

2026

Profile of International Residential Transactions in Florida



FloridaRealtors®

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About the Report

Objective

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 *2026 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 2025 to July 2026**. For the survey results presented in this report, **the year “2026” refers to this 12-month period**, and the year 2025 refers to the period of August 2024-July 2025.

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 2026, online survey invitations were sent to about 230,000 Realtors across the state of Florida. A total of 4,321 Realtors completed the survey from September 10 through October 5, of which 753 reported a closed international buyer transaction during the reference period. Respondents were asked about their real estate activity over the period of August 2025 – July 2026 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 slowed due to factors like heightened trade tensions, various geopolitical conflicts, rising policy uncertainty and high interest rates. Persistent inflation, public debt, energy pressures, geopolitical instability and tariffs further contribute to overall risk and an uncertain economic environment. Strong demand for AI and technology may support a rebound in coming years.

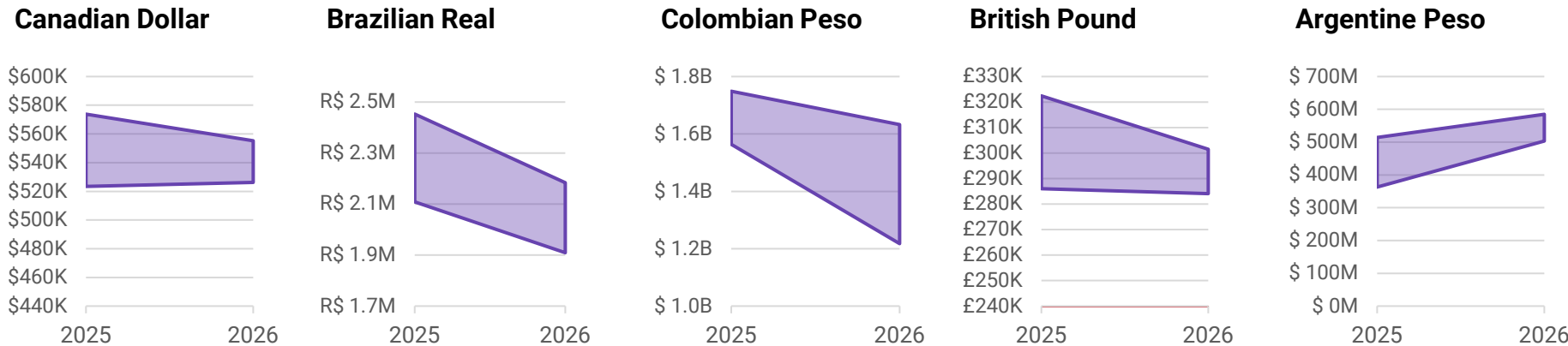
Global GDP growth is currently projected to be 3.1% in 2026, and is not expected to deviate much from that figure over the next five years, according to the International Monetary Fund.

Higher mortgage rates have not only been a U.S. phenomenon since 2022, but also a global one. Housing affordability has deteriorated not only here in Florida, but also in many other global destinations with which it competes.

Exchange Rates

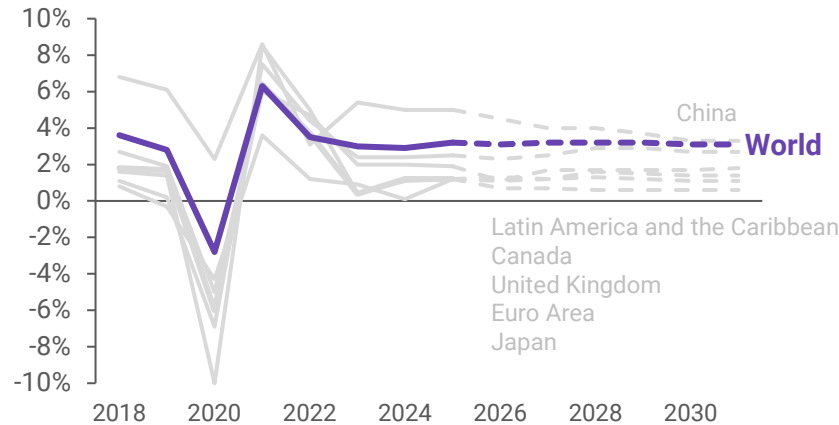
After strengthening significantly against most major world currencies in CY2022, the U.S. dollar experienced periods of fluctuation in CY2023 and CY2024 before weakening more substantially in CY2025. Florida home prices remain elevated compared to their historic levels, but they are still competitive 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 CY2025 and CY2026 are presented below.

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



World GDP Growth Has Moderated

Annual Real GDP Growth, World and Selected Areas



Source: International Monetary Fund (IMF)

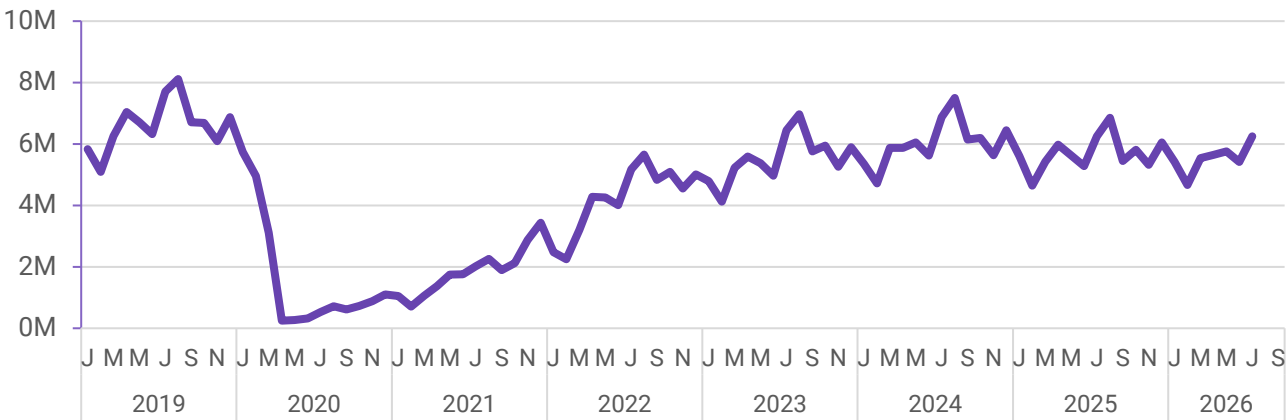
U.S. Tourism

Year to date through July of 2026, international tourism in the U.S. was virtually unchanged. Calendar year 2025 saw a 5.5% decline in international tourism over CY2024's 72 million visitors, the first meaningful decline since the pandemic.

Canadian tourism in the U.S. has worsened by nearly 6% year to date in 2026 compared to the prior year, while the number of tourism visits from all other countries combined has improved slightly, by 1.5%.

International Tourism in the U.S. Slightly Receding

Monthly Tourist Arrivals to the United States



Source: National Travel and Tourism Office

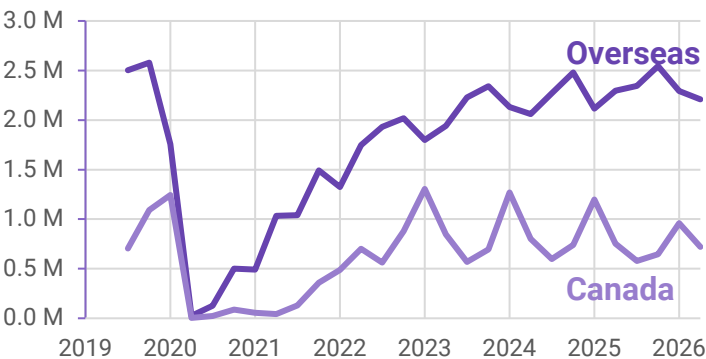
Florida Tourism

International tourism in Florida increased by about 1% in CY2025 to approximately 12.5 million visitors. That is despite only 3.2 million Canadians visiting Florida in CY2025—a 7% decline from the prior year. This trend worsened in the first half of CY2026, during which Canadian tourism was down by nearly 14% year over year.

Source: Visit Florida

Fewer Canadians Visiting Florida

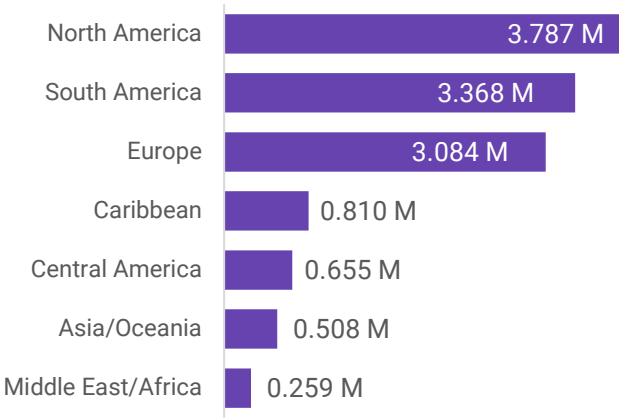
Quarterly International Visitors to Florida



Source: Visit Florida

North American Tourism Still Led in 2025

International Visitation to Florida by World Region (CY2025)



Source: Visit Florida

Where From?

Top Origin Countries of International Visitors (CY2025)

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

Source: Visit Florida

Florida Residential Market Trends

Housing demand in Florida experienced a small recovery during the August 2025 – July 2026 study period, driven by lower mortgage rates. However, by the end of the period, mortgage rates were on the rise again and are now higher than they were a year ago, so a further recovery in demand is currently on hold.

Florida's housing inventory levels have been in decline throughout CY2026, although they remain somewhat elevated above pre-pandemic levels in several local 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 home price erosion over the past 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.

Home Prices Not Moving Significantly in Most Florida Metros

Metropolitan Statistical Area	Median Sale Price	Aug. 2024 - Jul.2025	Aug. 2025 - Jul.2026	Pct. Change
Cape Coral-Fort Myers, FL	\$375K	<div></div>	\$362K	-3%
Crestview-Fort Walton Beach-Destin, FL	\$428K	<div></div>	\$460K	8%
Deltona-Daytona Beach-Ormond Beach, FL	\$350K	<div></div>	\$350K	0%
Gainesville, FL	\$325K	<div></div>	\$325K	0%
Homosassa Springs, FL	\$280K	<div></div>	\$280K	0%
Jacksonville, FL	\$372K	<div></div>	\$374K	0%
Lakeland-Winter Haven, FL	\$320K	<div></div>	\$315K	-2%
Miami-Fort Lauderdale-West Palm Beach, FL	\$505K	<div></div>	\$510K	1%
Naples-Immokalee-Marco Island, FL	\$630K	<div></div>	\$620K	-2%
North Port-Sarasota-Bradenton, FL	\$430K	<div></div>	\$425K	-1%
Ocala, FL	\$286K	<div></div>	\$280K	-2%
Orlando-Kissimmee-Sanford, FL	\$412K	<div></div>	\$410K	0%
Palm Bay-Melbourne-Titusville, FL	\$365K	<div></div>	\$359K	-2%
Panama City, FL	\$368K	<div></div>	\$365K	-1%
Pensacola-Ferry Pass-Brent, FL	\$325K	<div></div>	\$330K	2%
Port St. Lucie, FL	\$400K	<div></div>	\$403K	1%
Punta Gorda, FL	\$330K	<div></div>	\$330K	0%
Sebastian-Vero Beach, FL	\$384K	<div></div>	\$377K	-2%
Sebring, FL	\$265K	<div></div>	\$267K	1%
Tallahassee, FL	\$303K	<div></div>	\$315K	4%
Tampa-St. Petersburg-Clearwater, FL	\$380K	<div></div>	\$380K	0%
The Villages, FL	\$352K	<div></div>	\$344K	-2%

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

International Buyers

Transactions Detail

International purchases of Florida residential properties (i.e., single-family homes, townhouses, condos, and co-ops) between August 2025 and July 2026 showed substantial change compared to the prior 12-month study period, with estimated sale counts decreasing by 18%. High prices and interest rates, along with economic uncertainty, continue to dampen buyer activity, as sales remain below pre-pandemic levels.

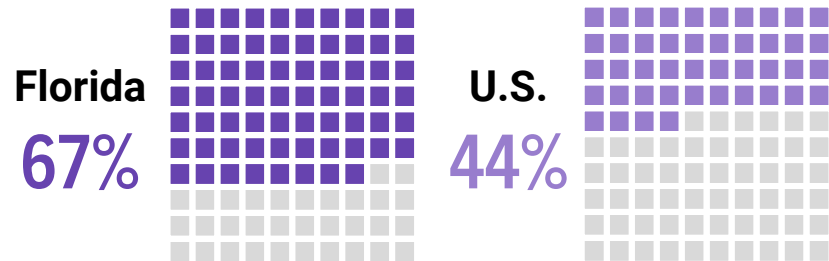
Driven by the decrease in the number of transactions, Florida's estimated international buyer dollar volume fell to \$9.0 billion in 2026, down from \$10.4 billion. That's still better than the \$7.1 billion estimate from 2024, but it is 42% less than the recent peak of \$15.6 billion in 2020.

These declines, along with improved domestic demand during the study period, resulted in international buyers accounting for only a 4% share of both existing home sales and dollar volume across the state. This is down from the 5% share in 2025 for both metrics.

International buyers whose primary residence is in another country (Type A) made up 67% of Florida's international buyers in 2026, similar to the past two years with Type A representing 67% of Florida's international buyers in 2025 and 69% in 2024. As usual, the U.S. saw a smaller share of Type A buyers purchasing real estate across the country, at just 44%.

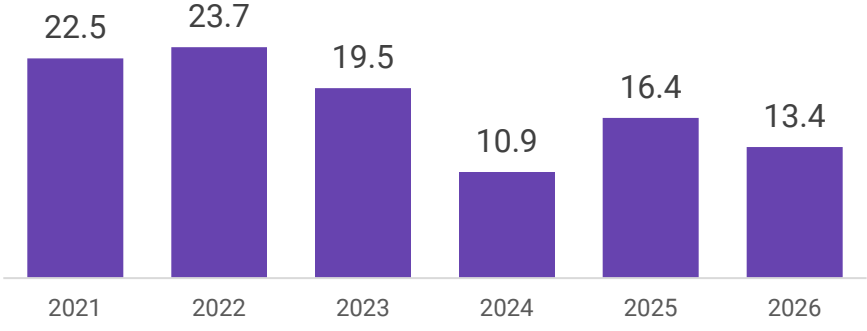
More Common in Florida for Buyers to Live Outside U.S.

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



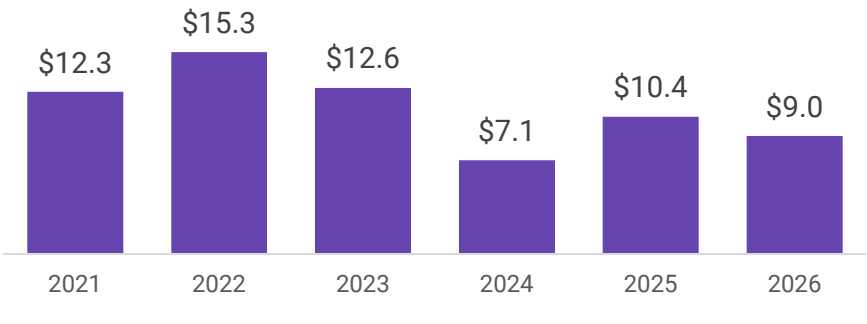
International Sales Take a Step Back in 2026...

Estimated Number of International Sales in Florida (Thousands)



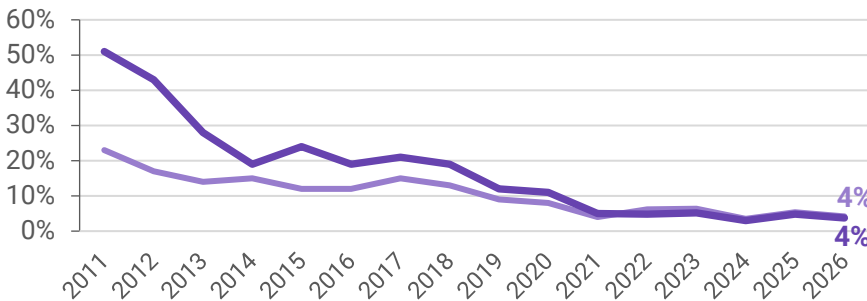
...and So Does International Dollar Volume

Estimated Dollar Volume of International Sales in Florida (Billions)



International Buyer Share Remains Low

International Buyer Share of Florida Existing Home Sales and Dollar Volume



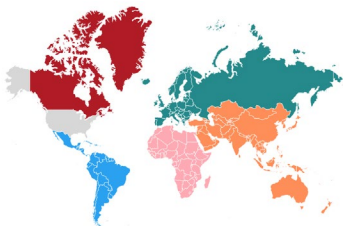
Regional Origin of International Buyers

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. However, their estimated 39% share in 2026 marks a significant decline from the past five years, during which they comprised more than 45% of Florida's international buyers. This decline in share was at the expense of a rise in the share of international buyers from the Northern American region (virtually all of whom are typically Canadian in origin). Canadian buyers made up 24% of Florida's international buyers in 2026, rising from 18% in 2018.

Rounding out the lineup are buyers from Europe (19%), Asia and Oceania (6%) and Africa (1%).

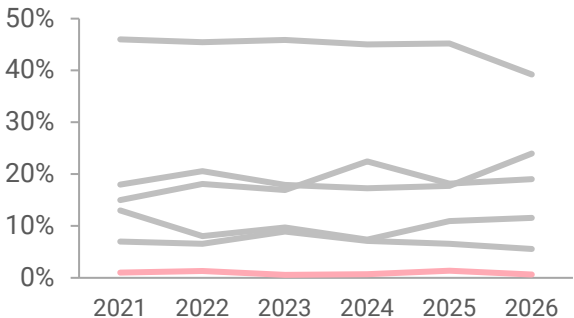
The regional origin of the international buyer was either not known or not provided by 12% of respondents.



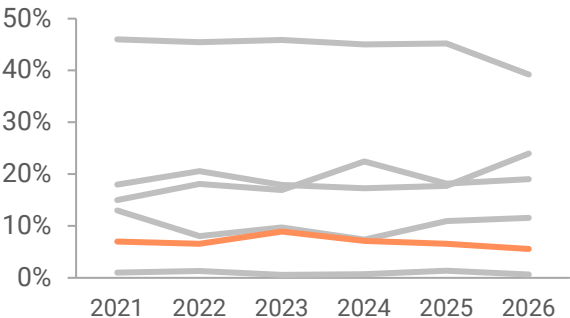
Nearly Half of International Buyers from Latin America and the Caribbean

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

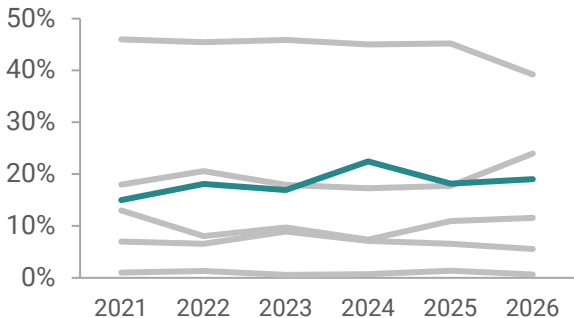
Africa: 1%



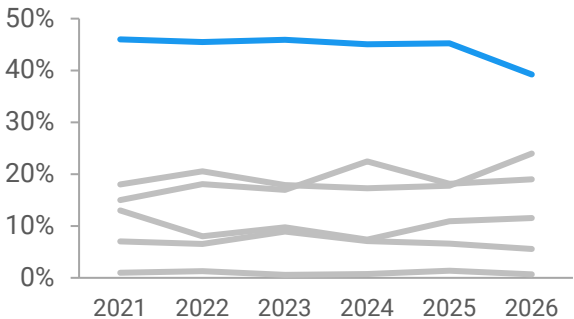
Asia and Oceania: 6%



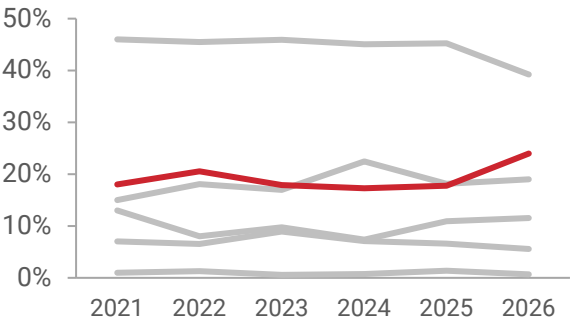
Europe: 19%



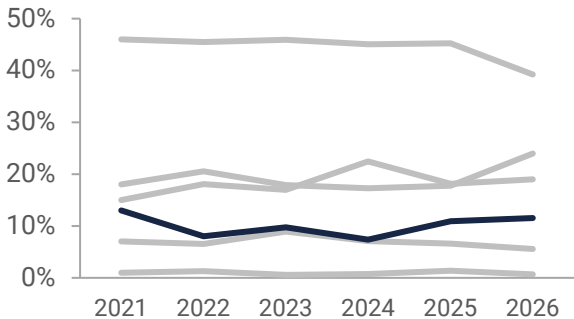
Latin America and the Caribbean: 39%



Northern America: 24%



Unknown/Not Specified: 12%



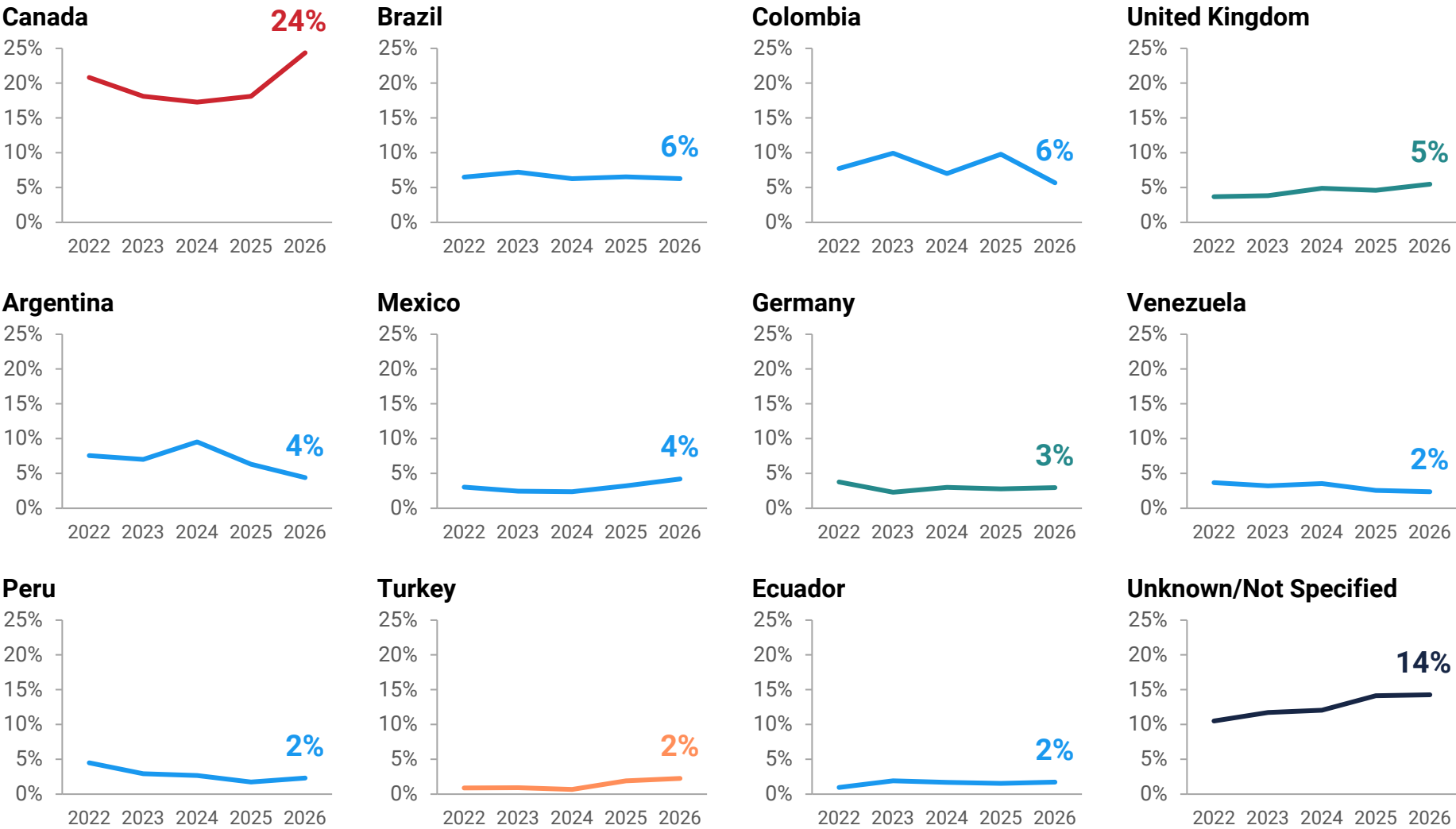
National Origin of International Buyers

By number of purchases, the top five countries of origin in 2026 were Canada (24%), Brazil (6%), Colombia (6%), the United Kingdom (5%), and Argentina (4%), 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)



Dollar Volume of International Buyers

As usual, Canadians accounted for the most international dollar volume in the 2026 survey by a wide margin. In total, Canadian dollar volume in 2026 was about \$1.6 billion, a 17% decrease from 2025.

Mexican buyers only comprised 3% of international sales, but they staged a big resurgence in dollar volume, increasing estimated spending to \$981 million from just \$489 million in 2025. Colombian buyers fell from second to fifth place in this metric for the first time in several years. British buyers were back in this year with an estimated \$711 million in sales.

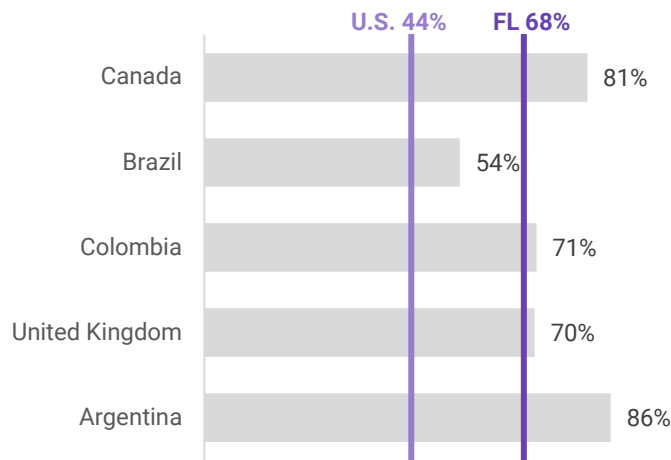
Primary Residence of International Buyers

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 68% of Florida’s international buyers were Type A, it varies by country. About 86% of Argentinian buyers and 81% of Canadian buyers were non-residents.

Buyers in Florida Mostly Non-Residents

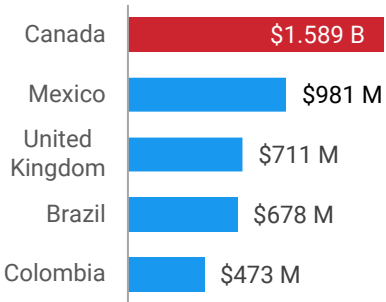
Non-Resident Buyers (Type A) as a Share of All International Buyers in Top 5 Buyer Countries



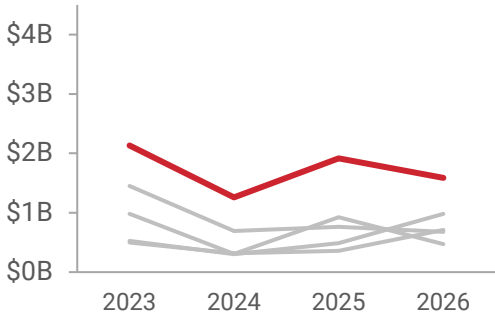
Despite Decline Over the Years, Canadians Still Spend the Most

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

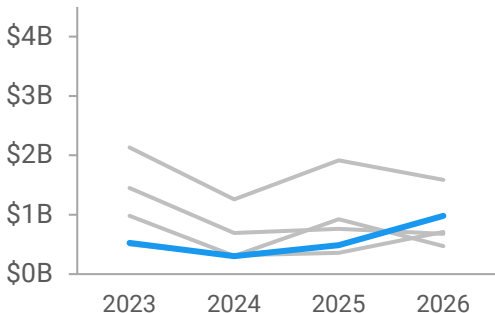
2026 Dollar Volume: Top 5



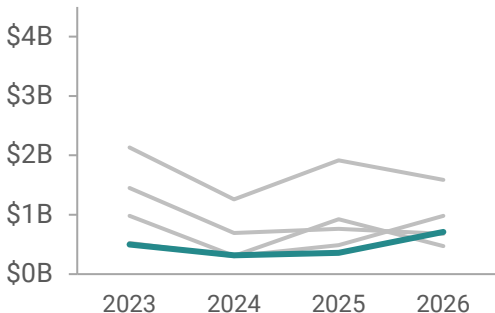
Canadian Buyers: \$1.6 Billion



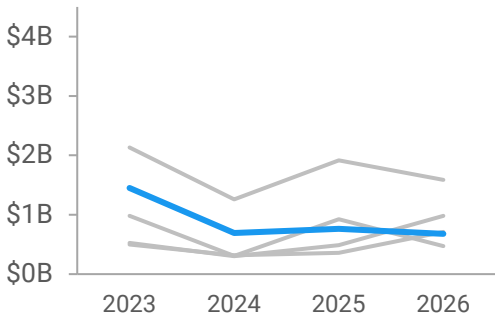
Mexican Buyers: \$981 Million



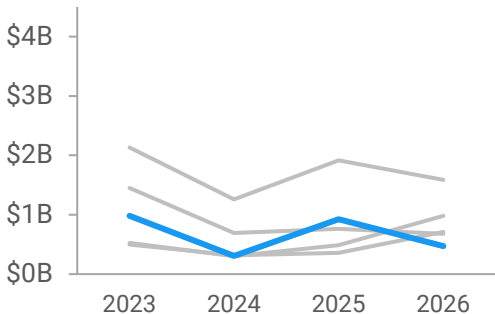
British Buyers: \$711 Million



Brazilian Buyers: \$678 Million



Colombian Buyers: \$473 Million



Destination of International Buyers

The estimated number of residential purchases by international buyers in Florida between August 2025 and July 2026 decreased by 18% compared to last year's survey. International sales levels remain muted compared to the pre-pandemic years and this year's lower sale volume is a signal that international investor confidence in Florida's property market continues to face significant headwinds. With sale prices remaining relatively flat compared to a year ago, the decline in transactions pushed dollar volume down to \$9.0 billion—13% lower than last year's total of \$10.4 billion.

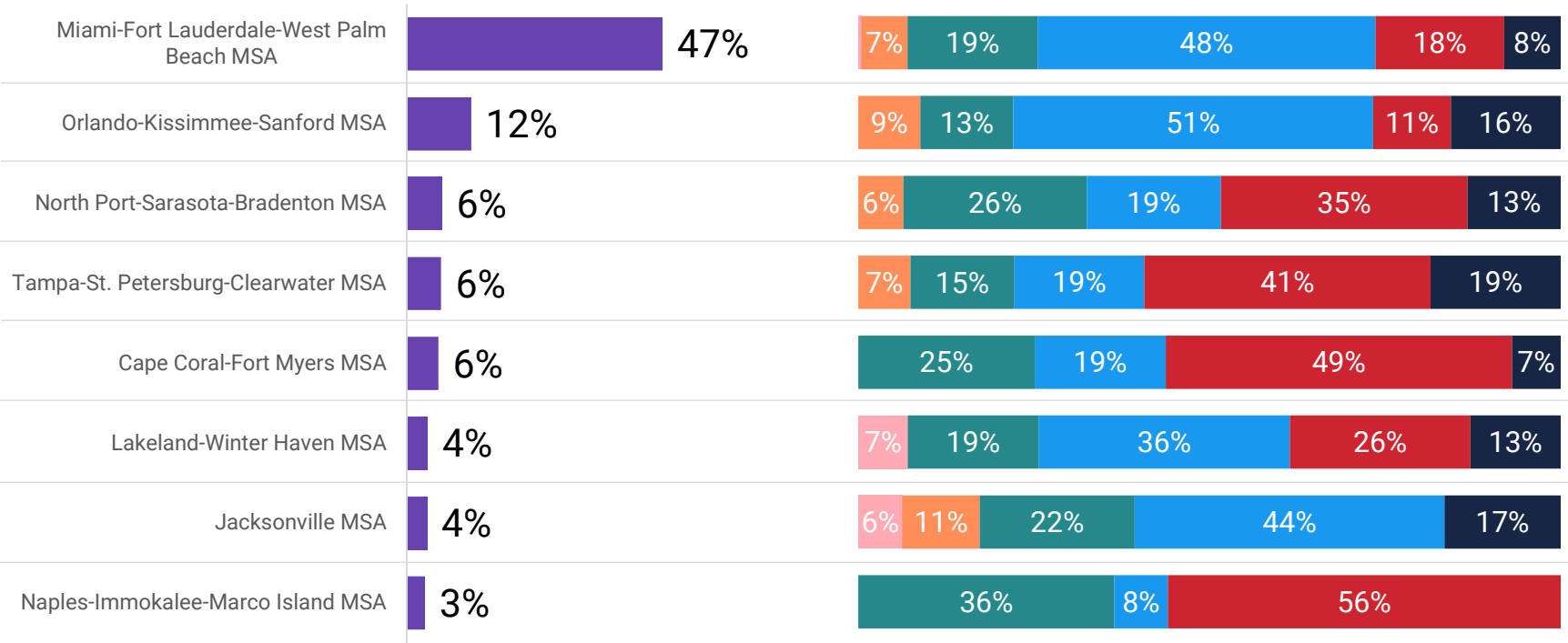
Purchases by international buyers remain heavily concentrated in South Florida, with 47% of purchases occurring in the Miami-Fort Lauderdale-West Palm Beach MSA. In South Florida, 48% of purchases were by buyers from Latin America and the Caribbean, followed by 19% from Europe. The Orlando-Kissimmee-Sanford MSA also saw a heavy concentration of buyers from Latin America and the Caribbean, accounting for 51% 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 3% of Florida's international purchases in 2026 were in the Naples-Immokalee-Marco Island MSA, 56% of those buyers were identified as Canadian.

Nearly Half of International Purchases Are in South Florida

Metro Area Share of Florida's International Buyers in 2026

Composition by Region of Origin

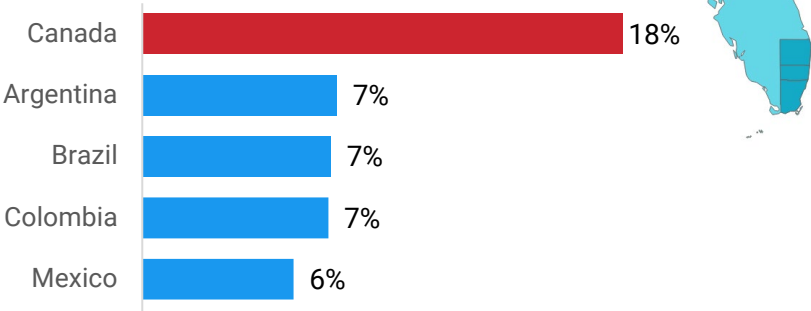
Africa
Asia and Oceania
Europe
Latin America and the Caribbean
Northern America
Unknown/Not Specified



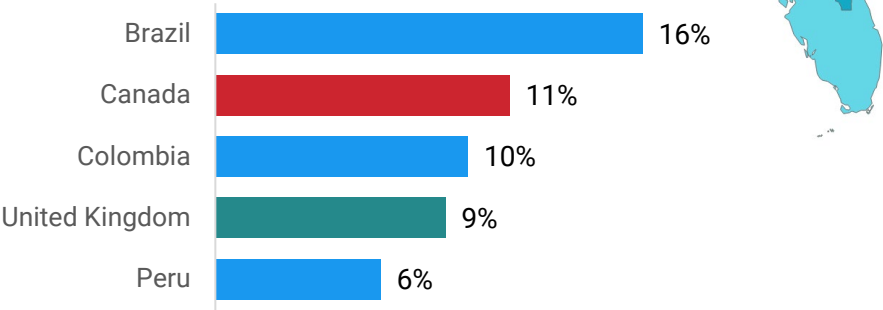
Major Buyer Countries by Metro Area

Countries With at Least a 6% Share of International Sales in Each Metro Area

Miami-Fort Lauderdale-West Palm Beach



Orlando-Kissimmee-Sanford



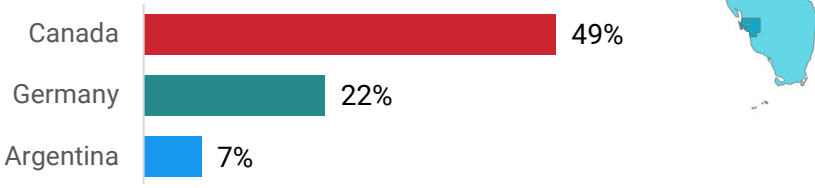
North Port-Sarasota-Bradenton



Tampa-St. Petersburg-Clearwater

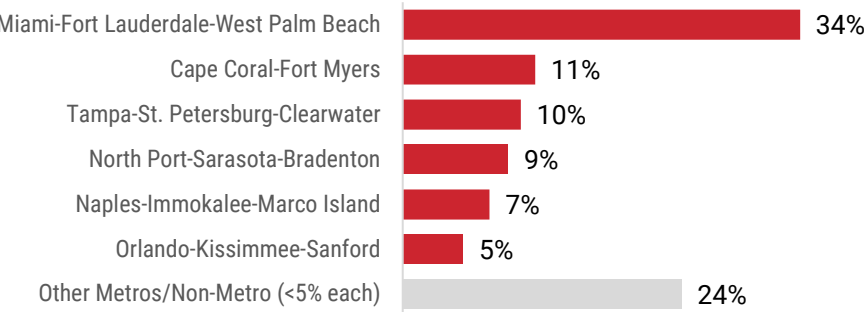


Cape Coral-Fort Myers

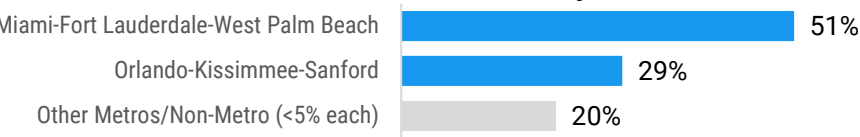


Major Destination Metros by Buyer Country

Canadian Buyers



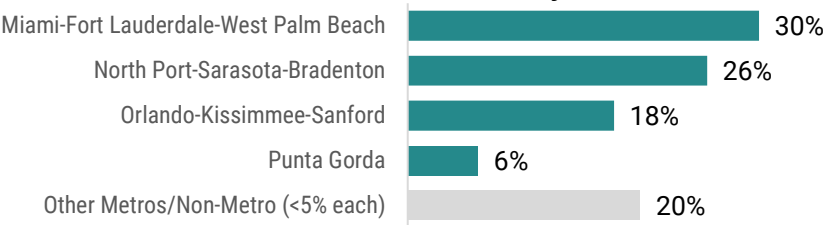
Brazilian Buyers



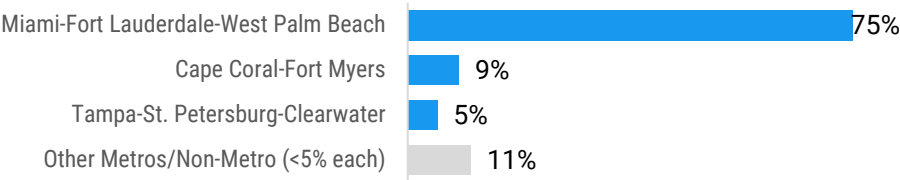
Colombian Buyers



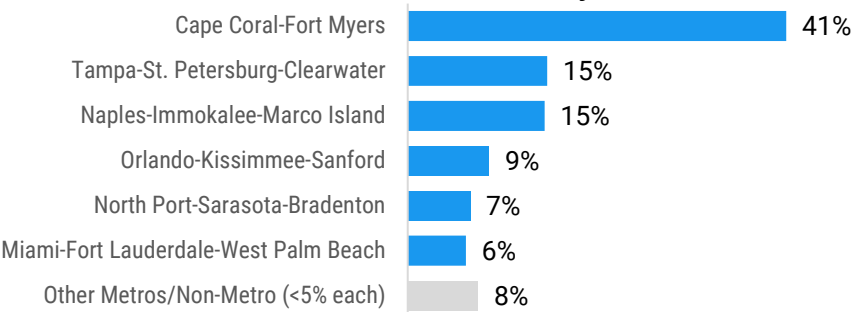
British Buyers



Argentine Buyers



Mexican Buyers



International Buyer Purchase Prices

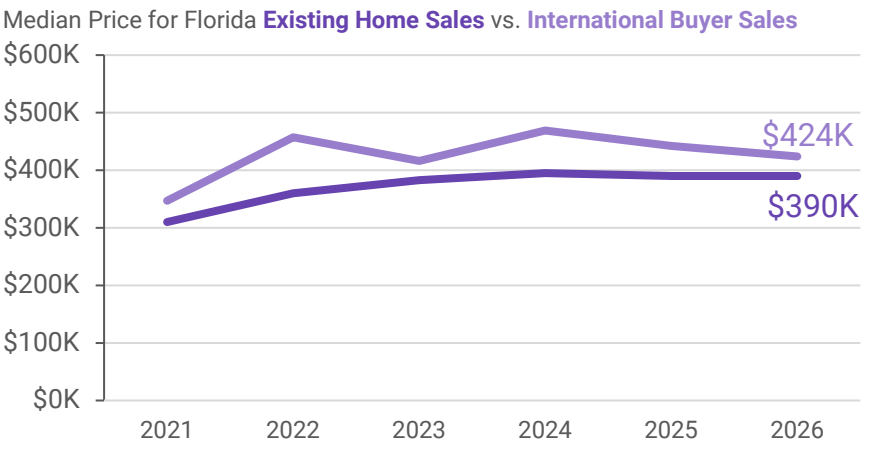
Florida's median sale price decreased slightly in the 2026 survey period, but remains elevated relative to pre-pandemic years, at \$390,000.

The estimated median sale price among Florida international buyers was \$424,000 in 2025, decreasing \$18,000 from 2025's median price of \$442,000. The median price among international buyers was 8.7% more than the median of all properties sold in Florida between August 2025 and July 2026, which was smaller than the 12.5% spread from the prior year.

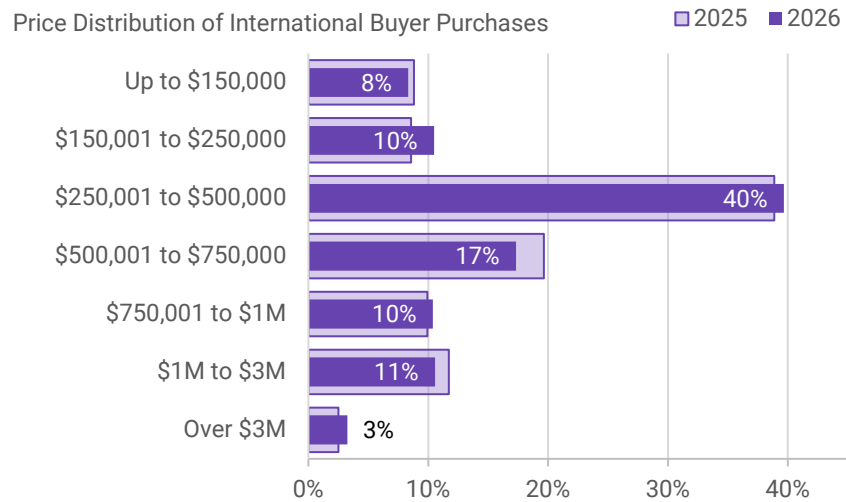
The distribution of international buyer purchase prices shifted somewhat from the previous year. The largest share of purchases were in the \$250K – \$500K range, rising to 40% from 39% in 2025. The range with the largest increase in 2026 was the \$150K – \$250K price bracket, with a share of 10% compared to 9% in 2025.

Among buyers from the five countries with the most purchases, British buyers typically purchased the most expensive properties. Their preference for more expensive metros, such as the Miami-Fort Lauderdale-West Palm Beach MSA, accounts for their higher median price point of \$621,456. 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 \$372,940. 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 2026 survey period.

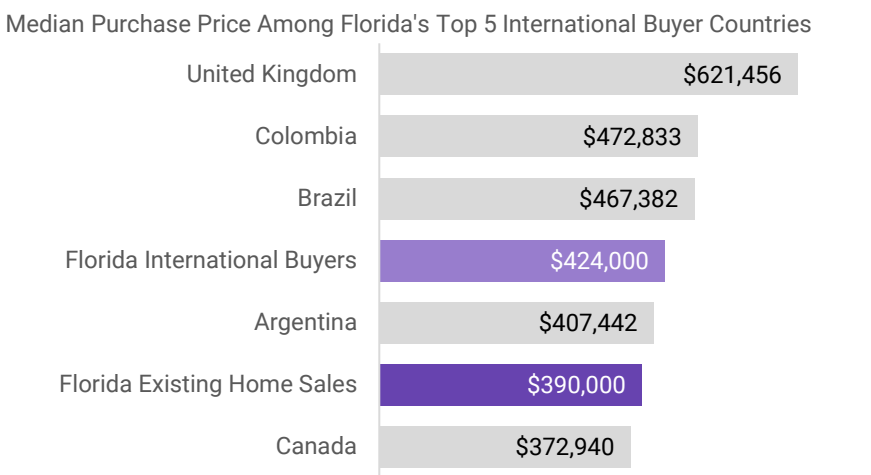
Florida's International Buyers Typically Spend More



Very Little Change in Price Distribution From 2025



British Buyers Were Big Spenders in 2026



Financing

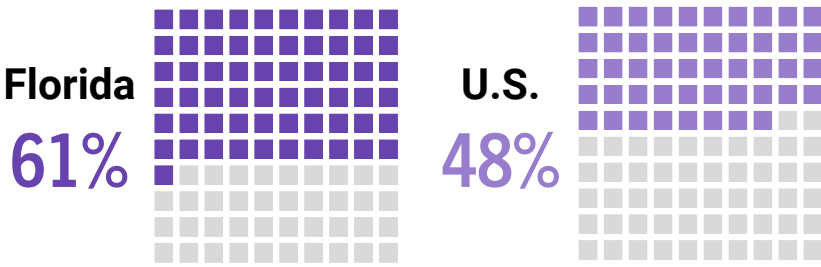
Approximately 61% of Florida’s international buyers purchased a property entirely with cash, slightly more than the 60% who did in 2025. This statistic is closer to the national trend, where about 48% of U.S. international residential purchases were paid in all cash, up from 47% last year.

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-five percent of Argentines and 84% 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 Latin American and Canadian buyers.

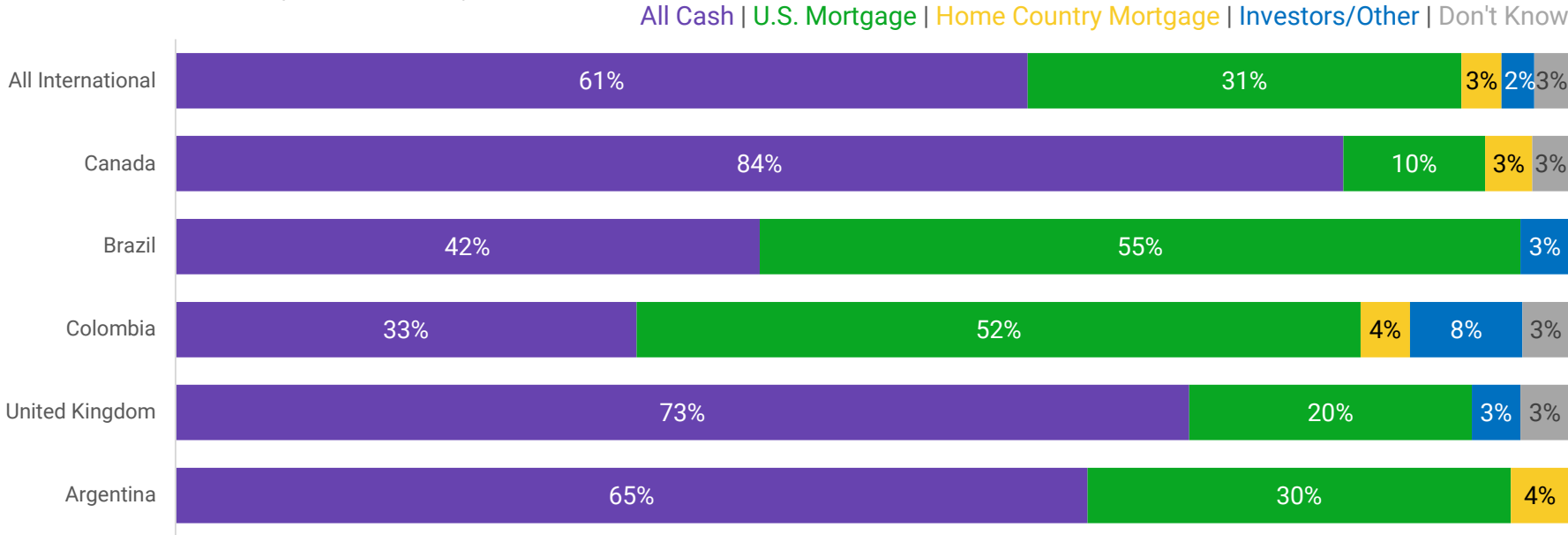
Florida’s International Buyers More Likely to Pay in Cash

Cash Sales as a Percentage of International Buyer Purchases



Canadian Buyers Bringing Cash to the Table

Financing Among Florida's Major International Buyers



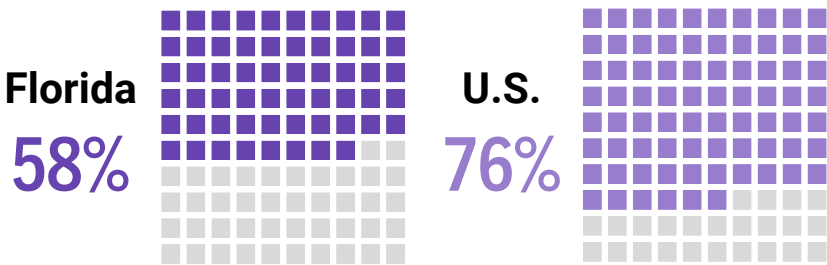
Type of Property

Fifty-eight percent of Florida’s international buyers purchased detached or attached single-family homes, which was lower than the 76% share for all U.S. international buyers.

The share of buyers purchasing single-family homes increased for nearly every Top 5 country of origin over 2025, with condos comprising a smaller share of purchases overall. 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.

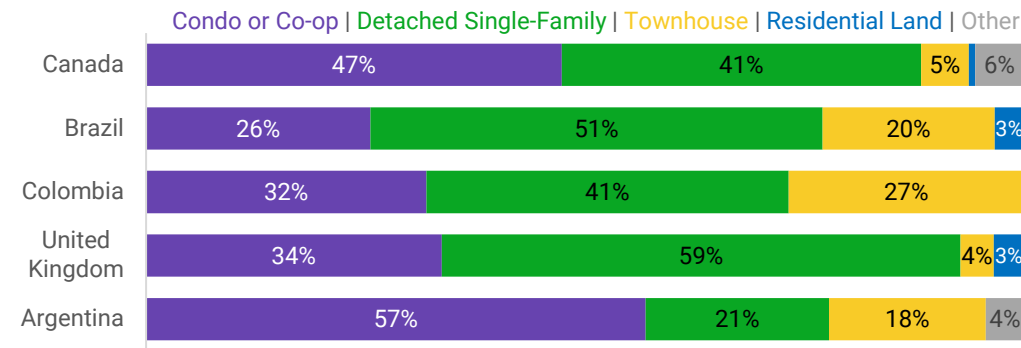
Condo Popularity in Florida Limits Single-Family Share

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



Argentine and Canadian Buyers Favor Condos

Residential Property Purchases of Florida's Major International Buyers

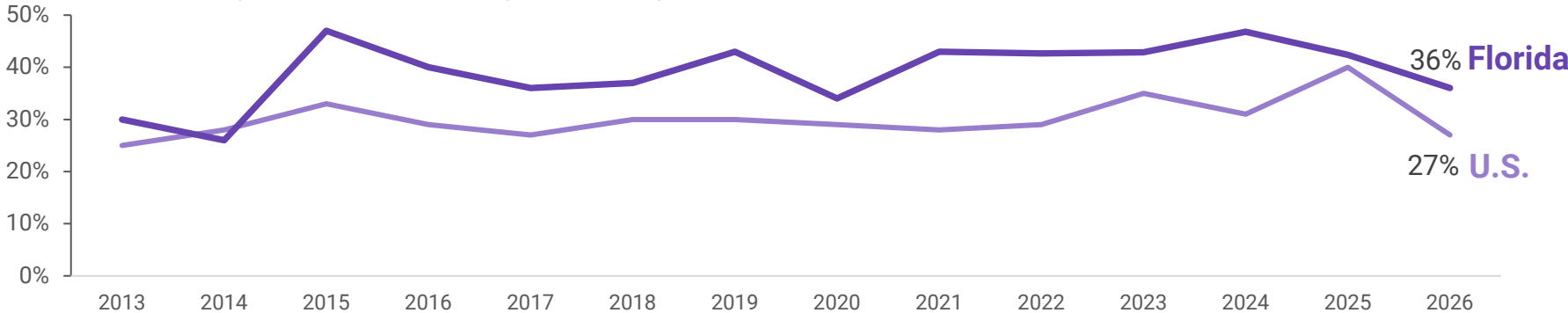


Location Preference

Thirty-six percent of Florida’s international buyers purchased in a central city/urban area, slightly below 2021 – 2025 levels. Nationally, 27% of all U.S. international buyers purchased property in a central city/urban area. Usually, a shift away from purchases in central cities is indicative of a shift in preferences for more affordability, and that is likely the case here for Florida’s international buyers in 2026.

Urban Share of Purchases Mildly in Decline

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



Intended Use of Property

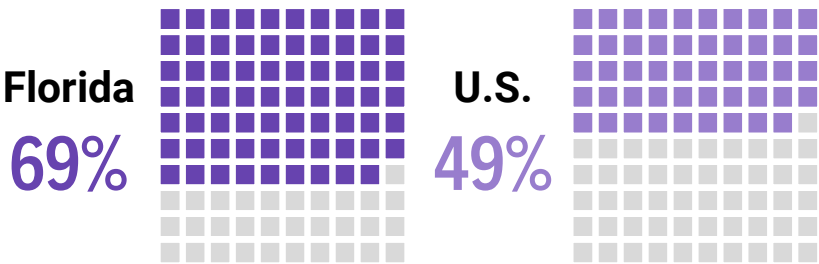
International buyer preferences for the type of property and location are tied to their intended use of the property. The share of Florida international buyers who planned to use their purchase as an investment rental and/or a vacation home was 69% in 2026, which was up from 68% in 2025.

True to their reputation, Canadian buyers are naturally snowbirds, with nearly a majority (59%) indicating they plan to use their property exclusively as a vacation home. Argentines (53%) and Colombians (55%) were among the nationalities most likely to purchase exclusively for use as a rental property.

Roughly 22% of international buyers planned to use their purchase as a primary residence in 2026 (compared to 23% in 2025). Among the Top 5 international buyer countries, Brazilian buyers were most likely to use their property as a primary residence (29%), followed by those from UK (18%) and Canada (15%).

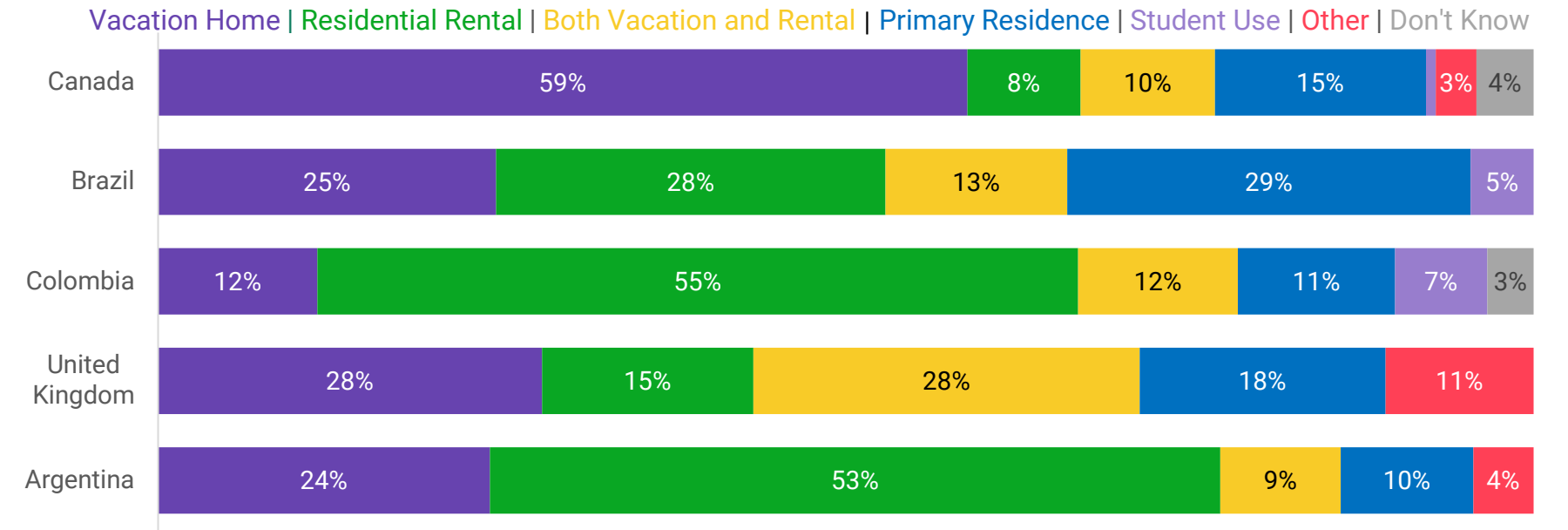
Florida’s International Buyers Expect to Rent or Visit

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

As evidenced by this year’s decline in international sales and dollar volume, Florida (and the U.S., more broadly) continues to be a relatively challenging environment for international buyers, and respondents expect the trend to continue into the next year.

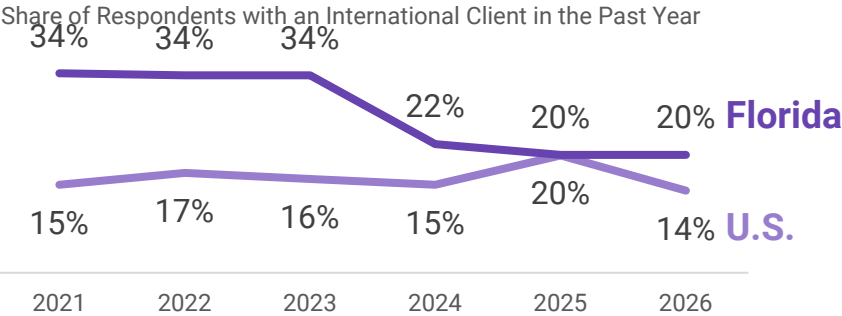
The share of Florida respondents in 2026 who worked with an international client stayed the same as one year ago, at 20%. However, the national rate—which had a one-year uptick in 2025—fell to 14%, closer to its norm.

Forty-four percent of Florida respondents who worked with an international client in 2026 report a decrease in the past year of the international share of their business, while only 12% report an increase from the prior year.

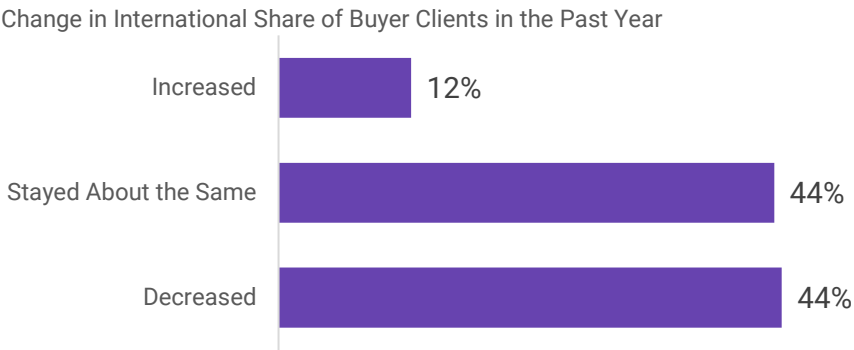
Almost half of respondents (45%) report a decrease in their international buyer client transactions relative to five years ago, while only 18% report an increase.

Twenty-nine percent of this year’s respondents indicated they foresee a decline in international purchases in Florida over the next 12 months. However, that is a fair amount lower than the 36% of respondents who held this view in last year’s survey.

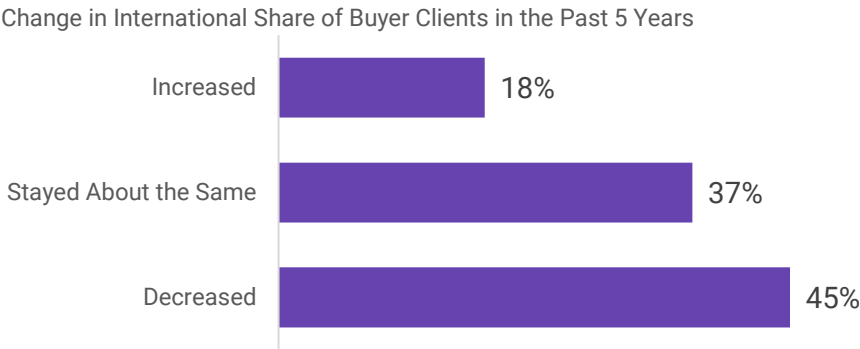
Fewer Realtors® in Florida Working with International Clients



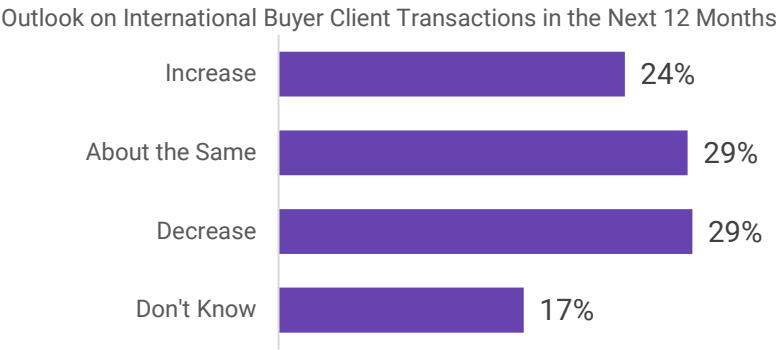
Few Realtors® Added International Clients in 2026



International Business Weaker Than 5 Years Ago for Many



Mixed Near-Term Outlook for International Sales in Florida

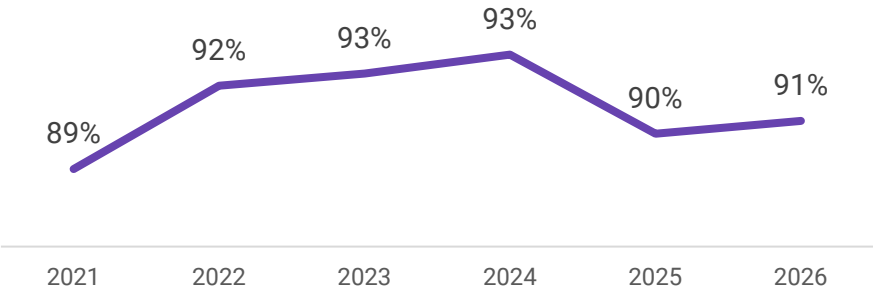


Visits to Florida Before a Purchase

The share of prospective international buyers who visited Florida prior to a purchase increased slightly in 2026 after falling more significantly in 2025. This share is still lower than the 2022 – 2024 period, as well as the pre-pandemic period, but not by much.

Prospective Buyer Visits Slightly More Common in 2026

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



Reasons Client Did Not Purchase

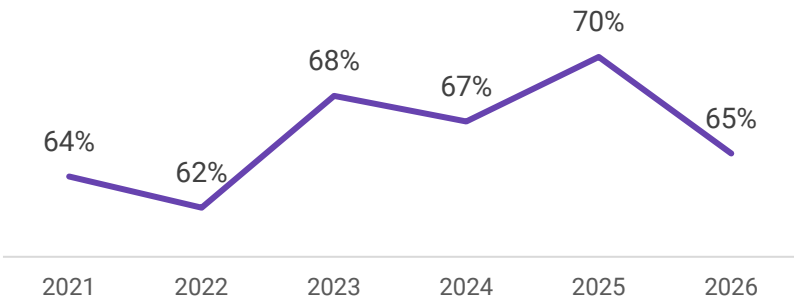
Roughly 65% of respondents reported at least one of their international clients ultimately chose not to buy a Florida property, down from a recent high of 70% in 2025. Like last year, high property prices and condo fees were again the most cited reasons an international client did not purchase in 2026, with each at 36%.

Two other financial factors were among the top reasons cited: insurance costs (25%) and property taxes (20%). Only owners of a primary residence in Florida benefit from the state’s homestead exemptions. Insurance costs in Florida remain high, but recent legislation has encouraged more insurance companies to operate in Florida. Price competition generated by the rise in the number of insurance companies has kept insurance rates from rising rapidly over the past couple of years.

At 21%, the inability to find a property to purchase was the fifth most-cited reason in 2026. This is an increase from 17% in 2025, reflecting the recent tightening of inventory across the state.

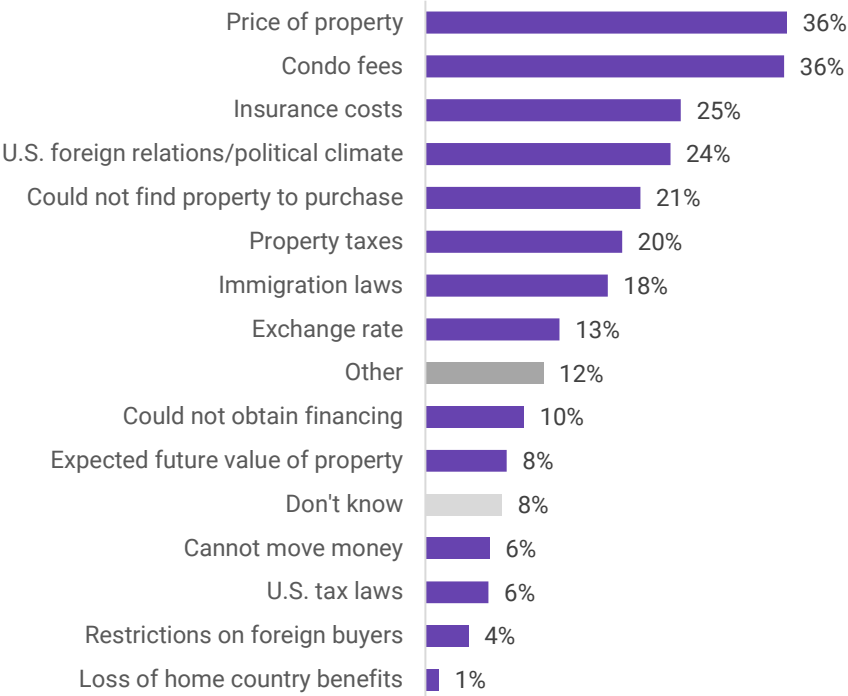
Fewer Prospective International Buyers Getting Cold Feet

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)

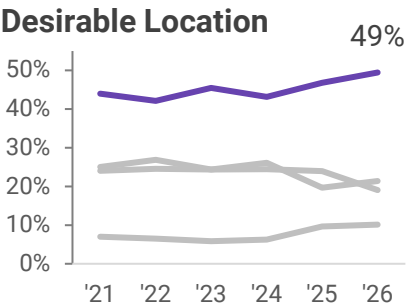
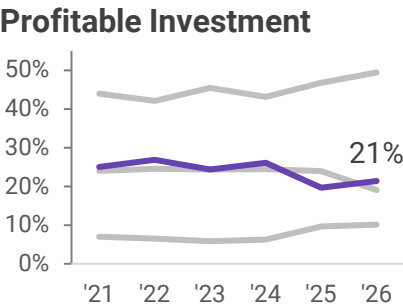
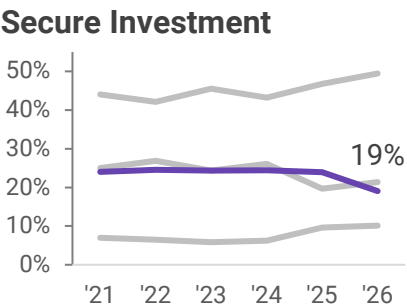
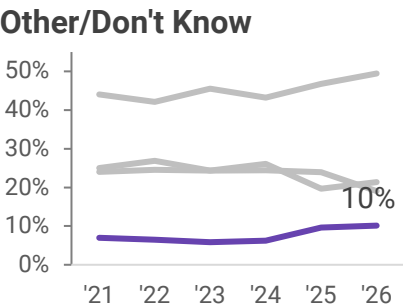


Reasons Client Purchased Property

Desirable location was the top factor influencing international buyer purchases, cited by 49% of respondents—up from 47% last year. The importance of location increased relative to those who see the security of a Florida real estate investment as its most attractive attribute. That share is now at 19% compared to 24% last year.

Location, Location, Location Matters

Most Important Factor Influencing International Buyer Decision to Purchase in Florida

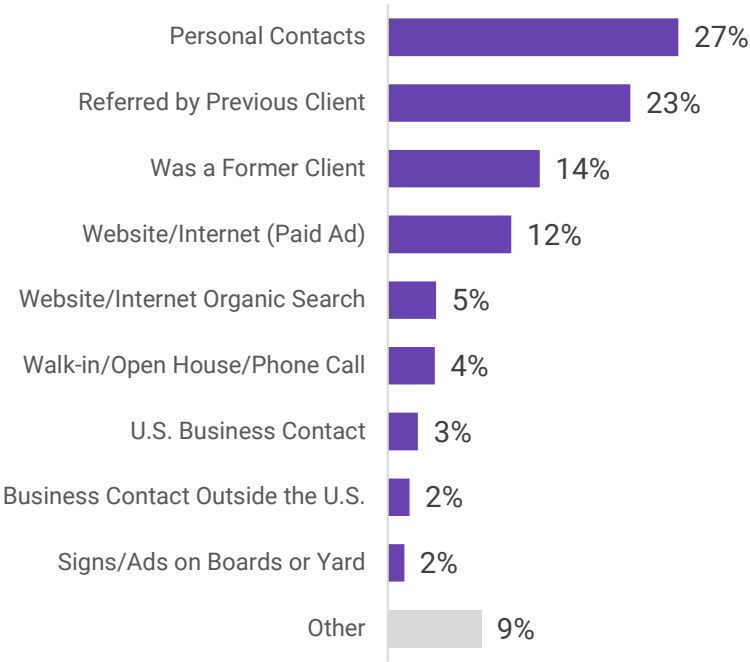


Source of Referrals

Almost 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.

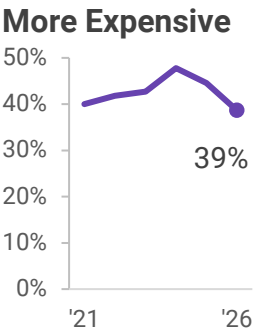
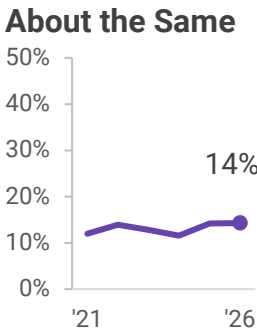
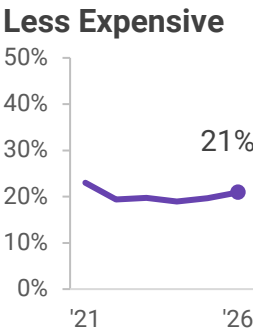
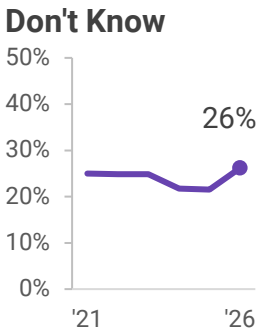
Best Referrals - Connections and Former Clients

Source of Referrals or Leads on Florida's International Buyers



How Clients View Florida Home Prices

Thirty-nine percent of respondents reported that their clients viewed Florida home prices to be more expensive than prices in their home country, down for the second straight year in part due to a weakening U.S. dollar. While 21% thought prices were 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 2026, followed by the United Kingdom, Germany, Brazil, and Argentina.

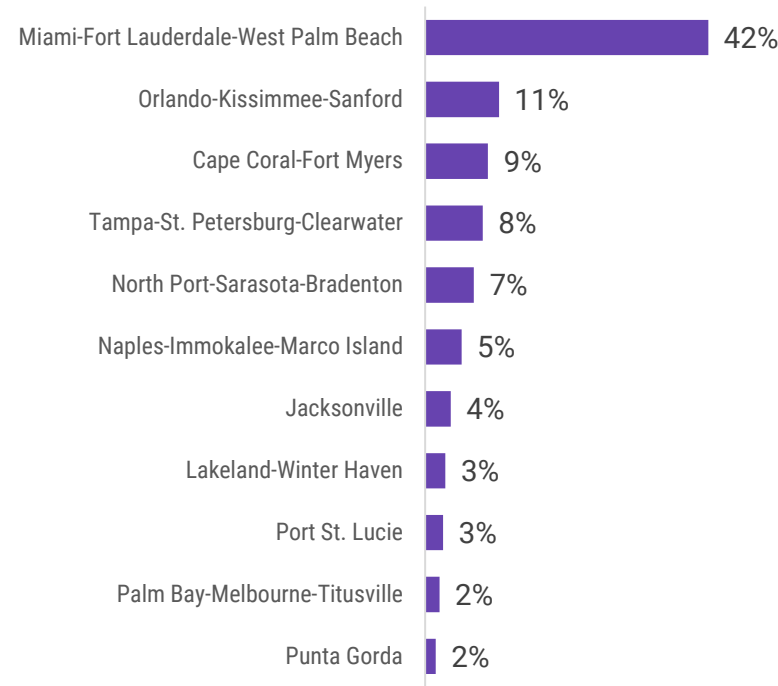
Close to half of properties sold by international owners were in the Miami-Fort Lauderdale-West Palm Beach MSA (42%). The other most common metro areas for international sellers were Orlando-Kissimmee-Sanford (11%), Cape Coral-Fort Myers (9%), Tampa-St. Petersburg-Clearwater (8%), and North Port-Sarasota-Bradenton (7%). These metros were also among the top destinations for international buyers in 2026.

The estimated median price of properties sold by international owners was \$371,000, which was significantly lower than the median sale price of \$463,000 in the prior survey period.



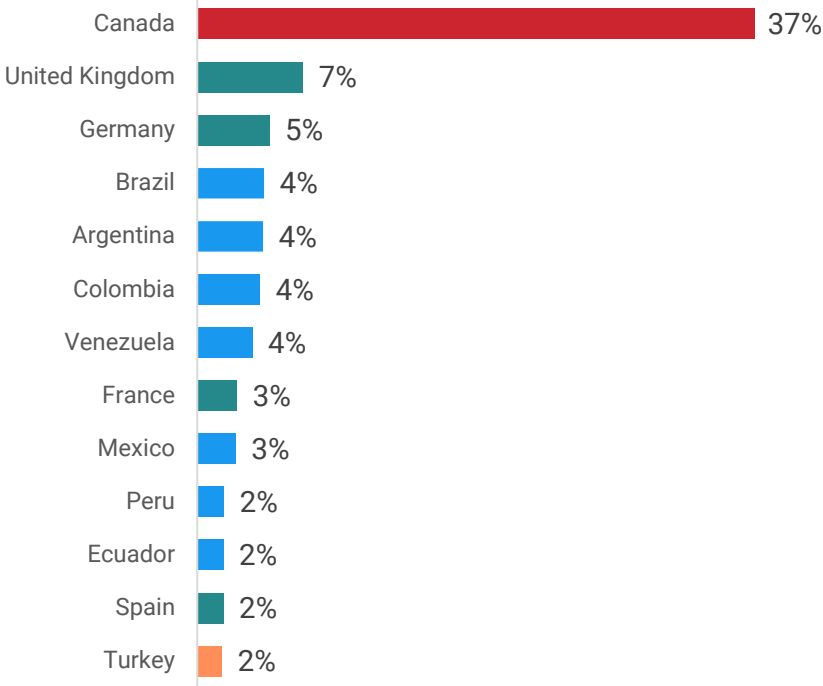
Almost Half of International Sellers Sold in South Florida

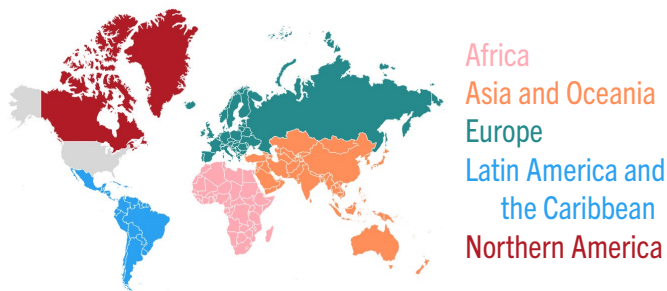
Metro Area Share of Florida's International Sellers



Canadians Are a Larger Share of Sellers Than of Buyers

National Origin of International Clients Who Sold Florida Property





Clients Seeking Property Abroad

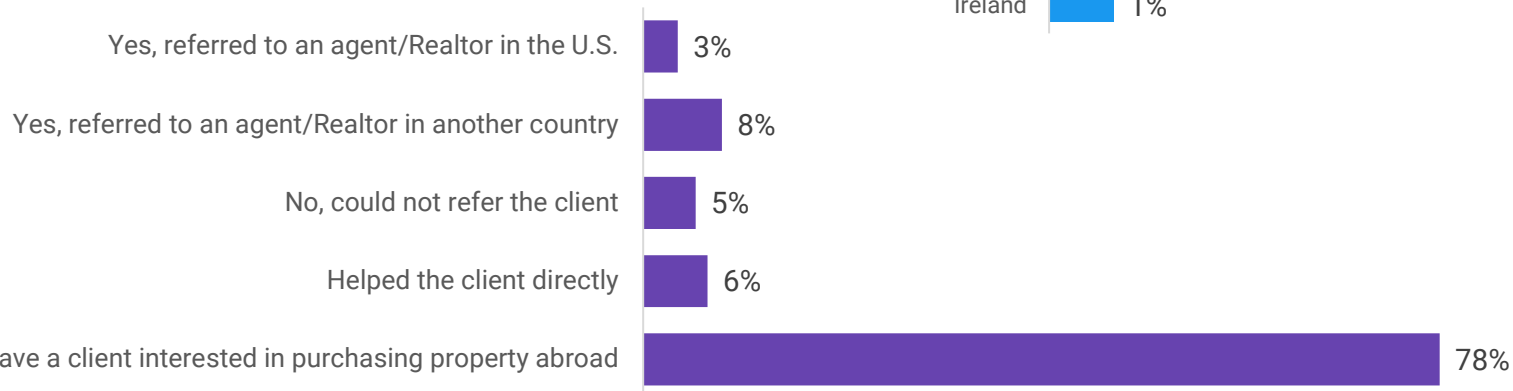
Twenty-two percent of respondents reported they had clients—either U.S. citizens or non-U.S. citizens—who were interested in purchasing property abroad. More than three quarters of these respondents were able to directly assist or refer the client to someone who could assist.

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

Client interest was focused on popular Latin American destinations such as Colombia, the Dominican Republic and Costa Rica, while European destinations like Spain and Italy were also popular.

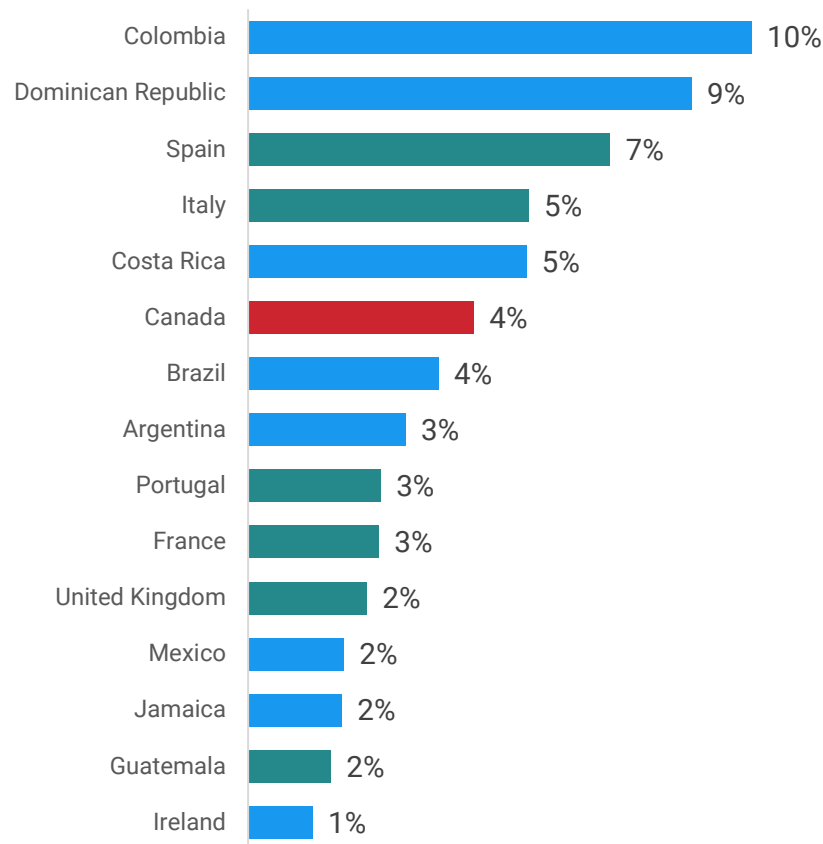
Most Clients Not Considering a Purchase in Another Country

Referrals of Clients Seeking to Purchase Property Abroad



Buyers Seek Latin American and Mediterranean Properties

Top Countries of Interest to Clients Seeking to Purchase Property Abroad



Appendix

Computation of Residential Purchases of International Buyers in Florida for the 12-Month Period August 2025–July 2026

Line	<i>Florida's International Buyer Residential Purchases</i>	
1	Total U.S. International Buyer Residential Purchases	67,100
2	Florida's Share to U.S. International Buyer Residential Purchases (units)	20%
3	Number of Florida International Buyer Residential Purchases	13,420
4	Average Price of Florida International Buyer Residential Purchases	\$667,828
5	Dollar Volume of International Buyer Residential Purchases in Florida	\$8,962,251,760
	<i>Florida's Residential Market for Existing Homes</i>	
6	Florida's Residential Dollar Volume (Single-Family, Condo/Townhomes)	\$212,680,132,186
7	Florida's Closed Sales (Single-Family, Condo/Townhomes)	359,421
8	Share of Dollar Volume of International Buyer Purchases to Florida's Total Dollar Volume	4%
9	Share of International Buyer Purchases to Florida's Closed Sales	4%

- Notes:
- Line 1 Source: NAR's 2026 International Transactions in U.S. Residential Real Estate
 - Line 2 Source: NAR's 2026 International Transactions in U.S. Residential Real Estate
 - Line 3 Multiply lines 1 and 2
 - Line 4 Source: Florida Realtors® 2026 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 townhouses. Source of data: Florida Realtors®
 - Line 7 Closed sales for single-family homes, condominiums and townhouses. 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 about 230,000 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.

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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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