Miami-Dade County Local Residential Market Metrics - Q3 2019
Single Family Homes
Municipalities and Census-Designated Places*

Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Miami-Dade County	3,514	7.5%	669	-6.2%	$370,000	2.8%	$573,568	5.5%
Aventura (City)	8	-20.0%	2	-33.3%	$817,500	-25.7%	$832,375	-25.1%
Bal Harbour (Village)	4	33.3%	4	100.0%	$8,775,000	125.0%	$10,950,100	186.9%
Bay Harbor Islands (Town)	3	0.0%	1	-50.0%	$1,870,000	-6.0%	$2,424,333	29.6%
Biscayne Park (Village)	7	-41.7%	1	0.0%	$455,000	-18.2%	$549,286	-4.4%
Brownsville (CDP)	35	66.7%	6	-33.3%	$244,000	42.7%	$230,709	38.1%
Coral Gables (City)	140	33.3%	46	21.1%	$937,500	12.6%	$1,591,976	24.5%
Coral Terrace (CDP)	50	-2.0%	12	33.3%	$375,500	-3.7%	$440,880	0.4%
Country Club (CDP)	25	-16.7%	5	25.0%	$339,000	-5.2%	$334,784	-5.3%
Country Walk (CDP)	48	-9.4%	7	40.0%	$382,500	1.2%	$375,989	-2.8%
Cutler Bay (Town)	139	17.8%	15	-16.7%	$350,000	4.5%	$361,591	1.3%
Doral (City)	72	12.5%	11	-21.4%	$520,000	7.8%	$578,364	15.9%
El Portal (Village)	16	60.0%	1	-83.3%	$457,000	11.5%	$472,381	-40.5%
Fisher Island (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	12	33.3%	1	-50.0%	$182,500	0.3%	$188,450	-1.5%
Fountainebleau (CDP)	17	-5.6%	2	0.0%	$415,000	6.4%	$413,618	5.7%
Gladeview (CDP)	24	26.3%	5	-28.6%	$220,000	34.6%	$206,580	15.9%
Glenvar Heights (CDP)	25	0.0%	12	71.4%	$762,100	-8.2%	$920,184	-5.9%
Golden Beach (Town)	2	-33.3%	2	0.0%	$2,009,000	25.6%	$2,009,000	3.0%
Golden Glades (CDP)	41	-10.9%	15	0.0%	$300,000	11.3%	$294,305	7.6%
Goulds (CDP)	24	0.0%	3	-25.0%	$280,000	2.6%	$276,808	5.2%
Hialeah (City)	143	10.9%	17	-32.0%	$341,750	5.2%	$340,961	6.2%
Hialeah Gardens (City)	15	87.5%	2	N/A	$335,000	1.5%	$362,833	-10.4%
Homestead (City)	187	25.5%	23	43.8%	$279,900	4.9%	$277,097	2.6%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	27	22.7%	4	0.0%	$321,500	3.7%	$328,876	-4.5%
Kendale Lakes (CDP)	47	0.0%	8	14.3%	$422,500	14.2%	$516,336	40.7%
Kendall (CDP)	115	12.7%	20	-4.8%	$563,000	7.2%	$606,487	1.4%
Kendall West (CDP)	39	39.3%	2	-66.7%	$385,000	4.8%	$366,336	-1.9%
Key Biscayne (Village)	7	-41.7%	4	-33.3%	$2,400,000	2.1%	$2,633,928	-19.5%
Leisure City (CDP)	38	-5.0%	4	-60.0%	$250,000	8.7%	$269,681	19.3%
Medley (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	315	17.5%	103	27.2%	$385,000	4.1%	$565,677	-18.2%
Miami Beach (City)	62	0.0%	26	-7.1%	$1,425,000	11.8%	$3,516,343	11.9%
Miami Gardens (City)	174	1.2%	32	-15.8%	$274,000	7.5%	$266,482	7.2%
Miami Lakes (Town)	51	13.3%	5	-28.6%	$481,600	-6.5%	$526,097	-2.7%

Miami-Dade County Local Residential Market Metrics - Q3 2019
Single Family Homes
Municipalities and Census-Designated Places*

Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Miami Shores (Village)	51	-17.7%	12	-42.9%	$610,000	3.6%	$789,466	12.5%
Miami Springs (City)	24	4.3%	4	-20.0%	$407,000	4.6%	$458,688	16.1%
Naranja (CDP)	7	-30.0%	1	-50.0%	$255,000	-5.6%	$220,032	-14.9%
North Bay Village (City)	6	20.0%	3	0.0%	$641,750	13.1%	$1,973,917	155.5%
North Miami (City)	63	-17.1%	12	-40.0%	$335,000	21.8%	$611,546	44.8%
North Miami Beach (City)	43	-8.5%	13	-7.1%	$269,000	-3.9%	$368,723	5.6%
Ojus (CDP)	26	-10.3%	7	-22.2%	$520,800	-7.0%	$617,138	2.8%
Olympia Heights (CDP)	30	42.9%	8	14.3%	$401,000	2.8%	$422,467	-3.3%
Opa-locka (City)	17	41.7%	6	100.0%	$225,000	13.6%	$216,563	16.6%
Palm Springs North (CDP)	14	27.3%	3	200.0%	$402,500	8.8%	$398,157	3.6%
Palmetto Bay (Village)	80	-14.9%	13	0.0%	$570,000	2.7%	$590,198	-6.0%
Palmetto Estates (CDP)	28	-24.3%	1	-80.0%	$330,000	6.5%	$332,029	9.8%
Pinecrest (Village)	70	29.6%	26	36.8%	$1,195,000	-0.8%	$1,527,842	-10.0%
Pinewood (CDP)	19	-13.6%	7	0.0%	$218,950	-11.5%	$213,414	-3.8%
Princeton (CDP)	90	26.8%	6	-25.0%	$305,000	6.3%	$311,511	8.2%
Richmond Heights (CDP)	16	-27.3%	2	-66.7%	$263,000	0.8%	$268,275	3.0%
Richmond West (CDP)	71	-7.8%	2	-71.4%	$371,000	2.5%	$374,803	1.7%
South Miami (City)	22	0.0%	3	-57.1%	$600,000	13.2%	$656,741	-3.6%
South Miami Heights (CDP)	55	-6.8%	6	-33.3%	$295,000	9.3%	$297,865	8.7%
Sunny Isles Beach (City)	6	20.0%	4	-20.0%	$1,073,000	-40.4%	$1,192,667	-45.3%
Sunset (CDP)	38	0.0%	6	-40.0%	$440,000	3.9%	$520,181	-4.9%
Surfside (Town)	8	-38.5%	2	-50.0%	$730,000	21.7%	$760,625	25.2%
Sweetwater (City)	5	25.0%	3	N/A	$380,000	3.5%	$376,600	1.0%
Tamiami (CDP)	56	5.7%	7	0.0%	$420,000	9.1%	$501,070	11.1%
The Crossings (CDP)	33	-5.7%	1	-75.0%	$385,500	-2.4%	$396,223	-0.9%
The Hammocks (CDP)	90	38.5%	9	12.5%	$378,500	5.1%	$373,821	5.5%
Three Lakes (CDP)	38	72.7%	5	-16.7%	$370,000	6.5%	$391,545	6.6%
University Park (CDP)	42	55.6%	10	100.0%	$425,000	8.3%	$476,238	11.4%
Virginia Gardens (Village)	2	-50.0%	0	N/A	$341,250	-7.0%	$341,250	-4.8%
West Little River (CDP)	71	47.9%	18	63.6%	$246,000	18.0%	$240,516	20.4%
West Miami (City)	11	83.3%	2	0.0%	$397,000	3.6%	$422,000	7.0%
West Perrine (CDP)	13	30.0%	4	300.0%	$228,145	-27.0%	$254,638	-10.7%
Westchester (CDP)	50	19.0%	12	33.3%	$377,009	-3.8%	$384,635	-4.0%
Westview (CDP)	14	7.7%	3	0.0%	$253,000	8.1%	$252,121	24.3%
Westwood Lakes (CDP)	27	68.8%	3	0.0%	$384,000	9.2%	$376,148	3.8%

Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Miami-Dade County	$2.0 Billion	13.4%	95.5%	-0.2%	52 Days	18.2%	4,826	-10.8%
Aventura (City)	$6.7 Million	-40.1%	94.5%	7.0%	173 Days	140.3%	12	-29.4%
Bal Harbour (Village)	$43.8 Million	282.5%	82.1%	-9.7%	274 Days	87.7%	4	100.0%
Bay Harbor Islands (Town)	$7.3 Million	29.6%	80.0%	-4.8%	188 Days	198.4%	6	-14.3%
Biscayne Park (Village)	$3.8 Million	-44.2%	91.2%	-3.5%	99 Days	1.0%	16	23.1%
Brownsville (CDP)	$8.1 Million	130.1%	100.0%	0.0%	38 Days	171.4%	28	-17.6%
Coral Gables (City)	$222.9 Million	66.0%	92.5%	0.7%	111 Days	24.7%	165	-7.3%
Coral Terrace (CDP)	$22.0 Million	-1.6%	95.5%	1.6%	46 Days	-13.2%	50	-35.9%
Country Club (CDP)	$8.4 Million	-21.1%	97.1%	-2.0%	34 Days	61.9%	29	-34.1%
Country Walk (CDP)	$18.0 Million	-12.0%	97.9%	1.0%	35 Days	0.0%	69	-5.5%
Cutler Bay (Town)	$50.3 Million	19.3%	96.2%	-0.3%	37 Days	-9.8%	168	-8.2%
Doral (City)	$41.6 Million	30.4%	92.6%	-1.8%	93 Days	-22.5%	124	-18.4%
El Portal (Village)	$7.6 Million	-4.8%	93.6%	2.5%	73 Days	-9.9%	21	162.5%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida City (City)	$2.3 Million	31.3%	98.2%	8.5%	24 Days	-20.0%	28	0.0%
Fountainebleau (CDP)	$7.0 Million	-0.1%	93.2%	-1.4%	75 Days	13.6%	25	-21.9%
Gladeview (CDP)	$5.0 Million	46.4%	97.5%	0.8%	23 Days	-45.2%	33	-8.3%
Glenvar Heights (CDP)	$23.0 Million	-5.9%	91.1%	-1.5%	102 Days	13.3%	26	-45.8%
Golden Beach (Town)	$4.0 Million	-31.3%	63.8%	-10.5%	205 Days	-65.5%	4	-20.0%
Golden Glades (CDP)	$12.1 Million	-4.1%	94.9%	-1.9%	42 Days	44.8%	48	-42.2%
Goulds (CDP)	$6.6 Million	5.2%	97.3%	0.9%	38 Days	-25.5%	35	16.7%
Hialeah (City)	$48.8 Million	17.8%	97.1%	1.5%	44 Days	2.3%	208	-5.0%
Hialeah Gardens (City)	$5.4 Million	68.0%	95.5%	-1.5%	34 Days	88.9%	17	-34.6%
Homestead (City)	$51.8 Million	28.7%	95.6%	-1.8%	52 Days	20.9%	196	-11.3%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	$8.9 Million	17.2%	93.7%	-0.3%	74 Days	23.3%	35	52.2%
Kendale Lakes (CDP)	$24.3 Million	40.7%	95.0%	-2.5%	37 Days	105.6%	62	-19.5%
Kendall (CDP)	$69.7 Million	14.4%	95.2%	1.0%	54 Days	-3.6%	151	-3.2%
Kendall West (CDP)	$14.3 Million	36.6%	97.4%	1.2%	24 Days	-51.0%	52	-1.9%
Key Biscayne (Village)	$18.4 Million	-53.0%	91.9%	3.7%	40 Days	-80.6%	37	76.2%
Leisure City (CDP)	$10.2 Million	13.4%	98.3%	1.2%	43 Days	53.6%	52	-21.2%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Miami (City)	$178.2 Million	-3.8%	93.0%	-0.9%	70 Days	29.6%	487	-3.8%
Miami Beach (City)	$218.0 Million	11.9%	84.1%	-1.9%	163 Days	-27.6%	96	-25.0%
Miami Gardens (City)	$46.4 Million	8.4%	98.2%	-0.3%	28 Days	21.7%	281	-10.8%
Miami Lakes (Town)	$26.8 Million	10.2%	96.5%	5.0%	74 Days	-17.8%	61	-9.0%

Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Miami Shores (Village)	$40.3 Million	-7.4%	90.9%	0.0%	89 Days	-7.3%	61	0.0%
Miami Springs (City)	$11.0 Million	21.1%	94.3%	-4.4%	74 Days	131.3%	36	5.9%
Naranja (CDP)	$1.5 Million	-40.4%	95.9%	4.6%	39 Days	-65.2%	14	16.7%
North Bay Village (City)	$11.8 Million	206.6%	92.4%	3.4%	104 Days	-42.9%	10	150.0%
North Miami (City)	$38.5 Million	20.0%	94.3%	-0.9%	64 Days	28.0%	96	-18.6%
North Miami Beach (City)	$15.9 Million	-3.4%	95.8%	1.1%	47 Days	6.8%	84	-7.7%
Ojus (CDP)	$16.0 Million	-7.9%	90.3%	1.0%	86 Days	-25.9%	43	-15.7%
Olympia Heights (CDP)	$12.7 Million	38.2%	94.3%	-1.3%	41 Days	7.9%	25	-26.5%
Opa-locka (City)	$3.7 Million	65.2%	93.8%	-6.2%	87 Days	117.5%	32	3.2%
Palm Springs North (CDP)	$5.6 Million	31.8%	95.1%	-2.7%	31 Days	0.0%	21	10.5%
Palmetto Bay (Village)	$47.2 Million	-20.0%	94.2%	-0.9%	70 Days	32.1%	89	-25.2%
Palmetto Estates (CDP)	$9.3 Million	-16.9%	99.2%	2.1%	28 Days	86.7%	43	-2.3%
Pinecrest (Village)	$106.9 Million	16.6%	90.0%	-2.0%	107 Days	-12.3%	97	-3.0%
Pinewood (CDP)	$4.1 Million	-16.9%	95.1%	-4.9%	42 Days	44.8%	24	-22.6%
Princeton (CDP)	$28.0 Million	37.2%	97.3%	0.2%	38 Days	0.0%	122	-3.9%
Richmond Heights (CDP)	$4.3 Million	-25.1%	97.8%	-1.8%	28 Days	47.4%	28	-9.7%
Richmond West (CDP)	$26.6 Million	-6.2%	96.9%	-0.1%	38 Days	-19.1%	103	-20.8%
South Miami (City)	$14.4 Million	-3.6%	95.3%	0.7%	78 Days	27.9%	41	-4.7%
South Miami Heights (CDP)	$16.4 Million	1.3%	96.8%	0.5%	24 Days	0.0%	78	-29.1%
Sunny Isles Beach (City)	$7.2 Million	-34.3%	86.6%	12.9%	285 Days	-17.2%	11	22.2%
Sunset (CDP)	$19.8 Million	-4.9%	96.7%	0.6%	64 Days	73.0%	52	20.9%
Surfside (Town)	$6.1 Million	-23.0%	90.6%	-0.2%	93 Days	20.8%	21	-12.5%
Sweetwater (City)	$1.9 Million	26.2%	93.4%	-2.1%	18 Days	-71.9%	7	-12.5%
Tamiami (CDP)	$28.1 Million	17.4%	95.7%	-0.4%	62 Days	72.2%	73	-27.7%
The Crossings (CDP)	$13.1 Million	-6.6%	96.0%	-1.4%	37 Days	85.0%	40	-18.4%
The Hammocks (CDP)	$33.6 Million	46.0%	96.8%	-0.4%	43 Days	0.0%	110	12.2%
Three Lakes (CDP)	$14.9 Million	84.2%	97.0%	0.8%	31 Days	29.2%	35	-30.0%
University Park (CDP)	$20.0 Million	73.2%	95.1%	-1.0%	56 Days	107.4%	44	-6.4%
Virginia Gardens (Village)	$682,500	-52.4%	93.4%	-0.2%	9 Days	-73.5%	3	-25.0%
West Little River (CDP)	$17.1 Million	78.0%	99.6%	-0.4%	28 Days	55.6%	83	-10.8%
West Miami (City)	$4.6 Million	96.2%	90.3%	-5.7%	33 Days	17.9%	13	-13.3%
West Perrine (CDP)	$3.3 Million	16.1%	96.2%	1.7%	28 Days	-3.4%	31	-6.1%
Westchester (CDP)	$19.2 Million	14.3%	97.1%	-0.2%	29 Days	-9.4%	56	-8.2%
Westview (CDP)	$3.5 Million	33.9%	98.2%	-1.8%	45 Days	136.8%	23	-20.7%
Westwood Lakes (CDP)	$10.2 Million	75.2%	94.8%	-2.6%	47 Days	34.3%	31	3.3%

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by MIAMI Association of REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, November 7, 2019. Next quarterly data release is TBD.

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Single Family Homes
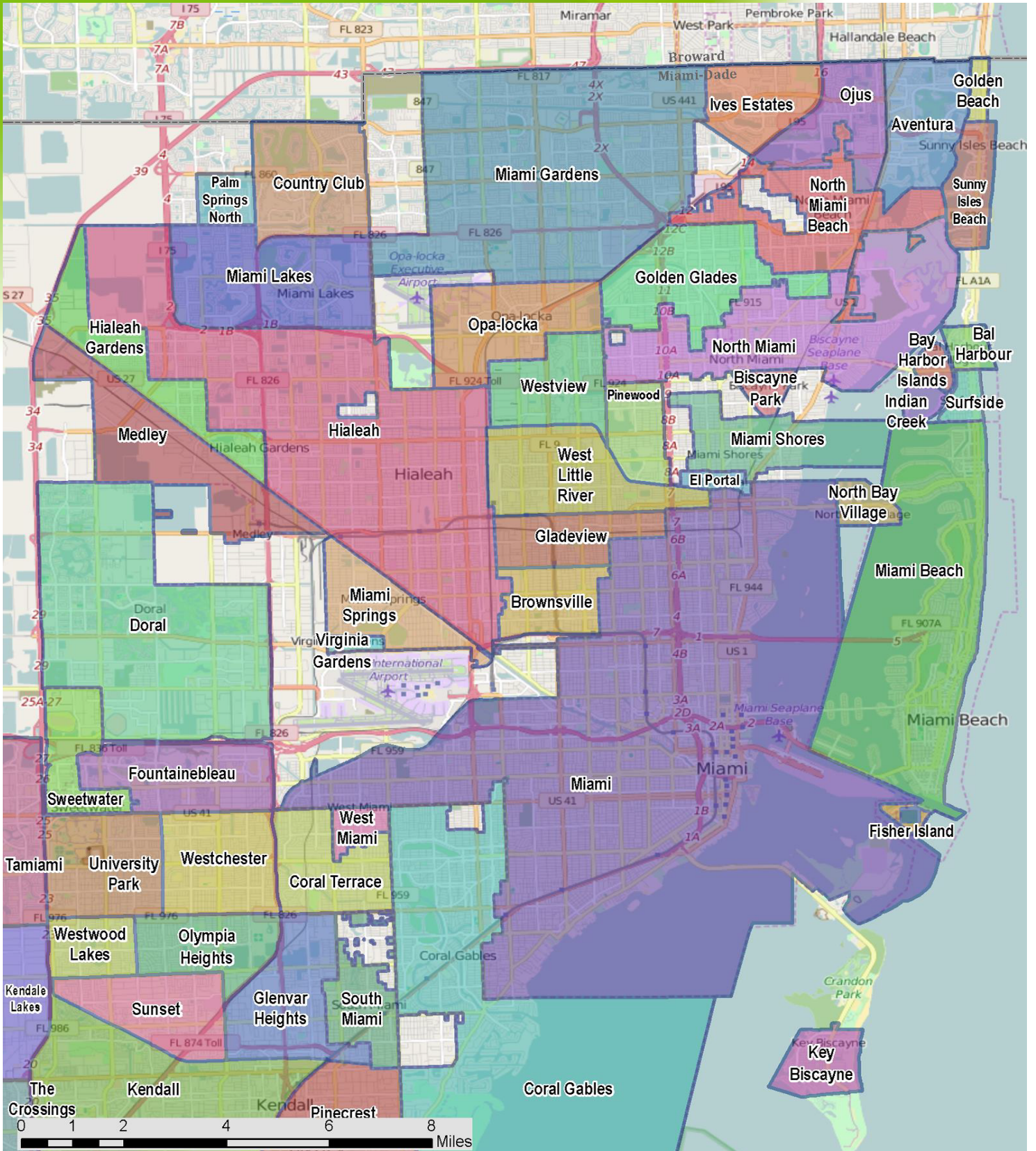## Municipalities and Census-Designated Places*

Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami-Dade County	3,847	2.0%	2,310	-3.1%	6,444	-3.1%	5.9	-4.8%
Aventura (City)	7	75.0%	3	200.0%	33	-8.3%	22.0	22.2%
Bal Harbour (Village)	1	0.0%	0	-100.0%	9	0.0%	10.8	-10.0%
Bay Harbor Islands (Town)	0	-100.0%	0	N/A	23	-4.2%	34.5	-4.2%
Biscayne Park (Village)	15	66.7%	11	120.0%	16	0.0%	5.5	12.2%
Brownsville (CDP)	35	2.9%	22	-18.5%	27	-15.6%	2.3	-39.5%
Coral Gables (City)	131	22.4%	67	1.5%	395	12.9%	10.7	16.3%
Coral Terrace (CDP)	45	-25.0%	21	-41.7%	65	-12.2%	4.3	0.0%
Country Club (CDP)	31	10.7%	20	42.9%	31	-13.9%	3.8	-2.6%
Country Walk (CDP)	59	7.3%	35	29.6%	57	14.0%	4.0	14.3%
Cutler Bay (Town)	161	33.1%	81	15.7%	137	-25.9%	2.9	-34.1%
Doral (City)	81	12.5%	54	22.7%	325	-10.7%	15.7	-19.1%
El Portal (Village)	17	70.0%	5	25.0%	21	162.5%	7.0	150.0%
Fisher Island (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida City (City)	24	71.4%	16	60.0%	21	10.5%	4.3	4.9%
Fountainebleau (CDP)	22	-8.3%	15	7.1%	30	-16.7%	6.4	-11.1%
Gladeview (CDP)	25	-28.6%	20	-13.0%	27	0.0%	3.3	-15.4%
Glenvar Heights (CDP)	19	-20.8%	7	-36.4%	53	-27.4%	8.0	-23.1%
Golden Beach (Town)	2	-33.3%	0	N/A	44	4.8%	52.8	15.3%
Golden Glades (CDP)	49	-22.2%	44	-4.3%	52	-16.1%	3.9	-17.0%
Goulds (CDP)	33	10.0%	17	0.0%	45	15.4%	5.6	-17.6%
Hialeah (City)	175	17.4%	99	3.1%	213	-1.8%	4.9	-3.9%
Hialeah Gardens (City)	13	44.4%	7	133.3%	15	-37.5%	3.5	-42.6%
Homestead (City)	193	10.9%	91	-1.1%	190	-2.1%	4.0	11.1%
Indian Creek (Village)	0	N/A	0	N/A	1	0.0%	0.0	N/A
Ives Estates (CDP)	34	70.0%	14	7.7%	48	-7.7%	5.9	-3.3%
Kendale Lakes (CDP)	48	11.6%	32	-11.1%	60	-15.5%	4.0	-16.7%
Kendall (CDP)	117	11.4%	57	9.6%	200	3.6%	5.8	7.4%
Kendall West (CDP)	43	10.3%	29	52.6%	34	-27.7%	3.2	-47.5%
Key Biscayne (Village)	8	-11.1%	7	133.3%	120	4.3%	35.1	37.1%
Leisure City (CDP)	50	8.7%	36	38.5%	49	2.1%	3.7	0.0%
Medley (Town)	0	N/A	0	N/A	2	100.0%	24.0	700.0%
Miami (City)	302	-1.3%	202	-10.6%	769	1.5%	8.0	-3.6%
Miami Beach (City)	44	-30.2%	26	-25.7%	403	6.9%	22.6	8.1%
Miami Gardens (City)	232	-7.9%	175	-11.6%	207	3.0%	3.3	0.0%
Miami Lakes (Town)	52	15.6%	26	8.3%	84	-16.8%	5.9	-14.5%

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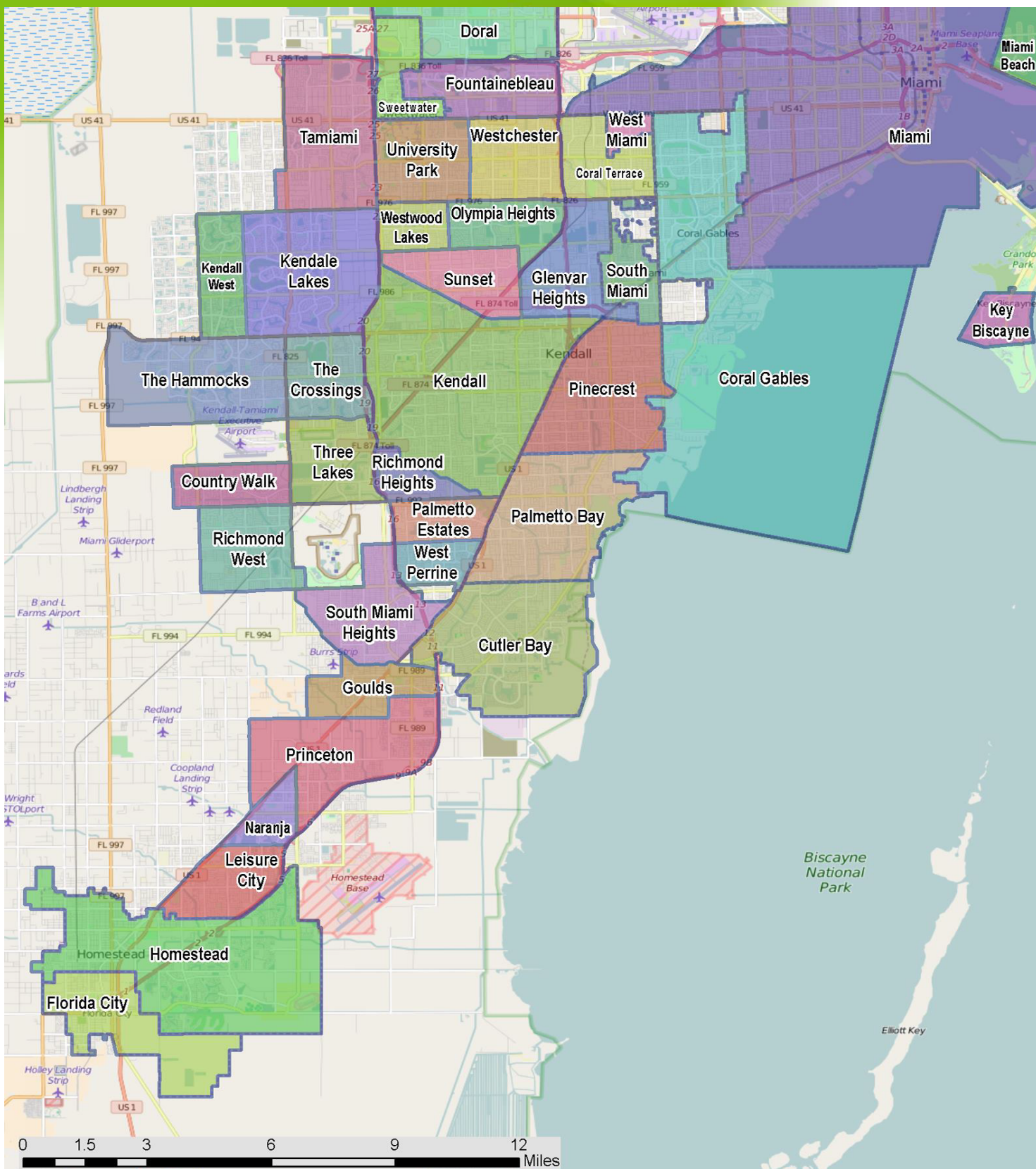
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Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami Shores (Village)	57	7.5%	29	7.4%	99	-1.0%	7.4	17.5%
Miami Springs (City)	32	33.3%	17	30.8%	42	23.5%	4.9	22.5%
Naranja (CDP)	10	-23.1%	9	12.5%	12	-7.7%	5.5	5.8%
North Bay Village (City)	8	100.0%	2	100.0%	19	18.8%	12.7	46.0%
North Miami (City)	76	5.6%	62	12.7%	154	3.4%	7.1	9.2%
North Miami Beach (City)	65	22.6%	44	37.5%	127	2.4%	7.6	15.2%
Ojus (CDP)	32	0.0%	18	20.0%	93	-10.6%	12.4	-21.5%
Olympia Heights (CDP)	27	17.4%	7	-50.0%	33	-8.3%	3.4	-24.4%
Opa-locka (City)	19	-20.8%	20	-16.7%	31	10.7%	4.3	-30.6%
Palm Springs North (CDP)	15	7.1%	7	-30.0%	15	25.0%	4.0	33.3%
Palmetto Bay (Village)	97	7.8%	58	34.9%	147	-9.8%	5.9	-11.9%
Palmetto Estates (CDP)	37	2.8%	20	5.3%	30	7.1%	2.9	7.4%
Pinecrest (Village)	60	7.1%	28	-28.2%	218	3.8%	10.9	0.9%
Pinewood (CDP)	14	-46.2%	13	-23.5%	16	-15.8%	3.0	-9.1%
Princeton (CDP)	95	4.4%	94	59.3%	125	19.0%	5.1	21.4%
Richmond Heights (CDP)	25	-16.7%	17	-15.0%	14	-6.7%	2.1	23.5%
Richmond West (CDP)	74	-22.1%	47	-13.0%	102	-7.3%	3.8	-17.4%
South Miami (City)	26	-16.1%	13	-43.5%	54	-12.9%	5.7	-18.6%
South Miami Heights (CDP)	69	-9.2%	40	-20.0%	46	-41.0%	2.2	-40.5%
Sunny Isles Beach (City)	5	25.0%	3	50.0%	43	10.3%	28.7	-8.0%
Sunset (CDP)	43	16.2%	22	69.2%	43	-28.3%	4.1	-32.8%
Surfside (Town)	10	-23.1%	7	16.7%	50	11.1%	15.8	11.3%
Sweetwater (City)	6	100.0%	3	50.0%	7	-22.2%	5.3	-17.2%
Tamiami (CDP)	70	11.1%	46	9.5%	90	-18.2%	4.9	-16.9%
The Crossings (CDP)	32	-15.8%	13	-38.1%	29	-29.3%	2.6	-29.7%
The Hammocks (CDP)	87	20.8%	36	-21.7%	107	2.9%	4.3	4.9%
Three Lakes (CDP)	33	-2.9%	11	-54.2%	27	-27.0%	2.5	-46.8%
University Park (CDP)	44	12.8%	28	-3.4%	40	-9.1%	3.9	-26.4%
Virginia Gardens (Village)	2	-50.0%	1	-66.7%	3	-40.0%	2.4	-40.0%
West Little River (CDP)	85	16.4%	48	-15.8%	61	-6.2%	3.1	-18.4%
West Miami (City)	11	0.0%	7	-22.2%	11	10.0%	3.7	5.7%
West Perrine (CDP)	23	-17.9%	18	5.9%	33	17.9%	5.6	-11.1%
Westchester (CDP)	46	-13.2%	14	-61.1%	46	12.2%	3.3	0.0%
Westview (CDP)	20	-23.1%	13	-40.9%	20	33.3%	4.1	70.8%
Westwood Lakes (CDP)	28	21.7%	16	45.5%	14	-39.1%	1.9	-47.2%

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