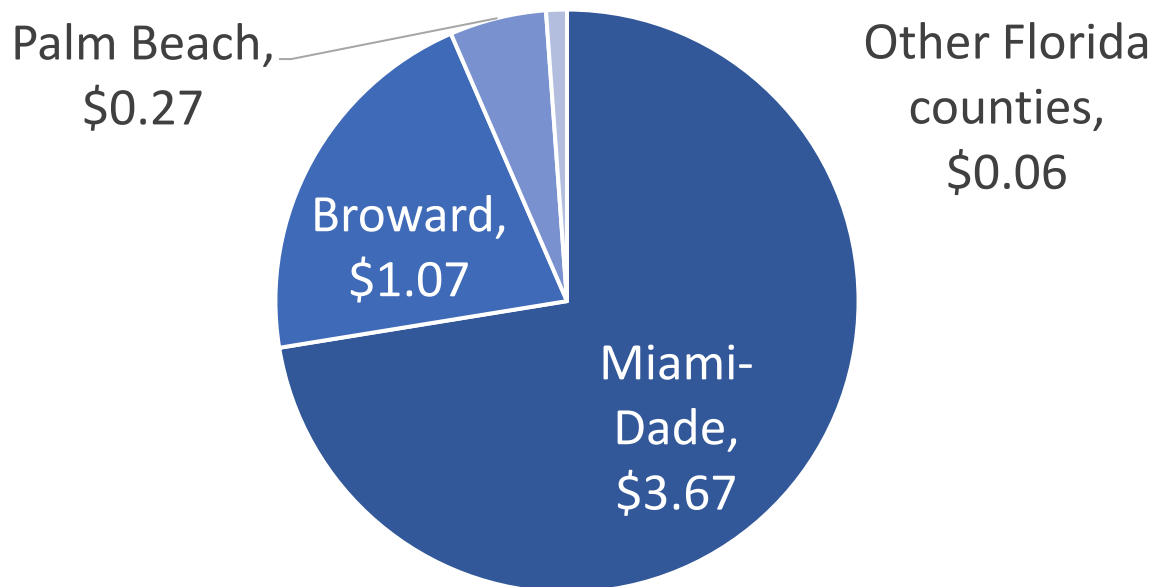
2% of US Foreign Buyers, 6% of Florida Foreign Buyers

FOREIGN BUYER RESIDENTIAL PURCHASES AS A PERCENT OF DOLLAR CLOSED SALES



Miami-Dade County: \$3.67 Billion or 72% of MIAMI foreign buyer sales volume

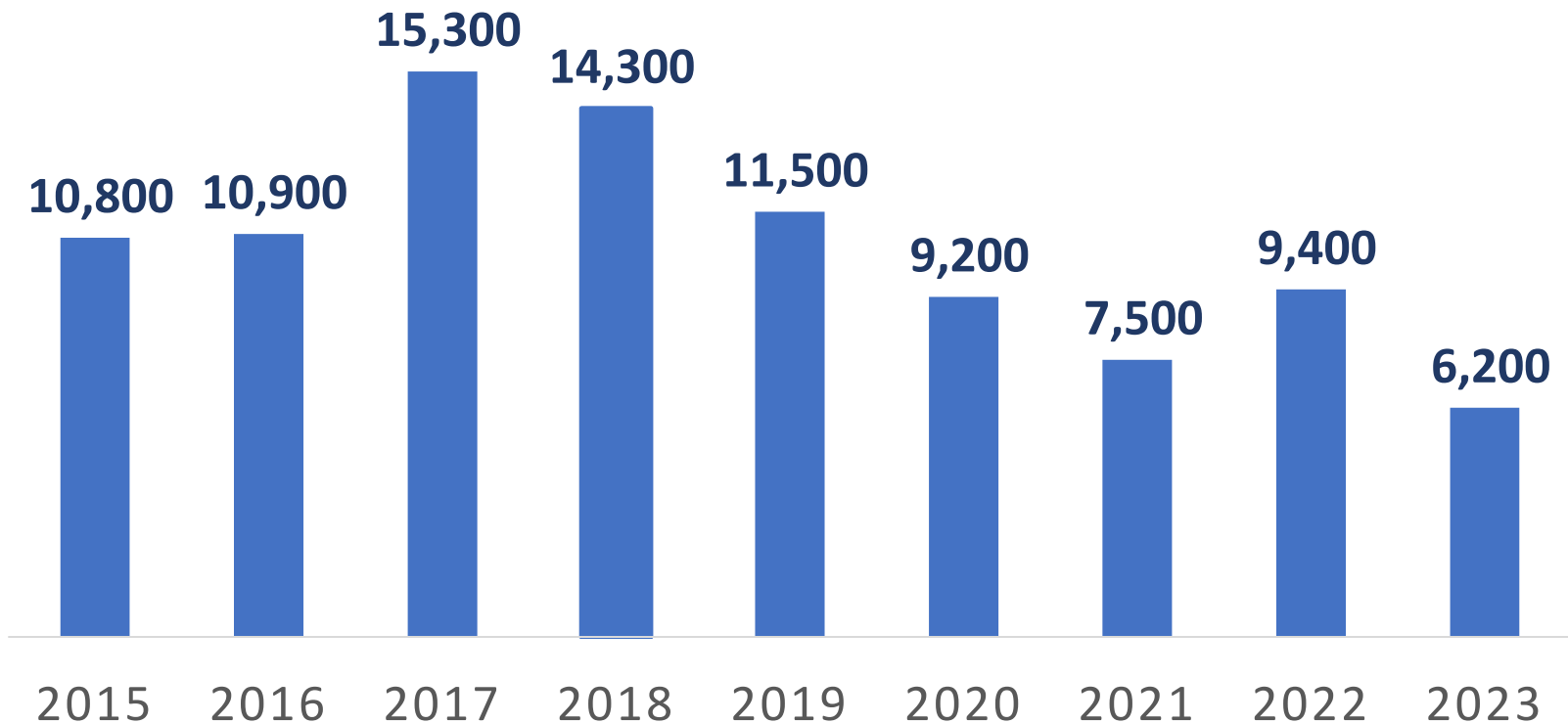
FOREIGN BUYER PURCHASES BY COUNTY (IN BILLION DOLLARS)



**Single-family homes, townhouses, condominiums*

6,200 MIAMI Foreign Buyer Closed Sales

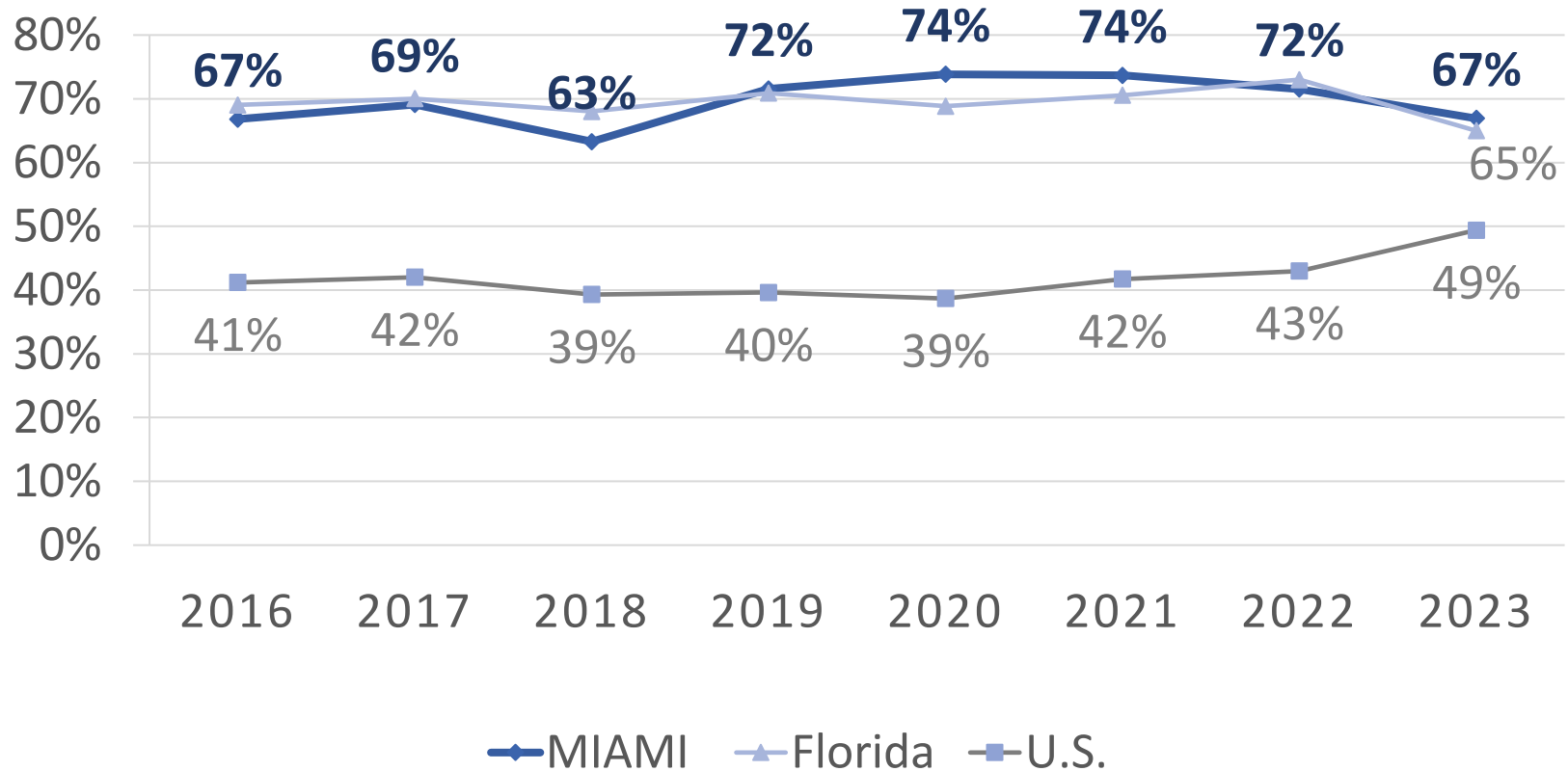
FOREIGN BUYER PURCHASES



67% of MIAMI Foreign Buyers Resided Abroad

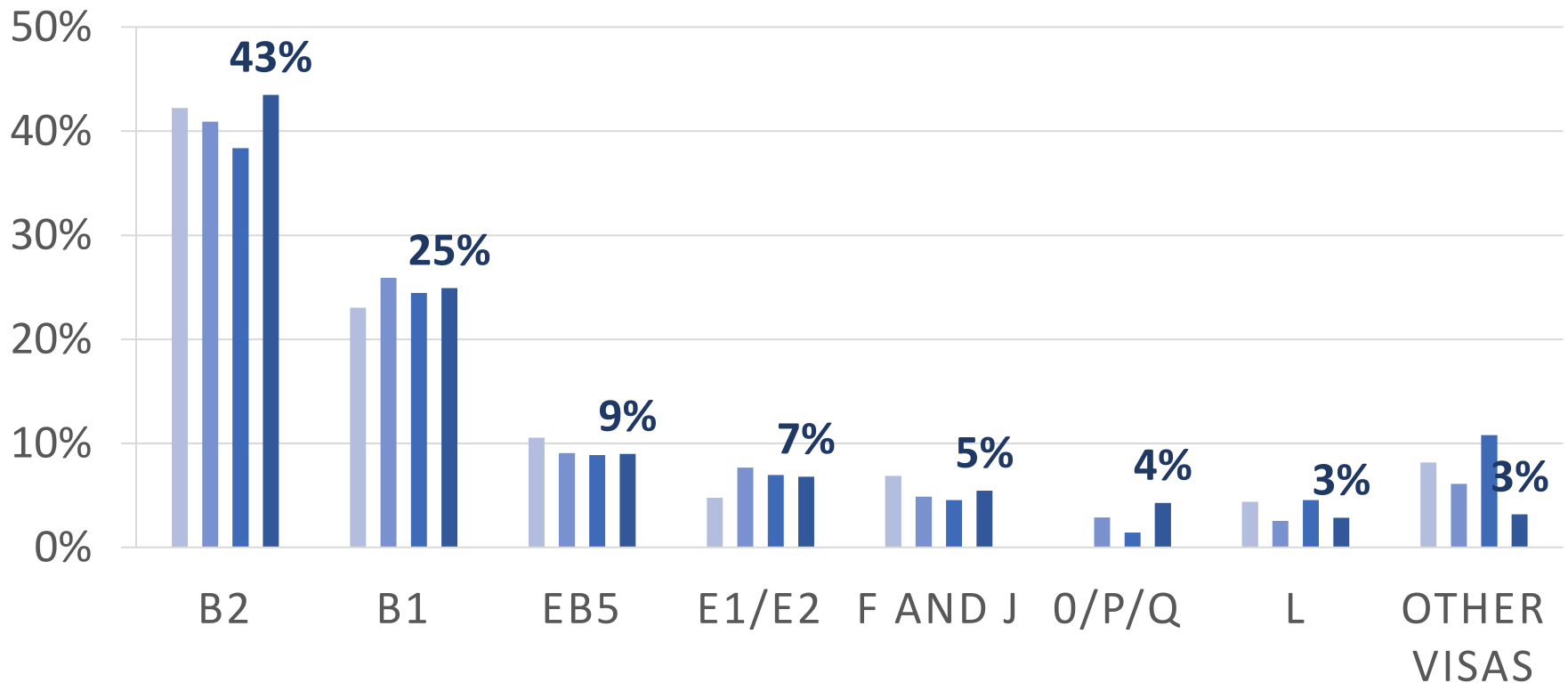
49% of US Foreign Buyers, 65% of Florida Foreign Buyers

SHARE OF NON-RESIDENT FOREIGN BUYERS

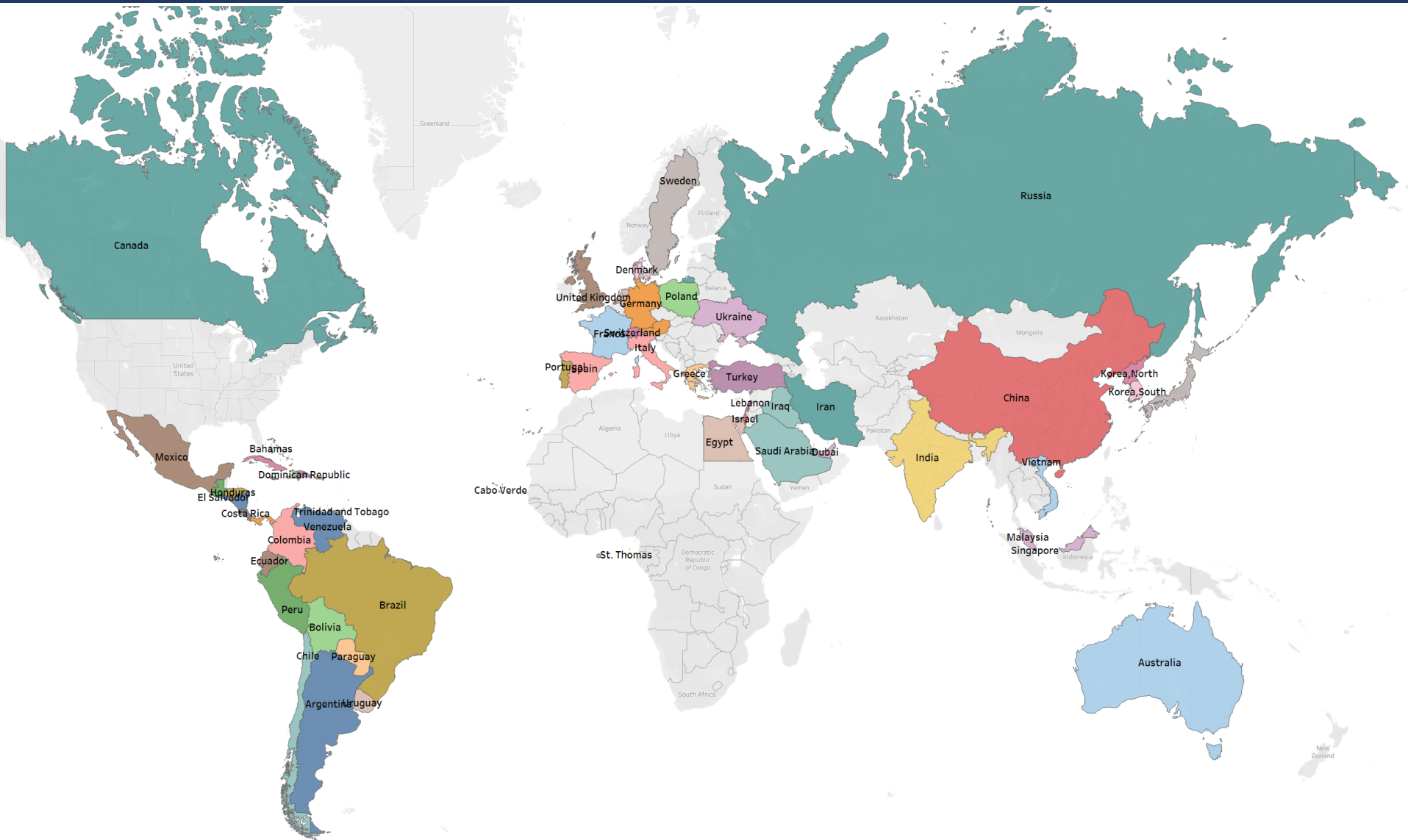


48% of Foreign Buyers With a Visa Held B1-B2 Visas

VISAS HELD BY INTERNATIONAL CUSTOMERS

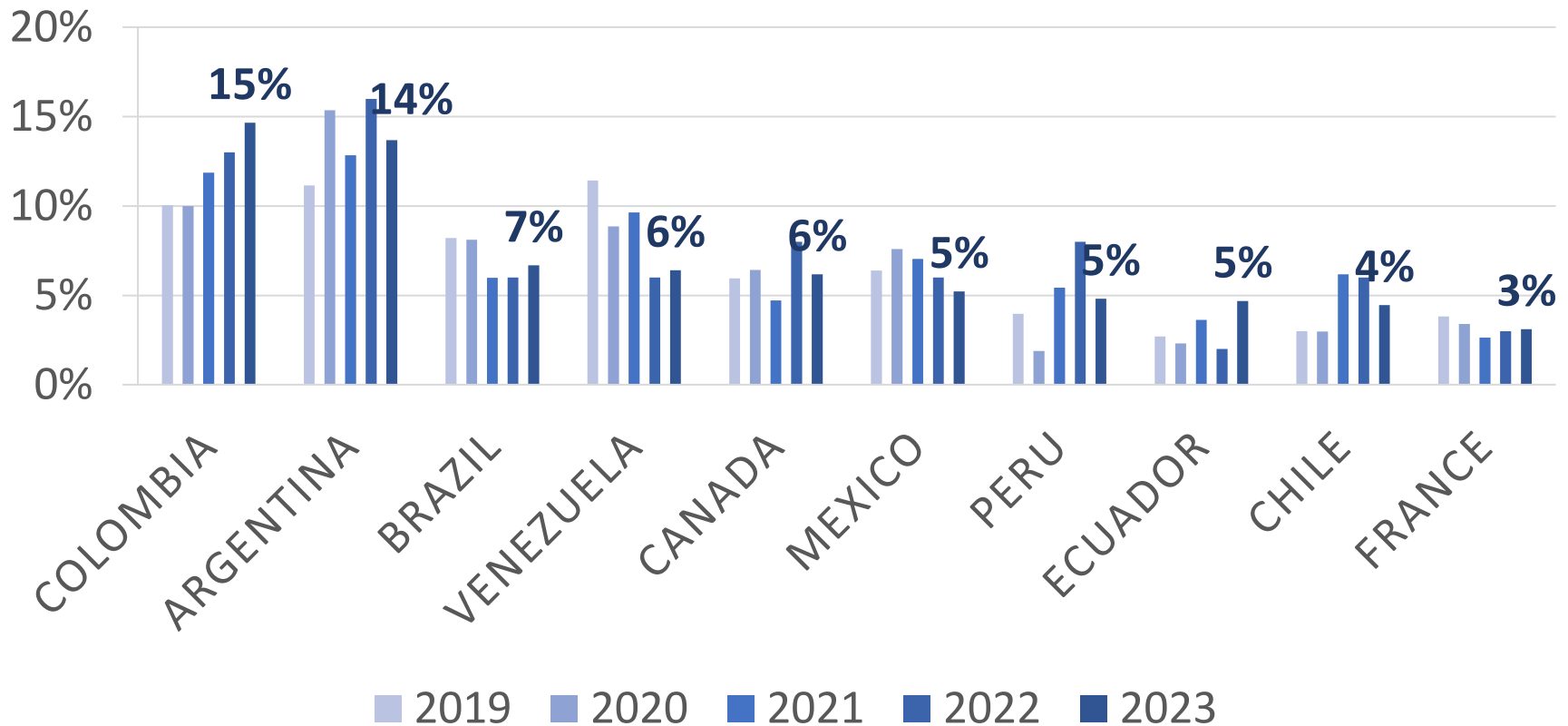


MIAMI Foreign Buyers Came from 52 Countries



MIAMI Top Tier Countries of Origin: Primarily from Latin America

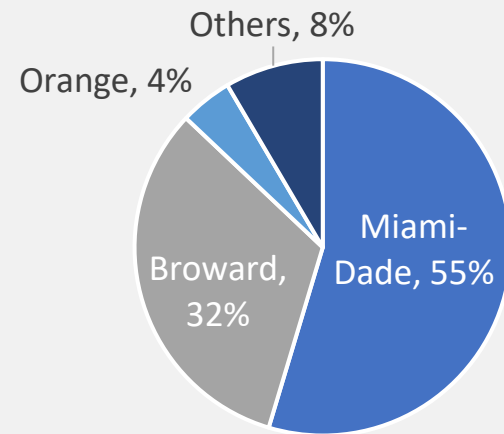
MIAMI REALTORS® TOP FOREIGN BUYERS



Characteristics of Colombian Buyers

- ❖ 15% of MIAMI foreign buyers
- ❖ \$542.2 million in purchases
- ❖ 78% of buyers resided abroad (Type A)
- ❖ 55% purchased in Miami-Dade County
- ❖ Median purchase price of \$446,800
- ❖ 55% paid all-cash
- ❖ 81% intend to use property for rental, vacation home, or both
- ❖ 56% purchased condos
- ❖ 68% purchased in a central city/urban area

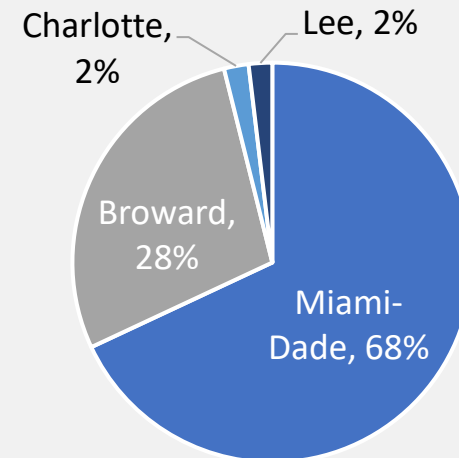
DESTINATIONS OF COLOMBIAN BUYERS



Characteristics of Argentine Buyers

- ❖ 14% of MIAMI foreign buyers
- ❖ \$366.8 million in purchases
- ❖ 77% of buyers resided abroad (Type A)
- ❖ 68% purchased in Miami-Dade County
- ❖ Median purchase price of \$340,400
- ❖ 90% paid all-cash
- ❖ 86% intend to use property for rental, vacation home, or both
- ❖ 74% purchased condos
- ❖ 75% purchased in a central city/urban area

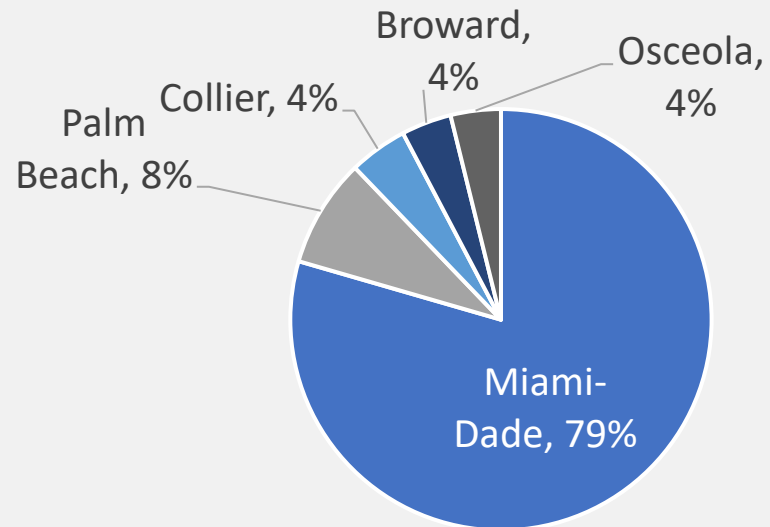
DESTINATIONS OF ARGENTINE BUYERS



Characteristics of Brazilian Buyers

- ❖ 7% of MIAMI foreign buyers
- ❖ \$701.5 million in purchases
- ❖ 82% of buyers resided abroad (Type A)
- ❖ 79% purchased in Miami-Dade County
- ❖ Median purchase price of \$990,000
- ❖ 74% paid all-cash
- ❖ 87% intend to use property for rental, vacation home, or both
- ❖ 65% purchased condos
- ❖ 70% purchased in a central city/urban area

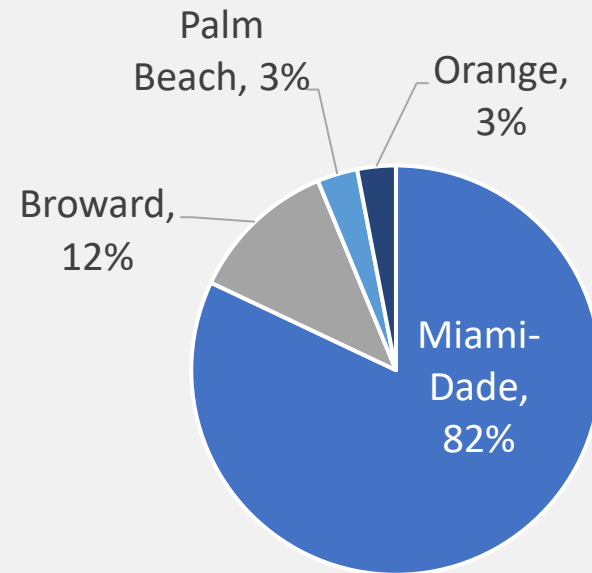
DESTINATIONS OF BRAZILIAN BUYERS



Characteristics of Venezuelan Buyers

- ❖ 6% of MIAMI foreign buyers
- ❖ \$230.5 million in purchases
- ❖ 49% of buyers resided abroad (Type A)
- ❖ 82% purchased in Miami-Dade County
- ❖ Median purchase price of \$521,500
- ❖ 57% paid all-cash
- ❖ 37% intend to use property for rental, vacation home, or both
- ❖ 36% purchased condos
- ❖ 71% purchased in a central city/urban area

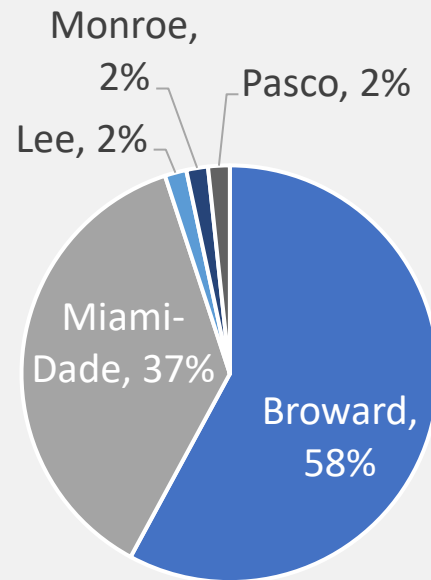
DESTINATIONS OF VENEZUELAN BUYERS



Characteristics of Canadian Buyers

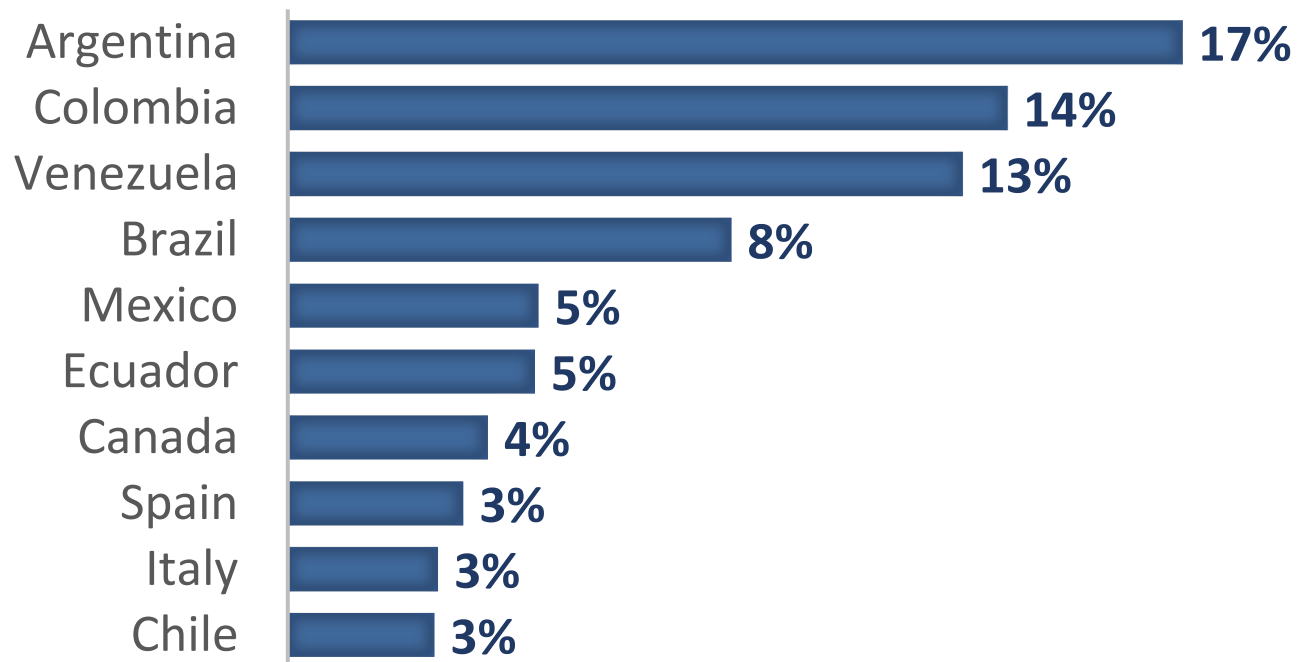
- ❖ 6% of MIAMI foreign buyers
- ❖ \$252.6 million in purchases
- ❖ 73% of buyers resided abroad (Type A)
- ❖ 58% purchased in Miami-Dade County
- ❖ Median purchase price of \$437,700
- ❖ 87% paid all-cash
- ❖ 91% intend to use property for rental, vacation home, or both
- ❖ 56% purchased condos
- ❖ 50% purchased in a central city/urban area

DESTINATIONS OF CANADIAN BUYERS



Miami-Dade County: Latin Americans Were Major Buyers

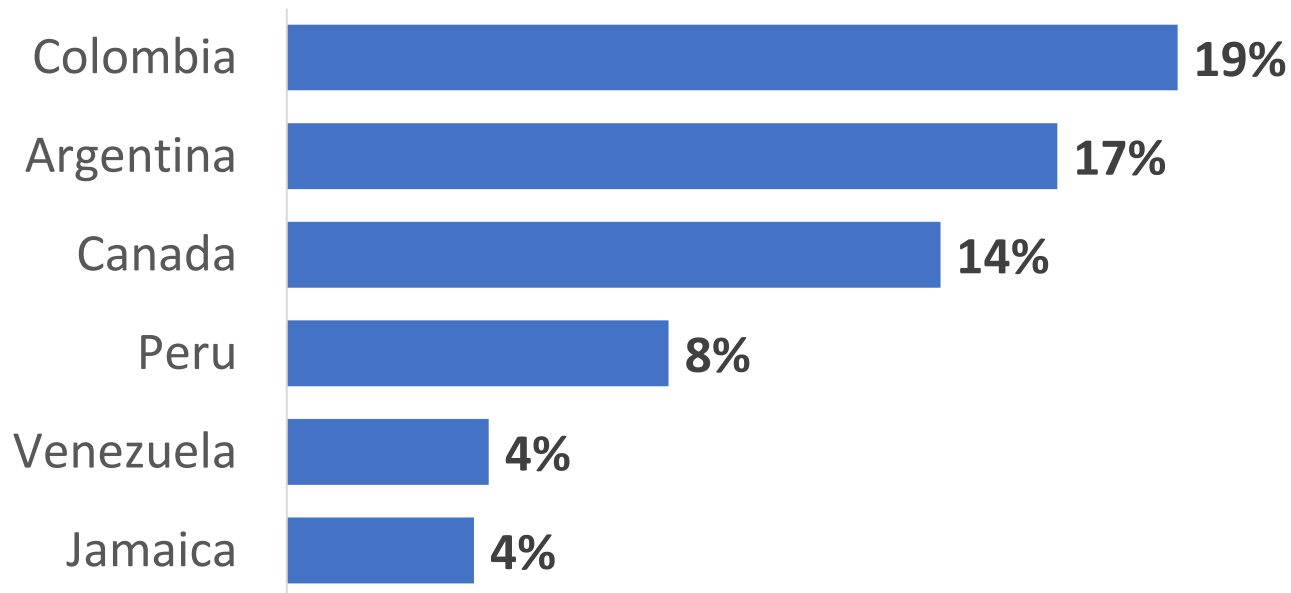
MAJOR FOREIGN BUYERS IN MIAMI-DADE COUNTY



Other buyers were from Peru, France, Russia, Bolivia, Cuba, Dominican Republic, Honduras, Nicaragua, Uruguay, El Salvador, China, Costa Rica, Greece, Guatemala, Haiti, Lebanon, Poland, Sweden, Australia, Trinidad & Tobago, Turkey

Broward County: Latin Americans and Canadians Were Major Buyers

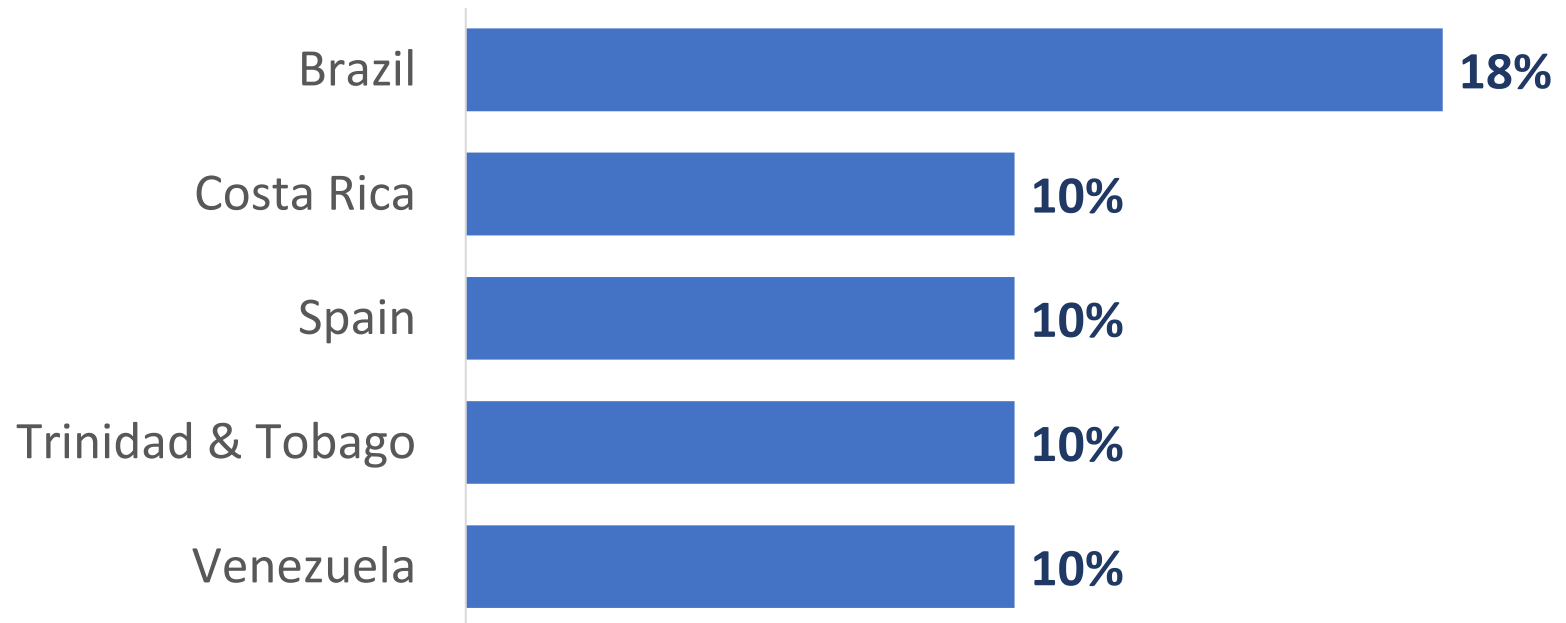
MAJOR FOREIGN BUYERS IN BROWARD COUNTY



Other buyers were from Jamaica, China, France, Italy, Ecuador, India, Spain, Poland, Cuba, Mexico, Saudi Arabia, Brazil, Costa Rica, Dominican Republic, Honduras, Hungary, Israel, Kazakhstan, United Kingdom, Uruguay

Palm Beach County: Latin Americans Were Major Buyers

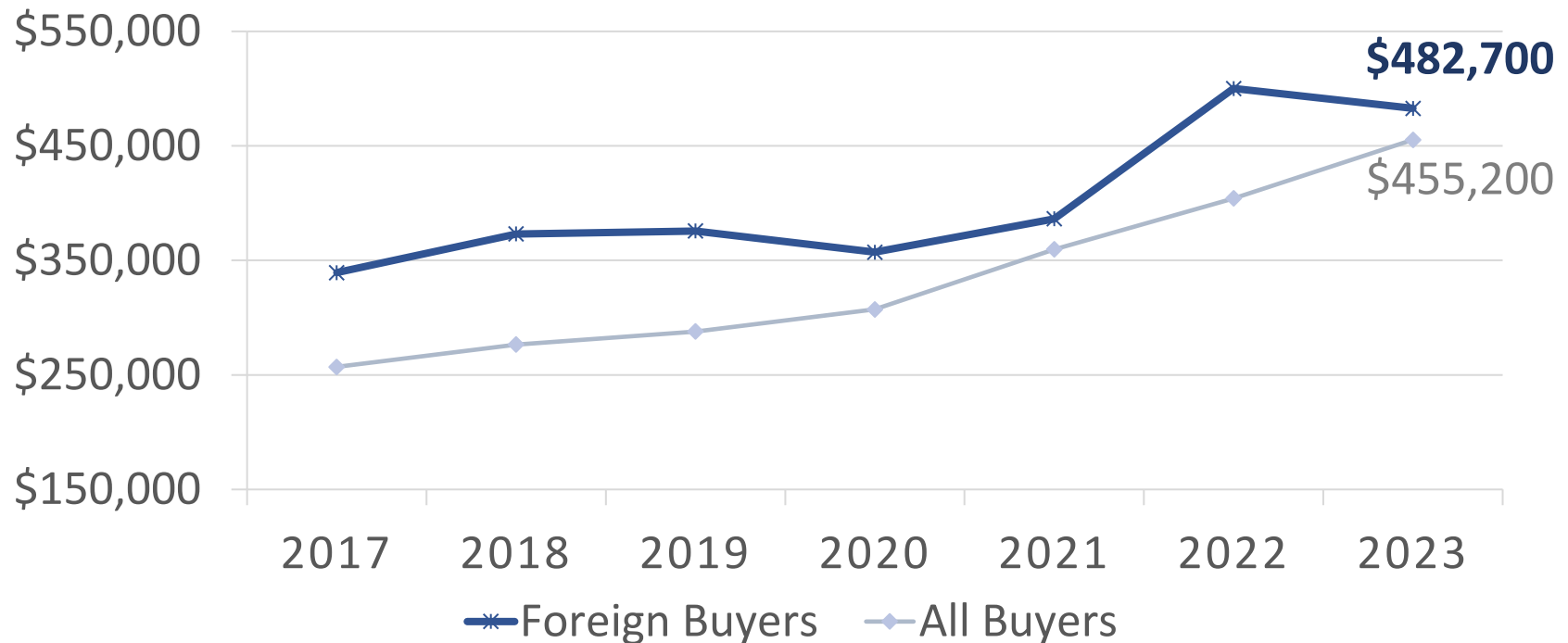
MAJOR FOREIGN BUYERS IN PALM BEACH COUNTY



Other buyers were from Barbados, Colombia, Dominican Republic

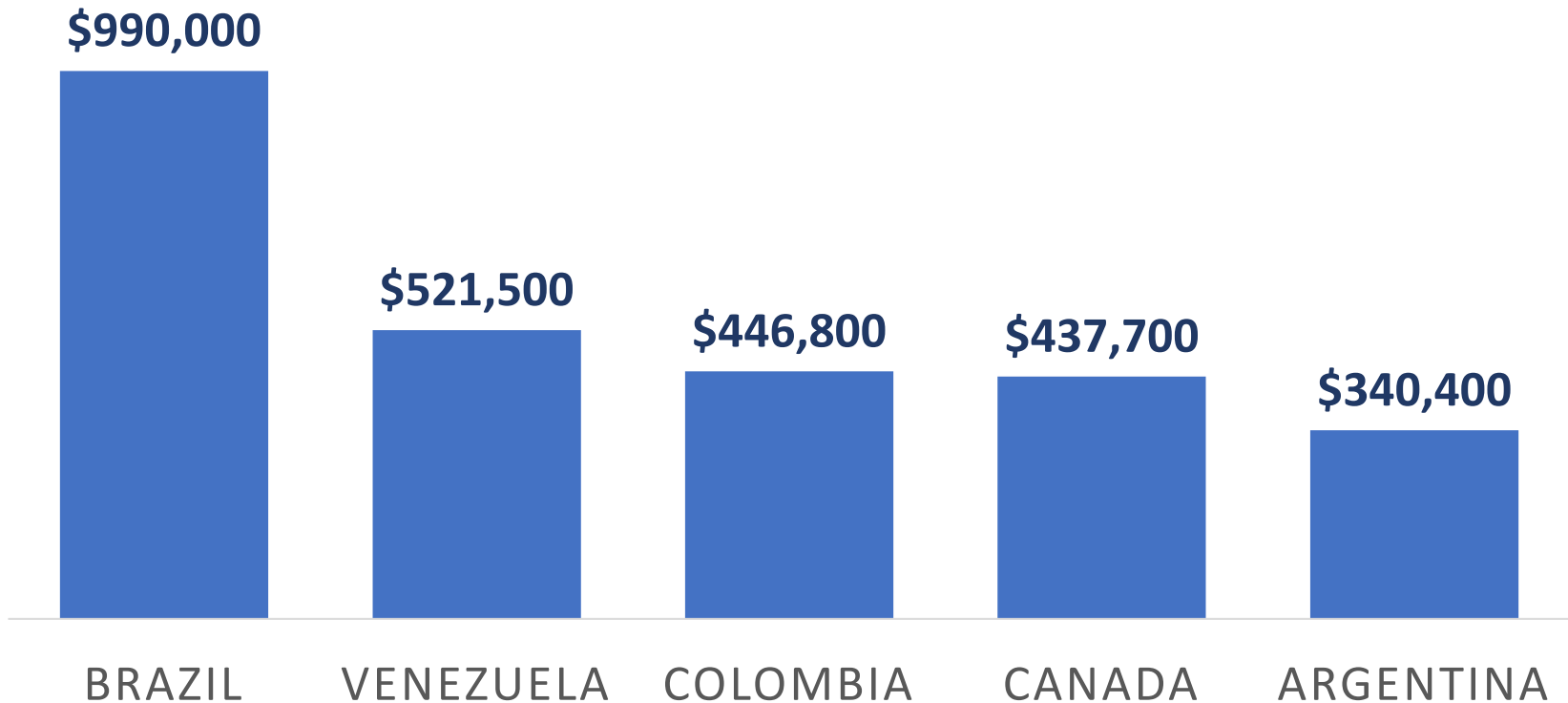
\$482,700 Foreign Buyer Median Price – Higher Than the Overall Median Sales Price

MEDIAN PURCHASE PRICE AMONG FOREIGN AND ALL BUYERS



Brazilian Buyers– Highest Median Purchase Price

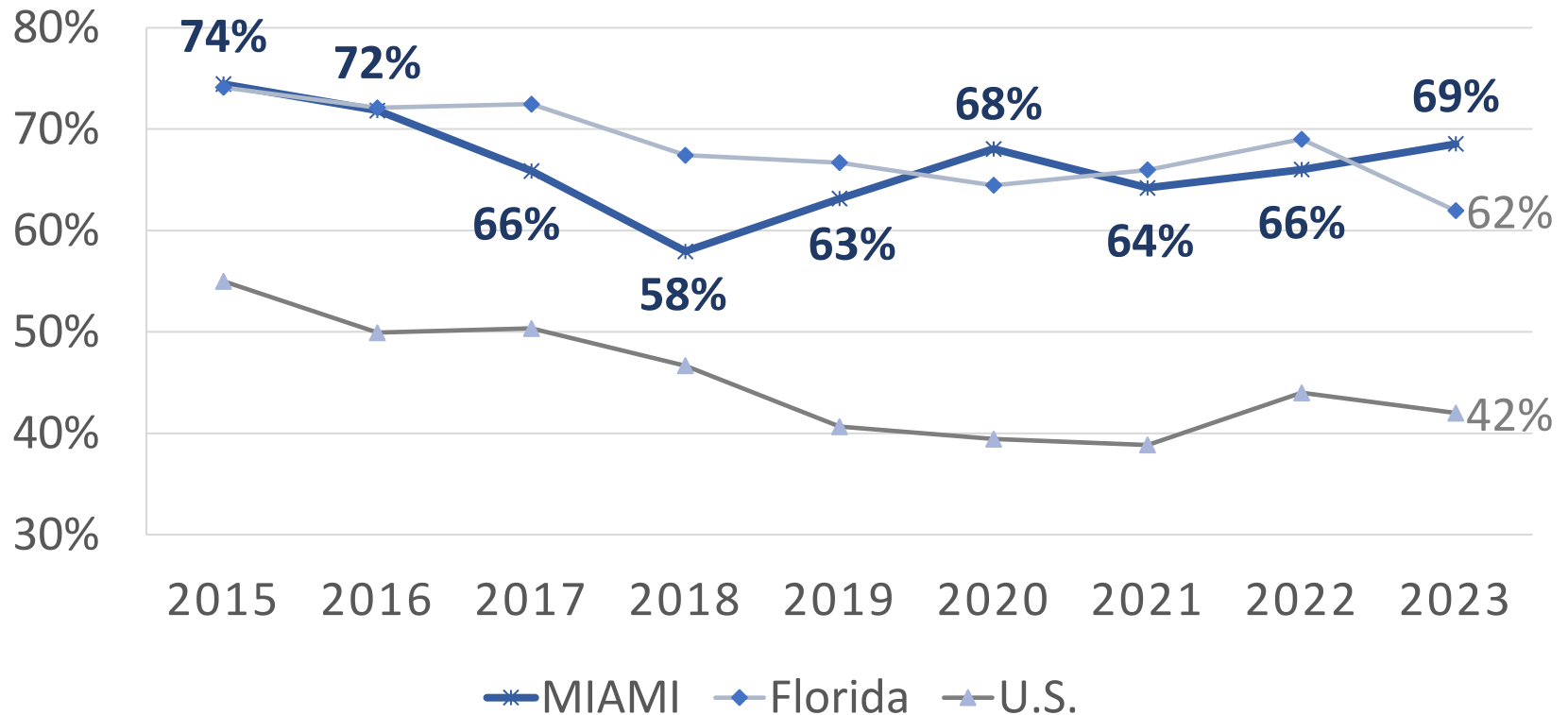
MEDIAN PURCHASE PRICE



69% of MIAMI Foreign Buyers Paid All Cash

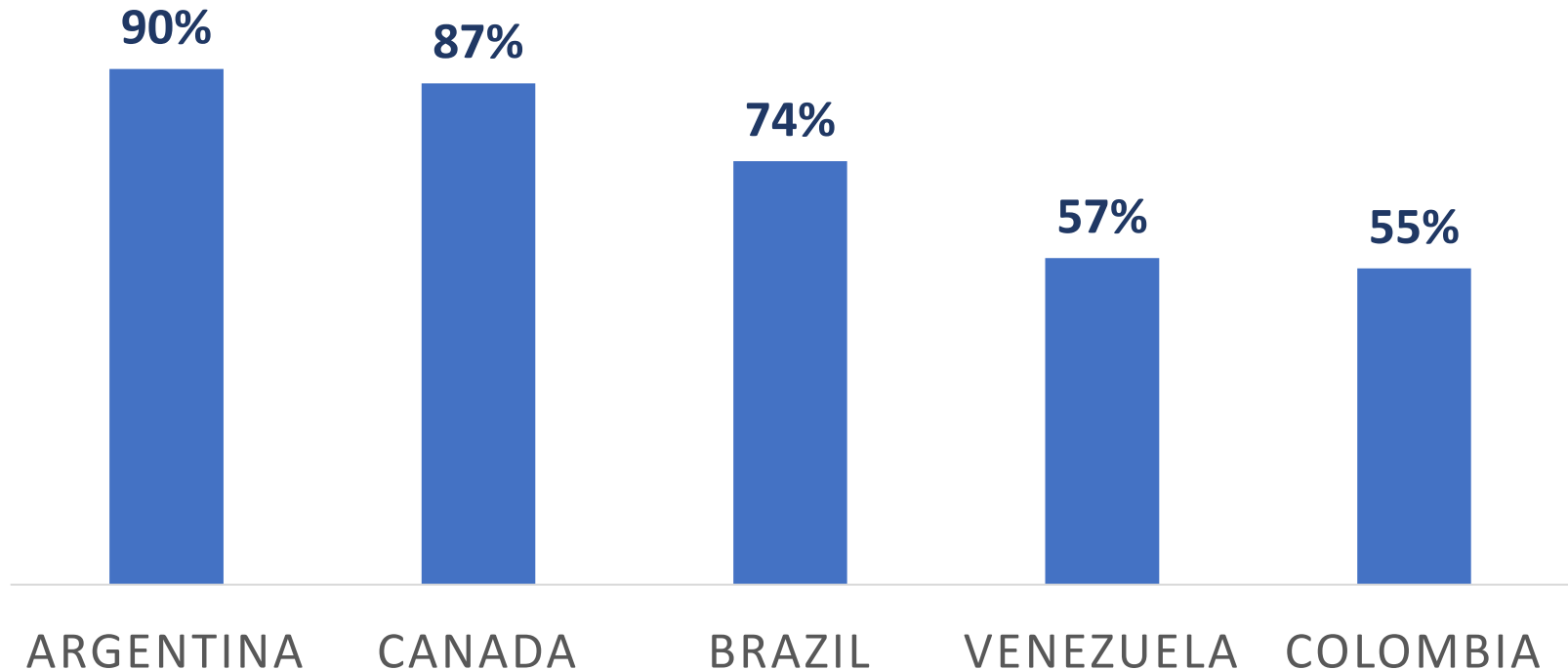
42% Among US Foreign Buyers, 62% Among Florida Foreign Buyers

ALL-CASH PURCHASES



Argentnians & Canadians — Highest Cash Sales Share

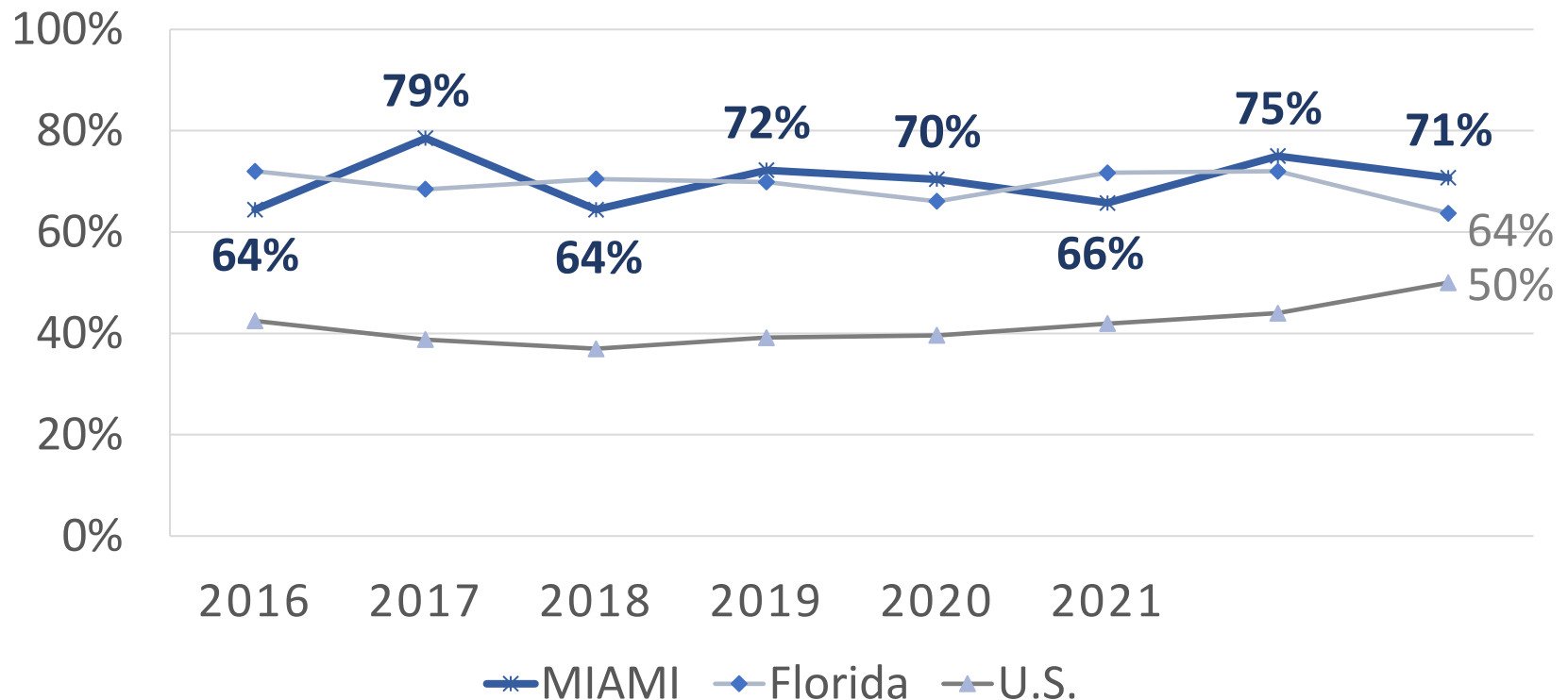
SHARE OF ALL-CASH PURCHASES BY COUNTRY



71% of Properties Purchased for Vacation or Rental Use

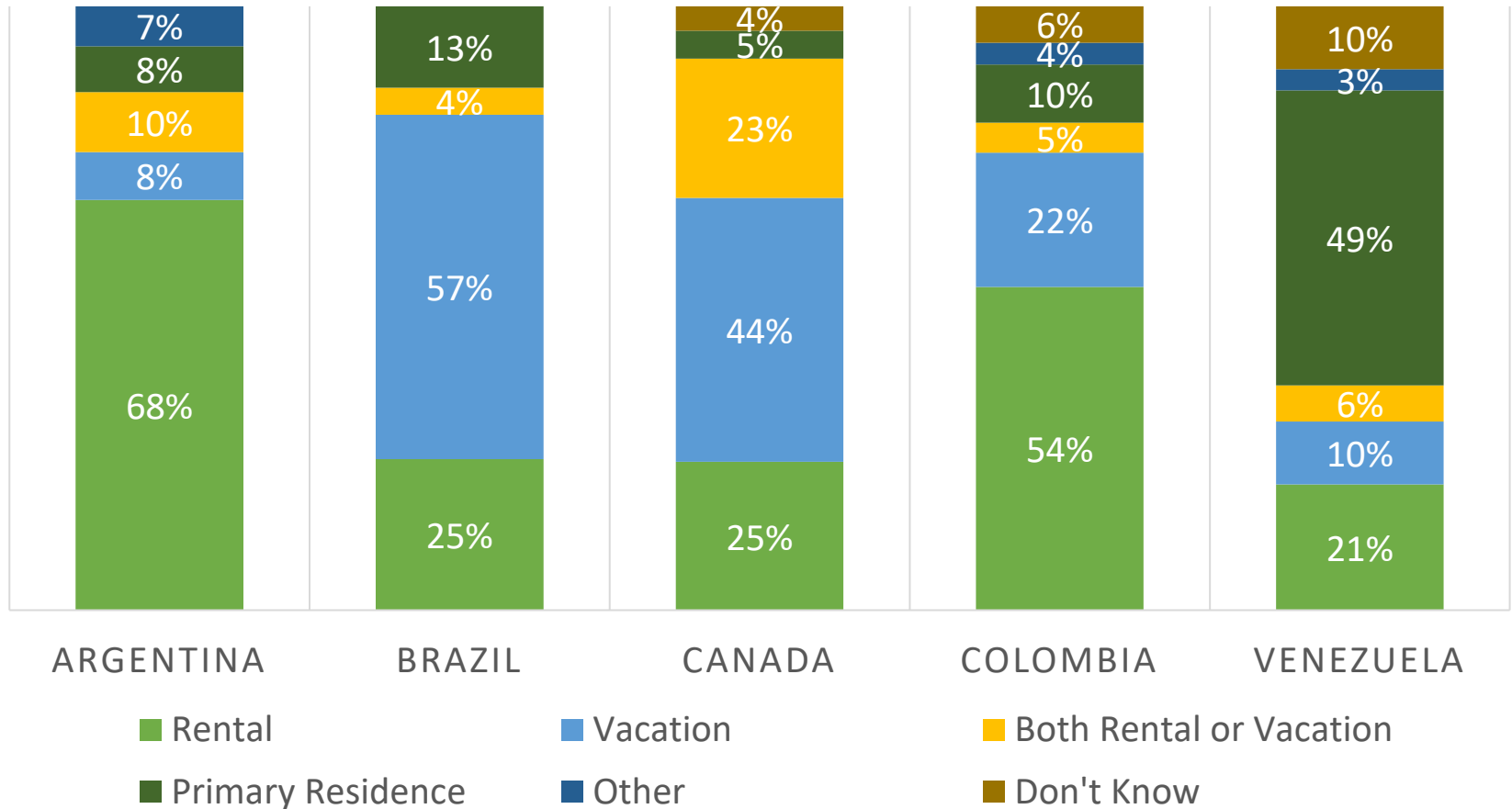
50% Among All US Foreign Buyers, 64% Among Florida Foreign Buyers

INTENDED FOR VACATION USE OR INVESTMENT RENTAL



Argentínians — Highest Fraction Who Intended to Rent Out Property

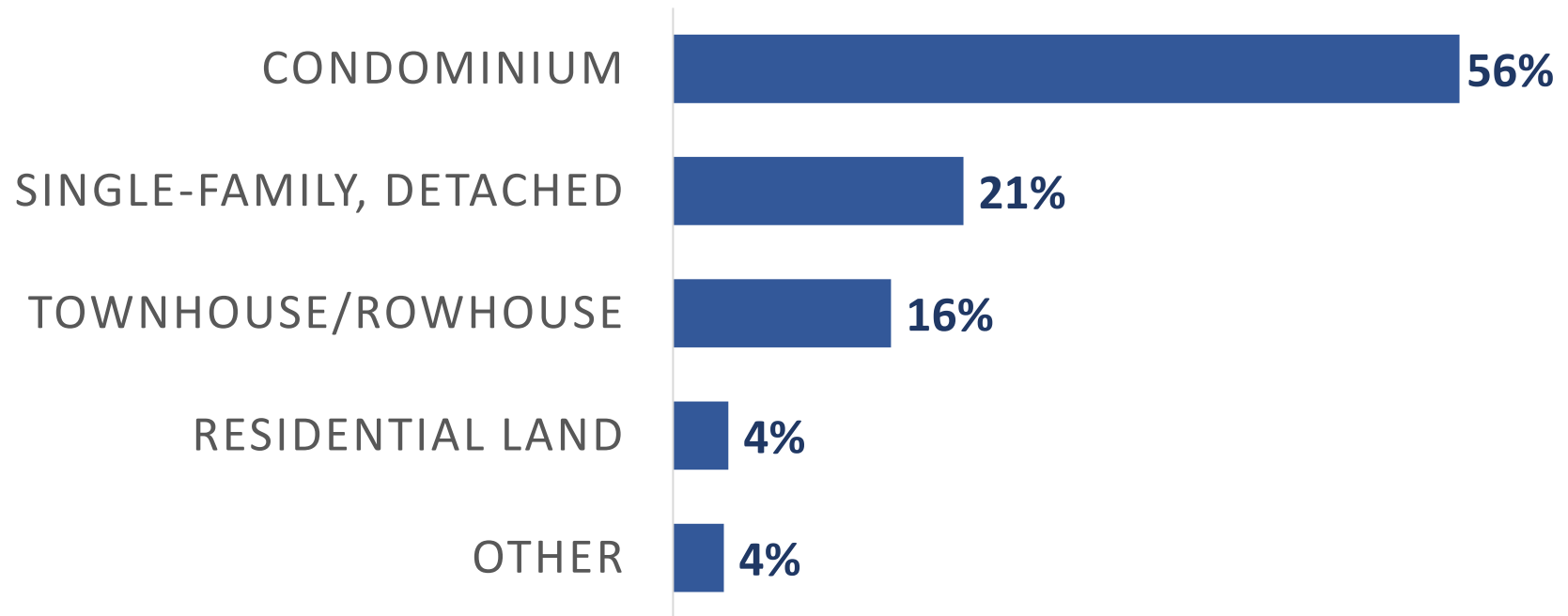
INTENDED USE OF PROPERTY



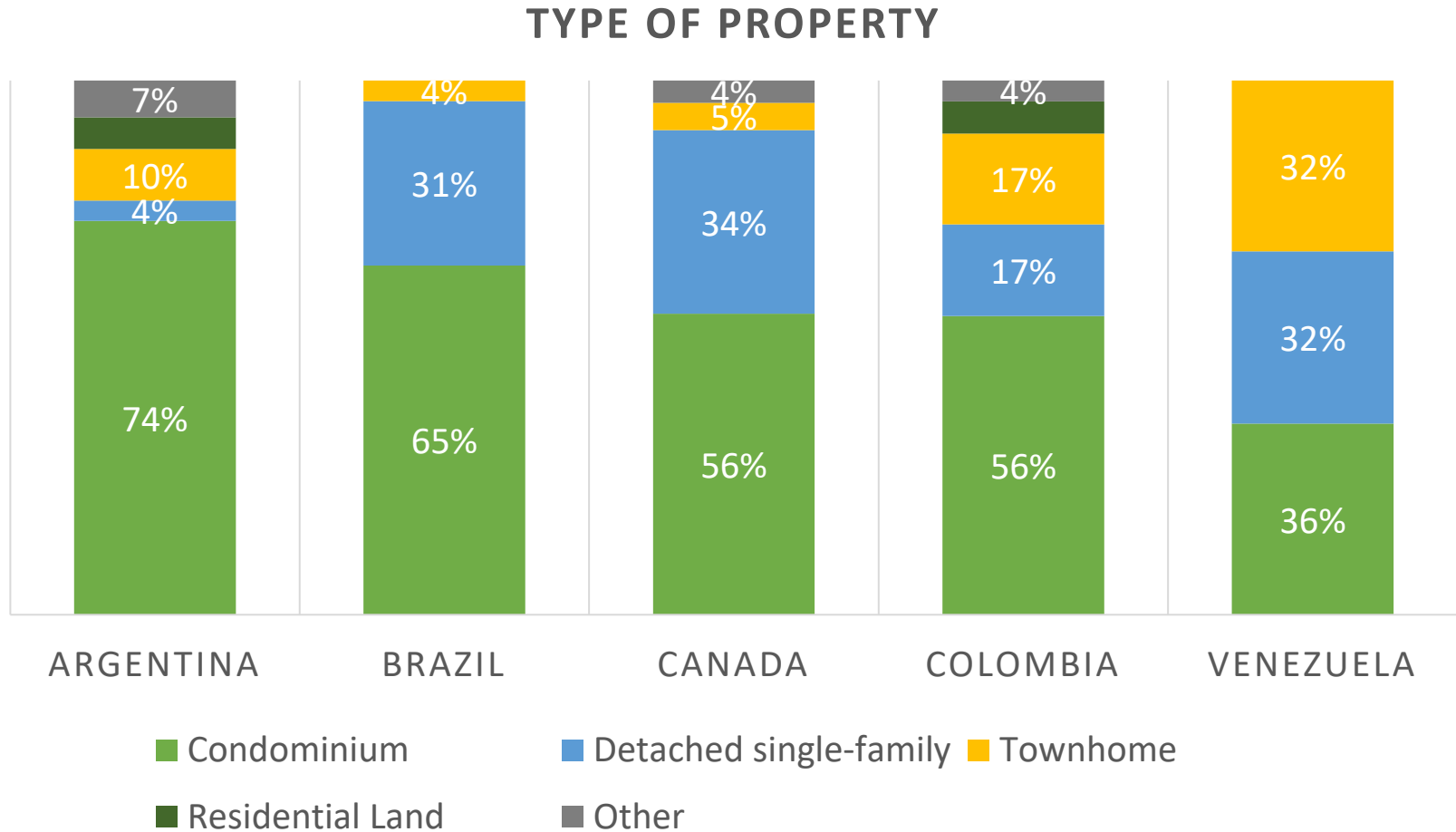
56% of Foreign Buyers Purchased Condominiums

15% Among All US Foreign Buyers, 36% Among All Florida Foreign Buyers

TYPE OF PROPERTY



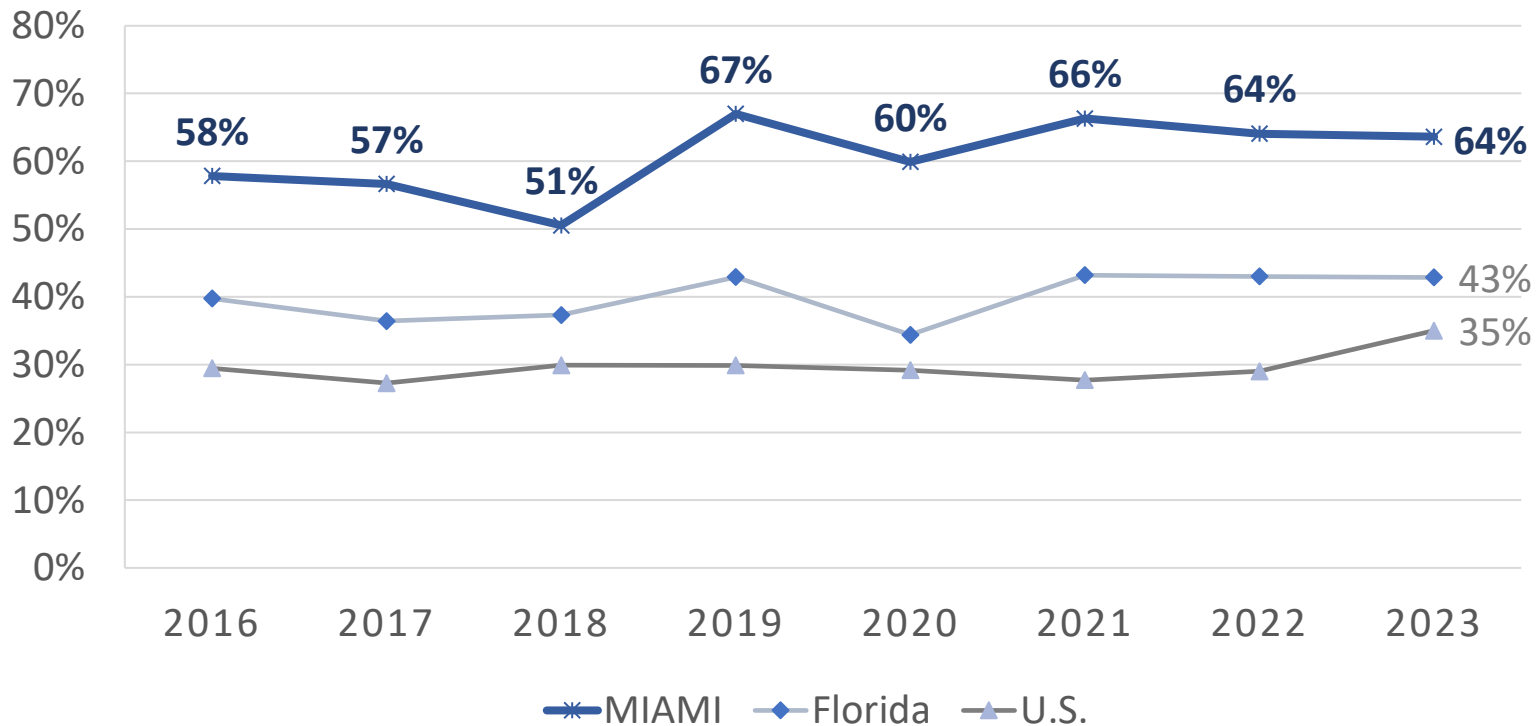
Argentiniens — Highest Fraction Who Purchased Condominiums



64% Purchased in a Central City/Urban Area

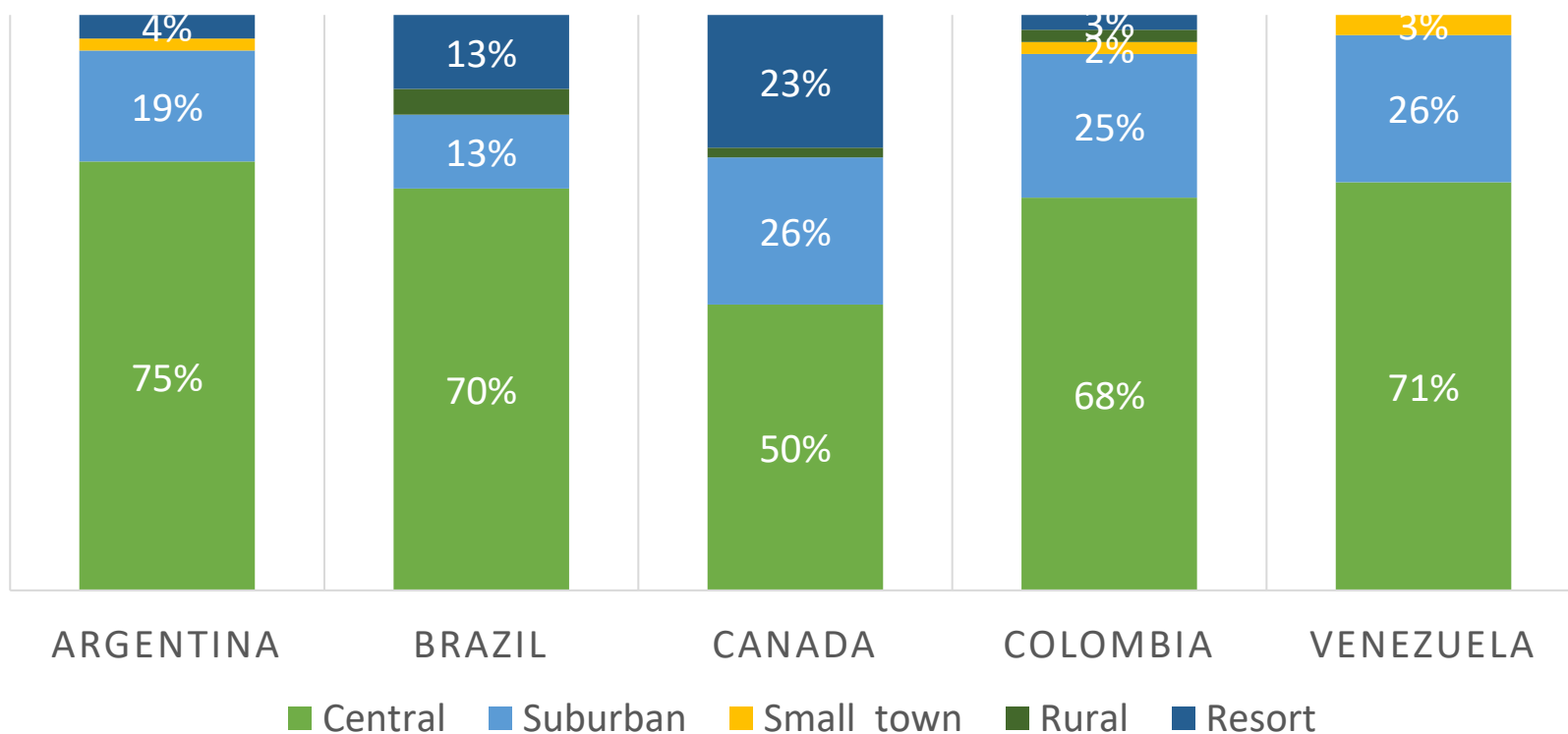
35% Among All US Foreign Buyers, 43% Among Florida Foreign Buyers

FOREIGN BUYERS WHO PURCHASED PROPERTY IN THE CENTRAL CITY OR URBAN AREA



Argentínians— Highest Share of Buyers in a Central City

AREA WHERE MAJOR FOREIGN BUYERS PURCHASED PROPERTY



WORKING WITH INTERNATIONAL CLIENTS

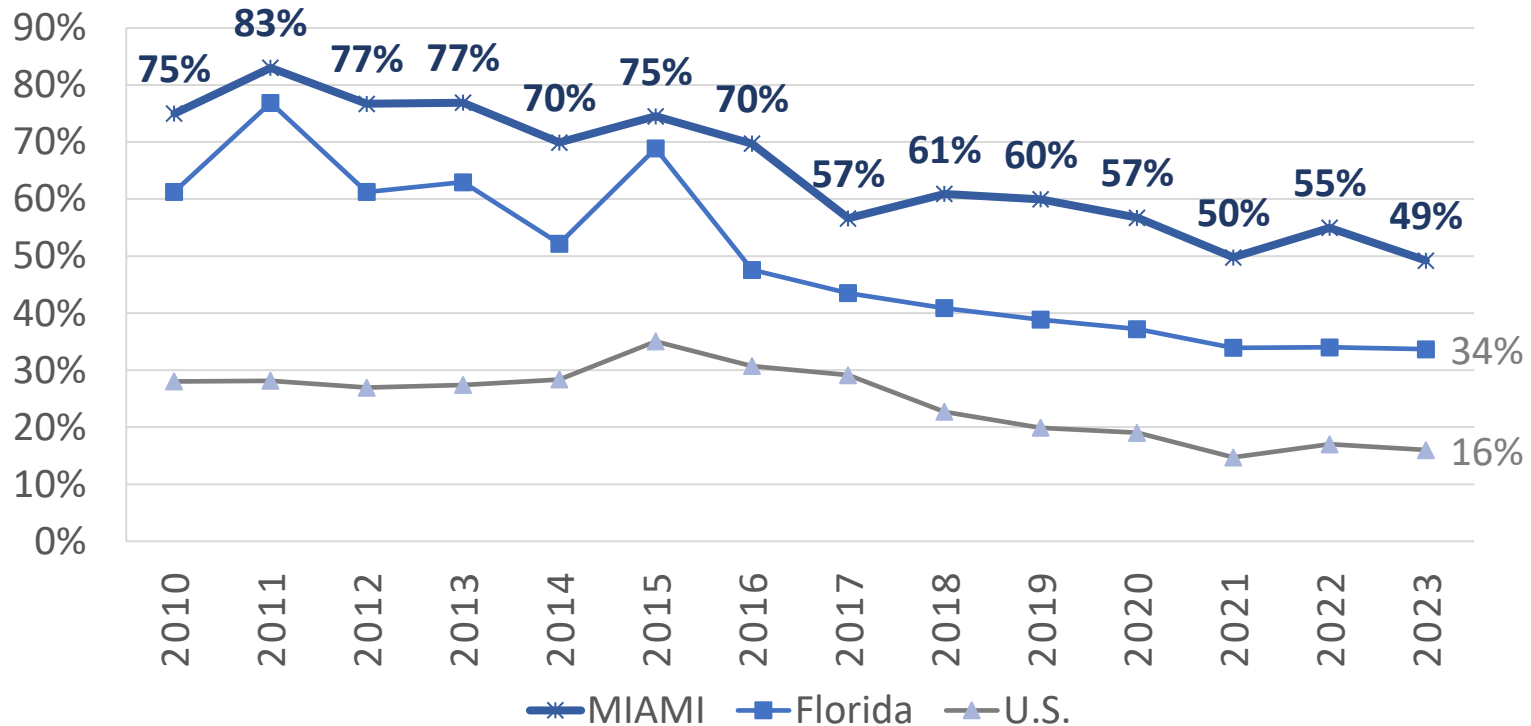
Factors Affecting the Decision to Purchase
Leads and Referrals
Customer Interaction



49% of MIAMI REALTORS® Had an International Customer*

16% Among All US REALTORS®, 34% Among Florida REALTORS® Members

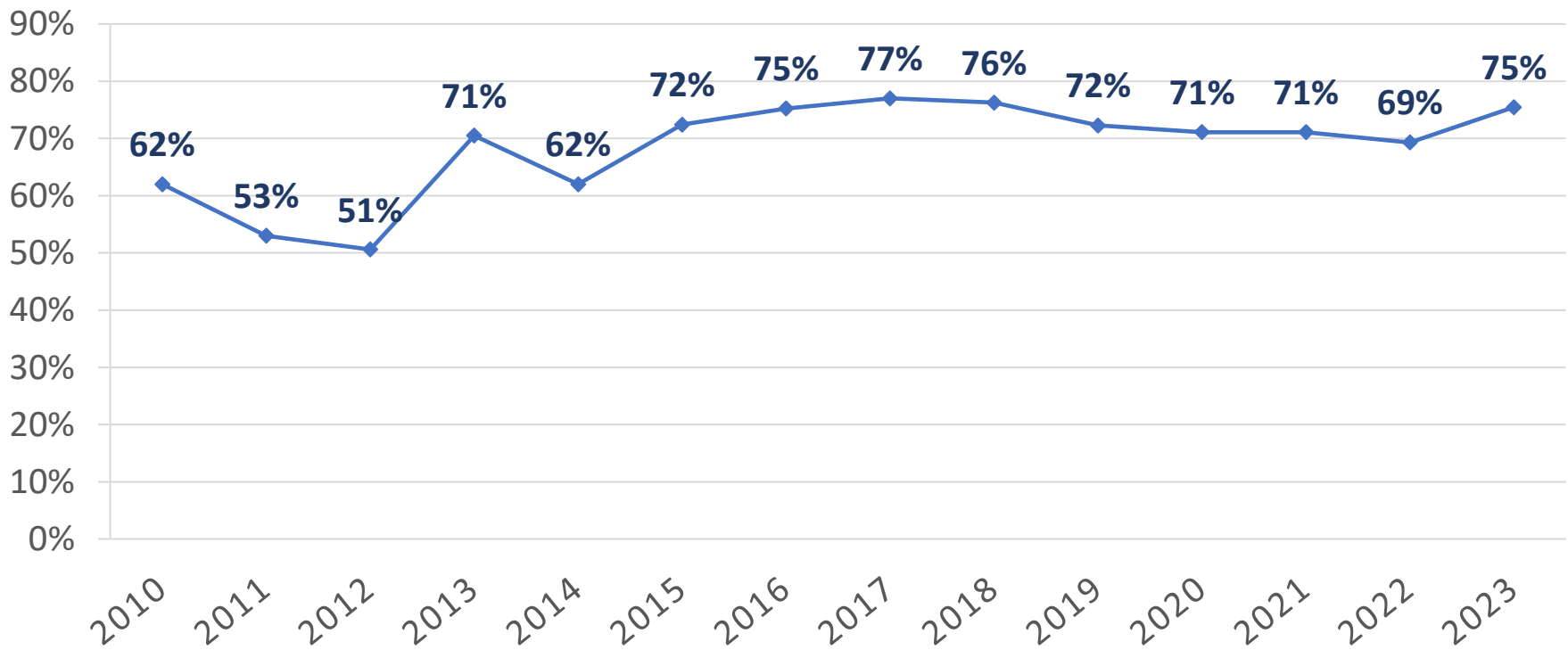
REALTORS® WHO WORKED WITH AN INTERNATIONAL CUSTOMER IN THE PAST 12 MONTHS



*Whether customer purchased property or not

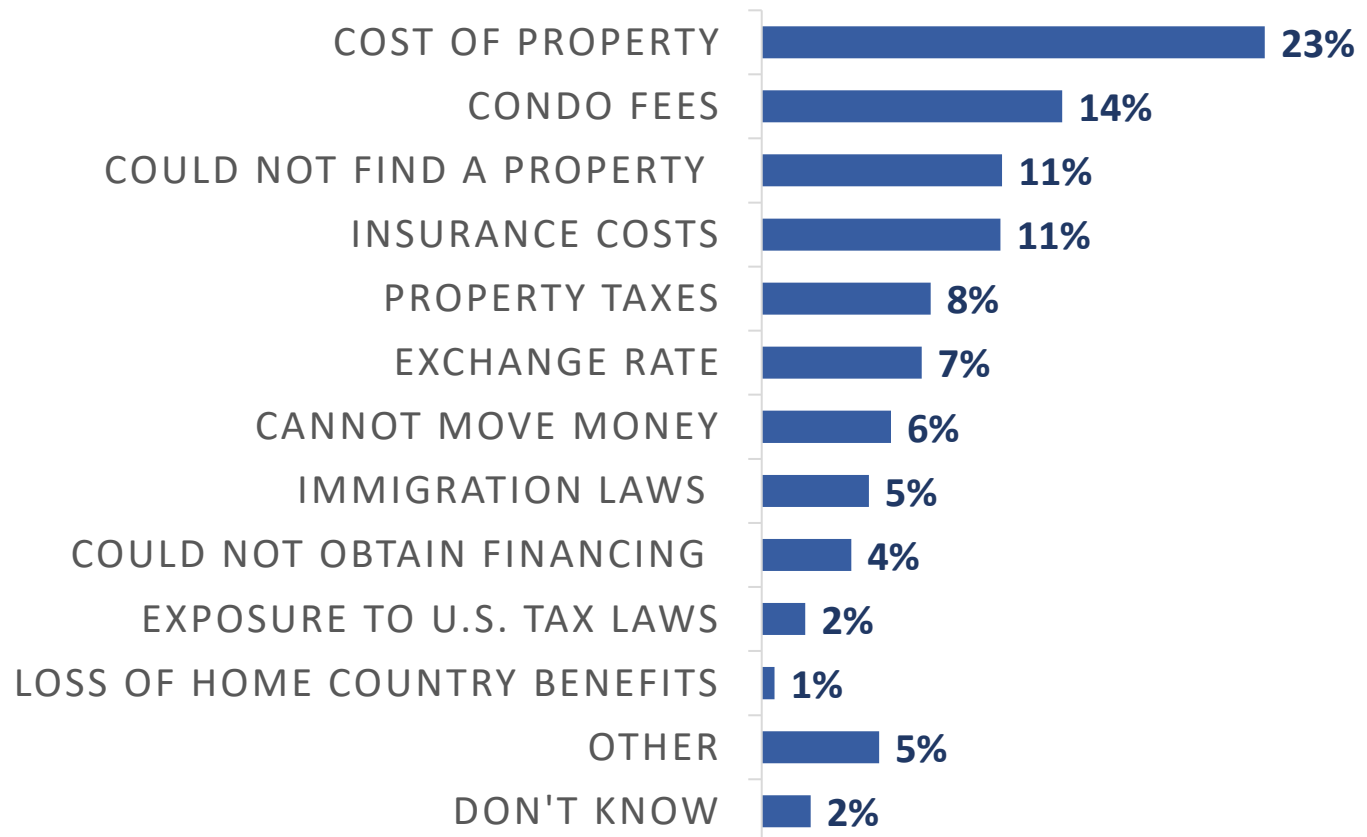
Higher Fraction of MIAMI Respondents Reported an International Customer Who Decided Not to Purchase

PERCENT OF RESPONDENTS WHO REPORTED THEY HAD ANY CUSTOMER WHO DECIDED NOT TO PURCHASE A PROPERTY



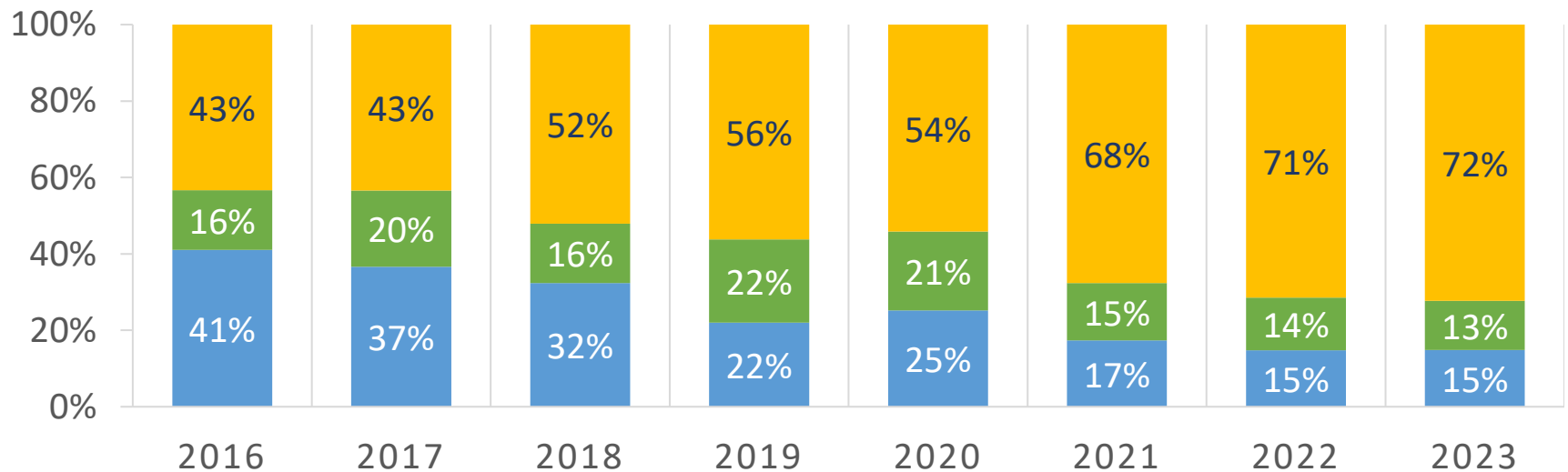
Major Reasons Customers Did Not Purchase Property: Cost, Condo Fees, Could Not Find Property, and Insurance

REASONS CUSTOMERS DECIDED NOT TO PURCHASE PROPERTY



Rising Share of MIAMI International Customers View Florida Home Prices as More Expensive than in Home Country

HOW INTERNATIONAL CUSTOMERS VIEWED U.S. HOME PRICES



- More expensive than prices in home country
- About the same as prices in home country
- Less expensive than prices in home country

77% of Foreign Buyer Leads or Referrals Were from Networking



35% were personal contacts (friends, relatives, etc.)



34% were previous customer referrals or previous clients



8% were from a paid internet ad



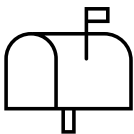
6% were from organic website searches



4% were from business contacts outside the U.S.



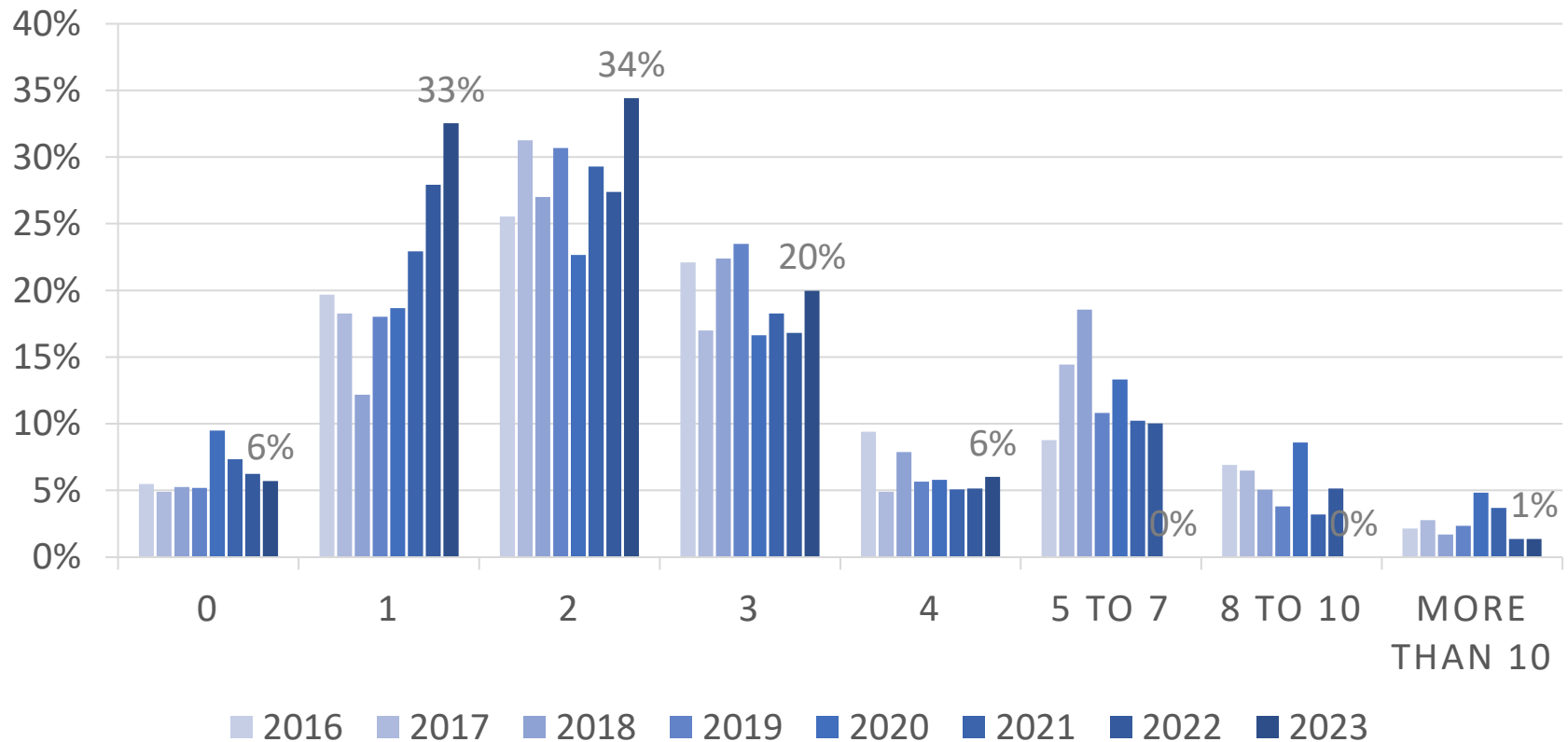
4% were from business contacts in the U.S.



9% were from other methods (e.g. walk-in, etc.)

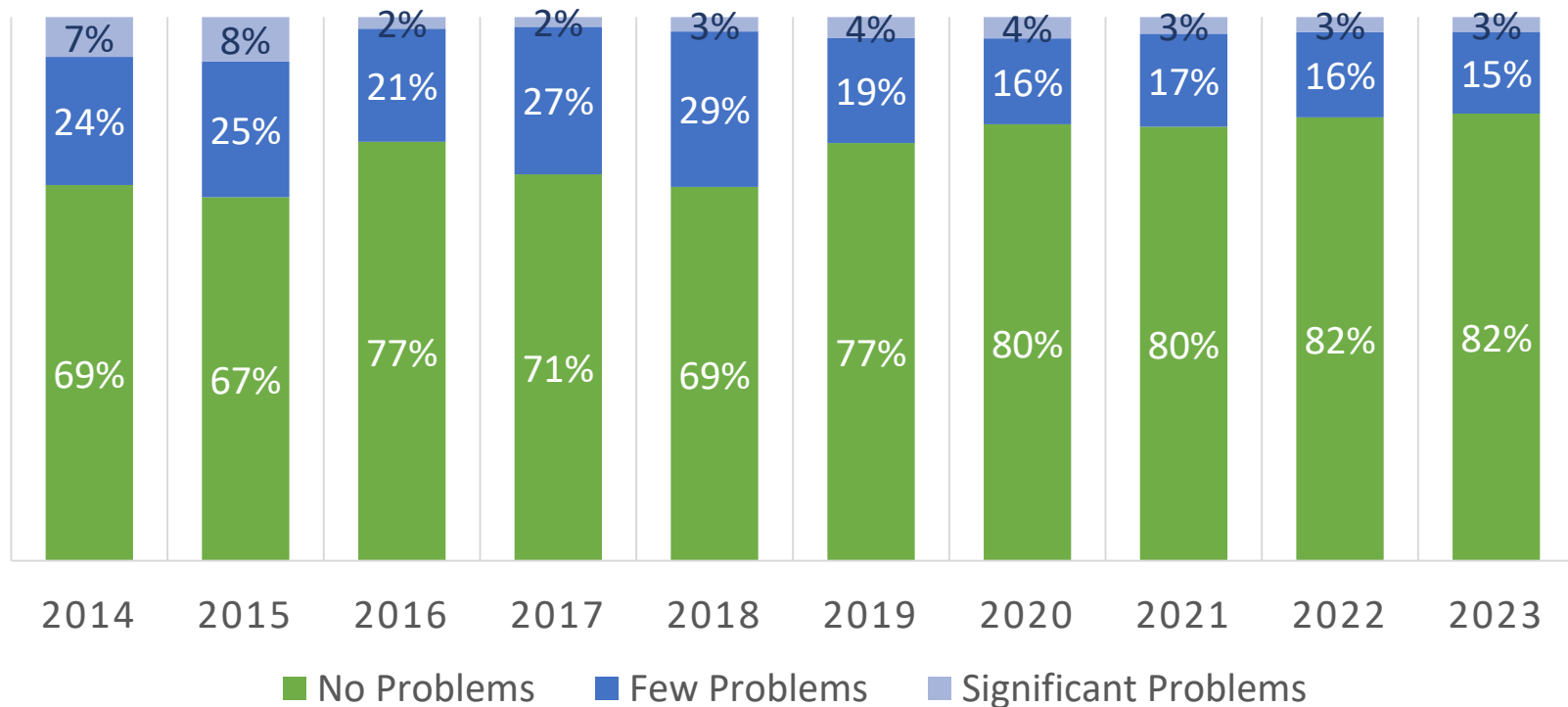
73% of MIAMI Foreign Buyers Visited Florida Only 2 Times or Less Before Purchasing

NUMBER OF TIMES BUYER VISITED FLORIDA BEFORE MAKING A PURCHASE



82% Reported No Problem Working with International Customers*

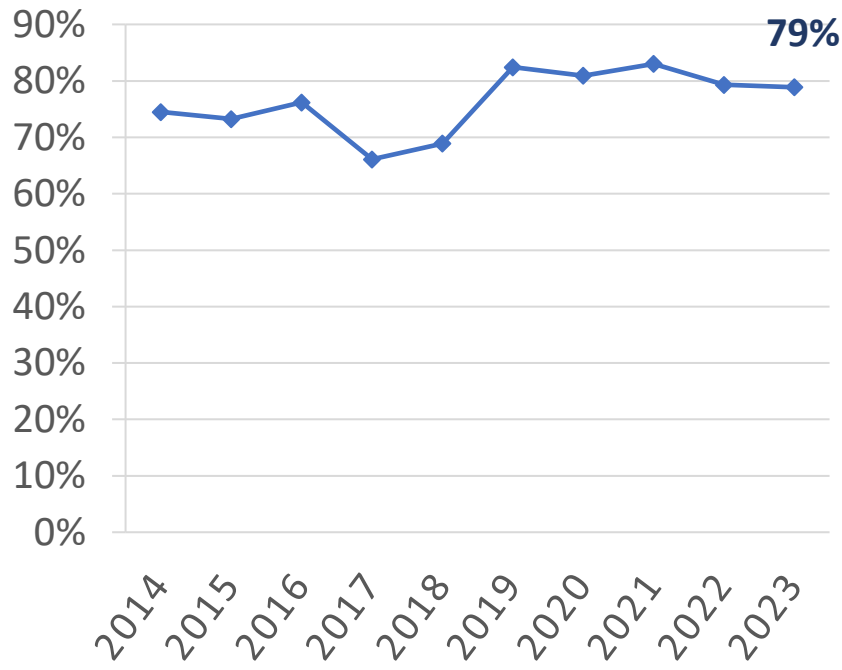
CULTURAL OR LANGUAGE BARRIERS WORKING WITH FOREIGN CUSTOMERS



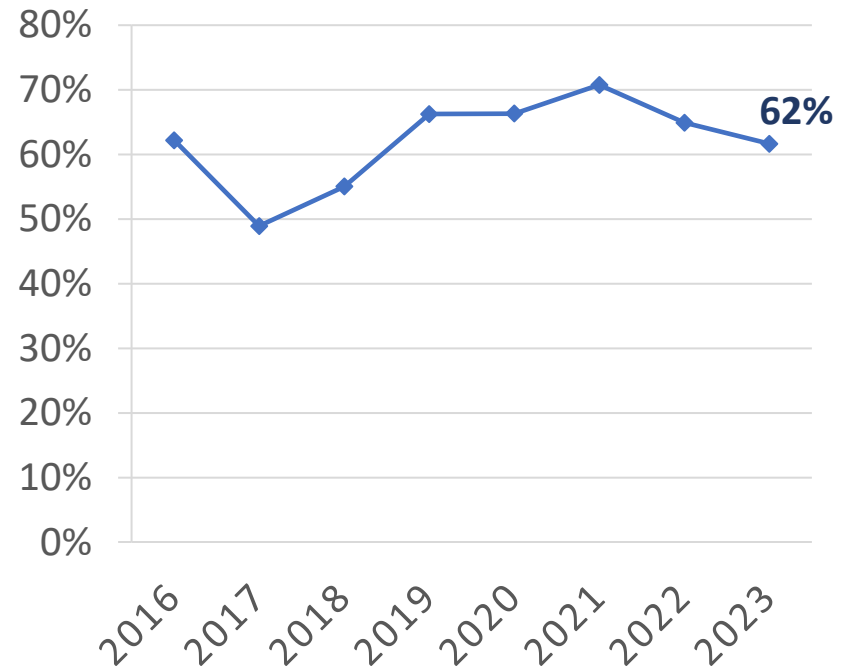
* Among respondents who worked with an international customer

79% of MIAMI REALTORS® are Fluent in Another Language

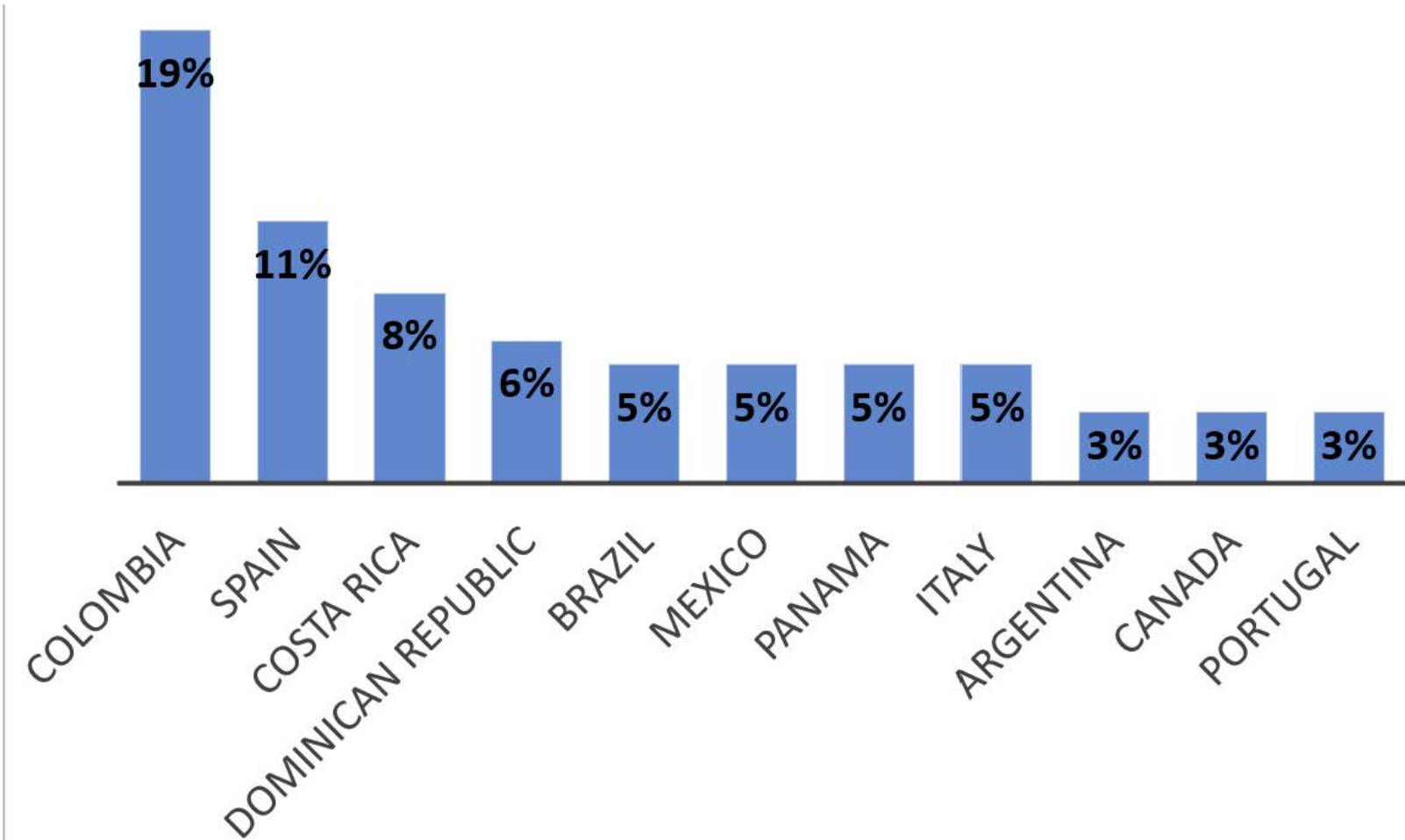
PERCENT OF REALTORS®
WHO ARE FLUENT IN
ANOTHER LANGUAGE



PERCENT OF
RESPONDENTS WHO ARE
FOREIGN-BORN



Top Countries Americans in MIAMI Market Area Are Looking to Purchase Property

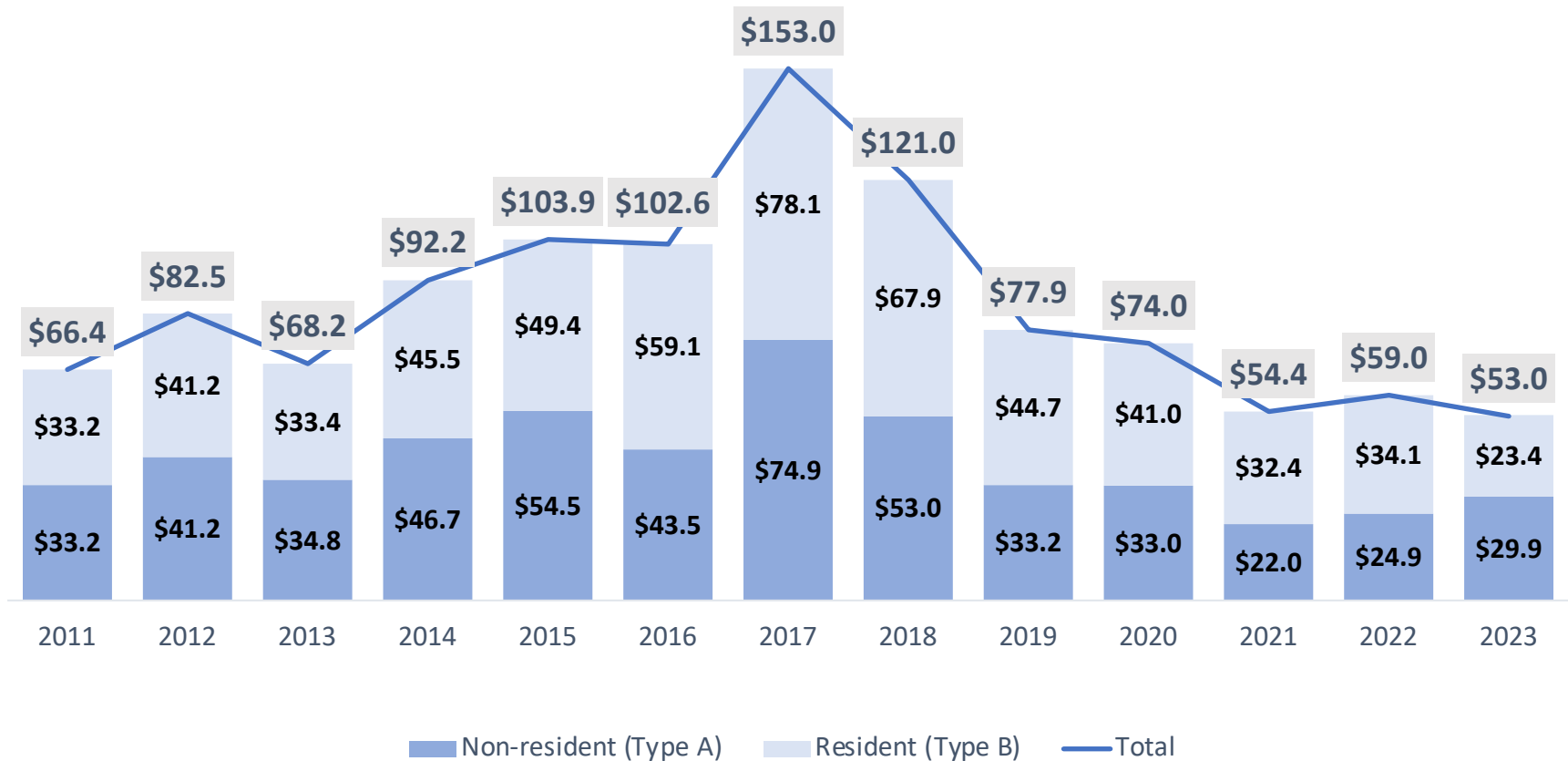


Appendix:
FOREIGN BUYER TRENDS IN THE
UNITED STATES AND IN FLORIDA



\$53 Billion: Foreign Buyer Purchases in the U.S. in 2023

Dollar Volume of Existing-Home Purchases by Foreign Buyers (Billion Dollars)



Note: Based on transactions in the 12 months ending March of each year.

Florida: #1 Destination of U.S. Foreign Buyers for 15th Consecutive Year!

Share of Top 10 States to Total Foreign Buyer Purchases										
	FL	CA	TX	NC	AZ	IL	NY	OH	PA	NJ
2009	23%	13%	11%	3%	7%	4%	2%	2%	2%	1%
2010	22%	12%	8%	2%	11%	1%	4%	2%	2%	2%
2011	31%	12%	9%	2%	6%	3%	3%	1%	2%	3%
2012	26%	11%	7%	2%	7%	3%	4%	2%	2%	1%
2013	23%	17%	9%	1%	9%	2%	3%	2%	1%	2%
2014	23%	14%	12%	2%	6%	3%	3%	1%	3%	3%
2015	21%	16%	8%	2%	5%	3%	3%	2%	2%	3%
2016	22%	15%	10%	3%	4%	4%	4%	1%	1%	4%
2017	22%	12%	12%	3%	4%	3%	3%	1%	2%	4%
2018	19%	14%	9%	3%	5%	3%	5%	3%	2%	4%
2019	20%	12%	10%	3%	5%	3%	3%	2%	1%	4%
2020	22%	15%	9%	3%	3%	3%	5%	2%	2%	4%
2021	21%	16%	9%	3%	5%	3%	4%	3%	1%	4%
2022	24%	11%	8%	4%	7%	3%	4%	2%	2%	3%
2023	23%	12%	12%	4%	4%	4%	3%	3%	2%	2%

Top 10 list is based on the most recent year.

China: Top Country of Origin of U.S. Foreign Buyers

Dollar Volume of Existing-Homes Purchased by Top 5 Foreign Buyers
in Billion Dollars

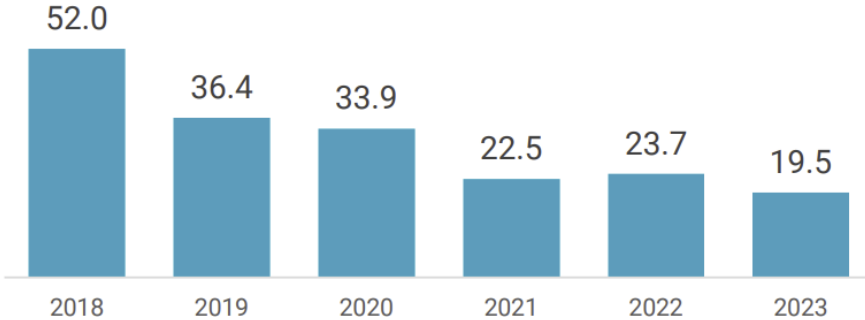
	China*	Mexico	Canada	India	Colombia	All Foreign Buyers	Share of Top 5
2009	\$3.8	\$3.8	\$8.5	\$5.7	\$0.5	\$38.8	36%
2010	\$11.2	\$6.5	\$17.1	\$5.0	\$0.5	\$66.0	33%
2011	\$7.0	\$4.2	\$13.1	\$5.1	\$0.6	\$66.4	27%
2012	\$12.0	\$6.5	\$15.9	\$5.2	\$0.6	\$82.5	26%
2013	\$12.8	\$3.6	\$11.8	\$3.9	\$0.5	\$68.2	23%
2014	\$22.7	\$4.5	\$13.8	\$5.8	\$0.5	\$92.2	21%
2015	\$28.5	\$4.9	\$11.2	\$8.0	\$0.9	\$103.9	18%
2016	\$27.3	\$4.8	\$8.9	\$6.1	\$1.2	\$102.6	15%
2017	\$31.7	\$9.3	\$19.0	\$7.8	\$1.0	\$153.0	17%
2018	\$30.4	\$4.2	\$10.5	\$7.2	\$1.2	\$121.0	15%
2019	\$13.4	\$3.7	\$8.0	\$4.2	\$0.8	\$77.9	16%
2020	\$11.5	\$5.8	\$9.5	\$5.4	\$1.3	\$74.0	20%
2021	\$4.8	\$2.9	\$4.2	\$3.1	\$1.1	\$54.4	13%
2022	\$6.1	\$2.9	\$5.5	\$3.6	\$1.0	\$59.0	15%
2023	\$13.6	\$4.2	\$6.6	\$3.4	\$0.9	\$53.3	19%

*China includes buyers from the People's Republic of China, Hong Kong, and Taiwan.

Florida's International Buyer Purchases: \$12.6 Billion

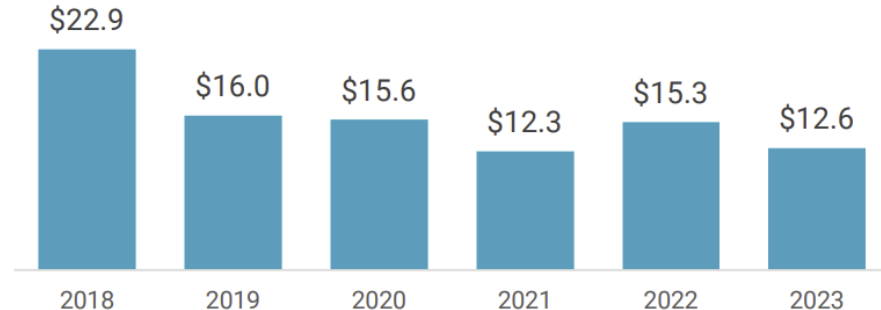
Sales Decline in 2023 As Buyers Face Market Headwinds...

Number of International Sales in Florida (Thousands)



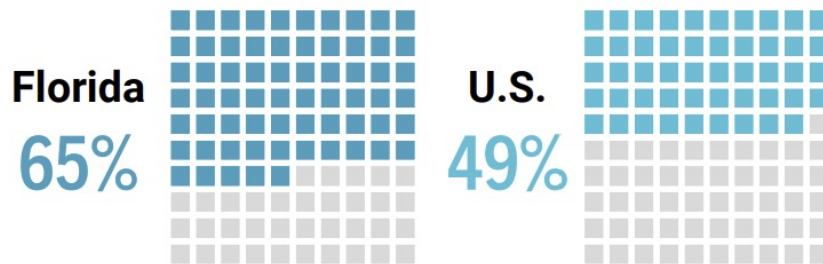
...and Fewer Sales Means Less Dollar Volume

Dollar Volume of International Sales in Florida (Billions)



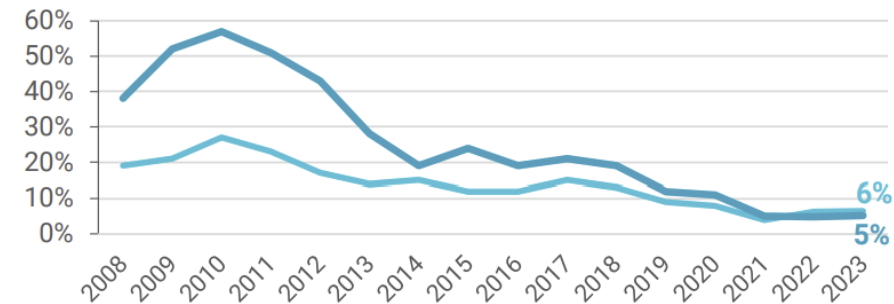
More Common in Florida for Buyers to Live Outside U.S.

Non-Resident Buyers (Type A) as a Share of All International Buyers



International Share of Homebuyers Holding Steady

International Buyer Share of Florida Existing Home Sales and Dollar Volume

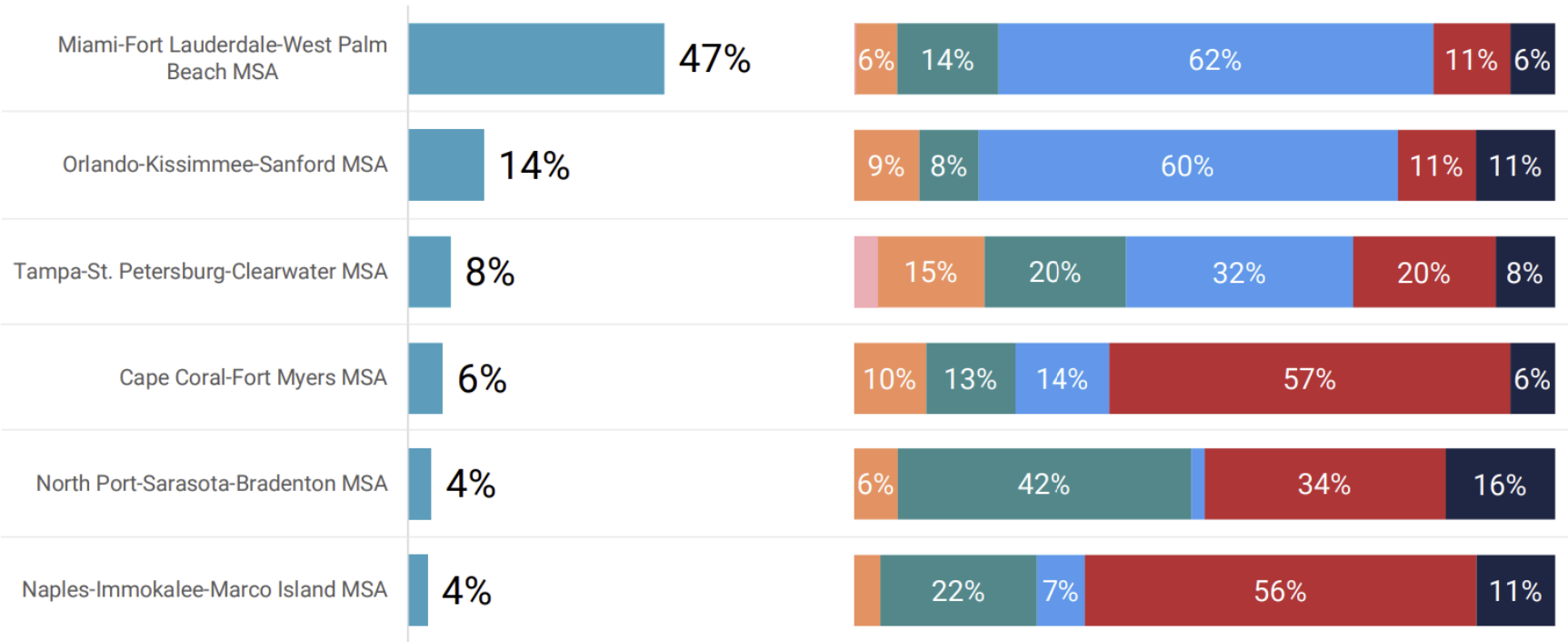


2023 Profile of International Residential Transactions in Florida

47% of Florida's International Purchases are in South Florida

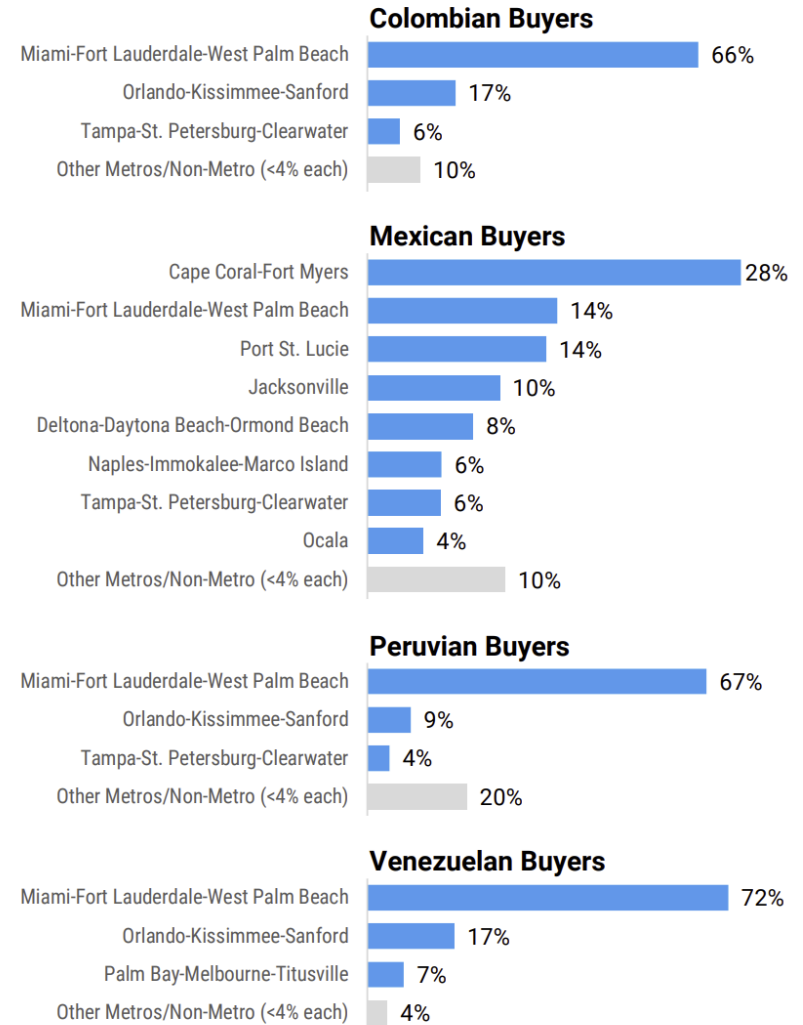
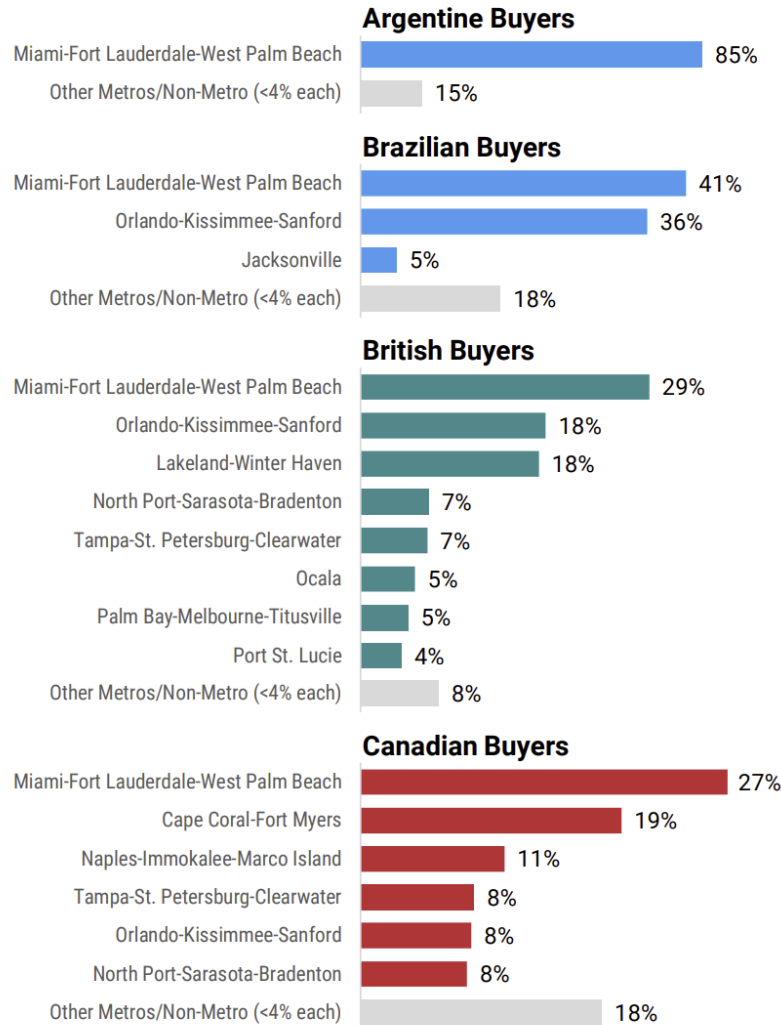
Nearly Half of International Purchases Are in South Florida

Metro Area Share of Florida's International Buyers in 2023



Miami-Ft. Lauderdale: #1 Destination of Florida's Top International Buyers

Major Destination Metros by Buyer Country

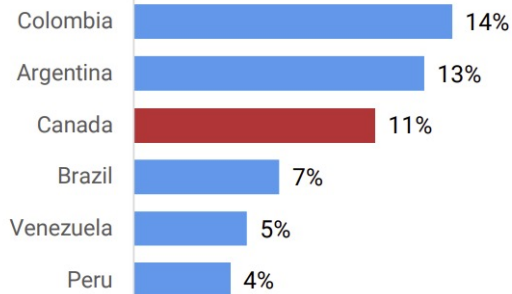


Major Buyer Countries in Florida Metro Areas

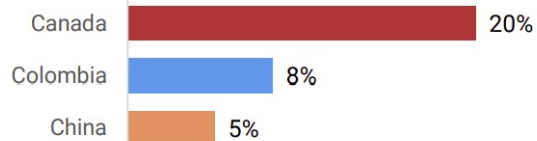
Major Buyer Countries by Metro Area

Countries with At Least a 4% Share of International Sales in Each Metro Area

Miami-Fort Lauderdale-West Palm Beach



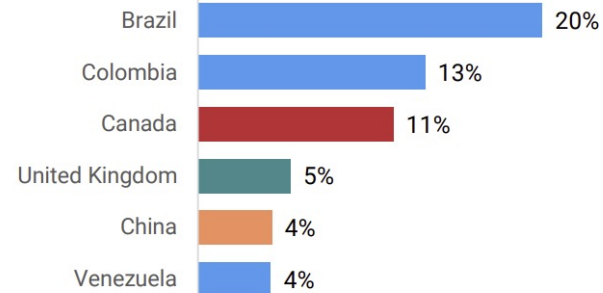
Tampa-St. Petersburg-Clearwater



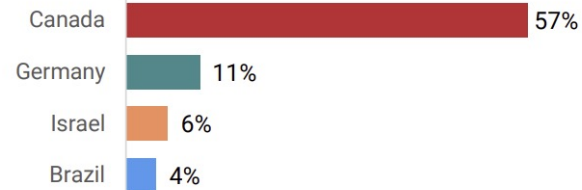
Naples-Immokalee-Marco Island



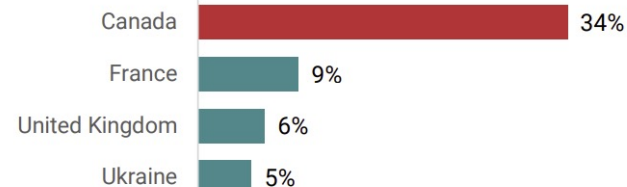
Orlando-Kissimmee-Sanford



Cape Coral-Fort Myers



North Port-Sarasota-Bradenton





MIAMI Association of REALTORS® (MIAMI)

More than A Century of Excellence

The MIAMI Association of Realtors (MIAMI) is the largest local Realtor® association in the U.S. and the second largest in the world, serving nearly 60,000 real estate professionals across South Florida.

MIAMI is celebrating 103 years of excellent training, outstanding service, and exceptional member support. MIAMI is comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council.

MIAMI has official partnerships with 260 international organizations worldwide, the most of any Realtor® association in the U.S. These alliances create business opportunities for MIAMI members, enhance Miami's global position and strengthen the local real estate market and economy.

MIAMI is home to one of the most successful international councils in the world. MIAMI hosts the award-winning MIAMI Global Real Estate Congress each fall with many of our distinguished partners participating in the three-day event. MIAMI is the first National Association of Realtors Diamond Global Council. MIAMI's Global Property Exchange (GlobalPropX) features MIAMI Partner Property Searches worldwide, all on one platform and provides even more global exposure for MIAMI member listings.

MIAMI offers members the best tools and resources available to successfully do global business, including global property portals, websites with automatic translation in 19 languages, B2B platforms for networking and referrals, global designations and certifications, and access to agents and consumers worldwide. MIAMI also generates worldwide exposure for members and the South Florida market through events, outreach, media relations and other highly effective initiatives.

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2023 Profile of International Homebuyer Transactions of Miami Association of REALTORS® Members

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