

# Florida Residential Property Market Share

December 31, 2025 Report



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# Data Sources

**QUASR data** – Reported quarterly to the Florida Office of Insurance Regulation (OIR) from all admitted insurers for the Florida portion of their business

- Quarterly data from fourth quarter 2003 through fourth quarter 2025
- 12/31/2025 data pulled by the OIR on 02/09/26. Any submissions/changes made after this date will not be reflected in this report.
- Several insurers in the market are submitting QUASR data as “Trade Secret” protected information. However, the OIR provides overall data by carrier and policy type.
- Commercial non-residential data is not reported in QUASR and is therefore not included in this analysis (As of 12/31/2025, CNR-M and CNR-W made up approximately 1% of Citizens’ building counts)
- During the 3<sup>rd</sup> quarter of 2010, State Farm resubmitted data for 1Q2009 through 2Q2010. The totals remained the same but the aggregate change was a reduction in the policies in personal lines and an increase in commercial lines. This analysis reflects updated data.
- Prior to 2017, Citizens reported inforce premium in QUASR. This corresponds to the annualized premium charged for the quarter-end exposure values. Beginning in 2017, Citizens reports premium charged during the policy term as premium in QUASR. The only difference from prior reporting would be from the relatively small number of policies having mid-term exposure and premium adjustments. There is generally less than a 0.1% difference between the two premium values in aggregate.

**FSLSO Top Coverages Report data** – Reported quarterly to the Florida Surplus Lines Service Office (FSLSO)

- Annual data from 2002 through 2024
- 12/31/2024 data extracted from FSLSO 03/05/2025. Historical data is periodically updated to reflect the most recently published data.
- Surplus Lines insurance information is included on the total market exhibits only
- Data has a strong seasonal cycle so it is aggregated to annual values for this analysis
- Insured value is not reported so analyses using FSLSO data are based on policy and premium data only
- Commercial non-residential cannot be separated from commercial residential and is therefore included in this analysis; to minimize this impact only Apartment and Condominium coverage codes are utilized.
- A subset of coverages that correspond to Citizens’ lines of business is selected from all coverages reported (see notes on relevant exhibits as to which specific coverages are included in each)

**Market Penetration Report data** – Reported annually to the Property Insurance Plans Service Office (PIPSO)

- Annual data from 2014 through 2024. Each report contains the most recent 5 years.
- PIPSO is a not for profit corporation that promotes the efficient and economical operation of the state residual property insurance plans
- Consideration for FL: 1,350 miles of coastline, unique litigation landscape, statutorily-required glidepath, reinsurance costs

# Mapping of Citizens Policy Forms to QUASR Policy Types

QUASR Policy Types	Citizens Policy Forms
Personal Residential – Allied Lines - WIND ONLY DWELLINGS	DW-2
Personal Residential – Condominium Unit Owners	HO-6
Personal Residential – Condominium Unit Owners - WIND ONLY	HW-6
Personal Residential – Dwelling/Fire	DP-1, DP-3
Personal Residential – Dwelling/Fire - Mobile Homeowners	MDP-1
Personal Residential – Dwelling/Fire - Mobile Homeowners - WIND ONLY	MD-1
Personal Residential – Homeowners (Excl Tenant and Condo) - Owner Occupied	HO-3, HO-8
Personal Residential – Homeowners (Excl Tenant and Condo) - Owner Occupied - WIND ONLY	HW-2
Personal Residential – Mobile Homeowners	MHO-3
Personal Residential – Mobile Homeowners - WIND ONLY	MW-2
Personal Residential – Tenants	HO-4, MHO-4
Personal Residential – Tenants - WIND ONLY	HW-4, MHW-4
Personal Residential – Allied Lines	None
Personal Residential – Farmowners	None
Personal Residential – Primary Private Flood	None
Personal Residential – Excess Private Flood	None

## Notes:

- 1) Commercial Residential is broken up by policy type but there are not unique Citizens policy forms
- 2) Commercial Non-Residential is not collected in QUASR
- 3) Flood related policy types are excluded from report

## Market Share for Residual Carriers Based on Earned Premium All Property Lines

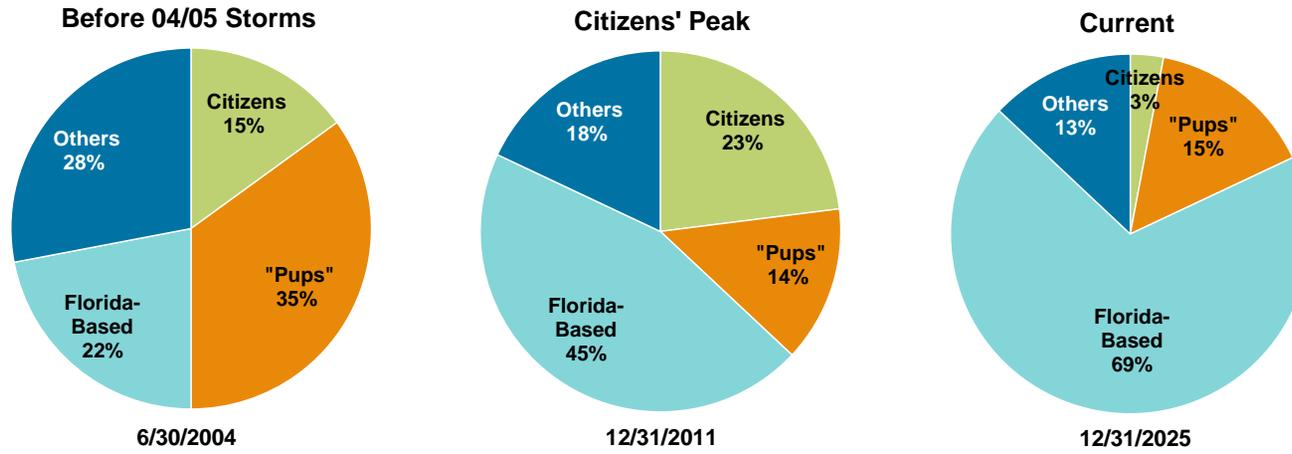
State	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
California	1%	1%	1%	1%	1%	1%	1%	2%	2%	3%	3%
Florida	9%	5%	4%	4%	4%	4%	4%	5%	8%	10%	9%
Louisiana	4%	3%	3%	2%	1%	1%	1%	1%	2%	5%	5%
Massachusetts	7%	6%	7%	7%	6%	6%	6%	5%	5%	5%	5%
North Carolina FAIR Plan	2%	2%	2%	3%	3%	3%	3%	3%	3%	3%	4%
North Carolina Beach Plan	6%	7%	7%	8%	7%	6%	6%	6%	6%	6%	7%
Rhode Island	3%	4%	4%	4%	3%	3%	3%	3%	3%	2%	3%
Texas Windstorm Beach Plan	4%	4%	4%	4%	4%	3%	2%	2%	2%	2%	2%

**Notes:**

- 1) Market share based on earned premium as a percent of the total market
- 2) Includes states that have >1.0% market share in the latest year

# Personal & Commercial Residential

## Market Share Based on Total Insured Value For Policies that Include Wind Coverage Florida Residential Property Insurance Market Includes Trade Secret Insurers QUASR Data as of December 31, 2025



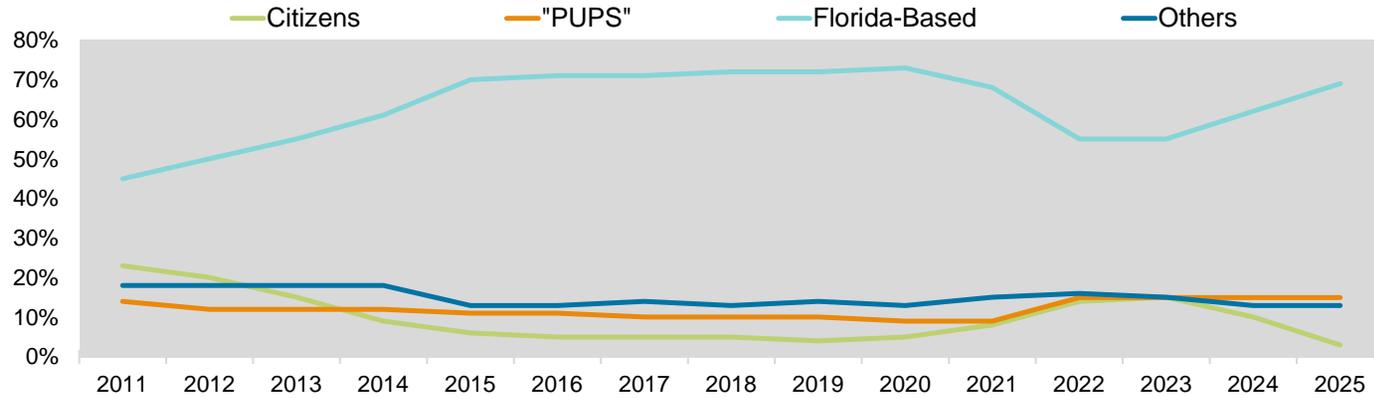
Insurer Category	Total Insured Value
Citizens	\$120,513,632,384
"Pups"	\$569,300,565,494
Florida-Based	\$2,668,016,504,972
Others	\$488,743,653,101
<b>Total</b>	<b>\$3,846,574,355,951</b>

The Florida Residential Property Insurance Admitted Market is divided into 4 major parts: (i) Citizens; (ii) Florida only subsidiaries "pups" of major national writers; (iii) Florida-based domestic companies; and (iv) non-domestic nationwide property writers, such as USAA, etc.

**Notes:**

- 1) Includes admitted insurers only
- 2) Surplus lines companies are not included in the market share calculation
- 3) Based on total insured value for policies with wind coverage
- 4) Percentages may be adjusted so the values add up to 100%. For example, Citizens' market share was 23.5% in 2011.

**Historical Market Share Based on Total Insured Value  
For Policies that Include Wind Coverage  
Florida Residential Property Insurance Market  
Includes Trade Secret Insurers  
QUASR Data as of December 31, 2025**



Year	Citizens	"PUPS"	Florida-Based	Others
2011	23%	14%	45%	18%
2012	20%	12%	50%	18%
2013	15%	12%	55%	18%
2014	9%	12%	61%	18%
2015	6%	11%	70%	13%
2016	5%	11%	71%	13%
2017	5%	10%	71%	14%
2018	5%	10%	72%	13%
2019	4%	10%	72%	14%
2020	5%	9%	73%	13%
2021	8%	9%	68%	15%
2022	14%	15%	55%	16%
2023	15%	15%	55%	15%
2024	10%	15%	62%	13%
2025	3%	15%	69%	13%

The Florida Residential Property Insurance Admitted Market is divided into 4 major parts: (i) Citizens; (ii) Florida only subsidiaries "pups" of major national writers; (iii) Florida-based domestic companies; and (iv) non-domestic nationwide property writers, such as USAA, etc.

**Notes:**

- 1) Includes admitted insurers only
- 2) Surplus lines companies are not included in the market share calculation
- 3) Based on total insured value for policies with wind coverage
- 4) Percentages may be adjusted so the values add up to 100%. For example, Citizens' market share was 23.5% in 2011.

**Data by Policy Type**  
**Policies Inforce, Total Insured Value (TIV) & Premium**  
**Florida Personal & Commercial Residential Property**  
**Includes Trade Secret Data**  
**QUASR Data as of December 31, 2025**

Policy Type		Citizens						All Other Insurers						Total			
		Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	TIV (\$000)	Premiums Written (\$000)	
Personal Residential	Multiperil	Allied Lines	0	0%	\$0	0%	\$0	0%	157,337	100%	\$41,464,896	100%	\$566,624	100%	157,337	\$41,464,896	\$566,624
		Condo Unit Owner	20,306	2%	\$1,069,948	1%	\$23,796	1%	907,206	98%	\$164,937,632	99%	\$1,621,770	99%	927,512	\$166,007,580	\$1,645,567
		Dwelling/Fire	128,390	16%	\$26,435,244	8%	\$225,203	10%	665,213	84%	\$290,167,550	92%	\$1,951,856	90%	793,603	\$316,602,794	\$2,177,059
		Dwelling/Fire Mobile Home	16,859	62%	\$1,006,099	47%	\$21,246	56%	10,146	38%	\$1,112,506	53%	\$16,897	44%	27,005	\$2,118,606	\$38,144
		Farmowners	0	0%	\$0	0%	\$0	0%	1,729	100%	\$1,786,576	100%	\$11,352	100%	1,729	\$1,786,576	\$11,352
		Homeowners	81,630	2%	\$34,062,036	1%	\$269,420	2%	4,048,606	98%	\$3,099,032,068	99%	\$15,180,342	98%	4,130,236	\$3,133,094,104	\$15,449,762
		Mobile Homeowners	65,950	25%	\$7,081,806	20%	\$132,587	27%	197,338	75%	\$28,872,015	80%	\$367,221	73%	263,288	\$35,953,822	\$499,809
		Tenants	6,534	1%	\$163,880	0%	\$1,753	1%	1,138,316	99%	\$34,587,310	100%	\$238,724	99%	1,144,850	\$34,751,190	\$240,477
	<b>Multiperil Subtotal</b>		<b>319,669</b>	<b>4%</b>	<b>\$69,819,013</b>	<b>2%</b>	<b>\$674,006</b>	<b>3%</b>	<b>7,125,891</b>	<b>96%</b>	<b>\$3,661,960,554</b>	<b>98%</b>	<b>\$19,954,788</b>	<b>97%</b>	<b>7,445,560</b>	<b>\$3,731,779,567</b>	<b>\$20,628,793</b>
	Wind-Only	Allied Lines	11,070	87%	\$5,420,494	88%	\$63,795	81%	1,622	13%	\$745,028	12%	\$14,544	19%	12,692	\$6,165,522	\$78,339
		Condo Unit Owner	15,139	76%	\$2,693,986	76%	\$27,660	72%	4,860	24%	\$866,957	24%	\$10,685	28%	19,999	\$3,560,943	\$38,345
		Dwelling/Fire Mobile Home	115	100%	\$6,687	100%	\$513	100%	0	0%	\$0	0%	\$0	0%	115	\$6,687	\$513
		Homeowners	42,037	62%	\$25,261,285	61%	\$167,260	54%	26,150	38%	\$16,294,135	39%	\$144,287	46%	68,187	\$41,555,420	\$311,547
		Mobile Homeowners	1,028	100%	\$59,491	100%	\$3,086	100%	0	0%	\$0	0%	\$0	0%	1,028	\$59,491	\$3,086
Tenants		99	85%	\$11,225	87%	\$83	82%	17	15%	\$1,636	13%	\$18	18%	116	\$12,861	\$101	
<b>Wind-Only Subtotal</b>		<b>69,488</b>	<b>68%</b>	<b>\$33,453,168</b>	<b>65%</b>	<b>\$262,396</b>	<b>61%</b>	<b>32,649</b>	<b>32%</b>	<b>\$17,907,755</b>	<b>35%</b>	<b>\$169,535</b>	<b>39%</b>	<b>102,137</b>	<b>\$51,360,923</b>	<b>\$431,930</b>	
<b>Personal Residential Total</b>		<b>389,157</b>	<b>5%</b>	<b>\$103,272,181</b>	<b>3%</b>	<b>\$936,401</b>	<b>4%</b>	<b>7,158,540</b>	<b>95%</b>	<b>\$3,679,868,309</b>	<b>97%</b>	<b>\$20,124,322</b>	<b>96%</b>	<b>7,547,697</b>	<b>\$3,783,140,490</b>	<b>\$21,060,724</b>	
Commercial Residential	Multiperil	Allied Lines - Condo	0	0%	\$0	0%	\$0	0%	3,930	100%	\$63,069,780	100%	\$565,237	100%	3,930	\$63,069,780	\$565,237
		Allied Lines - Excluding Condo	187	39%	\$627,246	10%	\$5,926	13%	293	61%	\$5,382,260	90%	\$38,546	87%	480	\$6,009,506	\$44,472
		CMP - Condo	0	0%	\$0	0%	\$0	0%	2,315	100%	\$49,071,317	100%	\$324,967	100%	2,315	\$49,071,317	\$324,967
		CMP - Excluding Condo	0	0%	\$0	0%	\$0	0%	16,870	100%	\$27,577,877	100%	\$199,702	100%	16,870	\$27,577,877	\$199,702
		Dwelling/Fire - Condo	550	15%	\$7,765,669	13%	\$40,537	12%	3,019	85%	\$51,136,967	87%	\$301,325	88%	3,569	\$58,902,636	\$341,863
		Dwelling/Fire - Excluding Condo	423	48%	\$2,722,129	21%	\$14,605	24%	452	52%	\$10,467,420	79%	\$46,995	76%	875	\$13,189,549	\$61,600
	<b>Multiperil Subtotal</b>		<b>1,160</b>	<b>4%</b>	<b>\$11,115,044</b>	<b>5%</b>	<b>\$61,068</b>	<b>4%</b>	<b>26,879</b>	<b>96%</b>	<b>\$206,705,621</b>	<b>95%</b>	<b>\$1,476,773</b>	<b>96%</b>	<b>28,039</b>	<b>\$217,820,665</b>	<b>\$1,537,841</b>
	Wind-Only	Apartment Building	405	88%	\$629,771	69%	\$6,743	70%	55	12%	\$286,775	31%	\$2,844	30%	460	\$916,546	\$9,587
		Condo Association	1,210	64%	\$9,239,792	36%	\$77,719	45%	674	36%	\$16,781,854	64%	\$96,564	55%	1,884	\$26,021,646	\$174,283
		Homeowners Association	62	87%	\$650,353	89%	\$3,829	80%	9	13%	\$79,061	11%	\$943	20%	71	\$729,414	\$4,772
<b>Wind-Only Subtotal</b>		<b>1,677</b>	<b>69%</b>	<b>\$10,519,916</b>	<b>38%</b>	<b>\$88,291</b>	<b>47%</b>	<b>738</b>	<b>31%</b>	<b>\$17,147,690</b>	<b>62%</b>	<b>\$100,352</b>	<b>53%</b>	<b>2,415</b>	<b>\$27,667,606</b>	<b>\$188,643</b>	
<b>Commercial Residential Total</b>		<b>2,837</b>	<b>9%</b>	<b>\$21,634,960</b>	<b>9%</b>	<b>\$149,359</b>	<b>9%</b>	<b>27,617</b>	<b>91%</b>	<b>\$223,853,312</b>	<b>91%</b>	<b>\$1,577,124</b>	<b>91%</b>	<b>30,454</b>	<b>\$245,488,271</b>	<b>\$1,726,484</b>	
<b>Total</b>		<b>391,994</b>	<b>5%</b>	<b>\$124,907,141</b>	<b>3%</b>	<b>\$1,085,761</b>	<b>5%</b>	<b>7,186,157</b>	<b>95%</b>	<b>\$3,903,721,621</b>	<b>97%</b>	<b>\$21,701,447</b>	<b>95%</b>	<b>7,578,151</b>	<b>\$4,028,628,762</b>	<b>\$22,787,207</b>	

Note:  
1) Includ Includes admitted insurers (and Citizens) writing personal residential property statewide  
2) Excl Excludes the following policy types: Excess Private Flood & Primary Private Flood

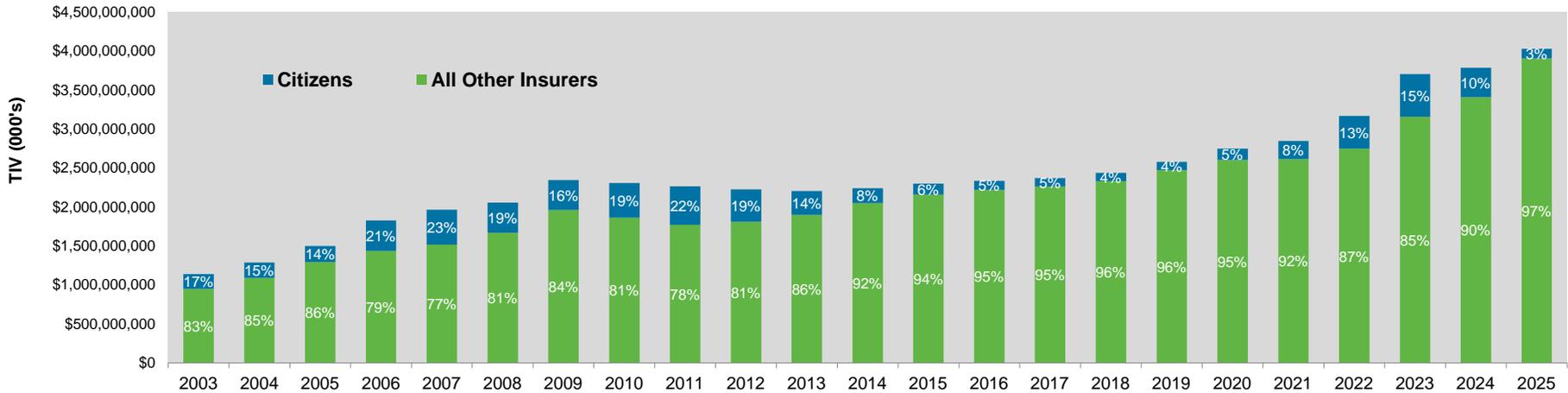
**Top 10 Insurers by Total Insured Value (TIV)**  
**Florida Personal & Commercial Residential Property**  
**Includes Trade Secret Insurers**  
**QUASR Data as of December 31, 2025**

Insurers	All Policies						Policies w/ Wind Coverage					
	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share
State Farm Florida Insurance Company	651,105	9%	\$459,727,504	11%	\$1,292,630	6%	636,862	9%	\$445,578,044	12%	\$1,273,204	6%
Tower Hill Insurance Exchange	397,336	5%	\$251,450,927	6%	\$1,199,361	5%	371,842	5%	\$230,251,423	6%	\$1,152,529	5%
First Protective Insurance Company	297,100	4%	\$243,418,196	6%	\$1,116,063	5%	295,059	4%	\$242,214,569	6%	\$1,113,907	5%
Slide Insurance Company	485,506	6%	\$239,098,181	6%	\$1,942,413	9%	483,425	7%	\$237,837,400	6%	\$1,938,657	9%
American Integrity Insurance Company	383,780	5%	\$218,029,528	5%	\$905,049	4%	377,906	5%	\$215,367,114	6%	\$898,037	4%
Universal Property & Casualty Insurance Company	556,127	7%	\$183,063,542	5%	\$1,545,670	7%	538,322	7%	\$177,984,324	5%	\$1,520,079	7%
Federal Insurance Company	26,811	0%	\$137,500,115	3%	\$338,673	1%	25,661	0%	\$133,154,318	3%	\$331,910	1%
Citizens Property Insurance Corporation	391,994	5%	\$124,907,141	3%	\$1,085,761	5%	371,541	5%	\$120,513,632	3%	\$1,070,077	5%
United Services Automobile Association	154,187	2%	\$117,218,366	3%	\$494,788	2%	138,954	2%	\$104,533,249	3%	\$469,059	2%
Heritage Property & Casualty Insurance Company	113,016	1%	\$104,876,246	3%	\$663,658	3%	110,536	2%	\$103,542,868	3%	\$658,423	3%
All Other Insurers	4,121,189	54%	\$1,949,339,017	48%	\$12,203,142	54%	3,948,322	54%	\$1,835,597,416	48%	\$11,885,362	53%
<b>Total</b>	<b>7,578,151</b>	<b>100%</b>	<b>\$4,028,628,762</b>	<b>100%</b>	<b>\$22,787,207</b>	<b>100%</b>	<b>7,298,430</b>	<b>100%</b>	<b>\$3,846,574,356</b>	<b>100%</b>	<b>\$22,311,242</b>	<b>100%</b>

**Notes:**

- 1) Includes admitted insurers (and Citizens) writing residential property statewide
- 2) Market share percentages are rounded to the nearest whole number

## Statewide Historical Trends Policies Inforce, Total Insured Value (TIV) & Premium Florida Personal & Commercial Residential Property Includes Trade Secret Insurers QUASR Data as of December 31, 2025

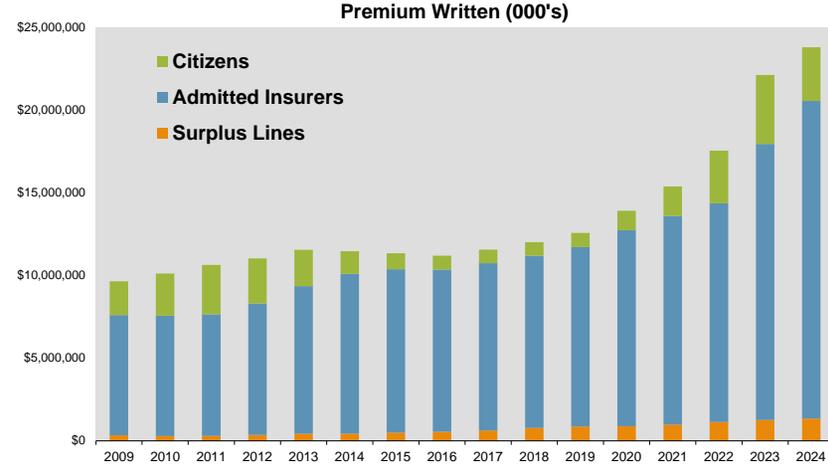
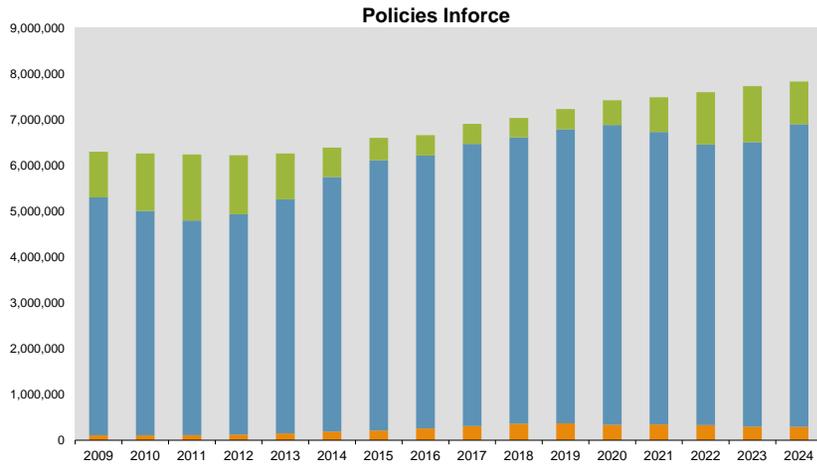


Year	Citizens					All Other Insurers					Total				
	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	TIV (\$000)	Premiums Written (\$000)
2003	792,573	14%	\$188,908,866	17%	\$1,070,488	20%	4,997,648	86%	\$948,555,125	83%	\$4,290,688	80%	5,790,221	\$1,137,463,991	\$5,361,177
2004	849,243	14%	\$196,625,753	15%	\$1,203,120	20%	5,090,735	86%	\$1,090,162,595	85%	\$4,924,626	80%	5,939,978	\$1,286,788,349	\$6,127,746
2005	833,797	13%	\$203,698,091	14%	\$1,406,739	19%	5,365,086	87%	\$1,294,047,458	86%	\$6,073,395	81%	6,198,883	\$1,497,745,549	\$7,480,134
2006	1,265,087	20%	\$391,987,775	21%	\$3,183,496	31%	4,970,014	80%	\$1,435,433,414	79%	\$7,227,336	69%	6,235,101	\$1,827,421,189	\$10,410,833
2007	1,267,024	21%	\$447,495,505	23%	\$3,162,971	30%	4,638,538	79%	\$1,518,014,586	77%	\$7,386,813	70%	5,905,562	\$1,965,510,091	\$10,549,783
2008	1,050,613	17%	\$387,715,198	19%	\$2,325,521	25%	5,003,670	83%	\$1,667,153,166	81%	\$7,047,950	75%	6,054,283	\$2,054,868,364	\$9,373,471
2009	996,869	16%	\$385,308,717	16%	\$2,037,250	22%	5,193,188	84%	\$1,959,285,757	84%	\$7,261,933	78%	6,190,057	\$2,344,594,474	\$9,299,183
2010	1,254,160	20%	\$443,597,812	19%	\$2,547,607	26%	4,895,045	80%	\$1,863,280,498	81%	\$7,277,626	74%	6,149,205	\$2,306,878,310	\$9,825,233
2011	1,443,936	24%	\$493,789,644	22%	\$2,977,454	29%	4,683,457	76%	\$1,770,573,397	78%	\$7,357,689	71%	6,127,393	\$2,264,363,041	\$10,335,142
2012	1,287,812	21%	\$413,097,288	19%	\$2,723,596	25%	4,808,294	79%	\$1,810,810,338	81%	\$7,957,524	75%	6,096,106	\$2,223,907,627	\$10,681,120
2013	1,000,249	16%	\$304,752,052	14%	\$2,198,956	20%	5,110,177	84%	\$1,898,921,631	86%	\$8,916,445	80%	6,110,426	\$2,203,673,683	\$11,115,401
2014	643,004	10%	\$189,632,207	8%	\$1,367,240	12%	5,555,725	90%	\$2,049,494,023	92%	\$9,664,656	88%	6,198,729	\$2,239,126,231	\$11,031,896
2015	488,476	8%	\$140,136,383	6%	\$971,002	9%	5,900,339	92%	\$2,158,775,282	94%	\$9,871,846	91%	6,388,815	\$2,298,911,666	\$10,842,848
2016	446,506	7%	\$117,530,713	5%	\$841,645	8%	5,956,673	93%	\$2,217,612,390	95%	\$9,805,856	92%	6,403,179	\$2,335,143,103	\$10,647,501
2017	434,919	7%	\$108,260,545	5%	\$823,072	8%	6,161,485	93%	\$2,260,833,545	95%	\$10,106,918	92%	6,596,404	\$2,369,094,090	\$10,929,989
2018	423,833	6%	\$106,165,846	4%	\$827,087	7%	6,247,452	94%	\$2,331,044,277	96%	\$10,404,759	93%	6,671,285	\$2,437,210,123	\$11,231,847
2019	439,356	6%	\$109,020,493	4%	\$850,455	7%	6,422,441	94%	\$2,470,751,531	96%	\$10,848,861	93%	6,861,797	\$2,579,772,024	\$11,699,316
2020	540,053	8%	\$142,647,373	5%	\$1,170,212	9%	6,543,260	92%	\$2,604,093,975	95%	\$11,849,530	91%	7,083,313	\$2,746,741,348	\$13,019,742
2021	756,915	11%	\$230,481,166	8%	\$1,792,409	12%	6,383,855	89%	\$2,614,543,120	92%	\$12,610,386	88%	7,140,770	\$2,845,024,286	\$14,402,795
2022	1,142,626	16%	\$420,411,538	13%	\$3,183,254	19%	6,123,422	84%	\$2,745,921,956	87%	\$13,220,524	81%	7,266,048	\$3,166,333,494	\$16,403,778
2023	1,222,840	16%	\$546,634,520	15%	\$4,173,642	20%	6,212,794	84%	\$3,156,118,019	85%	\$16,680,379	80%	7,435,634	\$3,702,752,539	\$20,854,021
2024	930,908	12%	\$380,138,360	10%	\$3,241,894	14%	6,608,479	88%	\$3,405,709,875	90%	\$19,200,339	86%	7,539,387	\$3,785,848,235	\$22,442,232
2025	391,994	5%	\$124,907,141	3%	\$1,085,761	5%	7,186,157	95%	\$3,903,721,621	97%	\$21,701,447	95%	7,578,151	\$4,028,628,762	\$22,787,207

**Notes:**

- 1) Includes admitted insurers (and Citizens) writing personal and/or commercial residential property statewide
- 2) For 2014-18, estimates for insurers submitting data under "Trade Secret" protection are used. For 2019 and later, Actual Total Market data is used.
- 3) 2002 data removed 1Q 2023

**Annual Total Market - Historical Trend**  
**Policies Inforce and Premium Historical Trends**  
**Florida Personal and Commercial Residential Property**  
**Includes Trade Secret Insurers**



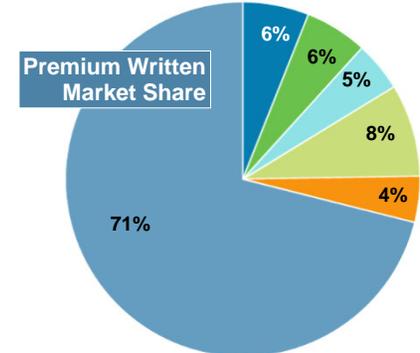
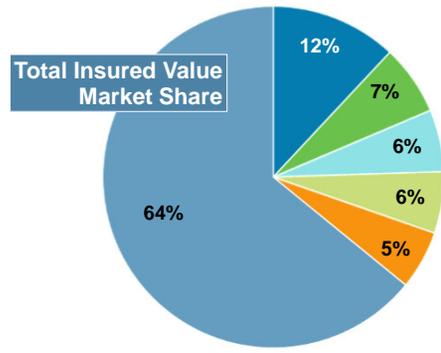
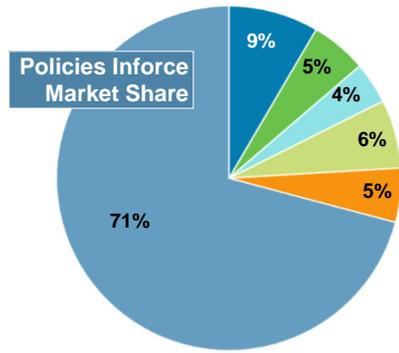
Year	Citizens				Admitted Insurers				Surplus Lines				Total Market	
	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Premiums Written (000's)
2009	996,869	16%	\$2,037,250	21%	5,193,188	82%	\$7,261,933	75%	109,741	2%	\$339,975	4%	6,299,798	\$9,639,158
2010	1,254,160	20%	\$2,547,607	25%	4,895,045	78%	\$7,277,626	72%	111,060	2%	\$287,544	3%	6,260,265	\$10,112,777
2011	1,443,936	23%	\$2,977,454	28%	4,683,457	75%	\$7,357,689	69%	113,472	2%	\$296,708	3%	6,240,865	\$10,631,850
2012	1,287,812	21%	\$2,723,596	25%	4,808,294	77%	\$7,957,524	72%	127,308	2%	\$351,624	3%	6,223,414	\$11,032,744
2013	1,000,249	16%	\$2,198,956	19%	5,110,177	82%	\$8,916,445	77%	151,165	2%	\$432,512	4%	6,261,591	\$11,547,913
2014	643,004	10%	\$1,367,240	12%	5,555,725	87%	\$9,664,656	84%	190,062	3%	\$434,097	4%	6,388,791	\$11,465,993
2015	488,476	7%	\$971,002	9%	5,900,339	89%	\$9,871,846	87%	214,132	3%	\$497,624	4%	6,602,947	\$11,340,472
2016	446,506	7%	\$841,645	8%	5,956,673	89%	\$9,805,856	88%	259,204	4%	\$546,199	5%	6,662,383	\$11,193,700
2017	434,919	6%	\$823,072	7%	6,161,485	89%	\$10,106,918	87%	310,476	4%	\$628,081	5%	6,906,880	\$11,558,071
2018	423,833	6%	\$827,087	7%	6,247,452	89%	\$10,404,759	87%	363,827	5%	\$775,482	6%	7,035,112	\$12,007,328
2019	439,356	6%	\$850,455	7%	6,422,441	89%	\$10,848,861	86%	369,339	5%	\$865,974	7%	7,231,136	\$12,565,290
2020	540,053	7%	\$1,170,212	8%	6,543,260	88%	\$11,849,530	85%	340,652	5%	\$882,349	6%	7,423,965	\$13,902,091
2021	756,915	10%	\$1,792,409	12%	6,383,855	85%	\$12,610,387	82%	347,204	5%	\$978,792	6%	7,487,974	\$15,381,588
2022	1,142,626	15%	\$3,183,254	18%	6,123,422	81%	\$13,220,524	75%	333,835	4%	\$1,137,622	6%	7,599,883	\$17,541,400
2023	1,222,840	16%	\$4,173,642	19%	6,212,794	80%	\$16,680,379	75%	296,075	4%	\$1,264,452	6%	7,731,709	\$22,118,473
2024	930,908	12%	\$3,241,894	14%	6,608,479	84%	\$19,200,339	81%	294,263	4%	\$1,348,206	6%	7,833,650	\$23,790,438

**Notes:**

- 1) Admitted Insurer information is as reported to the Florida Office of Insurance Regulation (QUASR data) for the 4th quarter of each calendar year
- 2) Surplus Lines data reported to the FLSO; insured value data is not reported and thus is excluded from this analysis
- 3) Surplus Lines for personal residential include HO-3, HO-4, HO-6, HO-8(starting in 2014), Dwelling, Dwelling Builders Risk, Mobile Home, and Windstorm
- 4) Surplus Lines policy growth in 2014 largely due to the inclusion of HO-8 (18,843) and increase in number of dwelling property policies (30,839 increase)
- 5) Surplus Lines for commercial residential includes only Apartment and Condominium coverage codes
- 6) For 2014-2018, estimates for insurers submitting data under "Trade Secret" protection are used. For 2019 and later, Actual Total Market data is used.
- 7) Reports prior to 2Q 2010 included more surplus lines coverage types. This analysis reflects updated data for all periods.

# Personal Residential

**Top 20 Insurers by Total Insured Value (TIV)**  
**Florida Personal Residential Property**  
**Includes Trade Secret Insurers**  
**QUASR Data as of December 31, 2025**

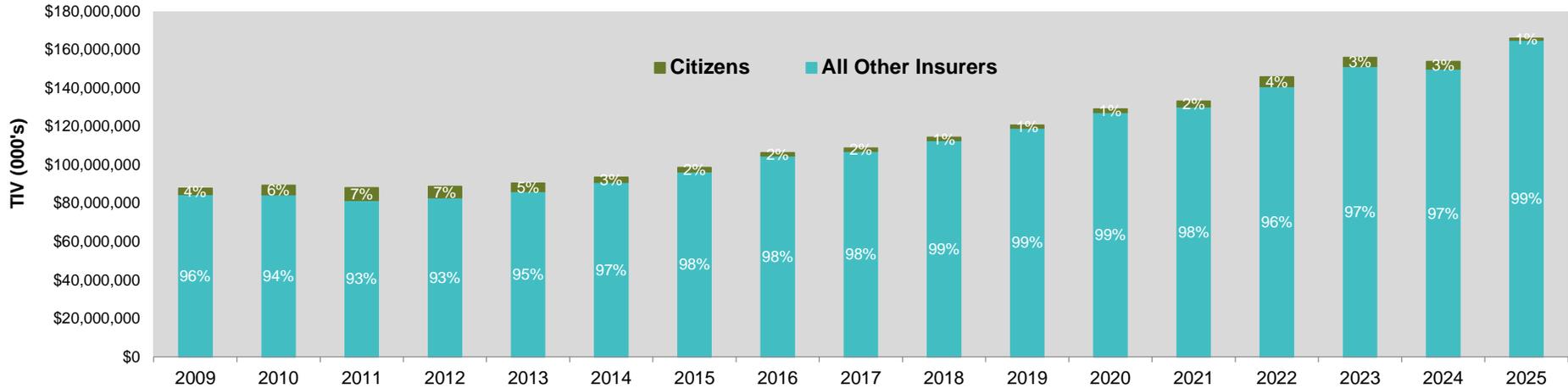


- State Farm Florida Insurance Company
- Tower Hill Insurance Exchange
- First Protective Insurance Company
- Slide Insurance Company
- American Integrity Insurance Company
- All Other Insurers

Insurers	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share
State Farm Florida Insurance Company	638,209	8%	\$453,241,020	12%	\$1,271,214	6%
Tower Hill Insurance Exchange	397,336	5%	\$251,450,927	7%	\$1,199,361	6%
First Protective Insurance Company	295,747	4%	\$222,304,427	6%	\$960,567	5%
Slide Insurance Company	483,880	6%	\$220,211,341	6%	\$1,778,721	8%
American Integrity Insurance Company	383,619	5%	\$210,129,810	6%	\$880,743	4%
Universal Property & Casualty Insurance Company	556,127	7%	\$183,063,542	5%	\$1,545,670	7%
Federal Insurance Company	26,811	0%	\$137,500,115	4%	\$338,673	2%
United Services Automobile Association	154,187	2%	\$117,218,366	3%	\$494,788	2%
Florida Peninsula Insurance Company	200,573	3%	\$103,623,763	3%	\$830,506	4%
Citizens Property Insurance Corporation	389,157	5%	\$103,272,181	3%	\$936,401	4%
Edison Insurance Company	148,265	2%	\$96,819,387	3%	\$607,846	3%
Olympus Insurance Company	78,750	1%	\$90,294,671	2%	\$453,744	2%
Kin Interinsurance Network	162,306	2%	\$85,301,452	2%	\$472,150	2%
Southern Oak Insurance Company	151,998	2%	\$84,435,903	2%	\$442,035	2%
Manatee Insurance Exchange	212,090	3%	\$76,831,458	2%	\$684,149	3%
Security First Insurance Company	150,707	2%	\$74,038,949	2%	\$468,715	2%
Monarch National Insurance Company	144,060	2%	\$69,729,160	2%	\$544,026	3%
Heritage Property & Casualty Insurance Company	110,213	1%	\$60,807,018	2%	\$406,447	2%
Homeowners Choice Property & Casualty Insurance Company, Inc.	144,879	2%	\$59,271,313	2%	\$651,378	3%
Privilege Underwriters Reciprocal Exchange	9,774	0%	\$59,213,538	2%	\$251,762	1%
All Other Insurers	2,709,009	36%	\$1,024,382,149	27%	\$5,841,828	28%
<b>Total</b>	<b>7,547,697</b>	<b>100%</b>	<b>\$3,783,140,490</b>	<b>100%</b>	<b>\$21,060,724</b>	<b>100%</b>

Notes:  
 1) Includes admitted insurers (and Citizens) writing personal residential property statewide  
 2) Any slight differences in market share %s in graph versus table are due to rounding

## Condominium Owner Multiperil Policy Types Historical Trends Policies Inforce, Total Insured Value (TIV) & Premium Florida Personal Residential Property Includes Trade Secret Insurers QUASR Data as of December 31, 2025

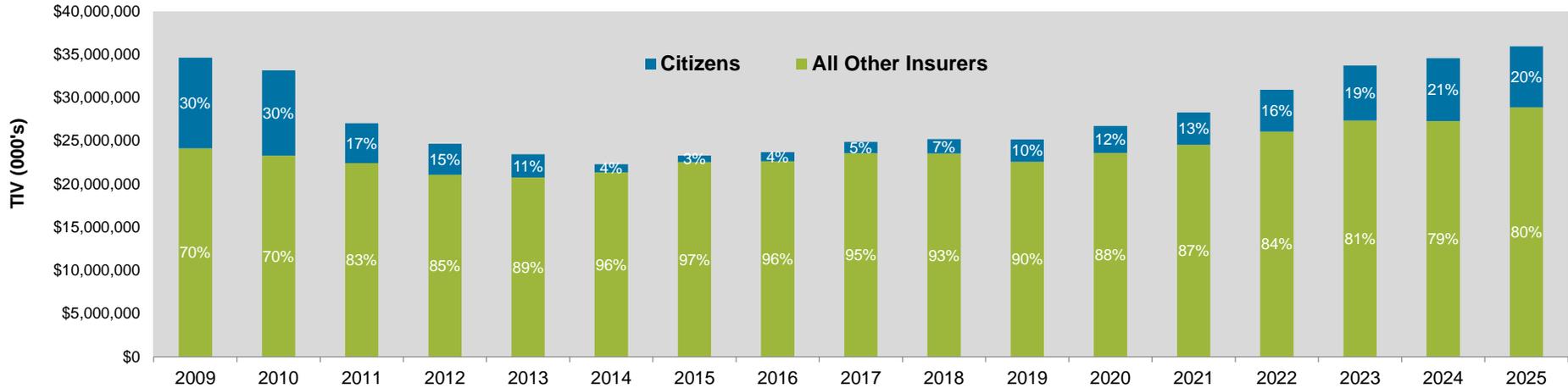


Year	Citizens						All Other Insurers						Total		
	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	TIV (\$000)	Premiums Written (\$000)
2009	62,448	8%	\$3,334,053	4%	\$40,302	7%	737,846	92%	\$84,549,742	96%	\$516,319	93%	800,294	\$87,883,796	\$556,620
2010	88,461	11%	\$4,938,402	6%	\$60,915	10%	713,049	89%	\$84,381,623	94%	\$536,730	90%	801,510	\$89,320,025	\$597,646
2011	112,755	14%	\$6,538,074	7%	\$76,034	12%	672,783	86%	\$81,522,844	93%	\$542,608	88%	785,538	\$88,060,919	\$618,642
2012	106,161	14%	\$5,948,782	7%	\$76,447	11%	673,240	86%	\$82,868,254	93%	\$594,913	89%	779,401	\$88,817,036	\$671,361
2013	89,298	11%	\$4,361,986	5%	\$62,916	9%	693,811	89%	\$86,115,444	95%	\$656,393	91%	783,109	\$90,477,430	\$719,309
2014	53,429	7%	\$2,676,912	3%	\$41,996	6%	741,125	93%	\$90,965,599	97%	\$693,426	94%	794,554	\$93,642,511	\$735,422
2015	44,525	5%	\$2,281,262	2%	\$34,236	5%	778,622	95%	\$96,408,344	98%	\$723,236	95%	823,147	\$98,689,606	\$757,472
2016	36,556	4%	\$1,759,576	2%	\$28,057	4%	809,554	96%	\$104,628,929	98%	\$758,302	96%	846,110	\$106,388,505	\$786,359
2017	33,954	4%	\$1,645,732	2%	\$27,665	3%	820,462	96%	\$107,116,056	98%	\$784,339	97%	854,416	\$108,761,787	\$812,004
2018	33,222	4%	\$1,591,782	1%	\$28,215	3%	832,359	96%	\$112,745,157	99%	\$823,590	97%	865,581	\$114,336,939	\$851,805
2019	33,460	4%	\$1,597,129	1%	\$28,866	3%	852,017	96%	\$119,129,466	99%	\$889,277	97%	885,477	\$120,726,595	\$918,143
2020	39,318	4%	\$1,920,687	1%	\$37,915	4%	881,545	96%	\$127,278,266	99%	\$979,330	96%	920,863	\$129,198,953	\$1,017,245
2021	51,304	6%	\$2,968,408	2%	\$58,745	5%	868,825	94%	\$130,201,631	98%	\$1,073,332	95%	920,129	\$133,170,039	\$1,132,077
2022	76,755	8%	\$5,167,532	4%	\$106,476	8%	855,401	92%	\$140,736,986	96%	\$1,216,601	92%	932,156	\$145,904,518	\$1,323,077
2023	70,054	7%	\$4,647,741	3%	\$101,640	7%	864,052	93%	\$151,352,205	97%	\$1,439,631	93%	934,106	\$155,999,946	\$1,541,271
2024	62,054	7%	\$4,014,011	3%	\$94,758	6%	859,768	93%	\$149,898,791	97%	\$1,479,637	94%	921,822	\$153,912,802	\$1,574,395
2025	20,306	2%	\$1,069,948	1%	\$23,796	1%	907,206	98%	\$164,937,632	99%	\$1,621,770	99%	927,512	\$166,007,580	\$1,645,567

**Notes:**

- 1) Includes admitted insurers (and Citizens) writing personal residential property statewide
- 2) Only includes QUASR policy type Personal Residential - Condominium Unit Owners. Does not include Wind Only policies.
- 3) For 2014-18, estimates for insurers submitting data under "Trade Secret" are used. For 2019 and later, Actual Total Market data is used.

## Mobile Homeowner Multiperil Policy Type Historical Trends Policies Inforce, Total Insured Value (TIV) & Premium Florida Personal Residential Property Includes Trade Secret Insurers QUASR Data as of December 31, 2025



Year	Citizens						All Other Insurers						Total		
	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	TIV (\$000)	Premiums Written (\$000)
2009	173,895	41%	\$10,484,897	30%	\$161,916	41%	252,281	59%	\$24,148,322	70%	\$233,300	59%	426,176	\$34,633,220	\$395,216
2010	166,613	41%	\$9,880,752	30%	\$156,278	40%	244,450	59%	\$23,282,860	70%	\$230,733	60%	411,063	\$33,163,612	\$387,011
2011	62,398	21%	\$4,627,904	17%	\$90,100	28%	233,303	79%	\$22,426,304	83%	\$228,429	72%	295,701	\$27,054,207	\$318,529
2012	56,364	20%	\$3,581,171	15%	\$76,754	25%	223,502	80%	\$21,081,554	85%	\$225,761	75%	279,866	\$24,662,725	\$302,516
2013	51,264	19%	\$2,661,304	11%	\$61,628	21%	218,642	81%	\$20,777,333	89%	\$225,631	79%	269,906	\$23,438,637	\$287,259
2014	20,111	8%	\$913,196	4%	\$20,412	8%	225,134	92%	\$21,367,547	96%	\$225,606	92%	245,245	\$22,280,743	\$246,018
2015	16,005	6%	\$746,361	3%	\$14,805	6%	245,874	94%	\$22,537,799	97%	\$245,940	94%	261,879	\$23,284,160	\$260,745
2016	21,089	8%	\$1,054,987	4%	\$19,027	7%	241,419	92%	\$22,639,521	96%	\$241,838	93%	262,508	\$23,694,509	\$260,865
2017	24,278	9%	\$1,311,381	5%	\$23,403	8%	239,711	91%	\$23,573,578	95%	\$253,391	92%	263,989	\$24,884,959	\$276,794
2018	27,657	10%	\$1,662,412	7%	\$28,296	10%	237,479	90%	\$23,537,639	93%	\$253,462	90%	265,136	\$25,200,052	\$281,758
2019	38,224	15%	\$2,583,742	10%	\$40,850	14%	220,278	85%	\$22,585,567	90%	\$248,584	86%	258,502	\$25,169,309	\$289,434
2020	43,417	16%	\$3,120,336	12%	\$47,397	15%	223,292	84%	\$23,599,230	88%	\$264,386	85%	266,709	\$26,719,566	\$311,783
2021	47,198	18%	\$3,748,415	13%	\$55,685	16%	221,819	82%	\$24,530,643	87%	\$286,079	84%	269,017	\$28,279,058	\$341,764
2022	53,657	20%	\$4,841,314	16%	\$72,612	19%	219,499	80%	\$26,085,086	84%	\$304,332	81%	273,156	\$30,926,400	\$376,945
2023	63,564	23%	\$6,399,208	19%	\$99,403	23%	208,075	77%	\$27,340,122	81%	\$334,998	77%	271,639	\$33,739,329	\$434,401
2024	69,274	26%	\$7,268,196	21%	\$131,213	27%	195,444	74%	\$27,296,640	79%	\$351,787	73%	264,718	\$34,564,836	\$483,001
2025	65,950	25%	\$7,081,806	20%	\$132,587	27%	197,338	75%	\$28,872,015	80%	\$367,221	73%	263,288	\$35,953,822	\$499,809

**Notes:**

- 1) Includes admitted insurers (and Citizens) writing personal residential property statewide
- 2) Only includes QUASR Policy Type Personal Residential - Mobile Homeowner. Does not include wind-only policies.
- 3) For 2014-18, estimates for insurers submitting data under "Trade Secret" are used. For 2019 and later, Actual Total Market data is used.

## Statewide Historical Trends Policies Inforce, Total Insured Value (TIV) & Premium Florida Personal Residential Property Includes Trade Secret Data QUASR Data as of December 31, 2025

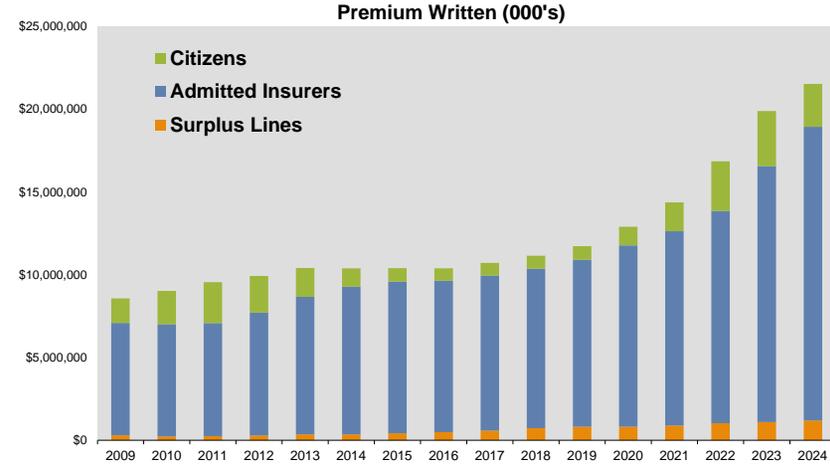
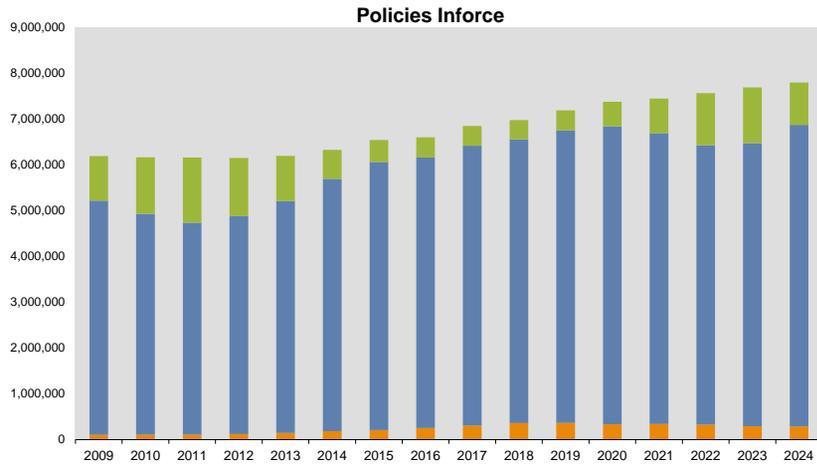


Year	Citizens					All Other Insurers					Total				
	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	TIV (\$000)	Premiums Written (\$000)
2003	775,595	14%	\$157,402,861	15%	\$941,473	19%	4,967,943	86%	\$874,696,686	85%	\$4,005,830	81%	5,743,538	\$1,032,099,547	\$4,947,303
2004	831,673	14%	\$166,490,064	14%	\$1,087,838	19%	5,057,184	86%	\$1,006,839,654	86%	\$4,582,880	81%	5,888,857	\$1,173,329,719	\$5,670,718
2005	816,317	13%	\$168,970,673	12%	\$1,263,825	18%	5,331,917	87%	\$1,209,722,280	88%	\$5,701,256	82%	6,148,234	\$1,378,692,952	\$6,965,081
2006	1,239,675	20%	\$281,665,084	17%	\$2,429,161	26%	4,947,386	80%	\$1,379,265,347	83%	\$6,865,371	74%	6,187,061	\$1,660,930,432	\$9,294,531
2007	1,239,276	21%	\$290,249,208	16%	\$2,250,497	24%	4,619,954	79%	\$1,476,770,831	84%	\$7,071,155	76%	5,859,230	\$1,767,020,039	\$9,321,652
2008	1,026,594	17%	\$251,501,368	14%	\$1,632,495	20%	4,983,736	83%	\$1,596,974,156	86%	\$6,656,769	80%	6,010,330	\$1,848,475,524	\$8,289,265
2009	975,500	16%	\$255,739,746	12%	\$1,486,820	18%	5,110,168	84%	\$1,842,082,106	88%	\$6,796,366	82%	6,085,668	\$2,097,821,852	\$8,283,186
2010	1,232,397	20%	\$326,713,170	16%	\$2,005,579	23%	4,822,896	80%	\$1,738,750,447	84%	\$6,782,374	77%	6,055,293	\$2,065,463,617	\$8,787,953
2011	1,423,160	24%	\$385,936,723	19%	\$2,469,201	27%	4,626,450	76%	\$1,655,230,421	81%	\$6,838,229	73%	6,049,610	\$2,041,167,144	\$9,307,430
2012	1,268,071	21%	\$308,333,785	15%	\$2,206,326	23%	4,758,497	79%	\$1,695,939,740	85%	\$7,435,553	77%	6,026,568	\$2,004,273,525	\$9,641,880
2013	983,629	16%	\$215,405,611	11%	\$1,735,299	17%	5,063,782	84%	\$1,777,886,847	89%	\$8,318,272	83%	6,047,411	\$1,993,292,458	\$10,053,571
2014	631,378	10%	\$136,124,128	7%	\$1,105,259	11%	5,507,092	90%	\$1,903,287,291	93%	\$8,935,274	89%	6,138,470	\$2,039,411,419	\$10,040,533
2015	480,161	8%	\$106,413,416	5%	\$818,388	8%	5,851,269	92%	\$2,002,398,538	95%	\$9,159,797	92%	6,331,430	\$2,108,811,954	\$9,978,185
2016	440,577	7%	\$96,585,162	4%	\$746,850	8%	5,904,940	93%	\$2,063,727,790	96%	\$9,160,552	92%	6,345,517	\$2,160,312,951	\$9,907,402
2017	430,653	7%	\$95,560,880	4%	\$764,884	8%	6,109,512	93%	\$2,112,558,737	96%	\$9,369,461	92%	6,540,165	\$2,208,119,617	\$10,134,345
2018	420,612	6%	\$96,538,848	4%	\$782,556	8%	6,194,612	94%	\$2,182,104,338	96%	\$9,642,952	92%	6,615,224	\$2,278,643,186	\$10,425,508
2019	436,715	6%	\$101,093,282	4%	\$813,629	7%	6,385,035	94%	\$2,327,839,051	96%	\$10,101,838	93%	6,821,750	\$2,428,932,333	\$10,915,467
2020	537,487	8%	\$134,190,611	5%	\$1,128,791	9%	6,504,234	92%	\$2,457,086,092	95%	\$10,959,423	91%	7,041,721	\$2,591,276,703	\$12,088,214
2021	754,475	11%	\$219,916,743	8%	\$1,739,046	13%	6,348,379	89%	\$2,489,682,645	92%	\$11,748,213	87%	7,102,854	\$2,709,599,388	\$13,487,259
2022	1,139,374	16%	\$393,462,384	13%	\$3,000,748	19%	6,096,452	84%	\$2,662,563,266	87%	\$12,832,254	81%	7,235,826	\$3,056,025,650	\$15,833,003
2023	1,215,186	16%	\$443,981,819	13%	\$3,324,453	18%	6,181,738	84%	\$3,004,802,571	87%	\$15,480,609	82%	7,396,924	\$3,448,784,389	\$18,805,062
2024	924,732	12%	\$306,588,336	9%	\$2,586,462	13%	6,580,286	88%	\$3,227,918,947	91%	\$17,758,660	87%	7,505,018	\$3,534,507,283	\$20,345,122
2025	389,157	5%	\$103,272,181	3%	\$936,401	4%	7,158,540	95%	\$3,679,868,309	97%	\$20,124,322	96%	7,547,697	\$3,783,140,490	\$21,060,724

**Notes:**

- 1) Includes admitted insurers (and Citizens) writing personal residential property statewide
- 2) For 2014-18, estimates for insurers submitting data under "Trade Secret" protection are used. For 2019 and later, Actual Total Market data is used.
- 3) 2002 data removed 1Q 2023

**Annual Total Market - Historical Trend**  
**Policies Inforce and Premium Historical Trends**  
**Florida Personal Residential Property**  
**Includes Trade Secret Insurers**



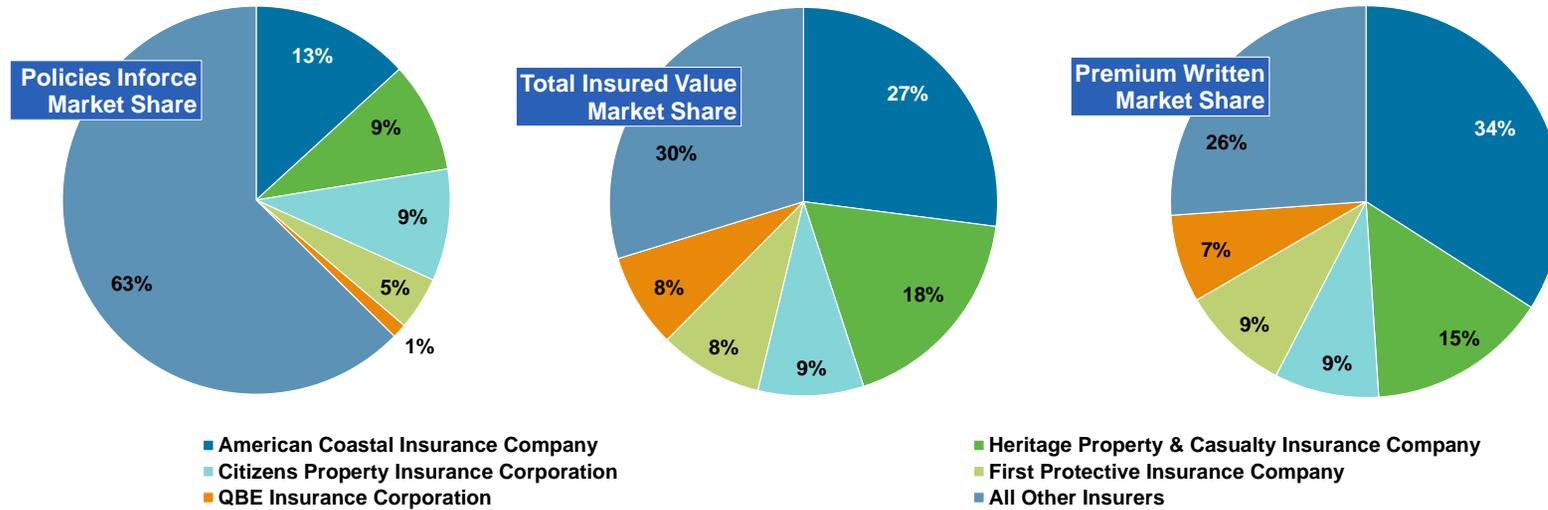
Year	Citizens				Admitted Insurers				Surplus Lines				Total Market	
	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Premiums Written (000's)
2009	975,500	16%	\$1,486,820	17%	5,110,168	83%	\$6,796,366	79%	107,895	2%	\$292,819	3%	6,193,563	\$8,576,005
2010	1,232,397	20%	\$2,005,579	22%	4,822,896	78%	\$6,782,374	75%	108,827	2%	\$234,294	3%	6,164,120	\$9,022,247
2011	1,423,160	23%	\$2,469,201	26%	4,626,450	75%	\$6,838,229	72%	111,267	2%	\$245,419	3%	6,160,877	\$9,552,848
2012	1,268,071	21%	\$2,206,326	22%	4,758,497	77%	\$7,435,553	75%	124,861	2%	\$285,556	3%	6,151,429	\$9,927,435
2013	983,629	16%	\$1,735,299	17%	5,063,782	82%	\$8,318,272	80%	148,820	2%	\$356,472	3%	6,196,231	\$10,410,043
2014	631,378	10%	\$1,105,259	11%	5,507,092	87%	\$8,935,274	86%	187,730	3%	\$355,262	3%	6,326,200	\$10,395,795
2015	480,161	7%	\$818,388	8%	5,851,269	89%	\$9,159,797	88%	211,957	3%	\$421,291	4%	6,543,387	\$10,399,476
2016	440,577	7%	\$746,850	7%	5,904,940	89%	\$9,160,552	88%	257,167	4%	\$486,244	5%	6,602,684	\$10,393,646
2017	430,653	6%	\$764,884	7%	6,109,512	89%	\$9,369,461	87%	309,031	5%	\$587,548	5%	6,849,196	\$10,721,893
2018	420,612	6%	\$782,556	7%	6,194,612	89%	\$9,642,952	86%	362,359	5%	\$729,040	7%	6,977,583	\$11,154,548
2019	436,715	6%	\$813,629	7%	6,385,035	89%	\$10,101,838	86%	366,440	5%	\$812,321	7%	7,188,190	\$11,727,788
2020	537,487	7%	\$1,128,791	9%	6,504,234	88%	\$10,959,423	85%	336,690	5%	\$815,168	6%	7,378,411	\$12,903,382
2021	754,475	10%	\$1,739,046	12%	6,348,379	85%	\$11,748,213	82%	343,658	5%	\$887,460	6%	7,446,512	\$14,374,719
2022	1,139,374	15%	\$3,000,748	18%	6,096,452	81%	\$12,832,254	76%	330,644	4%	\$1,027,549	6%	7,566,470	\$16,860,552
2023	1,215,186	16%	\$3,324,453	17%	6,181,738	80%	\$15,480,609	78%	293,465	4%	\$1,094,039	5%	7,690,389	\$19,899,101
2024	924,732	12%	\$2,586,462	12%	6,580,286	84%	\$17,758,660	82%	291,821	4%	\$1,188,553	6%	7,796,839	\$21,533,676

**Notes:**

- 1) Admitted insurer information is as reported to the Florida Office of Insurance Regulation (QUASR data) for the 4th quarter of each calendar year
- 2) Surplus Lines data reported to the FLSLO; insured value data is not reported and thus is excluded from this analysis
- 3) Surplus Lines for personal residential include HO-3, HO-4, HO-6, HO-8(starting in 2014), Dwelling, Dwelling Builders Risk, Mobile Home, and Windstorm
- 4) Surplus Lines policy growth in 2014 largely due to the inclusion of HO-8 (18,843) and increase in number of dwelling property policies (30,839 increase)
- 5) For 2014-2018, estimates for insurers submitting data under "Trade Secret" protection are used. For 2019 and later, Actual Total Market data is used.

# Commercial Residential

**Top 20 Insurers by Total Insured Value (TIV)  
Florida Commercial Residential Property  
Includes Trade Secret Insurers  
QUASR Data as of December 31, 2025**



Insurers	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share
American Coastal Insurance Company	4,027	13%	\$66,392,453	27%	\$588,130	34%
Heritage Property & Casualty Insurance Company	2,803	9%	\$44,069,228	18%	\$257,211	15%
Citizens Property Insurance Corporation	2,837	9%	\$21,634,960	9%	\$149,359	9%
First Protective Insurance Company	1,353	4%	\$21,113,769	9%	\$155,496	9%
QBE Insurance Corporation	363	1%	\$19,286,612	8%	\$125,469	7%
Slide Insurance Company	1,626	5%	\$18,886,840	8%	\$163,692	9%
American Integrity Insurance Company	161	1%	\$7,899,718	3%	\$24,306	1%
Trident Reciprocal Exchange	412	1%	\$7,712,692	3%	\$42,147	2%
US Coastal Property & Casualty Insurance Company	179	1%	\$7,358,815	3%	\$37,572	2%
State Farm Florida Insurance Company	12,896	42%	\$6,486,483	3%	\$21,415	1%
Orange Insurance Exchange	189	1%	\$5,868,410	2%	\$29,782	2%
Philadelphia Indemnity Insurance Company	787	3%	\$2,852,649	1%	\$12,876	1%
Condo Owners Reciprocal Exchange	389	1%	\$2,564,347	1%	\$33,187	2%
Geovera Insurance Company	123	0%	\$2,248,042	1%	\$15,353	1%
Mainsail Insurance Company	203	1%	\$2,157,359	1%	\$20,798	1%
Centauri Specialty Insurance Company	118	0%	\$2,117,752	1%	\$12,143	1%
Cypress Property & Casualty Insurance Company	149	0%	\$1,917,679	1%	\$14,227	1%
Olympus Insurance Company	73	0%	\$1,457,681	1%	\$9,149	1%
Factory Mutual Insurance Company	21	0%	\$1,238,944	1%	\$1,467	0%
Affiliated FM Insurance Company	14	0%	\$909,273	0%	\$1,956	0%
All Other Insurers	1,731	6%	\$1,314,565	1%	\$10,749	1%
<b>Total</b>	<b>30,454</b>	<b>100%</b>	<b>\$245,488,271</b>	<b>100%</b>	<b>\$1,726,484</b>	<b>100%</b>

**Notes:**  
 1) Includes admitted insurers (and Citizens) writing commercial residential property statewide  
 2) Any slight differences in market share %s in graph versus table are due to rounding

## Statewide Trend Historical Trends Policies Inforce, Total Insured Value (TIV) & Premium Florida Commercial Residential Property Includes Trade Secret Data QUASR Data as of December 31, 2025

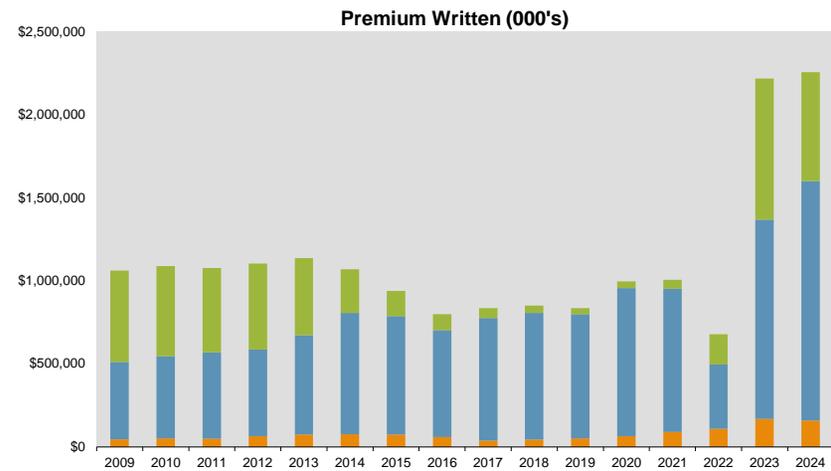
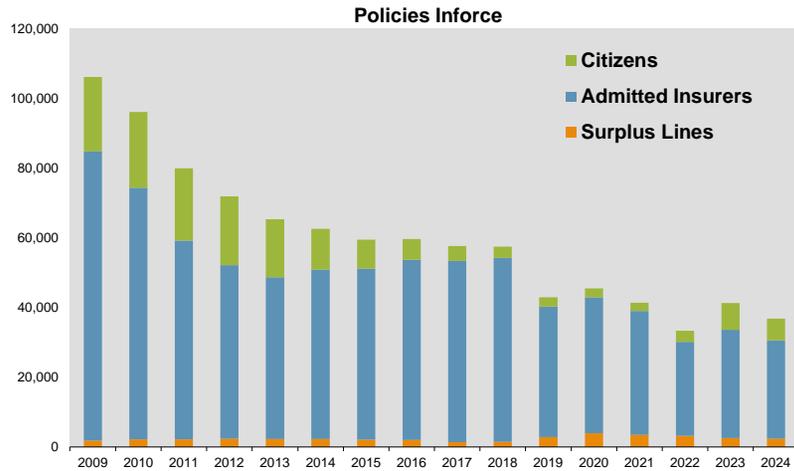


Year	Citizens						All Other Insurers						Total		
	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	Mkt Share	TIV (\$000)	Mkt Share	Premiums Written (\$000)	Mkt Share	Policies Inforce	TIV (\$000)	Premiums Written (\$000)
2003	16,978	36%	\$31,506,005	30%	\$129,015	31%	29,705	64%	\$73,858,439	70%	\$284,858	69%	46,683	\$105,364,444	\$413,873
2004	17,570	34%	\$30,135,689	27%	\$115,283	25%	33,551	66%	\$83,322,941	73%	\$341,746	75%	51,121	\$113,458,630	\$457,028
2005	17,480	35%	\$34,727,418	29%	\$142,914	28%	33,169	65%	\$84,325,178	71%	\$372,139	72%	50,649	\$119,052,596	\$515,053
2006	25,412	53%	\$110,322,690	66%	\$754,336	68%	22,628	47%	\$56,168,067	34%	\$361,965	32%	48,040	\$166,490,757	\$1,116,301
2007	27,748	60%	\$157,246,297	79%	\$912,474	74%	18,584	40%	\$41,243,754	21%	\$315,658	26%	46,332	\$198,490,052	\$1,228,131
2008	24,019	55%	\$136,213,830	66%	\$693,025	64%	19,934	45%	\$70,179,010	34%	\$391,181	36%	43,953	\$206,392,840	\$1,084,206
2009	21,369	20%	\$129,568,971	53%	\$550,430	54%	83,020	80%	\$117,203,651	47%	\$465,567	46%	104,389	\$246,772,622	\$1,015,997
2010	21,763	23%	\$116,884,642	48%	\$542,028	52%	72,149	77%	\$124,530,051	52%	\$495,251	48%	93,912	\$241,414,692	\$1,037,279
2011	20,776	27%	\$107,852,921	48%	\$508,253	49%	57,007	73%	\$115,342,976	52%	\$519,460	51%	77,783	\$223,195,897	\$1,027,713
2012	19,741	28%	\$104,763,503	48%	\$517,270	50%	49,797	72%	\$114,870,599	52%	\$521,971	50%	69,538	\$219,634,102	\$1,039,241
2013	16,620	26%	\$89,346,440	42%	\$463,656	44%	46,395	74%	\$121,034,784	58%	\$598,174	56%	63,015	\$210,381,225	\$1,061,830
2014	11,626	19%	\$53,508,079	27%	\$261,981	26%	48,633	81%	\$146,206,732	73%	\$729,382	74%	60,259	\$199,714,811	\$991,363
2015	8,315	14%	\$33,722,967	18%	\$152,614	18%	49,070	86%	\$156,376,744	82%	\$712,049	82%	57,385	\$190,099,712	\$864,664
2016	5,929	10%	\$20,945,551	12%	\$94,795	13%	51,733	90%	\$153,884,601	88%	\$645,304	87%	57,662	\$174,830,152	\$740,099
2017	4,266	8%	\$12,699,665	8%	\$58,188	7%	51,973	92%	\$148,274,807	92%	\$737,456	93%	56,239	\$160,974,473	\$795,644
2018	3,221	6%	\$9,626,999	6%	\$44,531	6%	52,840	94%	\$148,939,939	94%	\$761,807	94%	56,061	\$158,566,937	\$806,339
2019	2,641	7%	\$7,927,211	5%	\$36,826	5%	37,406	93%	\$142,912,480	95%	\$747,023	95%	40,047	\$150,839,691	\$783,849
2020	2,566	6%	\$8,456,762	5%	\$41,422	4%	39,026	94%	\$147,007,884	95%	\$890,106	96%	41,592	\$155,464,646	\$931,528
2021	2,440	6%	\$10,564,424	8%	\$53,362	6%	35,476	94%	\$124,860,474	92%	\$862,175	94%	37,916	\$135,424,898	\$915,537
2022	3,252	11%	\$26,949,154	24%	\$182,506	32%	26,970	89%	\$83,358,689	76%	\$388,270	68%	30,222	\$110,307,843	\$570,775
2023	7,654	20%	\$102,652,701	40%	\$849,189	41%	31,056	80%	\$151,315,448	60%	\$1,199,770	59%	38,710	\$253,968,150	\$2,048,959
2024	6,176	18%	\$73,550,025	29%	\$655,431	31%	28,193	82%	\$177,790,928	71%	\$1,441,679	69%	34,369	\$251,340,952	\$2,097,110
2025	2,837	9%	\$21,634,960	9%	\$149,359	9%	27,617	91%	\$223,853,312	91%	\$1,577,124	91%	30,454	\$245,488,271	\$1,726,484

**Notes:**

- 1) Includes admitted insurers (and Citizens) writing commercial residential property statewide
- 2) For 2014-18, estimates for insurers submitting data under "Trade Secret" protection are used. For 2019 and later, Actual Total Market data is used.
- 3) Starting in 2009, State Farm changed how their data was allocated. The aggregate was the same but it resulted in a reduction in personal lines and an increase in commercial lines.
- 4) 2002 data removed 1Q 2023

**Annual Total Market - Historical Trend**  
**Policies Inforce and Premium Historical Trends**  
**Florida Commercial Residential Property**  
**Includes Trade Secret Insurers**



Year	Citizens				Admitted Insurers				Surplus Lines				Total Market	
	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Mkt Share	Premiums Written (000's)	Mkt Share	Policies Inforce	Premiums Written (000's)
2009	21,369	20%	\$550,430	52%	83,020	78%	\$465,567	44%	1,846	2%	\$47,156	4%	106,235	\$1,063,153
2010	21,763	23%	\$542,028	50%	72,149	75%	\$495,251	45%	2,233	2%	\$53,250	5%	96,145	\$1,090,530
2011	20,776	26%	\$508,253	47%	57,007	71%	\$519,460	48%	2,205	3%	\$51,289	5%	79,988	\$1,079,002
2012	19,741	27%	\$517,270	47%	49,797	69%	\$521,971	47%	2,447	3%	\$66,068	6%	71,985	\$1,105,309
2013	16,620	25%	\$463,656	41%	46,395	71%	\$598,174	53%	2,345	4%	\$76,040	7%	65,360	\$1,137,869
2014	11,626	19%	\$261,981	24%	48,633	78%	\$729,382	68%	2,332	4%	\$78,835	7%	62,591	\$1,070,198
2015	8,315	14%	\$152,614	16%	49,070	82%	\$712,049	76%	2,175	4%	\$76,333	8%	59,560	\$940,996
2016	5,929	10%	\$94,795	12%	51,733	87%	\$645,304	81%	2,037	3%	\$59,955	7%	59,699	\$800,054
2017	4,266	7%	\$58,188	7%	51,973	90%	\$737,456	88%	1,445	3%	\$40,533	5%	57,684	\$836,177
2018	3,221	6%	\$44,531	5%	52,840	92%	\$761,807	89%	1,468	3%	\$46,441	5%	57,529	\$852,780
2019	2,641	6%	\$36,826	4%	37,406	87%	\$747,023	89%	2,899	7%	\$53,652	6%	42,946	\$837,501
2020	2,566	6%	\$41,422	4%	39,026	86%	\$890,106	89%	3,962	9%	\$67,181	7%	45,554	\$998,709
2021	2,440	6%	\$53,362	5%	35,476	86%	\$862,175	86%	3,546	9%	\$91,331	9%	41,462	\$1,006,868
2022	3,252	10%	\$182,506	27%	26,970	81%	\$388,270	57%	3,191	10%	\$110,074	16%	33,413	\$680,849
2023	7,654	19%	\$849,189	38%	31,056	75%	\$1,199,770	54%	2,610	6%	\$170,413	8%	41,320	\$2,219,372
2024	6,176	17%	\$655,431	29%	28,193	77%	\$1,441,679	64%	2,442	7%	\$159,653	7%	36,811	\$2,256,763

**Notes:**  
1) Admitted insurer information is as reported to the Florida Office of Insurance Regulation (QUASR data) for the 4th quarter of each calendar year  
2) Surplus Lines data reported to the FLSLO; insured value data is not reported and thus is excluded from this analysis  
3) Surplus Lines for commercial residential includes only Apartment and Condominium coverage codes  
4) For 2014-2018, estimates for insurers submitting data under "Trade Secret" protection are used. For 2019 and later, Actual Total Market data is used.  
5) Reports prior to 2Q 2010 included more surplus lines coverage types. This analysis reflects updated data for all periods.