

Miami-Dade County Local Residential Market Metrics - Q3 2019

Townhouses and Condos

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	3,590	1.9%	1,597	-8.3%	\$245,000	4.3%	\$374,551	-0.9%
Aventura (City)	207	-14.1%	125	-16.7%	\$289,000	7.0%	\$397,240	5.0%
Bal Harbour (Village)	29	93.3%	18	50.0%	\$925,000	-8.6%	\$1,536,000	26.3%
Bay Harbor Islands (Town)	21	-41.7%	12	-47.8%	\$295,000	26.2%	\$353,619	-7.3%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	75	0.0%	36	-12.2%	\$280,000	-28.8%	\$501,743	-16.3%
Coral Terrace (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Country Club (CDP)	78	-22.0%	26	-40.9%	\$195,000	14.7%	\$202,049	6.7%
Country Walk (CDP)	11	37.5%	6	200.0%	\$221,000	11.9%	\$224,727	8.3%
Cutler Bay (Town)	51	-10.5%	19	46.2%	\$180,000	-13.9%	\$193,493	-7.0%
Doral (City)	163	0.0%	46	-36.1%	\$294,210	17.7%	\$310,518	17.3%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	9	-10.0%	7	0.0%	\$2,450,000	-22.9%	\$5,102,778	-10.7%
Florida City (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Fountainebleau (CDP)	112	33.3%	53	60.6%	\$187,000	2.7%	\$209,361	8.8%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	33	-40.0%	12	-60.0%	\$185,000	0.0%	\$229,539	8.4%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	15	-6.3%	14	16.7%	\$90,000	4.3%	\$101,203	14.0%
Goulds (CDP)	1	N/A	0	N/A	\$198,000	N/A	\$198,000	N/A
Hialeah (City)	153	25.4%	52	-7.1%	\$185,000	15.6%	\$196,388	5.9%
Hialeah Gardens (City)	15	0.0%	9	12.5%	\$168,500	-8.9%	\$182,560	-5.6%
Homestead (City)	148	12.1%	56	-12.5%	\$148,000	2.1%	\$162,200	4.5%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	41	-44.6%	19	-40.6%	\$175,000	20.7%	\$191,669	13.6%
Kendale Lakes (CDP)	113	0.0%	34	-24.4%	\$205,000	-5.7%	\$209,557	-38.2%
Kendall (CDP)	174	12.3%	59	-4.8%	\$222,000	-3.1%	\$239,855	0.5%
Kendall West (CDP)	56	1.8%	22	83.3%	\$165,000	-8.8%	\$180,928	-6.8%
Key Biscayne (Village)	45	4.7%	23	0.0%	\$712,500	-4.7%	\$1,000,493	-3.9%
Leisure City (CDP)	5	25.0%	3	0.0%	\$127,000	8.5%	\$120,080	4.6%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	662	0.9%	281	-11.6%	\$320,000	6.7%	\$448,743	2.9%
Miami Beach (City)	405	-0.2%	228	-5.4%	\$305,000	7.0%	\$546,296	-1.9%
Miami Gardens (City)	40	-4.8%	22	15.8%	\$140,000	-6.4%	\$142,164	-4.2%
Miami Lakes (Town)	25	-32.4%	7	-53.3%	\$280,000	-7.4%	\$265,811	-6.3%

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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)	7	-36.4%	3	-57.1%	\$260,000	14.5%	\$258,143	9.7%
Miami Springs (City)	1	-66.7%	1	N/A	\$197,000	6.5%	\$197,000	10.5%
Naranja (CDP)	27	8.0%	8	14.3%	\$180,000	-8.2%	\$179,180	6.6%
North Bay Village (City)	49	14.0%	23	4.5%	\$247,500	0.2%	\$263,683	-2.2%
North Miami (City)	79	27.4%	56	60.0%	\$137,000	-8.7%	\$168,858	4.6%
North Miami Beach (City)	57	-8.1%	37	-26.0%	\$150,000	-4.5%	\$290,197	15.5%
Ojus (CDP)	45	-2.2%	22	-38.9%	\$119,000	14.4%	\$137,193	18.2%
Olympia Heights (CDP)	1	0.0%	0	-100.0%	\$125,000	31.6%	\$120,000	26.3%
Opa-locka (City)	3	-50.0%	1	-50.0%	\$123,000	-11.2%	\$141,333	9.8%
Palm Springs North (CDP)	1	0.0%	0	N/A	\$240,000	50.1%	\$240,000	50.1%
Palmetto Bay (Village)	12	50.0%	9	50.0%	\$151,318	-6.0%	\$298,178	18.5%
Palmetto Estates (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Pinecrest (Village)	8	700.0%	7	600.0%	\$224,950	7.6%	\$365,613	74.9%
Pinewood (CDP)	1	N/A	1	N/A	\$155,000	N/A	\$155,000	N/A
Princeton (CDP)	62	106.7%	4	N/A	\$249,500	5.7%	\$243,866	3.3%
Richmond Heights (CDP)	1	0.0%	0	N/A	\$222,000	5.7%	\$222,000	5.7%
Richmond West (CDP)	20	-9.1%	0	-100.0%	\$255,000	-5.6%	\$265,170	0.6%
South Miami (City)	8	-20.0%	7	40.0%	\$215,000	-10.4%	\$241,625	-5.6%
South Miami Heights (CDP)	9	50.0%	6	20.0%	\$110,000	8.4%	\$129,555	25.0%
Sunny Isles Beach (City)	175	25.0%	118	22.9%	\$337,500	-17.5%	\$652,584	-9.9%
Sunset (CDP)	2	-33.3%	2	100.0%	\$343,000	37.2%	\$241,250	13.0%
Surfside (Town)	13	8.3%	12	33.3%	\$642,500	-14.2%	\$1,233,461	-36.9%
Sweetwater (City)	2	-83.3%	0	-100.0%	\$222,000	41.0%	\$222,000	41.1%
Tamiami (CDP)	31	-16.2%	7	-41.7%	\$225,000	2.3%	\$215,991	-1.1%
The Crossings (CDP)	38	22.6%	10	-28.6%	\$254,000	12.9%	\$239,074	6.6%
The Hammocks (CDP)	87	10.1%	21	-34.4%	\$260,000	21.7%	\$240,327	-41.1%
Three Lakes (CDP)	33	-5.7%	1	-83.3%	\$287,000	0.7%	\$280,388	0.2%
University Park (CDP)	5	0.0%	4	300.0%	\$130,000	-34.0%	\$172,600	-12.7%
Virginia Gardens (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	2	0.0%	2	0.0%	\$123,000	0.4%	\$123,000	0.4%
West Miami (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	7	-30.0%	3	-57.1%	\$152,000	32.5%	\$149,661	18.9%
Westchester (CDP)	7	250.0%	5	400.0%	\$182,500	6.7%	\$197,229	15.3%
Westview (CDP)	2	-33.3%	1	-66.7%	\$133,750	2.9%	\$133,750	4.2%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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Municipalities and Census-Designated Places*



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	\$1.3 Billion	1.0%	93.8%	-0.3%	77 Days	4.1%	6,213	-8.3%
Aventura (City)	\$82.2 Million	-9.8%	89.6%	-1.9%	154 Days	4.8%	466	-19.4%
Bal Harbour (Village)	\$44.5 Million	144.2%	84.0%	2.2%	172 Days	-22.9%	55	17.0%
Bay Harbor Islands (Town)	\$7.4 Million	-45.9%	87.3%	-3.2%	161 Days	51.9%	63	-7.4%
Biscayne Park (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Brownsville (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Coral Gables (City)	\$37.6 Million	-16.3%	93.8%	-1.7%	71 Days	-26.8%	104	3.0%
Coral Terrace (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Country Club (CDP)	\$15.8 Million	-16.8%	96.7%	0.5%	31 Days	-16.2%	102	-24.4%
Country Walk (CDP)	\$2.5 Million	49.0%	95.2%	-2.6%	23 Days	15.0%	8	60.0%
Cutler Bay (Town)	\$9.9 Million	-16.8%	96.7%	-0.3%	34 Days	-12.8%	57	-19.7%
Doral (City)	\$50.6 Million	17.3%	94.9%	0.1%	69 Days	-10.4%	306	-11.0%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$45.9 Million	-19.7%	86.3%	0.9%	240 Days	61.1%	18	-5.3%
Florida City (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	7	-30.0%
Fountainebleau (CDP)	\$23.4 Million	45.1%	95.8%	-0.6%	27 Days	-28.9%	163	7.9%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Glenvar Heights (CDP)	\$7.6 Million	-34.9%	94.2%	-0.8%	37 Days	8.8%	50	-16.7%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$1.5 Million	6.9%	94.8%	0.4%	58 Days	48.7%	26	-7.1%
Goulds (CDP)	\$198,000	N/A	99.0%	N/A	50 Days	N/A	1	N/A
Hialeah (City)	\$30.0 Million	32.8%	95.2%	-1.6%	28 Days	27.3%	220	2.8%
Hialeah Gardens (City)	\$2.7 Million	-5.6%	96.7%	1.4%	39 Days	-41.8%	25	8.7%
Homestead (City)	\$24.0 Million	17.2%	96.0%	-0.4%	52 Days	15.6%	179	-20.8%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$7.9 Million	-37.1%	94.0%	-2.2%	80 Days	110.5%	60	-34.1%
Kendale Lakes (CDP)	\$23.7 Million	-38.2%	96.6%	-0.3%	27 Days	22.7%	152	23.6%
Kendall (CDP)	\$41.7 Million	12.9%	95.5%	-0.4%	44 Days	37.5%	192	-3.5%
Kendall West (CDP)	\$10.1 Million	-5.1%	95.6%	-2.1%	38 Days	52.0%	92	22.7%
Key Biscayne (Village)	\$45.0 Million	0.6%	89.2%	-0.2%	171 Days	-2.3%	87	-6.5%
Leisure City (CDP)	\$600,400	30.8%	96.3%	-3.7%	43 Days	-8.5%	7	-12.5%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Miami (City)	\$297.1 Million	3.8%	92.1%	-0.3%	124 Days	6.0%	1,416	-10.6%
Miami Beach (City)	\$221.2 Million	-2.1%	90.0%	0.0%	168 Days	34.4%	875	-8.9%
Miami Gardens (City)	\$5.7 Million	-8.7%	95.7%	0.3%	36 Days	-48.6%	63	26.0%
Miami Lakes (Town)	\$6.6 Million	-36.7%	95.8%	1.5%	51 Days	70.0%	35	-22.2%

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Miami Shores (Village)	\$1.8 Million	-30.2%	91.6%	-4.2%	125 Days	420.8%	9	-18.2%
Miami Springs (City)	\$197,000	-63.2%	101.0%	6.0%	16 Days	-42.9%	2	100.0%
Naranja (CDP)	\$4.8 Million	15.1%	97.0%	-1.9%	32 Days	-11.1%	30	-6.3%
North Bay Village (City)	\$12.9 Million	11.5%	91.6%	-0.7%	235 Days	71.5%	76	-11.6%
North Miami (City)	\$13.3 Million	33.2%	93.3%	-1.2%	78 Days	-9.3%	101	-9.0%
North Miami Beach (City)	\$16.5 Million	6.2%	93.1%	0.5%	78 Days	-27.8%	117	3.5%
Ojus (CDP)	\$6.2 Million	15.6%	92.3%	-2.2%	84 Days	-1.2%	66	-22.4%
Olympia Heights (CDP)	\$120,000	26.3%	96.5%	11.7%	47 Days	14.6%	0	N/A
Opa-locka (City)	\$423,999	-45.1%	86.8%	-7.3%	35 Days	-65.3%	5	66.7%
Palm Springs North (CDP)	\$240,000	50.1%	94.1%	-5.9%	16 Days	-92.0%	0	N/A
Palmetto Bay (Village)	\$3.6 Million	77.8%	94.4%	-0.3%	100 Days	244.8%	10	-23.1%
Palmetto Estates (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Pinecrest (Village)	\$2.9 Million	1299.5%	95.6%	7.5%	48 Days	-53.8%	14	16.7%
Pinewood (CDP)	\$155,000	N/A	88.6%	N/A	336 Days	N/A	0	-100.0%
Princeton (CDP)	\$15.1 Million	113.5%	98.1%	2.2%	51 Days	-43.3%	76	43.4%
Richmond Heights (CDP)	\$222,000	5.7%	94.5%	10.1%	49 Days	-30.0%	3	50.0%
Richmond West (CDP)	\$5.3 Million	-8.5%	98.0%	3.2%	29 Days	70.6%	20	42.9%
South Miami (City)	\$1.9 Million	-24.5%	93.3%	-0.9%	91 Days	3.4%	9	50.0%
South Miami Heights (CDP)	\$1.2 Million	87.5%	91.5%	-3.8%	120 Days	-17.8%	8	33.3%
Sunny Isles Beach (City)	\$114.2 Million	12.6%	87.8%	0.3%	174 Days	-9.4%	363	-11.0%
Sunset (CDP)	\$482,500	-24.7%	93.0%	-2.3%	37 Days	184.6%	2	-33.3%
Surfside (Town)	\$16.0 Million	-31.6%	78.3%	-9.4%	82 Days	-45.7%	44	41.9%
Sweetwater (City)	\$444,000	-76.5%	87.5%	-8.9%	19 Days	-44.1%	12	-52.0%
Tamiami (CDP)	\$6.7 Million	-17.2%	97.1%	0.3%	27 Days	-22.9%	34	-15.0%
The Crossings (CDP)	\$9.1 Million	30.6%	96.6%	-0.2%	41 Days	86.4%	44	-21.4%
The Hammocks (CDP)	\$20.9 Million	-35.2%	97.0%	-0.3%	44 Days	10.0%	104	-15.4%
Three Lakes (CDP)	\$9.3 Million	-5.5%	97.3%	-0.8%	38 Days	26.7%	36	56.5%
University Park (CDP)	\$863,000	-12.7%	92.9%	-5.3%	14 Days	-22.2%	17	88.9%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Little River (CDP)	\$246,000	0.4%	96.0%	7.7%	16 Days	-50.0%	8	100.0%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
West Perrine (CDP)	\$1.0 Million	-16.8%	92.8%	0.8%	61 Days	60.5%	6	-25.0%
Westchester (CDP)	\$1.4 Million	303.7%	95.5%	7.1%	47 Days	0.0%	9	28.6%
Westview (CDP)	\$267,500	-30.5%	97.5%	8.7%	57 Days	-25.0%	2	-33.3%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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Miami-Dade County	3,992	2.4%	2,202	1.8%	15,142	-1.9%	13.0	-4.4%
Aventura (City)	254	-4.9%	138	-2.8%	1,555	-3.7%	20.0	-2.0%
Bal Harbour (Village)	23	27.8%	11	-21.4%	295	8.5%	32.5	7.6%
Bay Harbor Islands (Town)	25	-30.6%	18	-5.3%	183	-3.7%	23.9	13.3%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	N/A	0	N/A	2	100.0%	0.0	-100.0%
Coral Gables (City)	81	17.4%	35	-18.6%	251	-3.5%	10.5	-10.3%
Coral Terrace (CDP)	1	0.0%	1	0.0%	1	-85.7%	6.0	-85.7%
Country Club (CDP)	84	-30.6%	60	-18.9%	80	-26.6%	2.8	-28.2%
Country Walk (CDP)	8	-11.1%	2	-50.0%	3	-50.0%	1.2	-52.0%
Cutler Bay (Town)	56	3.7%	29	0.0%	48	-27.3%	3.0	-23.1%
Doral (City)	208	2.0%	129	2.4%	632	-2.2%	11.8	-7.1%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	9	50.0%	4	-20.0%	88	7.3%	33.0	-6.0%
Florida City (City)	2	-50.0%	2	-33.3%	14	-44.0%	10.5	-61.5%
Fountainebleau (CDP)	137	3.0%	75	-8.5%	127	5.0%	3.5	-5.4%
Gladeview (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Glenvar Heights (CDP)	41	-25.5%	18	-14.3%	48	-9.4%	3.9	11.4%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	21	-16.0%	11	-38.9%	37	-14.0%	5.8	-22.7%
Goulds (CDP)	1	N/A	1	N/A	1	N/A	6.0	N/A
Hialeah (City)	168	13.5%	93	2.2%	193	3.2%	4.4	-4.3%
Hialeah Gardens (City)	16	-5.9%	9	-18.2%	28	55.6%	5.2	33.3%
Homestead (City)	168	-2.3%	84	-8.7%	187	-17.6%	3.9	-23.5%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	48	-31.4%	26	-16.1%	83	-3.5%	5.4	12.5%
Kendale Lakes (CDP)	139	12.1%	81	26.6%	97	19.8%	3.0	11.1%
Kendall (CDP)	183	15.8%	95	9.2%	178	-2.2%	3.6	-10.0%
Kendall West (CDP)	70	1.4%	49	11.4%	69	19.0%	3.8	11.8%
Key Biscayne (Village)	42	10.5%	21	23.5%	282	-7.2%	19.8	2.6%
Leisure City (CDP)	9	80.0%	5	25.0%	2	-75.0%	0.8	-81.0%
Medley (Town)	0	-100.0%	0	-100.0%	1	-80.0%	4.0	N/A
Miami (City)	698	2.3%	359	5.9%	4,512	-3.3%	20.6	-9.6%
Miami Beach (City)	408	-2.2%	217	-1.8%	2,839	0.0%	20.2	3.6%
Miami Gardens (City)	53	-15.9%	37	-15.9%	51	-17.7%	3.4	-24.4%
Miami Lakes (Town)	31	-20.5%	21	16.7%	28	12.0%	3.1	14.8%

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Miami-Dade County Local Residential Market Metrics - Q3 2019

Townhouses and Condos

Municipalities and Census-Designated Places*



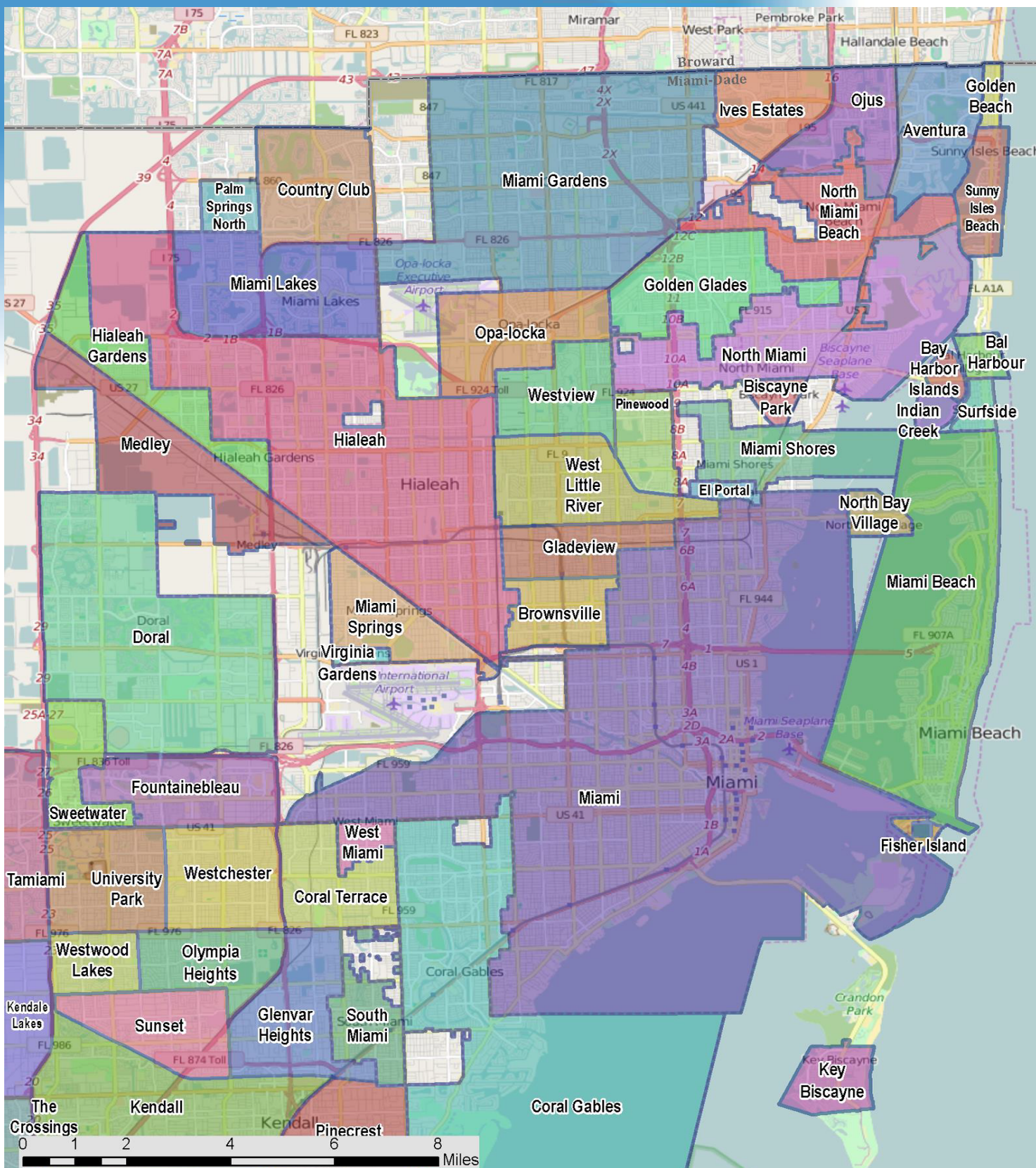
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami Shores (Village)	12	33.3%	7	250.0%	14	-17.6%	7.3	0.0%
Miami Springs (City)	2	-50.0%	1	N/A	1	-83.3%	1.2	-83.3%
Naranja (CDP)	30	20.0%	12	-40.0%	24	26.3%	3.4	36.0%
North Bay Village (City)	44	-4.3%	11	-47.6%	230	13.3%	16.2	3.2%
North Miami (City)	89	20.3%	53	0.0%	186	-13.1%	9.1	-21.6%
North Miami Beach (City)	69	3.0%	40	33.3%	337	23.4%	18.3	41.9%
Ojus (CDP)	68	11.5%	41	0.0%	108	-11.5%	7.2	-18.2%
Olympia Heights (CDP)	1	N/A	0	N/A	0	N/A	0.0	N/A
Opa-locka (City)	4	100.0%	3	50.0%	2	-50.0%	2.2	-45.0%
Palm Springs North (CDP)	1	0.0%	1	0.0%	1	N/A	12.0	N/A
Palmetto Bay (Village)	12	9.1%	4	-20.0%	14	-6.7%	4.8	-17.2%
Palmetto Estates (CDP)	1	-50.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Pinecrest (Village)	12	100.0%	7	16.7%	23	9.5%	6.9	-9.2%
Pinewood (CDP)	1	N/A	0	N/A	0	-100.0%	0.0	N/A
Princeton (CDP)	74	138.7%	41	115.8%	81	39.7%	5.8	16.0%
Richmond Heights (CDP)	3	200.0%	2	N/A	0	N/A	0.0	N/A
Richmond West (CDP)	20	25.0%	13	160.0%	11	10.0%	2.5	31.6%
South Miami (City)	11	10.0%	5	0.0%	13	0.0%	4.9	6.5%
South Miami Heights (CDP)	10	25.0%	6	50.0%	7	-41.7%	2.9	-45.3%
Sunny Isles Beach (City)	171	16.3%	92	15.0%	1,604	0.3%	30.6	-12.6%
Sunset (CDP)	2	0.0%	2	0.0%	1	-66.7%	0.8	-66.7%
Surfside (Town)	14	55.6%	7	0.0%	132	3.1%	24.4	6.6%
Sweetwater (City)	8	-42.9%	11	-15.4%	12	-57.1%	3.9	-51.3%
Tamiami (CDP)	30	-25.0%	17	-10.5%	29	20.8%	3.0	36.4%
The Crossings (CDP)	38	0.0%	19	-20.8%	39	-13.3%	2.9	-17.1%
The Hammocks (CDP)	100	4.2%	51	8.5%	87	-5.4%	3.3	-5.7%
Three Lakes (CDP)	27	-15.6%	11	-21.4%	28	75.0%	3.8	137.5%
University Park (CDP)	13	116.7%	14	133.3%	10	66.7%	3.5	84.2%
Virginia Gardens (Village)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
West Little River (CDP)	5	400.0%	5	N/A	8	33.3%	12.0	-33.3%
West Miami (City)	0	-100.0%	0	-100.0%	1	-50.0%	2.0	-91.7%
West Perrine (CDP)	8	-20.0%	6	50.0%	3	0.0%	2.0	25.0%
Westchester (CDP)	7	40.0%	5	-28.6%	11	0.0%	5.7	3.6%
Westview (CDP)	2	0.0%	0	-100.0%	2	0.0%	6.0	25.0%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

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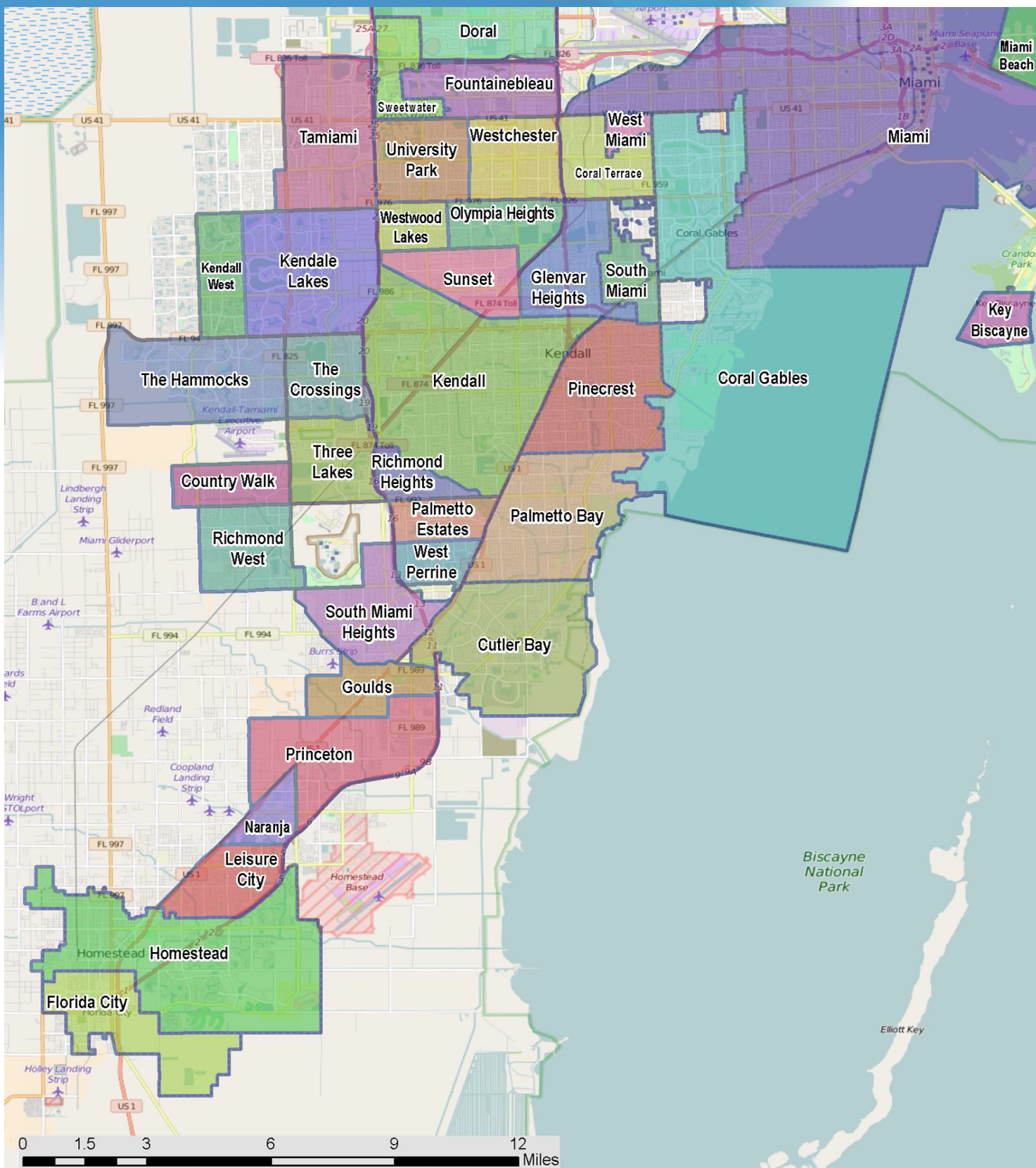
Miami-Dade County Local Residential Market Metrics - Q3 2019

Reference Map - Northern Miami-Dade County
Municipalities and Census-Designated Places*



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