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FPP LAUNCHES MONTHLY

Housing Affordability Newsletter

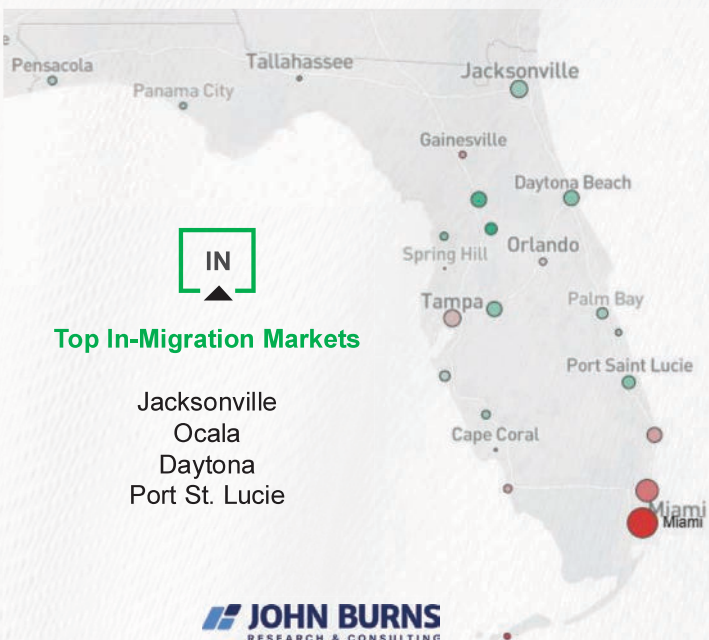
Today, the Florida Policy Project is launching this digital newsletter to share news, ideas and discussion about how to expand housing options in Florida. Be sure to [sign up](#) and share with your networks.



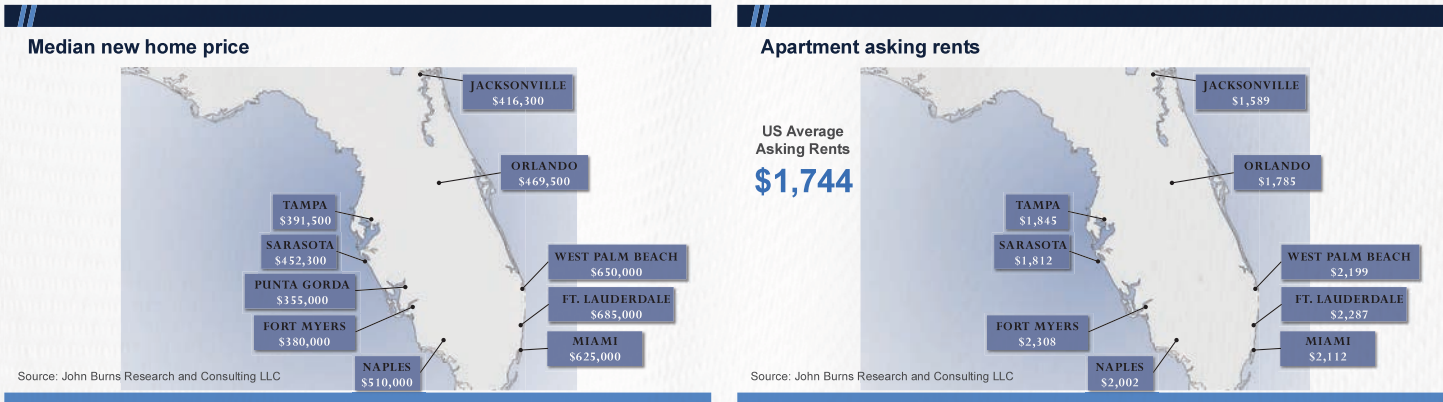
Smaller Florida cities grow as residents migrate in search of housing

Floridians are leaving cities like Miami, West Palm Beach, Tampa and Orlando in search of more affordable homes in smaller markets like Ocala, Daytona Beach and Port St. Lucie, according to John Burns Research and Consulting. While home prices have softened recently, rents and prices that shot up during the pandemic continue to make Florida a difficult housing market.

Residents are seeking affordability.



Source: John Burns Research and Consulting LLC



Median new home prices range from \$355K in Punta Gorda to \$685K in Fort Lauderdale. Rents in most of Florida’s major cities are above the national average of \$1,744. The average monthly rent is as high as \$2,308 in Fort Myers. West Palm Beach, Fort Lauderdale, Miami and Naples also have average rents above \$2,000 a month. Jacksonville, which is seeing strong in-migration, is an exception among Florida cities with an average rent of \$1,589.

Fannie Mae: Consumer attitudes on housing up – barely

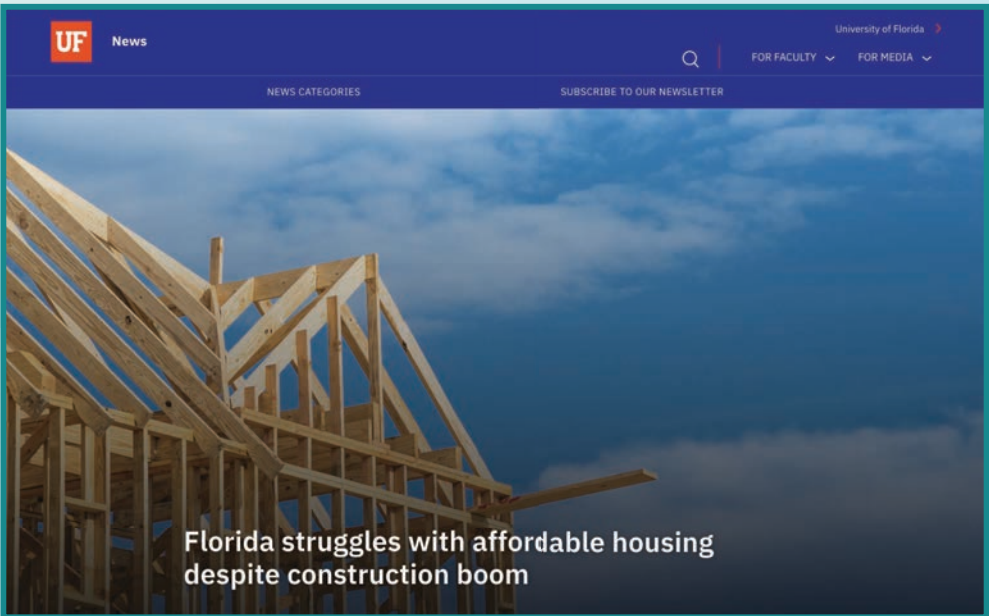
Fannie Mae’s April 2025 Home Purchasing Sentiment Index (HPSI) was up slightly last month but still far below pre-pandemic levels. The HPSI was 69.2%, up 1.1 percentage point from the month before, [according to the survey results](#). It’s still a long way from the than 90% pre-COVID HPSI. Additionally, HPSI noted that 77% of respondents reported it was a bad time to buy a home.



Shimberg Center for Housing Studies

2024 Annual Report

Shimberg Center for Housing Studies, M.S. Bikar, School of Construction Management, University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703



UF: Home prices stabilizing; affordable housing problem continues

The University of Florida’s Shimberg Center for Housing Studies released its annual report indicating home and rent prices are stabilizing, though the state **is still struggling with affordable housing**. “Despite growth in the stock, a significant number of Floridians continue to face cost burdens, spending a large portion of their income on housing expenses. When families pay a large share of their income for housing, it’s harder to cover other critical costs such as food, transportation, and health care.” —Anne Ray, the manager of the Florida Housing Data Clearinghouse at UF’s Shimberg Center for Housing Studies. The full report can be [found here](#).