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SOUTH FLORIDA

MULTIFAMILY MARKET REPORT | MID-YEAR

2025

Jobs Added / Lost

LAST 12 MONTHS
46,300

1.6% YOY

Unemployment

JUNE 2025
3.2%

30 BPS YOY

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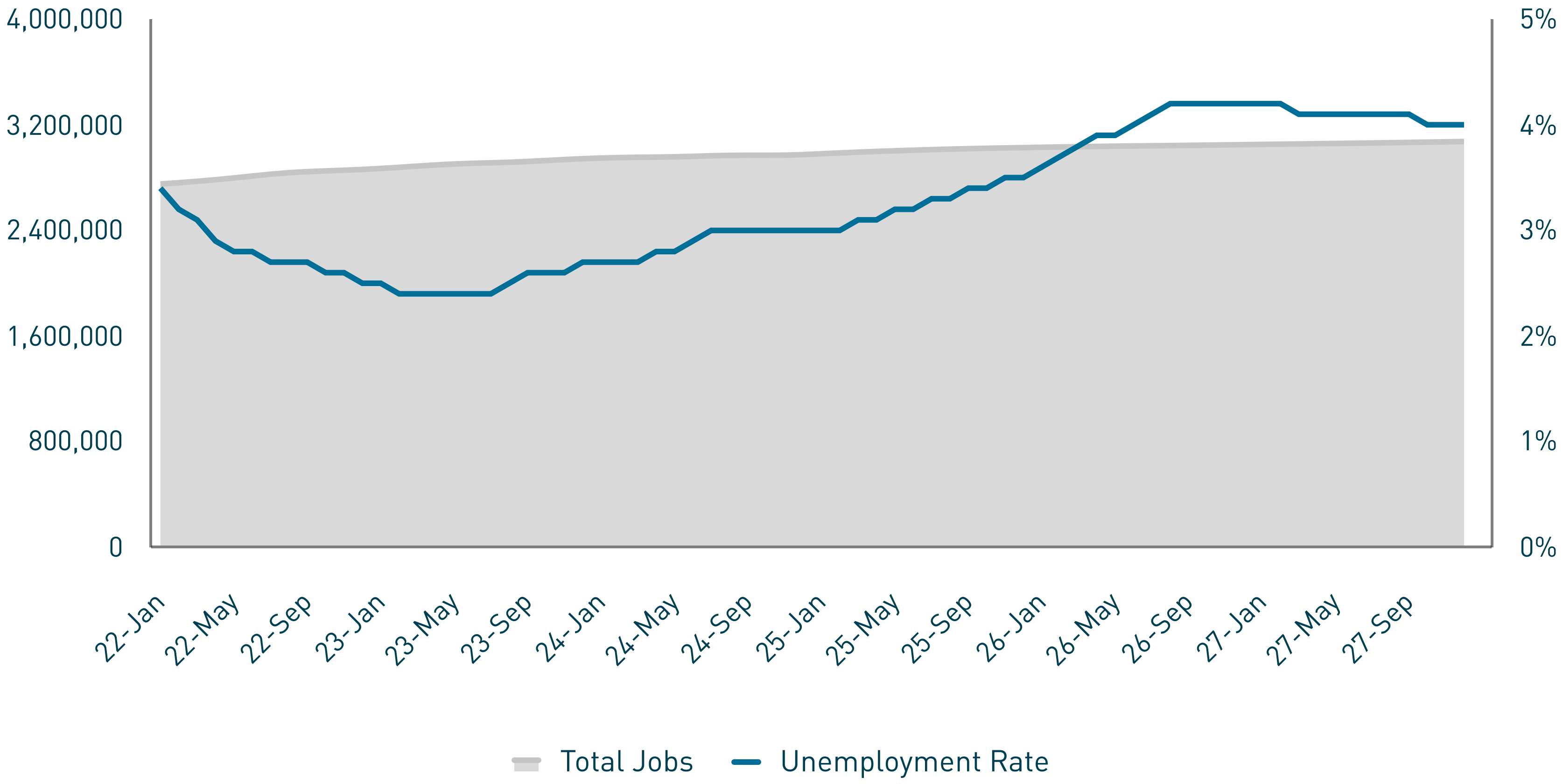
Employment

South Florida has become a landing pad for companies seeking expansion or relocation, with Miami's Brickell Financial District favored by newcomers. JPMorgan Chase expanded its office space to accommodate 400 new employees, alongside 500 existing staff. Employment in South Florida increased by 1.6% over the year ending in June, surpassing the U.S. average by 60 basis points. Office sectors, particularly professional, business services, and financial activities, combined to add 6,100 jobs, ranking third among the 46,300 total jobs gained. These employment groups are projected to add another 12,700 jobs by mid-2026. DigitalBridge is moving its headquarters to Delray Beach, expected next year. Amazon is expanding its Miami office in the Arts District to over 75,000 square feet.

New under-construction projects include a 60-acre technology and entertainment campus in Fort Lauderdale, expected to create over 1,000 jobs, with construction starting in early 2026. The private education and healthcare sector added 12,500 employees to meet community needs. Memorial Healthcare System's $670 million investment in a 400,000-square-foot expansion at Memorial Regional Hospital will further boost healthcare employment, with the first phase set for completion in 2029. Meanwhile, Miami-Dade County's tourism hit a record high in 2024, with over 28 million visitors, driving the need for 3,600 additional workers in leisure and hospitality. Miami International Airport also saw record passenger growth. Miami's unemployment rate was 3.2% in June, 90 basis points below the national average.

Employment Trends



Source: Moody's Analytics

In the News

Miami airport approves $60M upgrades as part of $9B modernization
[Read More]

$1.5B Southland Mall redevelopment redevelopment breaks ground
[Read More]

$1B HueHub high-rise approved in Miami-Dade
[Read More]

Deliveries & Absorption

2025 Year to Date

DELIVERIES
6,717 UNITS

ABSORPTION
11,012 UNITS

2025 Total*

DELIVERIES
15,327 UNITS

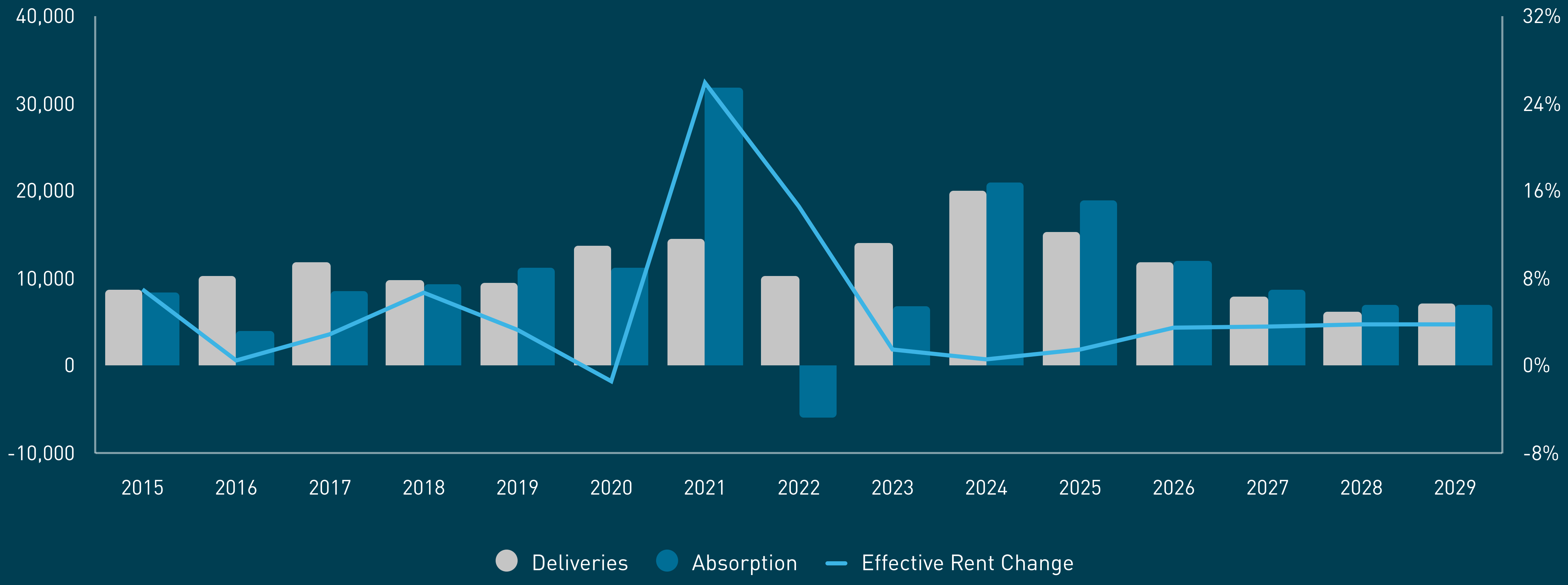
ABSORPTION
18,894 UNITS

**Projected*

The region's popularity as a destination for both domestic and international migration has fueled a surge in demand for housing, including apartments. The massive jump in apartment construction has its roots in the net 322,900 new residents between 2022 and 2024. This increased housing demand contributed to rental prices increasing and made it more profitable to build new apartment units. Construction remained significant, as the metro had 28,525 units under construction or under construction / lease-up phase as of June 2025. In the past year, builders completed 17,805 units, with 8,610 more expected by year-end. Nine of 22 submarkets had more than 1,000 units completed, led by Downtown Miami / South Beach with 2,865 units, Fort Lauderdale with 1,885 units, and Hollywood with 1,500 units.

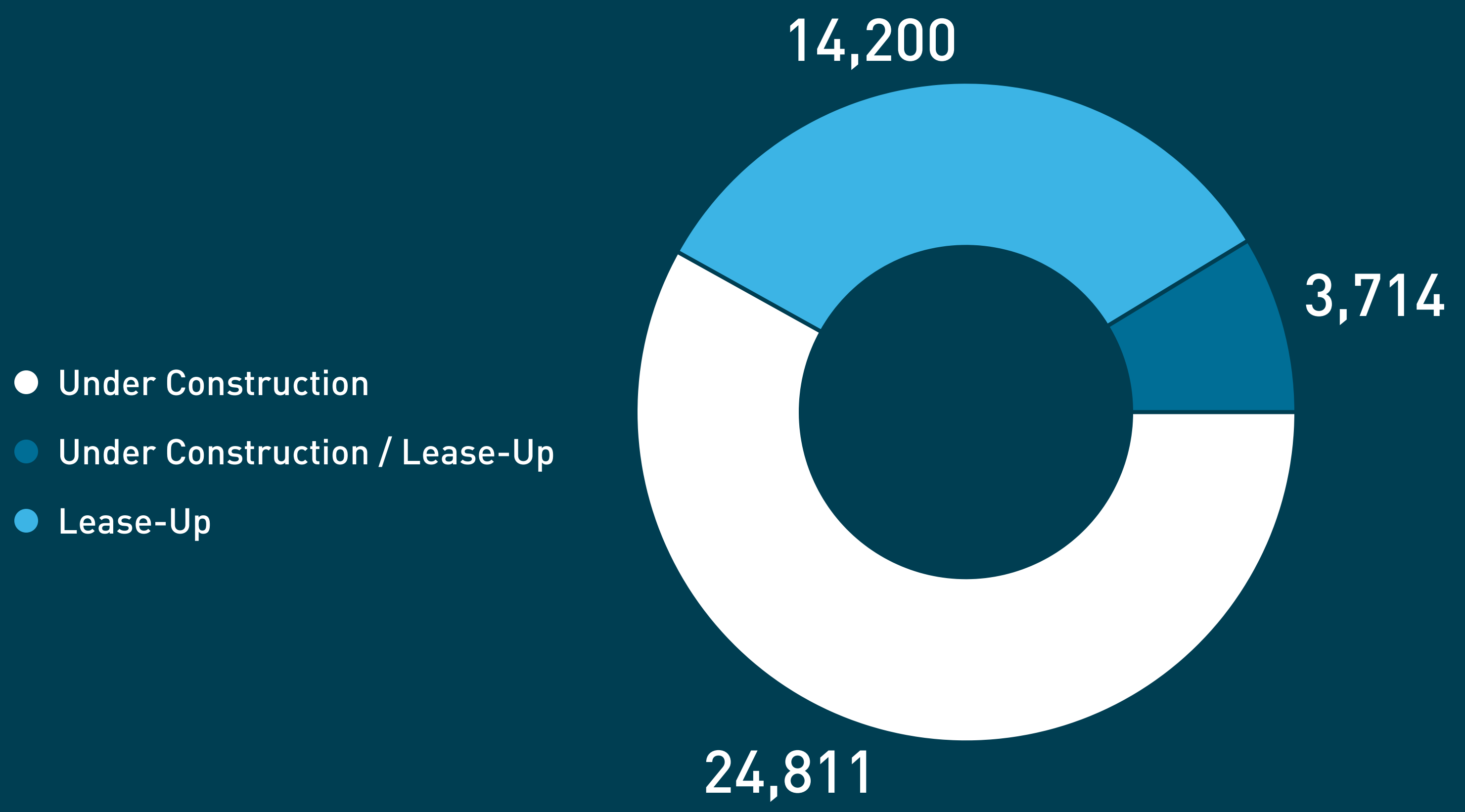
Downtown Miami remains a development hotspot, focusing on high-end projects. The largest ongoing project is a 58-story tower with 824 units, set to begin lease-up in early 2027. Even with elevated deliveries, net absorption outpaced the robust pipeline. Year to date, there have been 11,012 net move-ins, about half of the 21,911 units over the past year. In the second half of 2025, renters are projected to absorb another 7,880 net units, likely to outpace annualized new supply by more than 20%. Interest in luxury apartments is expected to remain strong, supported by job growth in office sectors by companies that are increasing their presence: Citadel and Citadel Securities, JPMorgan Chase, Microsoft Corporation, Amazon.com Inc. and Apple Inc.

Deliveries, Absorption, & Effective Rent Change



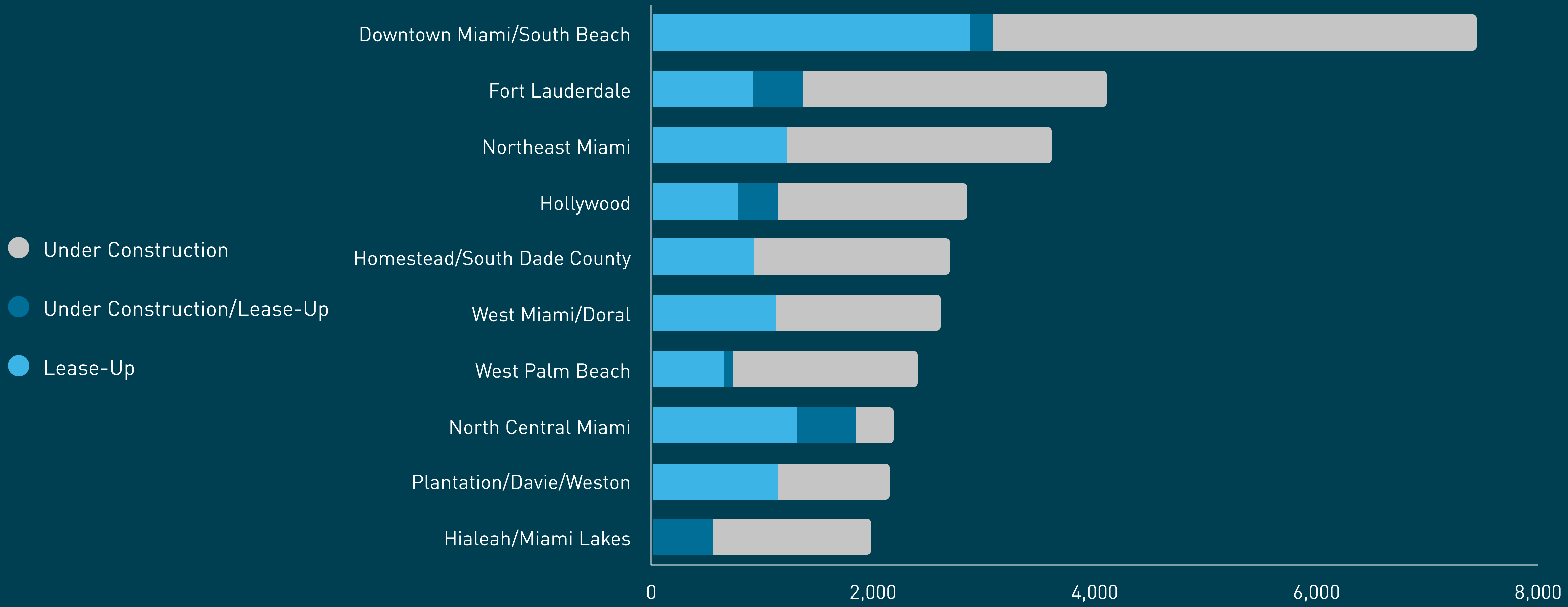
Source: RealPage

South Florida Pipeline



Source: RealPage

Largest Submarket Pipelines



Source: RealPage

Effective Rent

Q2 2025
$2,579

1.6% YOY

Occupancy

Q2 2025
95.6%

70 BPS YOY

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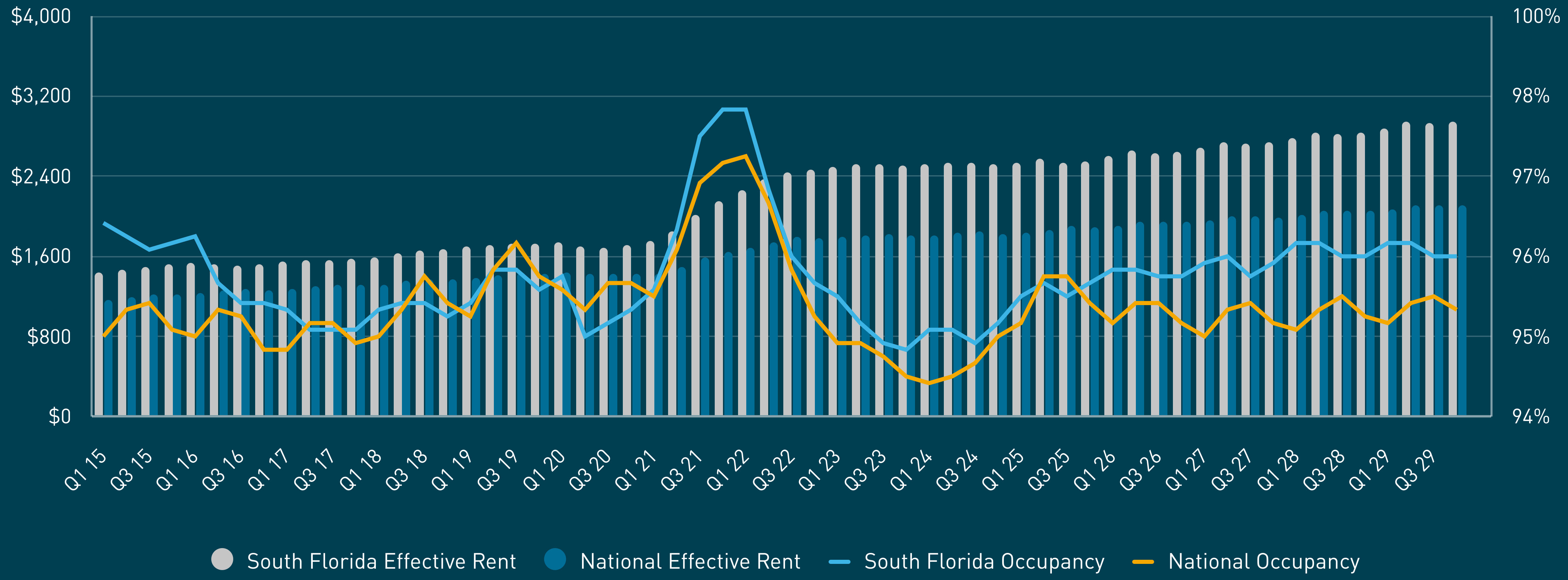
Rent & Occupancy

Leasing activity outpaced deliveries in all but three submarkets, boosting overall market occupancy by 70 basis points year over year to 95.6% in the second quarter of 2025. Hollywood led the overall occupancy improvement, up 230 basis points to 95.0% amid a more than four-fold increase in annualized demand as renters were drawn to the area by lower living costs, family-friendly neighborhoods, and a vibrant coastal community. Metrowide occupancy was also supported by the Miami Gardens submarket, which improved 210 basis points to settle at 95.7%. The area is gaining in popularity by the developing Miami Gardens City Center, a sports-themed complex near the Hard Rock Stadium that is expanding job opportunities.

Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

Renting is more affordable than owning a home and rising home prices encouraged apartment operators to increase rents. In the second quarter, South Florida's effective rent grew 1.6% year-over-year to $2,579 per month, outperforming most large Sun Belt markets. The North Central submarket saw the highest growth, with a 15.9% increase to $2,430. The rent change was underpinned by an influx of new supply that increased year-over-year inventory by 7.4% by second quarter of 2025. High-income renters continued to move to the region, filling luxury apartments and driving rent growth in popular submarkets. Downtown Miami / South Beach rents increased by 4.6% to $3,508 monthly while Coral Cables / South Miami saw a 3.2% rise to $3,023 monthly. Effective rent in South Florida is expected to grow by 3.5% by the second quarter of 2026.

South Florida vs. National Effective Rent & Occupancy



Source: RealPage

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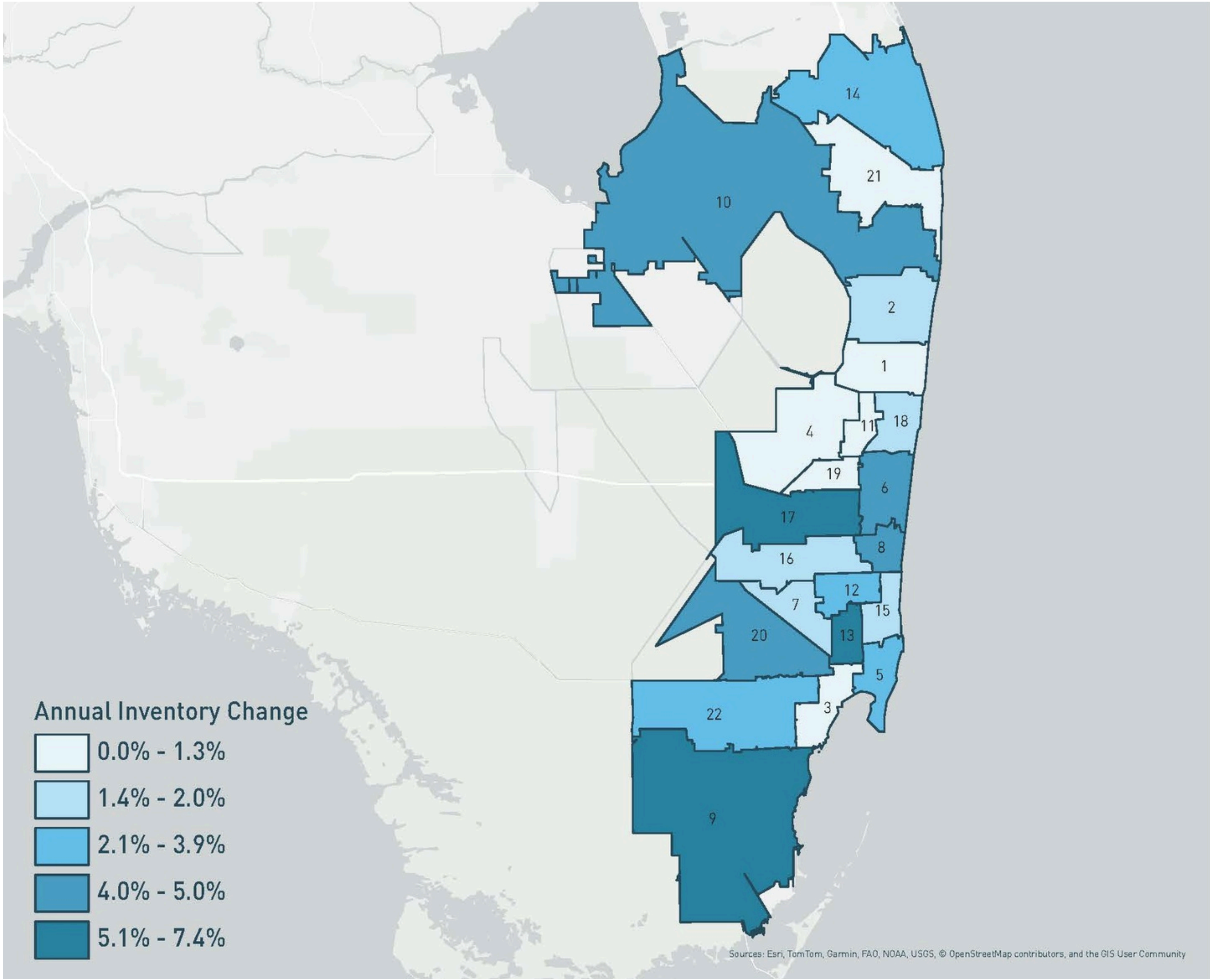
Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Boca Raton	95.1%	90	$2,875	1.7%
Boynton Beach/Delray Beach	95.6%	60	$2,412	0.7%
Coral Gables/South Miami	95.8%	80	$3,023	3.2%
Coral Springs	95.5%	20	$2,366	0.8%
Downtown Miami/South Beach	96.1%	60	$3,508	4.6%
Fort Lauderdale	94.4%	120	$2,880	-0.3%
Hialeah/Miami Lakes	96.2%	-90	$2,295	6.2%
Hollywood	95.0%	230	$2,591	6.2%
Homestead/South Dade County	95.6%	-50	$2,133	2.2%
Lake Worth/Greenacres/Wellington	95.2%	40	$2,213	-3.9%
Margate/Coconut Creek/North Lauderdale	96.0%	120	$2,206	-0.8%
Miami Gardens	95.7%	210	$2,153	1.6%
North Central Miami	94.6%	-190	$2,430	15.9%
North Palm Beach County	96.2%	200	$2,528	0.8%
Northeast Miami	95.6%	60	$2,540	-2.0%
Pembroke Pines/Miramar	96.4%	60	$2,467	-0.6%
Plantation/Davie/Weston	95.7%	110	$2,512	-1.4%
Pompano Beach/Deerfield Beach	96.5%	100	$2,323	4.7%
Sunrise/Lauderhill	94.7%	120	$2,177	0.6%
West Miami/Doral	95.4%	90	$2,685	-1.7%
West Palm Beach	95.4%	110	$2,435	7.5%
Westchester/Kendall	96.3%	60	$2,305	0.7%

Source: RealPage

Submarket Mid-Year 2025 Annual Inventory Change

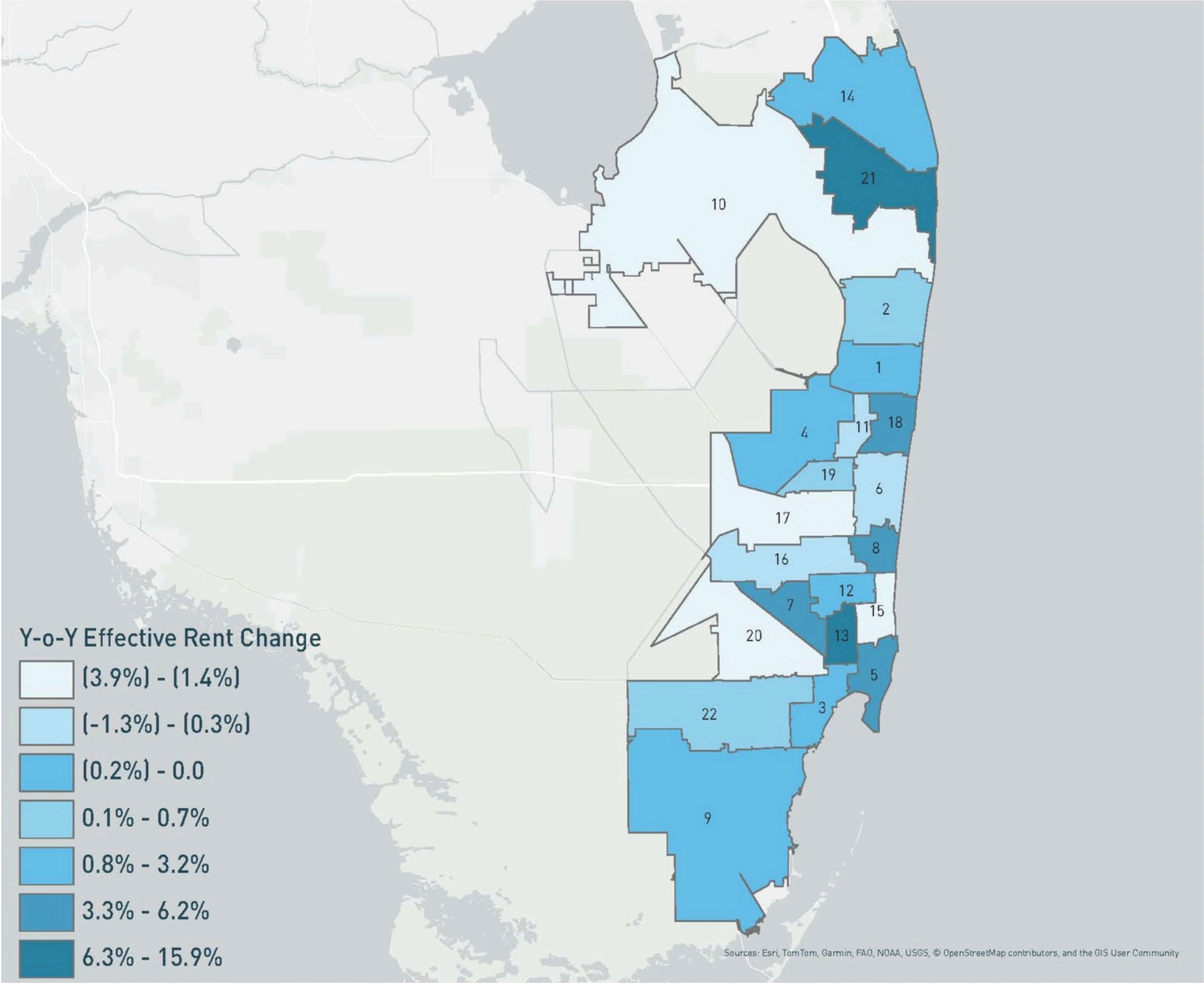


SUBMARKET BOUNDARIES

1. Boca Raton
2. Boynton Beach / Delray Beach
3. Coral Gables / South Miami
4. Coral Springs
5. Downtown Miami / South Beach
6. Fort Lauderdale
7. Hialeah / Miami Lakes
8. Hollywood
9. Homestead / South Dade County
10. Lake Worth / Greenacres / Wellington
11. Margate / Coconut Creek / North Lauderdale
12. Miami Gardens
13. North Central Miami
14. North Palm Beach County
15. Northeast Miami
16. Pembroke Pines / Miramar
17. Plantation / Davie / Weston
18. Pompano Beach / Deerfield Beach
19. Sunrise / Lauderhill
20. West Miami / Doral
21. West Palm Beach
22. Westchester / Kendall

Source: RealPage

Submarket Mid-Year 2025 Annual Effective Rent Change



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17. Plantation / Davie / Weston
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19. Sunrise / Lauderhill
20. West Miami / Doral
21. West Palm Beach
22. Westchester / Kendall

Source: RealPage

Sales

2025 Year to Date*		What's Trading?*	
Volume $1.7B	**Price Per Unit (Avg)** $384,139	**Units (Avg)** 278	**Year Built (Avg)** 2000s
Transactions 18	**Cap Rate (Avg)** 5.2%	**Buildings (Avg)** 5	**Acres (Avg)** 8.39

*$50M+ Transactions

Sources: MSCI Real Capital Analytics; CoStar Group; Berkadia Research

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