



EQUITY
PRIVATE CLIENT GROUP™

Q3, 2025

REAL ESTATE MARKET REPORT

Florida

Florida homes are selling slower than the national average.

Q3 Summary

- Real Estate Owned (REO) properties increased by 45% YoY.
- Homes in Florida are selling more slowly than the national average.
- Gross rental yield is almost a full percentage point higher in Florida compared to the national average.

Q3, 2025

National Real Estate Market Profile

Data through 9/30/2025 | Source: Altos

SLIGHT SELLER'S ADVANTAGE

Market Action Index* **34**  Seller's Advantage
Buyer's Advantage

Median List Price
\$445,000

Median Price of
New Listings
\$409,900

Inventory
862,575

Relisted
10%

Median Days
on Market
70

Average Days
on Market
111

Price Decreased
42%

Price Increased
2%

Per Square Foot
\$215

Median Rent
\$2,295

Q3, 2025

Florida Real Estate Market Profile

Data through 9/30/2025 | Source: Altos

SLIGHT SELLER'S ADVANTAGE

Market Action Index* **31**  Seller's Advantage
Buyer's Advantage

Median List Price
\$484,900

Median Price of
New Listings
\$440,000

Inventory
97,273

Relisted
8%

Median Days
on Market
91

Average Days
on Market
137

Price Decreased
45%

Price Increased
2%

Per Square Foot
\$252

Median Rent
\$2,600

*The Altos Research Market Action Index presents a singular score to represent whether the market is in favor of the buyers or the sellers. A score of 30 indicates a balanced market, while a score above 30 represents there is more demand than supply, and a score below 30 indicates there is more supply than demand.

Market Trends and Analysis

HOMES SELLING MORE SLOWLY DESPITE LOWER PRICES

Florida's median list price and median price of new listings have decreased while average days on market have increased since last quarter. The relist rate also increased from 7% to 8%.

This could indicate that good opportunities can be found in homes that have sat on the market. However, last quarter 48% of homes saw a price decrease, and this quarter only 45% of homes did, so fewer sellers may be willing to negotiate.

Inventory also decreased in Florida by 8%, from 105,938 to 97,273. However, Florida homes still make up 11% of the nation's total supply.



Q3, 2025

Florida Foreclosure Activity

FORECLOSURE STARTS REACH HIGHEST POINT ALL YEAR

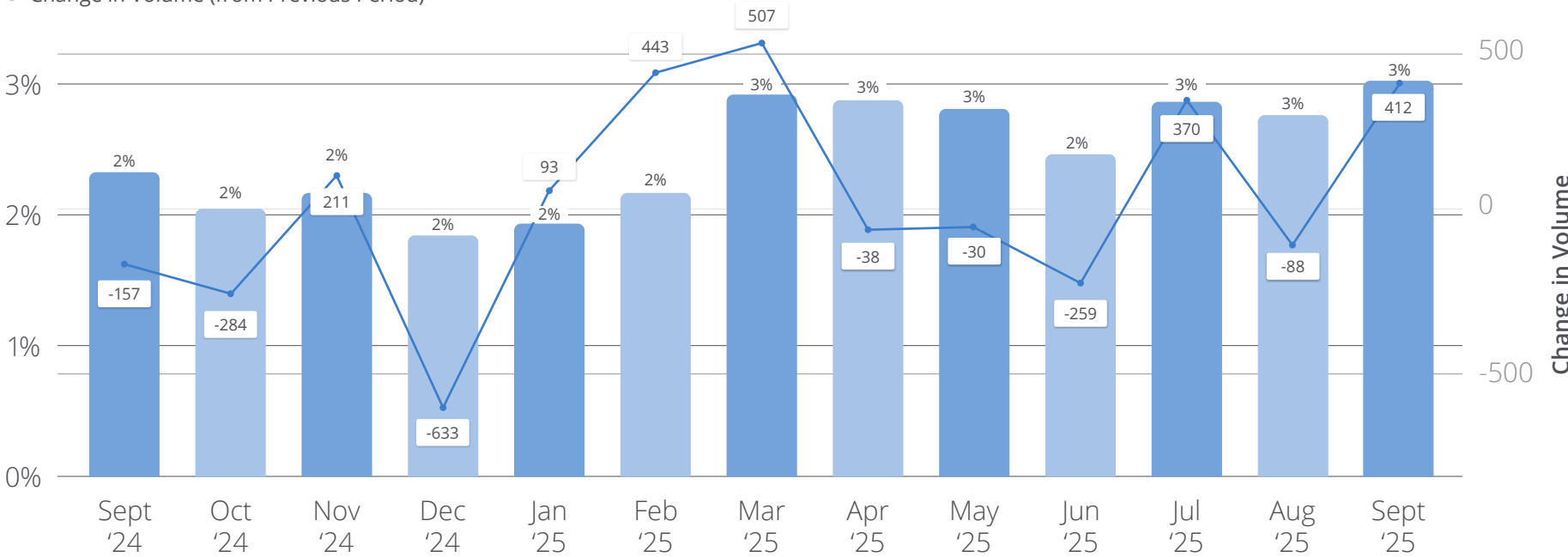
The number of foreclosure starts reached its highest point all year in September with 3,215. The July and August numbers were closer to the monthly average with 2,891 and 2,803 foreclosure starts, respectively.

Buyers wanting to invest specifically in foreclosure properties may consider the Miami-Fort Lauderdale-Pompano Beach area, which contained 26% of the state's foreclosure starts by the end of Q3.

NOD/LIS/NTS/NFS Volume % of Total - by Month

Source: ATTOM Data Solutions | Data updated monthly | Reports cover data through 09/2025

● Change in Volume (from Previous Period)



FLORIDA FORECLOSURE ACTIVITY - Q3, 2025

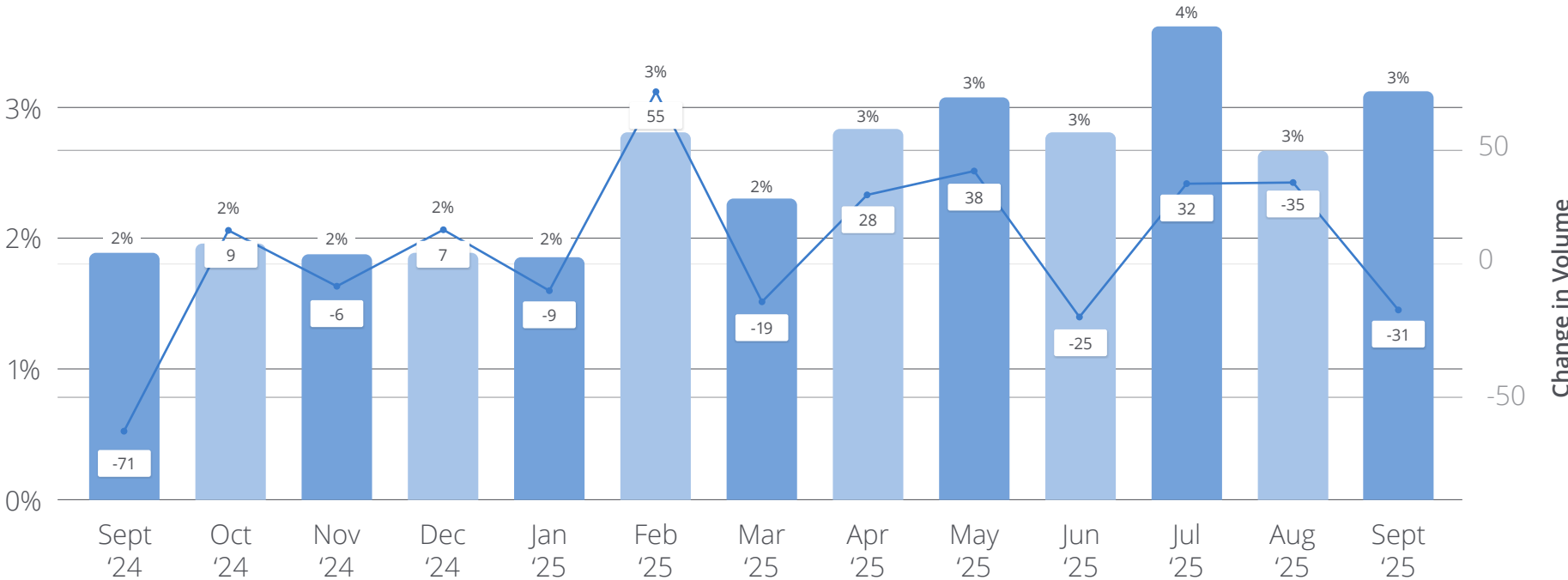
The number of REOs has continued to increase since the beginning of the year. While the number of new foreclosure starts was at its highest in September, the number of new REOs was highest in August with 276, compared to September's 245 and July's 241.

Total REO properties increased YoY by 44%, from 1,306 in September 2024 to 1,888 in September 2025. However, total foreclosure starts only increased by 6% YoY. This signals that, if an investor is unable to find an opportunity among foreclosure starts, REO properties may be the next place to look.

REO Volume % of Total - by Month

Source: ATTOM Data Solutions | Data updated monthly | Reports cover data through 09/2025

● Change in Volume (from Previous Period)



Florida's Rental Market Outpaces National Average

For investors specifically looking to invest in single-family rentals, Florida's gross rental yield was almost a full percentage point higher compared to the national yield, 7.57% vs. 6.64%, respectively. This is even with Florida's higher average rent and slightly lower wages.

However, Florida's YoY gross rental yield also decreased more than the national yield.

FLORIDA	<div>Gross Rental Yield</div> <div>7.57%</div> <div>-4.9% YOY</div>	<div>3 Bedroom Rent</div> <div>\$2,567</div> <div>-3.2% YOY</div>	<div>Wages</div> <div>\$1,136</div> <div>+4.2% YOY</div>	<div>Home Prices</div> <div>\$406,864</div> <div>+1.7% YOY</div>
NATIONAL	<div>Gross Rental Yield</div> <div>6.64%</div> <div>-3.3% YOY</div>	<div>3 Bedroom Rent</div> <div>\$2,284</div> <div>+1.1% YOY</div>	<div>Wages</div> <div>\$1,253</div> <div>+4.3% YOY</div>	<div>Home Prices</div> <div>\$412,567</div> <div>+4.6% YOY</div>

Source: ATTOM Data Solutions. Data updated annually. Report covers February 2024 to February 2025.

Get personalized data delivered to your inbox.

Equity Trust's Real Estate Investing Hub was built to provide resources for real estate investors to make the best decisions possible. That's why we offer free Real Estate Market Data reports (typically sold for thousands of dollars) and low-cost Foreclosure and Single-Family Rental reports, all of which inform this quarterly report.

With this data on your side, you can more confidently make investment decisions and increase your ROI potential.

EXPLORE REPORTS



SOURCES:

Altos Research – Real Estate Market Data
ATTOM Data Solutions – Foreclosure Data
ATTOM Data Solutions – Single-Family Rental Data



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