



ISG^{WORLD}

MIAMI REPORTTM

20
25



HEADLINES

1. **Miami Herald**

Florida housing market sees a major shift with a jump in Pending Sales

– AUGUST, 2025

2. **Miami Herald**

South Florida sees huge spike in September sales due to lower interest rates

– SEPTEMBER, 2025

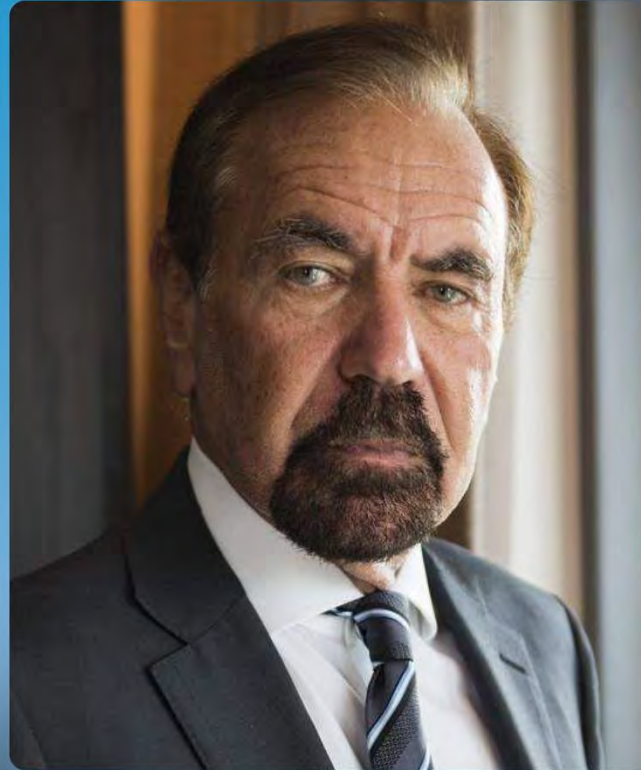
3.

**SOUTH FLORIDA
BUSINESS JOURNAL**

Condo sales are up: What the numbers say about the South Florida housing market

– OCTOBER, 2025

"New Listings For Condos Have Declined For Five Consecutive Months And Active Listings Aren't Growing As Fast As They Were Earlier In The Year", Said Eddie Blanco, Chairman Of The Miami Association Of Realtors.

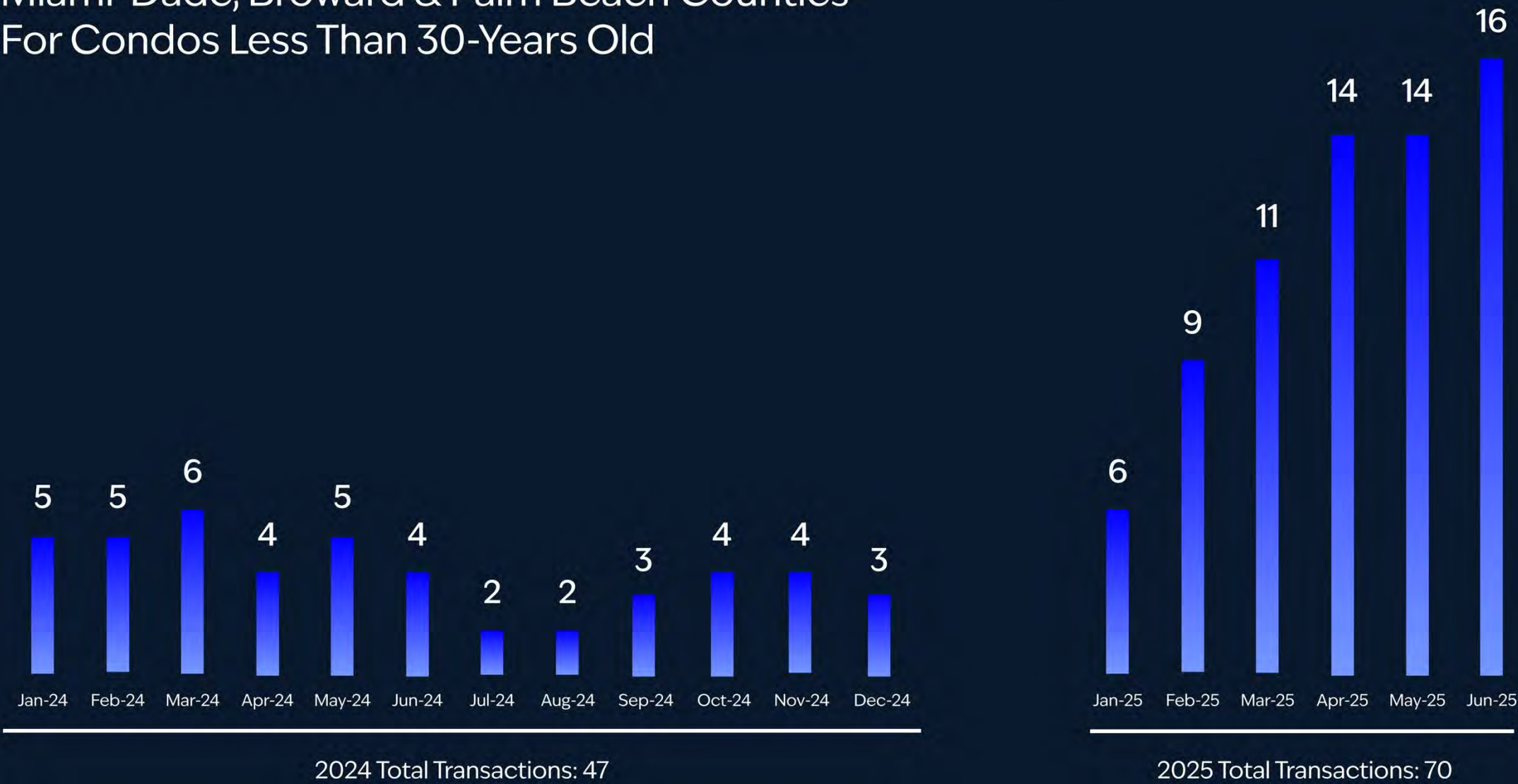


JORGE PÉREZ

"Florida, For As Long As I've Been In Business—
50 Years— Has Been A Roller Coaster. What I
Always Tell The Investor, The Buyer, Is This:
When The Roller Coaster Goes Down, The
Next Up Has Always Been Higher."

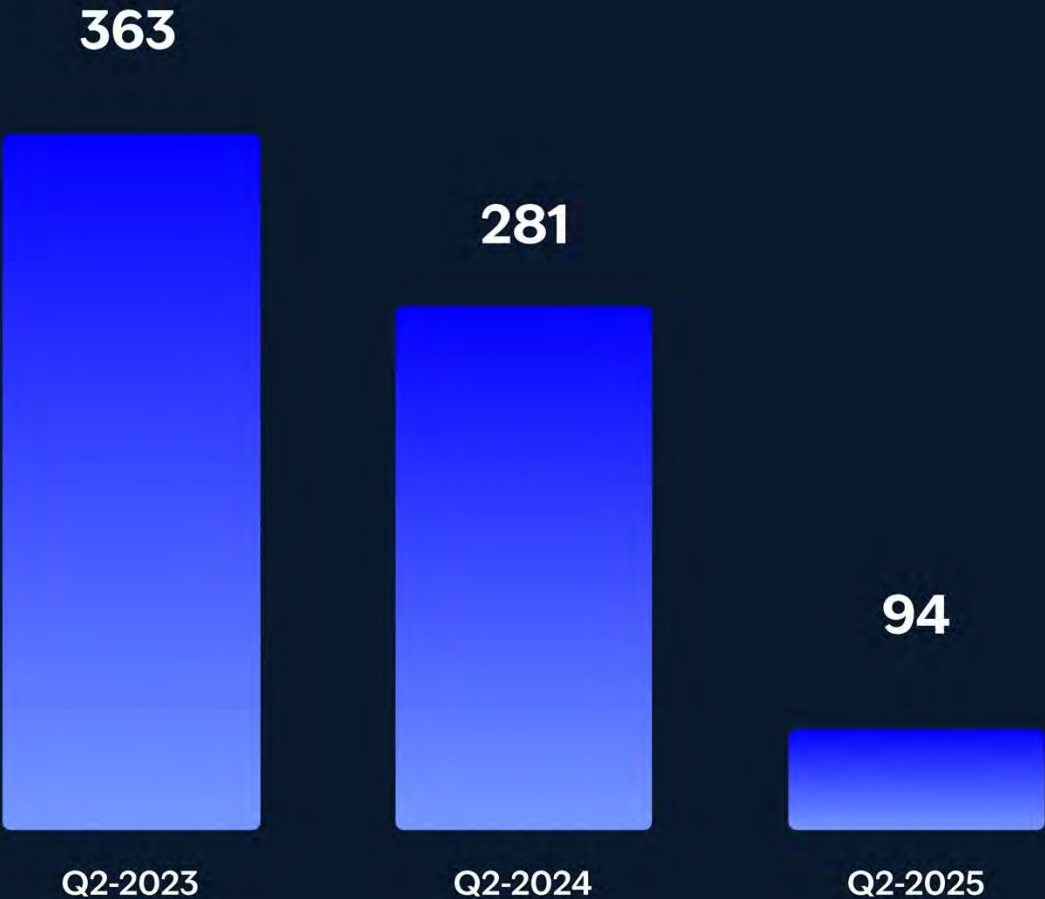


2024/2025 Total Condo Sales Transactions Above \$10M In
Miami-Dade, Broward & Palm Beach Counties
For Condos Less Than 30-Years Old



Total Active Listings in Miami-Dade, Broward & Palm Beach Counties Above \$10M for Condos Less Than 30-Years Old

 Total Active Listings



Avg. List Price In Miami-Dade, Broward & Palm Beach Counties For Condos Less than 30-Years Above \$10M

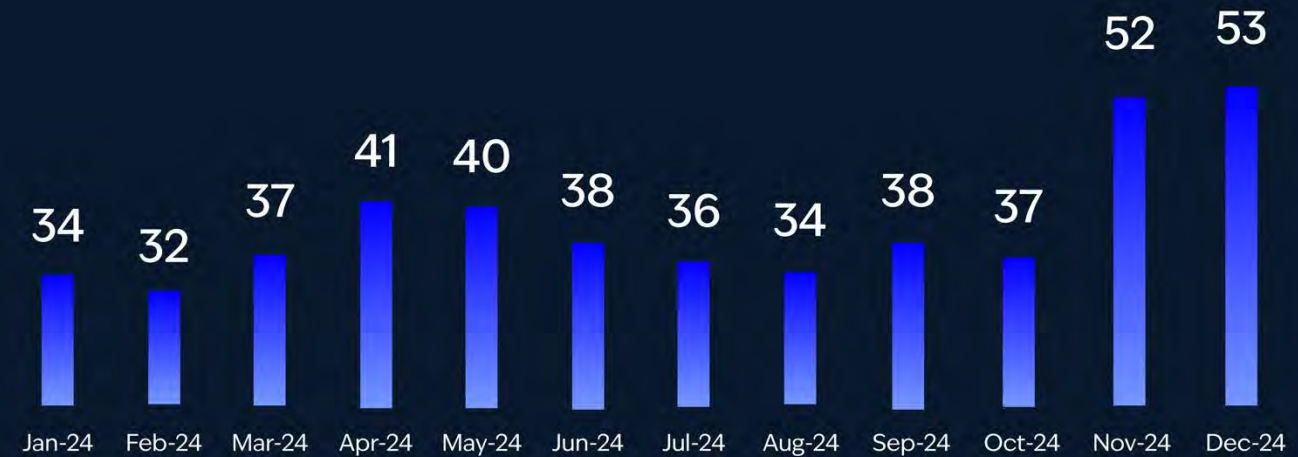
 Avg. List Price



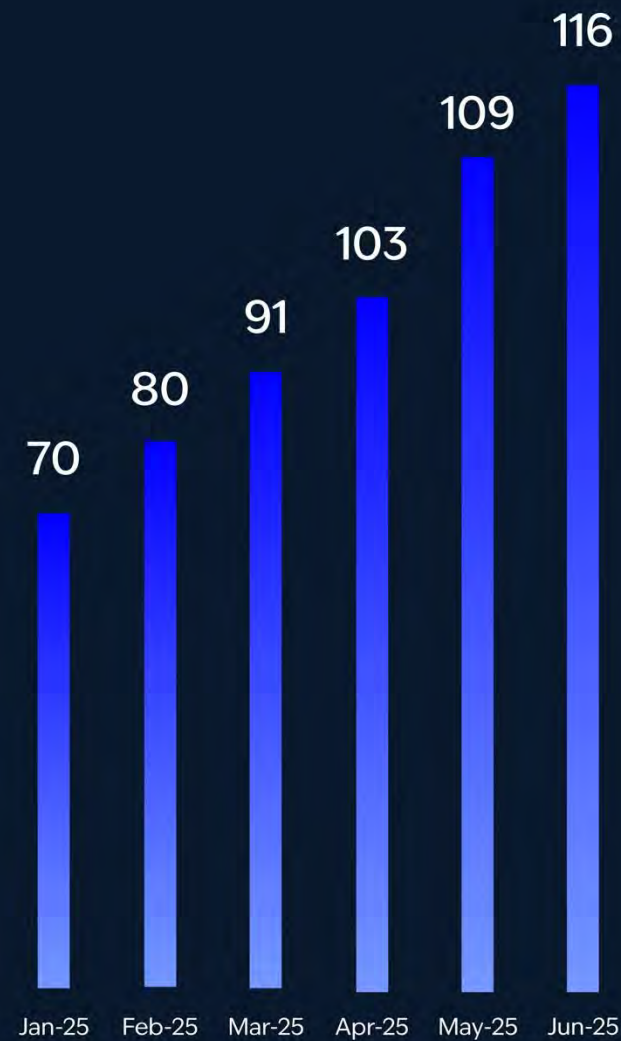
**UP
15%**

**SINCE
JANUARY
2025**

2024/2025 Total Condo Sales Transactions Above \$3M
In Miami-Dade, Broward & Palm Beach Counties
For Condos Less Than 30-Years Old



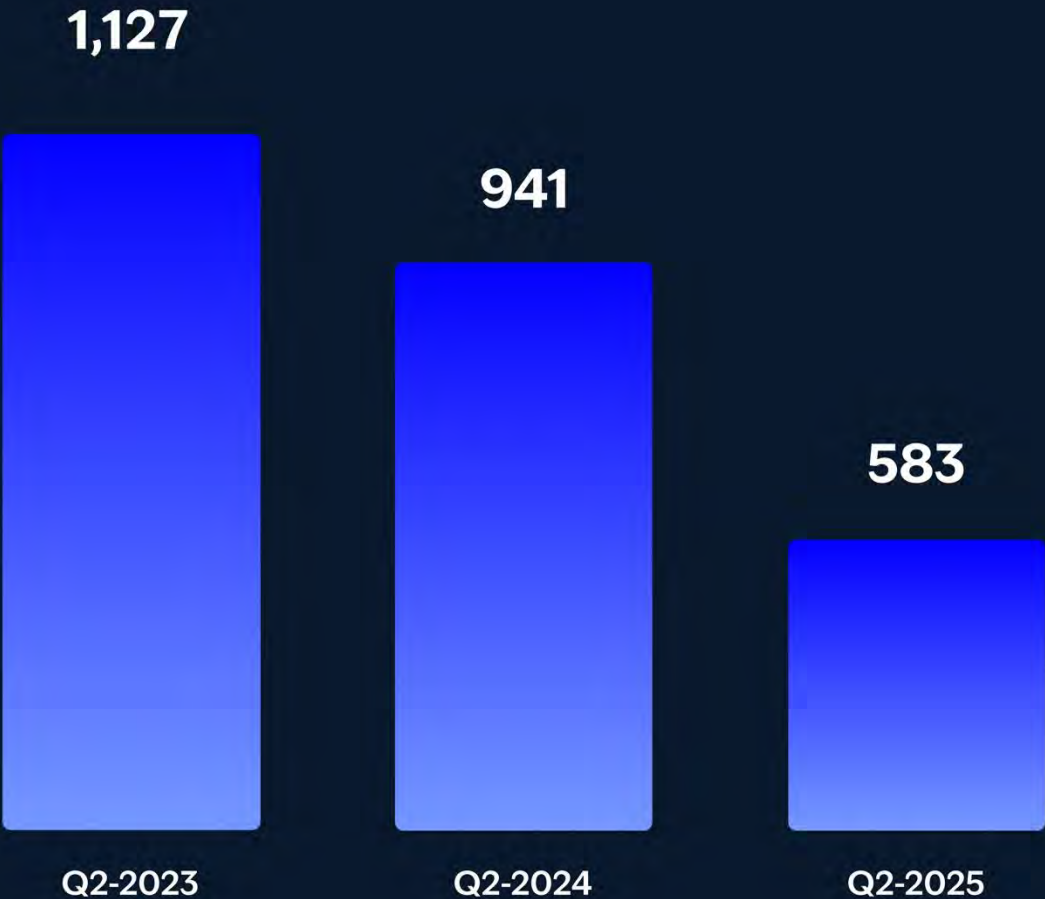
2024 Total Transactions: 472



2025 Total Transactions: 569

Total Active Listings in Miami-Dade, Broward & Palm Beach Counties Above \$3M for Condos Less Than 30-Years Old

 Total Active Listings



Avg. List Price In Miami-Dade, Broward & Palm Beach Counties For Condos Less than 30-Years Above \$10M

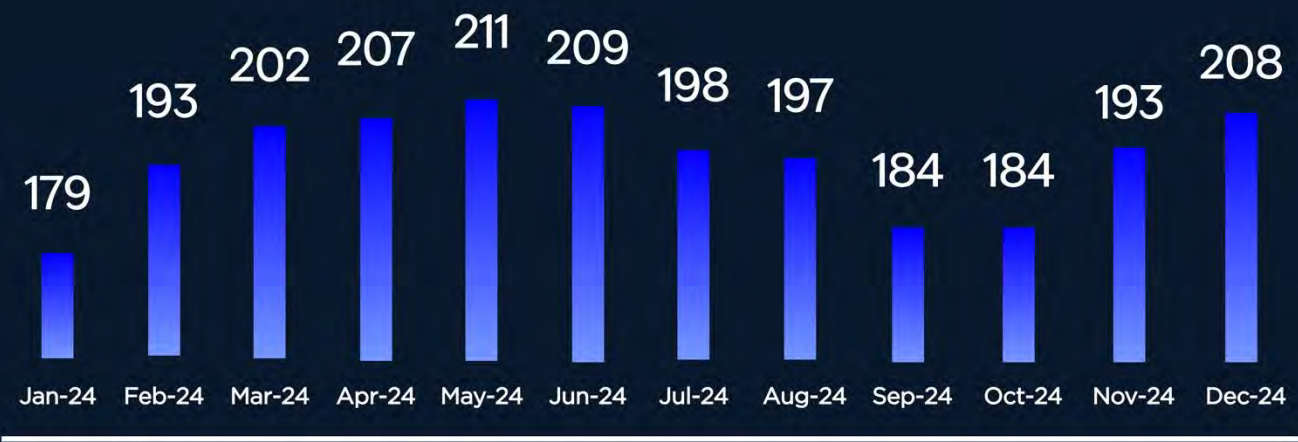
 Avg. List Price



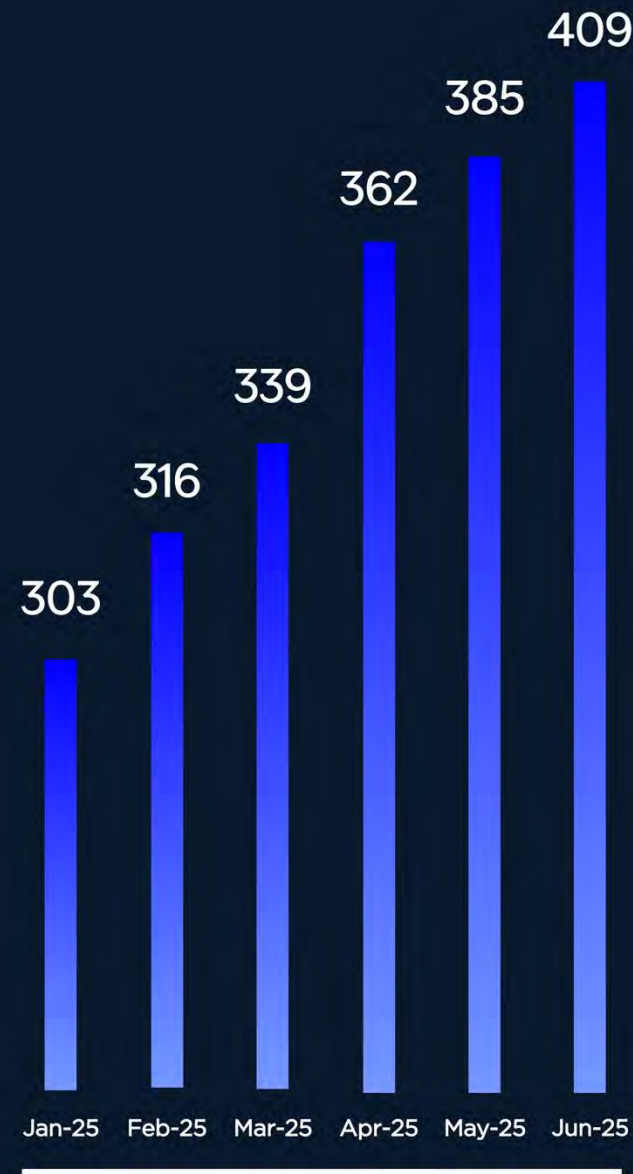
**UP
12%**

**SINCE
JANUARY
2025**

2024/2025 Total Condo Sales Transactions Above \$1M
In Miami-Dade, Broward & Palm Beach Counties
For Condos Less Than 30-Years Old



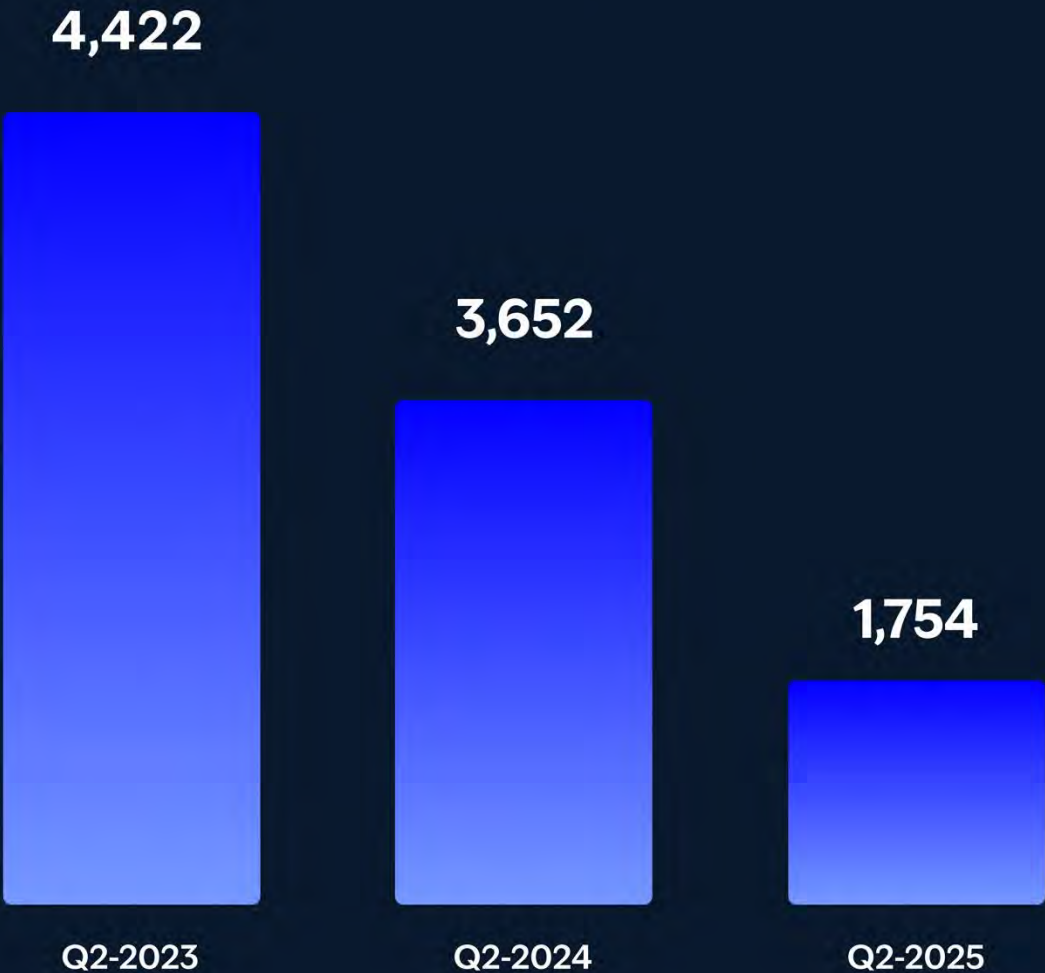
2024 Total Transactions: 2,365



2025 Total Transactions: 2,114

Total Active Listings in Miami-Dade, Broward & Palm Beach
Counties Above \$1M for Condos Less Than 30-Years Old

 Total Active Listings



Avg. List Price In Miami-Dade, Broward & Palm Beach Counties For Condos Less than 30-Years Above \$1M

 Avg. List Price



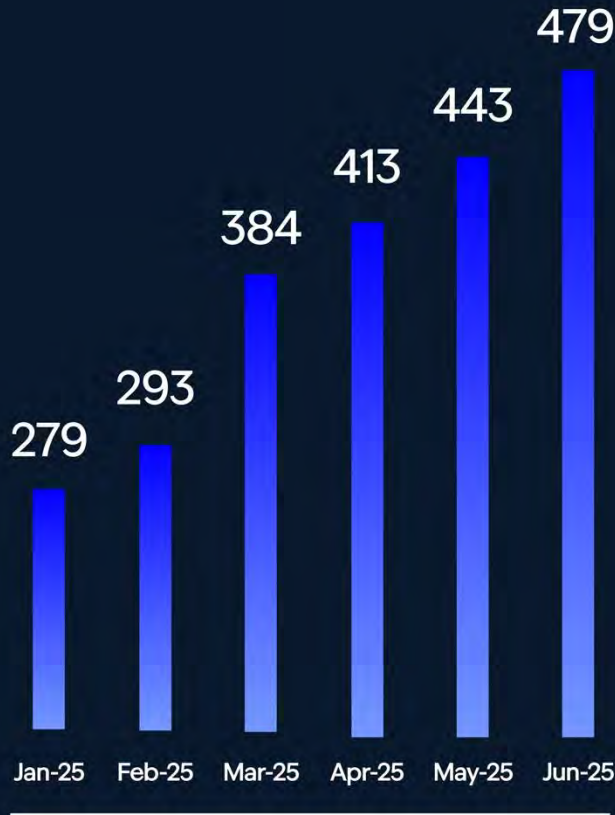
**UP
10%**

**SINCE
JANUARY
2025**

2024/2025 Total Condo Sales Transactions Between
\$500,000 - \$1M In Miami-Dade, Broward & Palm Beach Counties
For Condos Less Than 30-Years Old



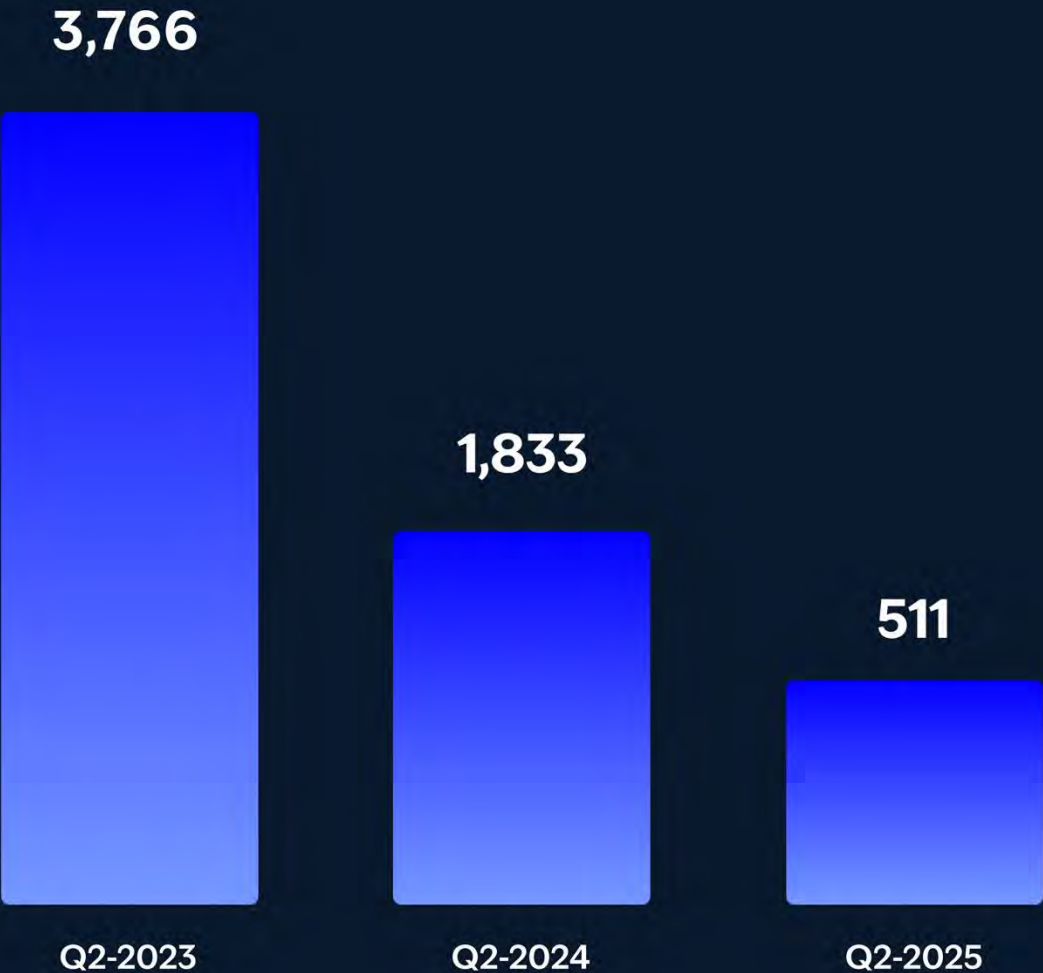
2024 Total Transactions: 4,101



2025 Total Transactions: 2,291

Total Active Listings in Miami-Dade, Broward & Palm Beach
Counties Between \$500,000 - \$1M for Condos Less Than 30-Years Old

 Total Active Listings



Avg. List Price In Miami-Dade, Broward & Palm Beach Counties For Condos Less than 30-Years Above \$1M

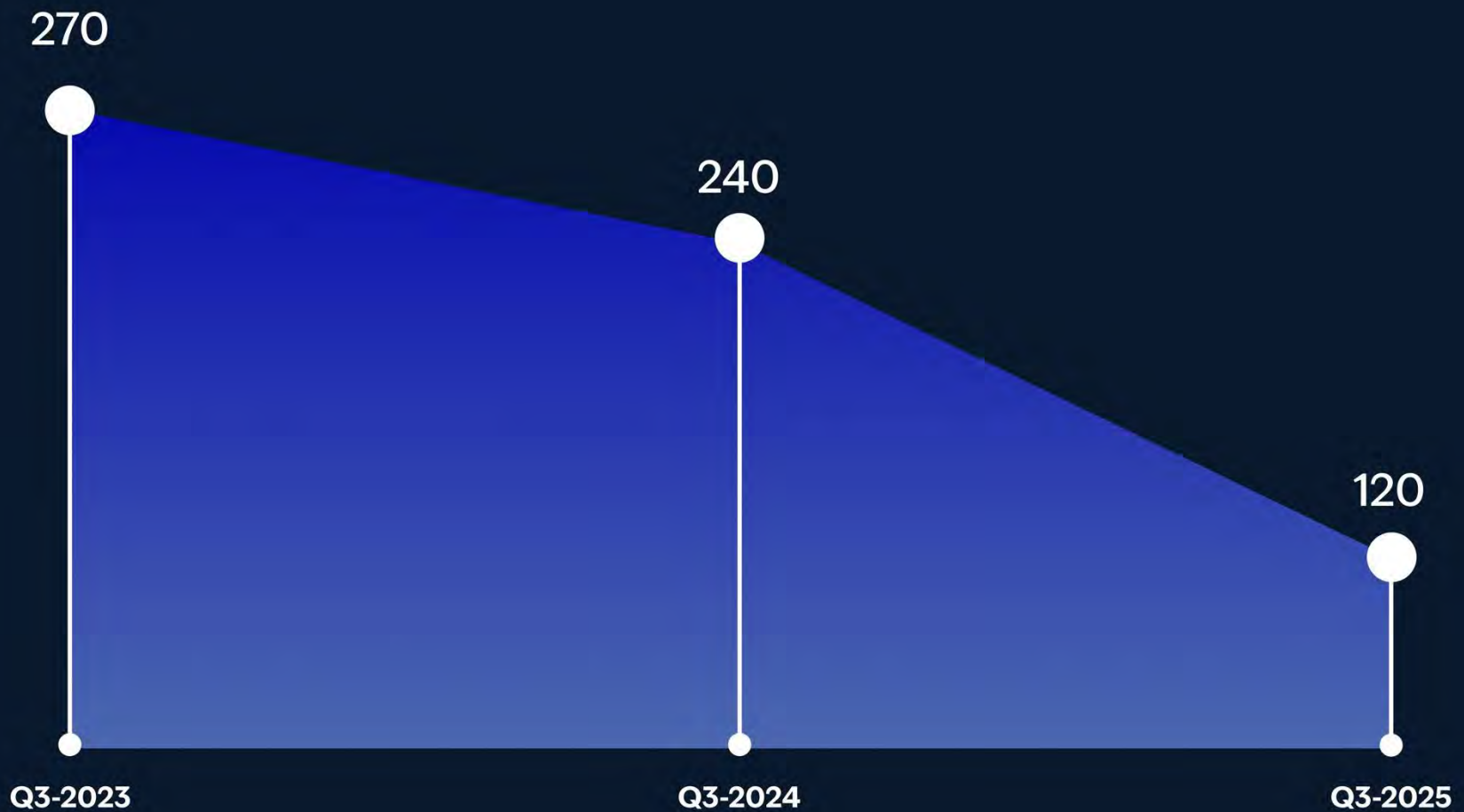
 Avg. List Price



**UP
15%**

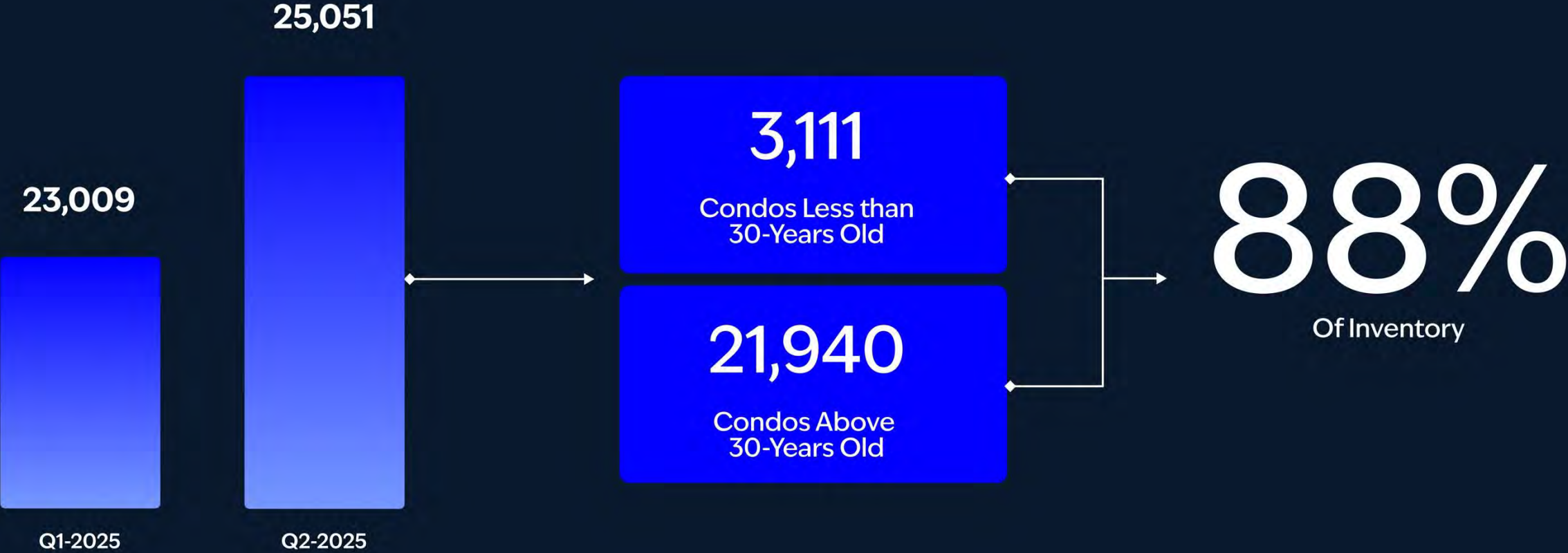
**SINCE
JANUARY
2025**

Average Days on the Market in Miami-Dade, Broward, and Palm Beach Counties for Condos Less Than 30 Years Old



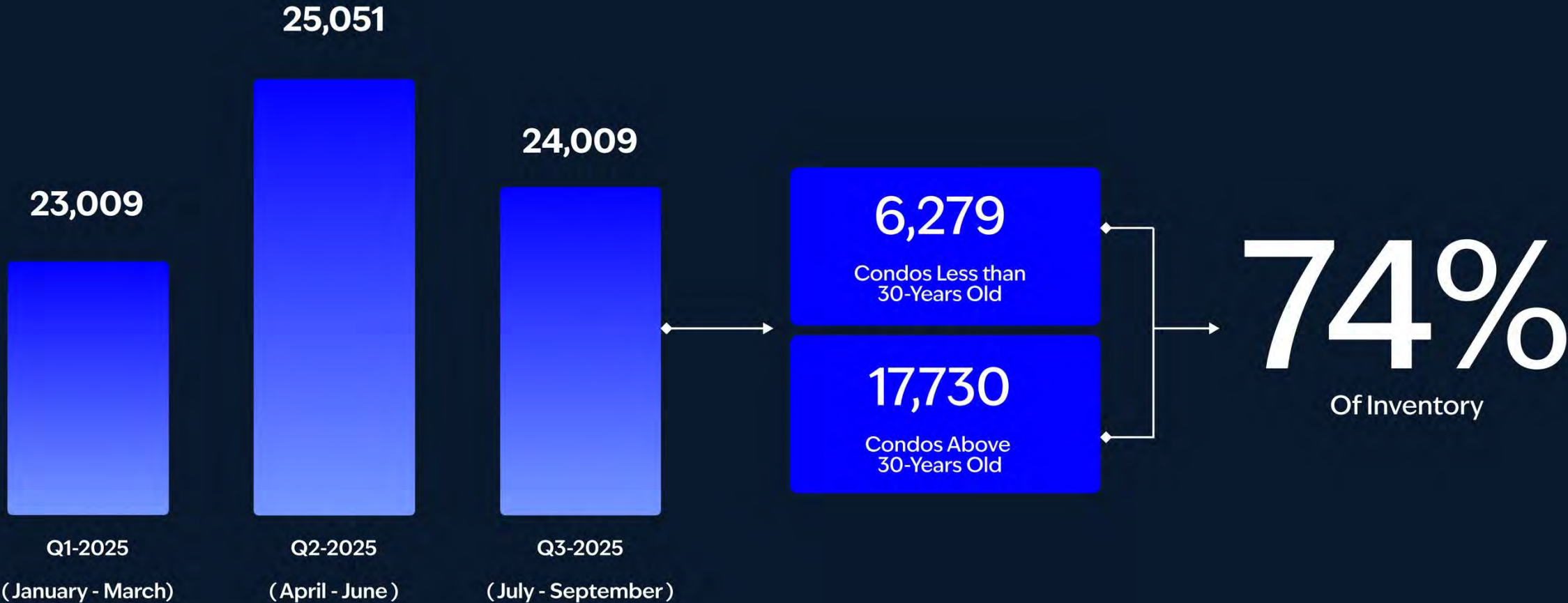
Total Active Condo Units In Miami-Dade, Broward & Palm Beach Counties

 Total Active Condo Units



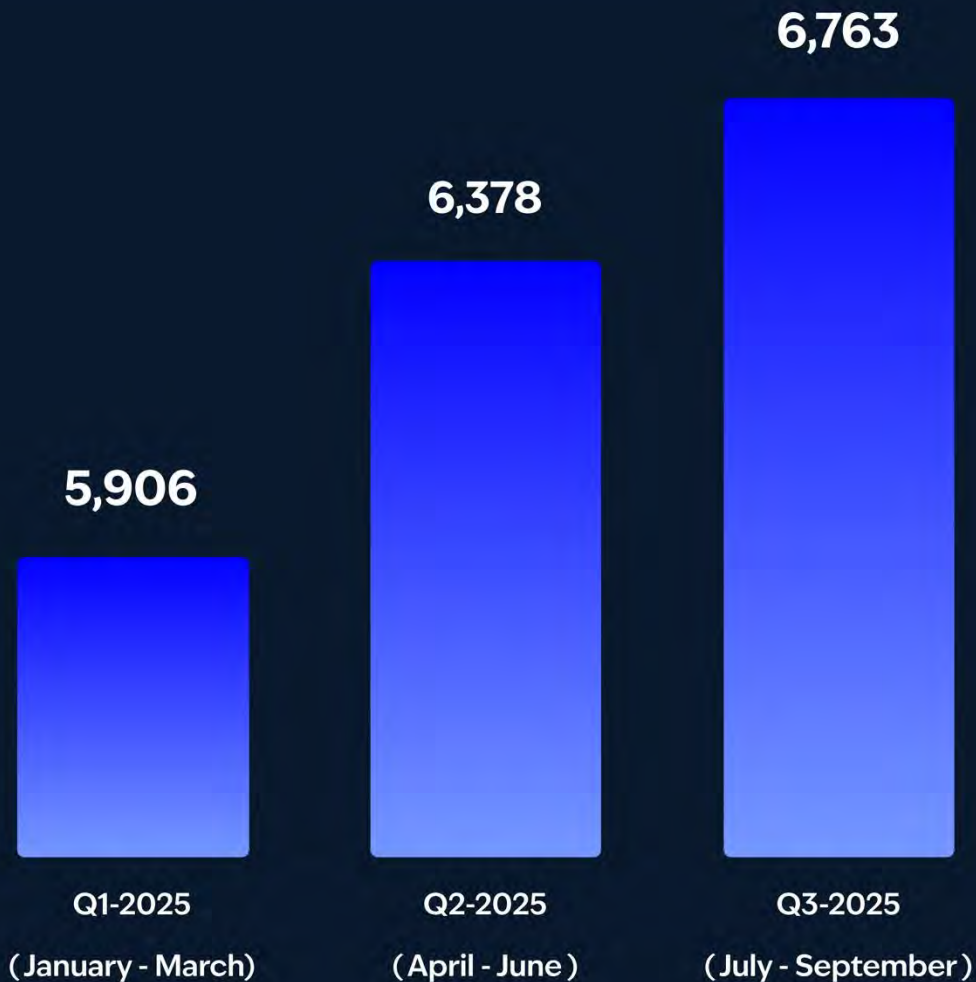
Total Active Condo Units In Miami-Dade, Broward & Palm Beach Counties

 Total Active Condo Units



2025 Total Condo Sales Transactions in Miami-Dade, Broward and Palm Beach Counties

 Total Condo Sales Transactions



19,047
Total Transactions
January - September 2025

17,400
Total Transactions
January - September 2024

80% Of All Condo Sales
Above \$2,000 PSF
Were Cash

Source: Analytics Miami

30-Year Fixed Rate (Blended Average of MND, MBA & Freddie Mac)



Stock Market Today: S&P 500, Nasdaq Clinch Records As US Economy Flashes Strength, Earnings Roll In

yahoo!
finance

— July 2025

US stocks notched new record highs on Thursday July 17th as Wall Street filtered through a fresh wave of earnings while keeping an eye on President Trump's campaign against Federal Reserve Chair Jerome Powell.



RECORD HIGHS

NASDAQ:	22,300
S&P 500:	6,600
DOW JONES:	45,800

ON THIS SITE, IN FEDERAL HALL
APRIL 30 1789
GEORGE WASHINGTON
TOOK THE OATH AS THE FIRST PRESIDENT
OF THE UNITED STATES

ISG WORLD[™]
MIAMIREPORT

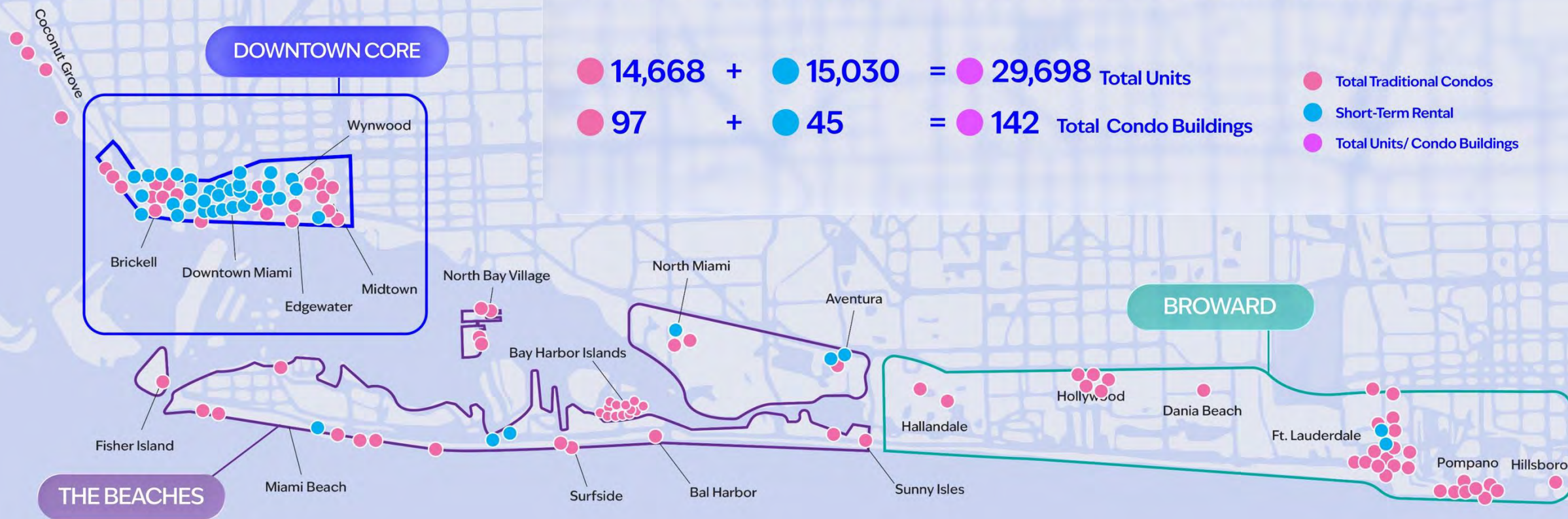
Miami-Dade
Broward
Palm Beach



NEW CONSTRUCTION

Q3_2025

SOUTH FLORIDA PRE-CONSTRUCTION DEVELOPMENTS



DOWNTOWN CORE

(Brickell, Downtown Miami & Edgewater)

● 6,247 + ● 13,536 = ● 19,783 **Total Units**
● 29 + ● 36 = ● 65 **Total Buildings**

THE BEACHES

(Miami Beach, North Bay Village, North Miami, Bay Harbor Islands, Bal Harbor, Surfside, Sunny Isles & Aventura)

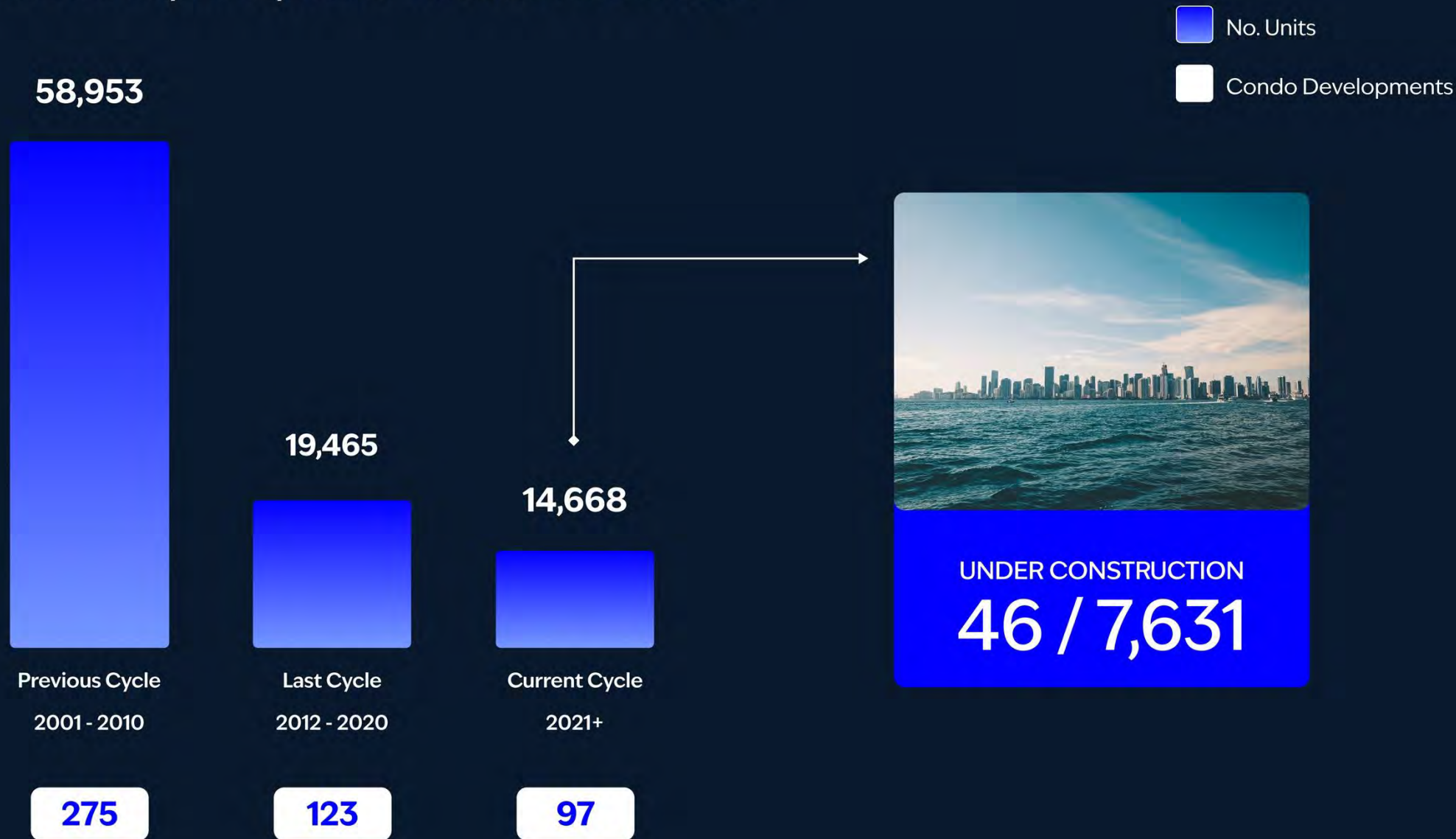
● 3,229 + ● 989 = ● 4,218 **Total Units**
● 37 + ● 7 = ● 44 **Total Buildings**

BROWARD

(Hallandale, Hollywood, Dania Beach, Fort Lauderdale, Pompano Beach & Hillsboro)

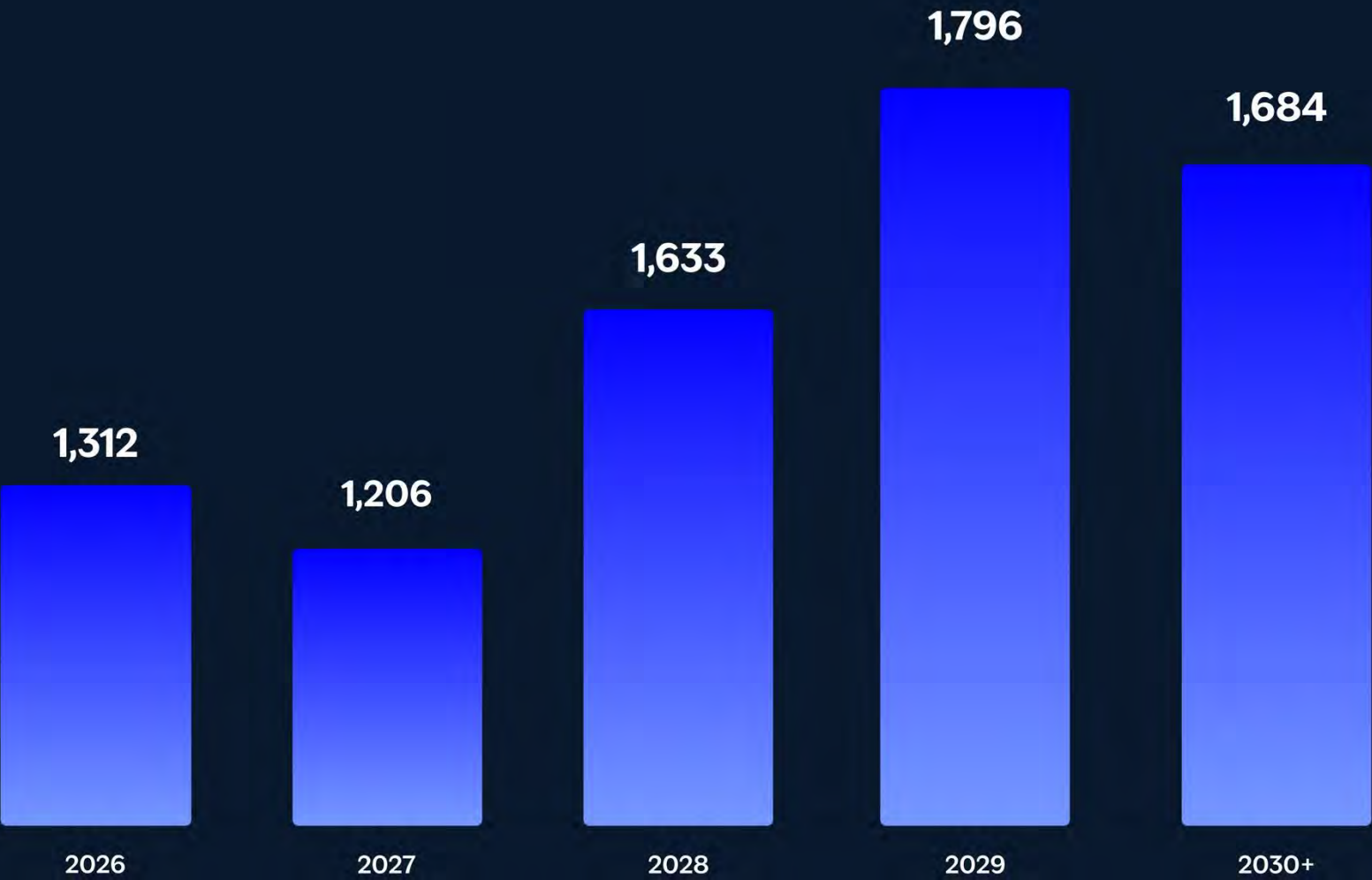
● 5,192 + ● 505 = ● 5,697 **Total Units**
● 31 + ● 2 = ● 33 **Total Buildings**

20 Year Condo Delivery Analysis for Traditional Condos



Total Units Being Delivered for Traditional Condos Released for Sale Since 2021

 Total Units



Total Units Under Construction:

7,631 Units

% Sold:

52% Sold

Unsold:

3,663 Unsold Units

Buyer Profile



49% of all Buyers for
New Construction are from
Latin America



ISG^{WORLD}
MIAMIREPORT

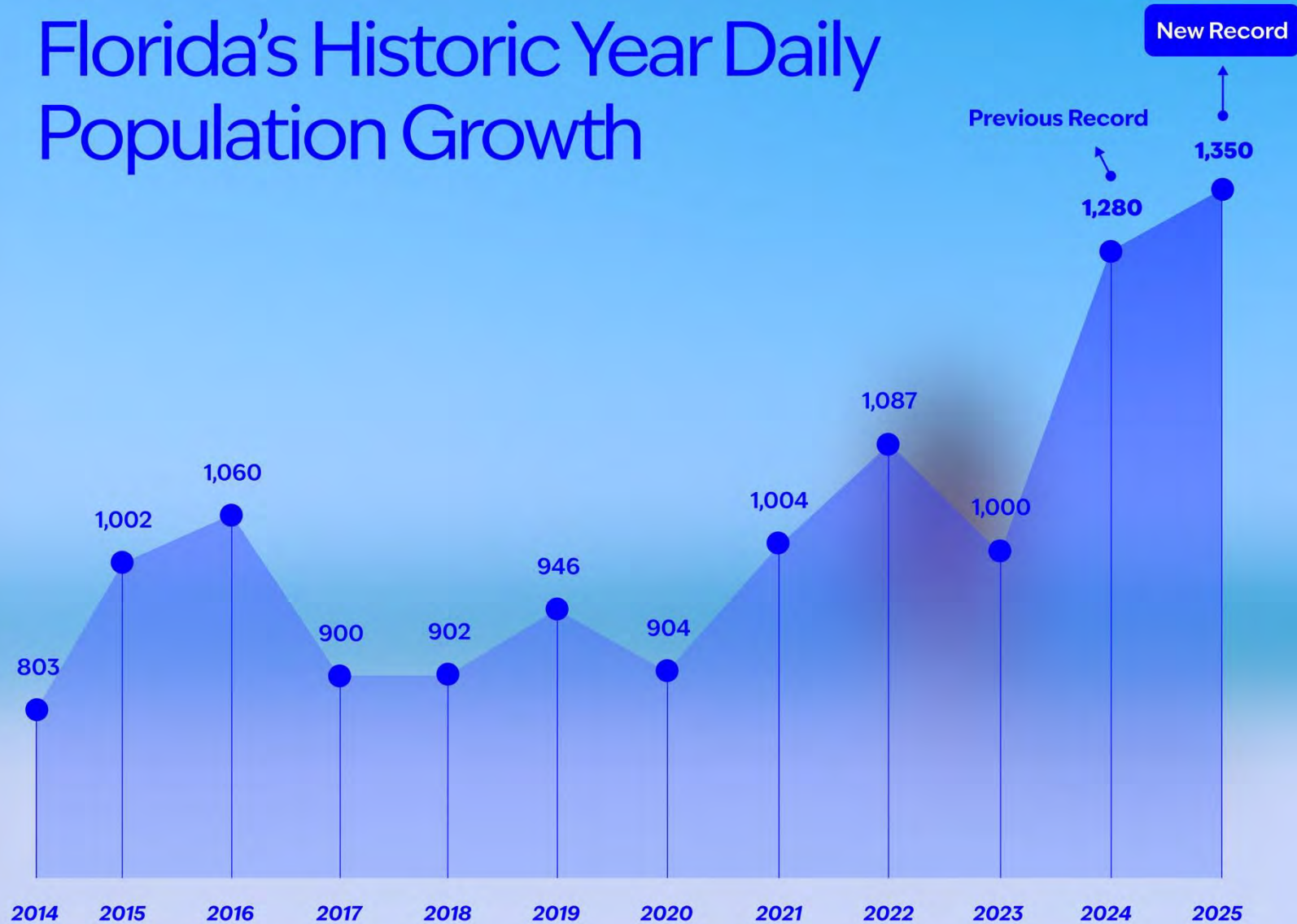
Miami-Dade
Broward
Palm Beach



DEMAND

Q3_2025

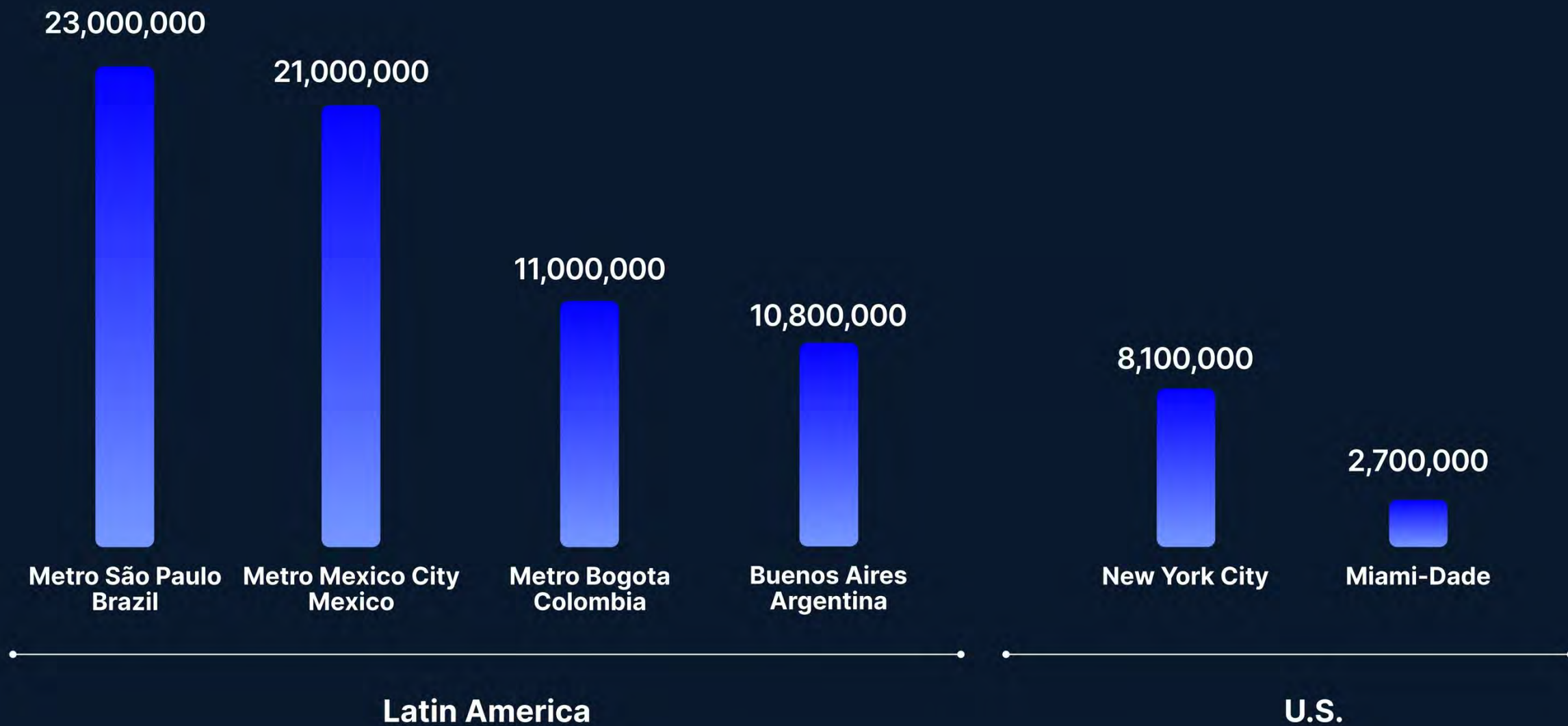
Florida's Historic Year Daily Population Growth



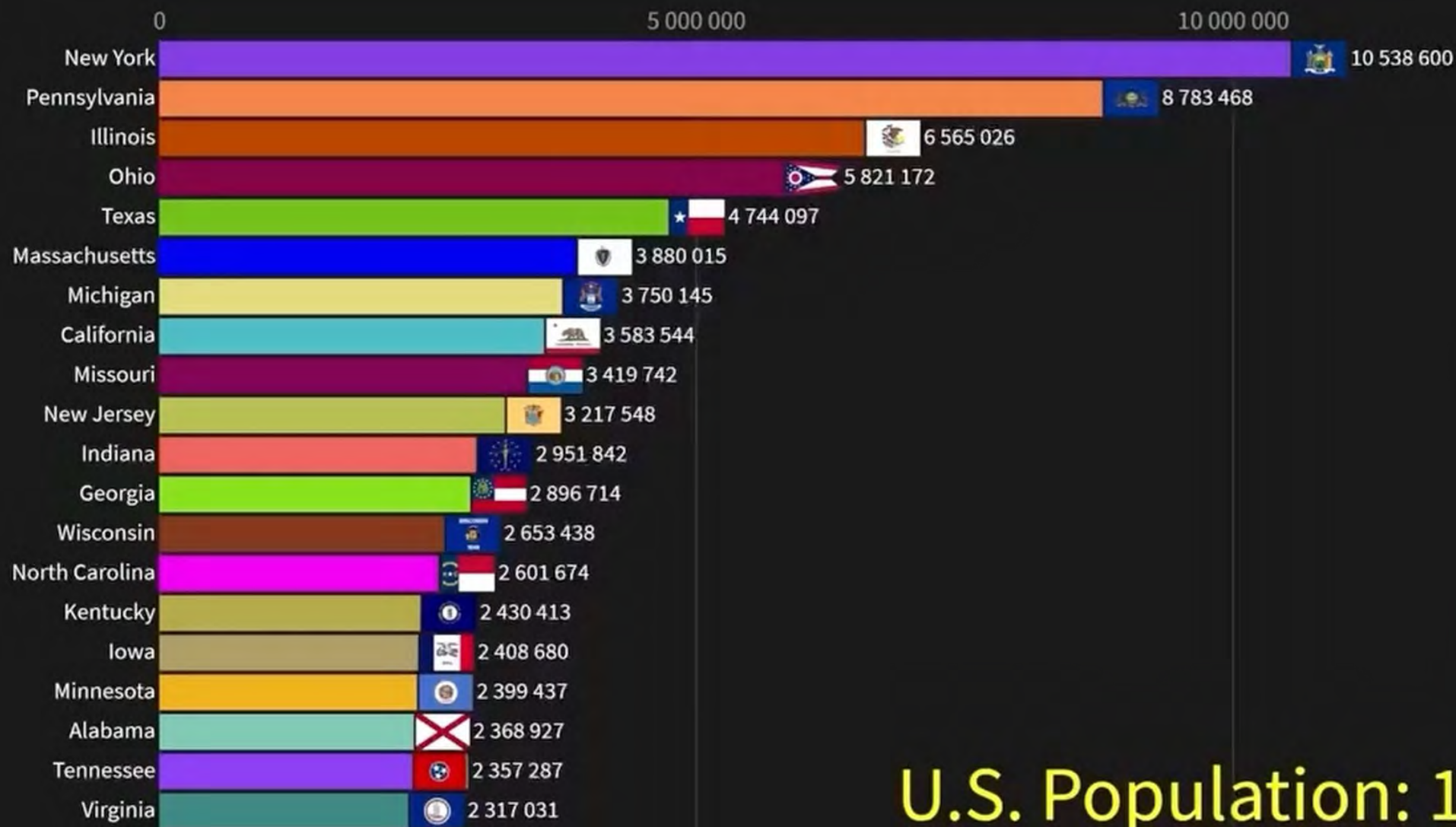
2025

Record Breaking
Daily Population
Growth

World Markets Population



Top U.S. States by Population 1920-2024



1920

U.S. Population: 107 217 768

Source: YouTube

Dates: Jun 11, 2026 – Jul 19, 2026



Dates: December 14-15, 2026



COMING IN 2026 TO MIAMI

A low-angle, upward-looking shot of several modern skyscrapers with curved, ribbed facades against a clear blue sky. A large, stylized, three-dimensional number '3' is superimposed in the center-left of the frame. The number is composed of two overlapping, glowing, translucent loops that create a sense of depth and movement. The overall color palette is dominated by the blue of the sky and the metallic, reflective surfaces of the buildings.

ISG^{WORLD}

MIAMI REPORTTM

20
25