

An aerial photograph of the Miami skyline at night, showing numerous illuminated skyscrapers and buildings along the coast. The sky is dark with some light clouds, and the city lights reflect on the water in the foreground.

2023

PROFILE of

International Homebuyer Transactions

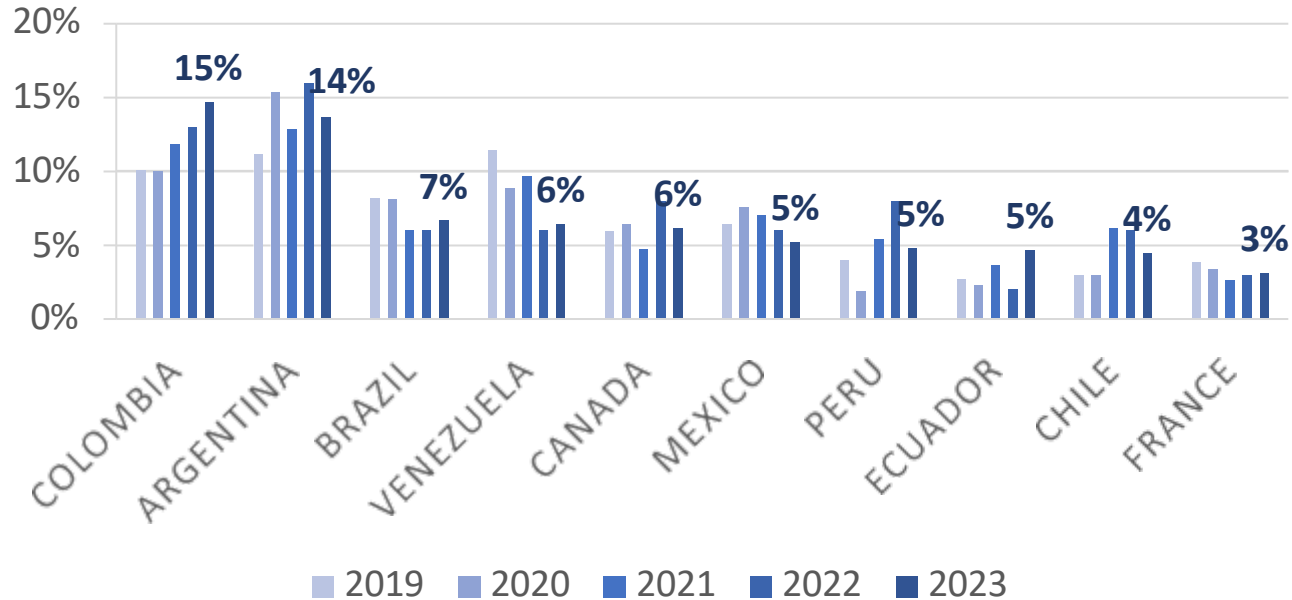
of MIAMI Association of REALTORS® Members

December 2023



MIAMI Top Tier Countries of Origin: Primarily from Latin America

MIAMI REALTORS® TOP FOREIGN BUYERS



MIAMI Foreign Buyers Came from 52 Countries



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

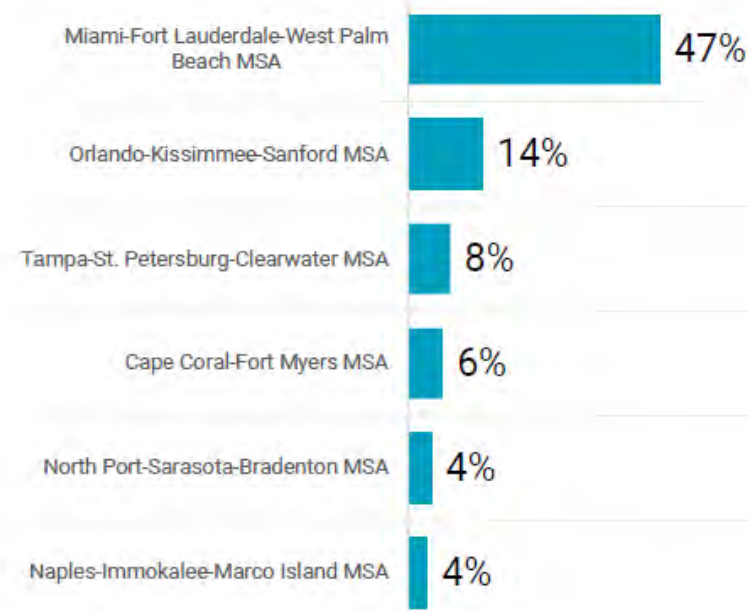
Share of Top 10 States to Total Foreign Buyer Purchases										
	FL	CA	TX	NC	AZ	IL	NY	OH	PA	NJ
2009	23%	13%	11%	3%	7%	4%	2%	2%	2%	1%
2010	22%	12%	8%	2%	11%	1%	4%	2%	2%	2%
2011	31%	12%	9%	2%	6%	3%	3%	1%	2%	3%
2012	26%	11%	7%	2%	7%	3%	4%	2%	2%	1%
2013	23%	17%	9%	1%	9%	2%	3%	2%	1%	2%
2014	23%	14%	12%	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.

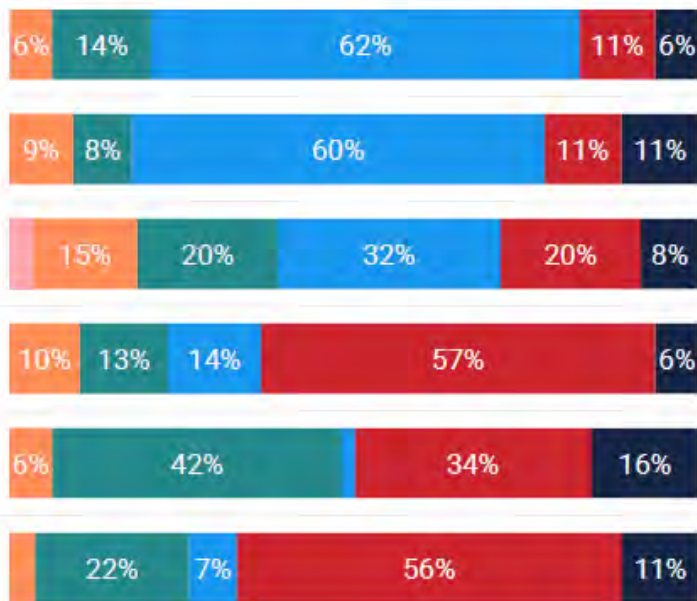
Miami-Ft. Lauderdale: #1 Destination of Florida's Top International Buyers

Nearly Half of International Purchases Are in South Florida

Metro Area Share of Florida's International Buyers in 2023

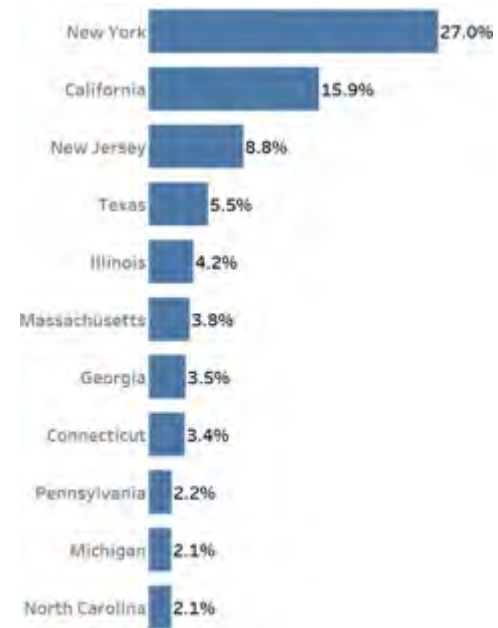
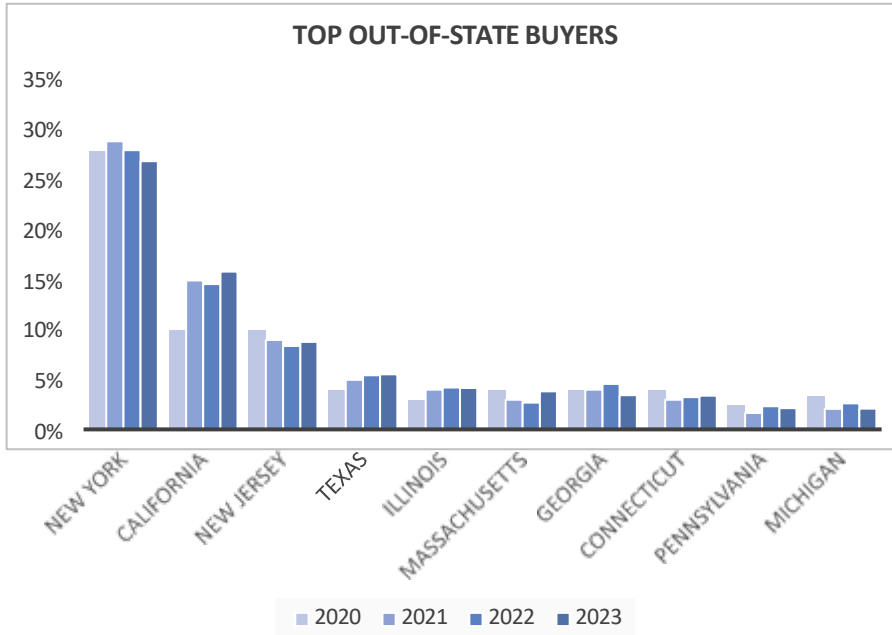


Composition by Region of Origin



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.

MIAMI TOP RANKINGS



#1

Most Billionaires in the
U.S. and Most Millionaires
and Centi-Millionaires

Source: 2024 Henley & Partners USA Wealth Report

MIAMI TOP RANKINGS



#3

Best U.S. City for Investing in Commercial Real Estate

Source: DLA Piper, 2023

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#6
Cleanest U.S. City

Source: House Fresh, 2023

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#9
Greenest U.S. City

Source: EnVols Magazine (Air France), 2023

MIAMI TOP RANKINGS



#8

Best Tech Job City in the U.S.

Source: Course Report, 2024

MIAMI TOP RANKINGS



#5

Best U.S. City to be an Entrepreneur

Source: The Zebra, 2023

MIAMI TOP RANKINGS



#6

Best Skyline in the U.S.



Source: Rent.com, 2024

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#1

Hottest Market for Apartments in the U.S.

Source: RentCafe, 2024

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#7

Highest Prime Price
Forecast for 2024
...in the World

Source: Knight Frank, 2024

MIAMI TOP RANKINGS



#1

Food City of the Year

Source: Bon Appetit, 2023

MIAMI TOP RANKINGS



#3

Most Fun City in America in 2024

Source: WalletHub, 2024

MIAMI TOP RANKINGS



#6

Best Sports City in the U.S.

Source: WalletHub, 2024

MIAMI TOP RANKINGS



#3

Best City in the U.S. for Office Investing in 2024

Source: Crexi, 2024

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#1

Highest luxury residential
market price growth in
the U.S.

Source: Knight Frank's 2024 Wealth Report

MIAMI TOP RANKINGS



#1

Highest-performing hotel
market in the U.S.

Source: CoStar, 2024

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#1

Best U.S. City for Foreign Investment

Source: Financial Times & Nikkei, 2022

MIAMI TOP RANKINGS



#5 in the world
where the super-rich
own property

Source: Data Firm Altrata 2023

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#5 Best startup hub in the U.S.

Miami had an increase of 89% in
established startups
in 2021/22 vs. 2016/2017
#MiamiTech

Source: Stripe 2022

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#3

Best Place to Relocate in the World

Source: Money UK, 2022

MIAMI TOP RANKINGS



#1

Foreign-born population
in the U.S.

Source: BestCities.org, 2022

MIAMI TOP RANKINGS



#4

Best City to Start a Business

Source: Real Estate Witch, 2022

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**#1
in the U.S. for Gen Z tech
workers**

*Average tech salary in Miami:
\$105,790 per report*

Source: JotForm, 2023

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Miami MSA ranks among the **fastest growing cities** in the U.S. for GDP growth year-over-year at 1.6% growth

Source: The Kenan Institute, 2022

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South Florida outperforming the nation

Down payments are on the rise in South Florida ... while nationally they are decreasing.

South Florida real estate market is unique because of steady influx of migration.

Source: Redfin 2023

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Lowest unemployment rate

of metropolitan areas with more
than 1 million people in
February at 2.2%

Source: Bureau of Labor Statistics 2023

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Florida is #1 for International Buyers in the entire U.S.

47% of all international home sales in Florida are
in our Miami MSA

Orlando finished second with only 14%

Miami is the #1 Market for International Home Sales
in the entire United States!

Source: NAR International/Florida Realtors Global Report 2022

MIAMI TOP RANKINGS



#10

Best Fintech ecosystem in North America

Source: Startup Genome's Global Startup
Ecosystem Report, 2022

MIAMI TOP RANKINGS



#12

Most Venture Capital Deals in the U.S.

Source: Pitchbook, 2022

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#1

Prime capital value
growth in the world



Source: Savills Prime Residential Index: World Cities
report, 2022

MIAMI TOP RANKINGS



#18

Top premium office rents
in the world

Source: Point2Homes, 2022

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#1 Top Talent Migration Destination in the U.S.

Source: LinkedIn job data, 2021

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#1

Busiest U.S. Gateway for
International Passengers
(MIA)

Source: Airports Council International, 2021

MIAMI TOP RANKINGS



#1

Best City for Foodies in America

Source: Apartmentguide.com, 2020

MIAMI TOP RANKINGS



#2

Best city in the World
for Art & Culture Lovers

Source: money.co.uk, 2021

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#1

Best 15-minute U.S. City
(access to everything you
need in 15-minute radius)

Source: moveBuddha.com, 2021

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#2

Largest luxury property
price increase in the world

Source: The Knight Frank Prime Global Cities
Index Q2 2022

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#1

Only city in the world with
NFL, NBA, MLB, NHL, MLS,
and Formula 1

Source: Various professional sports leagues, 2022

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#15

Best City in the World for Street Art

Source: Money.co.uk, 2022

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#11

Best City for Street Workouts

Source: Lawn Love, 2021

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#8

Most popular and
photogenic skyline in the
world

Source: inkifi, 2022

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#3

Best Nightlife in the World

Source: TimeOut, 2022

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#1
Healthiest
City in the U.S.

Source: Mindbody Wellness Index, 2022

MIAMI TOP RANKINGS



#1
Happiest
City in the U.S.

Source: Mindbody Wellness Index, 2022

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#1
Best City for
Sweet Tooths

Source: Lawn Love, 2022

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#1

American City with the Prettiest People

Source: HGTV, 2021

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#1

Most Supercar-Obsessed City in the U.S.

Source: Chasing Cars, 2023

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#4
Most Fun City
in America

Source: WalletHub, 2021

MIAMI TOP RANKINGS



#9

Best U.S. City to be a Dog

Source: Honest Paws, 2021

MIAMI TOP RANKINGS



#1

“U.S.’s Capital of Cool”

Source: World’s Greatest Places of 2022,
Time Magazine, 2022