

Miami-Dade County Local Residential Market Metrics - Q4 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	3,292	6.8%	650	-3.6%	\$370,000	4.2%	\$544,804	4.8%
Aventura (City)	5	400.0%	2	N/A	\$675,000	-2.9%	\$916,000	31.8%
Bal Harbour (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Bay Harbor Islands (Town)	2	100.0%	1	0.0%	\$1,006,750	-59.7%	\$1,006,750	-59.7%
Biscayne Park (Village)	13	44.4%	4	100.0%	\$520,000	23.5%	\$517,577	-3.8%
Brownsville (CDP)	21	-34.4%	5	-58.3%	\$255,000	35.1%	\$228,981	17.5%
Coral Gables (City)	118	9.3%	42	0.0%	\$835,000	-11.9%	\$1,264,141	-17.1%
Coral Terrace (CDP)	32	-30.4%	6	-53.8%	\$397,000	7.6%	\$416,825	1.0%
Country Club (CDP)	27	28.6%	3	0.0%	\$351,000	-4.3%	\$349,842	-9.8%
Country Walk (CDP)	52	52.9%	6	20.0%	\$368,000	-4.4%	\$383,711	-4.7%
Cutler Bay (Town)	134	3.1%	14	-17.6%	\$353,500	4.3%	\$363,099	4.6%
Doral (City)	74	45.1%	12	9.1%	\$460,000	1.3%	\$515,261	-0.1%
El Portal (Village)	10	233.3%	2	0.0%	\$491,000	40.3%	\$516,290	46.8%
Fisher Island (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	21	10.5%	5	25.0%	\$180,000	-2.7%	\$197,000	7.9%
Fountainebleau (CDP)	11	-21.4%	0	-100.0%	\$395,000	3.9%	\$417,500	8.8%
Gladeview (CDP)	18	-18.2%	6	0.0%	\$169,500	-1.7%	\$193,022	12.5%
Glenvar Heights (CDP)	19	5.6%	5	-50.0%	\$730,000	9.6%	\$846,222	20.4%
Golden Beach (Town)	1	-66.7%	0	-100.0%	\$7,300,000	247.6%	\$7,300,000	59.0%
Golden Glades (CDP)	40	-2.4%	4	-66.7%	\$310,000	18.1%	\$324,369	19.2%
Goulds (CDP)	21	5.0%	6	20.0%	\$279,000	1.5%	\$263,507	0.8%
Hialeah (City)	131	21.3%	23	-11.5%	\$334,750	3.0%	\$342,150	6.7%
Hialeah Gardens (City)	15	400.0%	1	0.0%	\$327,000	18.7%	\$346,623	18.8%
Homestead (City)	142	12.7%	18	0.0%	\$288,000	6.7%	\$291,514	4.4%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	26	0.0%	5	0.0%	\$345,000	5.0%	\$446,615	32.3%
Kendale Lakes (CDP)	53	65.6%	6	-25.0%	\$405,000	12.5%	\$431,104	22.1%
Kendall (CDP)	110	10.0%	26	23.8%	\$553,500	-3.7%	\$673,797	4.4%
Kendall West (CDP)	41	57.7%	5	25.0%	\$386,000	1.6%	\$378,073	-3.1%
Key Biscayne (Village)	5	-61.5%	2	-71.4%	\$1,300,000	-45.8%	\$1,867,000	-20.9%
Leisure City (CDP)	36	24.1%	4	33.3%	\$267,250	13.7%	\$254,612	9.8%
Medley (Town)	3	N/A	0	N/A	\$399,000	N/A	\$424,333	N/A
Miami (City)	309	18.8%	96	18.5%	\$415,000	15.9%	\$666,250	8.7%
Miami Beach (City)	41	-6.8%	27	22.7%	\$2,000,000	65.3%	\$4,451,376	66.2%
Miami Gardens (City)	179	-2.2%	33	-2.9%	\$270,000	4.1%	\$270,761	8.5%
Miami Lakes (Town)	41	0.0%	10	11.1%	\$475,000	-6.9%	\$503,608	-7.3%

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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)	45	32.4%	10	-16.7%	\$610,000	8.9%	\$689,658	3.4%
Miami Springs (City)	35	59.1%	5	66.7%	\$449,900	8.4%	\$507,799	20.9%
Naranja (CDP)	9	28.6%	1	0.0%	\$286,950	12.1%	\$267,578	17.2%
North Bay Village (City)	5	150.0%	1	0.0%	\$1,500,000	179.1%	\$1,344,000	150.0%
North Miami (City)	69	21.1%	20	66.7%	\$300,000	9.1%	\$477,067	-15.8%
North Miami Beach (City)	64	48.8%	11	-26.7%	\$295,000	0.7%	\$370,835	17.3%
Ojus (CDP)	23	21.1%	6	-14.3%	\$587,500	1.6%	\$649,043	13.7%
Olympia Heights (CDP)	19	-36.7%	5	25.0%	\$397,500	-4.2%	\$406,895	-8.3%
Opa-locka (City)	19	-13.6%	3	0.0%	\$232,000	7.0%	\$223,253	10.1%
Palm Springs North (CDP)	15	36.4%	1	0.0%	\$390,000	-0.6%	\$407,727	5.5%
Palmetto Bay (Village)	78	4.0%	10	-37.5%	\$588,000	4.6%	\$611,584	1.6%
Palmetto Estates (CDP)	32	23.1%	5	400.0%	\$325,000	3.2%	\$320,672	1.0%
Pinecrest (Village)	52	-18.8%	21	-4.5%	\$1,062,500	-7.6%	\$1,595,136	8.2%
Pinewood (CDP)	20	5.3%	8	33.3%	\$230,000	3.4%	\$222,413	3.0%
Princeton (CDP)	107	52.9%	8	33.3%	\$313,000	9.8%	\$315,510	11.4%
Richmond Heights (CDP)	19	-32.1%	3	-40.0%	\$270,000	4.7%	\$274,126	8.3%
Richmond West (CDP)	85	11.8%	15	66.7%	\$361,000	3.1%	\$374,966	5.9%
South Miami (City)	24	-22.6%	4	-63.6%	\$700,064	22.6%	\$878,795	38.3%
South Miami Heights (CDP)	52	-22.4%	6	-25.0%	\$305,000	7.0%	\$312,988	8.4%
Sunny Isles Beach (City)	2	-33.3%	2	-33.3%	\$1,350,000	-27.0%	\$1,387,500	-26.9%
Sunset (CDP)	35	20.7%	7	16.7%	\$450,000	0.0%	\$531,074	-2.2%
Surfside (Town)	18	125.0%	5	66.7%	\$640,000	-12.3%	\$738,556	-1.1%
Sweetwater (City)	6	100.0%	1	N/A	\$397,500	34.7%	\$384,750	24.8%
Tamiami (CDP)	72	30.9%	12	20.0%	\$394,000	-3.9%	\$443,012	-10.7%
The Crossings (CDP)	18	-45.5%	2	-33.3%	\$422,500	14.2%	\$455,778	22.0%
The Hammocks (CDP)	67	-1.5%	8	-11.1%	\$378,950	3.8%	\$381,883	3.2%
Three Lakes (CDP)	24	-29.4%	6	50.0%	\$395,000	8.8%	\$384,958	3.7%
University Park (CDP)	31	10.7%	5	66.7%	\$449,000	6.9%	\$465,041	-3.1%
Virginia Gardens (Village)	2	-60.0%	0	-100.0%	\$405,000	12.5%	\$377,500	16.2%
West Little River (CDP)	50	-13.8%	14	-12.5%	\$254,925	9.6%	\$245,493	7.1%
West Miami (City)	8	60.0%	1	0.0%	\$380,000	-11.1%	\$376,563	-12.3%
West Perrine (CDP)	30	20.0%	4	-20.0%	\$333,000	35.9%	\$306,559	23.7%
Westchester (CDP)	23	-30.3%	4	-42.9%	\$405,000	8.0%	\$423,954	9.9%
Westview (CDP)	18	-5.3%	3	-40.0%	\$245,000	11.4%	\$239,496	10.4%
Westwood Lakes (CDP)	14	-44.0%	1	-66.7%	\$397,450	10.4%	\$392,064	4.6%

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Miami-Dade County Local Residential Market Metrics - Q4 2019

Single Family Homes

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	\$1.8 Billion	12.0%	95.7%	0.4%	51 Days	4.1%	4,461	-6.4%
Aventura (City)	\$4.6 Million	559.0%	84.2%	-6.1%	168 Days	-71.5%	15	-34.8%
Bal Harbour (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	7	133.3%
Bay Harbor Islands (Town)	\$2.0 Million	-19.5%	88.4%	2.6%	107 Days	-58.5%	6	-14.3%
Biscayne Park (Village)	\$6.7 Million	39.0%	91.4%	0.3%	61 Days	-20.8%	8	-38.5%
Brownsville (CDP)	\$4.8 Million	-22.9%	100.0%	1.4%	28 Days	12.0%	41	-6.8%
Coral Gables (City)	\$149.2 Million	-9.4%	90.6%	-0.3%	123 Days	59.7%	172	-14.9%
Coral Terrace (CDP)	\$13.3 Million	-29.8%	93.7%	-2.0%	70 Days	55.6%	61	-12.9%
Country Club (CDP)	\$9.4 Million	15.9%	97.5%	0.9%	38 Days	58.3%	29	-21.6%
Country Walk (CDP)	\$20.0 Million	45.7%	98.2%	0.1%	56 Days	64.7%	49	-10.9%
Cutler Bay (Town)	\$48.7 Million	7.8%	96.7%	0.2%	35 Days	0.0%	164	3.1%
Doral (City)	\$38.1 Million	45.0%	93.8%	1.2%	87 Days	-16.3%	128	-8.6%
El Portal (Village)	\$5.2 Million	389.4%	95.3%	-5.8%	61 Days	205.0%	13	30.0%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida City (City)	\$4.1 Million	19.2%	98.3%	0.9%	25 Days	-10.7%	27	58.8%
Fountainebleau (CDP)	\$4.6 Million	-14.5%	94.8%	2.6%	30 Days	-71.2%	23	9.5%
Gladeview (CDP)	\$3.5 Million	-8.0%	94.9%	-4.3%	25 Days	-32.4%	30	-23.1%
Glenvar Heights (CDP)	\$16.1 Million	27.1%	93.6%	1.4%	82 Days	86.4%	32	45.5%
Golden Beach (Town)	\$7.3 Million	-47.0%	85.9%	18.5%	365 Days	1.7%	5	-28.6%
Golden Glades (CDP)	\$13.0 Million	16.2%	97.2%	0.7%	67 Days	76.3%	49	-2.0%
Goulds (CDP)	\$5.5 Million	5.8%	97.1%	1.0%	76 Days	20.6%	35	-27.1%
Hialeah (City)	\$44.8 Million	29.4%	96.9%	0.2%	43 Days	16.2%	178	-12.3%
Hialeah Gardens (City)	\$5.2 Million	493.9%	97.7%	2.6%	49 Days	444.4%	19	58.3%
Homestead (City)	\$41.4 Million	17.7%	97.2%	0.3%	51 Days	50.0%	188	11.2%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$11.6 Million	32.3%	96.2%	3.2%	95 Days	-12.0%	34	-10.5%
Kendale Lakes (CDP)	\$22.8 Million	102.3%	96.8%	2.0%	35 Days	-5.4%	68	13.3%
Kendall (CDP)	\$74.1 Million	14.9%	93.2%	-2.0%	51 Days	-22.7%	101	-17.9%
Kendall West (CDP)	\$15.5 Million	52.8%	97.5%	0.1%	48 Days	128.6%	34	-30.6%
Key Biscayne (Village)	\$9.3 Million	-69.6%	88.1%	2.9%	298 Days	29.6%	26	-3.7%
Leisure City (CDP)	\$9.2 Million	36.3%	96.5%	0.5%	42 Days	23.5%	50	-12.3%
Medley (Town)	\$1.3 Million	N/A	100.0%	N/A	17 Days	N/A	3	200.0%
Miami (City)	\$205.9 Million	29.2%	93.1%	0.2%	71 Days	12.7%	444	-3.3%
Miami Beach (City)	\$182.5 Million	54.8%	86.6%	0.1%	281 Days	66.3%	157	-1.3%
Miami Gardens (City)	\$48.5 Million	6.1%	97.1%	-0.2%	25 Days	-24.2%	260	-3.3%
Miami Lakes (Town)	\$20.6 Million	-7.3%	95.6%	1.9%	59 Days	31.1%	49	-15.5%

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Miami Shores (Village)	\$31.0 Million	36.8%	91.9%	-1.3%	107 Days	87.7%	54	-23.9%
Miami Springs (City)	\$17.8 Million	92.3%	94.6%	-2.5%	54 Days	50.0%	29	-31.0%
Naranja (CDP)	\$2.4 Million	50.7%	95.6%	-1.8%	47 Days	-37.3%	12	33.3%
North Bay Village (City)	\$6.7 Million	525.1%	93.5%	10.5%	165 Days	-43.3%	7	-36.4%
North Miami (City)	\$32.9 Million	1.9%	96.4%	1.4%	72 Days	50.0%	96	-20.7%
North Miami Beach (City)	\$23.7 Million	74.6%	94.3%	0.7%	67 Days	-26.4%	88	12.8%
Ojus (CDP)	\$14.9 Million	37.6%	89.4%	-0.7%	85 Days	-60.6%	52	30.0%
Olympia Heights (CDP)	\$7.7 Million	-41.9%	94.8%	-0.3%	20 Days	-37.5%	36	-12.2%
Opa-locka (City)	\$4.2 Million	-4.9%	99.1%	1.0%	38 Days	26.7%	20	-28.6%
Palm Springs North (CDP)	\$6.1 Million	43.9%	94.5%	2.4%	48 Days	23.1%	14	27.3%
Palmetto Bay (Village)	\$47.7 Million	5.7%	94.0%	1.5%	106 Days	-0.9%	87	17.6%
Palmetto Estates (CDP)	\$10.3 Million	24.3%	98.6%	2.7%	24 Days	-14.3%	35	-7.9%
Pinecrest (Village)	\$82.9 Million	-12.1%	89.5%	-2.0%	136 Days	33.3%	74	5.7%
Pinewood (CDP)	\$4.4 Million	8.4%	98.1%	0.1%	40 Days	300.0%	24	4.3%
Princeton (CDP)	\$33.8 Million	70.3%	98.4%	2.3%	43 Days	0.0%	100	-9.9%
Richmond Heights (CDP)	\$5.2 Million	-26.5%	97.9%	-0.7%	31 Days	55.0%	26	-23.5%
Richmond West (CDP)	\$31.9 Million	18.4%	97.4%	2.0%	39 Days	-25.0%	99	15.1%
South Miami (City)	\$21.1 Million	7.1%	96.5%	3.2%	47 Days	-4.1%	35	-5.4%
South Miami Heights (CDP)	\$16.3 Million	-15.9%	96.0%	-0.8%	23 Days	-17.9%	67	-6.9%
Sunny Isles Beach (City)	\$2.8 Million	-51.3%	84.4%	9.5%	59 Days	-89.5%	8	-60.0%
Sunset (CDP)	\$18.6 Million	18.1%	95.4%	5.0%	21 Days	-66.1%	30	-18.9%
Surfside (Town)	\$13.3 Million	122.5%	89.6%	1.5%	172 Days	-9.5%	24	84.6%
Sweetwater (City)	\$2.3 Million	149.6%	96.8%	5.0%	65 Days	209.5%	3	-25.0%
Tamiami (CDP)	\$31.9 Million	16.9%	93.8%	0.3%	47 Days	-9.6%	79	5.3%
The Crossings (CDP)	\$8.2 Million	-33.4%	96.8%	1.5%	31 Days	-32.6%	19	-52.5%
The Hammocks (CDP)	\$25.6 Million	1.7%	97.4%	1.7%	42 Days	-34.4%	99	1.0%
Three Lakes (CDP)	\$9.2 Million	-26.8%	96.2%	1.1%	40 Days	-18.4%	36	-7.7%
University Park (CDP)	\$14.4 Million	7.2%	95.8%	1.6%	44 Days	0.0%	37	-7.5%
Virginia Gardens (Village)	\$755,000	-53.5%	95.3%	-0.7%	69 Days	91.7%	2	-33.3%
West Little River (CDP)	\$12.3 Million	-7.7%	98.1%	1.6%	32 Days	0.0%	81	-18.2%
West Miami (City)	\$3.0 Million	40.3%	96.9%	2.4%	30 Days	-50.8%	15	66.7%
West Perrine (CDP)	\$9.2 Million	48.4%	100.0%	4.5%	19 Days	-62.7%	22	0.0%
Westchester (CDP)	\$9.8 Million	-23.4%	95.1%	0.8%	33 Days	-10.8%	39	-27.8%
Westview (CDP)	\$4.3 Million	4.6%	97.2%	-0.5%	37 Days	-19.6%	19	-24.0%
Westwood Lakes (CDP)	\$5.5 Million	-41.4%	97.3%	1.5%	26 Days	-7.1%	24	-29.4%

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Miami-Dade County	3,471	6.7%	1,868	-3.8%	6,190	-10.0%	5.6	-12.5%
Aventura (City)	9	200.0%	5	66.7%	26	-40.9%	14.2	-46.2%
Bal Harbour (Village)	0	-100.0%	0	N/A	14	27.3%	24.0	81.8%
Bay Harbor Islands (Town)	2	100.0%	0	-100.0%	27	0.0%	36.0	-22.2%
Biscayne Park (Village)	9	28.6%	5	66.7%	15	-25.0%	4.6	-17.9%
Brownsville (CDP)	21	-32.3%	14	-33.3%	41	-4.7%	3.8	-15.6%
Coral Gables (City)	104	-1.9%	52	-7.1%	377	0.0%	9.9	1.0%
Coral Terrace (CDP)	46	2.2%	27	3.8%	74	-8.6%	5.3	6.0%
Country Club (CDP)	30	30.4%	17	21.4%	30	-28.6%	3.4	-24.4%
Country Walk (CDP)	52	20.9%	22	-15.4%	47	-14.5%	3.0	-25.0%
Cutler Bay (Town)	122	-2.4%	48	-9.4%	143	-17.3%	3.0	-28.6%
Doral (City)	80	35.6%	47	30.6%	300	-17.6%	13.2	-29.0%
El Portal (Village)	13	225.0%	5	25.0%	20	53.8%	5.6	7.7%
Fisher Island (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida City (City)	25	19.0%	13	85.7%	22	37.5%	4.3	26.5%
Fountainebleau (CDP)	19	11.8%	17	41.7%	27	-12.9%	6.1	-4.7%
Gladeview (CDP)	23	-4.2%	18	-10.0%	32	-17.9%	4.1	-21.2%
Glenvar Heights (CDP)	20	-4.8%	9	-18.2%	46	-23.3%	6.8	-21.8%
Golden Beach (Town)	3	0.0%	2	100.0%	42	-8.7%	63.0	14.1%
Golden Glades (CDP)	46	12.2%	28	-28.2%	47	-21.7%	3.6	-16.3%
Goulds (CDP)	33	43.5%	20	33.3%	39	-22.0%	4.8	-39.2%
Hialeah (City)	168	28.2%	105	14.1%	181	-24.6%	4.0	-29.8%
Hialeah Gardens (City)	22	214.3%	12	140.0%	13	-51.9%	2.5	-70.6%
Homestead (City)	133	8.1%	55	-26.7%	200	1.0%	4.0	2.6%
Indian Creek (Village)	0	N/A	0	N/A	1	0.0%	0.0	N/A
Ives Estates (CDP)	25	-10.7%	12	0.0%	46	-13.2%	5.7	-6.6%
Kendale Lakes (CDP)	54	35.0%	27	-12.9%	66	-13.2%	4.0	-24.5%
Kendall (CDP)	106	1.9%	41	-16.3%	156	-11.9%	4.4	-15.4%
Kendall West (CDP)	32	-23.8%	17	-29.2%	29	-31.0%	2.5	-50.0%
Key Biscayne (Village)	9	-25.0%	8	100.0%	120	8.1%	43.6	92.9%
Leisure City (CDP)	42	5.0%	28	-12.5%	54	-6.9%	4.0	-23.1%
Medley (Town)	3	N/A	0	N/A	2	0.0%	6.0	-25.0%
Miami (City)	314	5.7%	165	-17.9%	731	-7.8%	7.3	-12.0%
Miami Beach (City)	40	-9.1%	26	4.0%	437	0.2%	24.9	2.9%
Miami Gardens (City)	230	6.5%	156	-4.3%	212	-8.6%	3.4	-12.8%
Miami Lakes (Town)	47	6.8%	27	35.0%	70	-23.1%	4.9	-21.0%

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Miami-Dade County Local Residential Market Metrics - Q4 2019

Single Family Homes

Municipalities and Census-Designated Places*

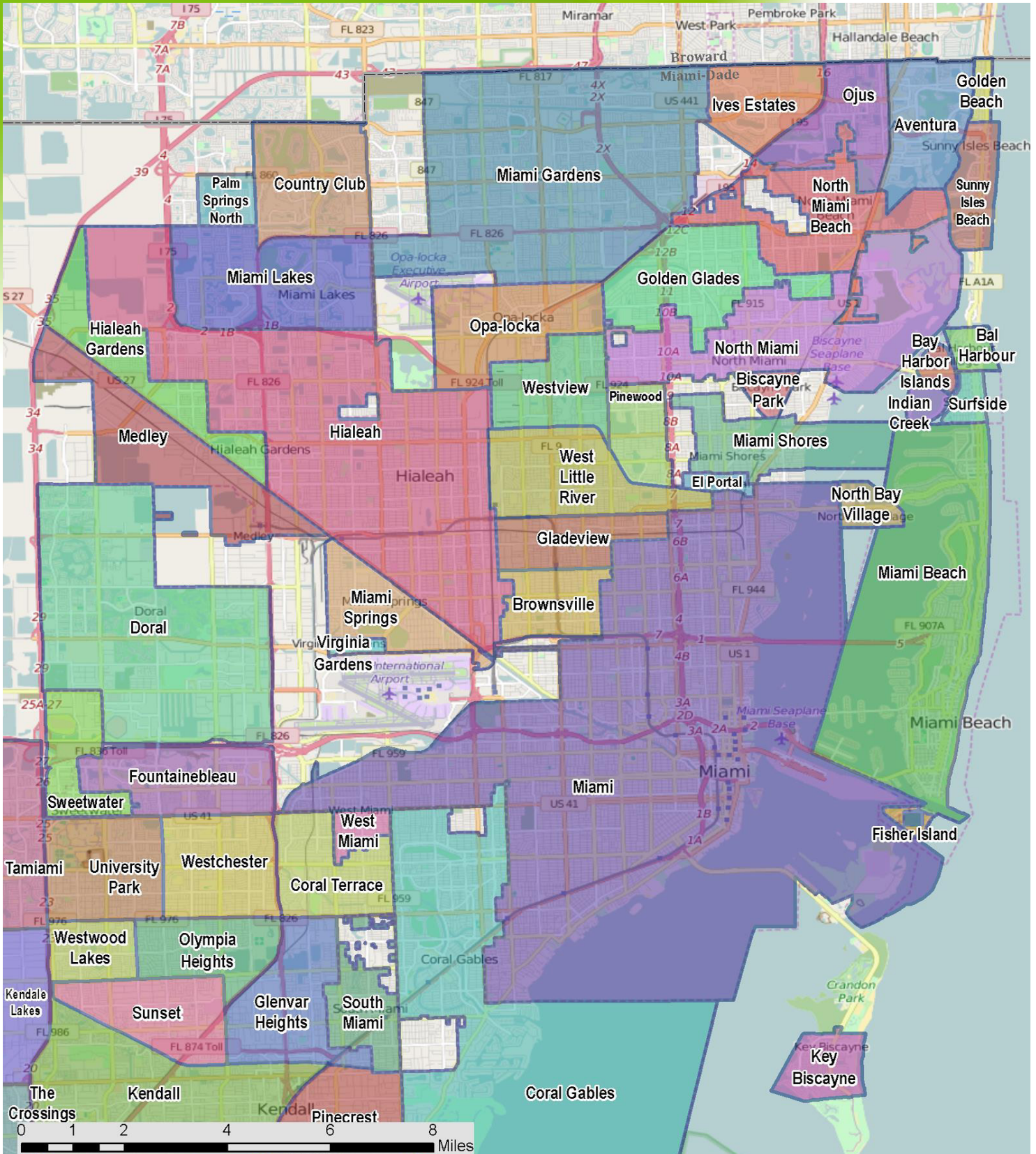


Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami Shores (Village)	44	33.3%	20	33.3%	93	-15.5%	6.5	-5.8%
Miami Springs (City)	36	50.0%	15	25.0%	31	-36.7%	3.2	-45.8%
Naranja (CDP)	7	-41.7%	8	33.3%	11	-15.4%	4.7	0.0%
North Bay Village (City)	8	100.0%	4	100.0%	16	-15.8%	9.1	-36.4%
North Miami (City)	81	20.9%	47	0.0%	140	-20.5%	6.2	-21.5%
North Miami Beach (City)	61	29.8%	25	-13.8%	141	6.8%	7.6	1.3%
Ojus (CDP)	17	-34.6%	11	-26.7%	108	25.6%	13.8	20.0%
Olympia Heights (CDP)	25	-16.7%	10	11.1%	34	-17.1%	3.9	-22.0%
Opa-locka (City)	24	60.0%	19	58.3%	26	-16.1%	3.8	-36.7%
Palm Springs North (CDP)	18	100.0%	7	-12.5%	11	37.5%	2.7	35.0%
Palmetto Bay (Village)	67	1.5%	36	33.3%	131	-11.5%	5.2	-8.8%
Palmetto Estates (CDP)	33	6.5%	17	21.4%	23	-25.8%	2.1	-27.6%
Pinecrest (Village)	49	8.9%	24	0.0%	203	2.5%	10.7	12.6%
Pinewood (CDP)	18	0.0%	7	-41.7%	20	11.1%	3.7	23.3%
Princeton (CDP)	103	43.1%	56	40.0%	111	-11.2%	4.0	-18.4%
Richmond Heights (CDP)	19	-20.8%	10	11.1%	23	0.0%	3.9	56.0%
Richmond West (CDP)	89	30.9%	38	2.7%	80	-24.5%	2.9	-31.0%
South Miami (City)	27	8.0%	16	33.3%	50	-15.3%	5.7	-21.9%
South Miami Heights (CDP)	49	-14.0%	29	-9.4%	52	-29.7%	2.7	-20.6%
Sunny Isles Beach (City)	3	-40.0%	3	-25.0%	36	2.9%	25.4	-9.3%
Sunset (CDP)	26	-18.8%	11	-21.4%	39	-17.0%	3.6	-26.5%
Surfside (Town)	18	800.0%	5	400.0%	53	6.0%	13.3	-20.4%
Sweetwater (City)	5	66.7%	2	100.0%	3	-50.0%	1.9	-62.7%
Tamiami (CDP)	65	20.4%	31	-6.1%	93	-11.4%	4.7	-17.5%
The Crossings (CDP)	16	-61.0%	8	-61.9%	27	-32.5%	2.7	-27.0%
The Hammocks (CDP)	72	10.8%	31	-6.1%	104	-2.8%	4.2	-2.3%
Three Lakes (CDP)	24	-14.3%	10	-28.6%	30	-23.1%	3.0	-30.2%
University Park (CDP)	30	7.1%	26	30.0%	34	-30.6%	3.2	-45.8%
Virginia Gardens (Village)	2	-50.0%	1	-50.0%	2	-33.3%	2.0	0.0%
West Little River (CDP)	61	-18.7%	40	-28.6%	75	0.0%	3.9	-4.9%
West Miami (City)	7	0.0%	5	-44.4%	14	27.3%	4.3	-18.9%
West Perrine (CDP)	22	10.0%	9	-10.0%	27	17.4%	4.3	2.4%
Westchester (CDP)	41	20.6%	26	13.0%	38	-30.9%	2.9	-34.1%
Westview (CDP)	18	-21.7%	12	0.0%	16	0.0%	3.4	25.9%
Westwood Lakes (CDP)	22	-8.3%	16	128.6%	15	-53.1%	2.3	-53.1%

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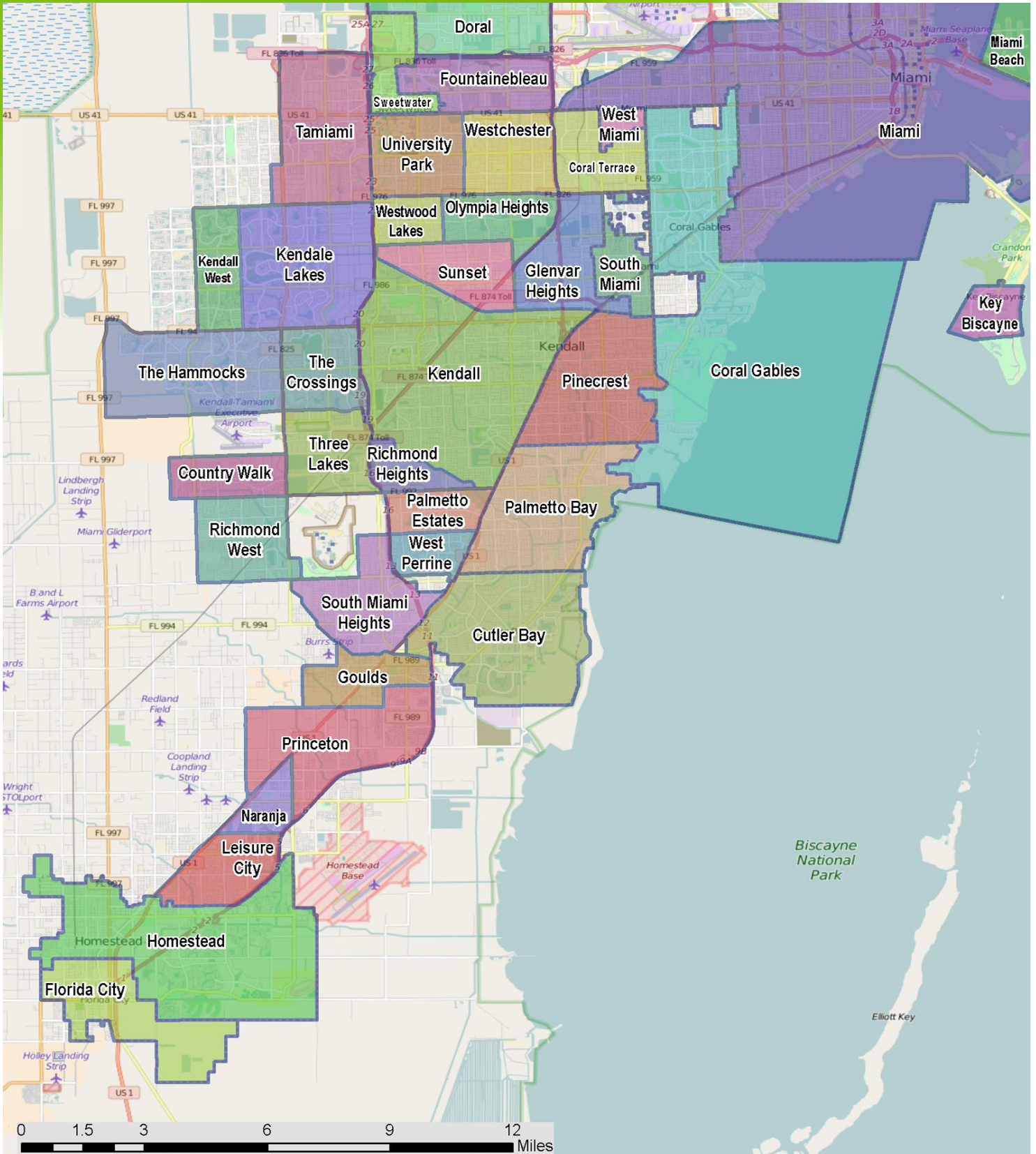
Reference Map - Northern Miami-Dade County Municipalities and Census-Designated Places*



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Miami-Dade County Local Residential Market Metrics - Q4 2019

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



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