

A nighttime city skyline, likely Dubai, with numerous skyscrapers illuminated. Overlaid on the image are large, glowing green geometric shapes: a heart, a circle, and a square, which frame the central text.

USA MARKET

UPDATE

enviroOtek
REALTY GROUP

The logo for enviroOtek REALTY GROUP, featuring the company name in a sans-serif font and a stylized graphic of three curved lines representing a wave or a fan.

CONTENT

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**Where to Invest
in South Florida**





The background of the image features a night-time city skyline with illuminated skyscrapers and a body of water in the foreground. Overlaid on this is a semi-transparent blue layer containing various financial data visualizations. These include line graphs, bar charts, and circular gauges with numerical values. Some of the visible numbers include 118.2, 381.00, 510, and 39. The word 'ECONOMIC' is written in large, white, sans-serif capital letters, while 'OUTLOOK' is in smaller, yellow, sans-serif capital letters. A white line graphic, resembling a stylized 'L' or a bracket, is positioned to the right of the word 'ECONOMIC'.

ECONOMIC OUTLOOK

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https://press.spglobal.com/2025-07-29-S-P-CORELOGIC-CASE-SHILLER-INDEX-RECORDS-2-3-ANNUAL-GAIN-IN-MAY-2025?utm_source=chatgpt.com

USA

Case-Shiller Index **VS** Core Logic HPI Forecast

The 10-City Composite saw an annual increase of 3.4%, down from a 4.1% annual increase in the previous month. The 20-City Composite posted a year-over-year increase of 2.8%, down from a 3.4% increase in the previous month.

S&P Dow Jones
Indices

A Division of S&P Global



S&P CoreLogic Case- Shiller Home Prices Indexes

https://www.advisorperspectives.com/dshort/updates/2025/07/29/sp-corelogic-case-shiller-home-price-index-may-2025?utm_source=chatgpt.com

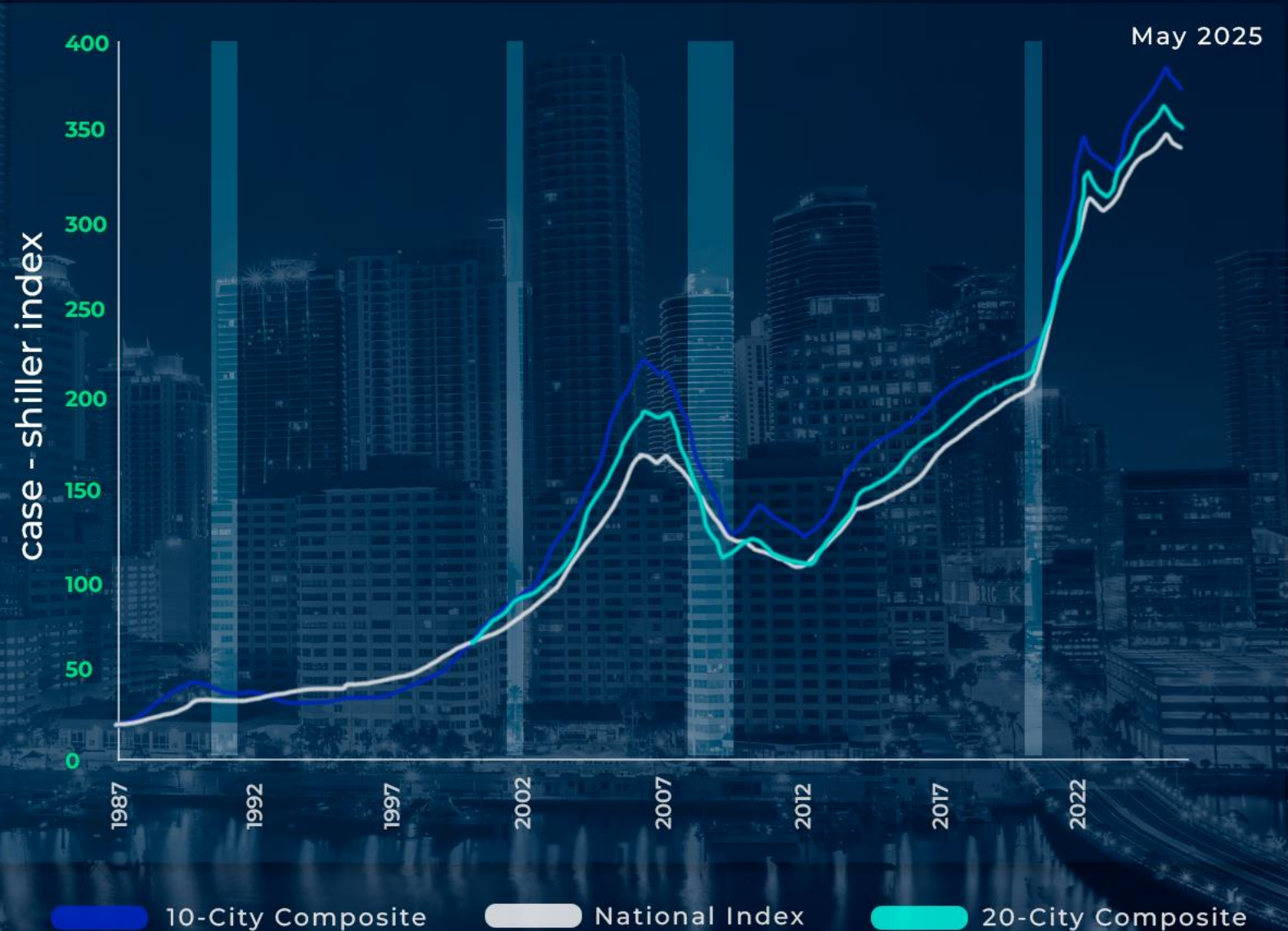
USA

Case-Shiller National and Composite indexes SA (Nominal)

S&P CoreLogic Case-Shiller
10 City Composite
Home Price NSA Index 3.3%

S&P Dow Jones
Indices

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USA Unemployment Rates

EEUU

4.1%

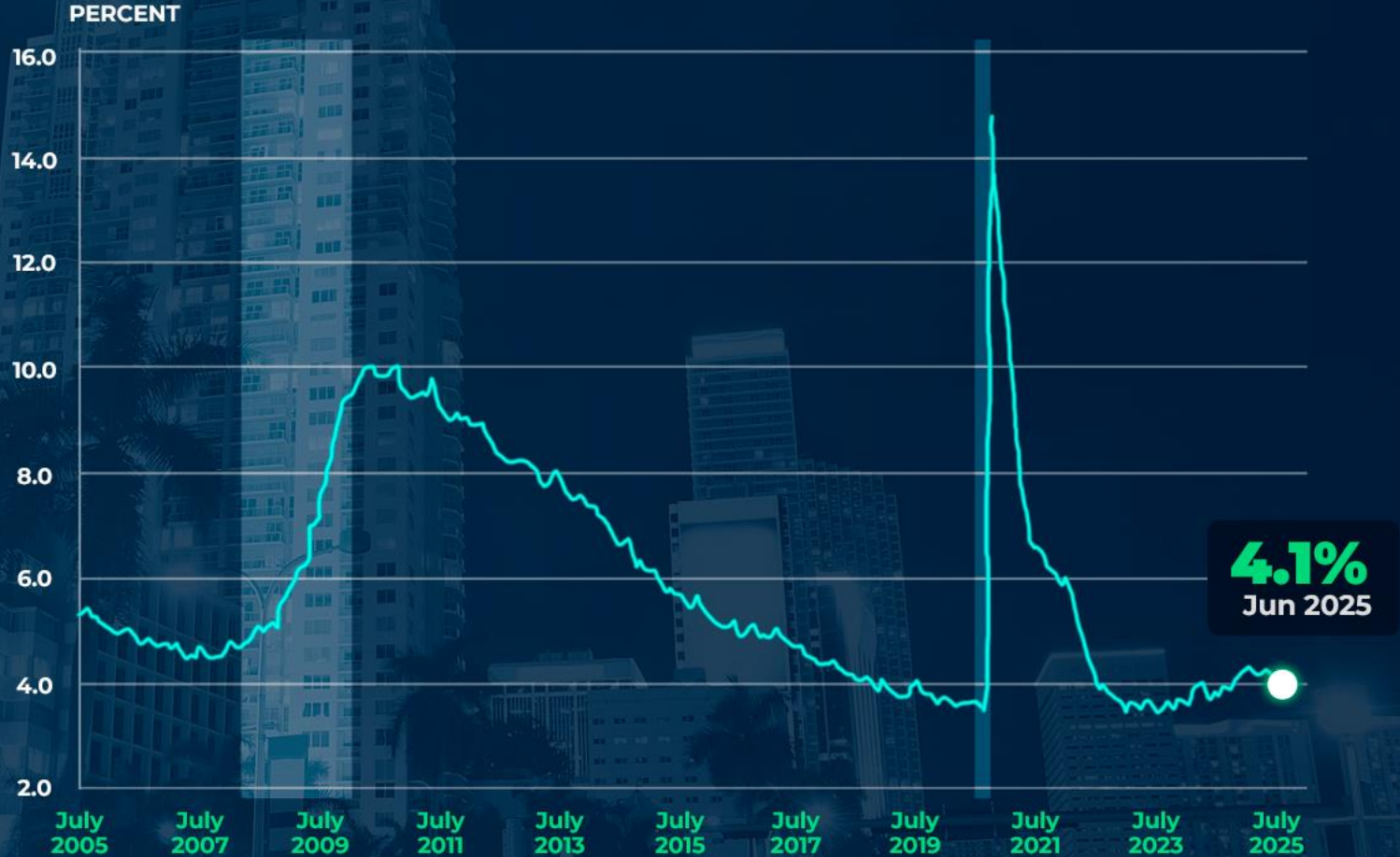
Florida

3.7%

Miami
Metro

2.4%

Civilian unemployment rate seasonally adjusted



<https://www.bls.gov/charts/consumer-price-index/consumer-price-index-by-category-line-chart.htm>

USA Inflation



U.S. Bureau of Labor Statistics

USA Current mortgage rates

Source: Freddie Mac via FRED



Shaded areas indicate U.S. recessions

30 - Year Fixed Rate Mortgage Average in the United States

USA Home prices scenarios

Projected U.S. Home Price Growth

The CoreLogic HPI Forecast Indicates that home prices will rise by 0.7% from May 2024 to June 2024 and increase by 3% on a year-over-year basis from May 2024 to May 2025



HOUSE MARKET TRENDS

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Miami- Dade County

Median Sales Closed



Closed Sales



4.9% Increased MSP Y-Y

38.1% Increased Inventory Y-Y

10.1% Decreased Closed Sales Y-Y

Broward County

Median Sales



Closed Sales



1.1% Increased MSP Y-Y

32% Increased Inventory Y-Y

12% Decreased Closed Sales Y-Y

Palm Beach County

Median Sales



Closed Sales



4.8% Increased MSP Y-Y

19.7% Increased Inventory Y-Y

6% Decreased CS Y-Y

Brickell

Median Sales Price



Inventory



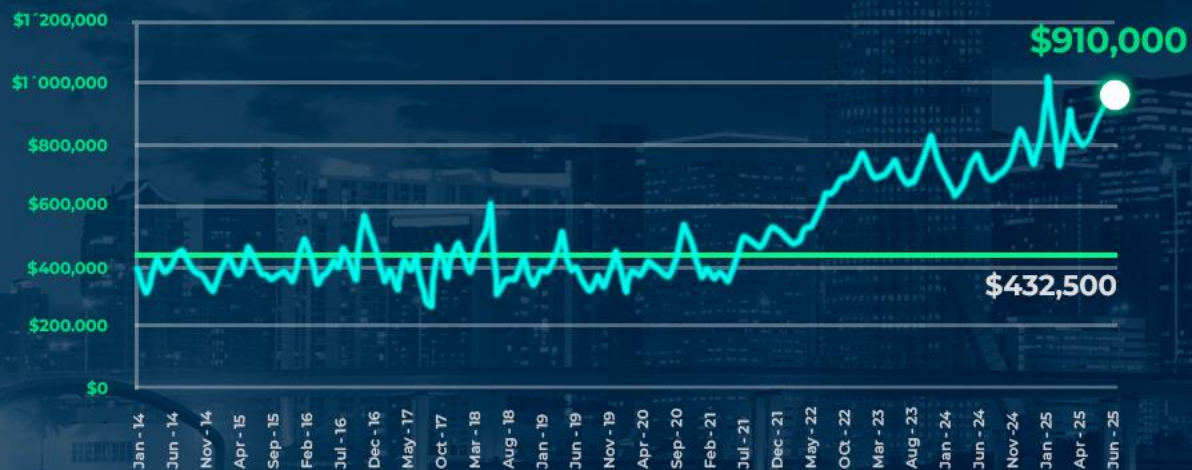
4% Increased MSP Y-Y

13.8% Decreased Closed Sales Y-Y

45.6% Increased Inventory Y-Y

Edge Water

Median Sales



Median Sale Price

Median

Inventory



Active Inventory

Median

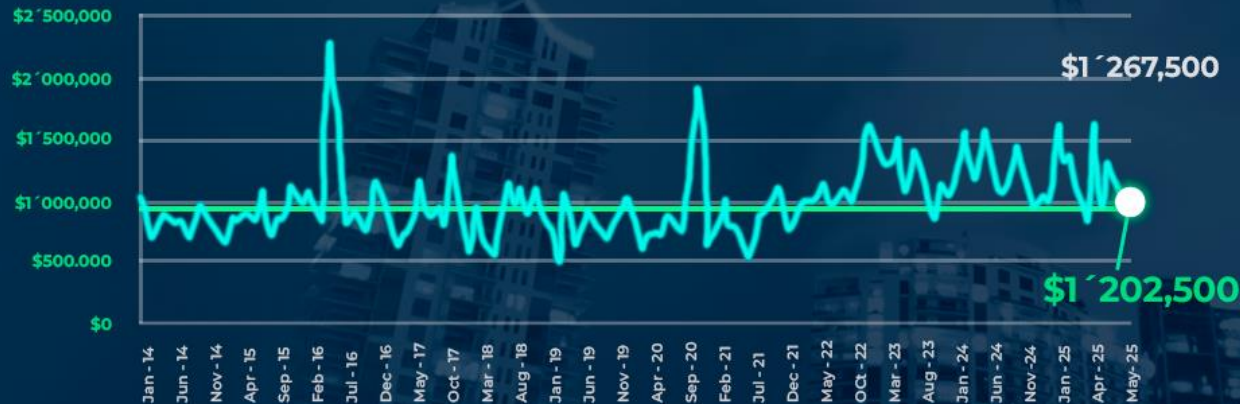
17.8% Increased MSP Y-Y

19.4% Decreased Closed Sales Y-Y

16.3% Increased Inventory Y-Y

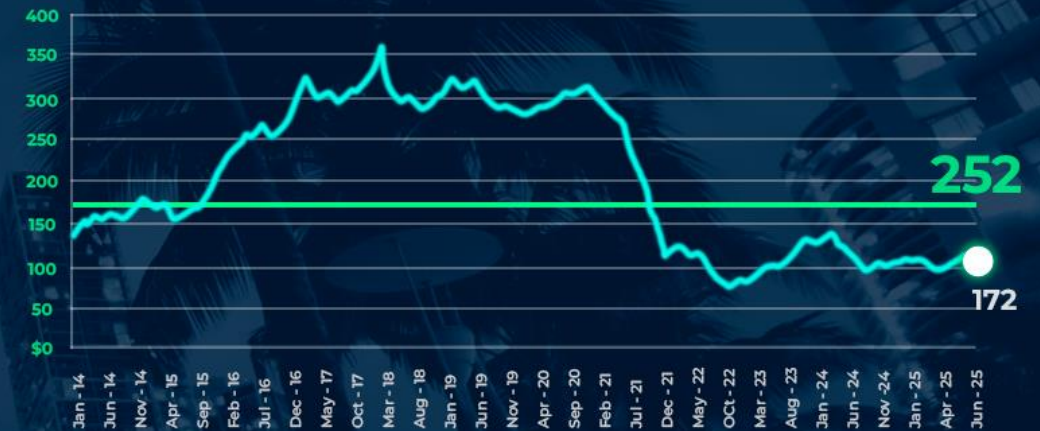
Key Biscayne

Median sale price



Median Sale Price Median

Inventory



Active Inventory Median

14.6% Decreased MSP Y-Y

19.4% Decreased Closed Sales Y-Y

17% Increased Inventory Y-Y

Sunny Isles

Median Sales price



Inventory



4.7% Increased MSP Y-Y

16.9% Increased Closed Sales Y-Y

29.3% Increased Inventory Y-Y

Aventura

Median Sales price



Inventory



13.7% Increased MSP Y-Y

25.6% Increased Closed Sales Y-Y

30.3% Increased Inventory Y-Y

Doral

Median Sales price



Inventory



1.3% Decreased MSP Y-Y

0% Stable Closed Sale Y-Y

46.2% Increased Inventory Y-Y

Coconut Grove

Median Sale Price



Inventory



19% Decreased MSP Y-Y

8.5% Decreased Closed Sales Y-Y

30.6% Decreased Inventory Y-Y



WHERE TO INVEST IN SOUTH FLORIDA

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Florida Counties

Miami-Dade

- Miami
- Key Biscayne
- Miami Beach
- Aventura
- Sunny Isles
- Doral
- Coral Gables
- Coconut Grove
- Pinecrest
- Kendall

Palm Beach

- Boca Raton
- Boyton Beach
- Delray
- Lake Worth
- West Palm Beach
- Riviera Beach
- Jupiter

Broward

- Ft. Lauderdale
- Hallandale
- Hollywood
- Weston
- Miramar
- Pembroke Pines
- Coral Springs
- Pompano Beach



Palm
Beach

Broward

Miami-Dade

Type of Investments

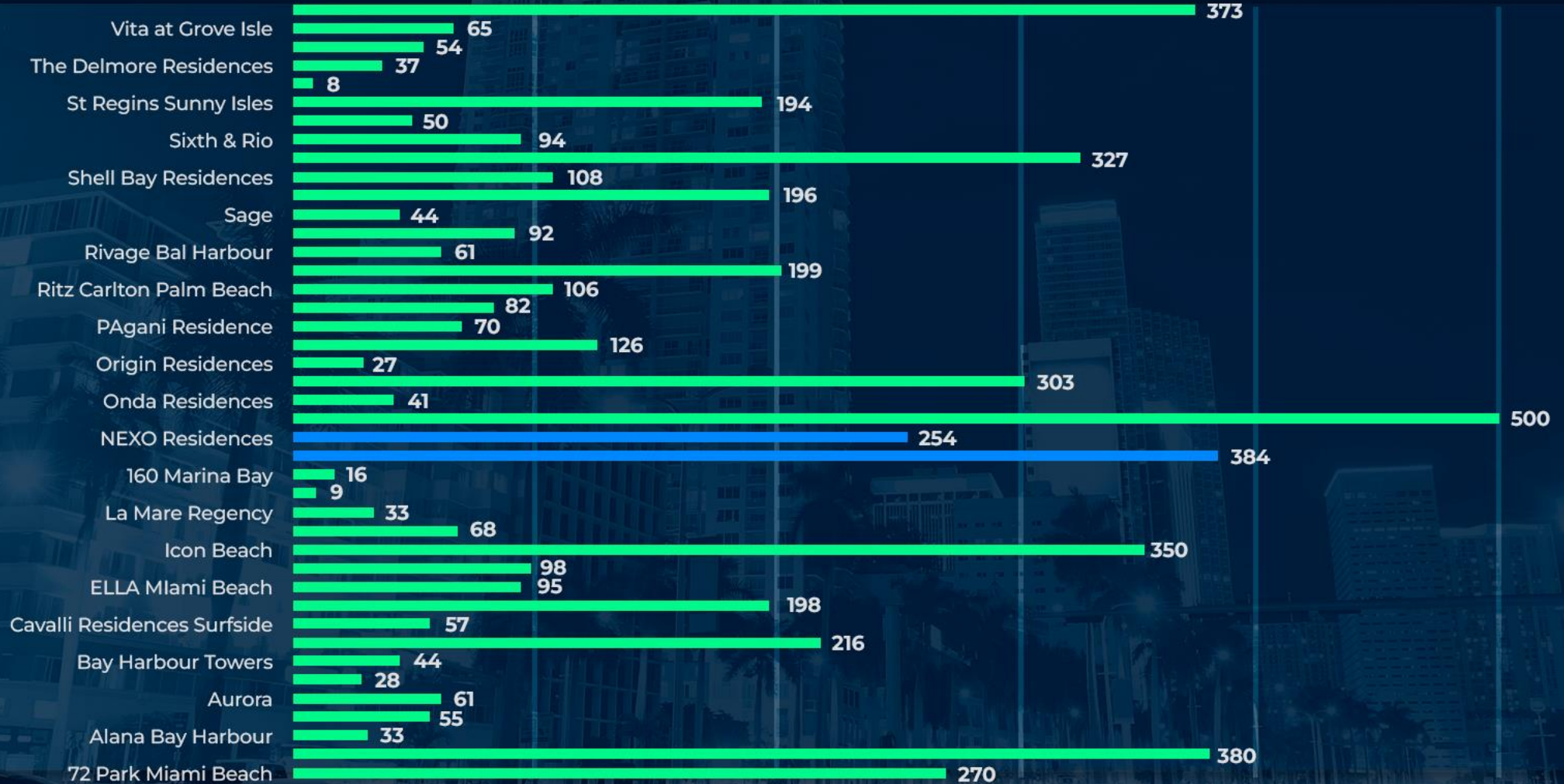
Waterfront properties always will increase their value.



New construction Projects

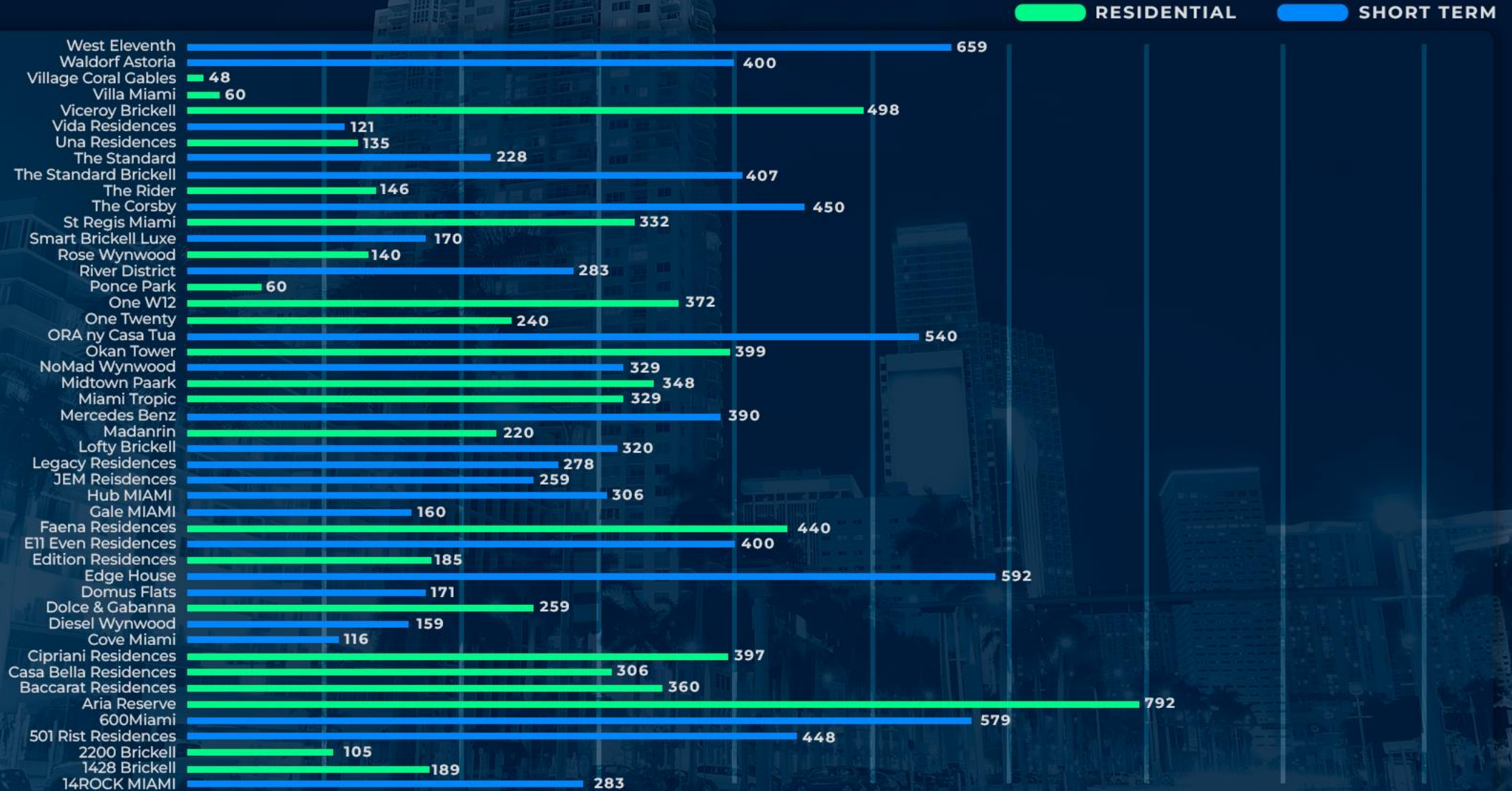
2024-2027 The beaches

RESIDENTIAL SHORT TERM



New construction Projects

2024-2027 Greater Down Town Area





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