

Broward Market Update

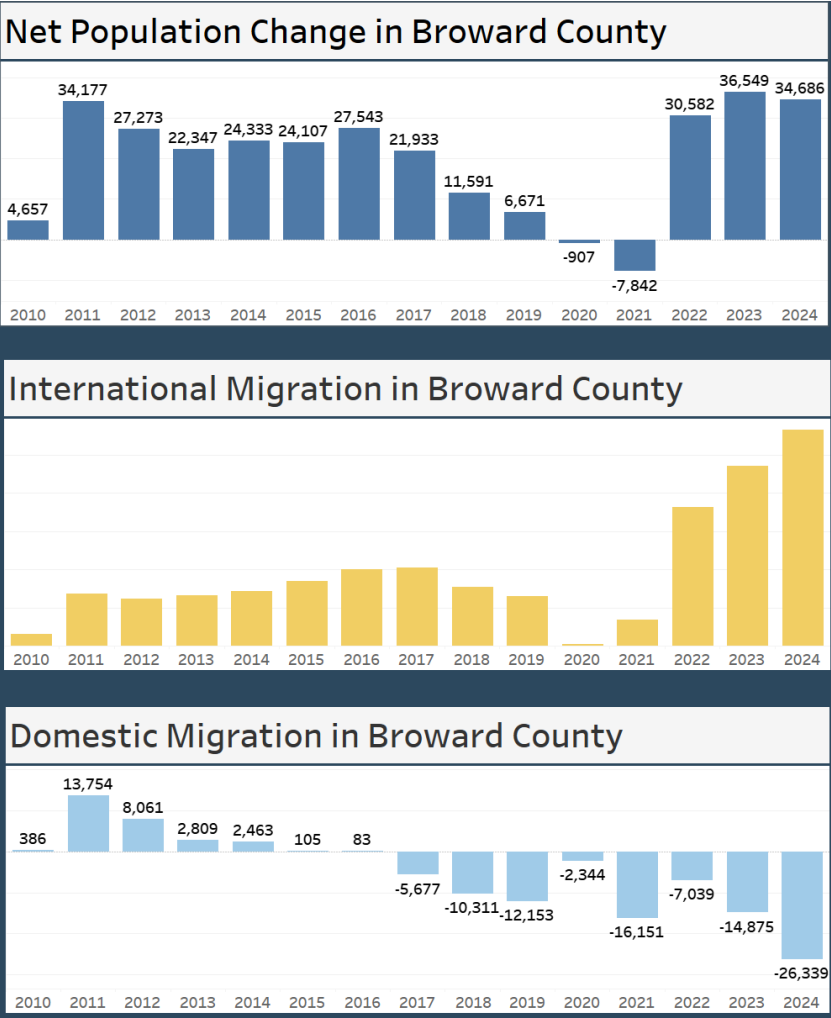
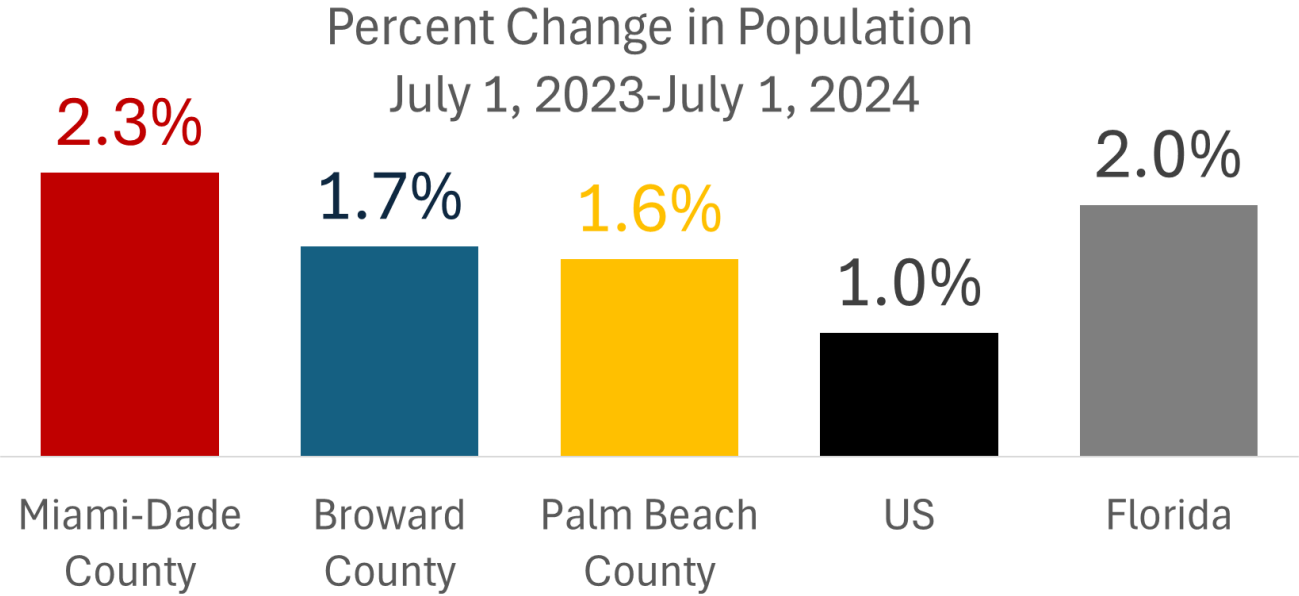
Gay Cororaton, Chief Economist



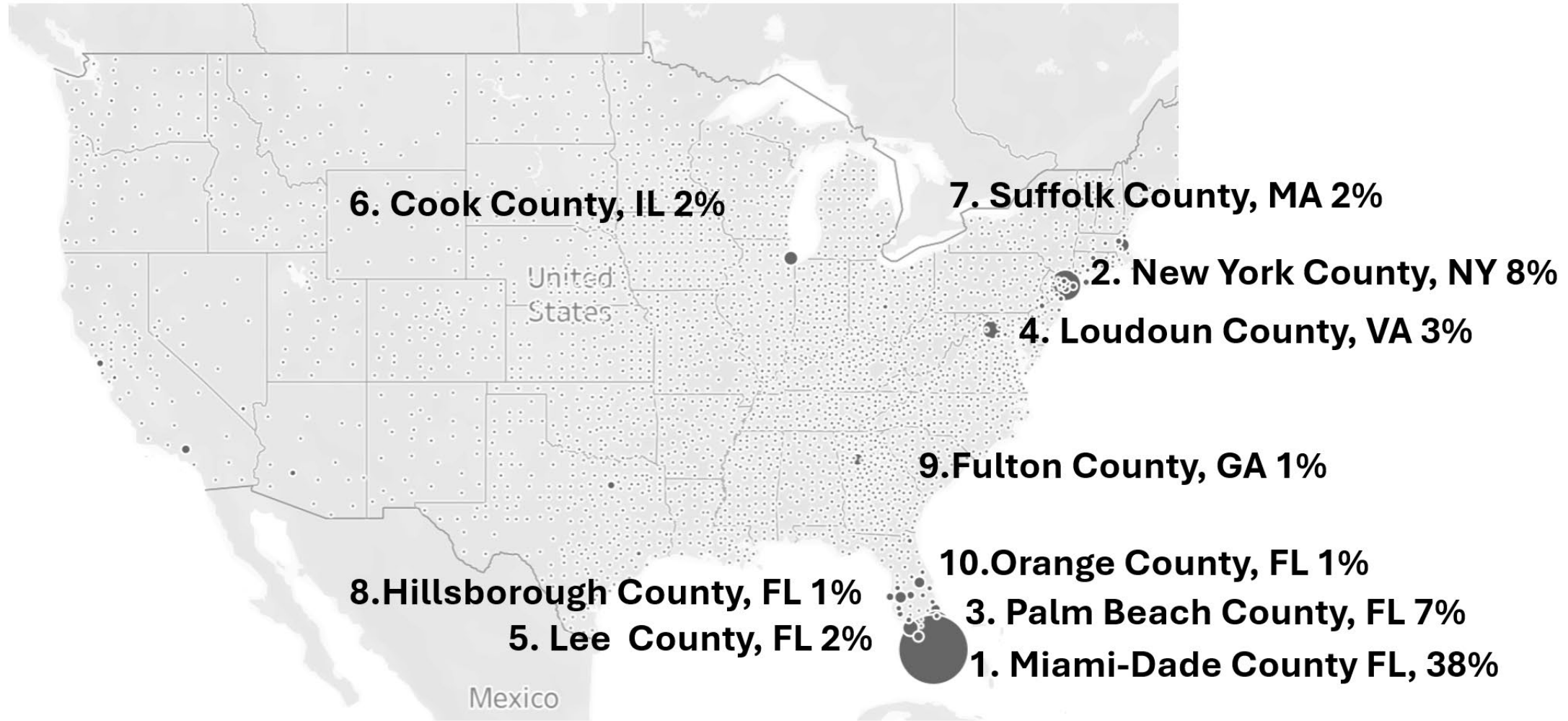
VIP BROKERS FORUM

June 17, 2025

Tri-County Population is Growing Faster than US



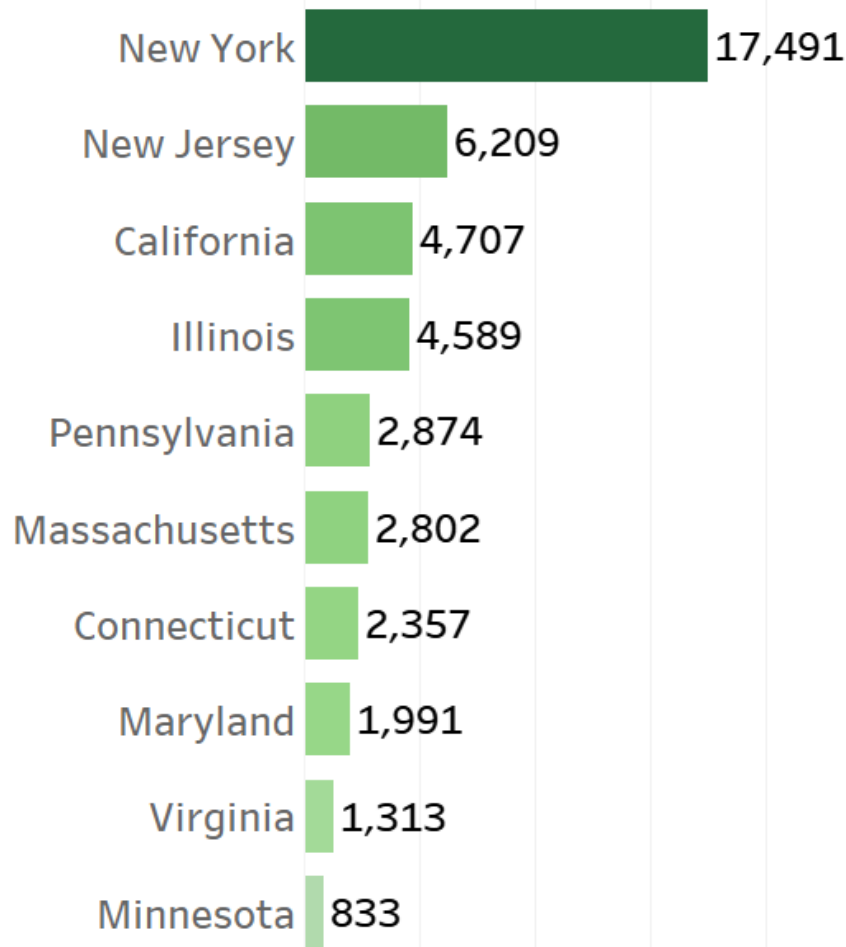
Miami-Dade: Largest Source of Movers to Broward



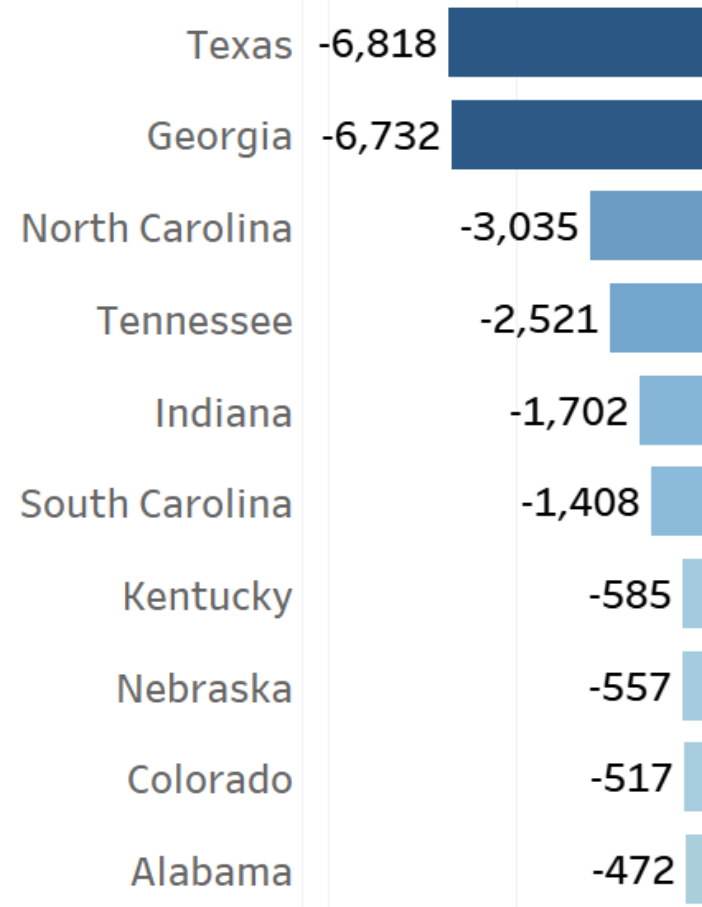
Source: Realtor.com Cross Market Demand, 2025 Q1

Miami MSA is Attracting Tech, Finance, Prof Jobs

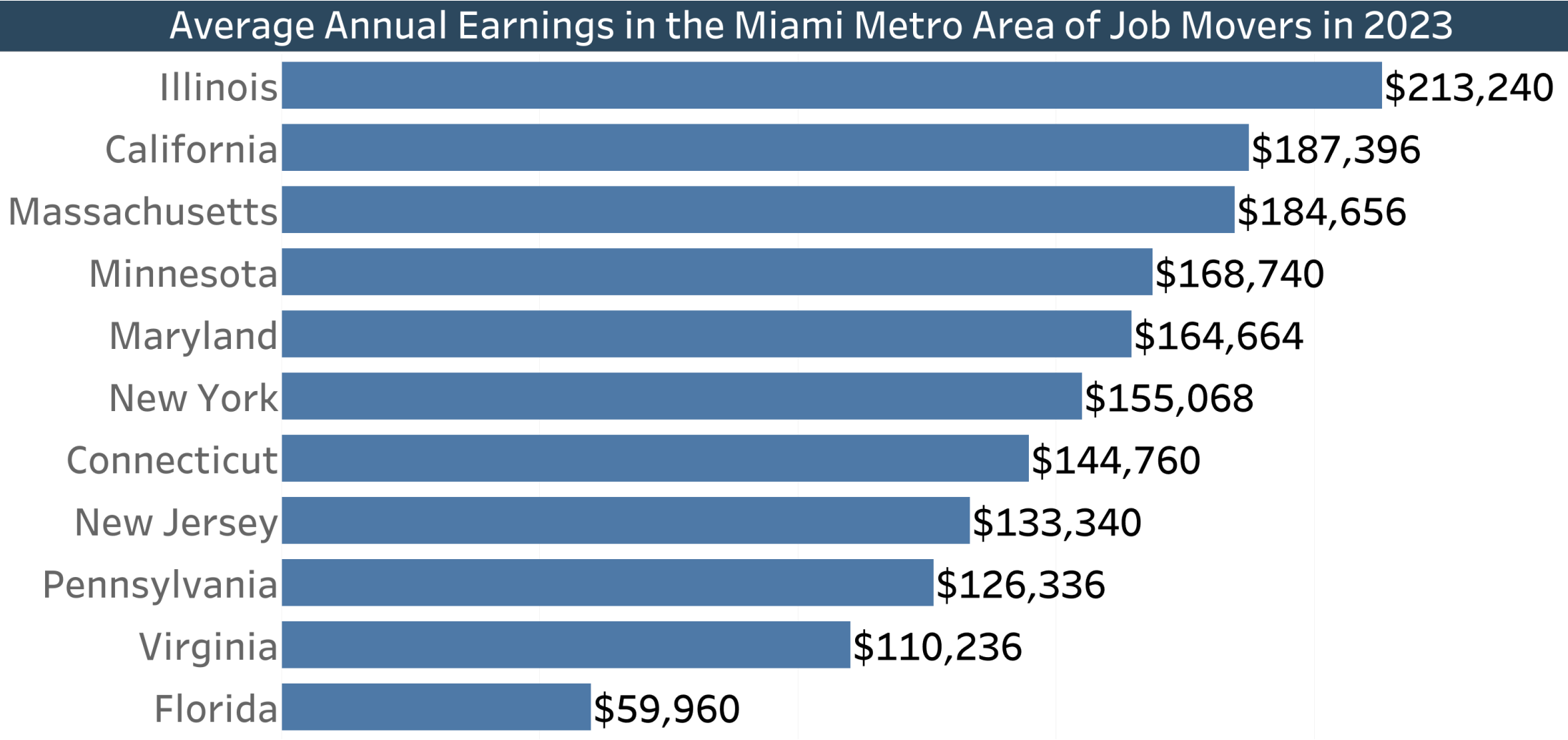
Top States With Net Job Inflows Into Miami Metro Area During 2020 Q1 - 2024 Q1



Top States With Net Job Outflows from Miami Metro Area During 2020 Q1 - 2024 Q1

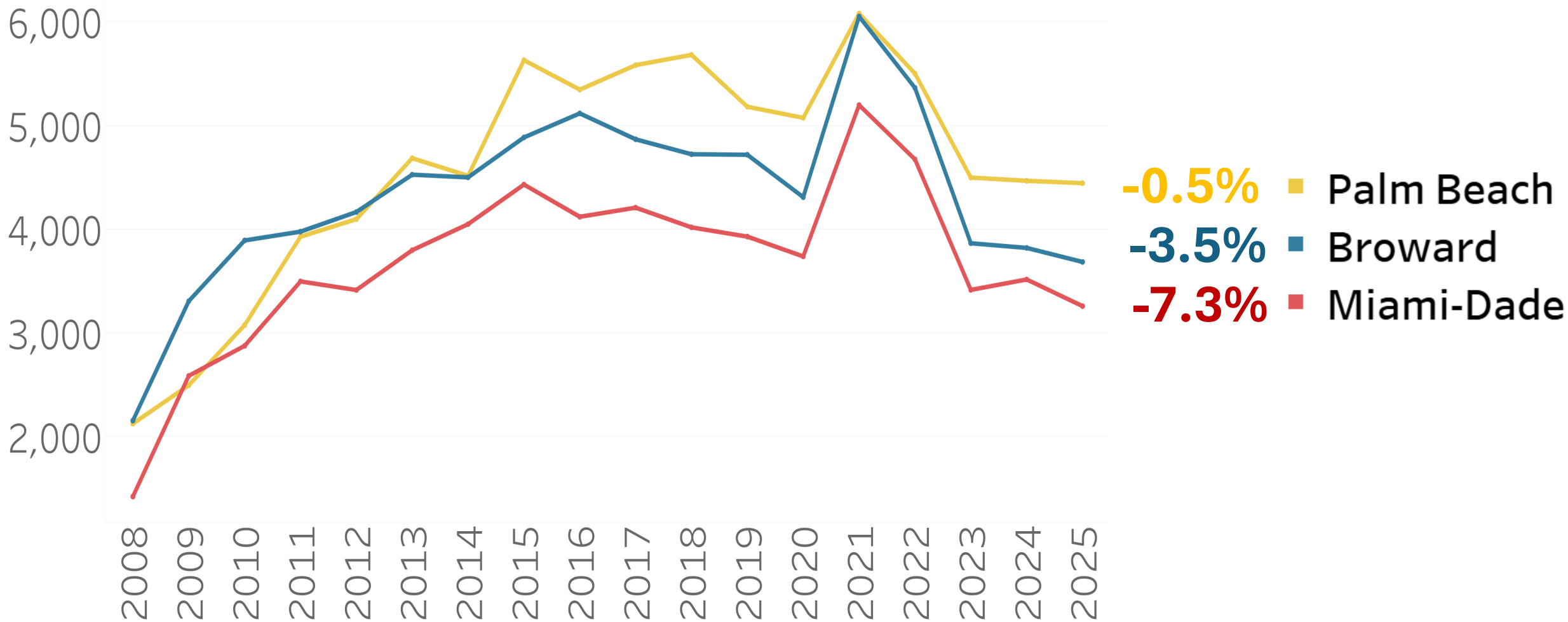


Miami MSA is Attracting High-Paying Jobs: >\$100K

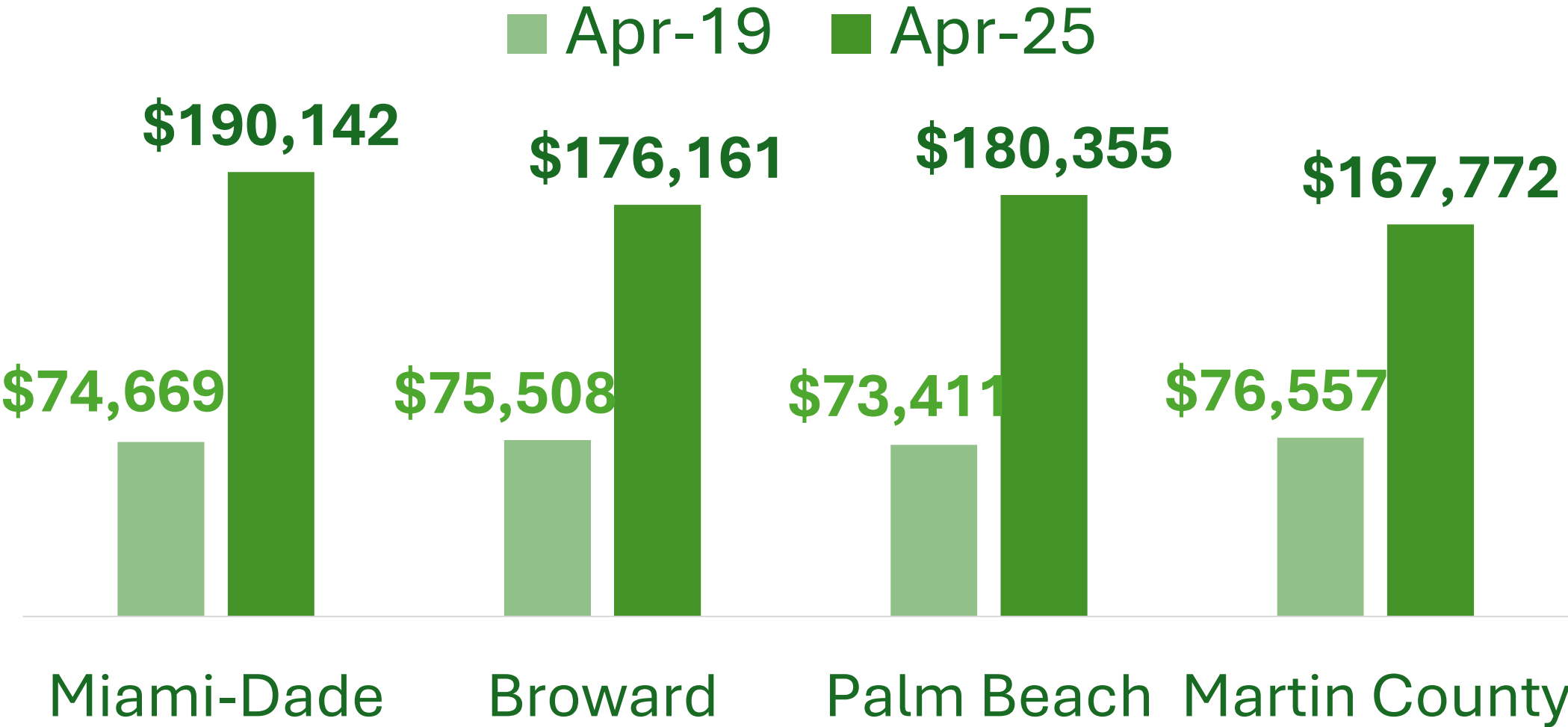


~7% Mortgage Rates Continue to Sideline Buyers

Single family Sales, Jan-April 2025

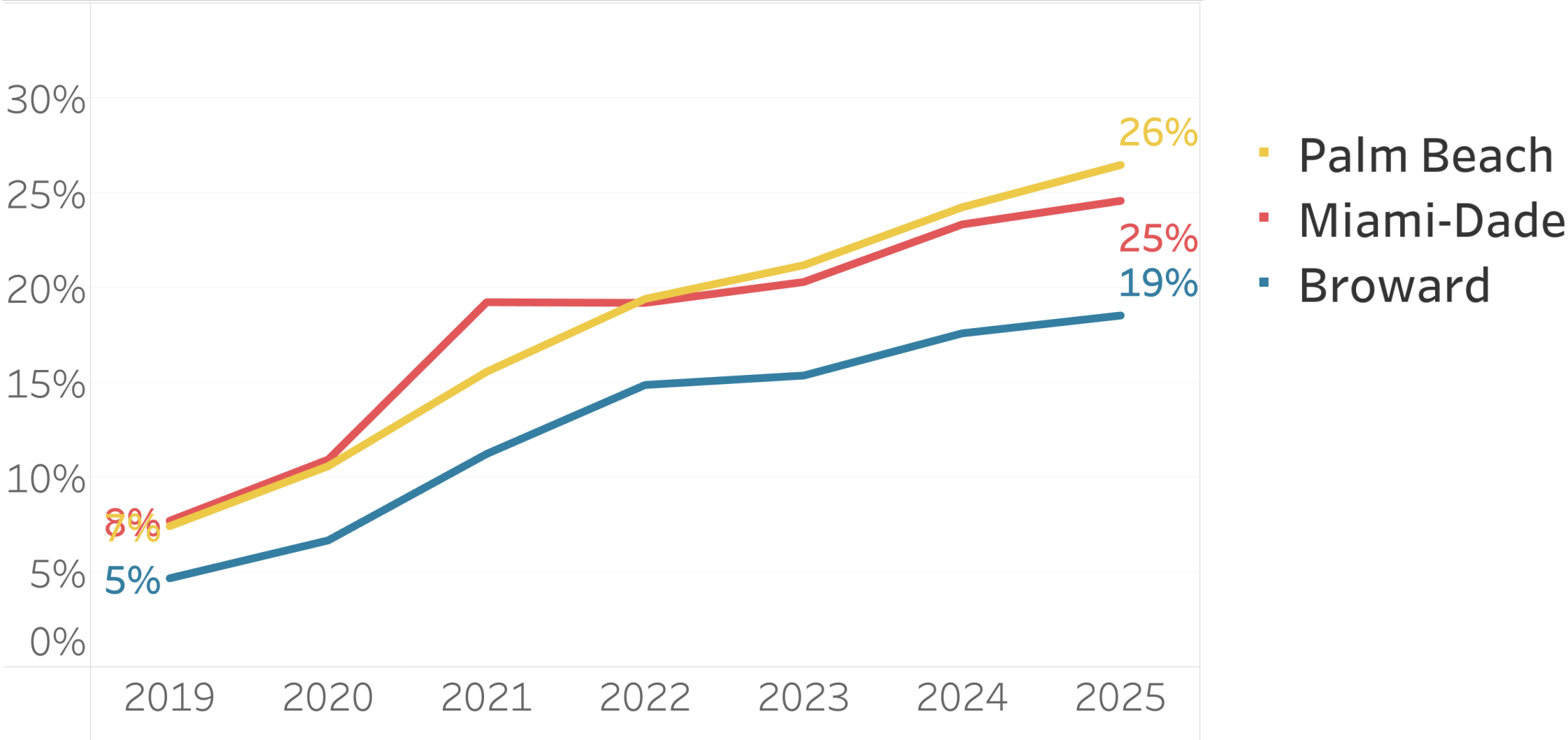


Income Needed to Afford a Single-family Home



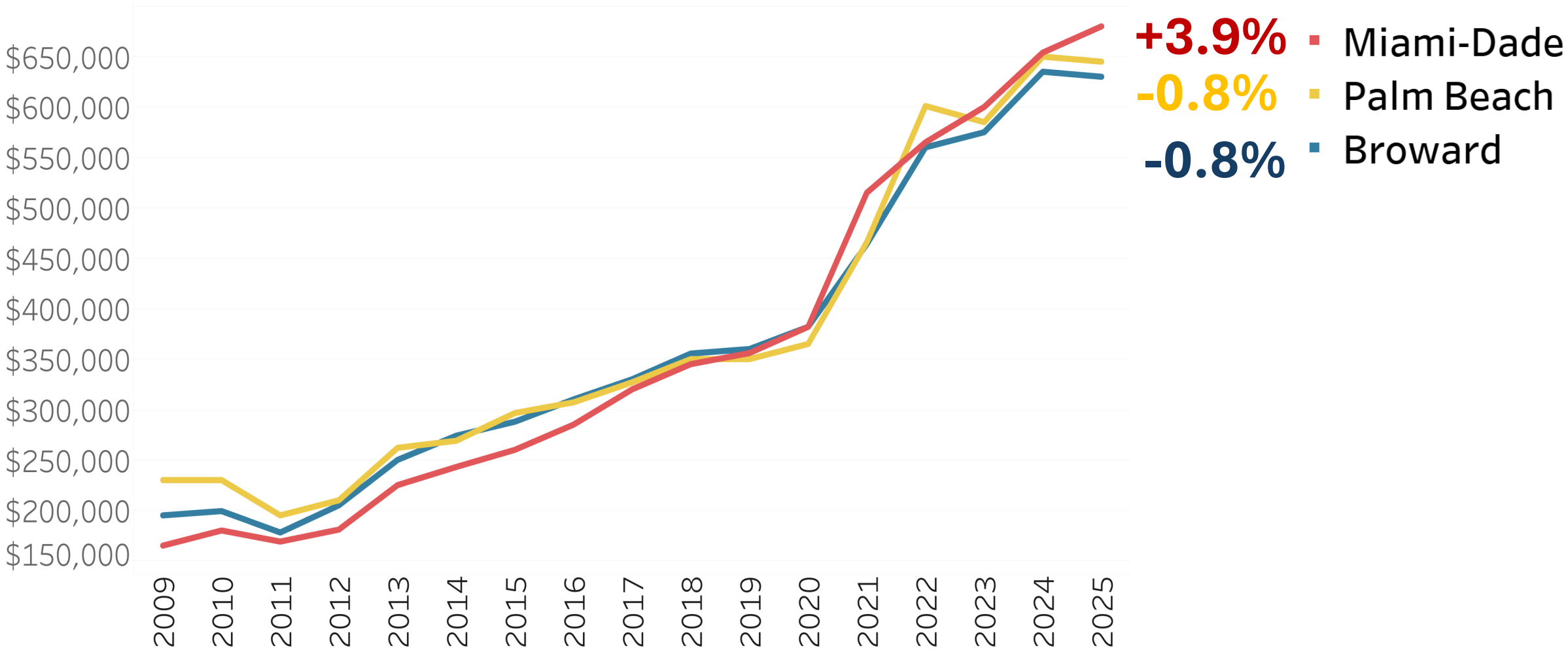
Rising Share of Million Dollar Sales

\$1M+ Single family Sales Share, Jan-April

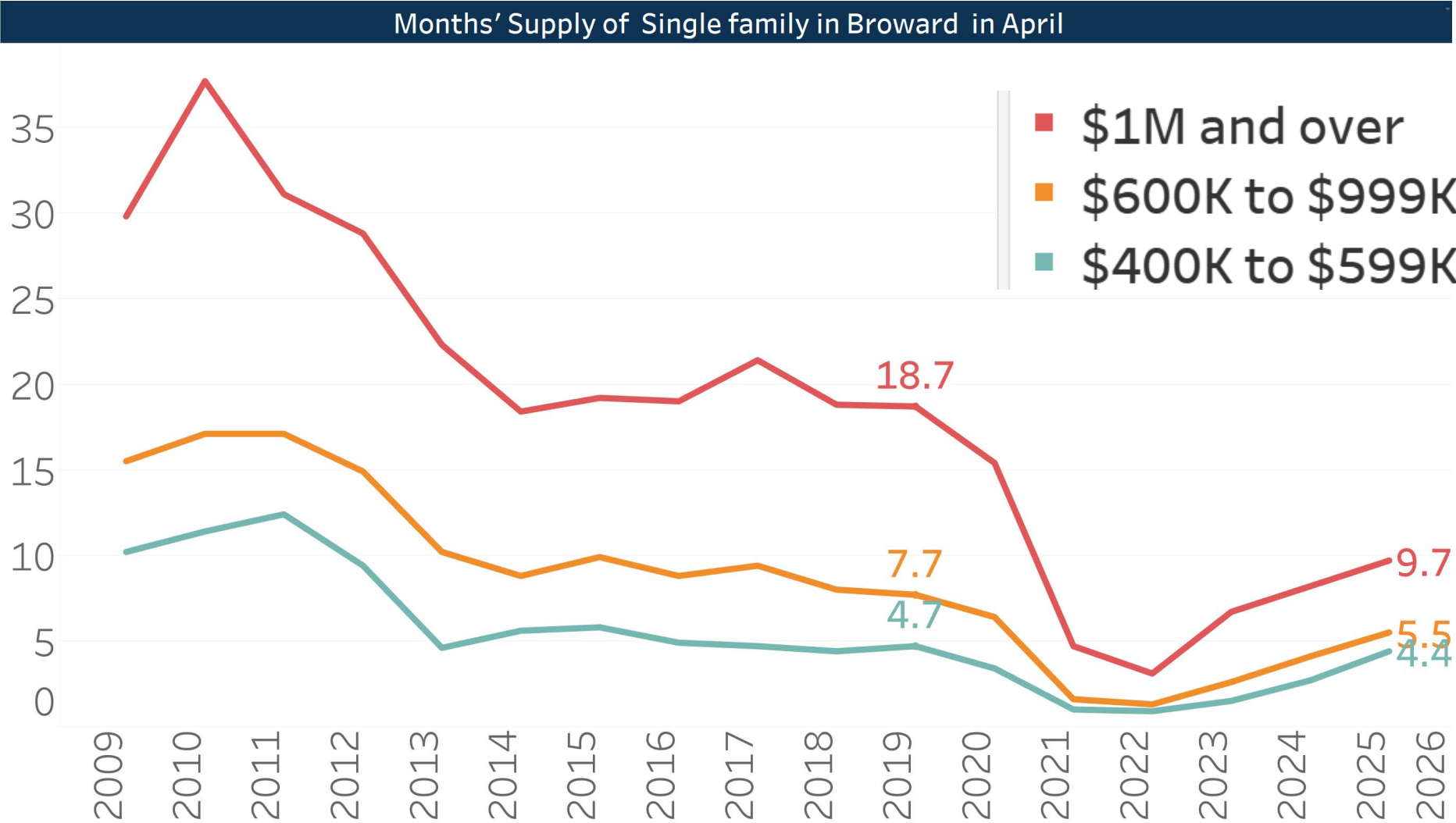


Price Appreciation is Moderating, Buyers Benefit

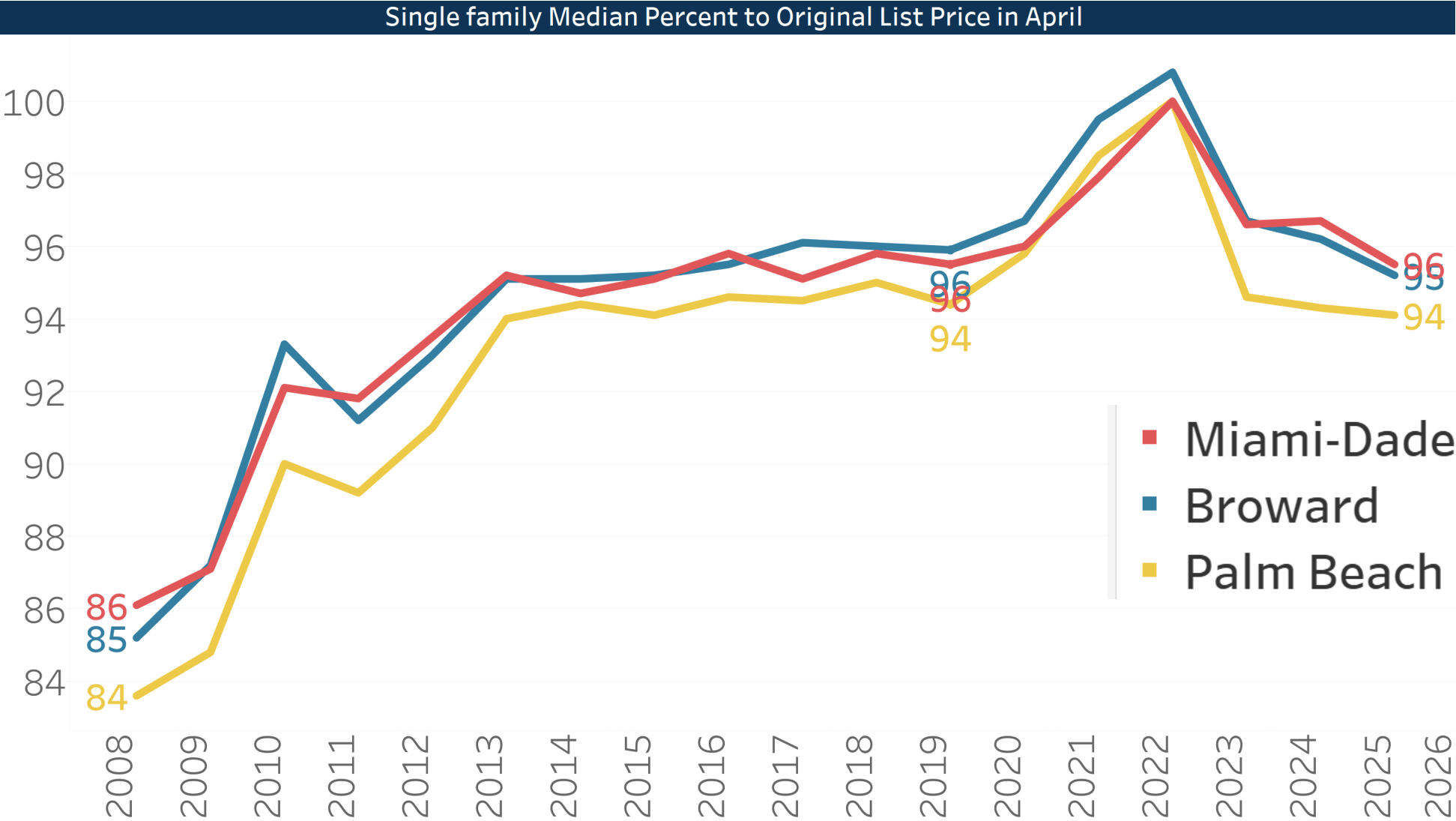
Median Single family Sales Prices in April



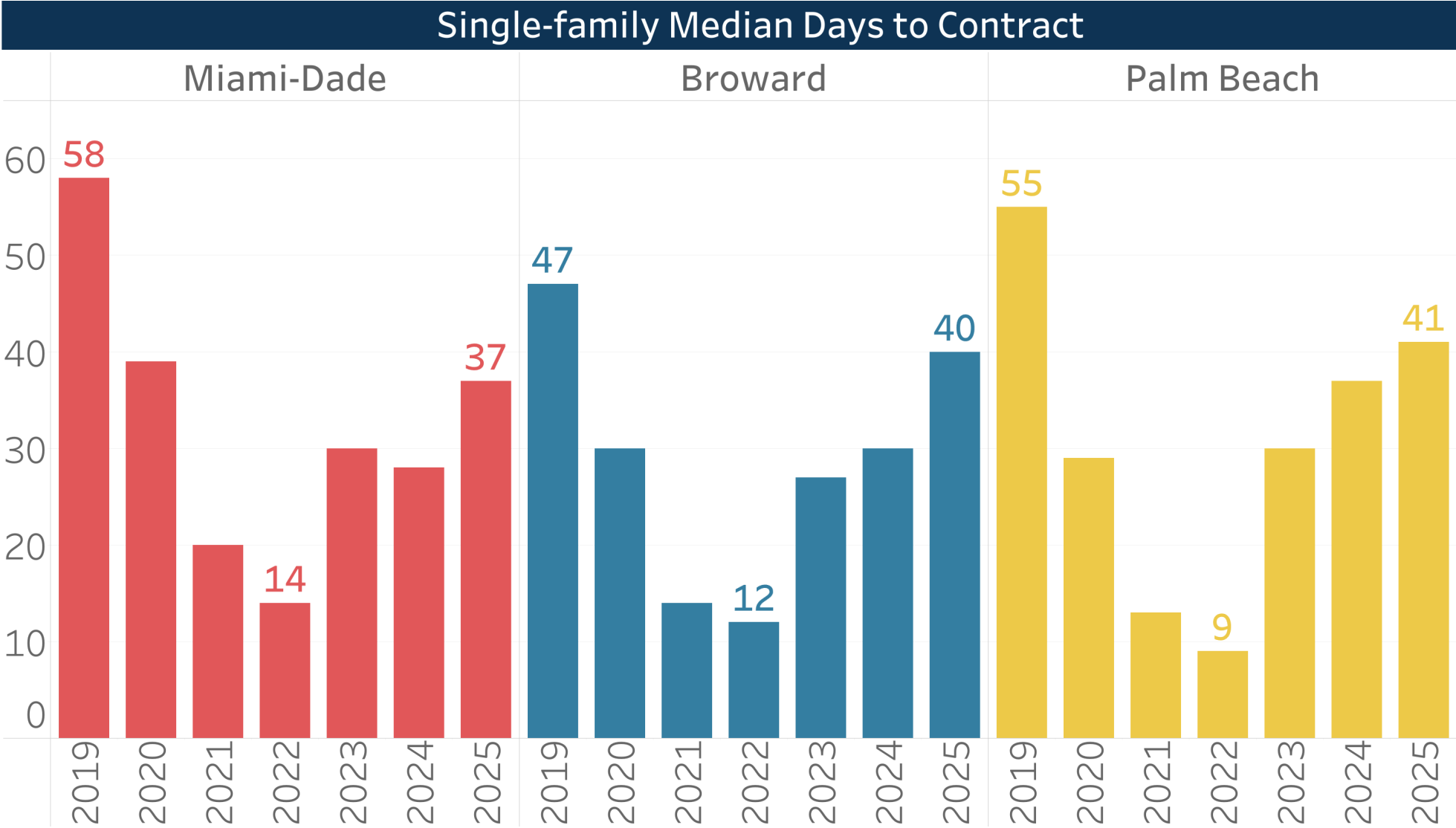
Months' Supply is Rising, But Below Pre-Pandemic



Sellers More Willing to Offer Price Discount

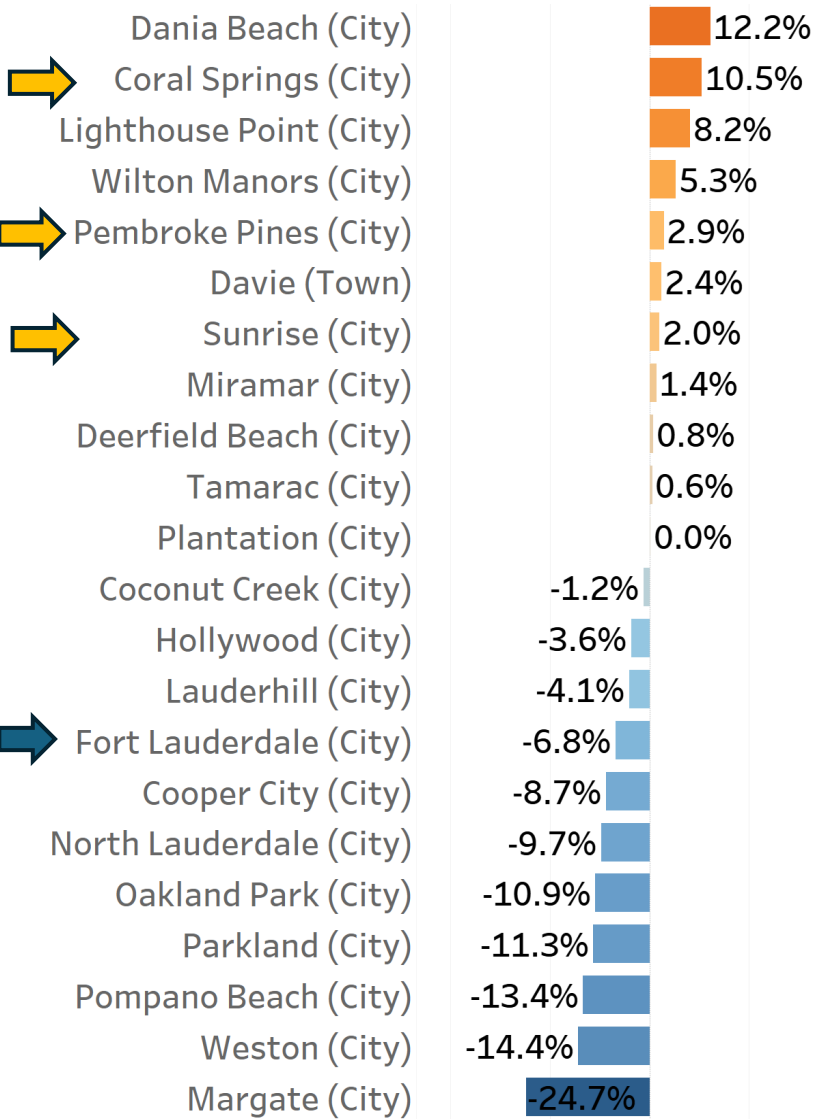


Properties are Still Selling Faster vs. Pre-pandemic

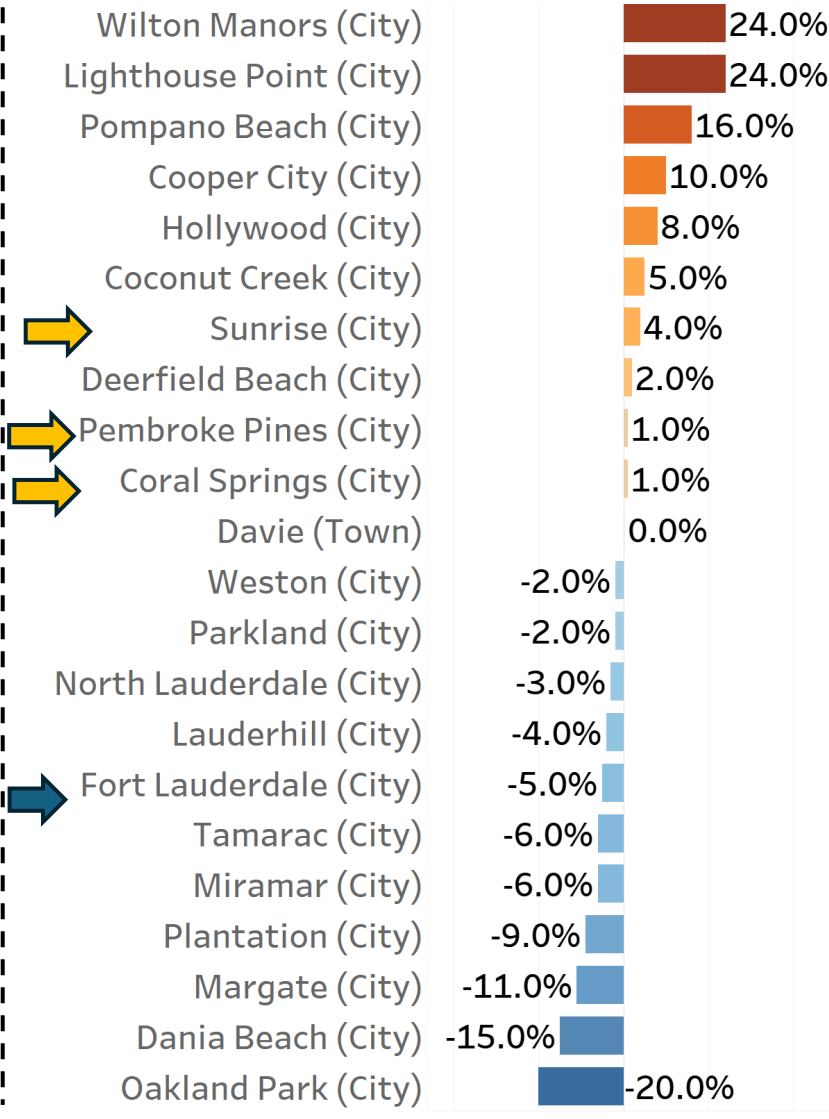


Broward Cities Single-family Metrics as of April

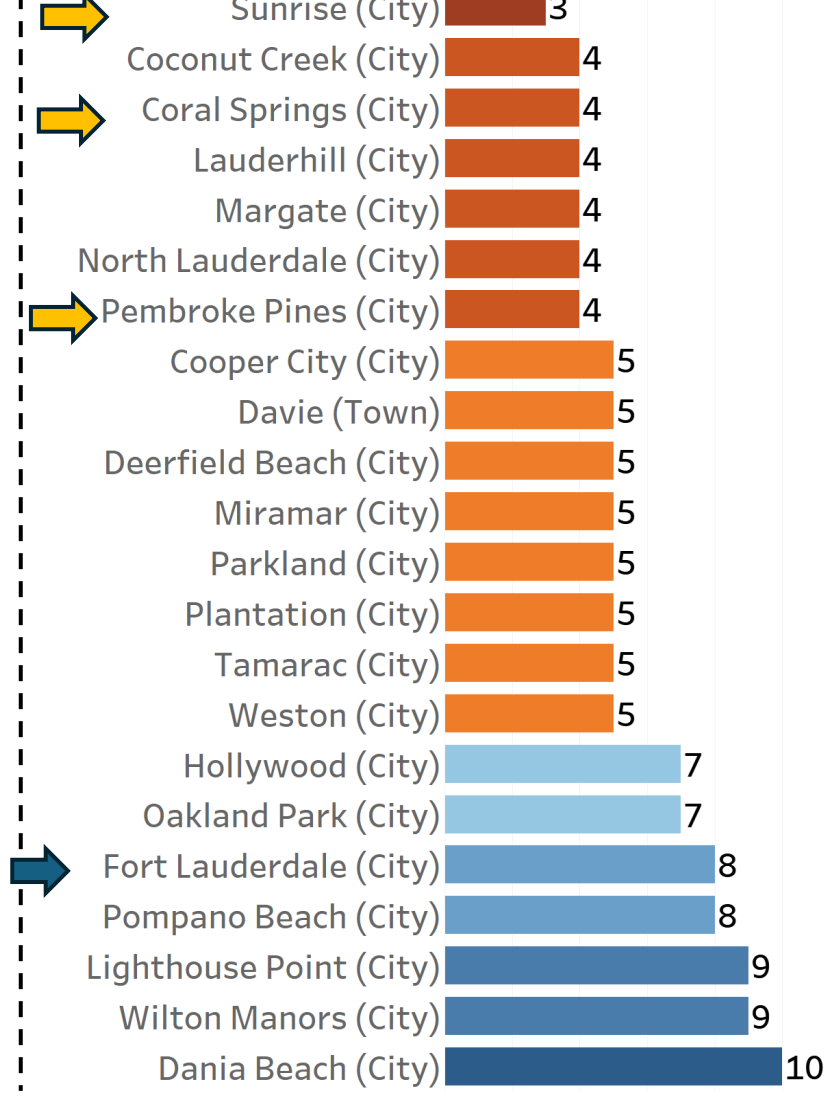
Jan-April Closed Sales



April Median Sales Price Y/Y



Months' Supply Y/Y

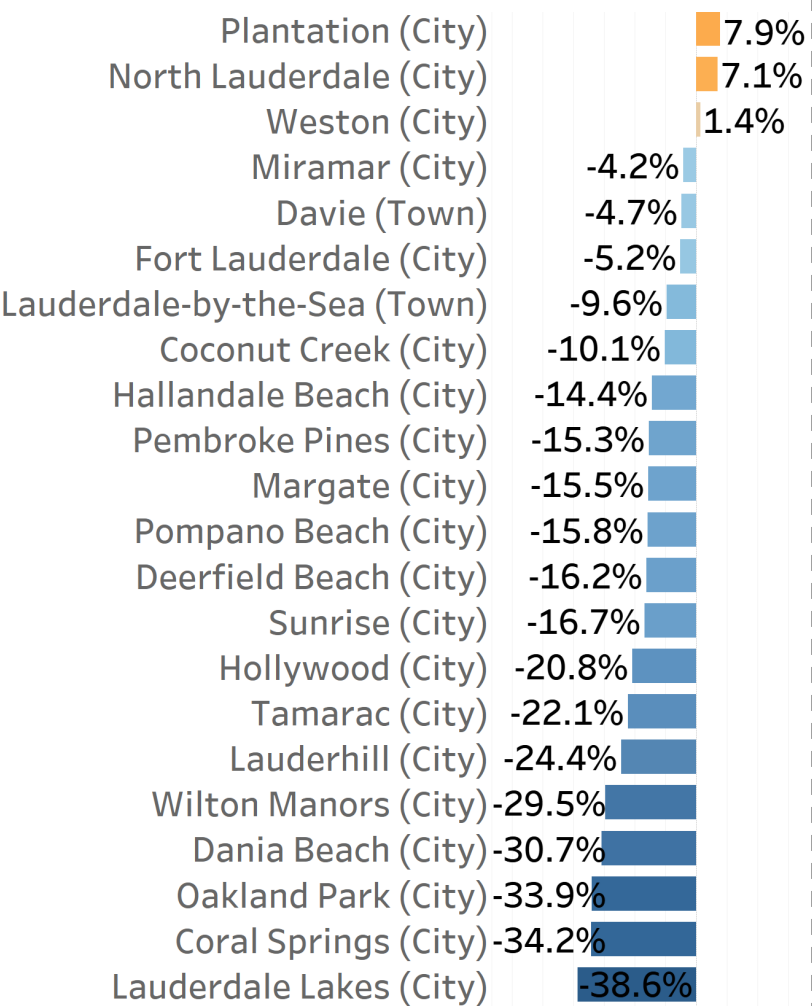


Weaker Condo/Townhomes Market vs. Single-family

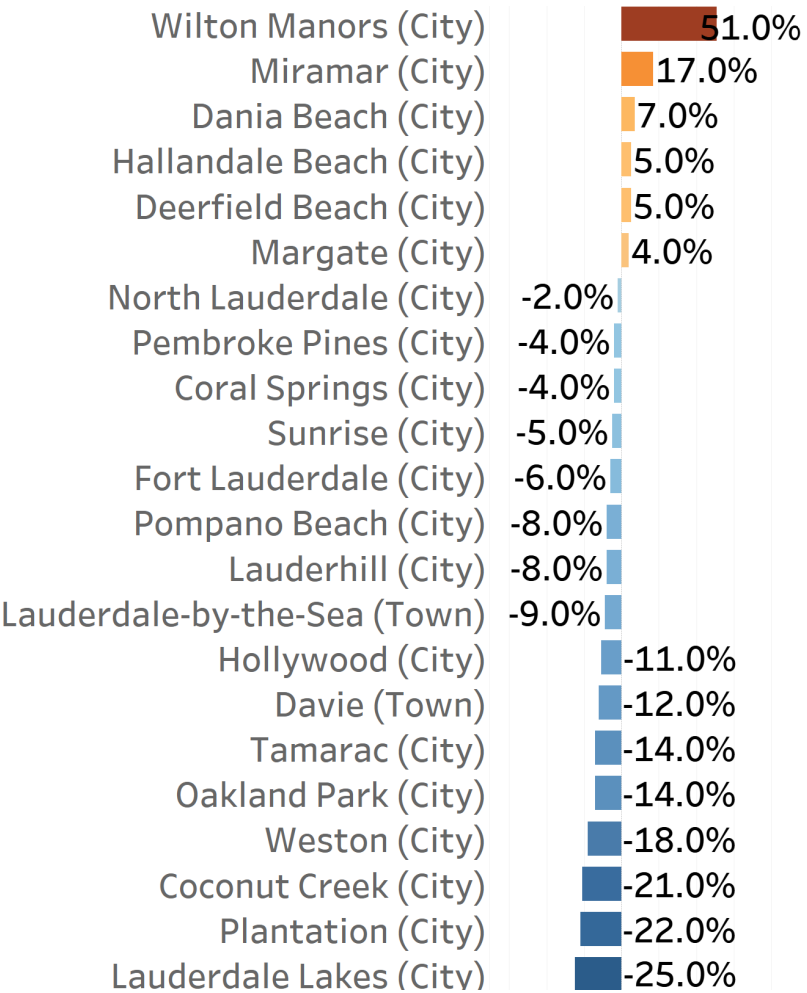
County	% Y/Y Jan-Apr Sales	% Y/Y Apr Sales	% Y/Y Apr Price	Apr Months' Supply	Days on Market
Miami-Dade	-14.0%	-21.3%	0.2%	14	61
Broward	-15.5%	-19.2%	-0.9%	12	57
Palm Beach	-7.2%	-4.4%	-5.9%	10	55

Broward Cities Condo/TH Metrics as of April 2025

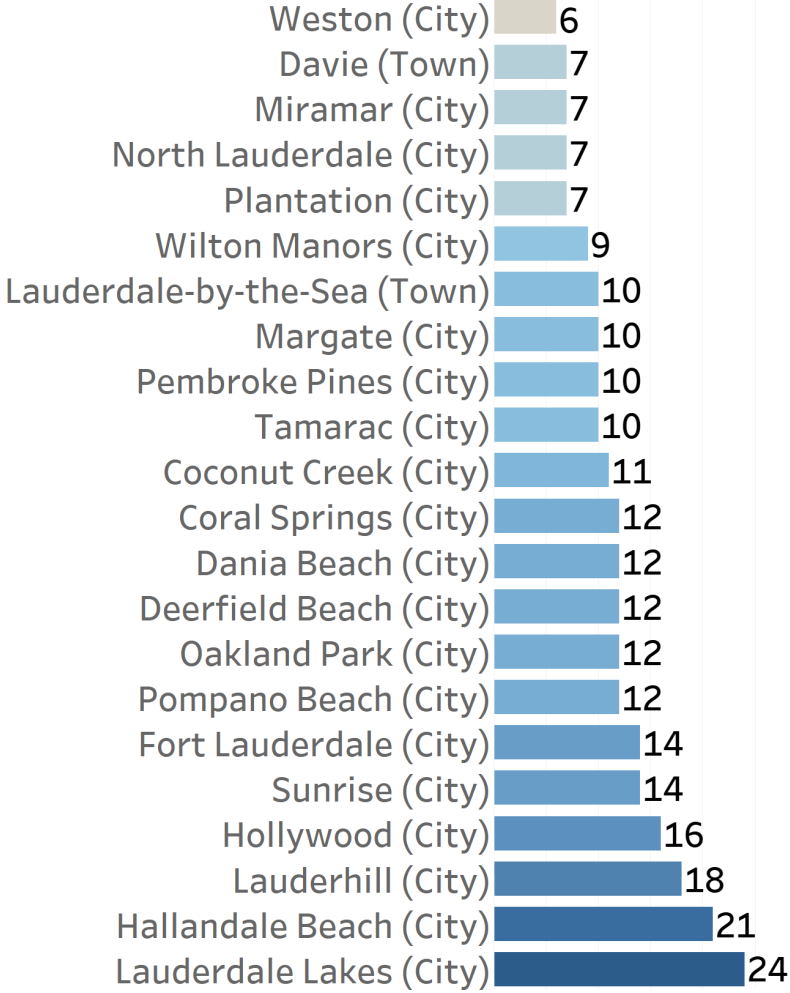
Jan-April Closed Sales



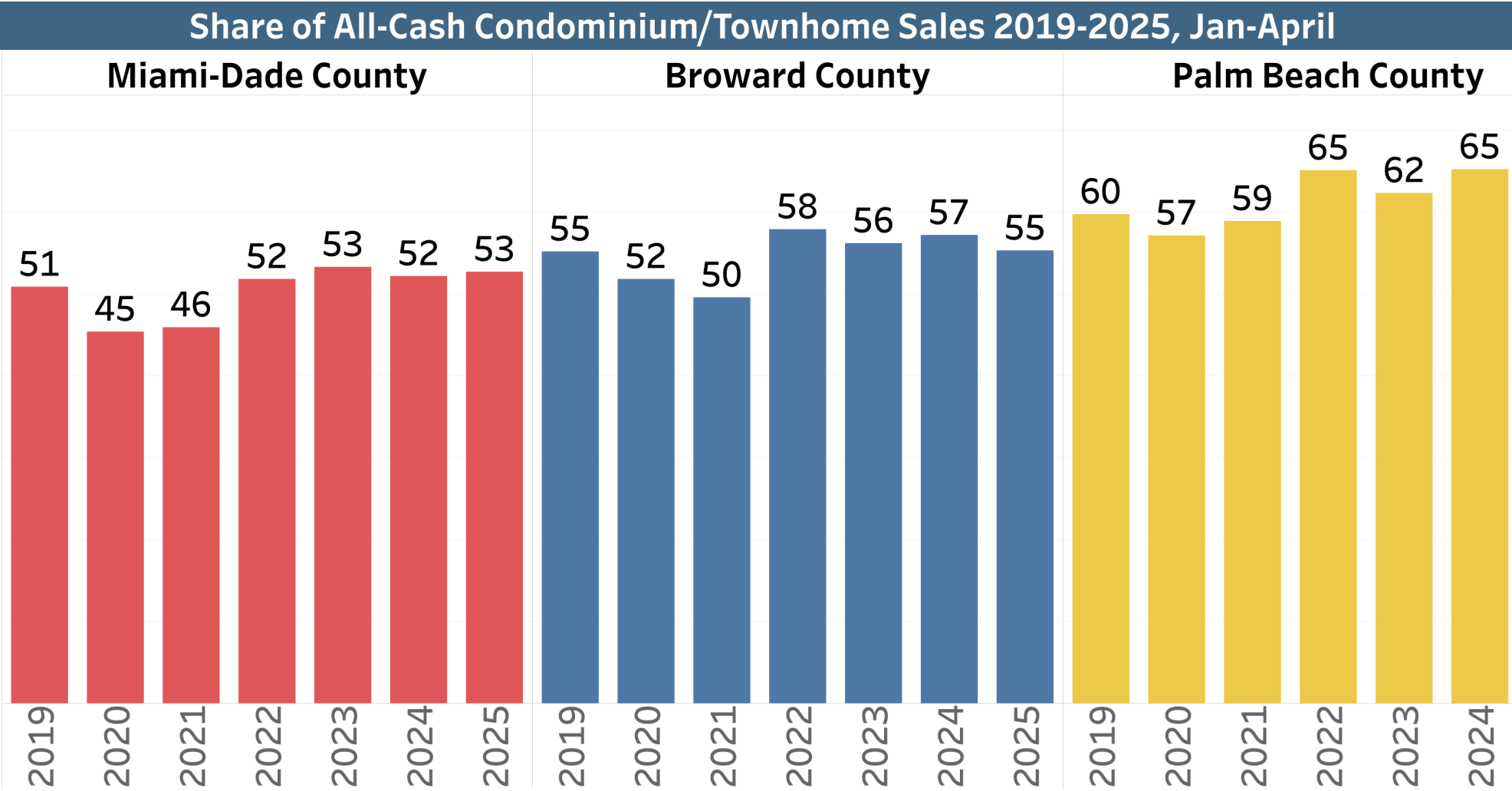
April Median Sales Price Y/Y



Months' Supply Y/Y

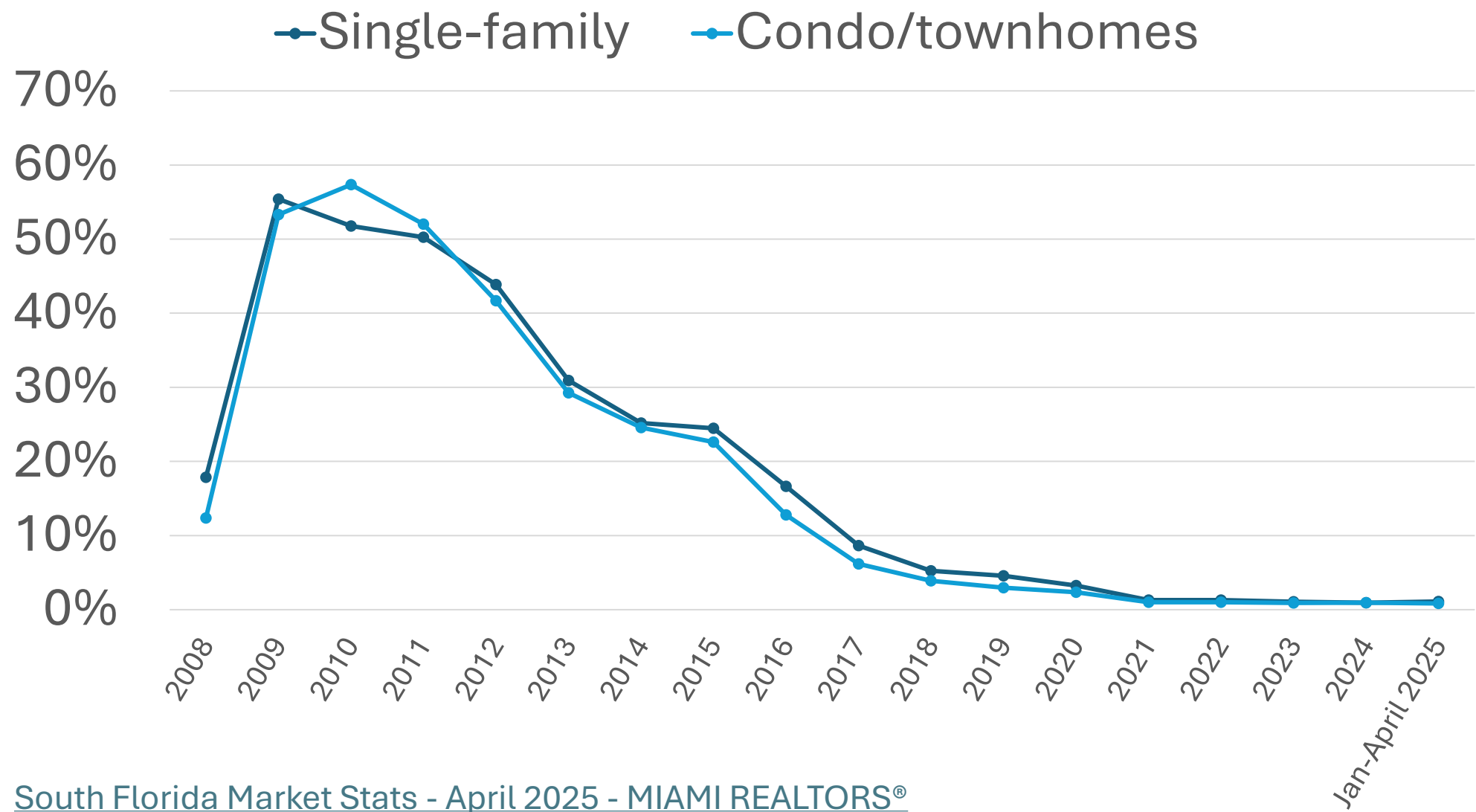


Cash Buyers Account for 50%+ of Condo/TH Sales!

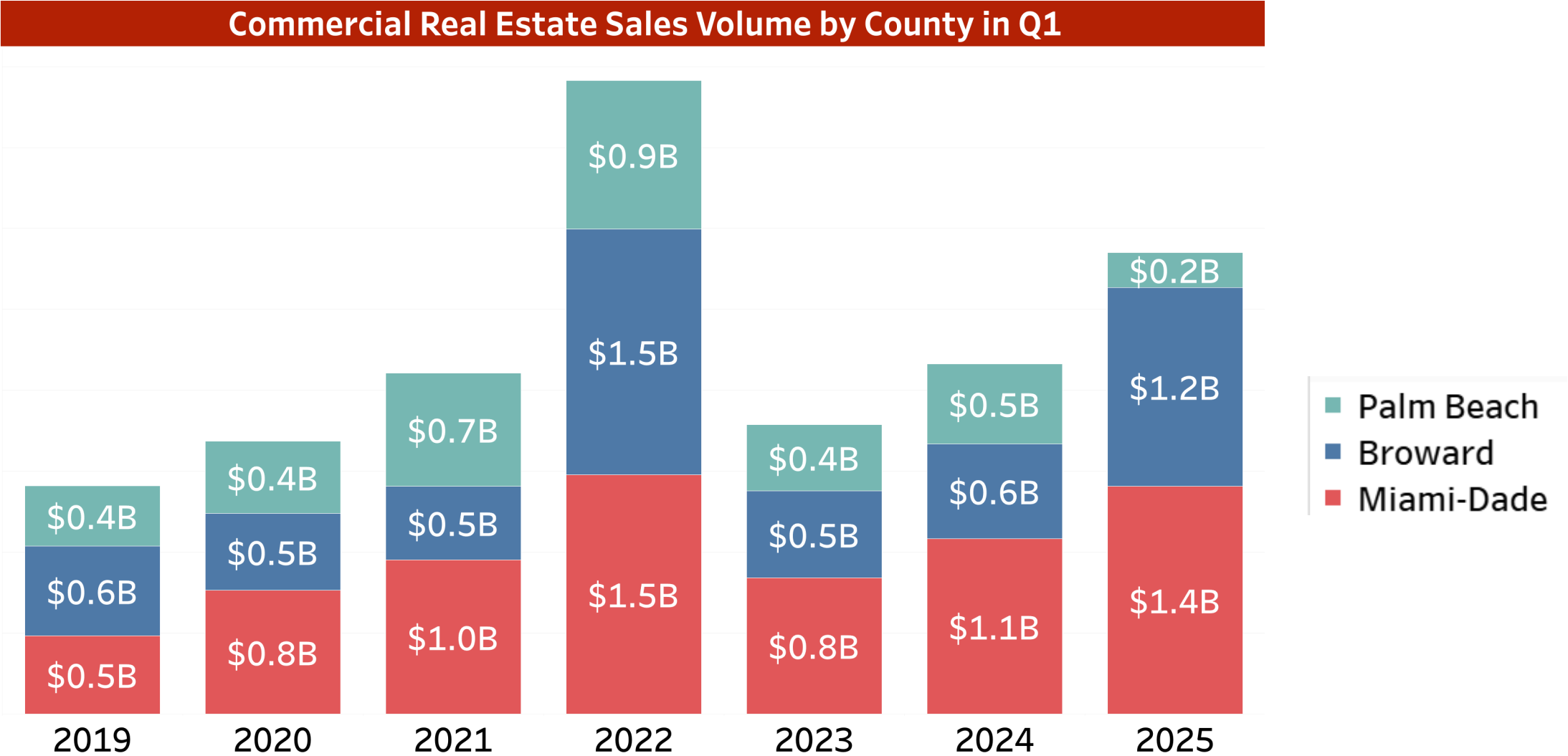


South Florida Cash Buyers More than Two Times the National Figure - MIAMI REALTORS®

Low Distressed Sales: 1% of Sales

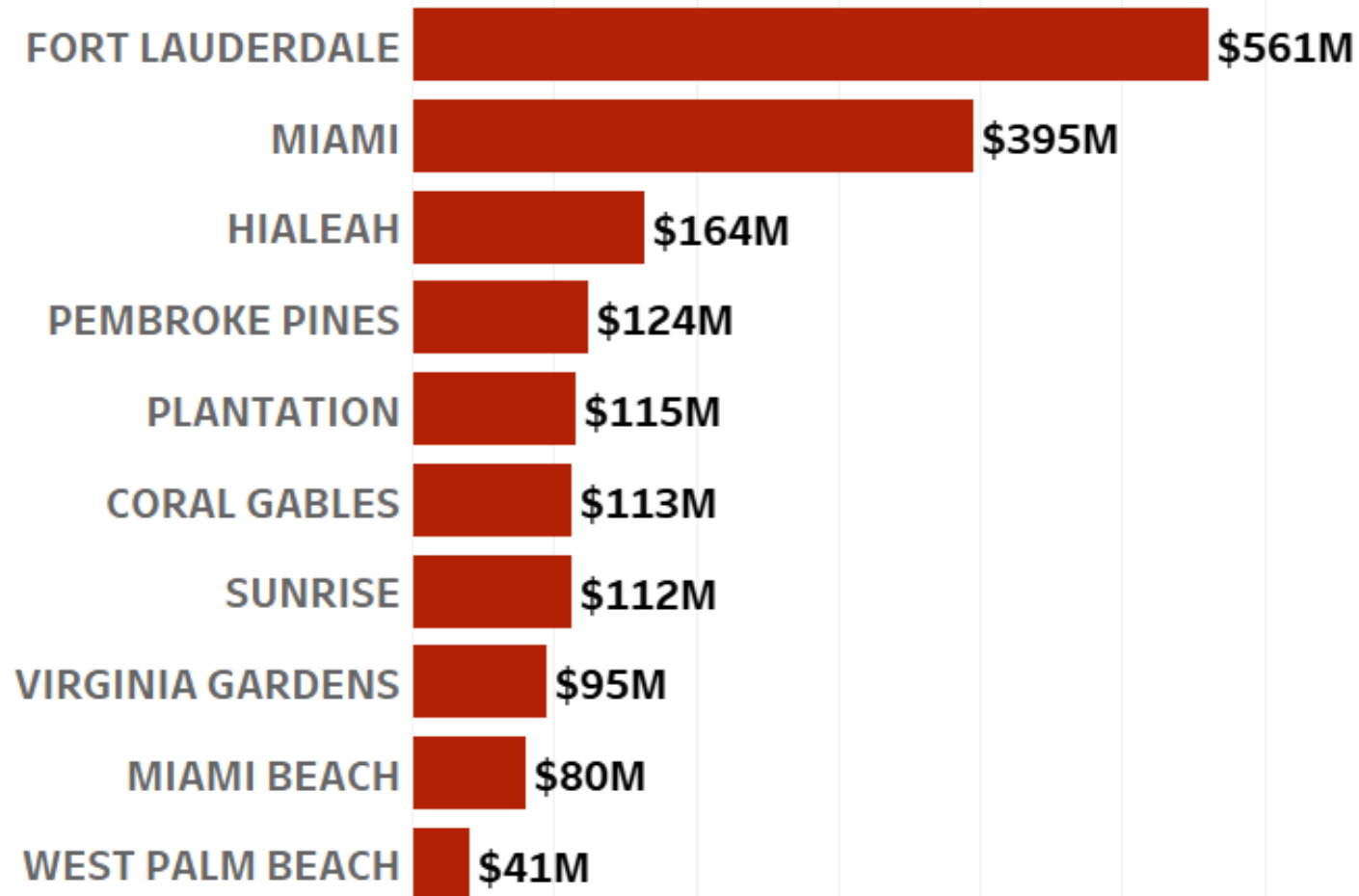


Broward CRE Sales: + 50% Y/Y in 2025 Q1



Fort Lauderdale Lands Largest CRE Deals

Top 10 Commercial Real Estate Sales Volume in 2025 Q1



- ✓ **Office** deals on Las Olas Boulevard
- ✓ **Multifamily** deals in Plantation and Pembroke Pines

Housing Outlook: Market recovery in 2026

- ❖ Potential Fed rate cut in July or September as inflation wanes and Fed maneuvers towards a soft landing
- ❖ Uptick in single-family sales in 2026
- ❖ Modest single-family price appreciation

Get the latest MIAMI Research on News & Stats/Economic Insights



- HOME
- CONSUMERS
- EDUCATION
- MLS
- MEMBER SERVICES
- SERVICES
- NEWS & STATS
- CONDOS
- COMMERCIAL
- GLOBAL
- ADVOCACY
- LEGAL
- AFFILIATES
- BROWARD
- JTHS
- YPN

Search

Economic Insights

Gain valuable insights into South Florida’s real estate market and housing economy through our Economic Insights page, providing education and information on relevant legal topics shaping the industry.

ECONOMIC UPDATES



Economic Insights

Miami-Dade County Ranks No. 1 for Fastest Employment...

by Chris Umpierre June 13, 2025

By Gay Cororaton, MIAMI REALTORS Chief Economist

Key Takeaways Miami-Dade’s employment growth of 1.1% was the fastest among the 10 largest counties as of the end of 2024. Nationally, employment rose 0.8%. Leisure and hospitality (+2.7%), education and health services (2.2%), and construction (+1.6%) led Miami-Dade’s employment growth.....



- Commercial
- Commercial Economic Insights
- Economic Insights

Miami Ranked No. 1 Office

UPCOMING STATS WEBINARS

ZOOM: Leveraging Market Stats to Boost Your Business Series
June 23 @ 2:00 pm - 3:00 pm
Join us for the latest market statistics and information. Featuring Current Trends and Outlook: > Wha...
[Find out more »](#)

ON-DEMAND STATS WEBINARS

- Leveraging Market Stats to Boost Your Business Series with 2023 YPN-MI Katherine Arteta
Source: Leveraging Market Stats Webinars | Published on 2024-07-23
- Leveraging Market Stats to Boost Your Business Series - June 2024
Source: Leveraging Market Stats Webinars | Published on 2024-06-21

×

Hi. Need any help