



# International Homebuyer Transactions

**PROFILE of** of MIAMI Association of REALTORS®

**November 2024**

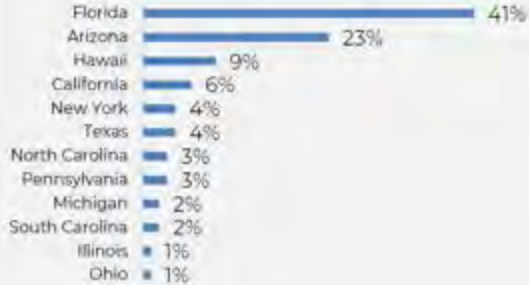


# Florida: #1 Destination of U.S. Foreign Buyers for 16th Consecutive Year!

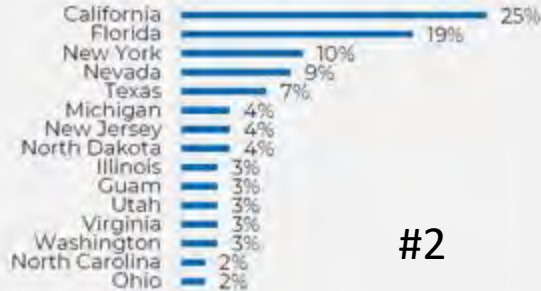
Share of Top 10 States to Total Foreign Buyer Purchases										
	FL	TX	CA	AZ	GA	NJ	NY	NC	IL	MI
2009	23%	11%	13%	7%	1%	1%	2%	3%	4%	1%
2010	22%	8%	12%	11%	5%	2%	4%	2%	1%	2%
2011	31%	9%	12%	6%	2%	3%	3%	2%	3%	1%
2012	26%	7%	11%	7%	4%	1%	4%	2%	3%	3%
2013	23%	9%	17%	9%	2%	2%	3%	1%	2%	2%
2014	23%	12%	14%	6%	2%	3%	3%	2%	3%	2%
2015	21%	8%	16%	5%	2%	3%	3%	2%	3%	2%
2016	22%	10%	15%	4%	2%	4%	4%	3%	4%	2%
2017	22%	12%	12%	4%	3%	4%	3%	3%	3%	2%
2018	19%	9%	14%	5%	4%	4%	5%	3%	3%	3%
2019	20%	10%	12%	5%	3%	4%	3%	3%	3%	2%
2020	22%	9%	15%	3%	3%	4%	5%	3%	3%	2%
2021	21%	9%	16%	5%	3%	4%	4%	3%	3%	3%
2022	24%	8%	11%	7%	2%	3%	4%	4%	3%	1%
2023	23%	12%	12%	4%	2%	2%	3%	4%	4%	1%
2024	20%	13%	11%	5%	4%	4%	4%	4%	3%	2%

# Florida: A Major Destination of U.S. Foreign Buyers in 2024

Major Destinations of Foreign Buyers from Canada

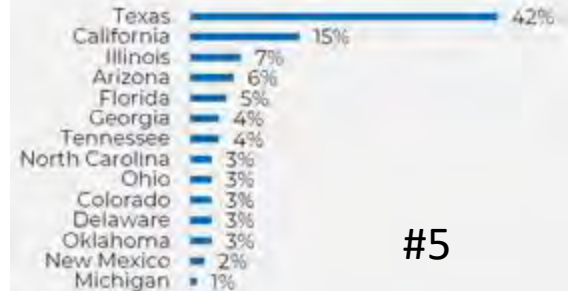


Major Destinations of Foreign Buyers from China



#2

Major Destinations of Foreign Buyers from Mexico



#5

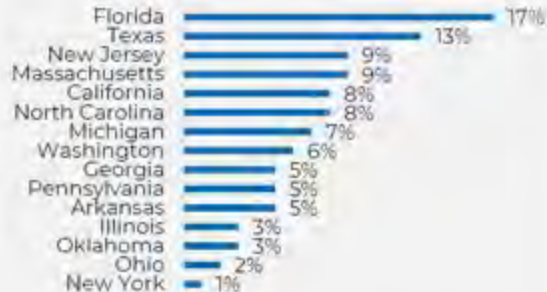
#1

Canada

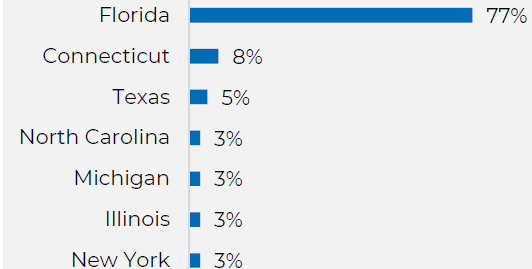
India

Colombia

Major Destinations of Foreign Buyers from India



Major Destinations of Foreign Buyers from Colombia



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



## U.S. OUT-OF-STATE BUYERS

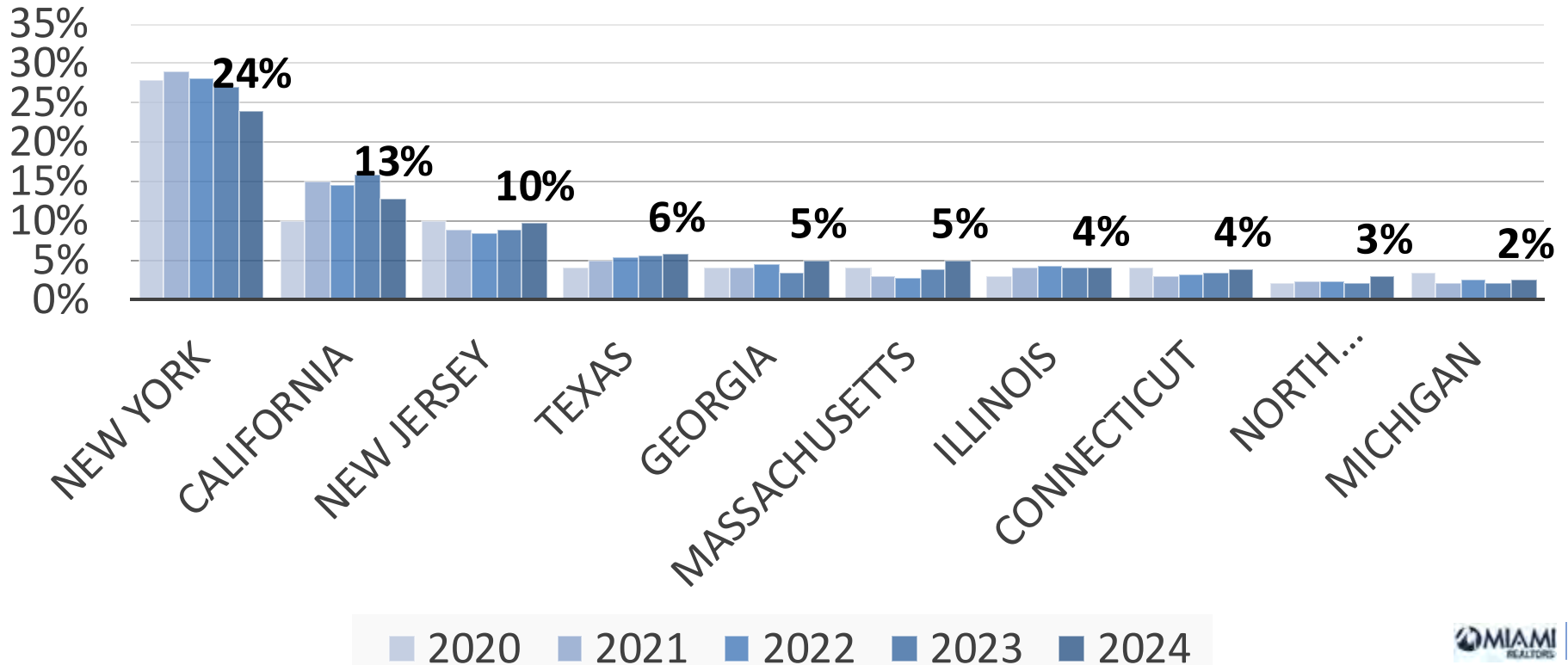
## FOREIGN BUYER PURCHASES

Dollar and Volume  
Origin and Destination  
Foreign Buyer Preferences



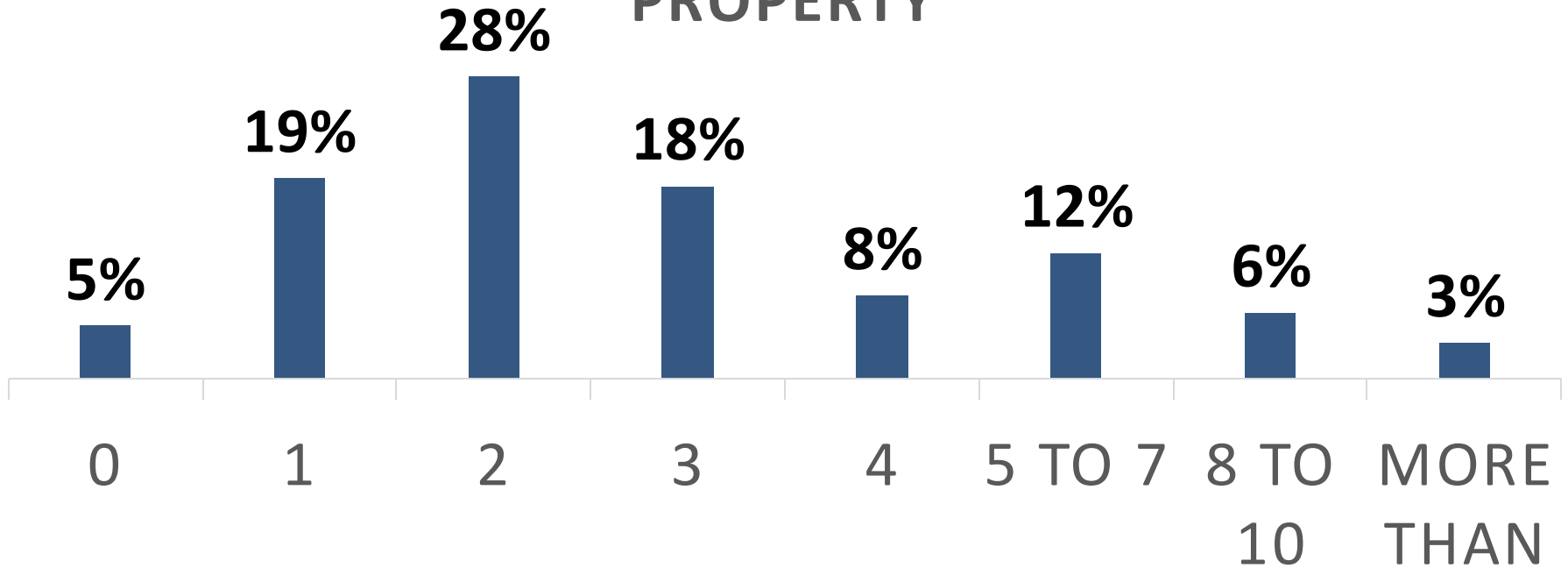
# MIAMI Out-of-State Buyers: New York is Again Top State of Origin

## TOP OUT-OF-STATE BUYERS



**52% Visited Florida 2x or Less Before Purchasing**

**NUMBER OF TIMES FOREIGN BUYER  
VISITED FLORIDA BEFORE BUYING A  
PROPERTY**



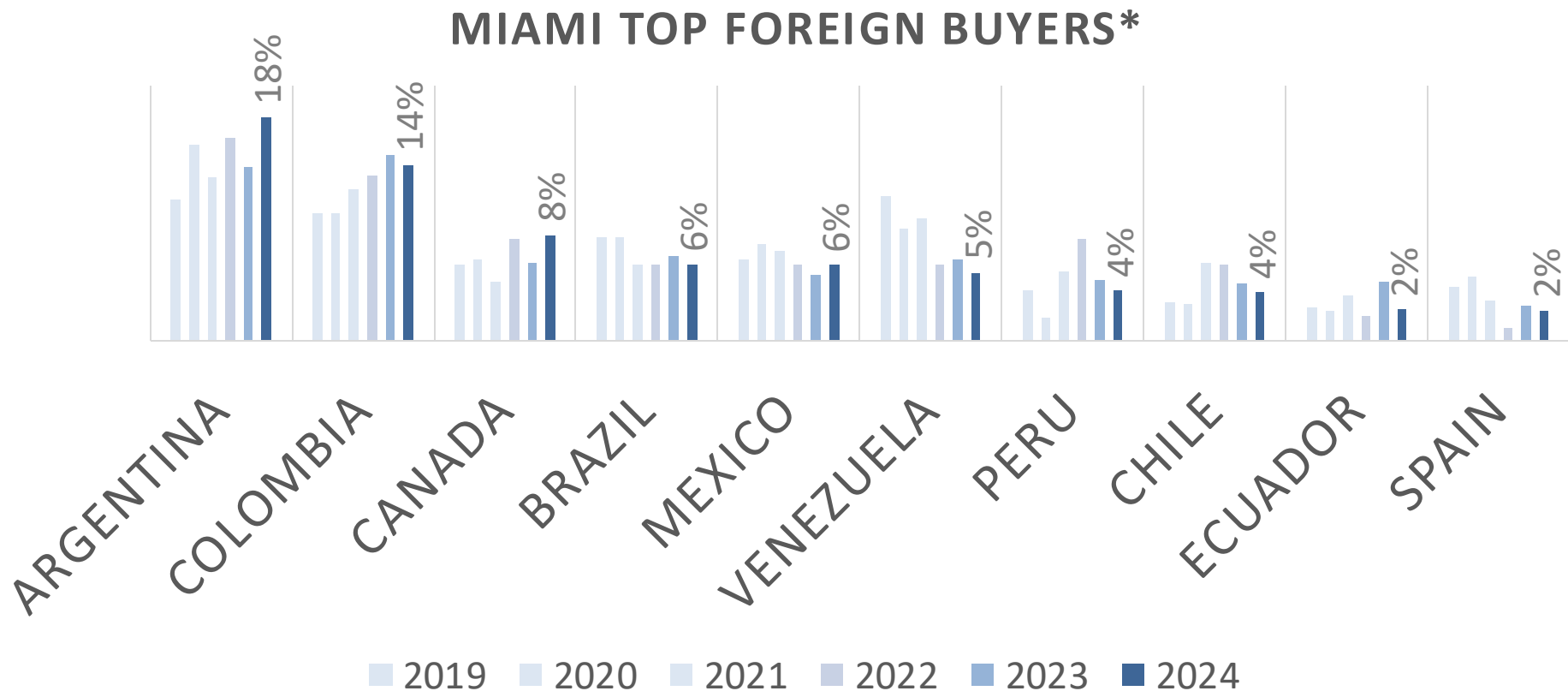
# Miami-Dade: 65% of MIAMI Foreign Buyer Sales

## MIAMI REALTORS® FOREIGN BUYER SALES AUGUST 2023-JULY 2024

County	Dollar Volume	Sales	% County Share
Miami-Dade	\$2.3 Billion	2,580	65%
Broward	\$584 Million	1040	26%
Palm Beach	\$94 Million	90	2%
Martin	\$5 Million	10	Less than 1%
Other counties*	\$125 Million	270	7%
Total	\$3.1 Billion	4,000	100%

\*Other Counties are Orange, Osceola, Lee, Collier, Lake, Seminole, and Marion

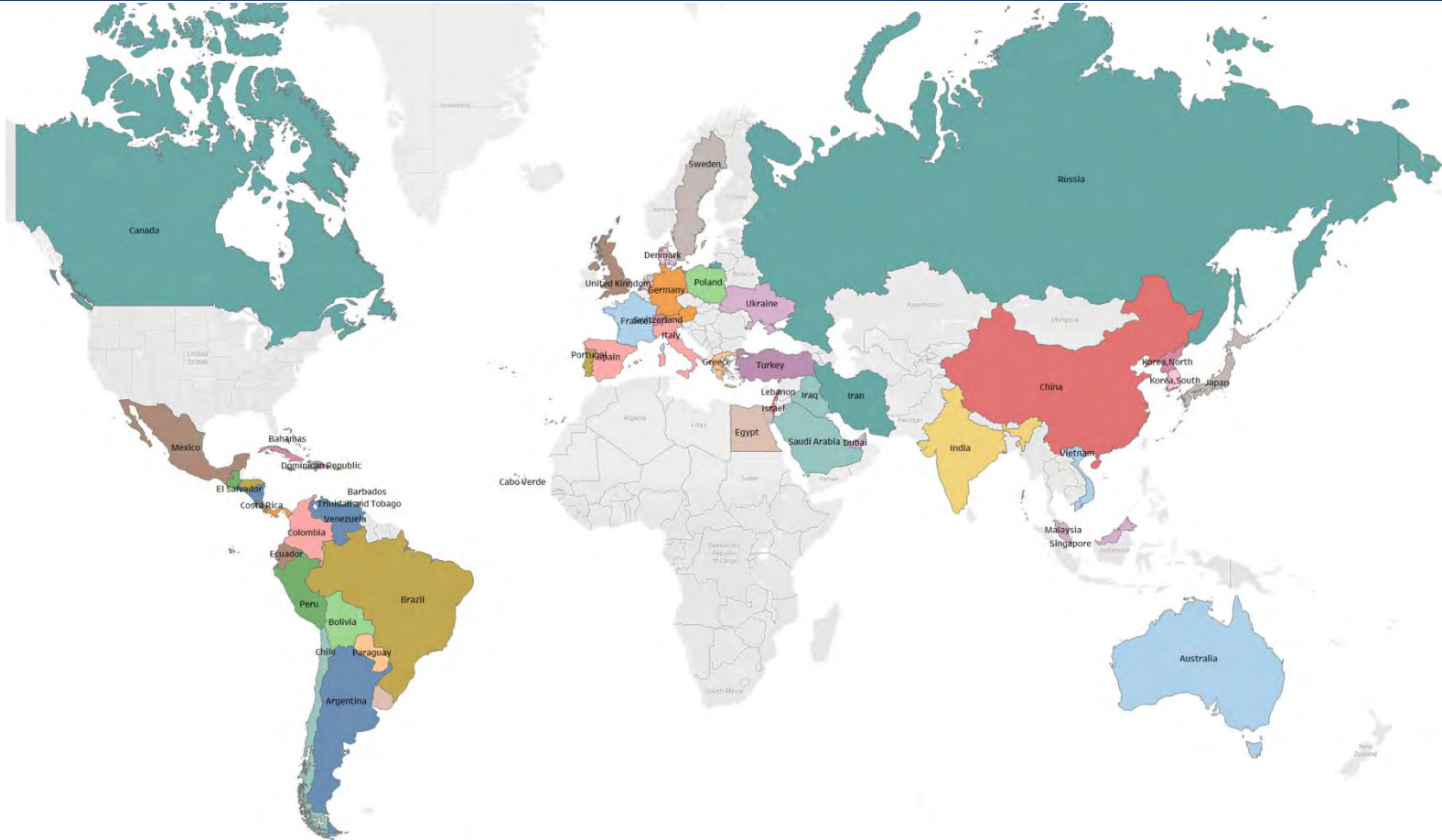
# MIAMI Top Tier Countries of Origin, 2019-2024



\*Rank is based on the rank of the most recent year.

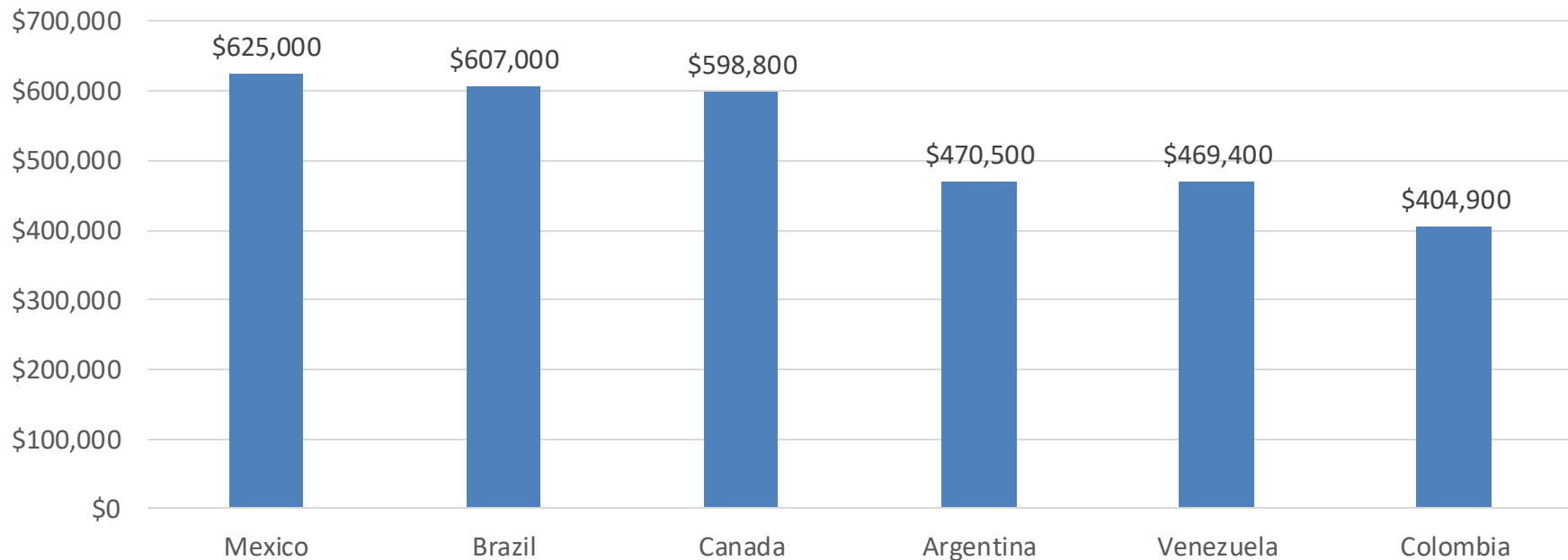


# MIAMI Foreign Buyers Came from 49 Countries



# Mexico, Brazil, Canada Buyers– Highest Median Purchase Price

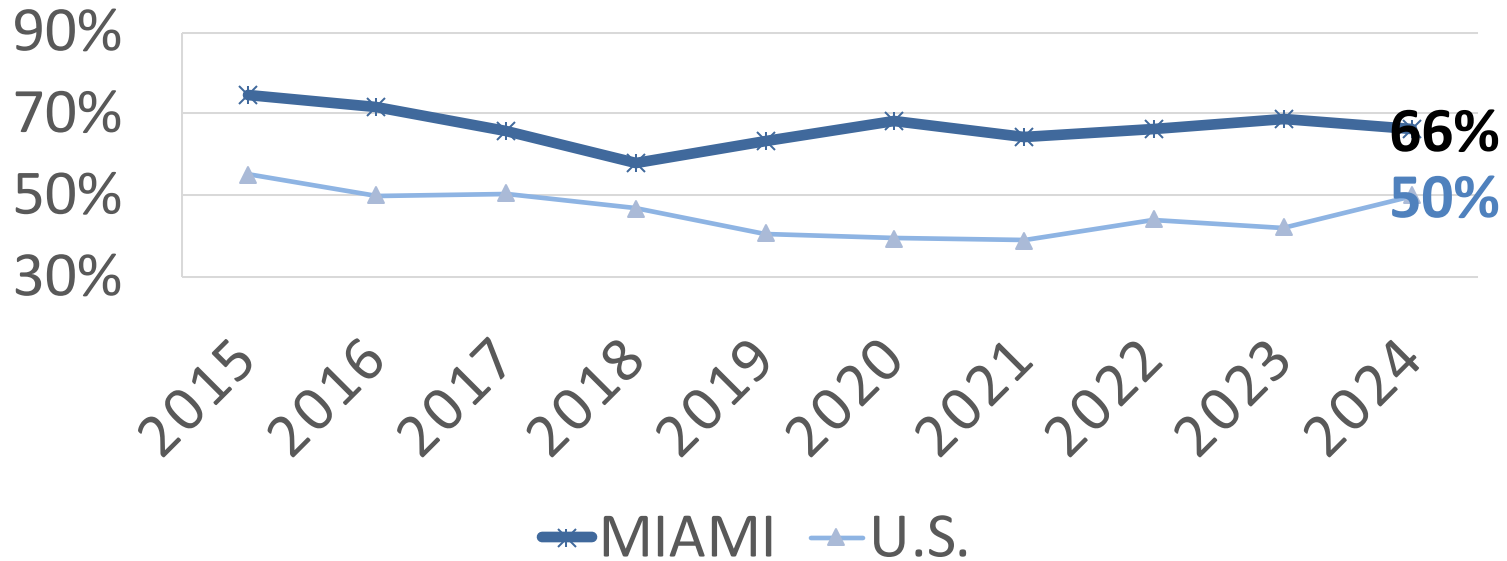
MIAMI Realtors® Foreign Buyer Median PRICE



# 66% of MIAMI Foreign Buyers Paid All Cash

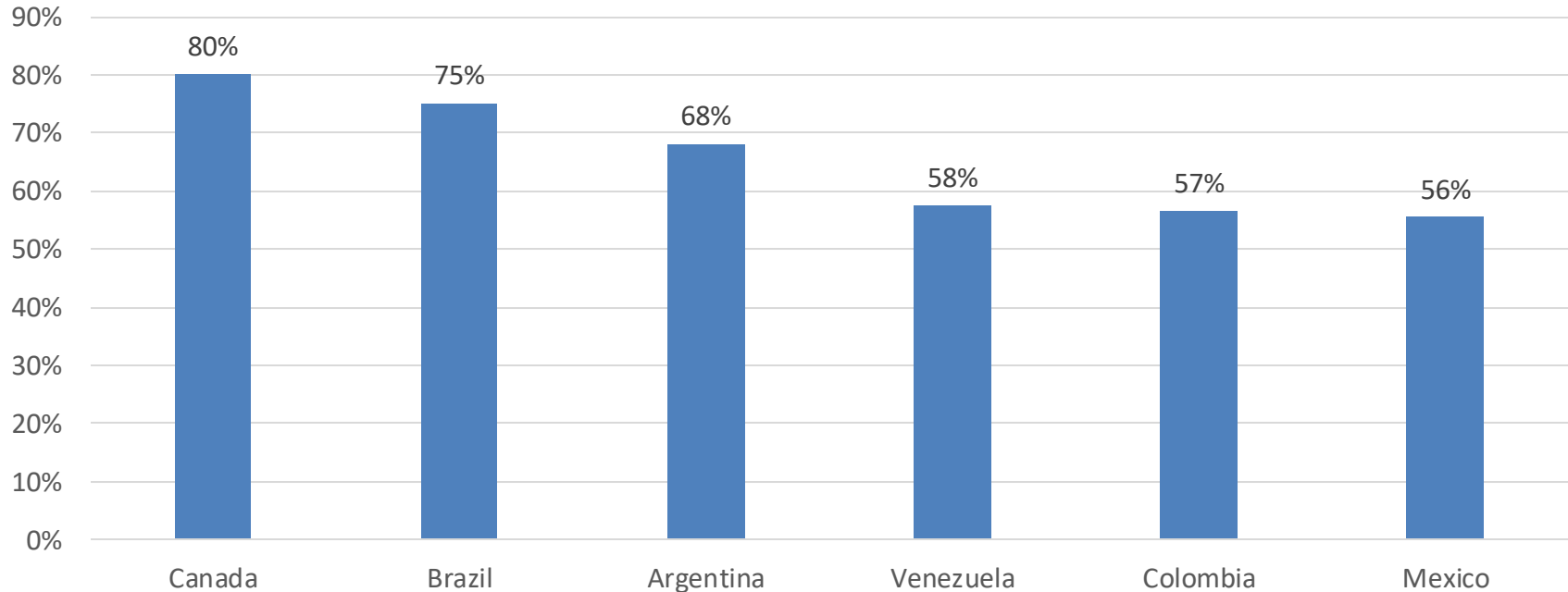
## 50% Among US Foreign Buyers

### ALL-CASH PURCHASES



# Canada, Brazil, Argentina — Highest Cash Sales

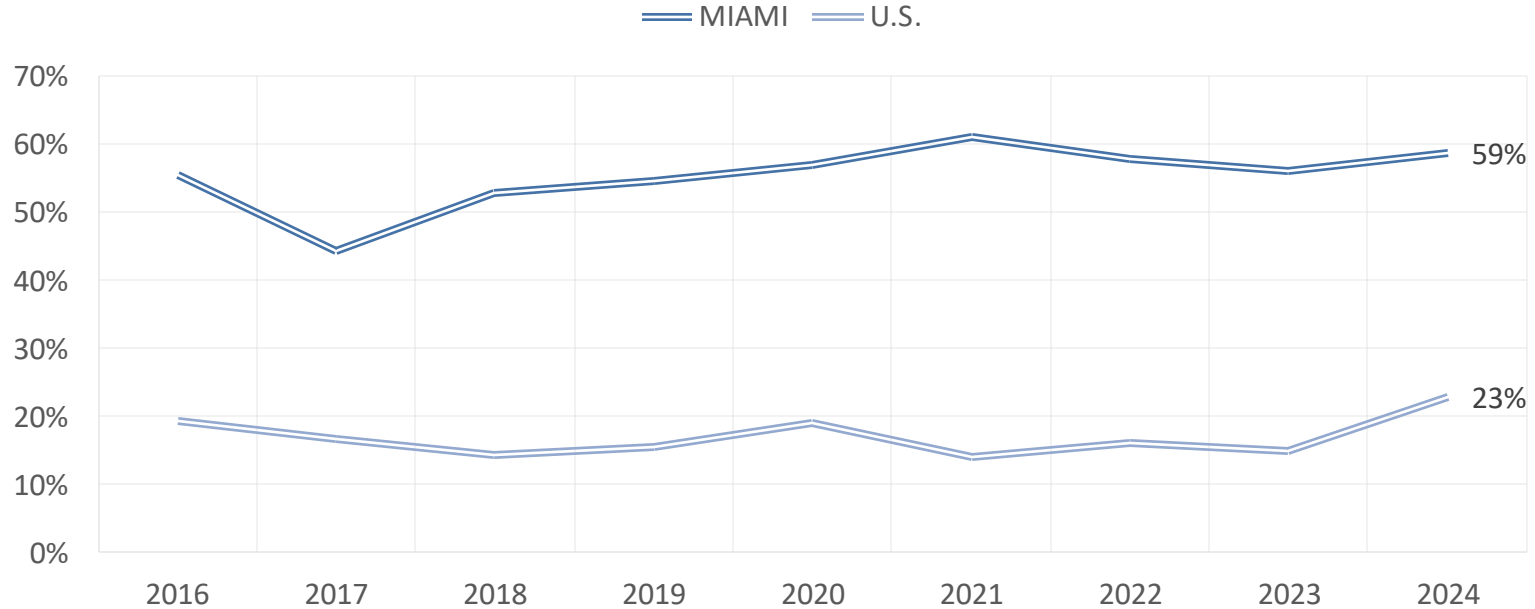
All-cash sales



# 59% of Foreign Buyers Purchased Condominiums

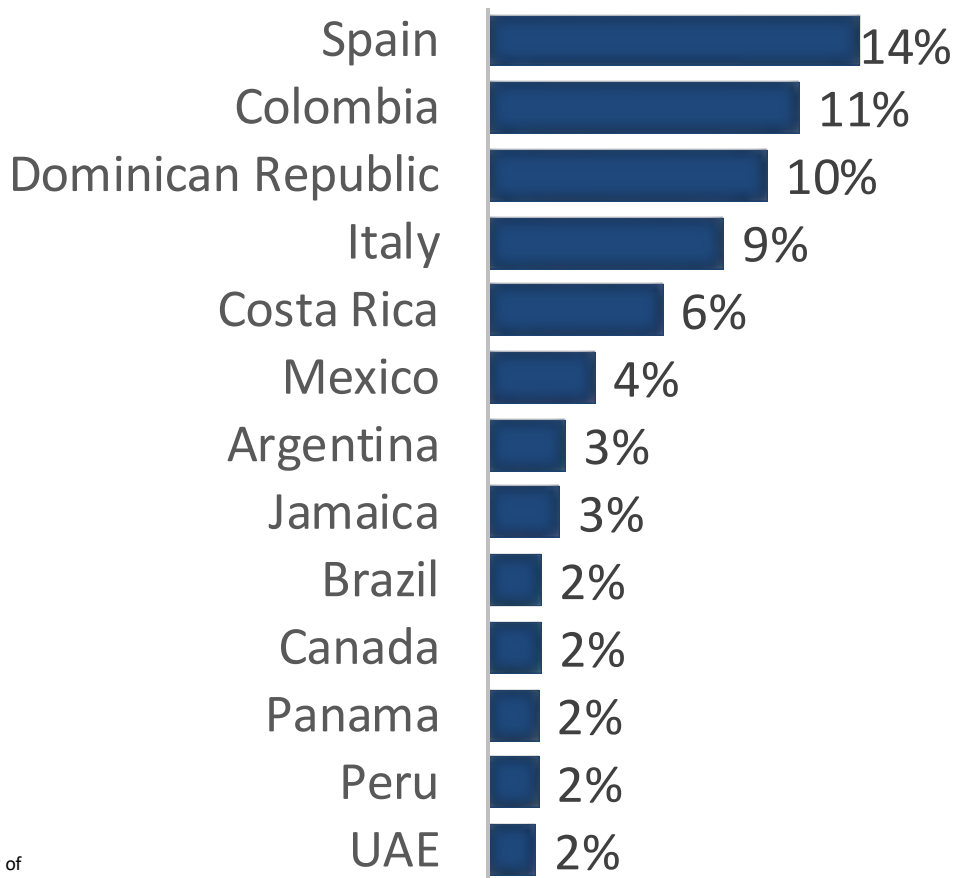
## 23% Among All US Foreign Buyers

### CONDOMINIUM HOME PURCHASES





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



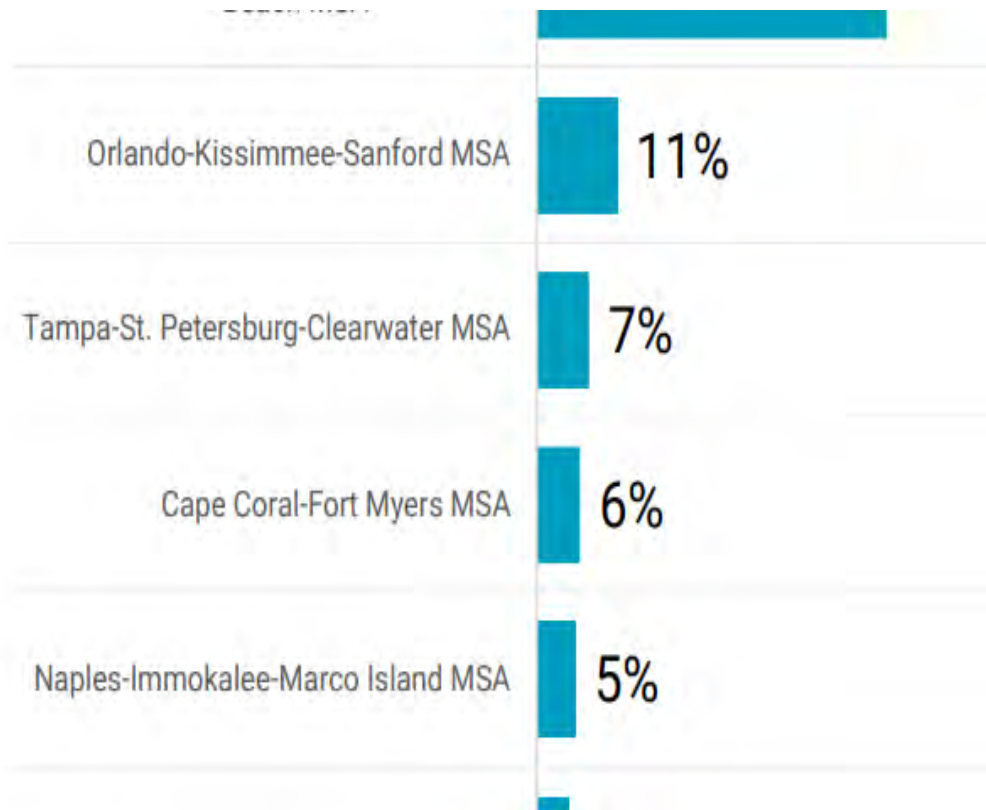
\*Some respondents did not identify the country of interest so there could be more countries in the list.

# 2024 FLORIDA REPORT

## Highlights



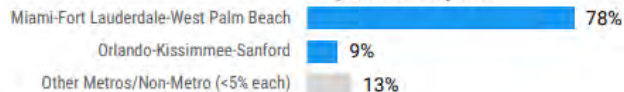
# 2024 Florida Report: MIAMI Market: Largest U.S. Foreign Buyer Market



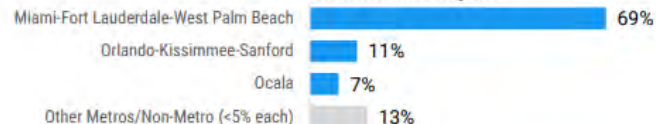
<sup>1</sup> National data is from a national survey of the National Association of REALTORS® with a reference period of April 2022-March 2023.

# 2024 Florida Report: Major Destination Metros – Miami #1 for 5 Countries

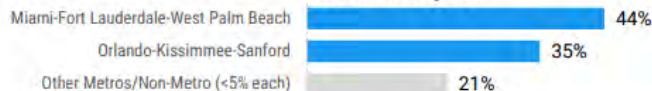
## Argentine Buyers



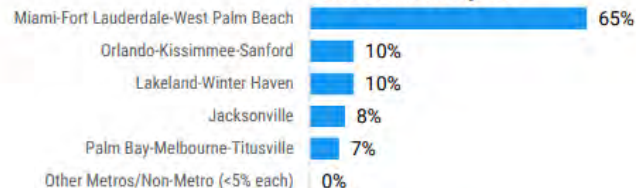
## Colombian Buyers



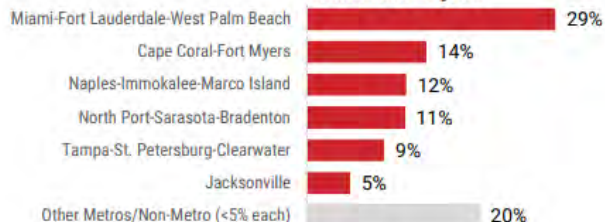
## Brazilian Buyers



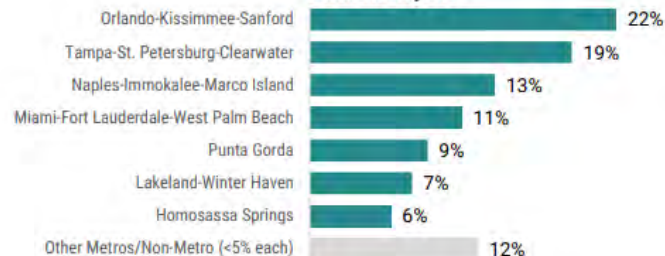
## Venezuelan Buyers



## Canadian Buyers



## British Buyers



# TOP-10 Countries Searching MiamiRealtors.com FEBRUARY 2025



1. Colombia



6. India



2. China



7. Argentina



3. Venezuela



8. Spain



4. Philippines



9. Germany



5. Canada



10. United Kingdom

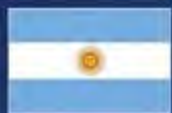




# TOP-10 International Cities Searching MiamiRealtors.com FEBRUARY 2025



1. Bogota, Colombia



2. Buenos Aires, Argentina



3. Toronto, Canada



4. Moscow, Russia



5. Madrid, Spain



6. London, England



7. Barquisimeto, Venezuela



8. Medellín, Colombia



9. Mexico City, Mexico



10. Caracas, Venezuela



# TOP-10 U.S. States Searching MiamiRealtors.com FEBRUARY 2025



- |   |   |
|---|---|
|  1. Virginia   |  6. New York       |
|  2. California |  7. Texas          |
|  3. Washington |  8. Ohio           |
|  4. Iowa       |  9. North Carolina |
|  5. Georgia   |  10. Michigan     |





# TOP-10 U.S. Cities Searching MiamiRealtors.com FEBRUARY 2025



- |   |  |
|---|--|
|  1. San Jose, CA     |  6. Los Angeles, CA |
|  2. Des Moines, IA   |  7. Dallas, TX      |
|  3. New York, NY     |  8. Cheyenne, WY    |
|  4. Atlanta, GA      |  9. Las Vegas, NV   |
|  5. San Antonio, TX |  10. Chicago, IL   |



# 120% Increase in Miami Condos Price Appreciation in the Last 10 Years



Source: MIAMI REALTORS® SEFMLS

# MIAMI TOP RANKINGS



What the Nation and the World  
Are Saying about Miami  
And South Florida



# MIAMI TOP RANKINGS



**Where the World  
Wants to Live**

Source: Remitly

# MIAMI TOP RANKINGS



#1

Top Destination in the  
World for Those with  
\$100M in Investible  
Assets

Source: New World Wealth and Henley & Partners, 2024



# MIAMI TOP RANKINGS



#4  
Most Uber-Luxury  
Residential Sales in the  
World

Source: Knight Frank, 2024

# MIAMI TOP RANKINGS



#7

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

Source: Knight Frank, 2024



# MIAMI TOP RANKINGS



## #5

## Most Five-Star Hotels in the World

Source: WorldAtlas, 2024



# MIAMI TOP RANKINGS



## #1

Highest-performing hotel  
market in the U.S.

Source: CoStar, 2024

# MIAMI Beach TOP RANKINGS



## #1

Most Popular and  
Photogenic Beach in the  
World (Miami Beach)

Source: Inkifi, 2023

# MIAMI Beach TOP RANKINGS



## #1

### Nude Beach in the World (Haulover Beach - Miami Beach)

Source: The U.K.-based lingerie & swim brand Pour Moi, 2023



# MIAMI Beach TOP RANKINGS



## #5

### Best City for Art Deco in the World

Source: Nomad Epicureans

# MIAMI Beach TOP RANKINGS



## #3

Most Prestigious Art Fair  
in the World  
(Art Basel Miami Beach)

Source: TimeSpek, 2023

# MIAMI TOP RANKINGS



## #9

## Healthiest City to Live in the World

Source: Healthnews, 2024



# MIAMI TOP RANKINGS



**#1**  
Happiest  
City in the U.S.

Source: Mindbody Wellness Index, 2022

# MIAMI TOP RANKINGS



#6  
Cleanest U.S. City

Source: House Fresh, 2023



# MIAMI TOP RANKINGS



#9  
Greenest U.S. City

Source: EnVols Magazine (Air France), 2023

# MIAMI TOP RANKINGS



#1  
Home Appreciation  
in the U.S.

Source: CoreLogic U.S. Home Price Insights, 2024



# MIAMI TOP RANKINGS



**Miami is #1  
for International Buyers  
in U.S.**

Florida - #1 in U.S. for International Sales 20%

Miami MSA is 49% of all international home  
sales in the entire State of Florida

Source: NAR International/Florida Realtors Global Report 2024

# MIAMI TOP RANKINGS



#2  
Fastest Growing City  
in the U.S.

Source: U.S. News & World Report, 2024



# MIAMI TOP RANKINGS



## #5

Best Place in the U.S.  
to Watch the Sunset

Source: The Discoverer Blog

# MIAMI TOP RANKINGS



#2  
Most International  
Tourism in the U.S.

Source: Luxury Link, 2024



# MIAMI Beach TOP RANKINGS



## #3

### Largest Vacation Home Market in the U.S.

Source: MIAMI REALTORS® analysis of US Census Bureau data, 2024

# Miami Beach In the RANKINGS



#2  
Best Party City  
in the U.S.  
(Miami)

Source: U.S. News & World Report, 2025

# Miami Beach In the RANKINGS



## #1

### The Latest Nights in the U.S.

(Highest % of all nightlife  
Lyft rides b/w 3-5 a.m.)

Source: Lfyt and Door Dash, 2024



# Miami Beach In the RANKINGS



## #1

### U.S. City for Late-Night Glam

(Highest % of late-night rides in  
luxury Lyft vehicles)

Source: Lyft and Door Dash, 2024

# Miami Beach In the RANKINGS



## #2

Largest Vacation Home  
Market in the U.S.  
(Miami Beach)

Source: MIAMI REALTORS® analysis of  
U.S. Census Bureau data, 2025

# Miami Beach In the RANKINGS



#2  
Highest Growth in  
Black Businesses  
(Miami)

Source: Brookings Institution, 2025



# Miami Beach In the RANKINGS



#3  
Most Prestigious  
Art Fair in the World  
(Art Basel Miami Beach)

Source: TimeSpek, 2024



# Miami Beach In the RANKINGS



#1  
Sexiest City  
in the World  
(Miami)

Source: Big 7 Travel



# Miami Beach In the RANKINGS



#3  
Most Fun City  
in America

Source: WalletHub, 2024

# Miami Beach In the RANKINGS



#1  
Best Convention  
Center in the U.S.  
(Miami Beach)

Source: Skift Meetings Awards, 2024



# Miami Beach In the RANKINGS



#2  
Most International  
Tourism  
(Miami-Miami Beach-Kendall, FL)

Source: Survey of International Air Travelers, 2024



# Miami Beach In the RANKINGS



## Top 10 Best U.S. Cities for Workcations (Miami Beach)

Source: Travel & Leisure

# MIAMI TOP RANKINGS



## #2

## Wage Growth in the U.S.

Source: Wall Street Journal, 2024

# Miami Beach In the RANKINGS



## #2

## Largest Percentage Increase in Employment

(Miami-Miami Beach-Kendall)

Source: BLS, 2024



# Miami Beach In the RANKINGS



#5

Hottest Housing  
Market in America  
(Miami Beach Zip 33141)  
North Bay Village

Source: The Business Journal, 2025

# Miami Beach In the RANKINGS



**#5**  
Most Venture Capital  
Deals in the U.S.  
(Miami)

Source: eMerge Americas, 2024

# MIAMI TOP RANKINGS



## #2

City with the Most Career  
Flexibility in the U.S.

Source: Commercial Café, 2024



# MIAMI TOP RANKINGS



#2

Most Office Space Under  
Construction in the U.S.

Source: Commercial Edge, 2024

# MIAMI TOP RANKINGS



Highest Equity-Rich  
Population in the U.S.

Palm Beach ranked #4  
Miami-Dade ranked #5

Source: ATTOM, 2024



# MIAMI TOP RANKINGS



## #3

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

Source: DLA Piper, 2023



# MIAMI TOP RANKINGS



## #3 Tallest Skycrapers in the U.S.

Source: The Council of Tall Buildings & Urban Habitat, 2024

# MIAMI TOP RANKINGS



**#6**  
Best Skyline in the U.S.

Source: Rent.com, 2024



# MIAMI TOP RANKINGS



## #8

## Best Tech Job City in the U.S.

Source: Course Report, 2024



# MIAMI TOP RANKINGS



**#1**  
Most Competitive  
Apartment Market  
in the U.S.

Source: RentCafe, 2024

# MIAMI TOP RANKINGS



## #1

## Hottest Market for Apartments in the U.S.

Source: RentCafe, 2024



# MIAMI TOP RANKINGS



**#1**  
Food City of the Year

Source: Bon Appetit, 2023



# MIAMI TOP RANKINGS



## #7

### Top U.S. City for Food and Drink

Source: Food & Wine 2024 rankings

# Miami Beach In the RANKINGS



#1

Restaurant in Florida  
(Miami Beach's  
Joe's Stone Crab)

Source: LoveFood, 2024



# MIAMI TOP RANKINGS



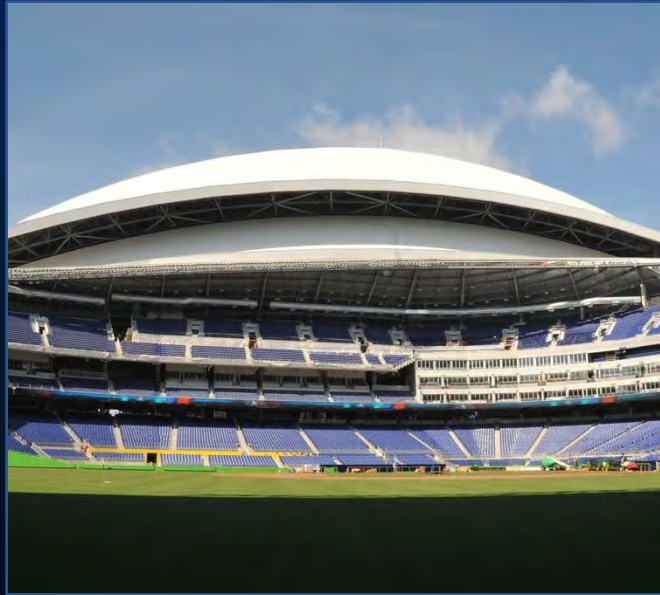
## #6

## Best Sports City in the U.S.

Source: WalletHub, 2024



# MIAMI TOP RANKINGS



#1

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

Source: Various professional sports leagues

# MIAMI TOP RANKINGS



**#1**  
Most International  
Immigration in the U.S.

Source: U.S. Census, 2024



# MIAMI TOP RANKINGS



## #1

### Best 15-minute U.S. City

(access to everything you need in  
15-minute radius)

Source: [moveBuddha.com](https://moveBuddha.com), 2021



# MIAMI Beach TOP RANKINGS



## #1

## World's Leading Lifestyle Destination

Source: World Travel Awards, 2023

# MIAMI TOP RANKINGS



## #1

## American City with the Prettiest People

Source: HGTV

# MIAMI TOP RANKINGS



#1  
Ultimate Shopper's  
Paradise in the U.S.

Source: Storage Café, 2024



# MIAMI TOP RANKINGS



## #3

## Top Luxury Watch Market in the U.S.

Source: Swiss Watch brand Purnell, 2024

# MIAMI TOP RANKINGS



## #1

## Most Supercar-Obsessed City in the U.S.

Source: Chasing Cars, 2023

# MIAMI TOP RANKINGS



## #3

## Most Fun City in America

Source: WalletHub, 2024



# MIAMI Beach TOP RANKINGS



## #2

## Best Party City in the U.S.

Source: U.S. News & World Report, 2023

# MIAMI TOP RANKINGS



**Miami**  
is NOT one of the Top-10  
Cities for Worst Drivers

Source: Forbes, 2024



# MIAMI TOP RANKINGS



#6  
Best U.S. City for  
International Business

Source: FT-Nikkei, 2024



# MIAMI TOP RANKINGS



## #3

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

Source: Crexi, 2024

# MIAMI TOP RANKINGS



## #1

## Best U.S. City for Foreign Investment

Source: Financial Times & Nikkei, 2022



# MIAMI TOP RANKINGS



## #1

Foreign-born population  
in the U.S.

Source: BestCities.org, 2022



# MIAMI TOP RANKINGS



## #4

# Where Median Home Prices Doubled the Fastest

Source: Point2Homes, 2024

# MIAMI TOP RANKINGS



## #5

## Best Place to Start a Business

Source: WalletHub, 2024



# MIAMI TOP RANKINGS



## #5

## Best U.S. City to be an Entrepreneur

Source: The Zebra, 2023



# MIAMI TOP RANKINGS



#7

Best U.S. City for  
College Grads

Source: ApartmentAdvisor, 2024

# MIAMI TOP RANKINGS



#9  
Most Expensive Street in  
the U.S. (Brickell)

Source: JLL, 2024



# MIAMI TOP RANKINGS



#10

Best Big City in the  
United States

Source: Conde Nast Traveler, 2024



# MIAMI TOP RANKINGS



## #11

Biggest Net Gain of  
Corporate HQs  
since 2017

Source: HireaHelper.com, 2024

# MIAMI TOP RANKINGS



## Top-100

America's 100 Best Hospitals 2024

- HCA Florida Kendall Hospital
- Mount Sinai Medical Center, Miami Beach
- HCA Florida Aventura Hospital in Aventura

Source: Healthgrades, 2024



# MIAMI TOP RANKINGS



**#1**

Economy in the U.S.  
(Florida)

Source: CNBC, 2024



# BROWARD TOP RANKINGS



#6

Best Boating Destination  
in the U.S. in 2024  
(Fort Lauderdale)

Source: Boatsetter, 2024

# Palm Beach TOP RANKINGS



## TOP 5

Where Billionaires  
Continue to Buy Homes

Source: Realtor.com, 2024



# Palm Beach TOP RANKINGS



**TOP 40**  
Best Places to Live for  
Families in the U.S.  
(Wellington)

Source: Fortune Well, 2024



# MIAMI TOP RANKINGS



## #3

### Highest Average Asking Price for Commercial Rents

(Palm Beach's Royal Palm Way)  
Brickell ranked #9

Source: JLL's 2024 Most Expensive Streets Report

# MIAMI TOP RANKINGS



## The Hot New Tech Hub

Source: Wall Street Journal



# MIAMI TOP RANKINGS



## National Tech Hub for Resilience

Source: U.S. Department of Commerce's Economic  
Development Administration



# Palm Beach TOP RANKINGS



## #2

Busiest Private Jet  
Airport in the U.S.  
(Palm Beach  
International Airport)

Source: Argus TraqPak, 2024

# Palm Beach TOP RANKINGS



## #3

Most Home Sales of  
\$10 Million or More  
in the U.S.

Source: Compass, 2024



# MIAMI TOP RANKINGS



#9

Best U.S. City  
to be a Dog

Source: Honest Paws



# MIAMI TOP RANKINGS



## #1

## Dog-Friendly Beach in the U.S. (Jupiter Dog Beach)

Source: USA Today 2024 Reader's Choice List

# MIAMI TOP RANKINGS



## The Most Important City in America

Source: Financial Times



# MIAMI TOP RANKINGS



## The Capital of Capital



# MIAMI TOP RANKINGS



## The U.S.'s New Economic Powerhouse

Source: Daily Mail

# MIAMI TOP RANKINGS



The Wall Street  
of the South



# MIAMI TOP RANKINGS



## America's New Financial Hub

Source: JLL report



# MIAMI TOP RANKINGS



## The Gateway to the Americas

# MIAMI TOP RANKINGS



The Golf Capital  
of Florida  
#PalmBeach

# MIAMI TOP RANKINGS

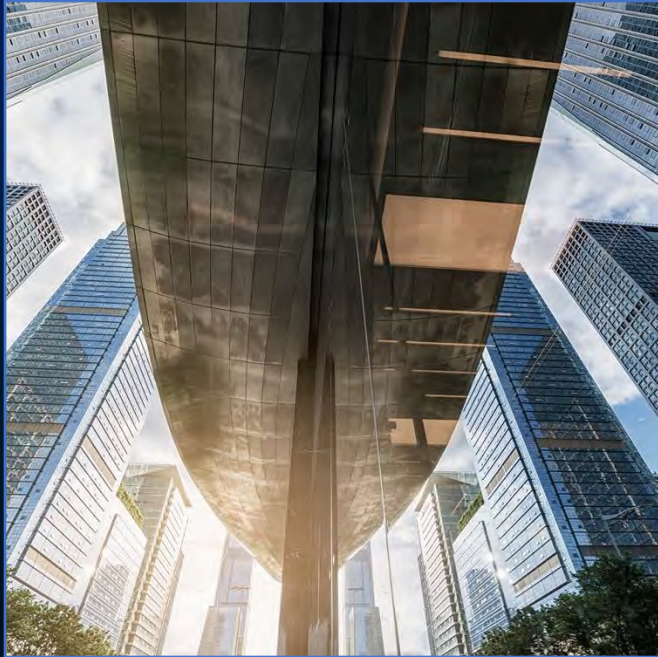


## The Wealth-Management Hub for Latin America

Source: Bloomberg



# MIAMI TOP RANKINGS



## Financial Capital

Source: Bloomberg

# MIAMI TOP RANKINGS



## Art World Capital

Source: Artsy



# MIAMI TOP RANKINGS



**The Most Important  
Place in the Art  
World**

Source: MSN



# MIAMI TOP RANKINGS



## U.S. Capital of Cool

Source: Time Magazine