

MIAMI REPORT

2022

Q3 UPDATE

ISGWORLD®

A nighttime cityscape featuring numerous illuminated skyscrapers and buildings. The lights from the buildings are reflected in a body of water in the foreground. The sky is dark, and the overall scene is vibrant with various colors of light, including blues, yellows, and reds. A semi-transparent dark horizontal band is overlaid across the middle of the image, containing the text.

***SOUTH FLORIDA'S
4 FEEDER MARKETS***



#1 CLIMATE

(SECOND HOME / PERMANENT RESIDENCES)



#2 **LATIN**
AMERICA

Latin America



ANDRÉS LÓPEZ OBRADOR
President of Mexico



NICOLÁS MADURO
President of Venezuela



GUSTAVO PETRO
President of Colombia



GUILLERMO LASSO
President of Ecuador



PEDRO CASTILLO
President of Peru



LUIS ARCE
President of Bolivia



LUIZ INACIO LULA DA SILVA
Brazil - Projected Winner
(Presidential Election Oct. 2022)



ALBERTO FERNÁNDEZ
President of Argentina



GABRIEL BORIC
President of Chile



#3 2017 TAX REFORM

RELOCATION

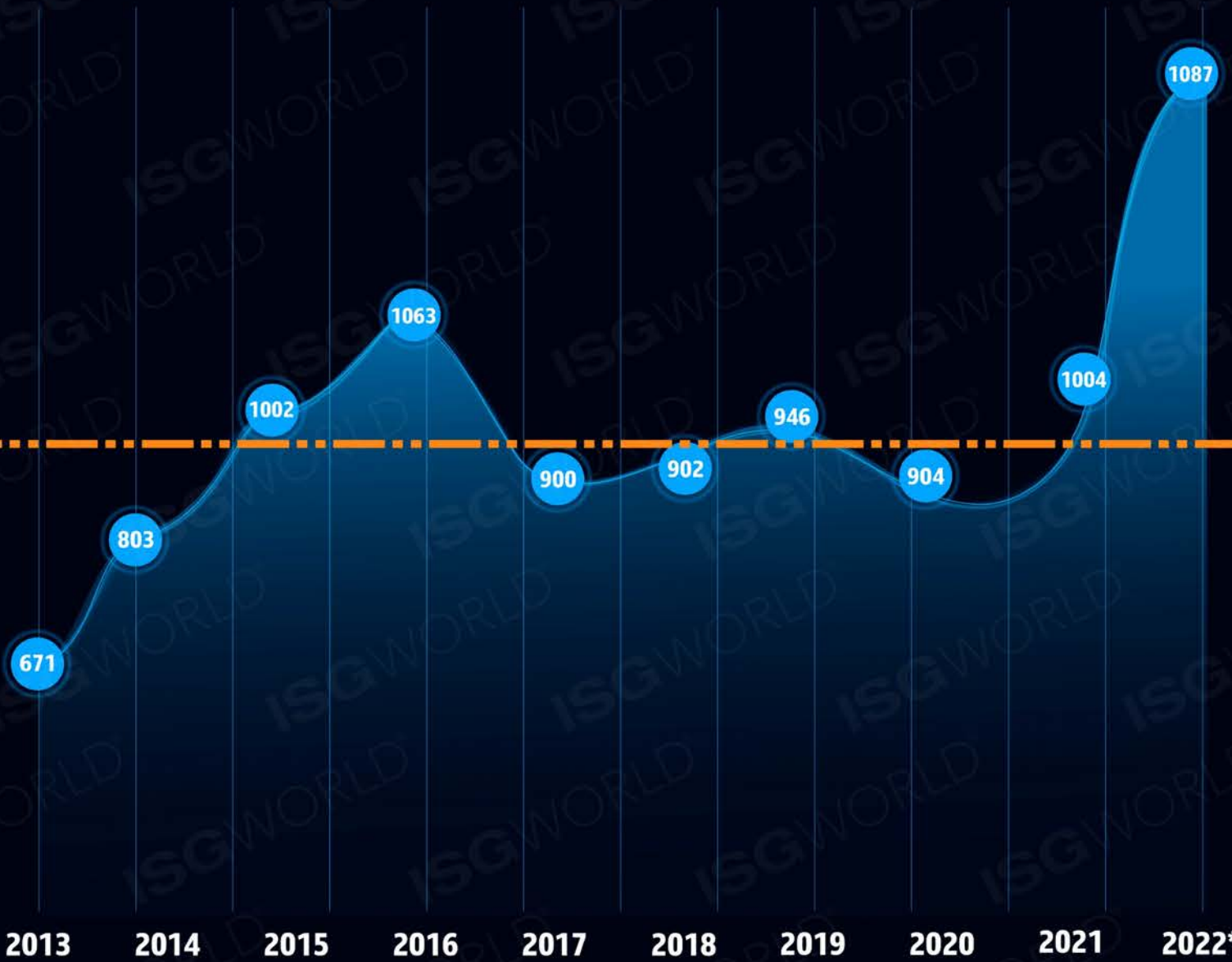
STATES THAT BENEFITED THE MOST

- FLORIDA
- TEXAS

STATES THAT BENEFITED THE LEAST

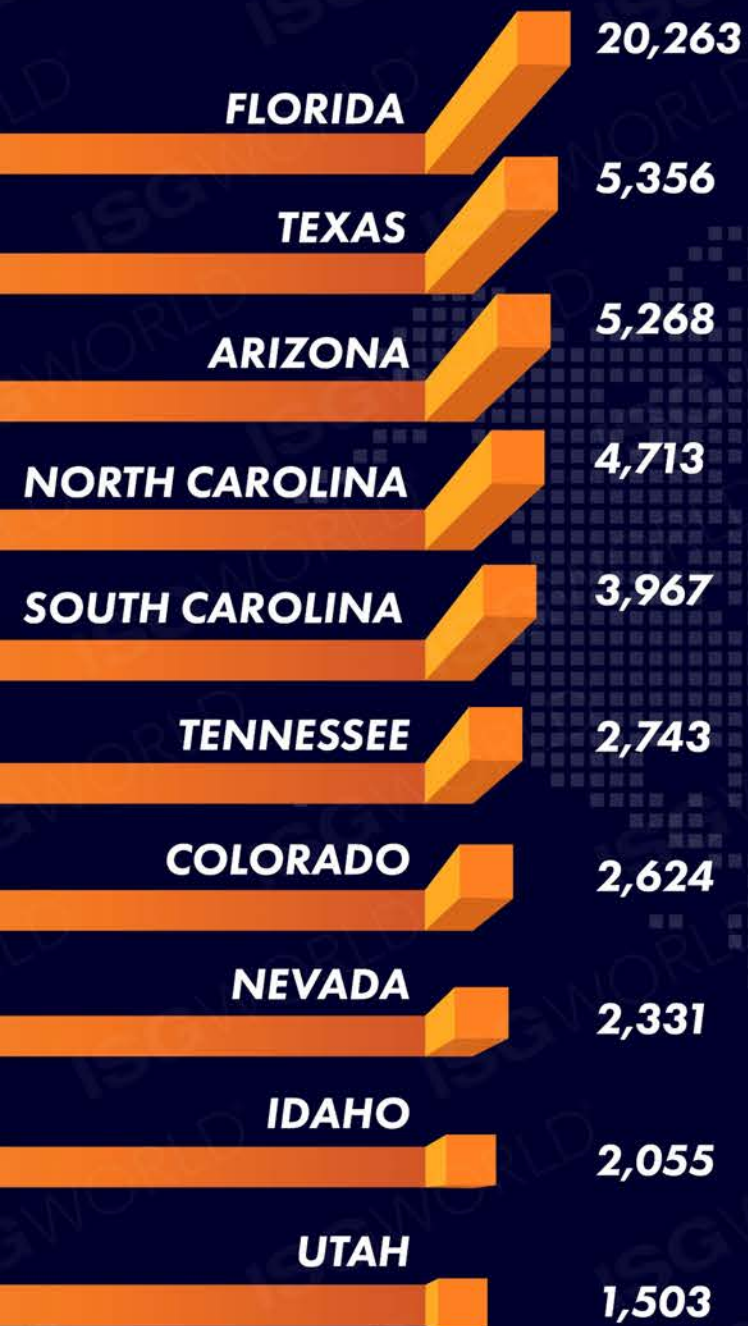
- CALIFORNIA
- NEW YORK

FLORIDA'S 10-YEAR DAILY POPULATION GROWTH



* PROJECTED

SOURCE: U.S. CENSUS BUREAU



**2022 NET MIGRATION HOUSEHOLDS
IN THE U.S. MAKING OVER \$200,000 ANNUALLY**

**FLORIDA IS #1 DESTINATION
FOR HIGH NET WORTH INDIVIDUALS**

SOURCE: REPORT BY SMARTASSET & IRS DATA



#4

SOUTH FLORIDA'S
CORPORATE RELOCATIONS

SOUTH FLORIDA BUSINESS JOURNAL

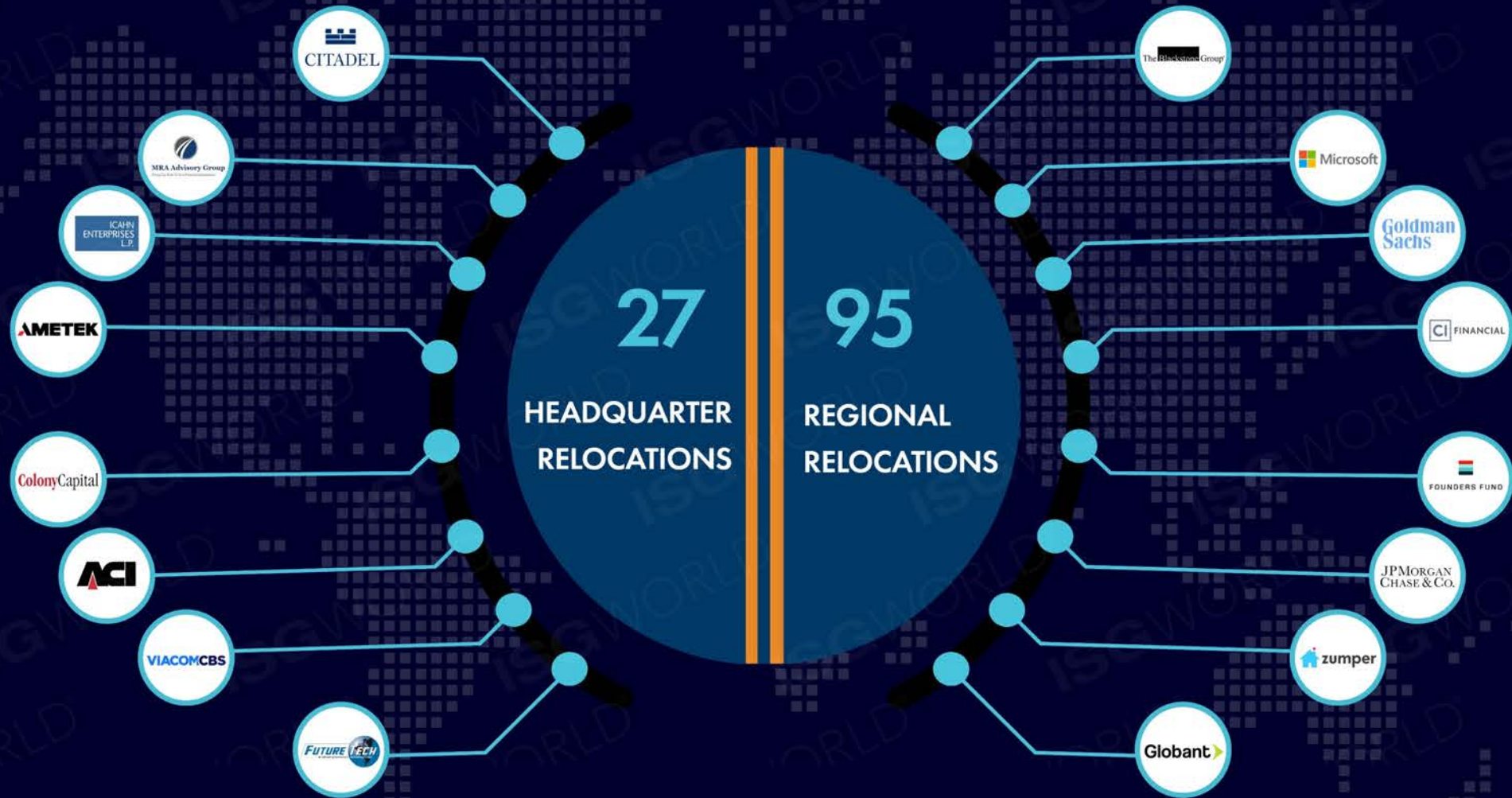
May 2022

"In the past 19 months, 122 companies have either expanded or opened main or regional headquarters within city limits, according to figures released by Venture Miami, an economic initiative affiliated with the office of Mayor Francis Suarez."



IN THE NEWS

122 CORPORATE RELOCATIONS





MIAMI **MAYOR**
FRANCIS SUAREZ

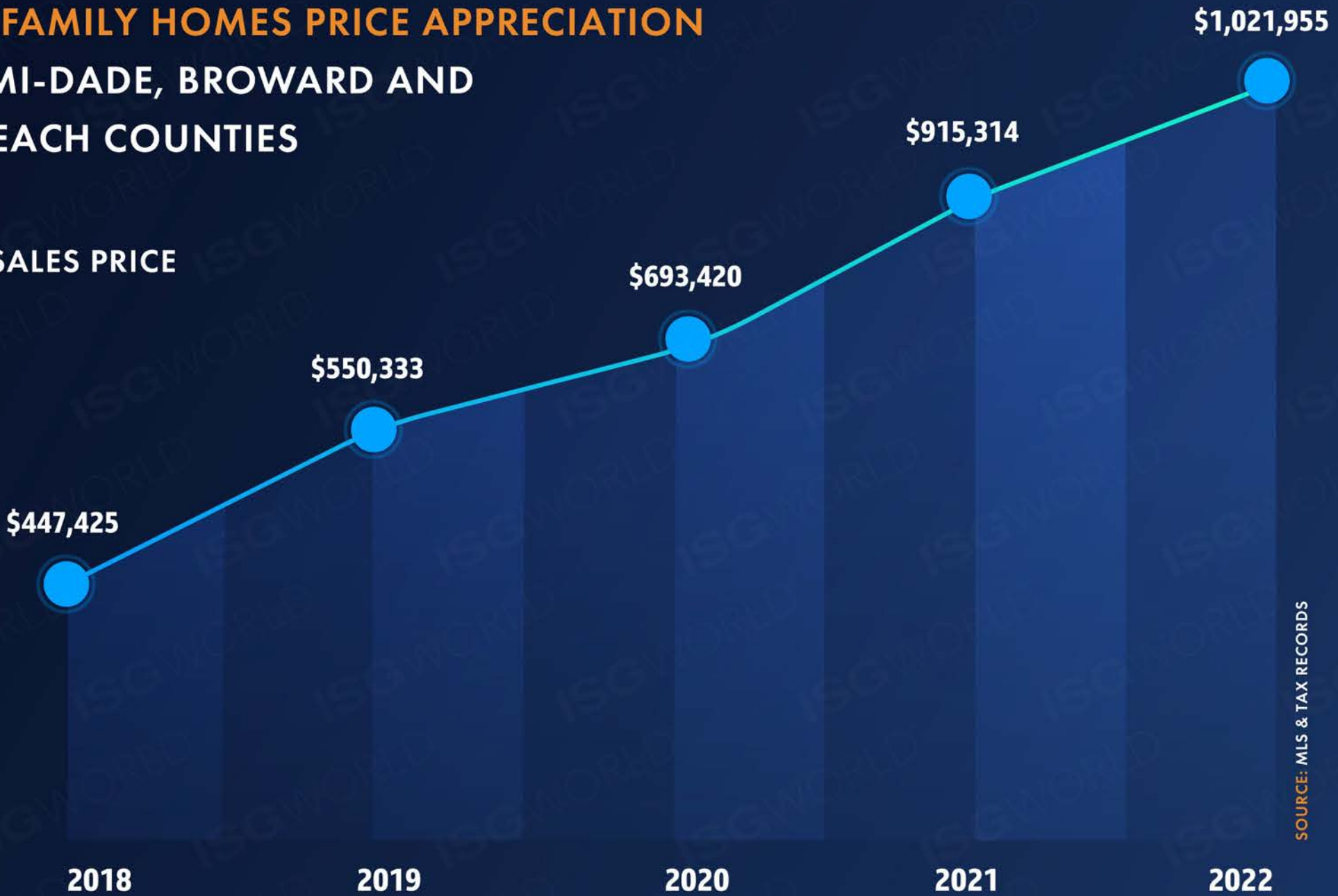


An aerial photograph of a coastal property. On the left, a large house with a grey roof and a blue swimming pool is visible. The pool is surrounded by green grass and palm trees. To the right, a white boat is moving across the dark blue water, leaving a white wake. The background shows a sandy beach and the ocean with waves. The text "MLS SINGLE FAMILY HOMES & CONDOS" is overlaid in the center in a bold, white, sans-serif font. There are also some faint, repeating watermarks of the text "MLS" and "SINGLE FAMILY HOMES & CONDOS" in the background.

**MLS
SINGLE FAMILY HOMES
& CONDOS**

SINGLE FAMILY HOMES PRICE APPRECIATION IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES

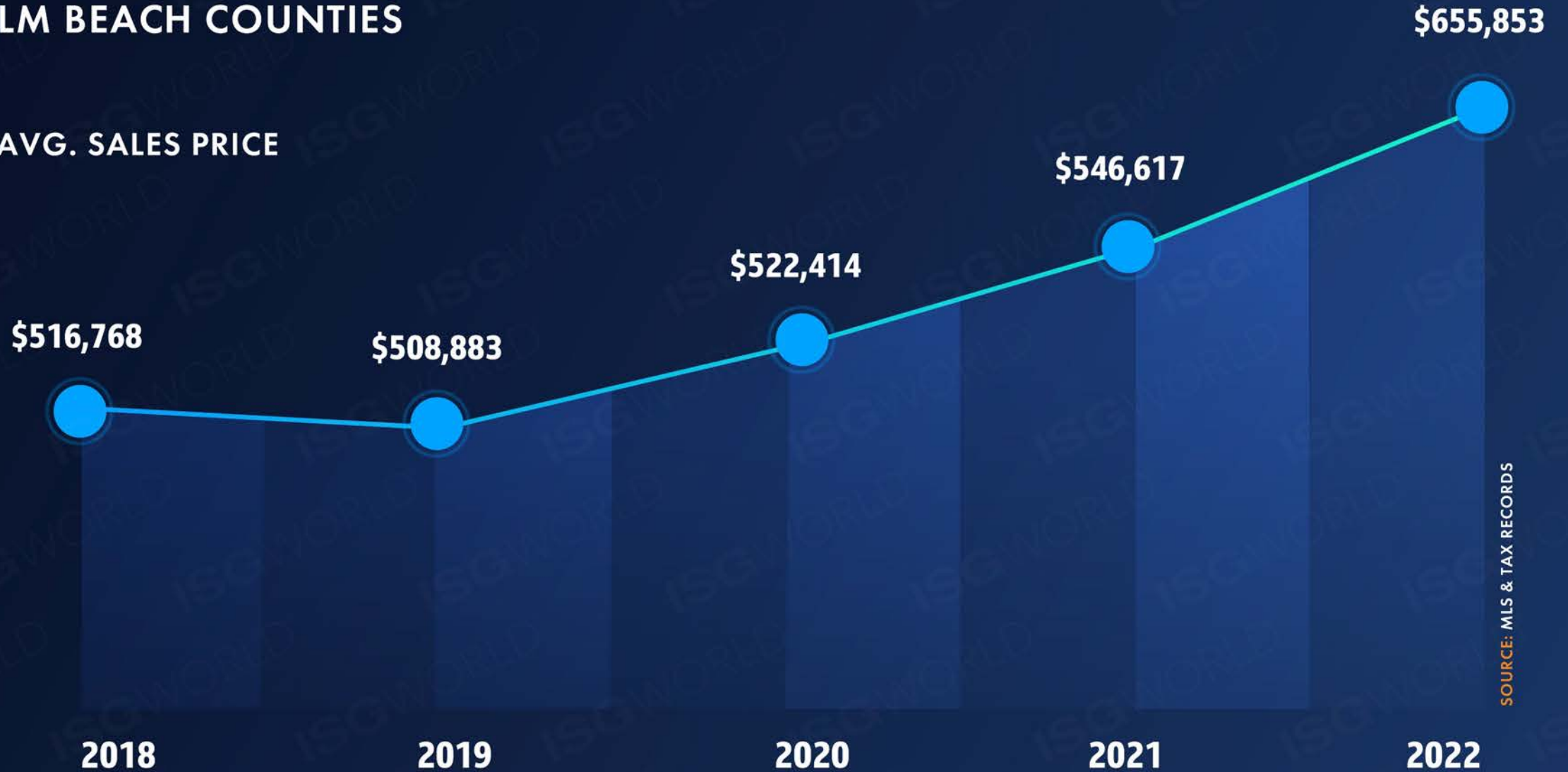
■ AVG. SALES PRICE



SOURCE: MLS & TAX RECORDS

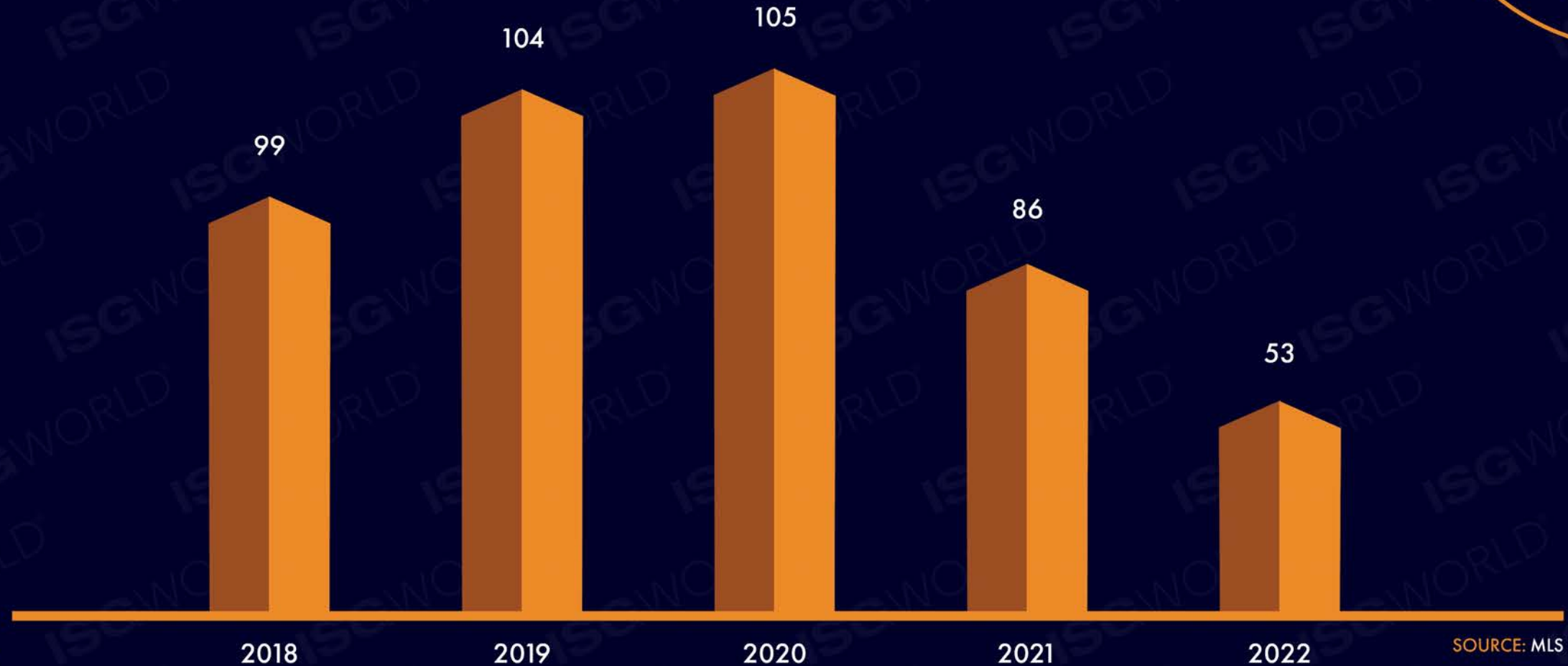
CONDOS PRICE APPRECIATION IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES

■ AVG. SALES PRICE

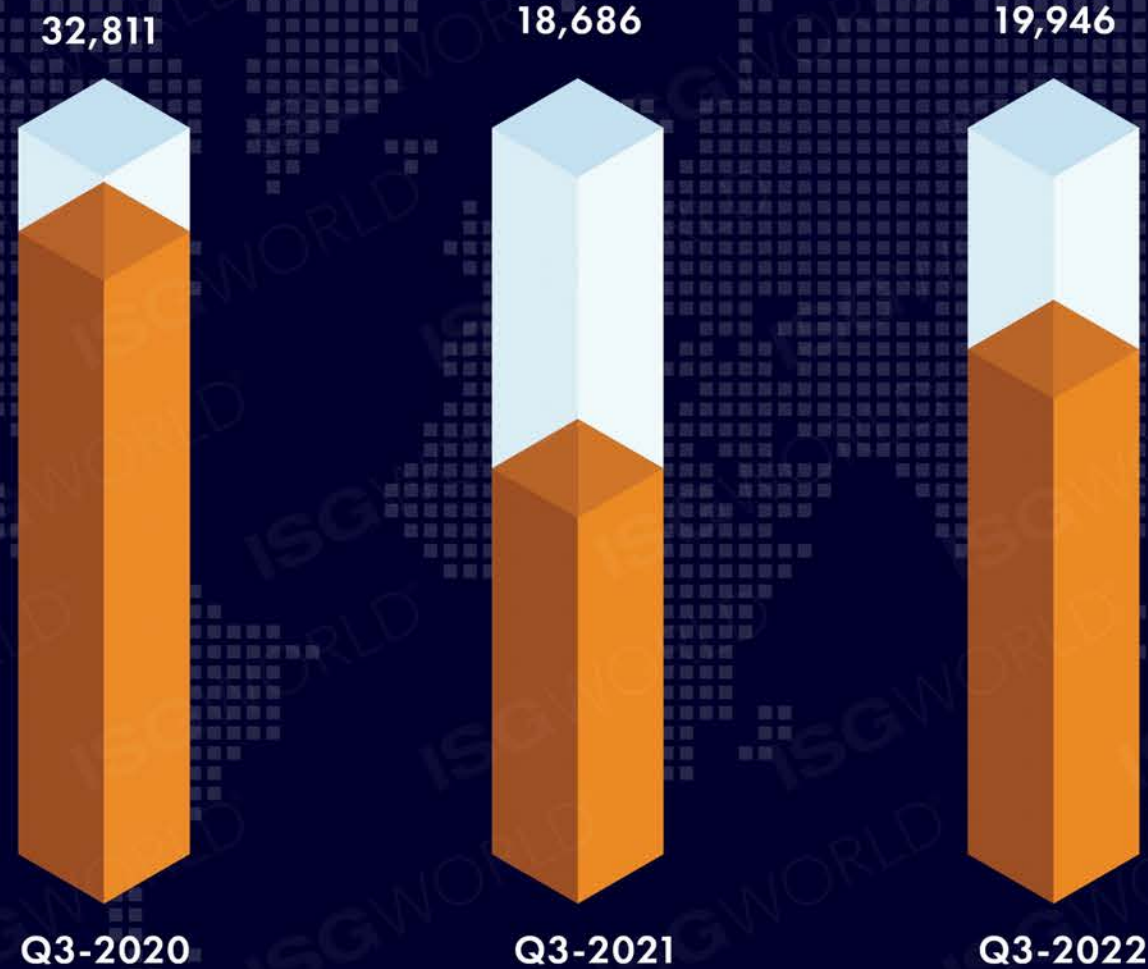


SOURCE: MLS & TAX RECORDS

AVG DAYS ON THE MARKET FOR SINGLE FAMILY HOMES AND CONDOS IN MIAMI-DADE, BROWARD AND PALM BEACH COUNTIES



Total Active Listings for Single Family Homes and Condos in Miami-Dade, Broward and Palm Beach Counties



SOURCE: MLS



NEW CONSTRUCTION

Traditional Condos

(NO DAILY RENTALS)

6
FORT LAUDERDALE

2
SUNNY ISLES
BEACH

5
BAY HARBOR
ISLANDS

1
NORTH BAY
VILLAGE

5
MIAMI BEACH /
SOUTH BEACH

3
DOWNTOWN
MIAMI

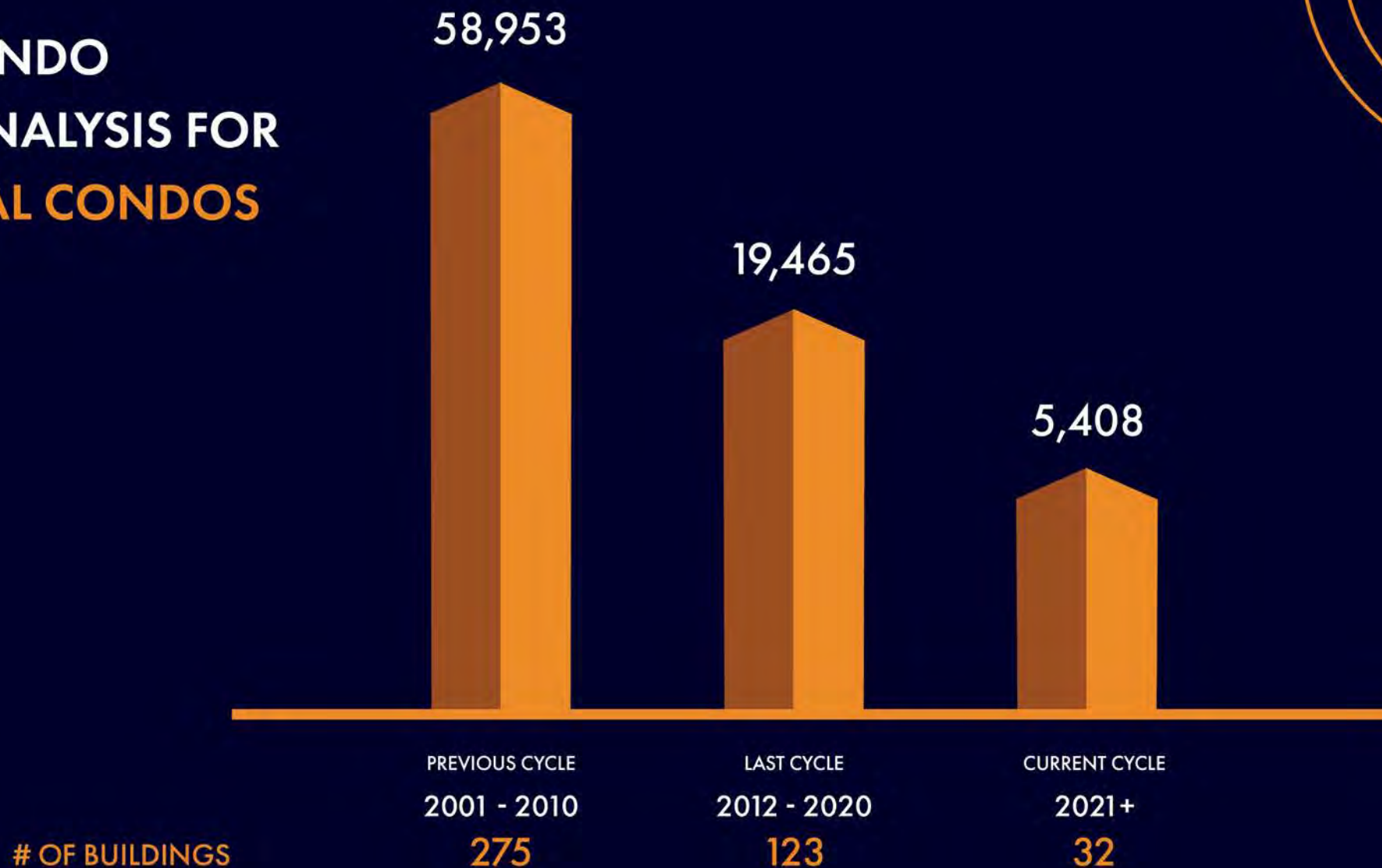
4
BRICKELL

2
COCONUT GROVE

4
BISCAYNE CORRIDOR
DESIGN DISTRICT
MIDTOWN
WYNWOOD

32
CONDOS
TOTALING
5,408
RESIDENCES

20 YEAR CONDO DELIVERY ANALYSIS FOR TRADITIONAL CONDOS



Forbes

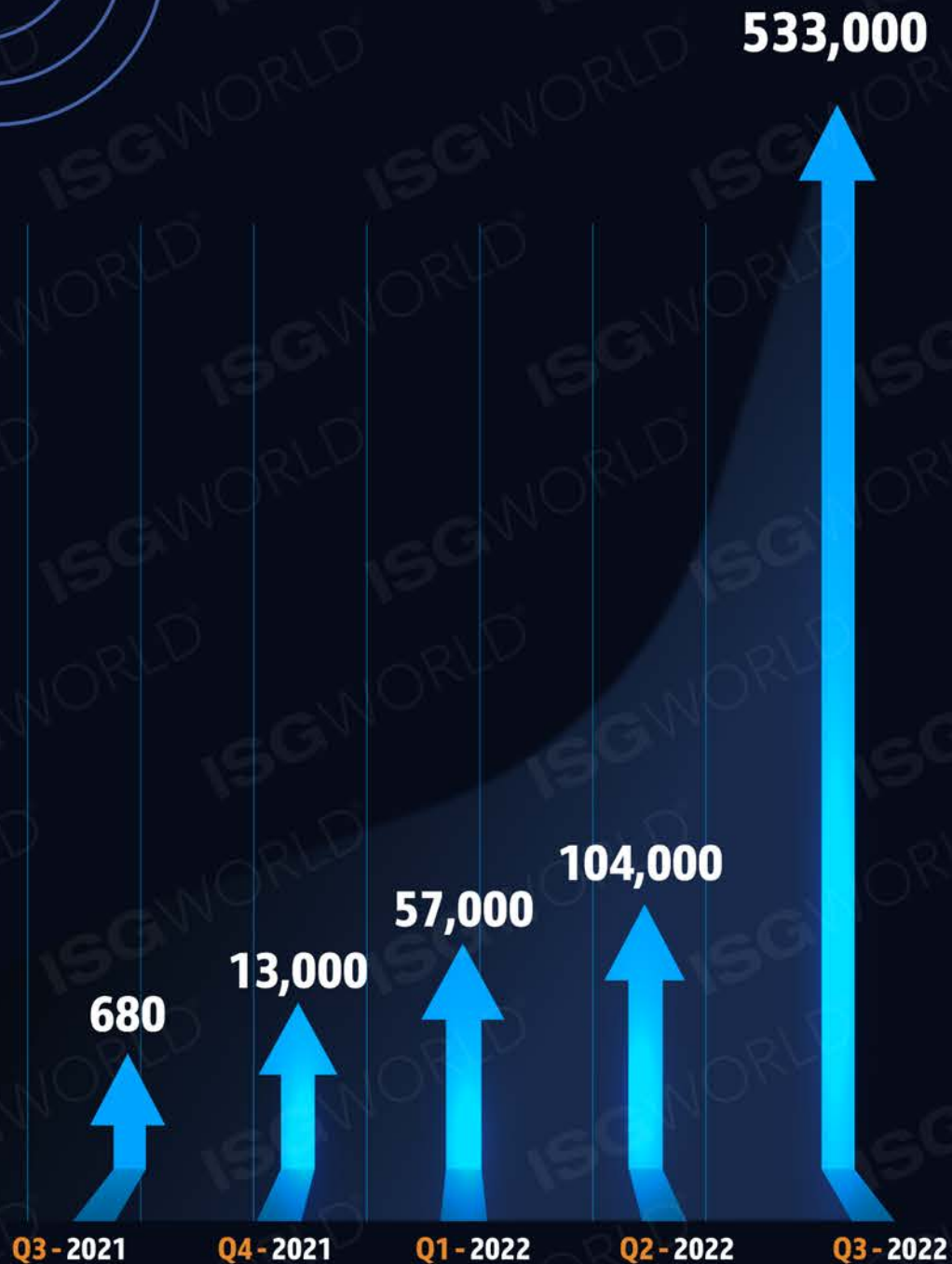
October 2017

Aston Martin Residences Break Ground In Miami

391 Residences | 66 Stories



IN THE NEWS



ISG WORLD MIAMI REPORT TOTAL VIEWS

Q3-2022

**OVER HALF A
MILLION VIEWS
AND COUNTING!**

TAKEAWAYS

- 1.** CONTINUED POPULATION GROWTH
- 2.** SUPPLY SHOCK REMAINS
- 3.** 122 U.S. COMPANIES COMING TO MIAMI

MIAMI REPORT

2022

Q3 UPDATE

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