

CCB Webinar: Housing - A Regional Perspective

October 29, 2025

FIU | Jorge M. Pérez Metropolitan Center

South Florida: Current Owner/Renter Affordability

Miami-Dade County

Median Single-Family Home Price	% Increase since 2020	Affordability Ratio	Average Rent 2-bedroom	Affordable Rent	Affordability Gap
$665,000	77%	9.2:1	$3,100	$1,717	$1,383

Broward County

Median Single-Family Home Price	% Increase since 2020	Affordability Ratio	Average Rent 2-bedroom	Affordable Rent	Affordability Gap
$626,500	67.3%	8.4:1	$2,525	$1,148	$1,377

Palm Beach County

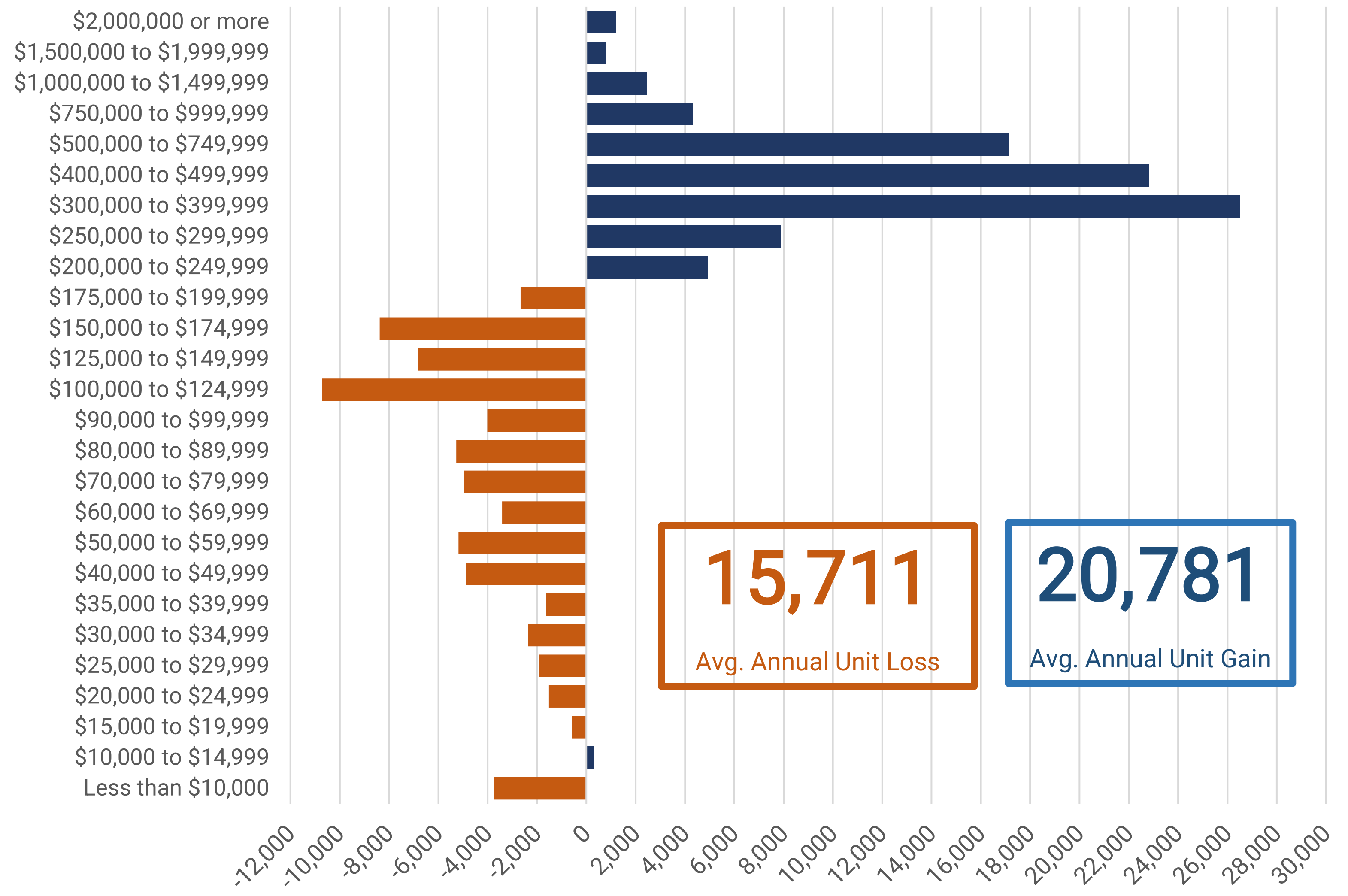
Median Single-Family Home Price	% Increase since 2020	Affordability Ratio	Average Rent 2-bedroom	Affordable Rent	Affordability Gap
$615,000	69.4%	7.6:1	$2,750	$1,055	$1,695

South Florida Renter Affordability Gaps

- Miami-Dade County has an affordability gap of 119,062 renter housing units for households earning less than 30% of AMI
- Broward County has an affordability gap of 74,124 renter housing units for households earning less than 80% of AMI.
- Palm Beach County has an affordability gap of 37,537 renter housing units, of which, 91.6% units are for households earning less than 30% of AMI.

Broward County Owner-Occupied Units Supply: Change by Value 2016-2020

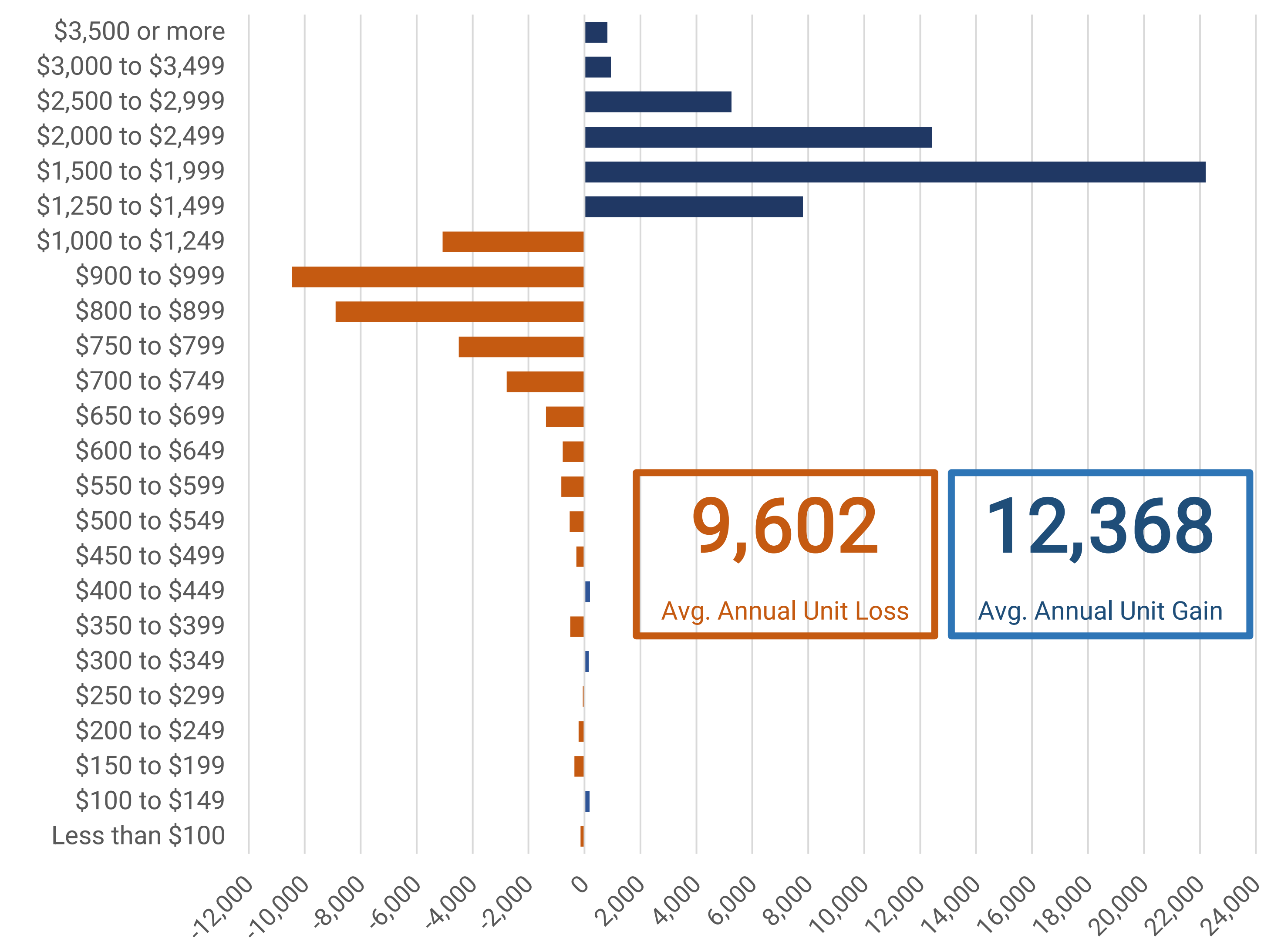
Housing Units by Value	Below $250,000		$250,000+	
	Total # of Units	Unit Gain/Loss	Total # of Units	Unit Gain/Loss
2016	253,704		168,650	
2017	234,655	19,049	186,125	17,475
2018	218,028	16,627	205,288	19,163
2019	200,895	17,133	227,787	22,499
2020	190,861	10,034	251,772	23,985
Annual Average Unit Change	15,711		20,781	



Source: U.S. Census Bureau, ACS 5-Year Estimates 2016-2020

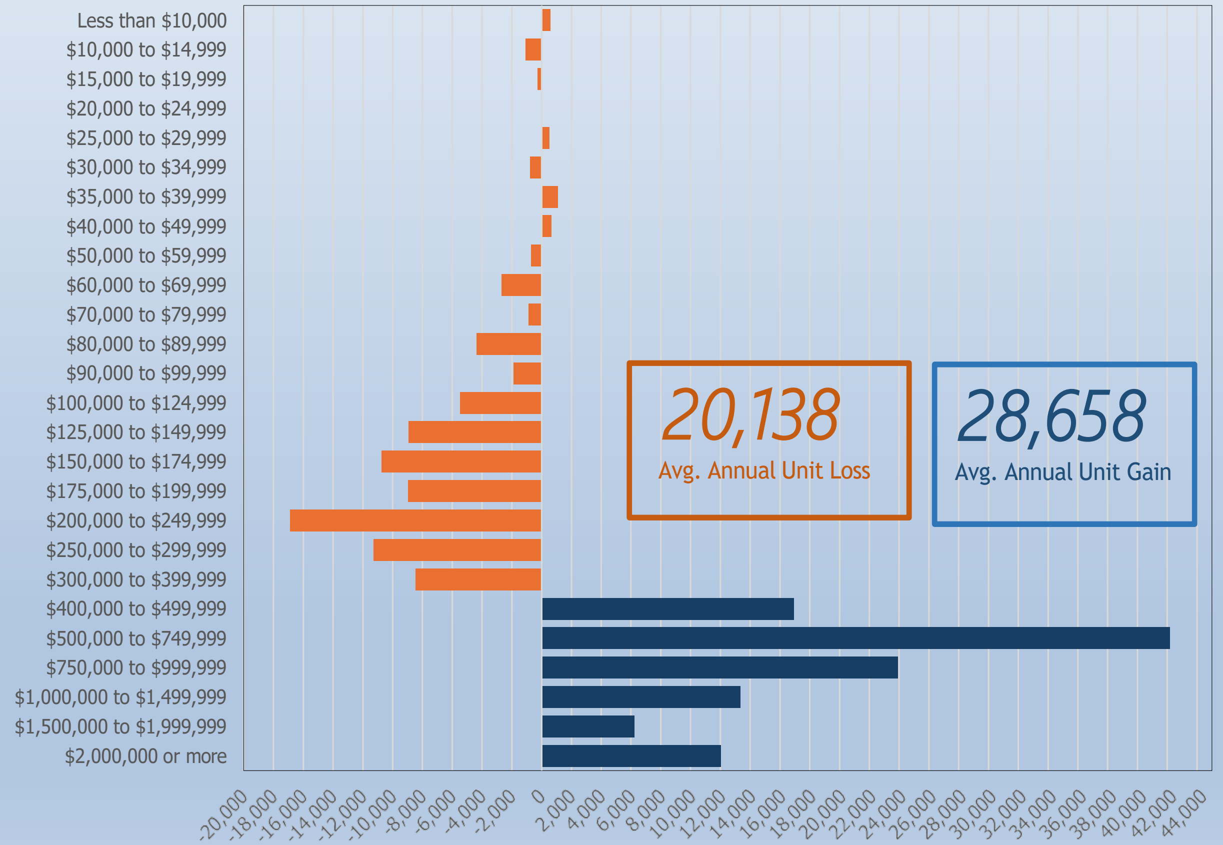
Broward County Renter-Occupied Units Supply: Change by Value 2016-2020

Housing Units by Value	Below $1,250		$1,250+	
	Total # of Units	Unit Gain/Loss	Total # of Units	Unit Gain/Loss
2016	126,460		115,742	
2017	119,785	6,675	127,177	11,435
2018	109,917	9,868	141,233	14,056
2019	98,664	11,253	155,843	14,610
2020	90,212	8,452	165,215	9,372
Annual Average Unit Change	9,062		12,368	



Source: U.S. Census Bureau, ACS 5-Year Estimates 2016-

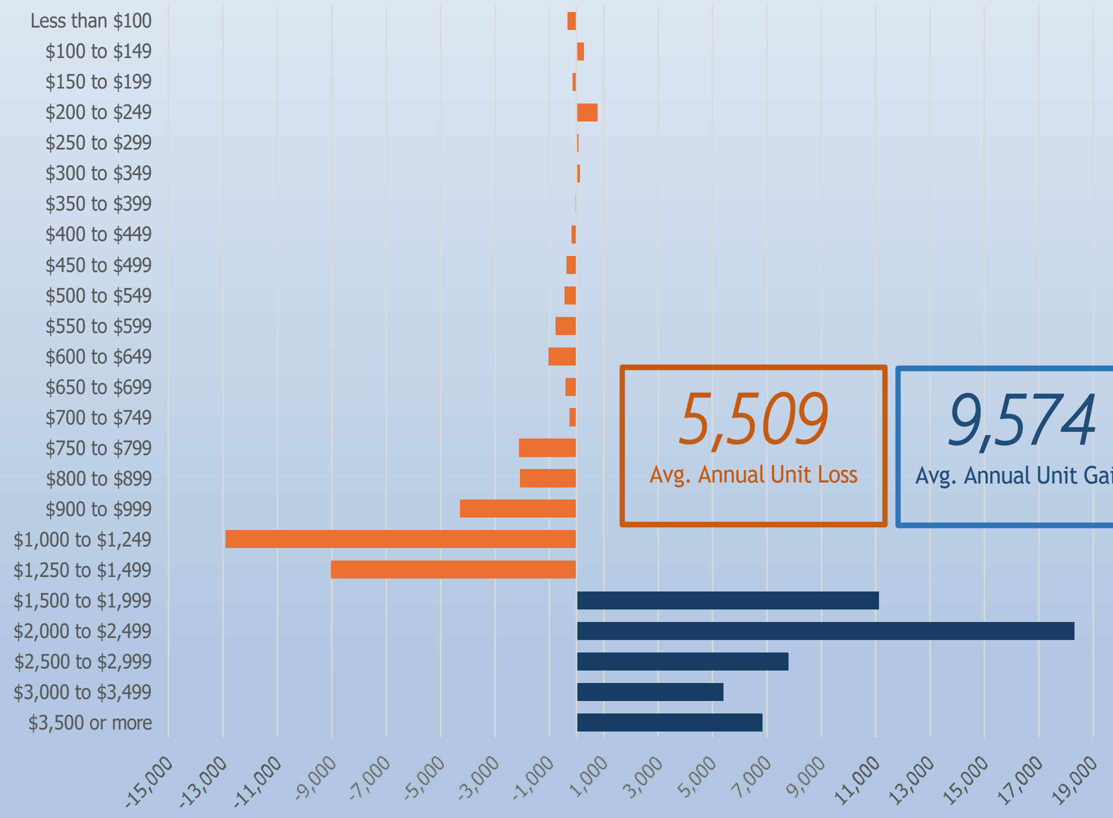
Palm Beach County: Owner-Occupied Units Supply Change by Value 2018-2022



Palm Beach County Affordable Owner-Unit Loss through Appreciation

Housing Units by Value	Below $400,000		$400,000+	
	Total # of Units	Unit Gain/Loss	Total # of Units	Unit Gain/Loss
2018	268,850		120,810	
2019	268,995	**145**	126,683	5,873
2020	268,322	**-673**	122,951	-3,732
2021	237,846	**-30,476**	181,290	58,339
2022	188,298	**-49,548**	235,440	54,150

Palm Beach County: Renter-Occupied Units: Supply Change by Value 2018-2022



5,509
Avg. Annual Unit Loss

9,574
Avg. Annual Unit Gain

Palm Beach County Affordable Renter-Unit Loss through Appreciation

Housing Units by Value	Below $2,000		$2,000+	
	Total # of Units	Unit Gain/Loss	Total # of Units	Unit Gain/Loss
2018	133,318		23,396	
2019	135,245	**1,927**	32,180	8,784
2020	137,174	**1,929**	30,217	-1,963
2021	130,321	**-6,853**	38,058	7,841
2022	111,282	**-19,039**	61,693	23,635

Housing Crisis: Regional Impact

- Housing costs are the major contributor to accelerated domestic out-migration in all three counties
- Between 2020 and 2023, the three South Florida counties had a -153,950 net domestic migration
- Miami-Dade County had the largest (-134,382) net domestic migration during this period
- The largest out-migration is in the 20-29 population age group
- Labor force participation rates have decreased in the 20-29 population age group

Housing Crisis: Regional Impact

- The scope and scale of South Florida's affordable housing needs are substantial and impact a broad spectrum of economic, social, and quality of life issues
- Renter households are the most vulnerable due to low household incomes, low wage employment, limited choice and accessibility, and excessive cost-burden levels
- South Florida's economic competitiveness, resilience and quality of life are at risk – impacts on Leisure & Hospitality, Healthcare, and Retail sectors are reliant on service sector workers along with major institutions – hospitals, public schools, colleges, and universities
- Each municipality has a "resident workforce" composed of working families and households whose mobility is integral to the economic strength and character of each community
- Future federal and state housing programs will alone be insufficient to address the housing needs of each community's working families and households



Thank You

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