

# NEWSLETTER



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**TOP REAL ESTATE INDICATORS**

**MIAMI REALTORS**

**+7%**  
Total Home Sales  
Year-over-Year

**+7%**  
Condo Sales  
Year-over-Year

**Miami-Dade**

**OCTOBER 2025**

## Miami-Dade Older Condominiums Selling Faster



**MIAMI** – Miami-Dade County older condominiums are selling faster than newer units showing that demand for well-priced, older condos remains strong in a market that continues to see surging \$1M and up condominium year-over-year sales, according to October 2025 statistics released by the MIAMI Association of Realtors (MIAMI) and the MIAMI Southeast Florida Multiple Listing Service (SEFMLS).

## Small Business Opportunities in Miami

1. Verizon Retail Store - Orlando, FL. CAP - 5.29%
2. Mediterranean Cuisine Restaurant for Sale - \$1.9M
3. Lease Space Available in Key Biscayne for Bar or Tapas Rest.- \$15K/Month
4. Mobile car wash & detailing - \$3.5M-Development Opportunity - Miami, FL. CAP 5-6%
5. Short-term rental management and hosting support (Airbnb/VRBO) - Daytona Beach - 25 Units CAP - 5.5%



Email - for OFF Market Opportunities  
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### Economic Insights:

#### Interests Rates Decision

The Federal Open Market Committee (FOMC) decided to lower interest .25 basis points making the Real Estate Market more affordable. Market is expecting 4 -5 more Interest rates cuts in the next year .25 each one.



### Tariffs and Inflation:

- Current Inflation Rate 3.01% compared to 2.92 % last month.
- China has negotiate with the Federal Gov to open it's rare mineral market and agreed to invest in the purchase of Soy beans until 2028 at 12 Million Metric tons of US soy beans.



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# Summary: Quick-View 2026 Tax Deadline Calendar

Date	Deadline	Description
Jan 15, 2026	Q4 Estimated Payment (2025)	Final quarterly payment for 2025 income
Feb 1, 2026	W-2 and 1099 Distribution	Employers must send wage and income forms
Apr 15, 2026	<b>Tax Day 2026</b>	File return, pay tax owed, Q1 estimated payment
Apr 15, 2026	Extension Deadline	File Form 4868 to extend until October
Jun 15, 2026	Q2 Estimated Payment	Payment for income earned in spring
Sep 15, 2026	Q3 Estimated Payment	Third quarterly payment for 2026
Oct 15, 2026	Final Filing Deadline	Last day to file extended 2025 return
Jan 15, 2027	Q4 Estimated Payment (2026)	Final estimated payment for 2026

## Top Countries Buying Miami New Construction- Real Estate

Buyer Share  
Colombia 23%  
Mexico 20%  
Argentina 11%  
Brazil 9%  
Turkey 4%  
Peru 4%  
Spain 4%  
Italy 3%  
Canada 2%  
Ecuador 2%

## The new data correlates with other new global buyer/migration reports:

- Global buyers purchased \$56 billion worth of U.S. existing homes from April 2024 through March 2025, a 33.2 % increase from the previous 12-month period via 2025 National Association of REALTORS® report
- For the 16<sup>th</sup> consecutive year (every year the study has been conducted), - -
- Florida is the Top U.S. destination for Global Buyer purchases via 2025 NAR Report
- Nearly Half of Florida's International Purchases Happen in South Florida via Florida REALTORS® report
- Miami ranked No. 1 U.S. Market for International Homebuyers in Q1 2025 via Realtor.com
- Miami-Dade County Continues to Rank No. 1 in International Migration



### **Before you begin Form G-325R, Biographic Information (Registration), please answer some simple questions to find out if you need to register.**

If you are not sure whether you need to register, this tool may help you determine whether you must register. These questions are solely intended to help you determine whether you must submit Form G-325R. This tool is for informational purposes only. It is not legal advice. It is not a substitute for a consultation with an attorney or an accredited representative.

The Immigration and Nationality Act requires all aliens, with limited exceptions, to apply for registration and fingerprinting if you:

- Are 14 years old or older;
- Were not registered and fingerprinted (if required) when applying for a U.S. visa; and
- Remain in the United States for 30 days or longer for each period of stay.

Parents and legal guardians of aliens under age 14 must ensure those aliens are registered. Within 30 days of reaching their 14th birthday, all previously registered aliens must apply for re-registration and fingerprinting.

After an alien registers and appears for fingerprinting (unless waived), DHS will issue evidence of registration. If you are an alien age 18 or older, you must carry and keep this evidence of registration in your personal possession at all times. If you are an unregistered alien (or previously registered alien who turns 14 years old) and you are in the United States for 30 days or longer for any period of stay, you must comply with these requirements. If you do not comply, you may face criminal and civil penalties, up to and including misdemeanor prosecution, the imposition of fines, and incarceration. Please visit the [Alien Registration Requirement webpage](#) for more information on registration.