MARKET REPORT · Q3 2026

Miami Commercial Real Estate, *Q3 2026*

Office, industrial, retail and multifamily across Miami-Dade: where vacancy, rents and absorption stand, and what it means if you own, lease or are buying.

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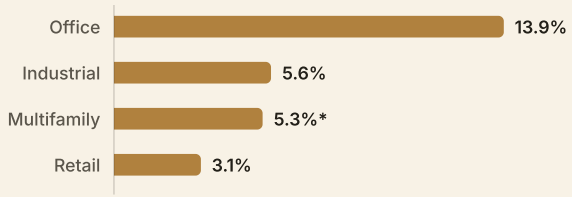
MARKET SNAPSHOT

Tight markets, with rents moving in different directions.

SECTOR	VACANCY	YOY	ASKING RENT	RENT YOY	NET ABSORPTION
Office	13.9%	−100 bps	$67.77/SF	+4.7%	151K SF (Q3)
Industrial	5.6%	−40 bps	$15.16/SF NNN	−8.5%	1.4M SF (Q3)
Retail	3.1%	+10 bps	$50.27/SF	+1.8%	−81K SF (Q3)
Multifamily	94.7% occ.	−10 bps	$2,381/unit	+0.7%	7,756 units (T4Q)

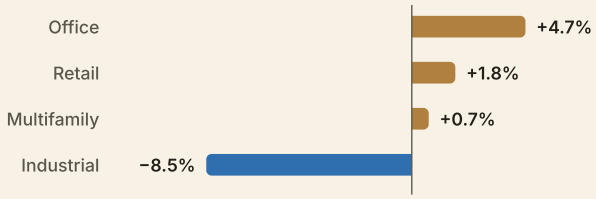
Vacancy by sector

Q3 2026, percent of inventory



Asking rent change

Q3 2026 vs. Q3 2025



Five things that moved this quarter

- **Office vacancy hit a six-year low.** 13.9% overall, with Class A asking rents up 6.1% to $74.77/SF.
- **Industrial is the tightest market in Florida, and rents still fell.** Landlords of new buildings priced aggressively to lease up while deliveries dropped 71%.
- **Retail is nearly full.** 3.1% vacancy, the lowest of any Florida market. Miami Beach led the county at $97.85/SF.
- **Apartment demand outpaced new supply for the first time since 2022.** Rents returned to positive annual growth.
- **Miami cap rates stay well below the national average.** Retail averaged 5.8% versus 7.4% nationally.

*Multifamily vacancy shown as 100% minus MMG-reported occupancy. Sources on the last page.

OFFICE

Tightest in six years, with Class A leading.

VACANCY	CLASS A VACANCY	ASKING RENT	UNDER CONSTRUCTION
13.9%	16.0%	$67.77	1.8M
−100 bps YoY	−180 bps YoY	/SF, +4.7% YoY	SF

Miami office vacancy fell 70 basis points in the quarter and 100 basis points over the year to 13.9%, the lowest level in six years. Class A led: vacancy there dropped 180 basis points to 16.0%, and Class A asking rents rose 6.1% to $74.77 per square foot. Class B was roughly flat at 11.0% vacancy and $54.76 per square foot.

Net absorption was more than 151,000 square feet in Q3 and about 605,000 square feet year to date, of which 457,000 was Class A. Leasing volume, however, was down 23.3% year to date. Occupancy is rising mainly because tenants are moving into space they signed for earlier, and about 600,000 square feet of additional move-ins are expected before year-end.

About 1.8 million square feet is under construction, which puts Miami among the five most active U.S. office pipelines. Most of it is concentrated in a few landmark projects delivering between 2026 and 2031, and roughly a quarter already has users or ownership commitments. In the CBD, rents rose 1.0% to $77.63 per square foot. Miami Beach posted 32% rent growth as new boutique Class A product delivered.

Notable this quarter

City National Bank moving its 134,000 SF headquarters from Downtown to Coral Gables

Microsoft relocating Latin America operations to 37,000 SF at 830 Brickell

Pipeline includes Banco Santander, Mercedes-Benz Place, Safra Bank Building and One Kane Concourse

~395,000 SF of the pipeline delivers in the near term

OUR TAKE

Quality is winning. Owners of well-run Class A and renovated B+ buildings have pricing power; tenants should start renewals 12 to 18 months out. Older Class B buildings in the CBD are where the value-add and conversion opportunities are.

INDUSTRIAL

Lowest vacancy in Florida, with softer rents.

VACANCY	ASKING RENT	Q3 ABSORPTION	UNDER CONSTRUCTION
5.6%	$15.16	1.4M	2.3M
−40 bps YoY	/SF NNN, −8.5% YoY	SF	SF, ~15% preleased

Miami-Dade industrial vacancy fell to 5.6%, down 70 basis points in the quarter and 40 basis points over the year. That is the lowest rate in Florida, and Miami was the only major Florida market where vacancy fell year over year.

Supply slowed sharply. Q3 deliveries were about 220,000 square feet, down 71% from a year earlier, and year-to-date deliveries are down about 60%. Tenants absorbed roughly 1.4 million square feet in the quarter, and another 3.0 million square feet of signed space is expected to be occupied by year-end. Renewals jumped 61% to 968,000 square feet, a sign that tenants are choosing to stay rather than test a tight market.

Rents moved the other way. The weighted average asking net rent fell 8.5% to $15.16 per square foot, and warehouse/distribution fell 9.7% to $14.90, as landlords of newly completed buildings priced aggressively to lease up. About 2.3 million square feet is under construction, with 1.8 million due by year-end, including projects in Medley and Doral.

Notable this quarter

- Pepsi moved into ~793,000 SF; Ryder into ~409,000 SF
- 10 big-box deals in Q3; 24 year to date (vs. 18 a year ago)
- Projects underway include Seagis at Medley and Kurv Doral Buildings 3, 4 and 7
- Leasing: ~2.3M SF in Q3; 5.0M SF YTD

OUR TAKE

Tenants have the most leverage they have had in several years, especially in new buildings. For owners, this is a temporary dip in pricing rather than a weak market. Avoid long renewals at today's rates without fixed increases, and expect rents to firm as the remaining pipeline leases up.

RETAIL

Nearly full, but net absorption is still negative.

VACANCY	ASKING RENT	Q3 ABSORPTION	AVG CAP RATE
3.1%	$50.27	−81K	5.8%
+10 bps YoY	/SF, +1.8% YoY	SF	vs. 7.4% U.S.

Miami-Dade retail vacancy was 3.1%, up just 10 basis points over the quarter and the year and still the lowest among Florida markets (Fort Lauderdale 4.2%, Orlando 3.9%, Tampa 3.8%). Retail space has lost tenants on net in six of the past seven quarters (−81,000 square feet in Q3, −129,000 year to date), so the low vacancy reflects very little new construction rather than strong demand. Deliveries are down 65% this year, with 1.3 million square feet under construction.

Results varied by submarket. Kendall gained 97,000 square feet and the Miami Airport submarket nearly 51,000, while Coral Gables lost 41,000 and Northeast Dade 35,000. Average asking rents rose 1.8% to $50.27 per square foot and rose in 16 of 19 submarkets. Miami Beach is the county high at $97.85; Brickell slipped 2.4% to $84.96.

Investors remain active. Q3 sales volume reached $619.9 million across about 810,000 square feet, led by the Miami Airport submarket ($265.8 million). Miami retail averaged $450 per square foot against a U.S. average of $246, with cap rates of 4.9% to 7.2% and an average of 5.8%.

Notable this quarter

- $72.0M sale of Airpark Plaza, 5715 NW 7th Street
- Outlying Miami-Dade rents up 4.1% to $42.65/SF
- Malls gained ~12,000 SF; general retail lost 62,000 SF
- YTD sales $1.2B, down 25.5% YoY

OUR TAKE

With so little new retail being built, well-located neighborhood centers and street retail hold their value. Watch how space leases in the submarkets losing tenants. For buyers, low cap rates mean returns have to come from rent growth and re-tenanting, not from buying cheap.

MULTIFAMILY

Renters absorbed more units than were delivered.

OCCUPANCY	AVERAGE RENT	ABSORPTION (T4Q)	COMPLETIONS (T4Q)
94.7%	$2,381	7,756	7,078
−10 bps YoY	/unit, +0.7% YoY	units	units, −24% YoY

Miami apartment demand caught up with supply this quarter. Over the trailing four quarters, renters absorbed 7,756 units against 7,078 completions. That is the first time absorption has outpaced deliveries since Q2 2022. Q3 alone absorbed about 2,040 units, well above the 10-year quarterly average of roughly 1,540.

Occupancy held at 94.7%, and average rent rose 0.7% year over year to $2,381 per unit, the first positive annual rent growth after five straight quarters of declines.

The supply wave is also fading. Trailing four-quarter completions fell 24% year over year and construction starts fell 26%. Completions are expected to stay elevated into mid-2027, but fewer new starts mean a thinner pipeline after that, which should support occupancy and rent growth for well-located existing buildings.

Notable this quarter

- Absorption > completions for the first time since Q2 2022
- Rents back to positive annual growth after five down quarters
- Starts down 26% YoY
- Q3 absorption ~2,040 units vs. ~1,540 10-year quarterly average

OUR TAKE

The market has turned. With new starts slowing, existing buildings, especially older well-located assets with room to raise rents, are better positioned than they have been in two years. Small-scale and attainable housing on infill land is another opportunity to watch.

WHAT IT MEANS

If you own, lease or are buying.

Owners

Office vacancy is falling and Class A rents are rising, so keep good tenants rather than risk vacancy. Treat this quarter's lower industrial rents as temporary when you price renewals.

Tenants

In industrial, push for concessions in new buildings now. In office, start a Class A search 12 to 18 months ahead; good blocks of space are disappearing.

Buyers

Low cap rates mean returns depend on growing income. Look at older multifamily as new supply slows, at urban-core small-bay industrial, and at infill land priced on what the zoning allows.

Neighborhoods to watch

Overtown and Allapattah (infill and redevelopment), Little River (small-bay industrial), Doral (logistics), Upper Eastside/MiMo (boutique retail). Guides at carteryukengroup.com/areas.html.

TALK TO US

Want to know what this means for your property? We'll run the numbers on your building or your search, no charge.

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Sources & notes

Office, industrial and retail figures: Cushman & Wakefield, Miami MarketBeat reports, Q3 2026 (cushmanwakefield.com). Multifamily figures: MMG Real Estate Advisors, Miami Q3 2026 Market Report (mmgrea.com); T4Q = trailing four quarters. Multifamily vacancy in the snapshot chart is 100% minus reported occupancy. Interpretation and commentary are Carter × Yuken Group's. Figures are market-wide averages and individual properties vary. This report is for general information only and is not investment, legal or tax advice. Carter × Yuken Group is affiliated with Douglas Elliman Real Estate, Licensed Real Estate Broker. 5555 Biscayne Blvd, #302, Miami, FL 33137.