

# Yardi® Matrix

## MULTIFAMILY REPORT

# More Sunshine In Miami

Winter 2020

**Rent Gains Remain Steady**

**Investor Confidence Stays Strong**

**Pipeline Indicates Strong Construction Year**



# MIAMI MULTIFAMILY

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## South Florida Starts The Year on High Note

Miami remained one of the most robust U.S. rental markets, backed by a friendly business environment, low unemployment rates and sustained household growth. After nearly a decade of strong performance, rent growth began to moderate in 2019, reaching 2.2% year-over-year as of January. This was partly due to the addition of more than 47,000 units since the beginning of 2016.

The metro gained 38,400 jobs in the 12 months ending in November, almost half of them in education and health services. Miami's expanding pool of highly educated workers continued to lure companies to the area. Meanwhile, location technology company TomTom ranked the metro as the sixth-most congested city in the U.S. To accommodate expected growth, Miami International Airport embarked on a \$5 billion capital improvement program. Virgin Trains' \$2.5 billion high-speed rail project across Florida is also underway, set to connect Orlando and West Palm Beach by 2022.

Miami's prospects continued to attract foreign capital—as well as new domestic investors—particularly from areas where new rent control regulations were enacted such as New York and California. Last year's total transaction volume exceeded the \$2.5 billion mark for the fifth consecutive year. With demand unabated, we expect the average Miami rent to advance by more than 2.0% for the year.

## Market Analysis | Winter 2020

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### Recent Miami Transactions

#### Sole at City Center



City: West Palm Beach, Fla.  
Buyer: Nuveen Real Estate  
Purchase Price: \$104 MM  
Price per Unit: \$328,552

#### Verona View



City: Plantation, Fla.  
Buyer: PGIM Real Estate  
Purchase Price: \$75 MM  
Price per Unit: \$255,973

#### Toscana



City: Margate, Fla.  
Buyer: AvalonBay Communities  
Purchase Price: \$60 MM  
Price per Unit: \$251,042

#### The Mile Coral Gables



City: Miami  
Buyer: Acumen Real Estate  
Advisors  
Purchase Price: \$40 MM  
Price per Unit: \$333,333