

MIAMI NEW CONSTRUCTION

GLOBAL SALES REPORT

NOVEMBER 2025



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Miami New Construction Global Sales Report

MIAMI Association of REALTORS® (MIAMI)

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Objective

South Florida is home to one of the most robust new construction markets in the U.S. But statistics for new construction sales have always been limited because they are largely not reported in the MLS. Miami is a leader in pre-construction sales or towers that are being pre-sold before any construction.

For decades, MIAMI REALTORS® has released monthly statistics reports on existing real estate sales. These monthly reports do not include sales from South Florida's robust new construction market.

Buyers worldwide covered in new report

In July 2025, MIAMI REALTORS® and its partners launched its first New Construction Report, which received major media coverage and was cited throughout the world.

In this new November 2025 report, we cover buyers worldwide purchasing new construction condos in South Florida. This is a revised report that includes the top countries purchasing Miami new construction condos, pre-construction and condo conversions.

Data

This report covers South Florida new construction market sales data for: new construction, pre-construction and condo conversions.

Dates covered

Last 22 months ending in November 2025

Partners

MIAMI collaborated with Fortune Christie's International Real Estate, Cervera Real Estate, ISG World, PMG, SERHANT. New Development and ONE Sotheby's International Realty for the report.

Collaborations with more major industry leaders are on the way. No project names or developments are included in the report. That data is confidential. Only neighborhoods of the new construction projects are listed.

MIAMI REALTORS® obtained data on 66 new construction projects with 16,286 units in the Miami market area in November 2025. These condominium projects are marketed as luxury residences.



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Miami New Construction Market

November 2025



New Construction Buyers

52%

International
Buyer Share

86%

Latin Americans
as a % of Global Buyers

37

New Construction
projects

16,286

New Construction
Units



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Latin Americans: Still the No. 1 Buyer of Miami New Construction

Latin Americans as a % of International Buyers



- West Palm Beach **96%**
- Pompano Beach **71%**
- Fort Lauderdale **92%**
- Hollywood **93%**
- North Miami area **82%**
- Wynwood **74%**
- Miami Beach **75%**
- Downtown Miami **97%**
- Brickell **77%**
- Coral Gables **82%**

Source:
MIAMI REALTORS®
New Construction
Global Sales Report

International Buyers of New Condominium Projects in the Miami Market Area



Market Area	Units Sold	International Sales	Domestic Buyers Share	Global Buyer Share	Latin Americans as a Percent of Int'l Buyers
Downtown Miami	3,161	1,408	55%	45%	97%
Brickell/ Coconut Grove	2,256	1,411	37%	63%	77%
North Miami area	414	246	41%	59%	82%
Wynwood	248	156	37%	63%	74%
Miami Beach	220	105	52%	48%	75%
Hollywood	211	161	24%	76%	93%
Coral Gables	154	45	71%	29%	82%
Fort Lauderdale	125	16	87%	13%	92%
Pompano Beach	112	70	37%	63%	71%
West Palm Beach	30	2	93%	7%	100%
Grand Total	6,931	3,620	48%	52%	86%

73 Countries Buy Miami New Construction



CERVERA

ONE | Sotheby's INTERNATIONAL REALTY

SERHANT. NEW DEVELOPMENT

FORTUNE CHRISTIE'S INTERNATIONAL REAL ESTATE

ISGWORLD

PMG

TOP COUNTRIES

Buying Miami New Construction



When Latin American Governments Go Left, the Money Goes North



Left-leaning governments in Latin America

- Mexico
- Brazil
- Colombia
- Chile
- Bolivia
- Honduras
- Venezuela
- Cuba
- Nicaragua
- Uruguay

Data as of November 2025



“Foreign buyers have not only remained active in Miami’s new development market — they’ve increased their presence”

— Alicia Cervera Lamadrid

Managing Partner of
Cervera Real Estate

CERVERA[®]
REAL ESTATE • 1969



“Miami is now more than a market; it is a continental consensus. Where we once saw interest from one dominant nation, we now see capital flowing from across Latin America, Europe and the rest of the world.”

— Daniel Guerra

Fortune Christie’s International
Real Estate | Director of Sales

FORTUNE

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INTERNATIONAL REAL ESTATE



“Miami continues to solidify its position as a premier destination and global safe haven for international buyers. Fueled by political and economic uncertainty abroad, buyers are drawn to Miami’s stability, long-term investment potential, and enduring value.”

— Daniel de la Vega

ONE Sotheby’s International Realty | President



“Miami has demonstrated consistent strength in the real estate market over the past 25 years, driven by the dynamism of both international and domestic demand. We can expect this strength to continue in the coming years as the domestic market consolidates and the international market expands.”

— Sergio Pintos

PMG | President of Residential Sales



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