2025 Profile of International Residential Transactions in Florida

FloridaRealtors®
The Voice for Real Estate® in Florida

About the Report

Objective of the Report

From 2005 to 2021, Florida Realtors® and the National Association of Realtors® collaborated on annual surveys to assess international investment trends in Florida residential real estate, including sales volume, characteristics of international buyers, and challenges and opportunities inherent in cross-border transactions.

The Florida Realtors Research Department in 2022 assumed full authorship of this annual report. We continue to collaborate closely with our partners at the National Association of Realtors Research Group on survey design and data collection, and we are grateful for their continued contributions in producing this vital source of information about international investment in Florida residential real estate.

The *2025 Profile of International Residential Transactions in Florida* report presents information from Florida Realtors members regarding residential transactions with international clients closed during the **12-month period of August 2024 to July 2025**. For the survey results presented in this report, **the year "2025" refers to this 12-month period**, and the year 2024 refers to the period of August 2023-July 2024.

Questions and Citation Guidelines

If you have questions about this report, please contact the Florida Realtors Research Department at research@floridarealtors.org.

The contents of this report should be cited with proper attribution given to Florida Realtors.

Survey Methodology

In August 2025, online survey invitations were sent to about 238,000 Realtors across the state of Florida. A total of 4,907 Realtors completed the survey from August 8 through October 7, of which 978 reported a closed international buyer transaction during the reference period. Respondents were asked about their real estate activity over the period of August 2024–July 2025 and were asked detailed questions about the characteristics of their most recent transaction.

To correct for over- or under-response from Realtor members in each metropolitan area, the sample distribution of respondents was reweighted by a factor that aligns the sample distribution to the Florida Realtors membership distribution across the state's 22 metropolitan areas.

Who Is an International Client?

The term international client refers to two types of clients:

- **Non-resident internationals (Type A):** Non-U.S. citizens with permanent residences outside the United States. These clients typically purchase property as an investment and/or for vacation, or visits of less than six months to the United States.

- **Resident internationals (Type B):** Non-U.S. citizens who are recent immigrants (in the country less than two years at the time of the transaction) or visa holders residing for more than six months in the United States for professional, educational, or other reasons.

Economic Environment

The Global Landscape

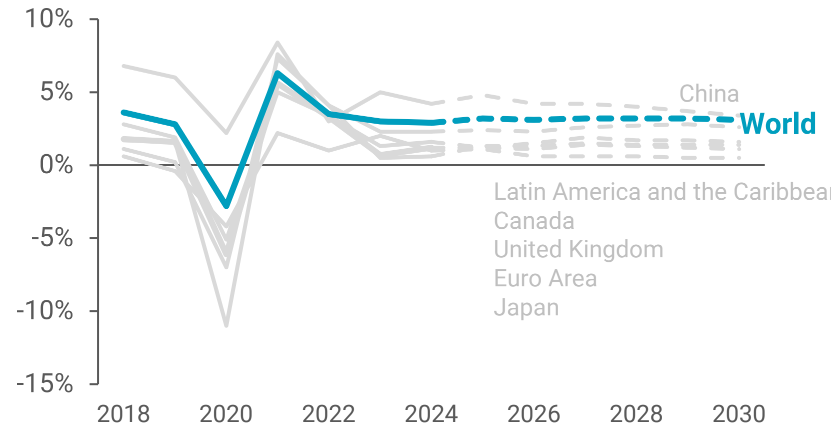
Global economic activity is slowing due to factors like heightened trade tensions, rising policy uncertainty and high interest rates. Persistent inflation, potential financial market corrections and geopolitical instability contribute to overall risk. Trade tensions and tariffs further contribute to an uncertain economic environment.

Global GDP growth fell from 3.0% in calendar year 2023 to 2.9% in CY2024. Growth is expected to remain at or near this level for the next several years, according to the International Monetary Fund (IMF).

Domestically, the high interest rates and home prices, combined with rising insurance costs and property taxes, have dampened the demand for housing. Inventory is rising at the expense of sales rather than because of a rise in the rate of properties being listed for sale.

World GDP Growth Is Moderating

Annual Real GDP Growth, World and Selected Areas

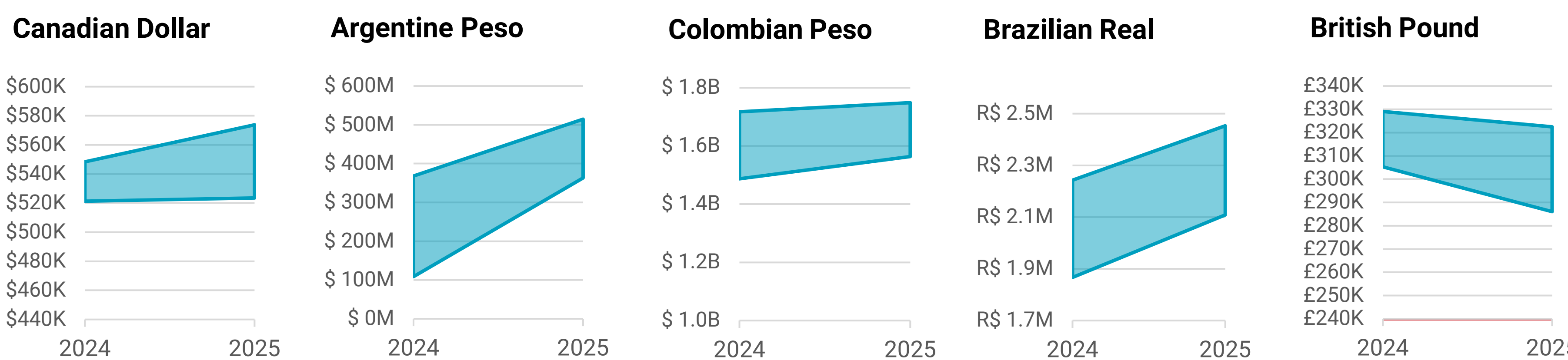


Source: International Monetary Fund (IMF)

Exchange Rates

After strengthening significantly relative to most other major world currencies in CY2022, the U.S. dollar weakened in early CY2023 but this trend has leveled off significantly since then, with some softening in recent months. Florida home prices have appreciated considerably over the last five years, but they remain comparatively inexpensive relative to many other popular global destinations. U.S. real estate remains a safe haven, which encourages investment during times of economic concern. Ranges of what the median Florida home would have cost an international buyer using their home currency lows and highs during the respective 12-month survey reference periods for 2024 and 2025 are presented below.

Amount of Local Currency Needed to Purchase a Florida Median-Priced Home



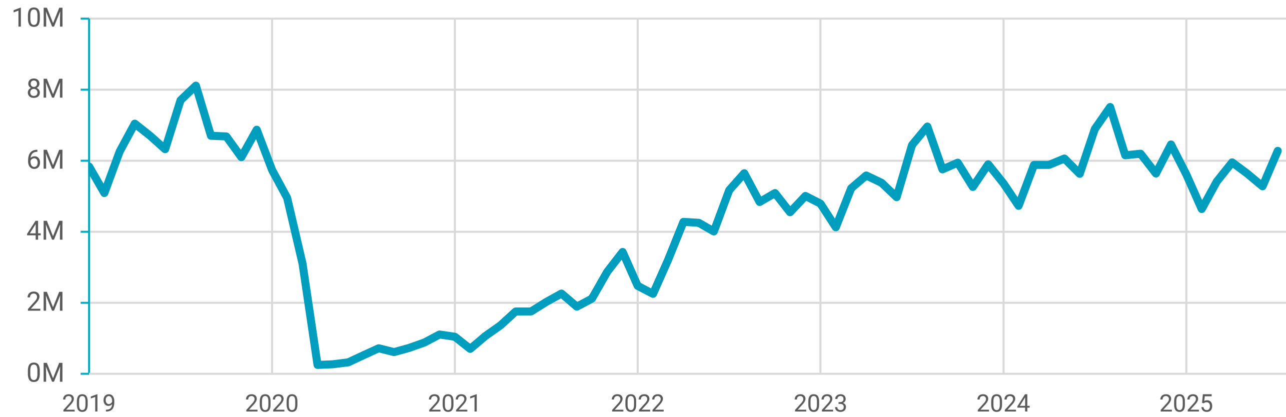
U.S. Tourism

Year to date through July of 2025, international tourism in the U.S. was down 4% compared to last year. Should this hold through the end of the year, 2025 will be the first year U.S. international tourism has declined since the onset of the Covid-19 pandemic in 2020.

Probably the most significant contributor to the decline has been the 20% drop in Canadian tourism this year. Tourist visits from all other countries combined are actually up by 2.6%, year to date.

International Tourism in the U.S. Falling Back

Monthly Tourist Arrivals to the United States



Source: National Travel and Tourism Office

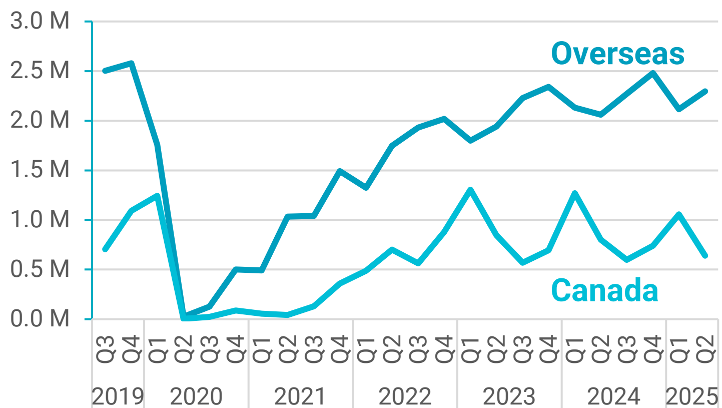
Florida Tourism

International tourism in Florida continued its recovery in calendar year 2024. Nearly 3.4 million Canadians visited during the year—an increase of nearly 174,000 visitors compared to CY2023. As was the case nationally, though, the first half of CY2025 saw a slowdown in the number of Canadian tourists visiting Florida. However, the number of tourists visiting Florida from other countries besides Canada has improved so far through CY2025.

Source: Visit Florida

Tourism Strong Again, but Leveling Out

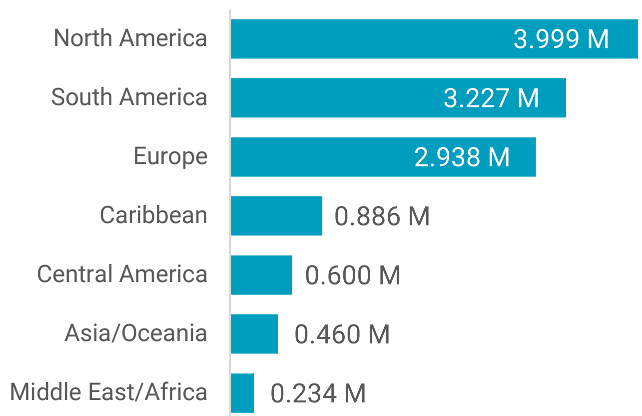
Quarterly International Visitors to Florida



Source: Visit Florida

North America Holds On to Lead in 2024

International Visitation to Florida by World Region (2024)



Source: Visit Florida

Where From?

Top Origin Countries of International Visitors (CY2024)

1. Canada
2. Brazil
3. United Kingdom
4. Colombia
5. Mexico

Source: Visit Florida

Florida Residential Market Trends

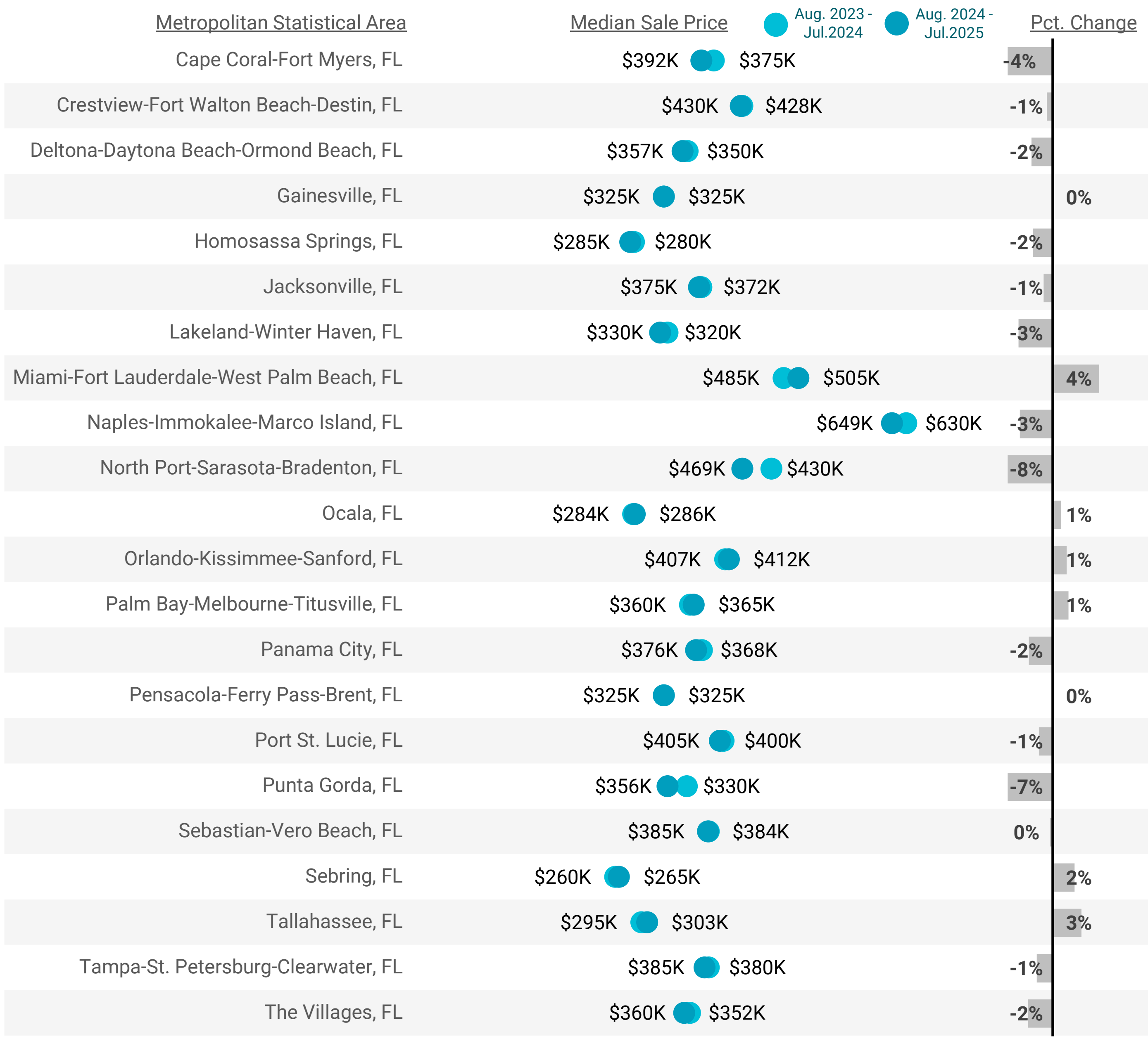
Housing demand remained relatively weak in Florida as buyers continued to face challenges from elevated mortgage rates and other affordability factors during the 2025 survey period. Importantly, mortgage rates have fallen since the end of the survey period and home sales have responded quite positively so far.

While Florida's recent inventory growth has slowed significantly in 2025, it remains somewhat elevated above pre-pandemic levels in most Florida markets, primarily because of the weakness in demand brought about by the interest rate increases of 2022, with homes sitting on the market longer.

The current level of inventory is not high or low enough to support significant shifts in home prices in either direction. In general, the local markets that have seen some price erosion over the last year are those in which sellers of existing homes are competing with sizeable amounts of new construction.

Domestic in-migration to Florida has slowed since 2022, but this decline appears to be easing off at a level that still exceeds that of the pre-pandemic years. Lower interest rates could reignite this demand pipeline over next year and beyond.

Annual Rate of Price Growth Has Slowed Significantly in Most Florida Metros



Source: Florida Realtors Research produced with data provided by Florida's multiple listing services

International Buyers

Transactions Detail

International buyer purchases of Florida residential properties (i.e., single-family homes, townhouses, condos, and co-ops) between August 2024 and July 2025 showed substantial change compared to the prior 12-month period, with sales counts increasing by 50%. But high prices and interest rates, along with economic uncertainty, continue to dampen buyer activity, as sales remain well below pre-pandemic levels.

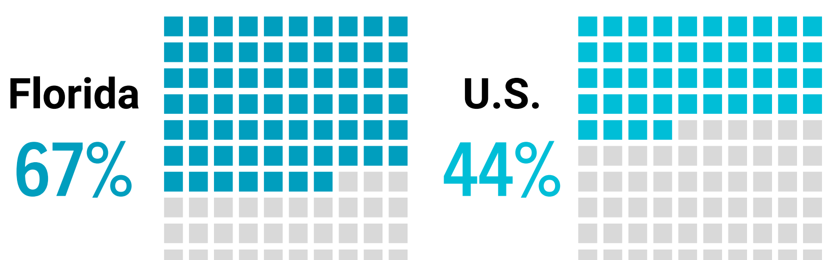
With higher sale prices and an increase in transactions, international buyer dollar volume climbed up to $10.4 billion from a multi-year low of $7.1 billion in 2024. Dollar volume was still 33% less than the recent peak of $15.6 billion in 2020.

Domestic demand for Florida homes remained strong, with international buyers accounting for only a 5% share of both existing home sales and dollar volume across the state. Although a slight improvement from just 3% in 2024, the trend in the share of both existing home sales and dollar volume remains somewhat steady.

International buyers whose primary residence is in another country (Type A) made up 67% of Florida's international buyers, similar to the past two years with Type A representing 69% of Florida's international buyers in 2024 and 65% in 2023. The U.S. saw a smaller share of Type A buyers purchasing real estate across the country at just 44%.

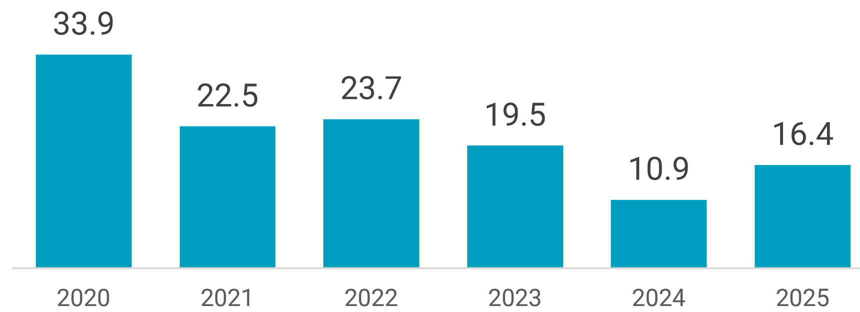
More Common in Florida for Buyers to Live Outside U.S.

Non-Resident Buyers (Type A) as a Share of All International Buyers



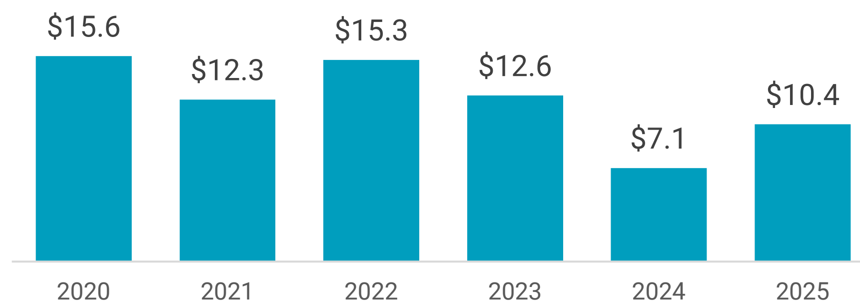
International Sales Rebound in 2025...

Estimated Number of International Sales in Florida (Thousands)



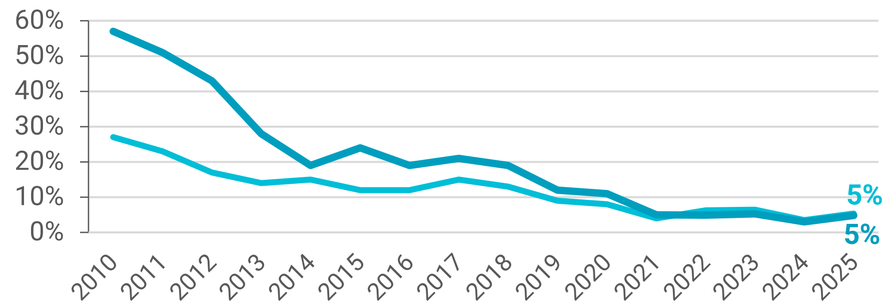
...and So Does International Dollar Volume

Estimated Dollar Volume of International Sales in Florida (Billions)



International Buyer Share Remains Low (but Improves)

International Buyer Share of Florida **Existing Home Sales** and **Dollar Volume**



Regional Origin of International Buyers

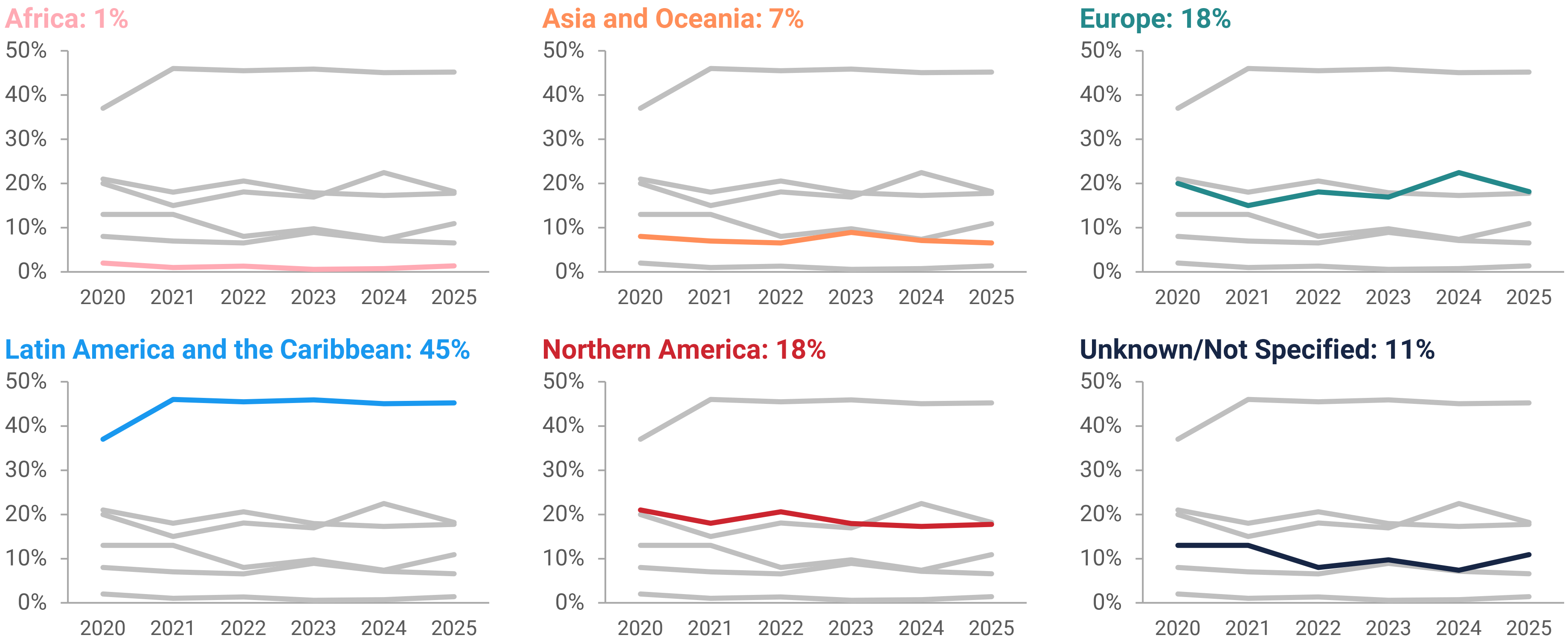
International buyers are attracted to Florida from across the globe. The appeal of the Sunshine State for some could be its weather and beaches, while others view it as a bright investment opportunity.

Latin American and Caribbean buyers continue to represent the largest fraction of international buyers in Florida, at 45% in 2025. The shares of international buyers from the Europe and Northern American regions tied for second place, both at 18%. All international buyers from the Northern America region were from Canada.

Rounding out the lineup were buyers from Asia and Oceania (7%) and Africa (1%). The regional origin of the international buyer was not known or indicated by 11% of respondents.

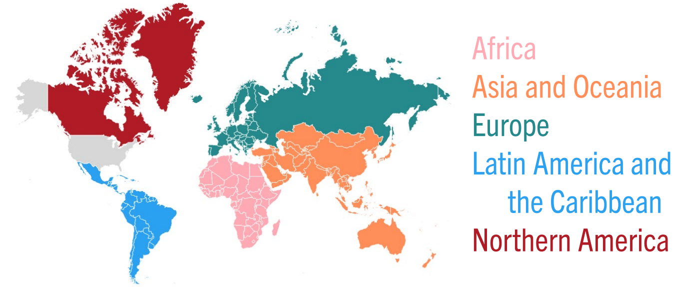
Nearly Half of International Buyers from Latin America and the Caribbean

Regional Origin of International Buyers (All Other Regions in Gray for Context)



National Origin of International Buyers

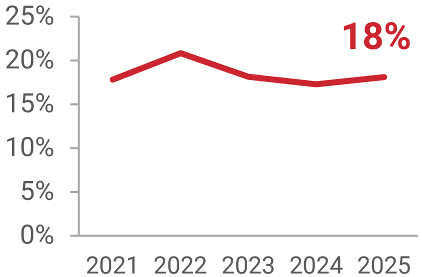
By number of purchases, the top five countries of origin were Canada (18%), Colombia (10%), Brazil (7%), Argentina (6%), and the United Kingdom (5%), while 14% of respondents did not identify a specific country of origin.



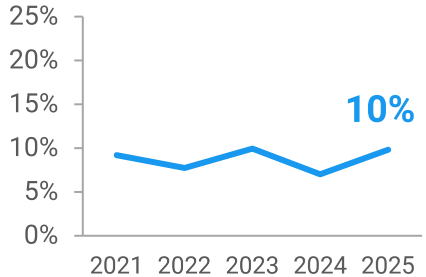
Most Buyers from Canada, Though Many Come from Across the Globe

Share of Florida's International Sales by National Origin (Top 12)

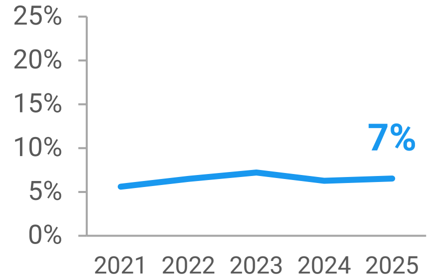
Canada



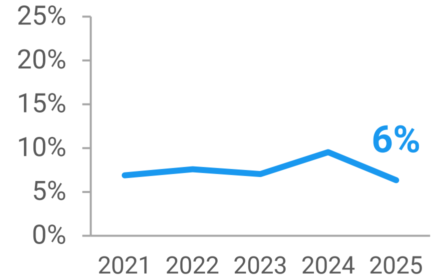
Colombia



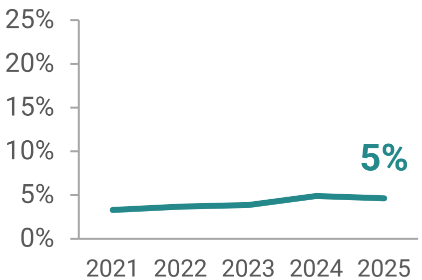
Brazil



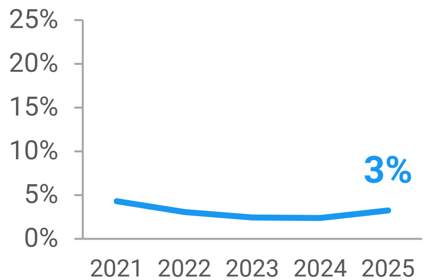
Argentina



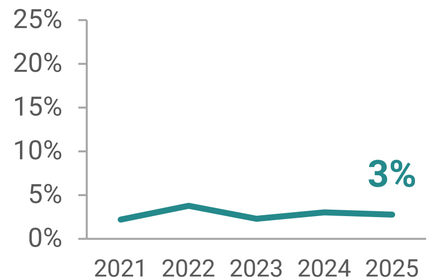
United Kingdom



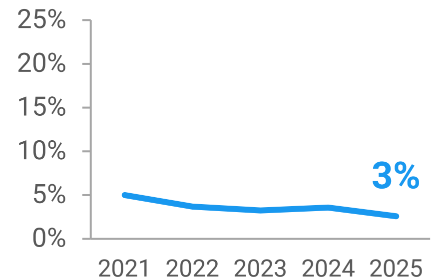
Mexico



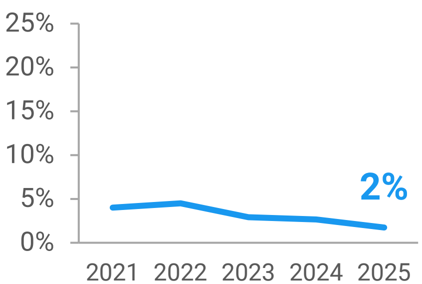
Germany



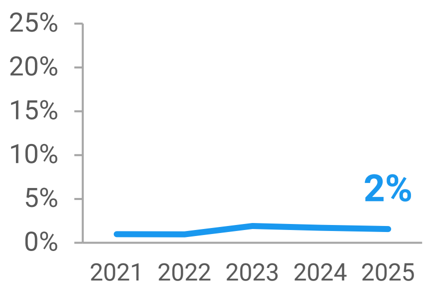
Venezuela



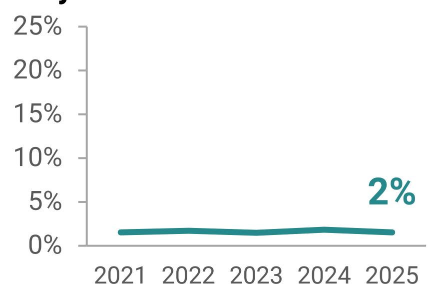
Peru



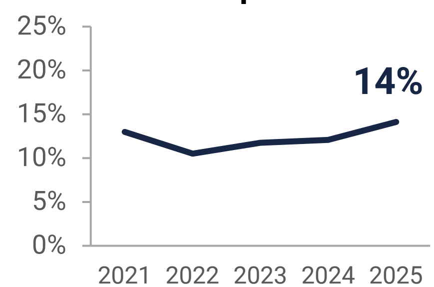
Ecuador



Italy



Unknown/Not Specified



Dollar Volume of International Buyers

As usual, Canadians accounted for the most international dollar volume in the 2025 survey by a wide margin. In total, Canadian dollar volume in 2025 was about $1.9 billion, a 52% increase from 2024.

Colombian buyers staged a big resurgence in dollar volume, increasing spending to $925 million from just $307 million in 2024. As a result, Brazil fell from second to third place in this metric for the first time in several years, despite a modest increase of its own to $762 million. Mexico returned to the Top 5 in dollar volume after a year's absence, dropping the UK from the ranking.

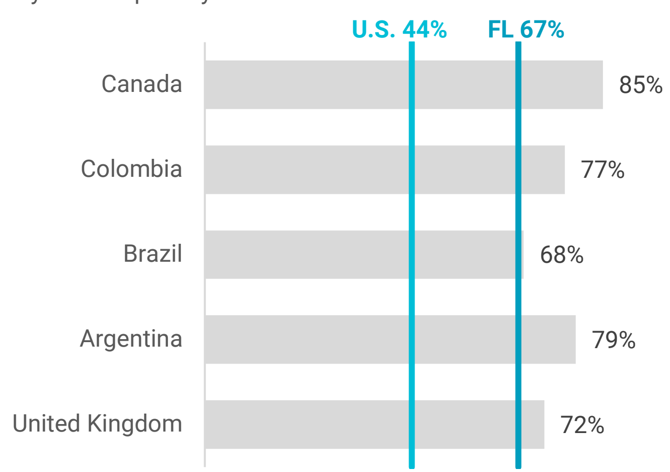
Primary Residence of International Buyers

Non-resident (Type A) buyers tend to make all-cash purchases. They also gravitate toward using the homes for vacation or as rentals for investment income.

While overall 67% of Florida's international buyers were Type A, it varies by country. About 68% of Brazilian buyers and 85% of Canadian buyers were non-residents.

Buyers in Florida Mostly Non-Residents

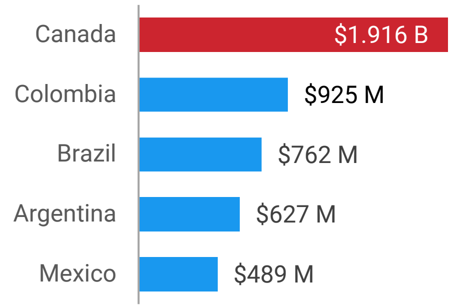
Non-Resident Buyers (Type A) as a Share of All International Buyers in Top 5 Buyer Countries



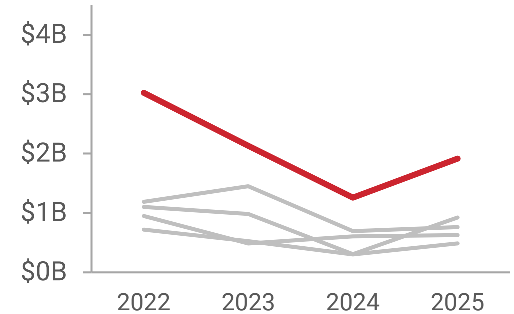
Despite Decline Over the Years, Canadians Still Spend the Most

Dollar Volume of International Buyer Purchases of Existing Homes in Florida Among Major Buyer Countries

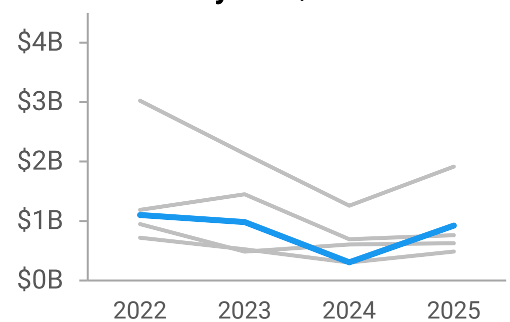
2025 Dollar Volume: Top 5



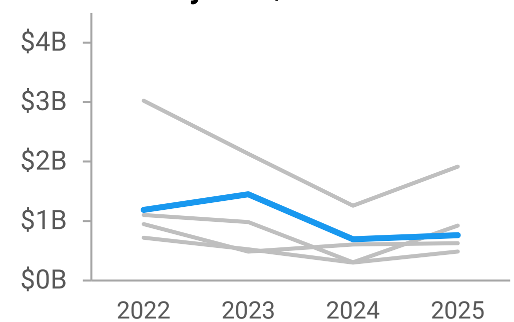
Canadian Buyers: $1.9 Billion



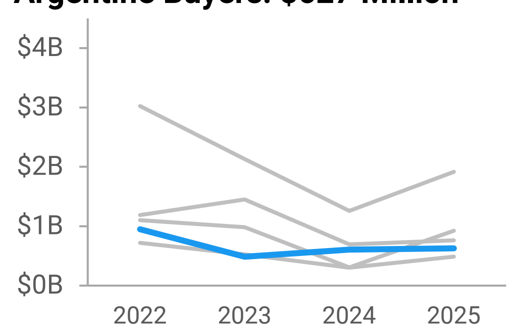
Colombian Buyers: $925 Million



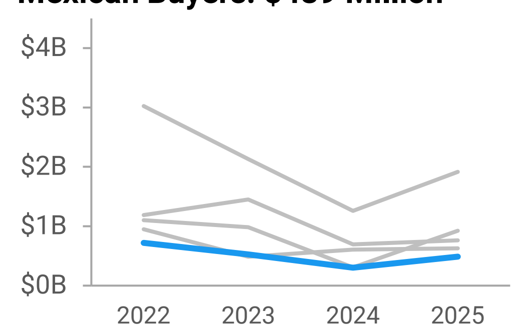
Brazilian Buyers: $762 Million



Argentine Buyers: $627 Million



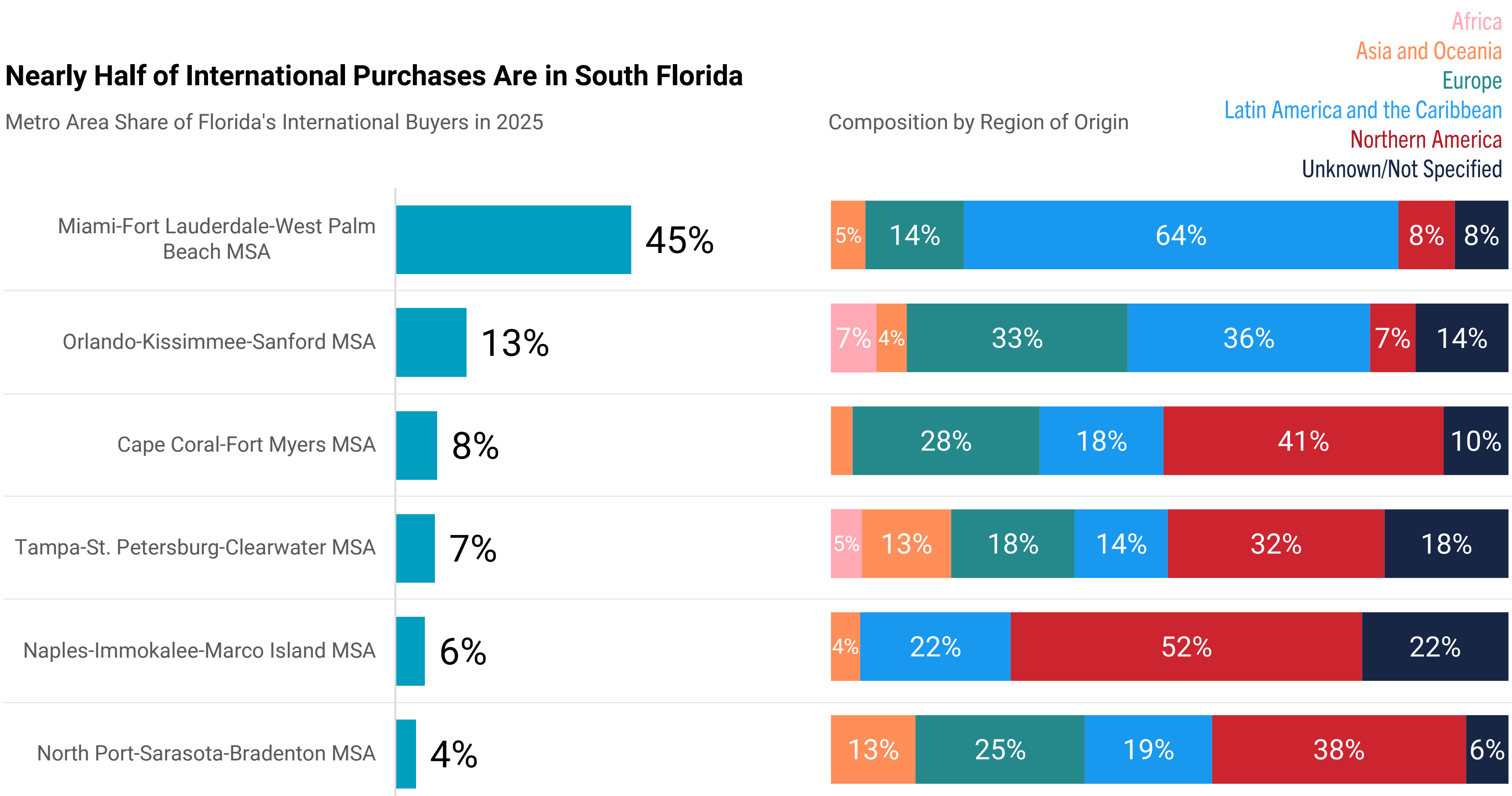
Mexican Buyers: $489 Million



Destination of International Buyers

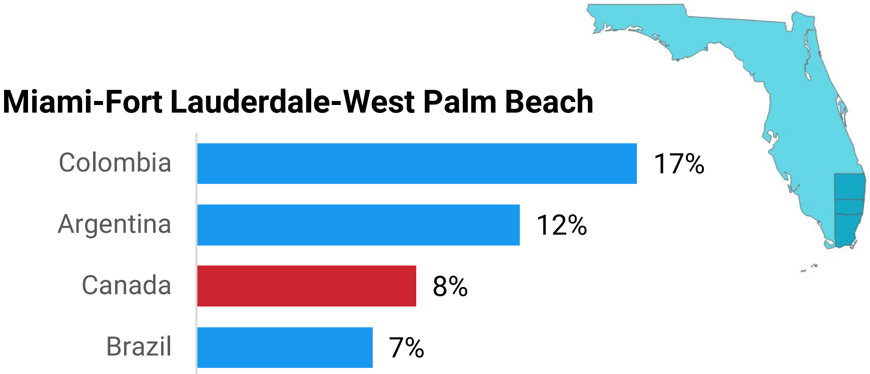
The estimated number of residential purchases by international buyers in Florida between August 2024 and July 2025 increased by 51% compared to last year's survey. While international sales levels still remain muted compared to the pre-pandemic years, this year's rebound is a signal that international investor confidence in Florida's property market is on its way back. With higher sale prices, the jump in transactions pulled dollar volume up to $10.4 billion—46% higher than last year's total of $7.1 billion.

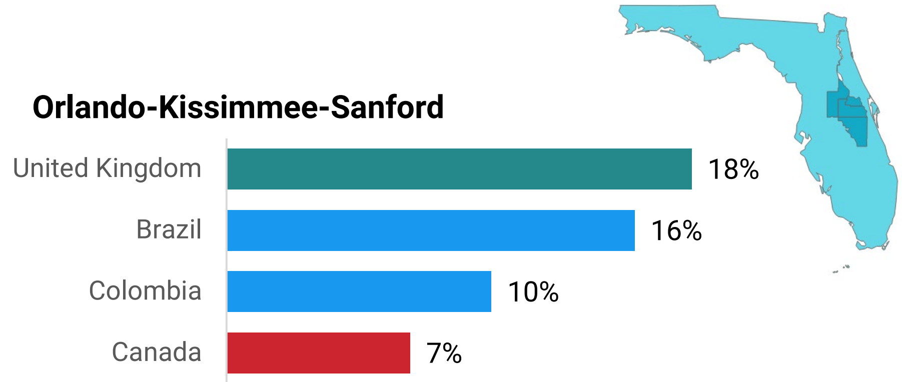
Purchases by international buyers remained heavily concentrated in South Florida, with 45% of purchases occurring in the Miami-Fort Lauderdale-West Palm Beach MSA. In South Florida, 64% of purchases were by buyers from Latin America and the Caribbean, followed by 14% from Europe. The Orlando-Kissimmee-Sanford MSA also saw a heavy concentration of buyers from Latin America and the Caribbean, accounting for 36% of international purchases in that market. Destinations in the Tampa Bay area and Southwest Florida were more popular with Canadian and European buyers. While only 6% of Florida's international purchases in 2025 were in the Naples-Immokalee-Marco Island MSA, 52% of those buyers were identified as Canadian.

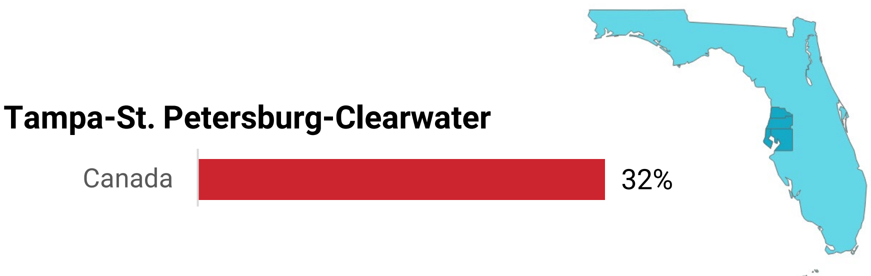


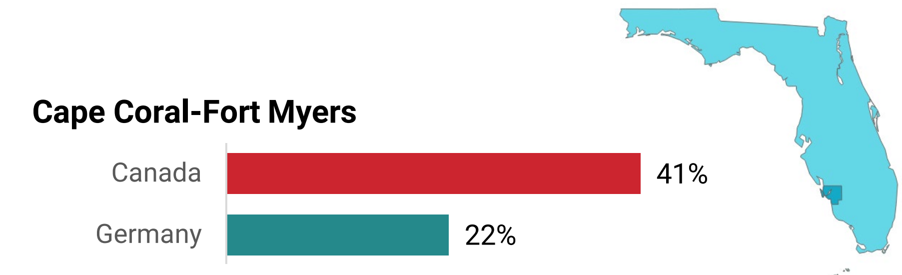
Major Buyer Countries by Metro Area

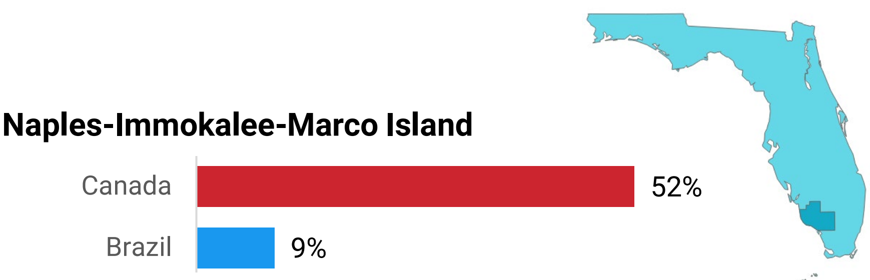
Countries with at Least a 7% Share of International Sales
in Each Metro Area



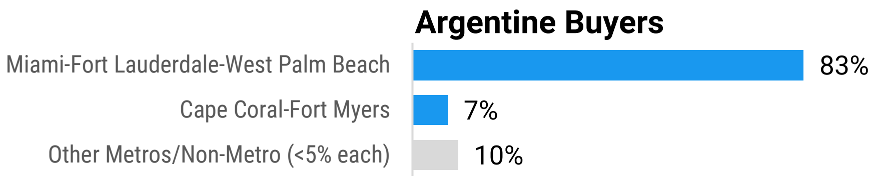


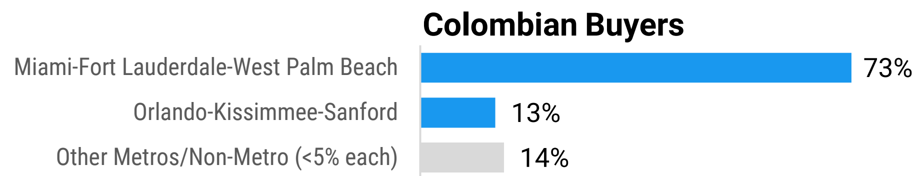


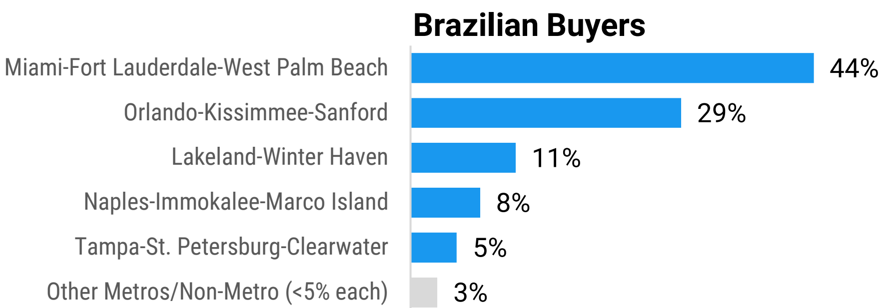


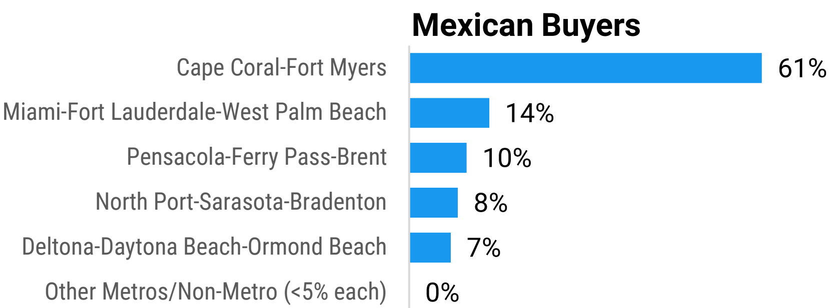


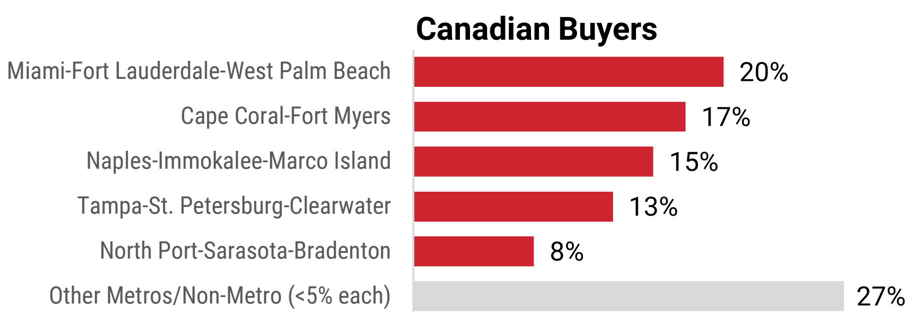
Major Destination Metros by Buyer Country

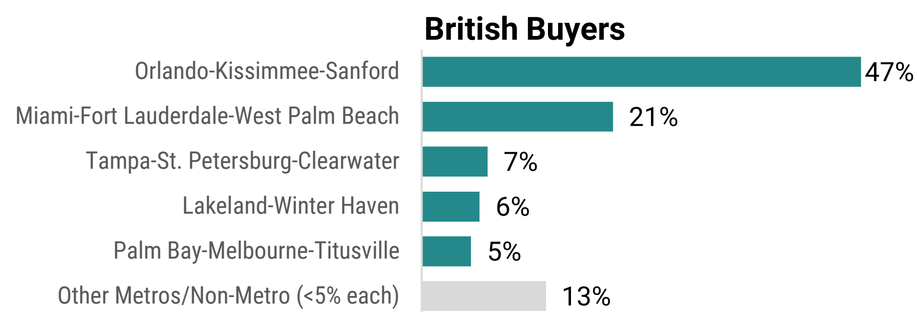












International Buyer Purchase Prices

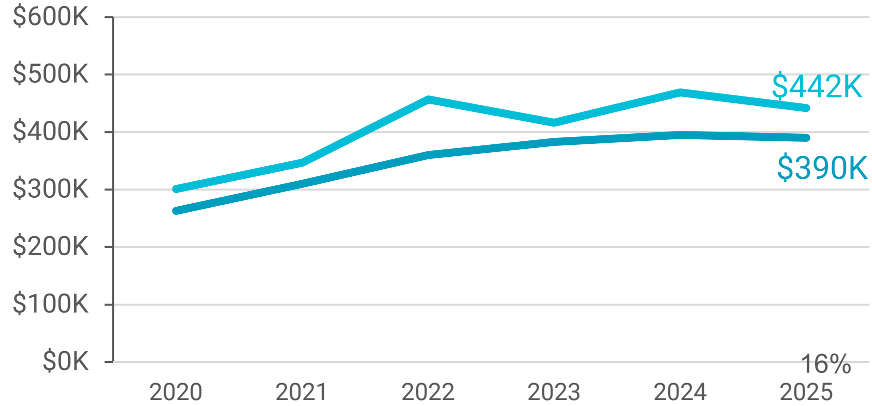
Florida's median sale price decreased slightly in the 2025 survey period, but remains elevated relative to pre-pandemic years.

The median sale price among Florida international buyers was $442,000 in 2025, decreasing $27,000 from 2024's median price of $469,000. The median price among international buyers was 12.5% more than the median of all properties sold in Florida between August 2024 and July 2025, which was smaller than the 17% spread from the prior year.

The distribution of international buyer purchase prices shifted somewhat from the previous year. The largest share of purchases were in the $250K–$500K range, rising to 39% from 38% in 2024. The range with the largest increase in 2025 was the under $150K price bracket, with a share of 9% compared to 7% in 2024.

Florida's International Buyers Typically Spend More

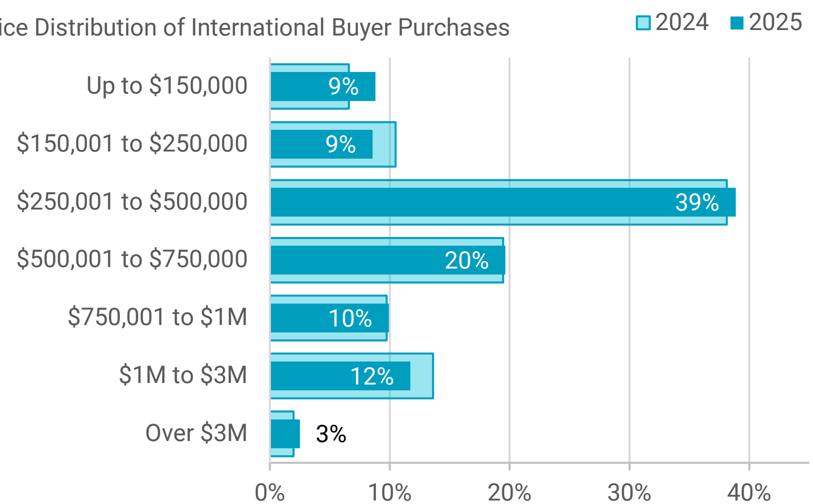
Median Price for Florida **Existing Home Sales** vs. **International Buyer Sales**



Among buyers from the five countries with the most purchases, Colombians typically purchased the most expensive properties. Their preference for more expensive metros, such as the Miami-Fort Lauderdale-West Palm Beach MSA, account for their higher price point of $491,477. Canadian buyers, by contrast, continued to buy across a larger swath of the state, providing them in many cases with much more affordable home purchase options, which kept their typical purchase price below the typical international purchase price of $442,000. Still, the median purchase price for buyers from each of the Top 5 countries was in excess of the overall median for all buyers (including domestic buyers) of $390,000 during the 2025 survey period..

Very Little Change in Price Distribution from 2024

Price Distribution of International Buyer Purchases



Colombian Buyers Purchase More Expensive Properties

Median Purchase Price Among Florida's Top 5 International Buyer Countries

Financing

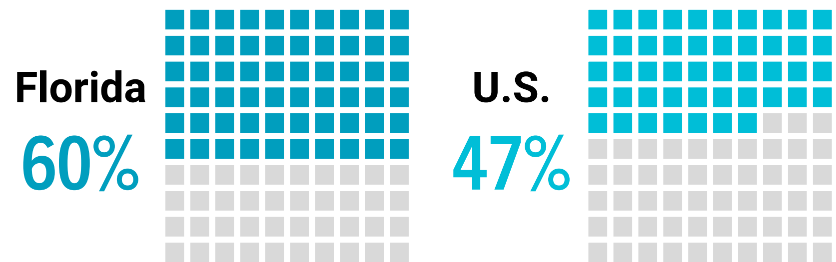
Approximately 60% of Florida's international buyers purchased a property entirely with cash, less than the 67% who did in 2024. This statistic is closer to the national trend, where about 47% of U.S. international residential purchases were paid in all cash, down from 50% last year. Cash purchases were significantly muted from each country compared to 2024, except for the United Kingdom which expanded modestly.

Following cash transactions, using a U.S. mortgage was the next most common option selected by international buyers. The remaining purchases were financed either through a mortgage from their home country, investors, or other means.

Not all international buyers are the same. Sixty-two percent of Argentines and 75% of Canadians made an all-cash purchase. This correlates with their high share of non-resident (Type A) buyers who were not eligible for a U.S. mortgage. Use of mortgages expanded the most among South American and Canadian buyers.

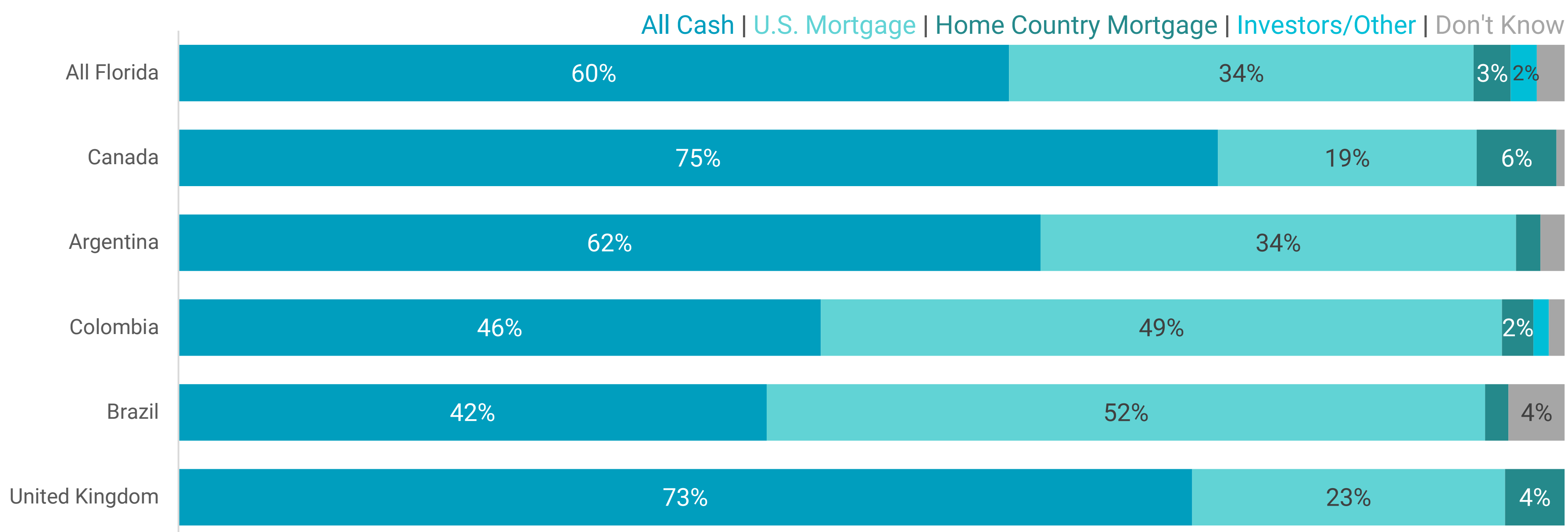
Florida's International Buyers More Likely to Pay in Cash

Cash Sales as a Percentage of International Buyer Purchases



Canadian Buyers More Likely to Make All-Cash Purchases

Financing Among Florida's Major International Buyers



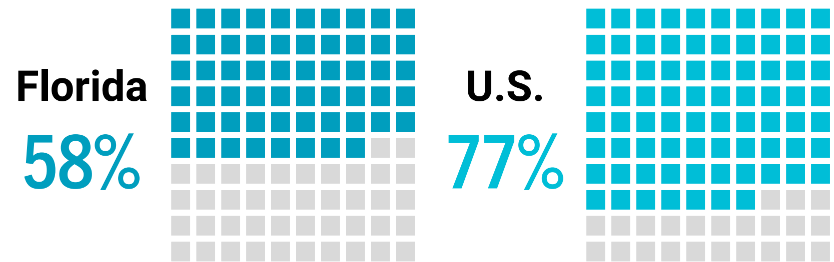
Type of Property

Fifty-eight percent of Florida's international buyers purchased detached or attached single-family homes, which was lower than the 77% share for all U.S. international buyers.

The share of U.K. buyers purchasing single-family homes dropped significantly to 57%, compared to 74% in 2024—mostly in favor of condo purchases. Argentine buyers purchased condominiums more so than buyers from the other top countries, which, in part, reflects their overwhelming preference for buying in condo-heavy South Florida.

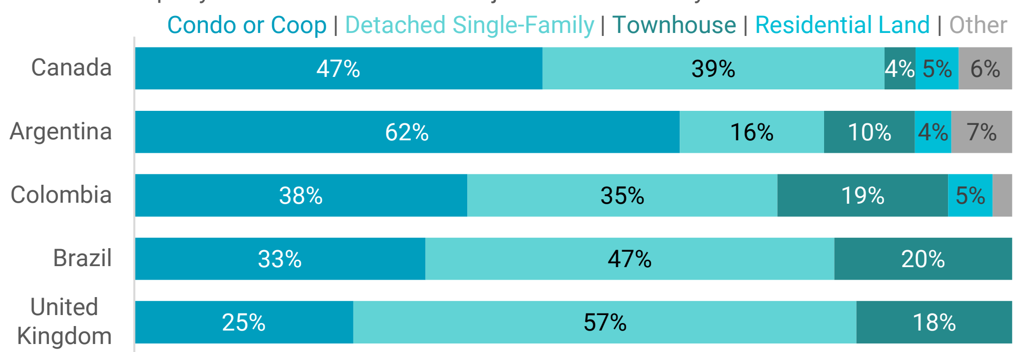
Condo Popularity in Florida Limits Single-Family Share

Single-Family Home (Attached/Detached) Share of International Purchases



Argentine Buyers Favor Condos, UK Buyers Favor Single-Family

Residential Property Purchases of Florida's Major International Buyers

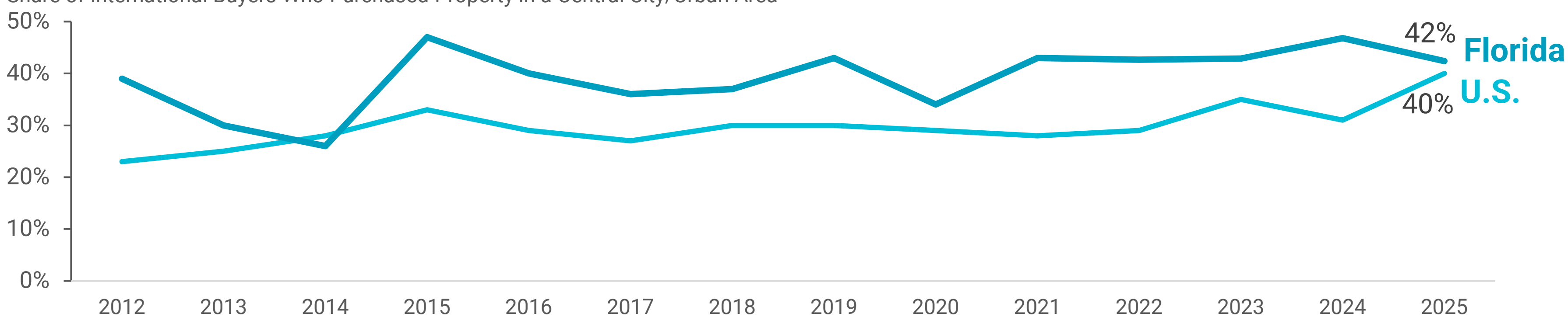


Location Preference

Forty-two percent of Florida's international buyers purchased in a central city/urban area, slightly below 2021-2024 levels. Nationally, 40% of all U.S. international buyers purchased property in a central city/urban area. Historically, the discrepancy was largely explained by the high share of Florida's international buyers who tend to purchase properties in coastal South Florida, but the convergence in 2025 is in part likely due to regional shifts in market activity nationally.

Urban Share Increase Linked to More Latin American Buyers

Share of International Buyers Who Purchased Property in a Central City/Urban Area



Intended Use of Property

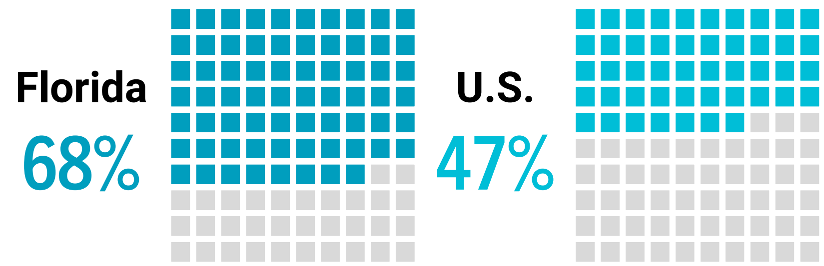
International buyer preferences for the type of property and location are tied to their intended use of the property. The share of Florida international buyers who planned to use their purchase as an investment rental and/or a vacation home was 68% in 2025, which was down from 74% in 2024.

True to their reputation, Canadian buyers are naturally snowbirds, with nearly a majority (58%) indicating they planned to use their property exclusively as a vacation home. U.K. buyers were not far behind at 39%. Argentines (57%) and Colombians (54%) were among the nationalities most likely to purchase exclusively for use as a rental property.

A larger share of international buyers planned to use their purchase as a primary residence in 2025 (23% compared to 18% in 2024). Among the top five international-buyer countries, British buyers were most likely to use their property as a primary residence (20%), followed by those from Colombia (17%), Brazil (15%), and Canada (13%).

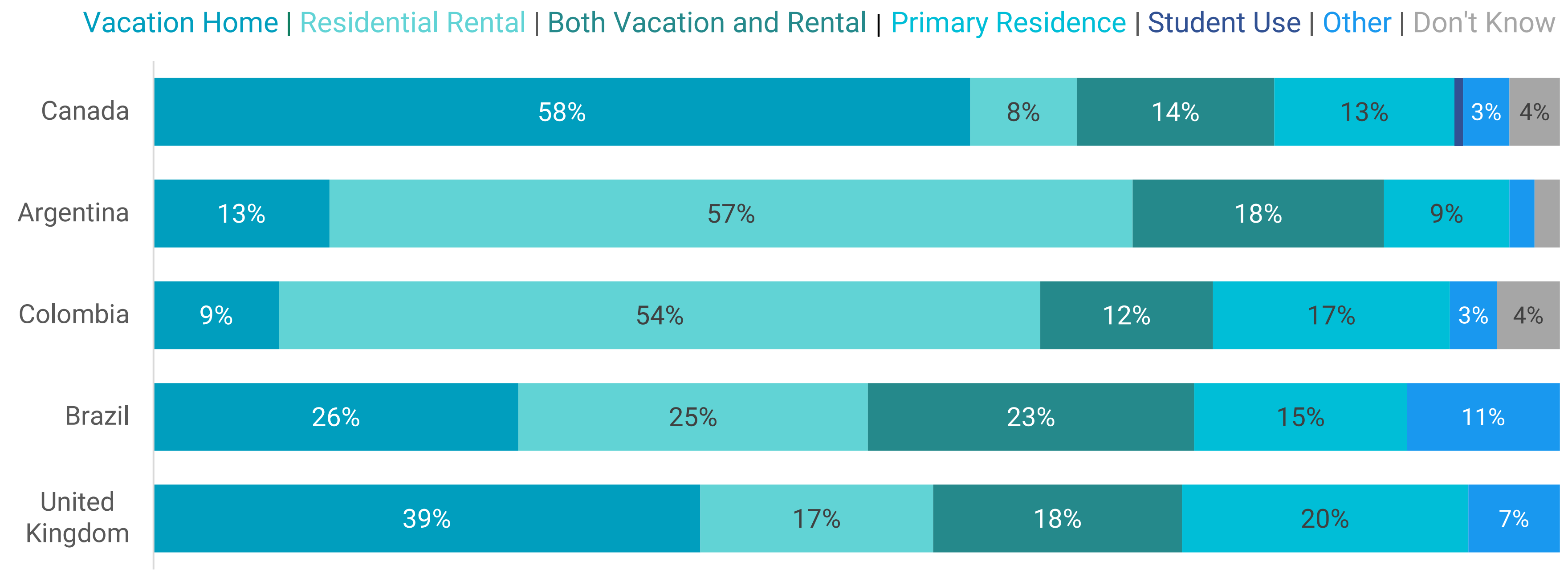
Florida's International Buyers Expect to Rent or Visit

Share of International Buyer Purchases for Income or Vacation Use



Canadian and British Buyers Seek Vacation Nests, While Argentine and Colombian Buyers Seek Rental Income

Intended Use of Property Among Florida's Major International Buyers



Business Trends

International Transaction Change and Outlook

Despite this year's improvement in international sales and dollar volume, Florida continues to be a relatively challenging environment for international business, and respondents expect the trend to continue into the next year.

The share of Florida respondents in 2025 who worked with an international client dipped to 20%, matching for the first time the national rate. This reflects a steep drop in international business beginning in 2023, though the rate of decline appears to be leveling off from the previous year.

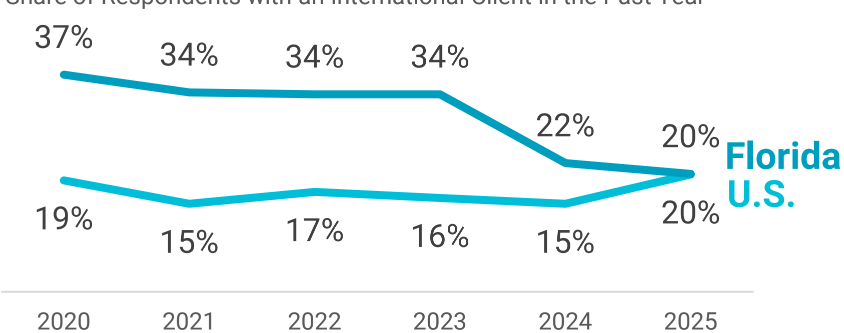
Forty-nine percent of those who worked with an international client reported a decrease in the past year of their share of international business, while only 13% reported an increase from the prior survey period.

Over a 5-year period, almost half of respondents (48%) reported a decrease in their international buyer client transactions, compared to 35% in last year's survey.

A plurality of this year's respondents (36%) indicated they foresee a decline in international purchases in Florida over the next 12 months, a stark increase from the 23% of respondents who held this view in last year's survey.

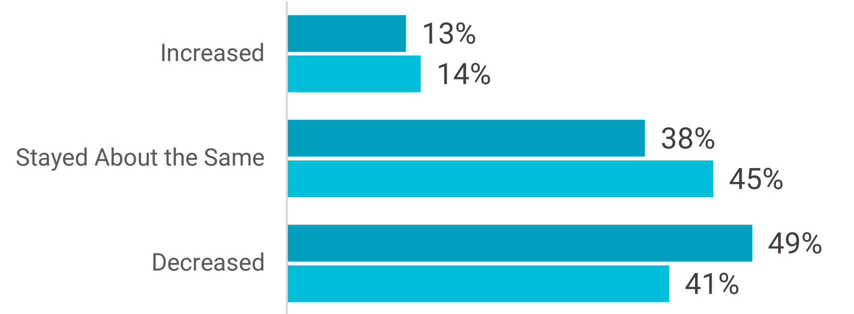
Fewer Realtors in Florida Working with International Clients

Share of Respondents with an International Client in the Past Year



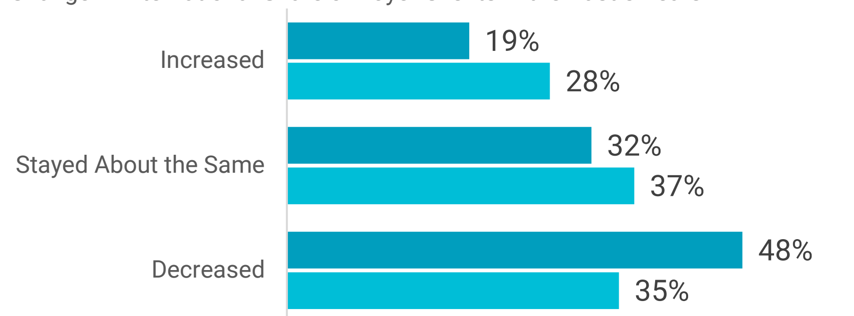
Many Added Fewer International Clients in 2025 vs. 2024

Change in International Share of Buyer Clients in the Past Year



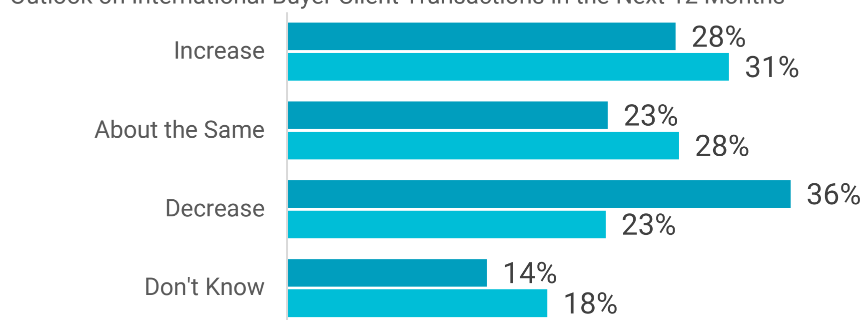
International Business Weaker Than 5 Years Ago for Many

Change in International Share of Buyer Clients in the Past 5 Years



Increasingly Pessimistic Near-Term Outlooks

Outlook on International Buyer Client Transactions in the Next 12 Months



Reasons Client Did Not Purchase

Roughly 70% of respondents reported at least one of their international clients ultimately chose not to buy a Florida property, up from 67% in 2024. Like last year, high property prices and condo fees were again the most cited reasons an international client did not purchase in 2025, at 42% and 33%, respectively.

Two other financial factors were among the Top 5 reasons cited: insurance costs (29%) and property taxes (24%). Only owners of a primary residence in Florida benefit from the state's homestead exemptions and 3% annual cap on growth in assessed tax values.

At 28%, U.S. foreign relations and political climate was the fourth most-cited reason in 2025. Immigration laws were also cited by 19% of respondents—rising sharply from 10% in 2024.

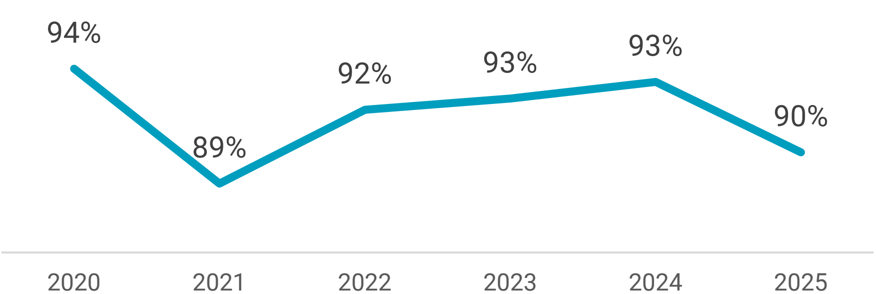
Last year's third most-cited reason for a non-purchase, the inability to find a suitable property, fell from 31% to just 17%, likely due to the relative increase in the amount of available for-sale inventory across most of Florida today compared to a year ago.

Visits to Florida Before a Purchase

The share of prospective international buyers who visited Florida prior to a purchase fell to its lowest level since 2021 when many Covid-related travel bans were in place. Still, the drop from last year was only a modest decline of three percentage points to 90%.

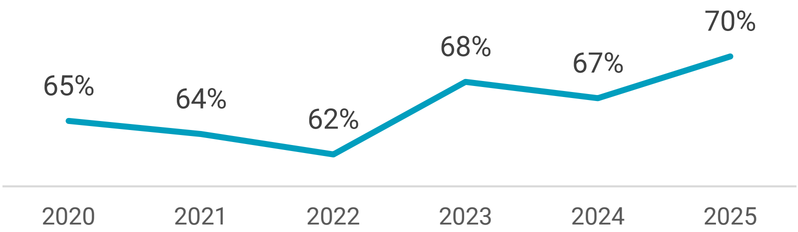
Prospective Buyer Visits Declining

Percent of Respondents Who Reported International Buyers Visited Florida at Least Once Before Purchasing a Property



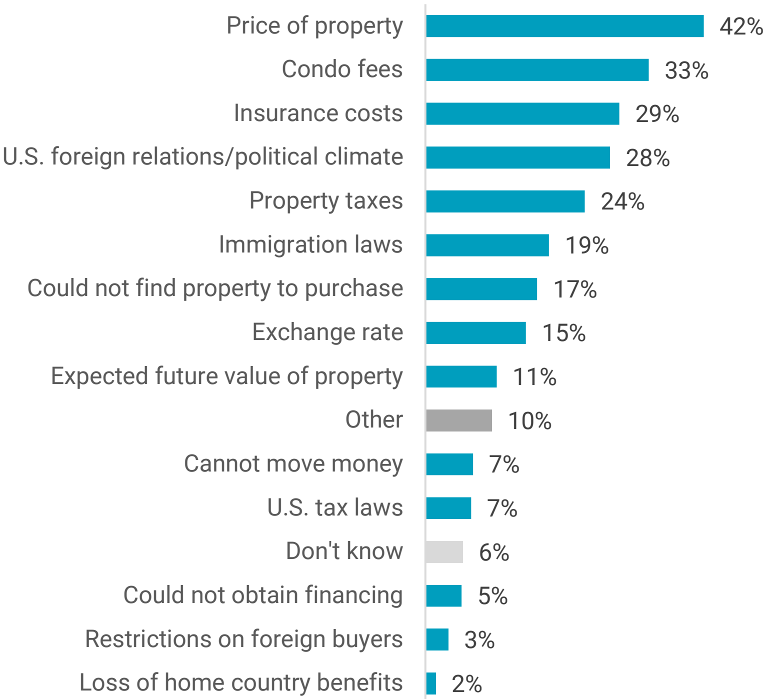
Many Prospective Buyers Still Get Cold Feet

Share of Respondents with Any International Client Deciding Not to Purchase



High Prices and Condo Fees Prevent Purchases

Reasons Client Did Not Purchase Property (Multiple Selections Allowed)

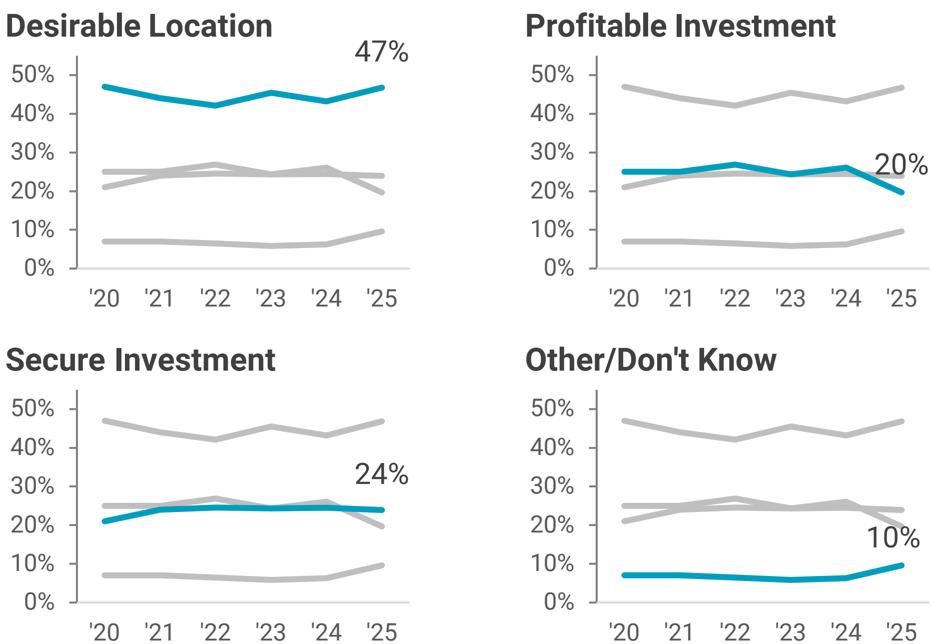


Reasons Client Purchased Property

Desirable location was the top factor influencing international buyer purchases, cited by 47% of respondents—up from 43% last year. Location's importance increased at the expense of those who see Florida real estate's profitability as its most attractive attribute. Their share fell to 20% compared to 26% the year prior.

Location, Location, Location Matters

Most Important Factor Influencing International Buyer Decision to Purchase in Florida

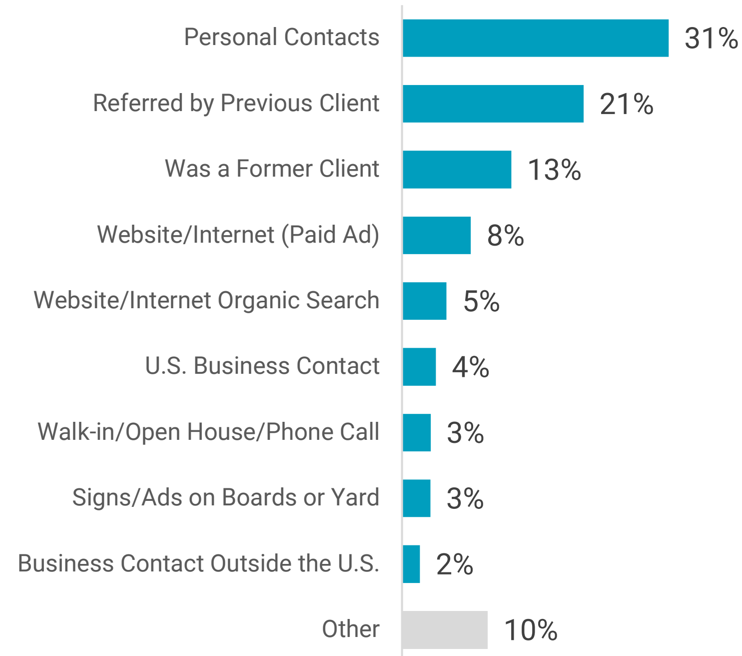


Source of Referrals

Over two-thirds of respondents reported that their international buyers were personal or business contacts, former clients, or referrals from former clients. Traditional advertising trailed behind personal relationships.

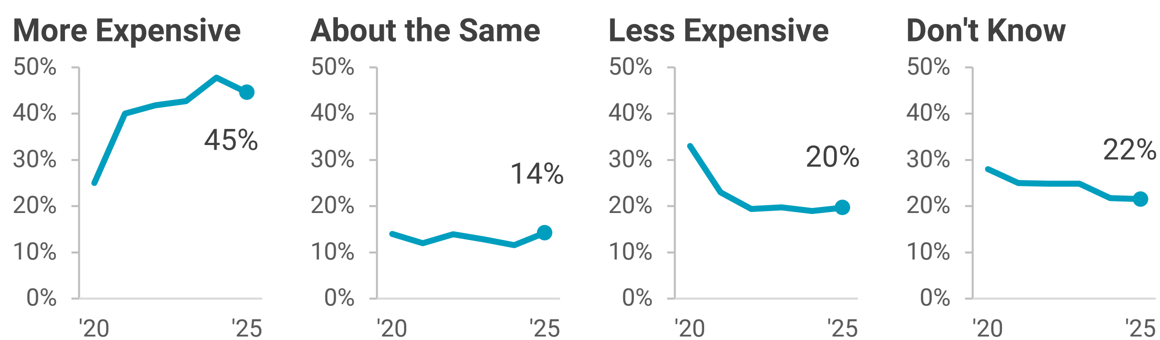
Best Referrals - Connections and Former Clients

Source of Referrals or Leads on Florida's International Buyers



How Clients View Florida Home Prices

Florida's home prices have become more expensive for international buyers. Forty-five percent of respondents reported that their clients viewed Florida home prices to be more expensive than prices in their home country. While 34% thought prices were about the same or less expensive than prices in their home country, 14% reported they were about the same.

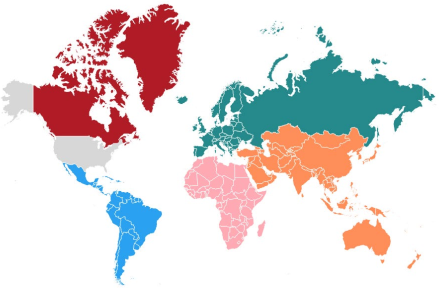


Residential Sellers

Some respondents also worked with international clients who sold U.S. property. The list of top seller countries of Florida real estate is similar to the list of top buyers. Canada led the way in 2025, followed by the United Kingdom, Argentina, Brazil, and Colombia.

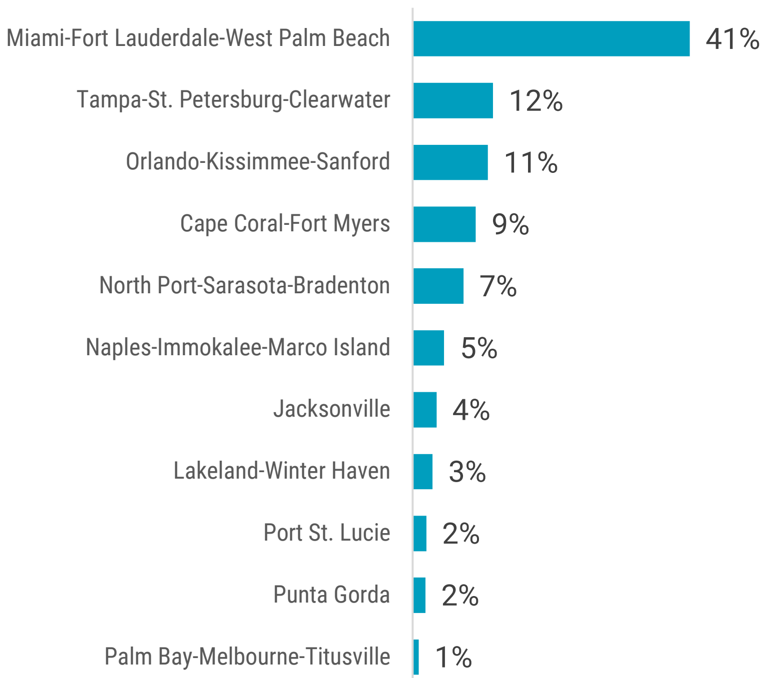
Close to half of properties sold by international owners were in the Miami-Fort Lauderdale-West Palm Beach MSA (41%). The other most common metro areas for international sellers were Tampa-St. Petersburg-Clearwater (12%), Orlando-Kissimmee-Sanford (11%), Cape Coral-Fort Myers (9%), and North Port-Sarasota-Bradenton (7%). These metros were also among the top destinations for international buyers in 2025.

The estimated median price of properties sold by international owners was $463,000, which was 9.2% higher than the median sale price of $424,000 in the prior survey period.



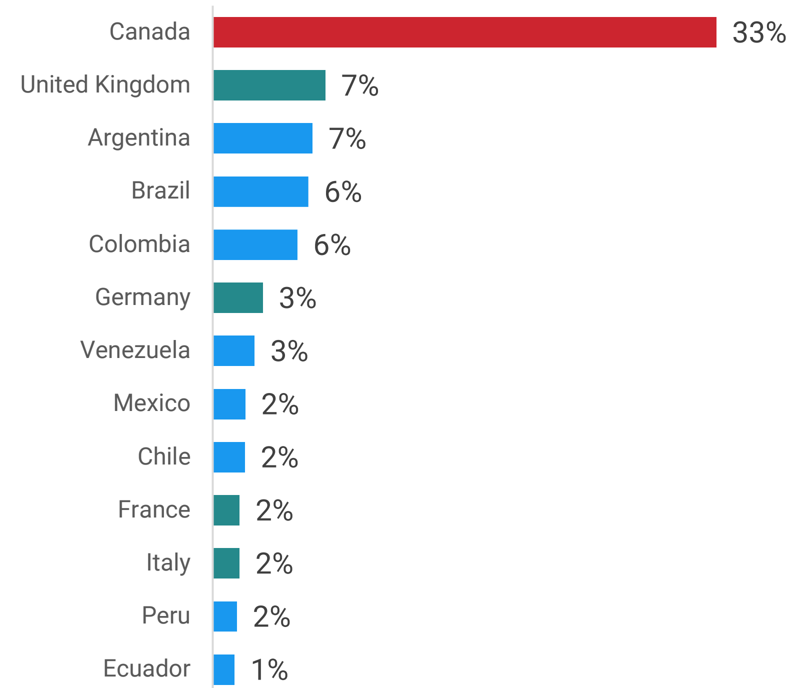
Almost Half of International Sellers Sold in South Florida

Metro Area Share of Florida's International Sellers



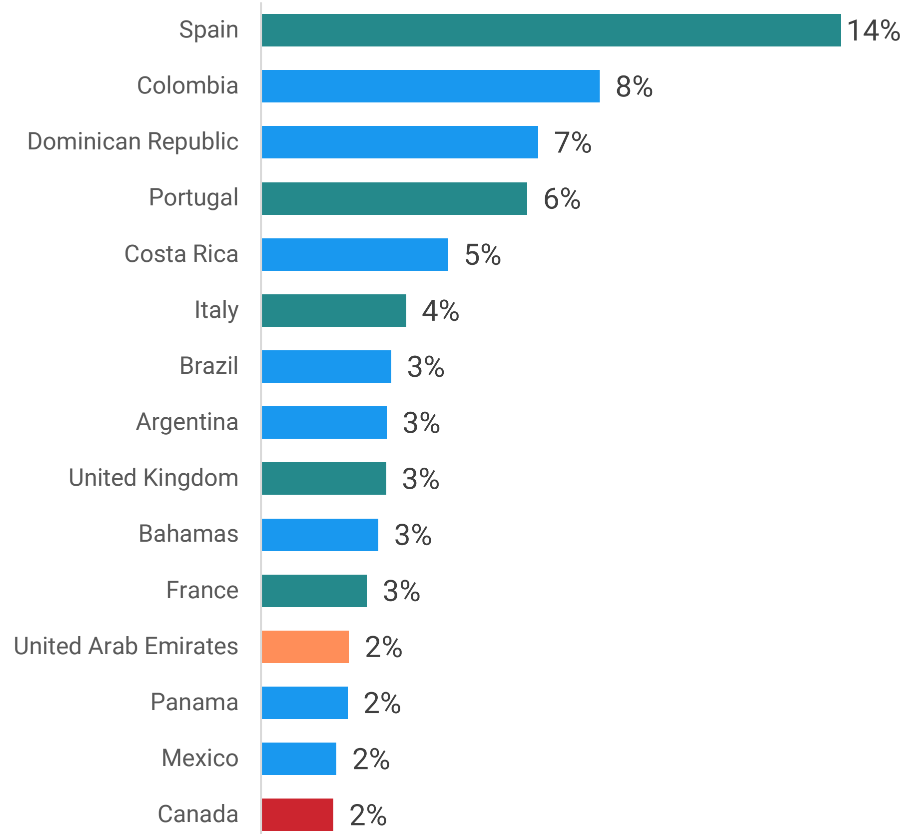
Canadians Are a Larger Share of Sellers Than of Buyers

National Origin of International Clients Who Sold Florida Property



Buyers Seek Latin American and Mediterranean Properties

Top Countries of Interest to Clients Seeking to Purchase Property Abroad



Clients Seeking Property Abroad

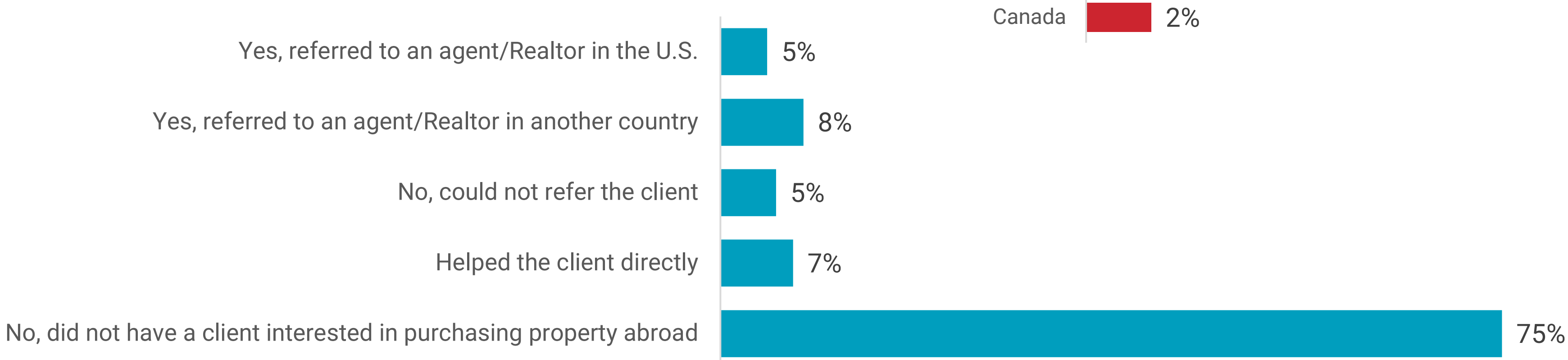
Twenty-five percent of respondents reported they had clients—either U.S. citizens or non-U.S. citizens—who were interested in purchasing property abroad. Of these respondents, about a fifth were unable to assist or refer the client to someone who could assist.

Eighty-one percent of these respondents indicated their clients were interested in purchasing property abroad for use as a vacation home and/or residential rental.

Clients were interested in purchasing properties in several European countries such as Spain, Portugal, and Italy. Latin American destinations Colombia, Dominican Republic, and Costa Rica were also high on the list.

Most Clients Not Considering a Purchase in Another Country

Referrals of Clients Seeking to Purchase Property Abroad



Cultural and Language Issues

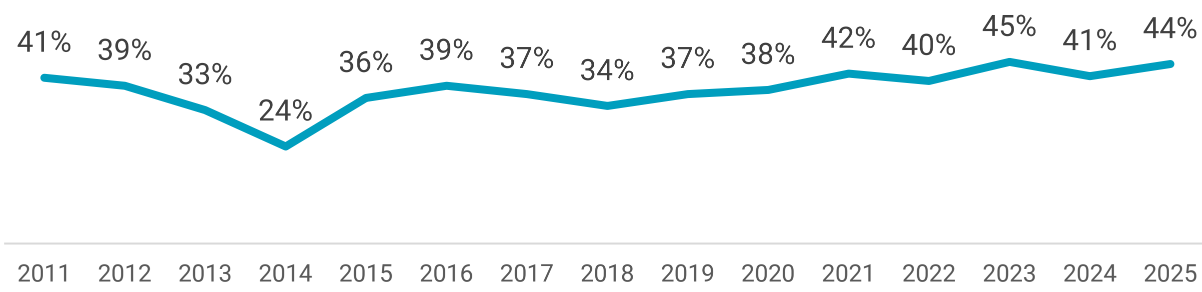
Cultural and language issues faced by Realtors when working with international clients have eased somewhat in recent years. In 2025, 71% of respondents reported they have not had problems when working with international clients. In past years, as few as 42% reported no problems working with international clients.

The decline in those reporting problems is associated from the larger fraction of the respondents who could speak another language and were born abroad. In 2025, 44% of respondents reported being fluent in a language other than English, among the highest share since this question was asked in the 2008 survey.

Just over a third of respondents reported that they were born outside the United States.

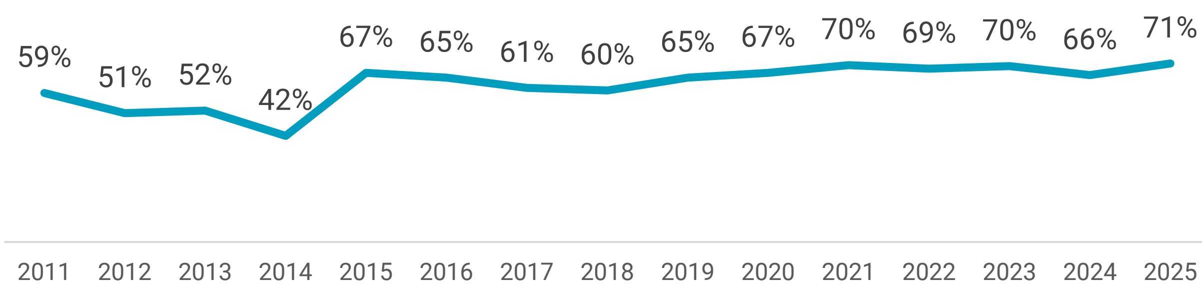
Non-English Fluency Remains High Among Survey Respondents

Percent of Respondents Who Are Fluent in a Language Other Than English



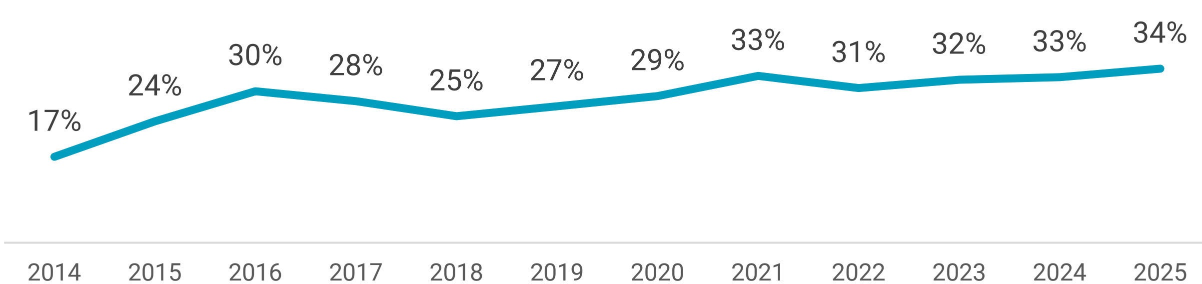
With More Respondents Fluent in Other Languages, Fewer Problems Occur

Percent of Respondents Who Reported No Problems Working with International Clients



One-Third of Respondents Were Born Abroad

Percent of Respondents Born Abroad



Appendix

Computation of Residential Purchases of International Buyers in Florida for the 12-Month Period August 2024–July 2025		
Line	*Florida's International Buyer Residential Purchases*	
1	Total U.S. International Buyer Residential Purchases	78,100
2	Florida's Share to U.S. International Buyer Residential Purchases (units)	21%
3	Number of Florida International Buyer Residential Purchases	16,401
4	Average Price of Florida International Buyer Residential Purchases	$635,164
5	Dollar Volume of International Buyer Residential Purchases in Florida	$10,417,324,764
	Florida's Residential Market for Existing Homes	
6	Florida's Residential Dollar Volume (Single-Family, Condo/Townhomes)	$193,823,429,271
7	Florida's Closed Sales (Single-Family, Condo/Townhomes)	341,373
8	Share of Dollar Volume of International Buyer Purchases to Florida's Total Dollar Volume	5%
9	Share of International Buyer Purchases to Florida's Closed Sales	5%

Notes:

Line 1 Source: NAR's *2025 International Transactions in U.S. Residential Real Estate*
Line 2 Source: NAR's *2025 International Transactions in U.S. Residential Real Estate*
Line 3 Multiply Lines 1 and 2
Line 4 Source: Florida Realtors 2025 Survey of International Residential Transactions in Florida
Line 5 Multiply Lines 3 and 4 (Sales = # of units x mean price)
Line 6 Dollar volume of closed sales for single-family homes, condominiums, and townhomes. Source of data: Florida Realtors®
Line 7 Closed sales for single-family homes, condominiums, and townhomes. Source of data: Florida Realtors®
Line 8 Divide Line 5 by Line 6.
Line 9 Divide Line 3 by Line 7.

About Florida Realtors®

Since 1916, Florida Realtors® has advanced Florida's real estate industry by shaping public policy on real property issues; encouraging, promoting and teaching consistent standards for ethical practice and professionalism; and building on the efforts of local Realtor boards/associations to provide the information and tools members need to succeed.

Florida Realtors is the largest professional trade association in the state with more than 238,000 members. Members enjoy business contacts, networking opportunities, educational offerings, research and legislative representation, programs, services, and tremendous camaraderie. The association headquarters is located in Orlando, and the legislative Office of Public Policy is located in the heart of Florida's capital city of Tallahassee.

Florida Realtors' elected leadership and business management teams share a common goal. Individually, each brings to the table years of expertise in the real estate industry and proven business management skills. As partners, they seek solutions to advance specific public policy issues and meet the needs of the state's Realtor community.

Florida Realtors® Research Department

The goal of the Florida Realtors Research Department is to provide Florida Realtors members, Florida's local Realtor associations, and the general public with the most accurate and comprehensive housing market statistics and analysis available.

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