

# MIAMI NEW CONSTRUCTION

GLOBAL SALES REPORT

FEBRUARY 2026

PRELIMINARY



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## Miami New Construction Global Sales Report

MIAMI Association of REALTORS® (MIAMI)

**Teresa King Kinney**

CAE, RCE, CIPS, C2EX, AHWD, RSPS, GRI, e-PRO®

Chief Executive Officer

**Gay Cororaton**, CBE, CRE®

Chief Economist

**Chris Umpierre**, AWHD

Chief of Communications

**Jorge Llovet**, AWHD

SVP of Marketing and Design



### 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 the November 2025 report, we covered buyers worldwide purchasing new construction condos in South Florida.

This is a new preliminary report that includes 2-year data ending December 2025 of Miami new construction condos, pre-construction and condo conversions. We will be updating the report at a later time.

### DATA

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

### DATES COVERED

2 year period: December 2023 to December 2025

### PARTNERS

MIAMI collaborated with Fortune Christie's International Real Estate, Cervera Real Estate, ISG World, PMG, SERHANT. New Development, ONE Sotheby's International Realty and Douglas Elliman 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 are listed.



# Miami New Construction Market

February 2026



## New Construction Buyers

50%

Global  
Buyer Share

83%

Latin Americans  
as a % of Global Buyers

8,664

Total Units Sold

# Global Buyers of New Condominium Projects in the Miami Market Area



Market Area	Units Sold	Total Global Sales	Global Buyer Share	Latin Americans as a Percent of Int'l Buyers
Miami-Dade County	7,749	4,050	52%	83%
Broward County	635	256	40%	81%
Palm Beach County	279	N/A	N/A	N/A
<b>Grand Total</b>	<b>8,664</b>	<b>4,315</b>	<b>50%</b>	<b>83%</b>

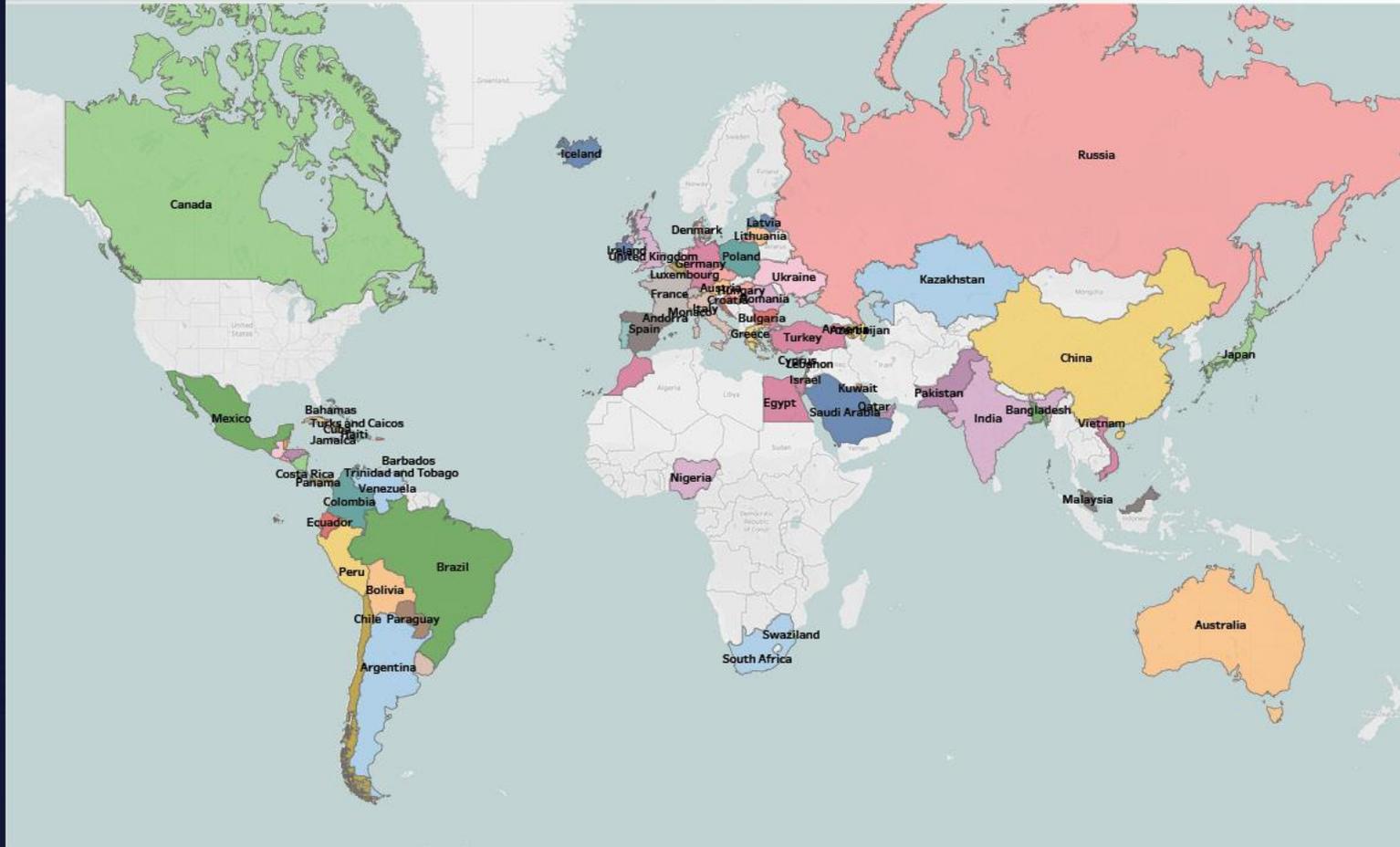
Note: N/A – Not available



ONE



# 82 Countries Buy Miami New Construction



- |                    |              |                     |
|--------------------|--------------|---------------------|
| Abkhazia           | Egypt        | Nicaragua           |
| Andorra            | El Salvador  | Nigeria             |
| Argentina          | France       | Pakistan            |
| Armenia            | Germany      | Panama              |
| Australia          | Grand Cayman | Paraguay            |
| Austria            | Greece       | Peru                |
| Azerbaijan         | Guatemala    | Poland              |
| Bahamas            | Haiti        | Portugal            |
| Bangladesh         | Honduras     | Puerto Rico         |
| Barbados           | Hungary      | Qatar               |
| Belgium            | Iceland      | Romania             |
| Belize             | India        | Russia              |
| Bolivia            | Ireland      | Saudi Arabia        |
| Brazil             | Israel       | South Africa        |
| Bulgaria           | Italy        | Spain               |
| Canada             | Jamaica      | Swaziland           |
| Chile              | Japan        | Switzerland         |
| China              | Kazakhstan   | Trinidad and Tobago |
| Colombia           | Kuwait       | Turkey              |
| Costa Rica         | Latvia       | Turks and Caicos    |
| Croatia            | Lebanon      | Ukraine             |
| Cuba               | Lithuania    | UAE                 |
| Cyprus             | Luxembourg   | United Kingdom      |
| Czech Republic     | Malaysia     | Uruguay             |
| Denmark            | Mexico       | Venezuela           |
| Dominican Republic | Monaco       | Vietnam             |
| Dubai              | Morocco      |                     |
| Ecuador            | Netherlands  |                     |

CERVERA  
REAL ESTATE #1569

ONE | Sotheby's  
INTERNATIONAL REALTY

SERHANT.  
NEW DEVELOPMENT

DouglasElliman

FORTUNE  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

ISGWORLD

IMG



# Florida's Gold Coast

## "The Only Place a CEO can Scale"

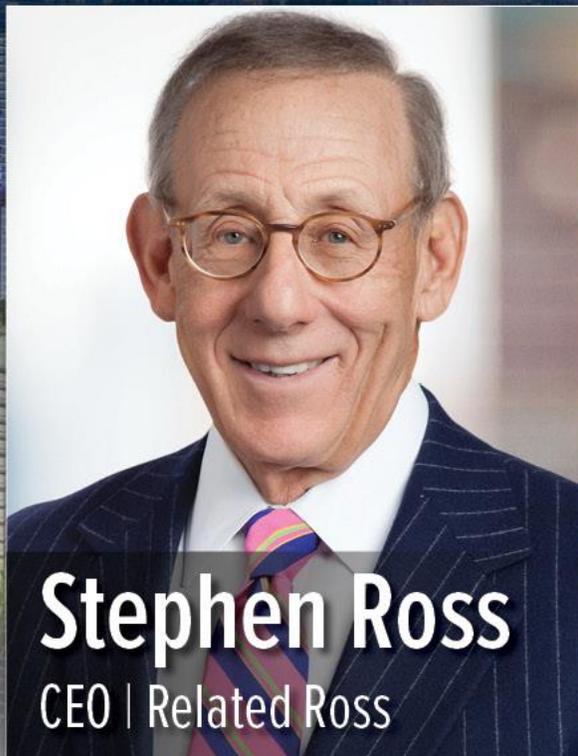
- Related Ross CEO Stephen Ross

# 8,664 Total New Construction Units Sold

Source: MIAMI REALTORS® Preliminary New Construction Report- February 2026



# How hot is Miami when two of the world's richest people are spending \$10M to attract other CEOs?



# FLORIDA'S GOLD COAST AMBITION ACCELERATED

Ambition Accelerated, a \$10M campaign with Stephen M. Ross and Ken Griffin highlighting the momentum of Florida's Gold Coast



**FLORIDA'S  
GOLD COAST**  
AMBITION ACCELERATED

– PRESS RELEASE

**FLORIDA COUNCIL OF 100  
WELCOMES PALANTIR  
HEADQUARTERS MOVE TO  
FLORIDA'S GOLD COAST**

**BUILD YOUR BUSINESS WHERE EVERYTHING IS  
GROWING, NOT CONTRACTING**

ACCELERATE YOUR AMBITIONS AT [GOLDCOASTFLORIDA.COM](http://GOLDCOASTFLORIDA.COM)



# FLORIDA'S GOLD COAST

## AMBITION ACCELERATED

**IF YOU'RE BOXED IN  
BY YOUR CITY, THE  
DOORS TO THE GOLD  
COAST ARE WIDE  
OPEN.**

**THE GOLD COAST IS #1 AMONG  
MAJOR METROPOLITAN  
REGIONS FOR NEW BUSINESS  
FORMATION PER CAPITA.**

**IMAGINE MOVING  
YOUR BUSINESS**

**TO THE NATION'S TOP MAJOR  
METROPOLITAN REGION FOR  
GDP GROWTH.**

**IMAGINE RUNNING A  
BUSINESS**

**IN A STATE THAT'S SECOND IN  
THE NATION FOR LEAST  
BUSINESS REGULATION PER  
CAPITA.**

**BUILD WHERE  
TALENT WANTS TO  
BE**

**FLORIDA'S GOLD COAST IS #3  
AMONG MAJOR METROS FOR  
ATTRACTING TALENT.**

**IMAGINE A PLACE  
THAT NOT ONLY  
ATTRACTS TALENT,  
BUT TRAINS IT TOO.**

**#1 HIGHER EDUCATION SYSTEM  
IN AMERICA.**

**WHAT IF YOUR  
EMPLOYEES MADE  
10% MORE EVERY  
YEAR? GUARANTEED.**

**NO STATE INCOME TAX.  
IT'S IN OUR CONSTITUTION.**

# FLORIDA'S GOLD COAST

## BY THE NUMBERS:

- #1 in GDP growth over the past 3 years compared to major metropolitan regions
- #1 in new business formations per capita among major metropolitan regions
- #3 in talent attraction among major metropolitan regions
- #5 in tax competitiveness among populous states. And no state income tax
- Gas and utility costs on Florida's Gold Coast are up to a third more affordable than other major metropolitan regions
- Florida ranks #2 for least business regulations per capita in the nation
- Florida ranks #1 in higher education



# Average Salaries of People Moving to Miami



1. Illinois	\$172,632	6. Connecticut	\$140,088
2. New York	\$164,480	7. DC	\$137,156
3. Washington	\$164,144	8. Pennsylvania	\$135,212
4. California	\$155,864	9. Minnesota	\$133,236
5. Maryland	\$143,868	10. Rhode Island	\$129,712

**Miami-Dade \$71,753** (Median household income via Census data)

SOURCE: MIAMI REALTORS® analysis of U.S. Census data

**42% Y/Y SURGE**  
In MIAMI REALTORS® Foreign Buyer Dollar  
Volume in 2025

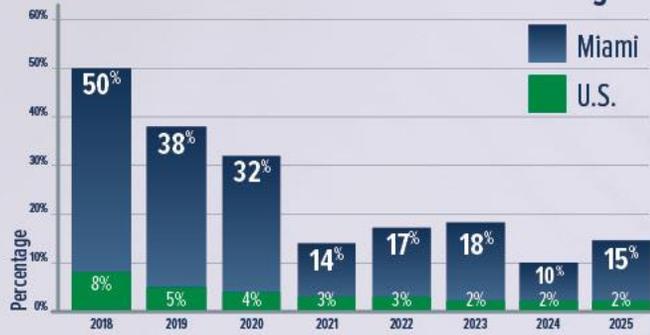
**1 IN 5 GLOBAL U.S. SALES  
HAPPEN IN FLORIDA**  
& 1 in 2 in Florida are in the Miami metro market

**SOUTH FLORIDA RECEIVES 10% OF  
INTERNATIONAL HOME SALES**  
in the entire U.S.

**55 COUNTRIES**  
MIAMI Foreign Buyers Came from  
55 Countries in 2025

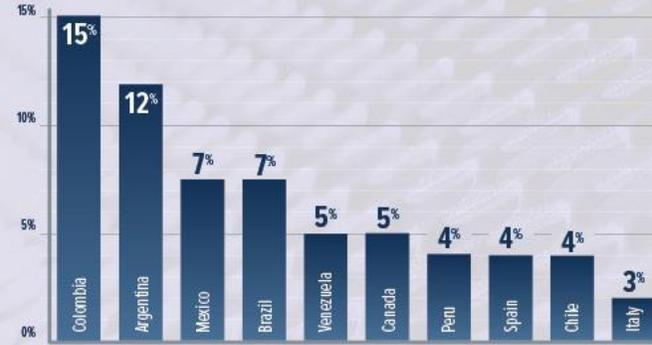
**82 COUNTRIES**  
Miami New Construction Buyers Came from 73  
Countries in 2025

South Florida Global Market Share is **7x LARGER** than U.S. Figure



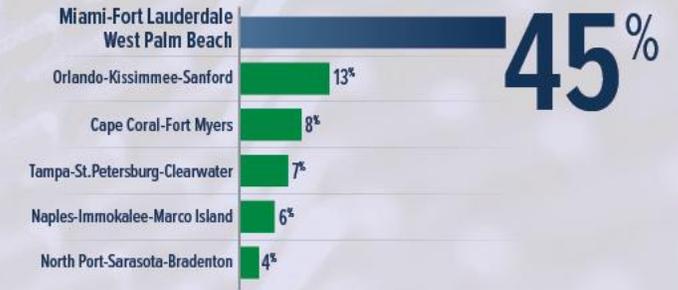
Source: 2025 MIAMI REALTORS® Global Report

South Florida Foreign Buyers by Country



Source: 2025 MIAMI REALTORS® Global Report

Nearly Half of Florida's International Purchases Happen in South Florida



Source: 2025 Florida REALTORS® Global Study

**DOWNLOAD**

The 2025 MIAMI REALTORS® Global Study & our New MIAMI New Construction Sales Report - [MiamiRealtors.com/Global](https://MiamiRealtors.com/Global)

**2025 PROFILE of International Homebuyer Transactions**  
of MIAMI Association of REALTORS® Members

January 2026

**MIAMI NEW CONSTRUCTION GLOBAL SALES REPORT**  
NOVEMBER 2025

Become a **MIAMI Global Member**



# 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

Source:  
MIAMI REALTORS®  
New Construction  
Global Sales Report

**2025**  
**PROFILE of**

# International Homebuyer Transactions

of MIAMI Association of REALTORS® Members



**January 2026**



# MIAMI REALTORS® Global Buyers During August 2024-July 2025

## MIAMI REALTORS® Sales to Global Buyers

**\$4.4 Billion**

Dollar volume rose 42% year-over-year.

**5,300**

Global buyer purchases rose 33% year-over-year.

**45%**

MIAMI global buyers as a percent of all Florida's foreign buyers

**15%**

MIAMI global buyer sales to total existing home sales (2% nationally)



**Miami-Dade:** \$3.2 Billion (+39% y/y)

**Broward:** \$785 Million (+34% y/y)

**Palm Beach:** \$123 Million (+31% y/y)

**Other Florida counties:** \$188 Million (+45% y/y)

## Top MIAMI REALTORS® Global Buyers by Market Share



**1. Colombia (15%)**



**2. Argentina (11%)**



**3. Mexico (7%)**



**3. Brazil (7%)**



**4. Venezuela (5%)**



**4. Canada (5%)**

\*by number of sales

## MIAMI REALTORS® Global Buyers



**\$558,700**

Global buyer median purchase price



**71%**

Share of global buyers who purchased for vacation use, to rent out, or both



**51%**

Share of all-cash purchases



**51%**

Share of global buyers who purchased a condominium



**69%**

Share of global buyers who resided abroad

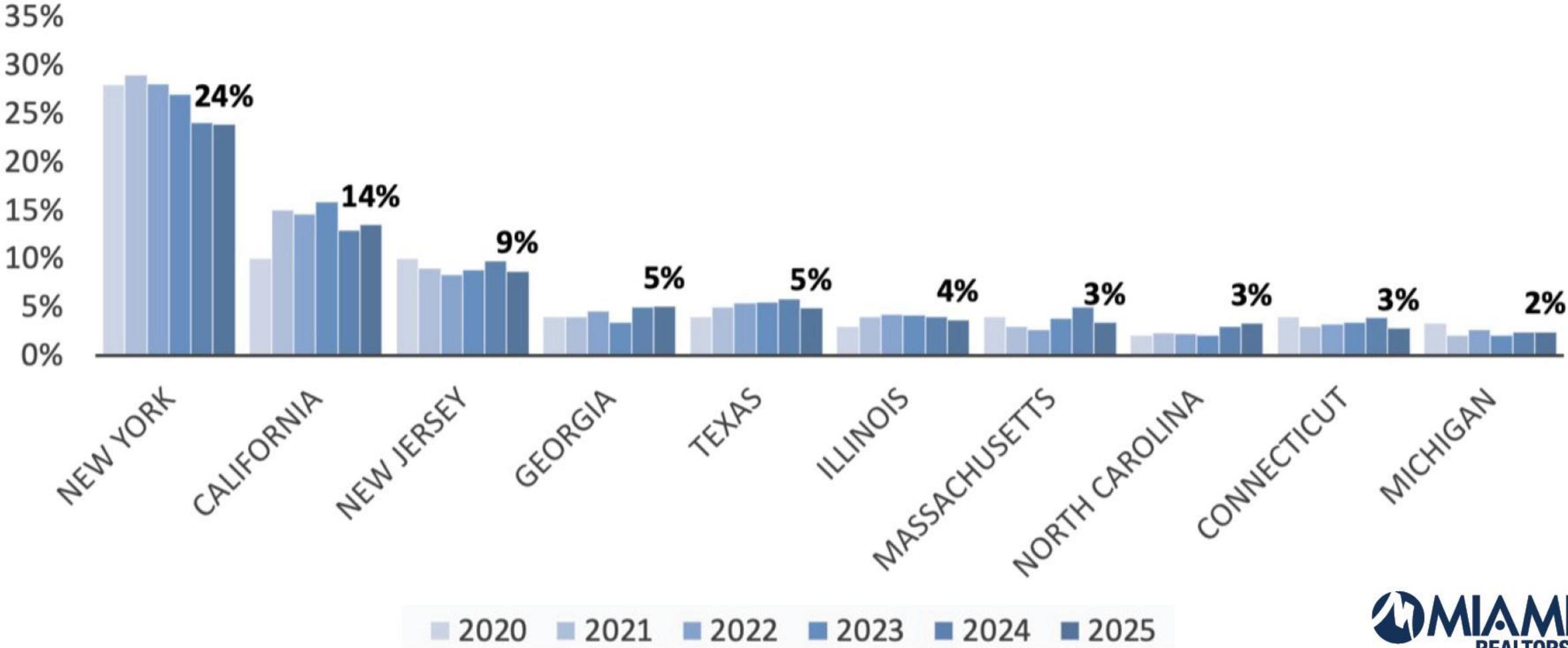


**66%**

Share of global buyers who visited Florida 2 times or less before purchasing a property

# Miami is No.1 Destination for New York Buyers for 6th Consecutive Year!

## TOP OUT-OF-STATE BUYERS





“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**<sup>®</sup>  
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

CHRISTIE’S

INTERNATIONAL REAL ESTATE

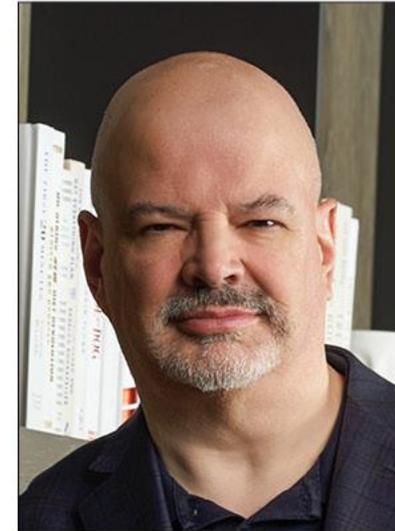


“Miami continues to solidify its position as a premier destination and global safe haven for international buyers. Fueled by political and economic uncertainty abroad, buyers are drawn to Miami’s stability, long-term investment potential, and enduring value.”

— Daniel de la Vega

ONE Sotheby’s International  
Realty | President

ONE | Sotheby’s  
INTERNATIONAL REALTY



“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

PMG



“Miami continues to be the top destination for international buyers who recognize the long-term value and upward trajectory that this market offers. As international migration remains strong in markets like Miami, Fort Lauderdale, and Palm Beach, we expect the new construction demand to stay resilient while continuing to evolve in a way that sets the standard for luxury globally.”

— Jay Phillip Parker

CEO of Brokerage, Florida Region, and President of Douglas Elliman  
Development Marketing, Florida

 Douglas Elliman

The logo for Douglas Elliman, consisting of a circular emblem with the letters "DE" inside, followed by the company name "Douglas Elliman" in a serif font.

# Miami: No. 1 for Most Foreign Residents Relocating to the U.S.



#6 King County,  
Washington - 48,433

#4 Cook County, IL - 67,763

#9 Santa Clara County, CA - 44,644

#10 Queens County,  
New York - 44,137

#8 Maricopa County, Arizona - 45,693

#3 Los Angeles County, CA - 40,388

#7 Dallas County, TX - 47,564

#2 Harris County, TX - 101,126

**#5 Broward, FL - 56,567**

**#1 Miami-Dade, FL - 123,835**

Note: Stats are for Net New Residents  
Source: U.S. Census Bureau, 2024

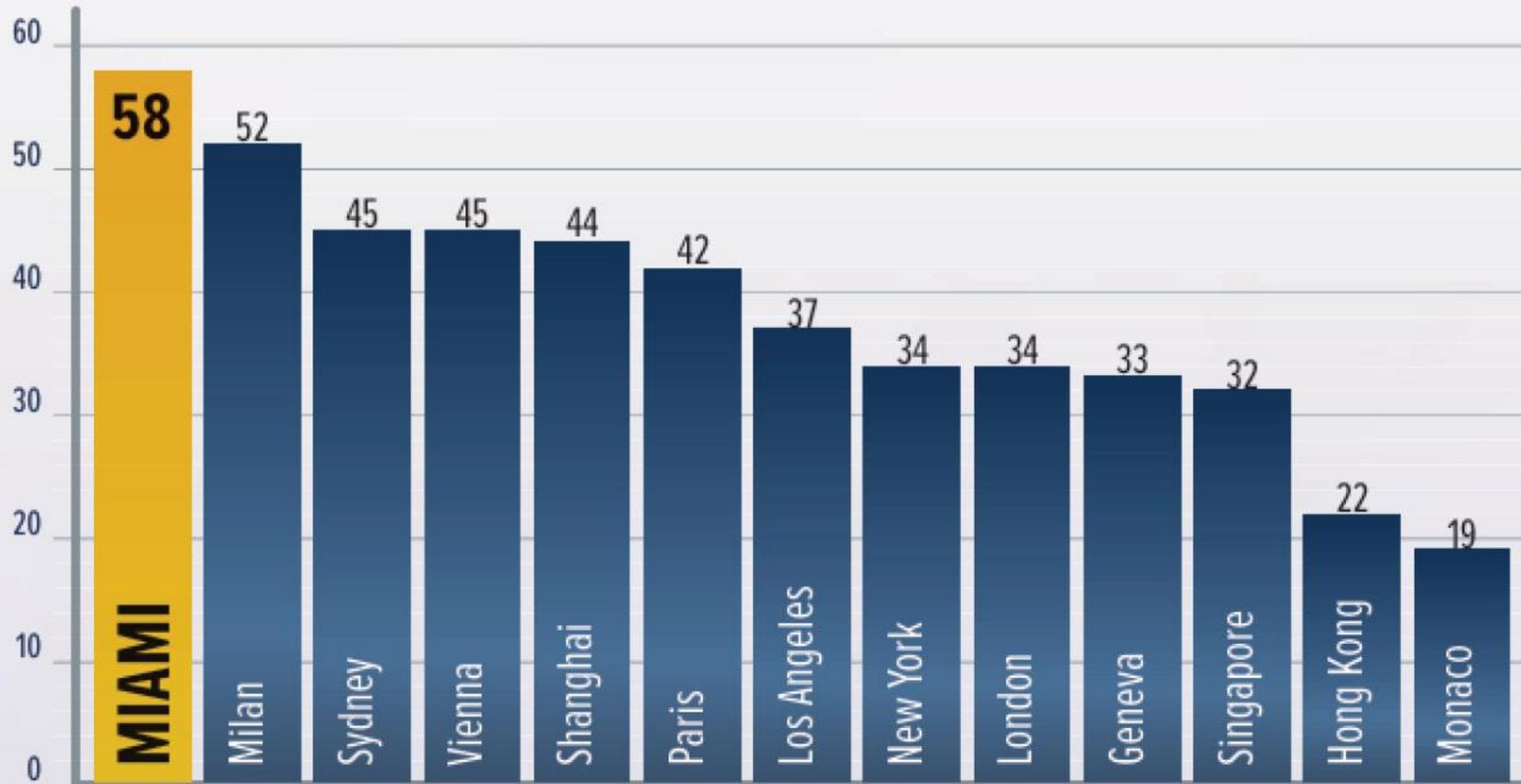
# TOP 10 Global Markets for Five-Year Growth



	% Growth		% Growth
1. Dubai	146.6%	6. Orange County	66.5%
<b>2. Palm Beach</b>	<b>117.2%</b>	7. Riyadh	64.5%
3. Manila	86.6%	8. Seoul	60.4%
<b>4. Miami</b>	<b>84.3%</b>	9. St. Tropez	58.4%
5. Aspen	72.8%	10. Algarve	57.8%

Source: Knight Frank The Wealth Report 2025

# How Many Square meters of prime property \$1M buys in selected cities



Source: Knight Frank The Wealth Report 2025

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INTERNATIONAL REAL ESTATE



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# About MIAMI REALTORS®



The MIAMI Association of Realtors (MIAMI) is the largest local Realtor association in the U.S. and the second largest in the world, serving nearly 58 ,000 real estate professionals across South Florida. Teresa King Kinney is the Chief Executive Officer.

MIAMI is celebrating 106 years of excellent training, outstanding service, and exceptional member support. MIAMI is comprised of six organizations: MIAMI RESIDENTIAL; MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council.

MIAMI has official partnerships with 290 international organizations worldwide, the most of any Realtor association in the U.S. These alliances create business opportunities for MIAMI members, enhance Miami's global position and strengthen the local real estate market and economy.

MIAMI is home to one of the most successful international councils in the world. MIAMI hosts the award-winning MIAMI Global Real Estate Congress each fall with many of our distinguished partners participating in the three-day event. MIAMI is the first National Association of Realtors Diamond Global Council. MIAMI's Global Property Exchange (GlobalPropX) features MIAMI Partner Property Searches worldwide, all on one platform and provides even more global exposure for MIAMI member listings.

MIAMI properties are linked to more than 2 million professionals worldwide, and MIAMI properties are featured on global property portals Proxio Pro, Juwail, Realtor.com, International MLS and more. Learn about our local Global Referral Network, foreign partners, global market research and more: [www.MiamiRealtors.com/global](http://www.MiamiRealtors.com/global)

Our Global HQ which opened in June 2024 deepens our mission to help REALTORS® do more business and better serve consumers. The building, which our forward-thinking leaders started planning 15 years ago, was designed by and for our members. Each year, MIAMI hosts more than 2,000 classes. About 2/3 of the 37,000 SF of space is for member education and events. MIAMI's new five-story, Class A Global Headquarters more than doubles the association's space for member training, education, and networking. This modern facility for the nation's largest local Realtor group with 60,000 members means more MIAMI REALTORS® will be trained with state-of-the-art Realtor education and classes, more members will be able to network and make deals, the association can host major global conferences and events, hold professional standards hearings and more.

