

INTERNATIONAL EDITION | MARCH 2025

SOUTH FLORIDA #1 GLOBAL BUSINESS & INVESTMENT DESTINATION

MiamiRealtors.com



Including Miami, Broward,
Palm Beach & Martin Counties

Florida & Miami: Global Business Hubs

Florida's Trillion-Dollar-Plus Economy

- FL. has the 15th largest global economy if it were a country
- Florida has a \$1.6 trillion economy. Florida's economy is larger than UAE (\$504B), Ireland (\$546B) and Switzerland (\$885B)
- 3rd largest workforce in the U.S.
- \$190+ billion in two-way merchandise trade

Florida: Top Infrastructure State in the U.S.

- 14 deep-water seaports
- 3 spaceports
- 21 commercial airports
- 120,000+ miles of roadway
- 2,700+ miles of freight rail tracks

Miami: Leading Airport, Port & Export Hub in the U.S.

- #2 U.S. airport in international passengers; #33 in the world (MIA)
- 169 non-stop U.S. and international flight destinations from Miami
- MIA transports 52.3 million total passengers a year (23.2 million international)
- MIA also ranks No. 1 in international freight among U.S. airports. (More than 2.2 million tons of international freight a year).
- Miami-Fort Lauderdale-Pompano Beach is the nation's 8th largest export hub

Sources: U.S. Census Bureau, Select Florida, Florida Chamber, Miami-Dade Beacon Council

Largest Exporters among U.S. Metro Areas (In Millions of U.S. dollars)

1. Houston-The Woodlands-Sugar Land, TX	\$175.5M	6. Dallas-Fort Worth-Arlington, TX	\$51.8M
2. New York-Newark-Jersey City, NY-NJ-PA	\$106.2M	7. Detroit-Warren-Dearborn, MI	\$45.5M
3. Corpus Christi, TX	\$72.5M	8. Miami-Ft. Lauderdale-Pompano Beach, FL	\$44.3M
4. Los Angeles, CA	\$59.5M	9. New Orleans-Metairie, LA	\$38.9M
5. Chicago-Naperville-Elgin, IL-IN-WI	\$56.6M	10. Seattle, WA	\$36.2M

Source: International Trade Administration

Miami International Airport Rankings

Among U.S. Airports

- 1st International Freight
- 2nd International Passengers
- 3rd Total Cargo (Freight + Mail)
- 3rd Total Freight
- 9th Total Number of Operations
- 10th Total Passengers

Among Worldwide Airports

- 6th International Freight
- 33rd International Passengers
- 6th Total Cargo (Freight + Mail)
- 6th Total Freight
- 12th Total Number of Operations
- 25th Total Passengers

Florida - Ideal Int'l Corporate Climate

Florida: Top Business Location

- Florida is the #1 state for new business formation
- Florida has the 4th best tax climate in the U.S.
- No personal income tax is guaranteed by the Florida Constitution
- 99% of companies in Florida do not pay corporate tax













World-Class Talent

- Florida is the 3rd most populous state in the U.S. with a workforce of over 11 million
- #1 in high-tech employment in the Southeast
- #1 U.S. state for attracting and developing talent
- #1 State for Higher Education
- More than 34.5% of degrees awarded are science & engineering degrees

Florida Merchandise Trade on the Rise

Florida reached a record of \$191 billion in two-way merchandise trade in 2023, growing by \$1.3 billion over 2022.

Florida TOTAL Merchandise Trade by Country

	1. Brazil \$23.6B		5. Dominican Republic \$8.7B		9. Costa Rica \$5.4B
	2. China \$10.8B		6. Mexico \$8.3B		10. United Kingdom \$5.1B
	3. Chile \$10.2B		7. Japan \$6.5B		11. Argentina \$5B
	4. Colombia \$9.9B		8. Germany \$6.4B		12. Honduras \$4.8B

Source: Select Florida

ECONOMIC & COST COMPARISONS | FLORIDA VS OTHER STATES

INDICATOR	FLORIDA	CALIFORNIA	GEORGIA	ILLINOIS	NEW YORK	MASSACHUSETTS	TEXAS
GDP (BILLIONS OF CURRENT DOLLARS, Q3 2023) ⁷	\$1,595	\$3,898	\$811	\$1,092	\$2,168	\$741	\$2,596
NOMINAL GDP GROWTH (Q3 2022 TO Q3 2023) ⁷	9.3%	6.2%	4.8%	5.9%	5.3%	7.3%	6.4%
POPULATION (2023) ¹	22,610,726	38,965,193	11,029,227	12,549,689	19,571,216	7,001,399	30,503,301
PERSONAL INCOME TAX RATE (HIGHEST RATE) ¹³	0.00%	13.30%	5.75%	4.95%	10.90%	5.00%	0.00%
CORPORATE INCOME TAX OR GROSS RECEIPTS TAX RATE (HIGHEST RATE) ¹³	5.50%	8.84%	5.75%	9.50%	7.25%	8.00%	RECEIPTS TAX GROSS
STATE BUSINESS TAX CLIMATE RANKING ¹³	4	48	32	36	49	34	13

Source: 1 U.S. Census Bureau; 4 BLS, QCEW; 7 BEA; 9 CompTIA Cyberstates Report; 12 Lightcast; 13 Tax Foundation, Bloomberg Tax
Note: Establishment figures reflect establishments operating under NAICS codes associated with the stated industry.

The Miami Mega Region Advantage

Alian Collazo
Chief of Commercial
MIAMI REALTORS®
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A gateway to global markets. Corporate hub. Top-tier universities. World-class infrastructure. Trade powerhouse. Job Growth. Miami is the Global City of the Future.

Top Global Business Center

- \$219B GDP – Miami-Dade’s economy ranks 14th in the U.S. (roughly the size of Greece)
- #6 U.S. city for foreign investment via Financial Times & Nikkei
- 70% of Florida’s exports flow through Miami
- Miami-Dade provides a superior infrastructure and strategic location for trade with Latin America and the Caribbean
- Miami is geographically situated between North and South America making it the cargo gateway of the Americas and well situated for increased trade from Europe, Asia and Africa
- Miami is a top destination in the U.S. for international tourists and has consistently ranked among the top preferred destinations for international business travelers
- Miami-Dade County is home to over 70 foreign consulates and trade offices and 1,200 multinational corporations
- 2nd largest financial center on the East Coast
- 60+ international banks in Downtown Miami

Demographic Advantages

- 9+** 9+ million people live in South Florida (the tri-county region of Miami-Dade, Broward, and Palm Beach)
- 8th** Miami: 8th largest county in the U.S., according to the U.S. Census
- 39** 39 is the median age in Miami-Dade County. That is younger than the Florida median age (42.4) and more than 30 states.
- 100+** 100+ countries are represented in South Florida’s workforce
- 250K** 250,000 college students go to school in Miami-Dade County

Multilingual, Skilled Workforce

- +6.7%** Job growth in last 5 years (3.1% above the national average)
- 2.7M** Miami-Dade is a community of 2.7 million residents in 35 municipalities with 104 spoken languages
- 32.5%** Miami-Dade residents have a bachelor’s degree.
- 54%** Miami-Dade County residents are foreign-born, according to the U.S. Census.
- 75.2%** Miami-Dade County residents speak a language other than English at home, according to the U.S. Census.
- 160+** 160+ countries are represented in languages spoken by Miami-Dade County Public Schools students
- 35K** + 35,000+ degrees are awarded annually at Miami-Dade County colleges & universities (University of Miami, FIU, FMU, Miami Dade College, Johnson and Wales University, St. Thomas University and Barry University).

Global Connectivity

- 90%** Miami International Airport (MIA) conducts 43% of U.S. flights to South America, 90% of Latin America’s data traffic
- #1** MIA is #1 among U.S. airports for international freight and #2 among U.S. airports for international passengers
- #1** The Port of Miami is Florida’s #1 deep-water cargo container port doing business with 250 ports in 100 countries
- #1** The Port of Miami is the Cruise Capital of the World
- 4** Four international airports (Miami International, Fort Lauderdale-Hollywood International, Palm Beach International and Key West International)
- 4** Four ports (PortMiami, Port Everglades, Port of Palm Beach and Port Key West)
- MOST** Most flights to Latin America and the Caribbean than any other U.S. airport (MIA)
- #1** No. 1 container port in Florida (PortMiami)



Liz Juffin

SVP of Business Development & Global
MIAMI REALTORS®
LizJ@miamire.com

Resources for International Buyers

Go to: miamirealtors.com/global

International Market Research

Enhance your knowledge of market trends and information with national, state, and local studies on international buyers. MIAMI REALTORS® recently produced a NEW international study on the South Florida area to provide powerful statistics for the top areas in the U.S. for foreign buying real estate activity. Go to

miamirealtors.com/global/

Investing in South Florida

Select Florida provides information on the advantages and incentives in relocating or investing in the State of Florida, including 10 reasons to Relocate or Expand to Florida, International Business Facts about Florida, Florida Innovations, Incentives for Investment in Florida, Florida Tax Advantages and Targeted Sector Strategy.

[selectflorida.org/for-international-companies/
international-investment-resources/](http://selectflorida.org/for-international-companies/international-investment-resources/)

Why Miami

The Beacon Council provides Miami facts and figures as they relate to business investment and promotion in Miami and the local area including Miami's top rankings, targeted industries, success stories, site selection, permitting assistance, incentives and financing.

beaconcouncil.com/why-miami-dade/business-climate

Miami: See it like a Native

The Greater Miami Convention and Visitors Bureau (GMCVB) is the official, accredited destination sales and marketing organization for Greater Miami and Miami Beach. GMCVB offers valuable information for Miami residents and visitors alike. Access a local calendar of events, determine where to stay and what to do, find restaurants and make reservations and See Miami Live. miamiandbeaches.com

And more...

RENTALS

How do I buy a property... and rent it out all or part of the time?

1. Find a MIAMI REALTOR®. Go to MiamiRealtors.com/FindaRealtor
2. Hire a MIAMI member company to rent your property – and even to manage it beyond the rental. MIAMI has many firms that specialize in property management – and offer services such as: Marketing your property for rent or lease; Finding, screening and selecting tenants; Collecting all deposits and first and last month's rents.



Property Management services can also include services such as collecting rents, arranging and overseeing maintenance, getting bids, scheduling and overseeing property improvements, dealing with renters on behalf of owner, maximizing occupancy, maximizing rental income, positioning your property in the local market, responding to property issues and emergencies

Note: Rental Agents and Property Managers may be paid by any of the following: a percentage of rental payments, flat service fees or on a menu of options and services for fees.

South Florida Commercial Strong, Outperforming Nation

2025 MIAMI COMMERCIAL by the Numbers

We do **80%** of the commercial
MLS Business in Miami-Dade & Broward

\$1.98 Billion

In Annual Commercial Sales & Leasing by MIAMI
members in the South Florida Commercial MLS*

249

2024 Commercial Conference Attendees

850,000

Active Commercial Listings on RPR

279

Global Partner Organizations

5,442

Active Commercial Listings on the
South Florida Commercial MLS

146

Classes, Training & Networking Offerings

3,993

Commercial Members

14

Listing Syndication Partners

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Linkedin.com/company/miami-commercial



Facebook.com/MIAMICommercialRealtors
Facebook.com/groups/miamicommercialmarketplace



Twitter.com/MIAMICommRE



MIAMI Commercial in the Rankings

#2

Target for Commercial Real Estate Investment in the U.S.

Source: CBRE, 2025

#1

Best-Performing Mid-Sized Office Market

Source: Commercial Café, Q4 2024

#1

Hottest U.S. Rental Market for all of 2024

Source: RentCafe, 2024

#1

Foodie City in America

Source: WalletHub, 2024

#1

U.S. City for Office Foot Traffic

Source: Placer.ai, 2024

#1

Hotel Market in the U.S. (via growth in total operating expenses)

Source: CoStar, 2025

Top 5

Best CRE Investment Markets in the U.S. (Fort Lauderdale)

Source: GlobeSt., 2024

#6

Best U.S. City for International Business

Source: FT-Nikkei, 2024

#1

Lowest Office vacancy rate in the U.S.

Source: CommercialEdge, 2024

#2

U.S. City for Owning a Small Business

Source: CoWorkingCafe, 2024

#3

Where the World Wants to Live

Source: Remitly, 2024

#3

Highest Class A Rents

Source: Colliers, 2025

#3

Highest Average Asking Price for Commercial Rents (Palm Beach's Royal Palm Way)

Source: JLL's 2024 Most Expensive Streets Report

#4

Top Office Market in the U.S. in total sales volume

Source: Commercial Edge, 2024

#9

Best U.S. City to Start a Career

Source: WalletHub, 2024



MIAMI

A Top Ranking City

#2

Top U.S. Housing
Market in 2025

Source: Realtor.com, 2024

#4

Most Uber-Luxury
Residential Sales in the World

Source: Knight Frank, 2024

#2

Most International
Tourism in the U.S.

Source: Luxury Link, 2024

#1

Home Appreciation
in the U.S.

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

#3

Tallest Skyscrapers
in the U.S.

Source: Council on Tall Buildings and Urban
Habitat, 2024

#5

Best Place to Start
a Business in 2024

Source: WalletHub, 2024

#6

Best U.S. City for
International Business

Source: FT-Nikkei, 2024

#2

Fastest Growing City
in the U.S.

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

#3

Best Public University
in the U.S. (Florida
International University)

Source: Washington Monthly, 2024

#7

Most Millionaire
Households in the U.S.

Source: Point2homes, 2024

#1

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

Source: New World Wealth and
Henley & Partners, 2024

#7

Best U.S. City for
College Grads 2024

Source: ApartmentAdvisor, 2024

#11

Biggest Net Gain of
Corporate HQs since 2017

Source: HireaHelper.com, 2024

#1

Foodie City in America

Source: WalletHub, 2024

#1

Hottest Rental Market
for all of 2024

Source: RentCafe

Go to **MiamiRealtors.com/Cobrand** for all
South Florida Facts & Complete Rankings

BROWARD

in the Rankings

#3

Safest City in America
(Pembroke Pines)

Source: MoneyGeek, 2024

Top 5

Best 18-Hour City in the U.S.
(Fort Lauderdale)

Source: 2024 Emerging Trends in Real Estate

#1

Best City for Hispanic
Entrepreneurs in the U.S.
(Pembroke Pines)

Source: WalletHub, 2024

#6

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

Source: Boatsetter, 2024

#1

Most Homes Under \$200K
but Maybe Not for Long
(Lauderdale Lakes)

Source: Realtor.com, 2024

#3

Most Affordable
Beach Towns in 2024
(Deerfield Beach)

Source: Realtor.com, 2024

PALM BEACH & MARTIN

in the Rankings

#1

Most All-Cash Sales in 2024
(West Palm Beach)

Source: Redfin, 2024

#1

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

Source: USA Today's 2024 Reader's Choice List

#1

Best Coastal Small Town in
the U.S. (Stuart)

Source: USA Today 10Best Readers' Choice, 2024

#3

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

Source: Compass, 2024

#3

Best Airport in the America
(Palm Beach
International Airport)

Source: Travel + Leisure, 2024

#1

America's Best Small
Retirement Town
(Stuart)

Source: Travel + Leisure, 2024

#4

Highest Equity-Rich
Population in the U.S.

Source: ATTOM, 2024

#10

Best Golf Course in Florida
(McArthur Golf Club
in Hobe Sound)

Source: Golf Digest, 2024

Miami: Gateway to the World

Convenient Worldwide Air Access from Miami International Airport

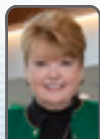


TOP-10 Countries Searching MiamiRealtors.com JANUARY 2025

- | | | | |
|--|--------------|---|----------------|
|  | 1. Germany |  | 6. India |
|  | 2. Colombia |  | 7. Argentina |
|  | 3. Russia |  | 8. Philippines |
|  | 4. Venezuela |  | 9. Spain |
|  | 5. Canada |  | 10. Brazil |



Source: MIAMI Association of Realtors



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Miami - South Florida #1 Market for Foreign Buyers

New 2024 MIAMI REALTORS® Global Report

**66% OF MIAMI
FOREIGN BUYERS
PAID ALL CASH**

Higher than the U.S. (50%)

**1 IN 5 GLOBAL U.S.
SALES ARE IN
FLORIDA**

Half of Florida's global sales are in
the Miami metro market

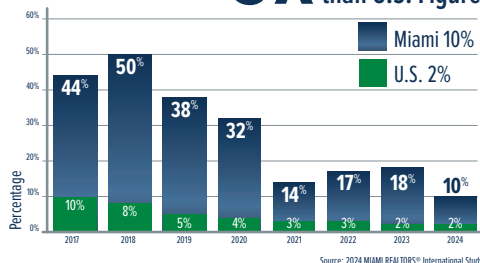
**10% OF
INTERNATIONAL
HOME SALES IN THE
ENTIRE U.S. ARE**

in South Florida

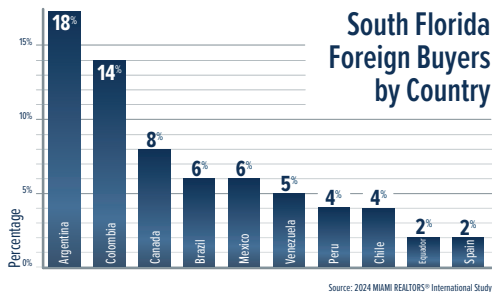
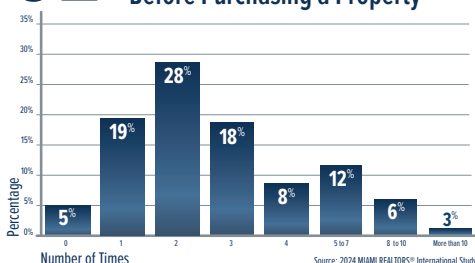
49 COUNTRIES

MIAMI Foreign Buyers
Came from 49 Countries
in 2024

South Florida Global
Market Share is **5x LARGER**
than U.S. Figure

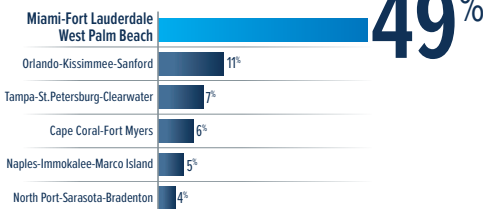


52% of South Florida Foreign Buyers
Visited Florida Only 2 Times or Less
Before Purchasing a Property



**South Florida
Foreign Buyers
by Country**

**Nearly Half of Florida's International
Purchases are in South Florida**



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The 2024
MIAMI REALTORS®
Global Study

MiamiRealtors.com/Global



MIAMI Global Real Estate CONGRESS

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MiamiCongress.com



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2025 NAR NXT

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