

PROFILE of

International Homebuyer Transactions

of MIAMI Association of REALTORS®

November 2024

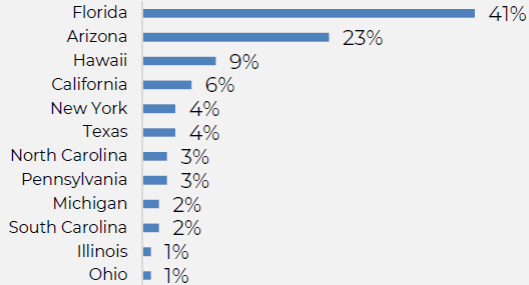


Florida: #1 Destination of U.S. Foreign Buyers for 16th Consecutive Year!

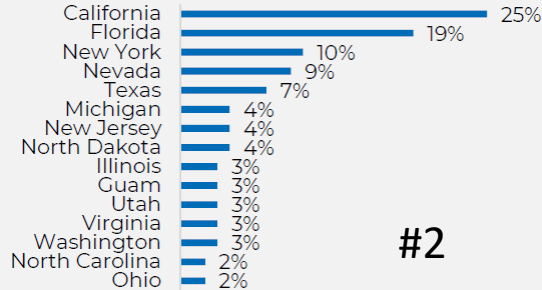
Share of Top 10 States to Total Foreign Buyer Purchases										
	FL	TX	CA	AZ	GA	NJ	NY	NC	IL	MI
2009	23%	11%	13%	7%	1%	1%	2%	3%	4%	1%
2010	22%	8%	12%	11%	5%	2%	4%	2%	1%	2%
2011	31%	9%	12%	6%	2%	3%	3%	2%	3%	1%
2012	26%	7%	11%	7%	4%	1%	4%	2%	3%	3%
2013	23%	9%	17%	9%	2%	2%	3%	1%	2%	2%
2014	23%	12%	14%	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

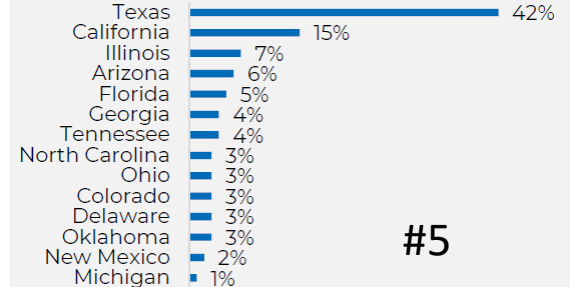


Major Destinations of Foreign Buyers from China



#2

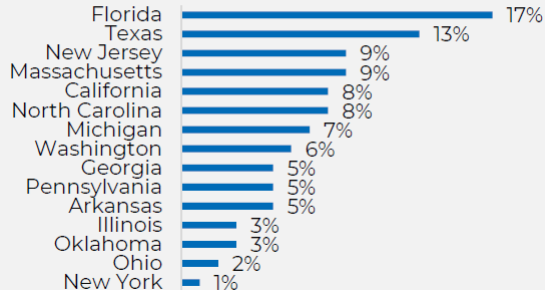
Major Destinations of Foreign Buyers from Mexico



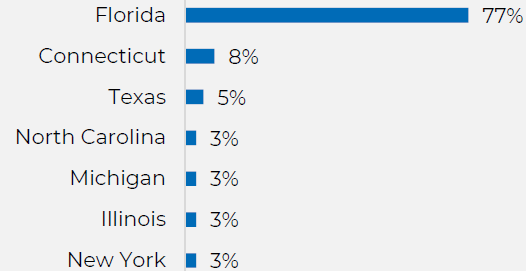
#5

#1
Canada
India
Colombia

Major Destinations of Foreign Buyers from India



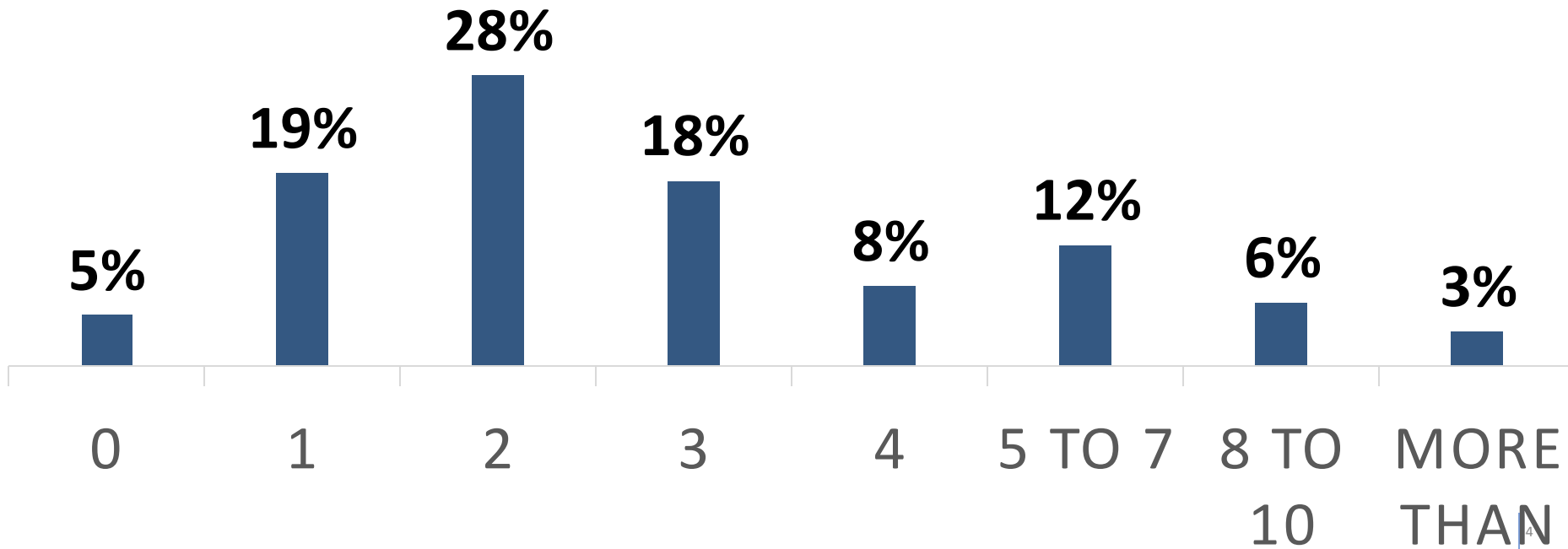
Major Destinations of Foreign Buyers from Colombia



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

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

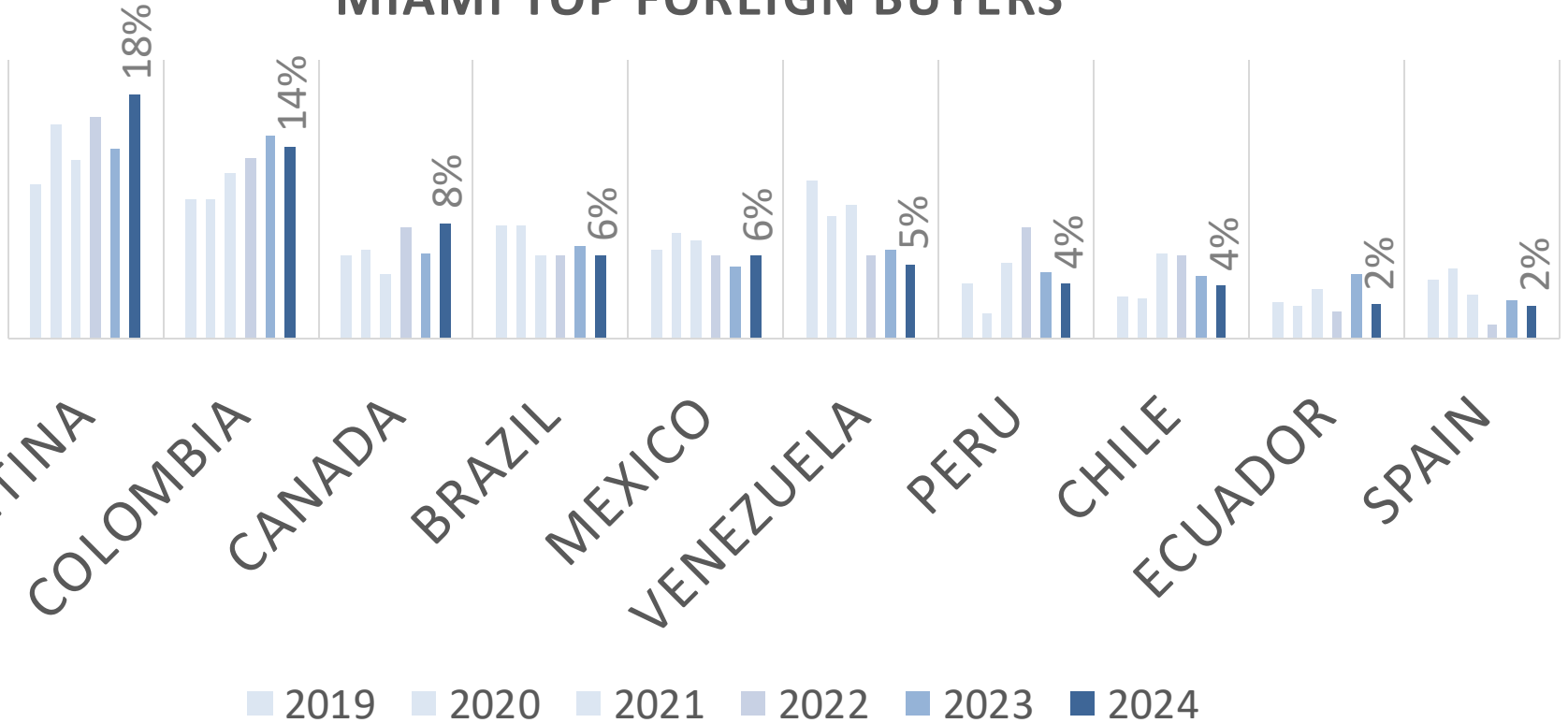
MIAMI REALTORS® FOREIGN BUYER SALES AUGUST 2023-JULY 2024

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

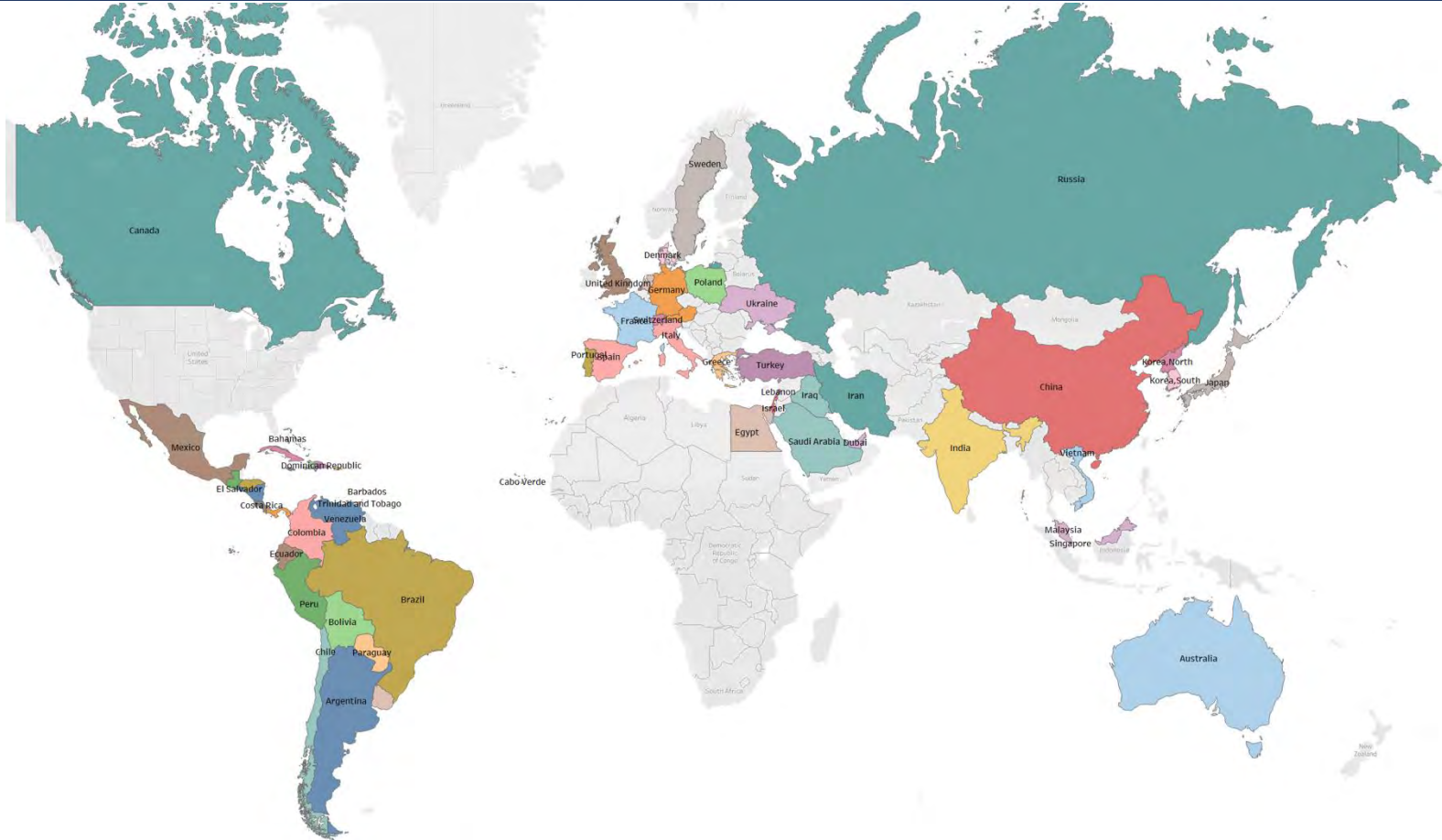
MIAMI Top Tier Countries of Origin, 2019-2024

MIAMI TOP FOREIGN BUYERS*



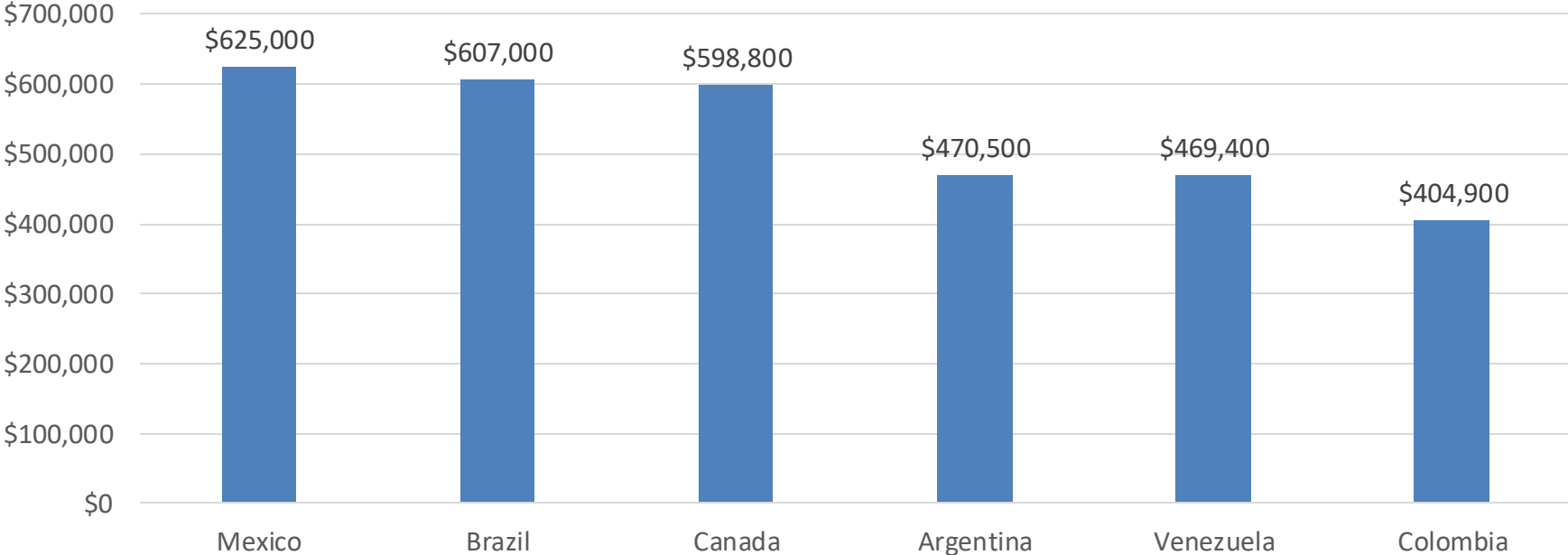
*Rank is based on the rank of the most recent year.

MIAMI Foreign Buyers Came from 49 Countries



Mexico, Brazil, Canada Buyers– Highest Median Purchase Price

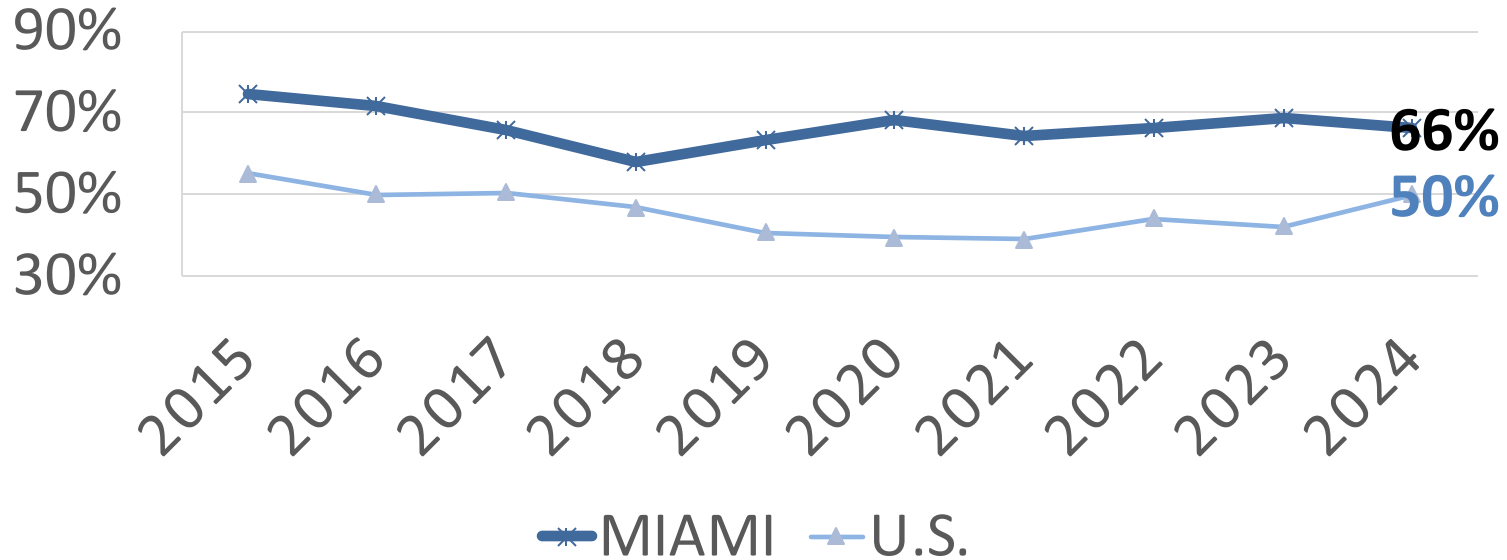
MIAMI Realtors® Foreign Buyer Median PRICE



66% of MIAMI Foreign Buyers Paid All Cash

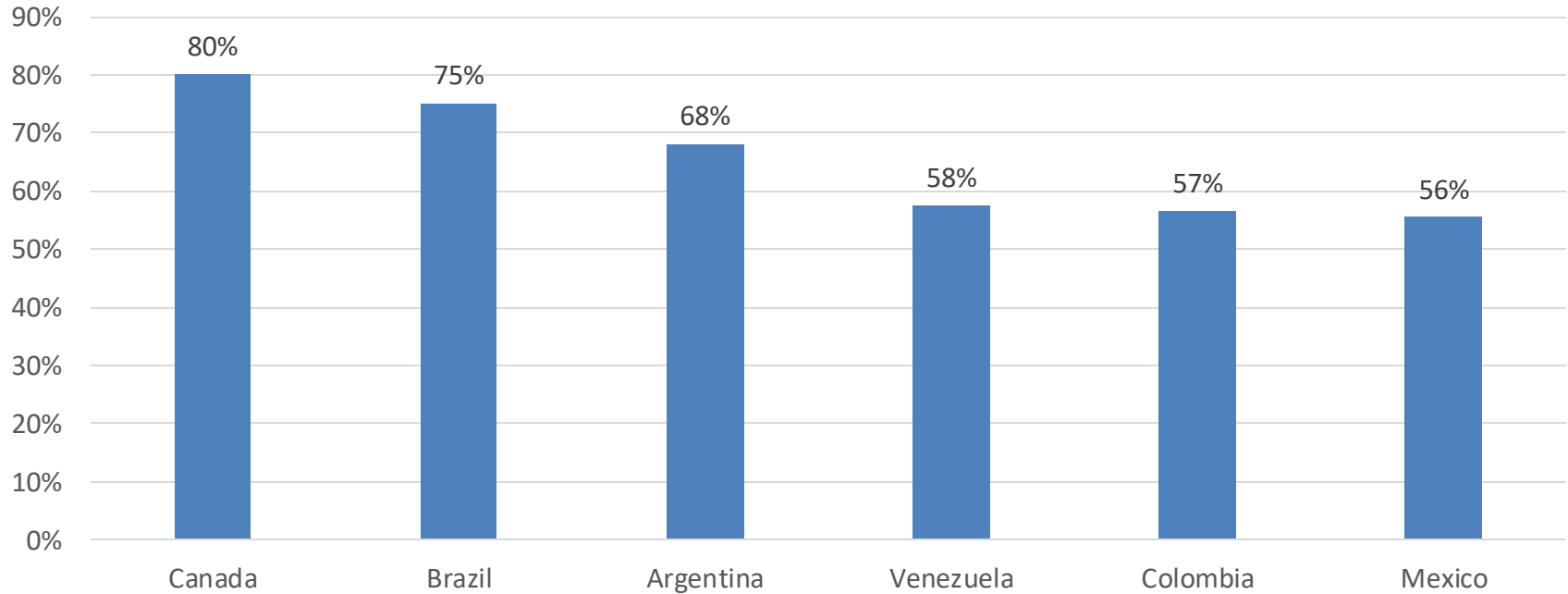
50% Among US Foreign Buyers

ALL-CASH PURCHASES



Canada, Brazil, Argentina — Highest Cash Sales

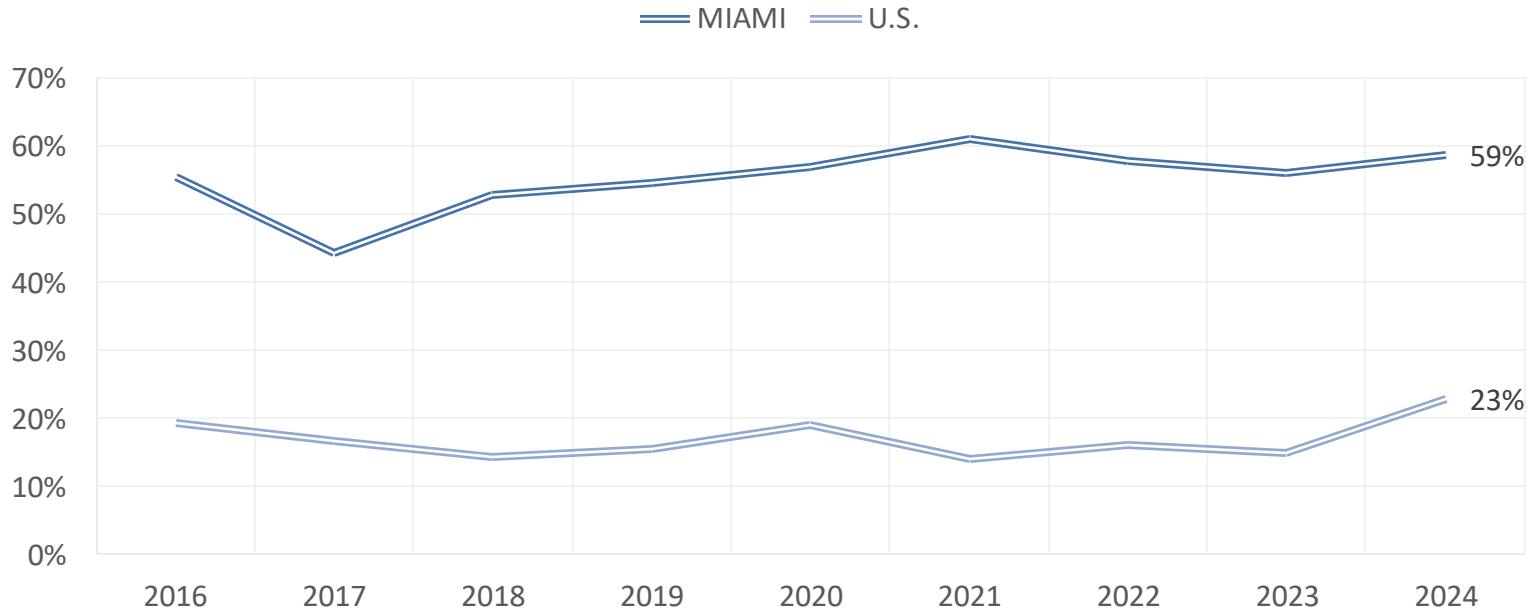
All-cash sales



59% of Foreign Buyers Purchased Condominiums

23% Among All US Foreign Buyers

CONDOMINIUM HOME PURCHASES

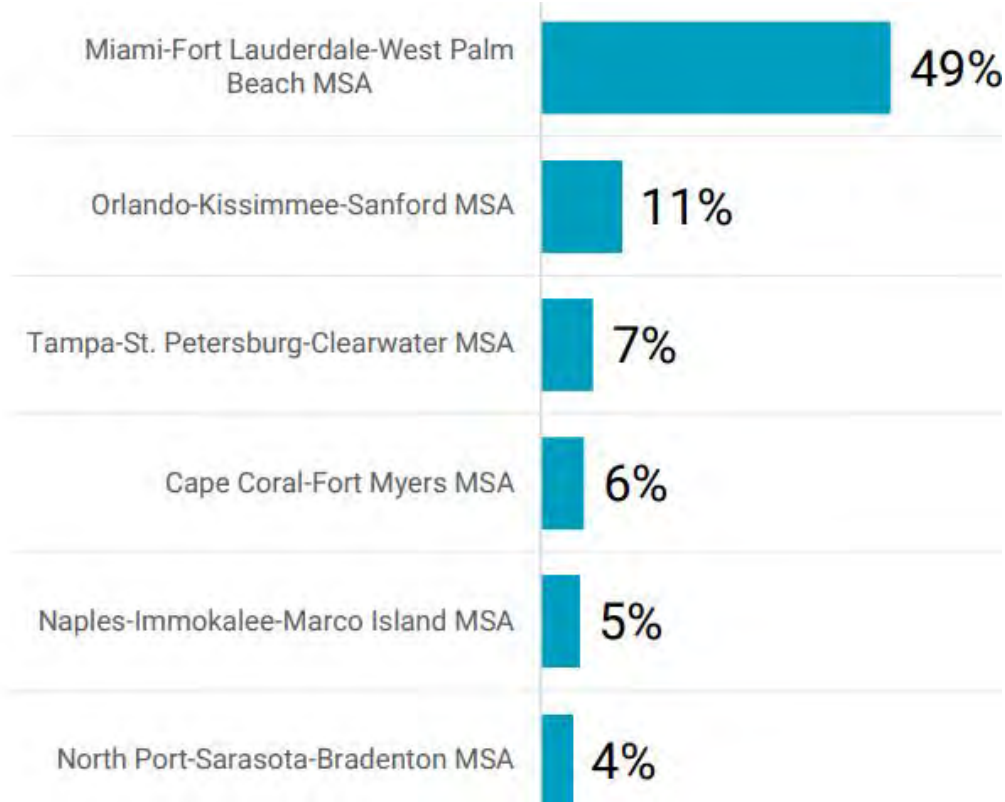


2024 FLORIDA REPORT

Highlights

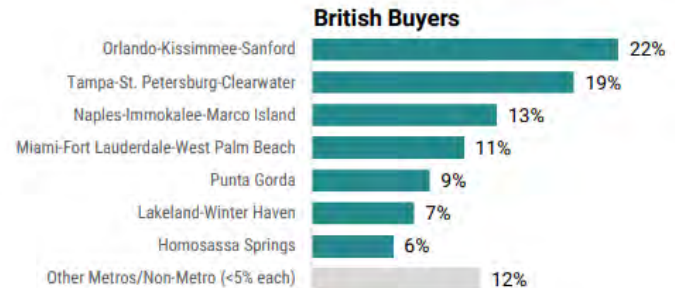
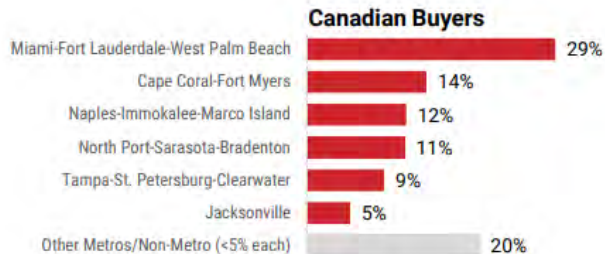
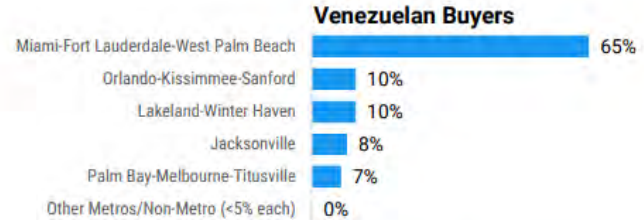
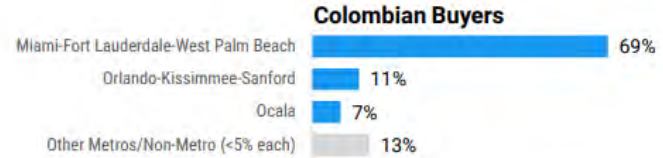
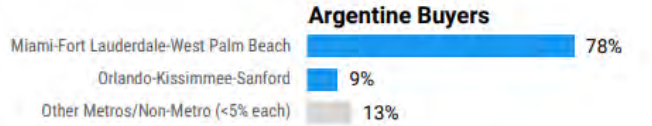


2024 Florida Report: MIAMI Market: Largest U.S. Foreign Buyer Market



¹ 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



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

TOP-10 Countries Searching MiamiRealtors.com



APRIL 2025



1. China



6. Philippines



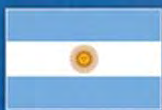
2. Colombia



7. Spain



3. Venezuela



8. Argentina



4. Canada



9. Russia



5. India



10. Ireland



APRIL 2025

TOP-10



International Cities Searching MiamiRealtors.com



1. Bogota, Colombia



2. Dublin, Ireland



3. Toronto, Canada



4. Moscow, Russia



5. Barquisimeto, Venezuela



6. Buenos Aires, Argentina



7. Frankfurt, Germany



8. Caracas, Venezuela



9. Madrid, Spain

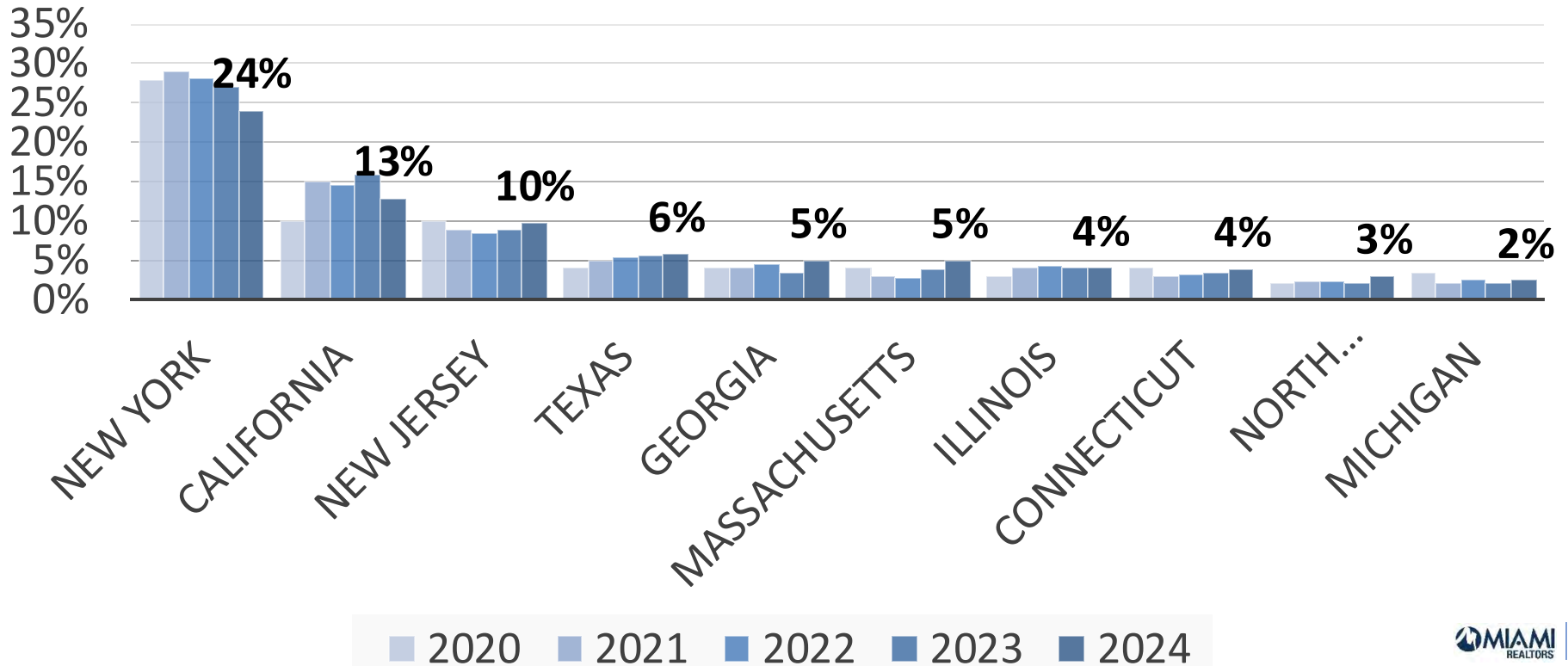


10. Mexico City, Mexico



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

TOP OUT-OF-STATE BUYERS



APRIL 2025

TOP-10



U.S. States Searching MiamiRealtors.com

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



APRIL 2025

TOP-10

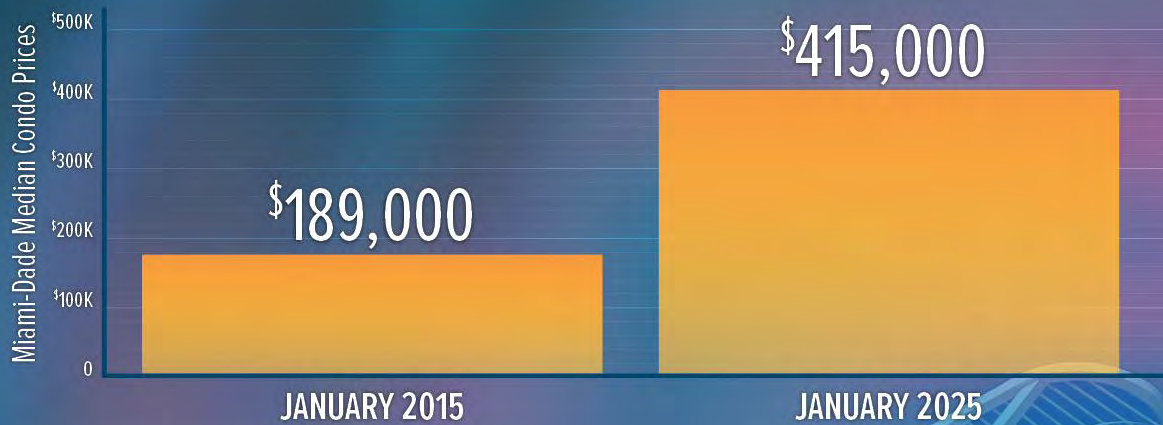


U.S. Cities Searching MiamiRealtors.com

1. San Jose, CA
2. Des Moines, IA
3. New York, NY
4. Atlanta, GA
5. Las Vegas, NV
6. Los Angeles, CA
7. Columbus, OH
8. Chicago, IL
9. Boston, MA
10. Dallas, TX



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



Toronto And Miami

In the RANKINGS



Toronto/Miami In the RANKINGS



Most Centi-Millionaires
(\$100M+) in the World

#19 Toronto
#23 Miami

Source: Henley & Partners, 2025



Toronto/Miami In the RANKINGS



Best Bar in the World

#7 Toronto's Bar Pompette
#13 Miami's Café La Trova

Source: The World's 50 Best.com, 2025



Toronto/Miami In the RANKINGS



Best Art City
in the World

#5 Miami's Wynwood Walls
#8 Toronto's Graffiti Alley

Source: CK Travels, 2024



Toronto/Miami In the RANKINGS



TOP 100 Best Luxury
Market in the World
(Annual % change in prime prices)

#45 Miami
#91 Toronto

Source: The Knight Frank Wealth Report, 2025



Toronto/Miami In the RANKINGS



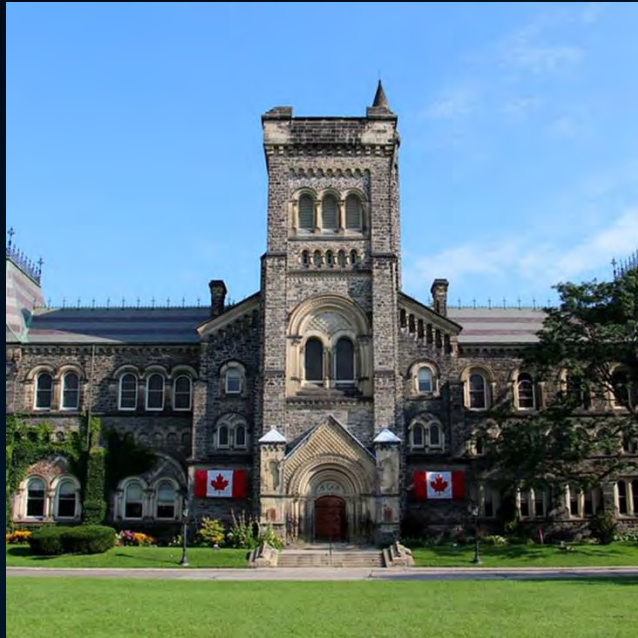
**Most Diverse City
in the World**

**#7 Miami
#8 Toronto**

Source: World Population Review, 2025



Toronto/Miami In the RANKINGS



Best University
in the World

#17 University of Toronto
#63 University of Miami

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



Toronto In the RANKINGS



#5
Best Chinatown
in the World
Toronto

Source: Fodors.com, 2025



Toronto/Miami In the RANKINGS



Best Place to Go
Shopping in North America

#1 St. Lawrence Market in Toronto
#4 Bayside Marketplace in Miami

Source: TripAdvisor, 2025



Toronto/Miami In the RANKINGS



Best Place to Live &
Work as a Moviemaker

#1 Toronto

#7 Miami

#2 Fort Lauderdale

Source: Moviemaker, 2024



Toronto/Miami In the RANKINGS



Best Skyline in
North America

#3 Toronto
#6 Miami

Source: City Geek, 2024



Toronto/Miami In the RANKINGS



Best City
in the World

#15 Toronto
#23 Miami

Source: 2025 Resonance World's
Best Cities Report



Toronto/Miami In the RANKINGS



Best Venture Capital
Ecosystem in the World

#10 Toronto

#13 Miami

Both are in the Emerging Ecosystem category

Source: Pitchbook, 2024



Toronto/Miami In the RANKINGS



Most Stanley Cup wins

#2 Toronto Maple Leafs with 12

Florida Panthers have ... 1

Source: NHL



MIAMI TOP RANKINGS



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

MIAMI TOP RANKINGS

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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



#4

Where Median Home Prices Doubled the Fastest

Source: Point2Homes, 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



#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

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#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

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#1
Happiest
City in the U.S.

Source: Mindbody Wellness Index, 2022

Miami In the RANKINGS



#4

Friendliest City
in the U.S.

Source: Match Group's social and
dating app YUZU, 2025



MIAMI TOP RANKINGS

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#6

Cleanest U.S. City

Source: House Fresh, 2023

MIAMI TOP RANKINGS

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#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 In the RANKINGS



#3

Top Buyer's Market
in the U.S.

Source: Zillow Market Heat Index, 2025



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 In the RANKINGS



#2

Fastest Growing County
in the U.S.

Source: U.S. Census, 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

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

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

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

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 In the RANKINGS



#1

Fastest U.S.
Employment Growth
(Miami-Miami Beach)

Source: U.S. Bureau of Labor Statistics, 2025



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 In the RANKINGS



#1

Most International
Migration in the U.S.

Source: U.S. Census Bureau, 2025



MIAMI TOP RANKINGS



#2

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

Source: Commercial Café, 2024

Miami Beach In the RANKINGS



#2

Highest Growth in
Black Businesses
(Miami)

Source: Brookings Institution, 2025

MIAMI TOP RANKINGS



#2

Most Office Space Under
Construction in the U.S.

Source: Commercial Edge, 2024

Miami In the RANKINGS



#1

Lowest U.S. office
vacancy rate

Source: Commercial Edge, 2025



MIAMI TOP RANKINGS

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#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

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#6

Best Skyline in the U.S.

Source: Rent.com, 2024

MIAMI TOP RANKINGS

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MiamiRealtors.com



#8

Best Tech Job City in the U.S.

Source: Course Report, 2024

MIAMI TOP RANKINGS

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MiamiRealtors.com



#1

Hottest Market for Apartments in the U.S.

Source: RentCafe, 2024

MIAMI TOP RANKINGS

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MiamiRealtors.com



#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 In the RANKINGS



Top 15
New Restaurant
in the World
(Sunny's, a Miami Steakhouse)

Source: Conde Nast Traveler's 2025 Hot List



Miami In the RANKINGS



#5

Best Pizza Slice
in the U.S.

(Miami Slice on NE 1st Ave)

Source: 50 Top Pizza, 2024



Miami In the RANKINGS



#8
Most Vegetarian &
Vegan-Friendly
U.S. City

Source: WalletHub, 2025



MIAMI TOP RANKINGS

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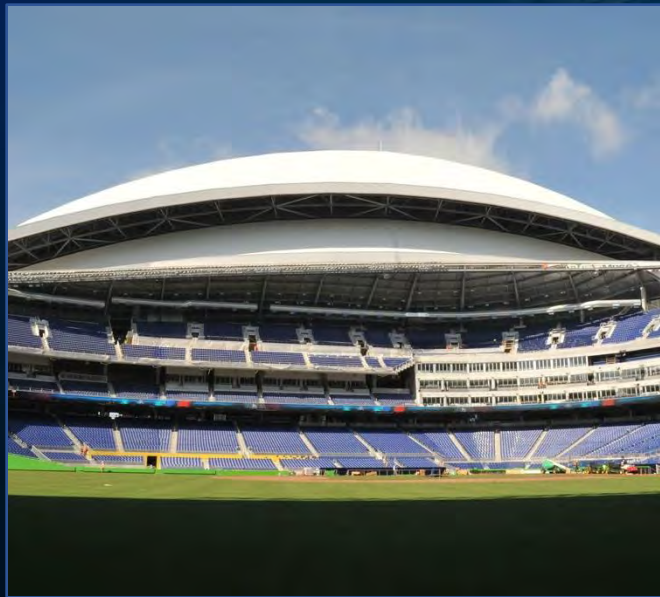


#6

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 Beach In the RANKINGS



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

Source: TimeSpek, 2024

MIAMI TOP RANKINGS

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#1

Best 15-minute U.S. City

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

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

MIAMI Beach TOP RANKINGS



#1

World's Leading Lifestyle Destination

Source: World Travel Awards, 2023

MIAMI TOP RANKINGS

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MiamiRealtors.com



#1

American City with the Prettiest People

Source: HGTV

Miami In the RANKINGS



#2

Most Instagram
Hashtags in the World

Source: 2025 Resonance World's
Best Cities Report



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

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#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 In the RANKINGS



#2

Best Party City
in the U.S.
(Miami Beach)

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



MIAMI TOP RANKINGS



#9

Best U.S. City
to be a Dog

Source: Honest Paws

MIAMI TOP RANKINGS



#6

Best U.S. City for
International Business

Source: FT-Nikkei, 2024

Miami In the RANKINGS



#2

Top Global Market for
Five-Year Growth

#2 Palm Beach

#4 Miami

Source: Knight Frank The
Wealth Report, 2025



MIAMI TOP RANKINGS

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#3

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

Source: Crexi, 2024

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#1

Best U.S. City for Foreign Investment

Source: Financial Times & Nikkei, 2022

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MiamiRealtors.com



#1

Foreign-born population
in the U.S.

Source: BestCities.org, 2022

MIAMI TOP RANKINGS



#5

Best Place to Start a Business

Source: WalletHub, 2024

MIAMI TOP RANKINGS

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MiamiRealtors.com



#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



#11

Biggest Net Gain of
Corporate HQs
since 2017

Source: HireaHelper.com, 2024

Miami In the RANKINGS



#4

Best U.S. City

Source: 2025 Resonance
World's Best Cities Report



MIAMI TOP RANKINGS



#1

Economy in the U.S.
(Florida)

Source: CNBC, 2024

MIAMI TOP RANKINGS

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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

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The Most Important City in America

Source: Financial Times

MIAMI TOP RANKINGS



The Capital of Capital

MIAMI TOP RANKINGS

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The U.S.'s New Economic Powerhouse

Source: Daily Mail

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The Wall Street of the South

MIAMI TOP RANKINGS

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America's New Financial Hub

Source: JLL report

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The Gateway to the Americas

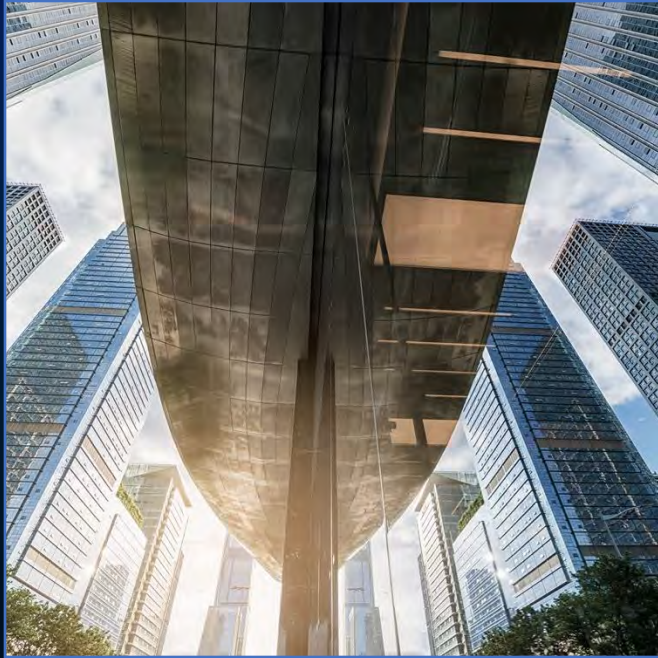
MIAMI TOP RANKINGS



The Wealth-Management Hub for Latin America

Source: Bloomberg

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Financial Capital

Source: Bloomberg

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Art World Capital

Source: Artsy

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The Most Important Place in the Art World

Source: MSN

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U.S. Capital of Cool

Source: Time Magazine