

# Miami-Dade County Local Residential Market Metrics - Q4 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	3,520	5.6%	1,656	-0.1%	\$245,000	4.9%	\$382,454	6.8%
Aventura (City)	240	1.7%	141	-10.2%	\$289,000	1.4%	\$400,483	-8.6%
Bal Harbour (Village)	30	57.9%	19	35.7%	\$842,500	-23.4%	\$1,383,767	-24.5%
Bay Harbor Islands (Town)	27	-10.0%	15	-11.8%	\$225,499	-17.2%	\$398,778	4.2%
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)	62	-6.1%	31	-18.4%	\$427,500	7.5%	\$525,013	5.3%
Coral Terrace (CDP)	1	N/A	0	N/A	\$390,000	N/A	\$390,000	N/A
Country Club (CDP)	83	-6.7%	32	-25.6%	\$203,000	19.4%	\$211,186	13.7%
Country Walk (CDP)	1	-85.7%	0	N/A	\$250,000	16.3%	\$250,000	14.4%
Cutler Bay (Town)	46	-13.2%	15	7.1%	\$205,000	3.0%	\$206,182	6.0%
Doral (City)	177	6.0%	57	-29.6%	\$269,000	4.5%	\$286,273	4.2%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	6	-14.3%	4	0.0%	\$3,125,000	-15.5%	\$4,783,334	-8.1%
Florida City (City)	3	-62.5%	0	-100.0%	\$97,000	-32.2%	\$82,050	-43.5%
Fountainebleau (CDP)	115	4.5%	62	29.2%	\$190,000	3.7%	\$198,392	4.6%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	39	14.7%	21	23.5%	\$257,500	22.6%	\$285,759	27.9%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	16	-30.4%	16	-5.9%	\$95,000	5.0%	\$92,571	-5.0%
Goulds (CDP)	1	N/A	0	N/A	\$200,000	N/A	\$200,000	N/A
Hialeah (City)	142	30.3%	51	30.8%	\$175,000	-2.8%	\$197,973	-0.9%
Hialeah Gardens (City)	17	-5.6%	6	-40.0%	\$234,000	46.3%	\$206,235	19.4%
Homestead (City)	125	-14.4%	50	-23.1%	\$170,000	12.6%	\$168,579	-6.4%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	34	-37.0%	8	-66.7%	\$167,500	15.5%	\$182,739	19.7%
Kendale Lakes (CDP)	105	28.0%	38	90.0%	\$212,000	3.4%	\$211,841	2.9%
Kendall (CDP)	156	7.6%	68	13.3%	\$220,000	0.0%	\$232,632	2.4%
Kendall West (CDP)	54	-11.5%	23	-28.1%	\$169,500	3.1%	\$184,143	5.1%
Key Biscayne (Village)	41	-2.4%	25	-3.8%	\$742,500	-6.0%	\$1,055,652	-9.2%
Leisure City (CDP)	6	-14.3%	4	-20.0%	\$132,500	15.7%	\$139,317	40.9%
Medley (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	687	8.4%	311	7.6%	\$315,000	-3.1%	\$437,993	2.3%
Miami Beach (City)	411	14.2%	255	9.4%	\$305,793	7.3%	\$624,132	24.0%
Miami Gardens (City)	44	-8.3%	15	-31.8%	\$185,450	32.5%	\$161,716	13.7%
Miami Lakes (Town)	35	40.0%	11	120.0%	\$258,000	-4.4%	\$266,723	2.2%

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## 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 Shores (Village)	9	200.0%	2	0.0%	\$188,000	-8.3%	\$236,467	-13.5%
Miami Springs (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Naranja (CDP)	17	-22.7%	4	-50.0%	\$203,000	2.0%	\$186,815	22.3%
North Bay Village (City)	39	18.2%	23	35.3%	\$257,000	30.8%	\$276,782	26.3%
North Miami (City)	63	-7.4%	34	-29.2%	\$139,500	2.2%	\$160,186	-7.6%
North Miami Beach (City)	53	-8.6%	33	-13.2%	\$136,625	-10.7%	\$284,103	25.1%
Ojus (CDP)	51	13.3%	32	10.3%	\$109,000	7.0%	\$128,258	15.3%
Olympia Heights (CDP)	1	N/A	1	N/A	\$105,000	N/A	\$105,000	N/A
Opa-locka (City)	7	250.0%	6	500.0%	\$155,000	11.1%	\$163,571	17.3%
Palm Springs North (CDP)	2	N/A	1	N/A	\$203,990	N/A	\$207,995	N/A
Palmetto Bay (Village)	8	0.0%	5	150.0%	\$150,000	-6.5%	\$217,512	-11.8%
Palmetto Estates (CDP)	1	0.0%	0	-100.0%	\$135,000	8.0%	\$135,000	8.0%
Pinecrest (Village)	9	-25.0%	6	20.0%	\$215,000	-5.4%	\$370,867	13.9%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	52	160.0%	3	50.0%	\$250,500	11.3%	\$237,887	8.4%
Richmond Heights (CDP)	3	200.0%	0	-100.0%	\$240,000	71.4%	\$247,500	76.8%
Richmond West (CDP)	14	75.0%	0	-100.0%	\$248,500	1.8%	\$253,786	12.6%
South Miami (City)	12	9.1%	5	-28.6%	\$195,000	-14.5%	\$234,425	-2.5%
South Miami Heights (CDP)	6	-14.3%	5	66.7%	\$115,000	-19.9%	\$112,067	-15.8%
Sunny Isles Beach (City)	151	17.1%	91	2.2%	\$330,000	-17.0%	\$695,741	-2.4%
Sunset (CDP)	3	50.0%	2	100.0%	\$148,000	-39.4%	\$142,333	-41.7%
Surfside (Town)	16	33.3%	11	22.2%	\$575,000	16.2%	\$1,596,275	85.7%
Sweetwater (City)	12	-7.7%	10	11.1%	\$139,500	-10.0%	\$141,708	-2.3%
Tamiami (CDP)	32	68.4%	16	100.0%	\$215,000	31.1%	\$213,302	11.3%
The Crossings (CDP)	32	-25.6%	14	-6.7%	\$229,500	-1.3%	\$233,294	0.4%
The Hammocks (CDP)	77	-15.4%	25	-3.8%	\$230,000	-9.8%	\$234,412	-0.7%
Three Lakes (CDP)	26	44.4%	5	-16.7%	\$295,000	8.3%	\$290,402	11.9%
University Park (CDP)	14	100.0%	4	300.0%	\$181,250	-17.6%	\$201,357	-10.5%
Virginia Gardens (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	4	300.0%	2	100.0%	\$108,000	2.9%	\$221,823	111.3%
West Miami (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	4	33.3%	2	0.0%	\$206,000	24.8%	\$203,000	23.5%
Westchester (CDP)	9	28.6%	3	-25.0%	\$233,000	66.4%	\$231,933	49.8%
Westview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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# Miami-Dade County Local Residential Market Metrics - Q4 2019

## Townhouses and Condos

### 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	12.8%	93.7%	0.1%	72 Days	2.9%	5,960	-10.3%
Aventura (City)	\$96.1 Million	-7.1%	89.2%	-0.6%	154 Days	10.0%	530	5.8%
Bal Harbour (Village)	\$41.5 Million	19.2%	84.6%	-0.4%	279 Days	20.8%	57	-26.0%
Bay Harbor Islands (Town)	\$10.8 Million	-6.2%	90.3%	0.3%	147 Days	-8.7%	65	22.6%
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	0	N/A
Coral Gables (City)	\$32.6 Million	-1.1%	92.9%	0.9%	155 Days	53.5%	86	-11.3%
Coral Terrace (CDP)	\$390,000	N/A	101.3%	N/A	13 Days	N/A	3	-25.0%
Country Club (CDP)	\$17.5 Million	6.1%	96.2%	-0.4%	33 Days	-19.5%	93	-10.6%
Country Walk (CDP)	\$250,000	-83.7%	96.5%	2.8%	127 Days	284.8%	8	33.3%
Cutler Bay (Town)	\$9.5 Million	-8.0%	95.2%	0.2%	39 Days	5.4%	39	-31.6%
Doral (City)	\$50.7 Million	10.5%	94.3%	0.2%	84 Days	10.5%	254	-12.1%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$28.7 Million	-21.3%	81.3%	-0.5%	240 Days	179.1%	34	3.0%
Florida City (City)	\$246,150	-78.8%	97.4%	1.9%	42 Days	-65.0%	3	-40.0%
Fountainebleau (CDP)	\$22.8 Million	9.3%	95.2%	-0.9%	31 Days	-6.1%	139	-7.3%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Glenvar Heights (CDP)	\$11.1 Million	46.7%	94.3%	-1.3%	70 Days	45.8%	52	8.3%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$1.5 Million	-33.9%	96.6%	1.4%	56 Days	-38.5%	28	-20.0%
Goulds (CDP)	\$200,000	N/A	80.0%	N/A	56 Days	N/A	0	N/A
Hialeah (City)	\$28.1 Million	29.1%	96.0%	0.5%	26 Days	-29.7%	155	-14.8%
Hialeah Gardens (City)	\$3.5 Million	12.8%	96.0%	2.0%	25 Days	-21.9%	19	-9.5%
Homestead (City)	\$21.1 Million	-19.9%	97.3%	1.2%	35 Days	-23.9%	163	-25.9%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$6.2 Million	-24.6%	95.6%	1.0%	42 Days	-10.6%	49	-33.8%
Kendale Lakes (CDP)	\$22.2 Million	31.7%	96.3%	0.1%	36 Days	12.5%	97	-7.6%
Kendall (CDP)	\$36.3 Million	10.1%	95.7%	-0.2%	33 Days	17.9%	141	-23.4%
Kendall West (CDP)	\$9.9 Million	-7.0%	96.5%	0.0%	24 Days	-4.0%	60	-17.8%
Key Biscayne (Village)	\$43.3 Million	-11.3%	91.0%	1.0%	152 Days	-5.6%	86	16.2%
Leisure City (CDP)	\$835,902	20.8%	98.1%	2.2%	23 Days	-25.8%	10	0.0%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$300.9 Million	10.8%	92.4%	0.3%	107 Days	-10.8%	1,336	-10.5%
Miami Beach (City)	\$256.5 Million	41.5%	89.5%	-0.6%	147 Days	11.4%	977	-12.7%
Miami Gardens (City)	\$7.1 Million	4.2%	96.5%	2.1%	43 Days	-12.2%	71	-5.3%
Miami Lakes (Town)	\$9.3 Million	43.1%	95.5%	0.6%	30 Days	-11.8%	35	6.1%

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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)	\$2.1 Million	159.5%	94.8%	2.7%	59 Days	-59.3%	1	-83.3%
Miami Springs (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	50.0%
Naranja (CDP)	\$3.2 Million	-5.5%	96.7%	-0.5%	23 Days	-17.9%	20	-25.9%
North Bay Village (City)	\$10.8 Million	49.3%	89.9%	-4.4%	143 Days	88.2%	60	-26.8%
North Miami (City)	\$10.1 Million	-14.4%	94.3%	1.8%	69 Days	64.3%	125	6.8%
North Miami Beach (City)	\$15.1 Million	14.3%	95.0%	3.3%	128 Days	47.1%	130	13.0%
Ojus (CDP)	\$6.5 Million	30.7%	91.7%	2.8%	54 Days	-47.6%	74	-11.9%
Olympia Heights (CDP)	\$105,000	N/A	95.5%	N/A	2 Days	N/A	1	0.0%
Opa-locka (City)	\$1.1 Million	310.4%	95.6%	5.5%	17 Days	-39.3%	7	40.0%
Palm Springs North (CDP)	\$415,990	N/A	99.5%	N/A	126 Days	N/A	1	0.0%
Palmetto Bay (Village)	\$1.7 Million	-11.8%	93.2%	-5.4%	102 Days	96.2%	2	-84.6%
Palmetto Estates (CDP)	\$135,000	8.0%	100.0%	11.6%	4 Days	-97.9%	1	N/A
Pinecrest (Village)	\$3.3 Million	-14.6%	93.6%	-2.4%	125 Days	38.9%	13	44.4%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$12.4 Million	181.7%	98.2%	0.5%	62 Days	1.6%	80	-7.0%
Richmond Heights (CDP)	\$742,500	430.4%	100.0%	7.2%	14 Days	250.0%	2	-33.3%
Richmond West (CDP)	\$3.6 Million	97.0%	98.7%	2.9%	35 Days	-42.6%	9	-52.6%
South Miami (City)	\$2.8 Million	6.3%	91.0%	-3.3%	40 Days	-72.2%	17	41.7%
South Miami Heights (CDP)	\$672,402	-27.8%	100.0%	6.7%	6 Days	-71.4%	6	-40.0%
Sunny Isles Beach (City)	\$105.1 Million	14.3%	89.4%	1.4%	190 Days	31.0%	394	-11.7%
Sunset (CDP)	\$426,999	-12.6%	96.3%	-6.9%	15 Days	-61.5%	8	100.0%
Surfside (Town)	\$25.5 Million	147.6%	90.1%	-0.3%	195 Days	91.2%	35	0.0%
Sweetwater (City)	\$1.7 Million	-9.8%	93.3%	-2.5%	13 Days	85.7%	8	-60.0%
Tamiami (CDP)	\$6.8 Million	87.4%	95.8%	0.2%	26 Days	13.0%	43	-2.3%
The Crossings (CDP)	\$7.5 Million	-25.3%	96.1%	-0.5%	26 Days	-27.8%	35	-28.6%
The Hammocks (CDP)	\$18.0 Million	-16.0%	96.7%	-0.2%	43 Days	79.2%	95	-13.6%
Three Lakes (CDP)	\$7.6 Million	61.7%	96.3%	-1.2%	29 Days	-23.7%	30	-14.3%
University Park (CDP)	\$2.8 Million	79.1%	94.7%	0.4%	34 Days	100.0%	13	44.4%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Little River (CDP)	\$887,292	745.0%	87.4%	-8.9%	53 Days	-43.0%	3	0.0%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	400.0%
West Perrine (CDP)	\$812,000	64.7%	94.5%	-2.7%	80 Days	566.7%	7	-12.5%
Westchester (CDP)	\$2.1 Million	92.7%	97.0%	0.3%	54 Days	157.1%	7	-22.2%
Westview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
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	3,701	10.1%	1,886	6.5%	14,662	-7.6%	12.5	-8.8%
Aventura (City)	241	7.1%	119	19.0%	1,567	-2.4%	20.0	1.0%
Bal Harbour (Village)	31	63.2%	10	-16.7%	282	-4.7%	28.2	-19.9%
Bay Harbor Islands (Town)	28	12.0%	13	-13.3%	176	-3.3%	23.7	31.7%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Coral Gables (City)	66	13.8%	33	13.8%	228	-9.5%	9.7	-13.4%
Coral Terrace (CDP)	2	N/A	1	N/A	2	-71.4%	8.0	-90.5%
Country Club (CDP)	88	1.1%	45	-18.2%	71	-26.8%	2.6	-21.2%
Country Walk (CDP)	6	-14.3%	6	100.0%	2	-50.0%	1.0	-41.2%
Cutler Bay (Town)	46	-19.3%	19	-26.9%	40	-23.1%	2.6	-13.3%
Doral (City)	192	8.5%	104	-1.9%	564	-1.9%	10.4	-1.9%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	3	-40.0%	1	-66.7%	111	12.1%	43.0	15.9%
Florida City (City)	2	-80.0%	1	-80.0%	7	-58.8%	7.6	-32.7%
Fountainebleau (CDP)	127	12.4%	65	12.1%	109	-20.4%	3.0	-28.6%
Gladeview (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Glenvar Heights (CDP)	39	14.7%	17	13.3%	50	-18.0%	3.9	-2.5%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	19	-38.7%	10	-52.4%	35	-10.3%	6.1	-7.6%
Goulds (CDP)	1	N/A	1	N/A	0	N/A	0.0	N/A
Hialeah (City)	154	23.2%	81	8.0%	141	-25.0%	3.0	-36.2%
Hialeah Gardens (City)	20	17.6%	10	11.1%	20	17.6%	3.8	8.6%
Homestead (City)	142	-4.1%	77	30.5%	192	-28.1%	4.2	-27.6%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	48	-21.3%	30	-3.2%	75	-17.6%	5.4	10.2%
Kendale Lakes (CDP)	104	33.3%	53	6.0%	80	0.0%	2.3	-8.0%
Kendall (CDP)	143	7.5%	59	15.7%	150	-20.6%	3.0	-23.1%
Kendall West (CDP)	57	-14.9%	37	-2.6%	58	7.4%	3.3	13.8%
Key Biscayne (Village)	40	33.3%	22	266.7%	288	-5.6%	20.3	10.9%
Leisure City (CDP)	3	-62.5%	1	-75.0%	11	0.0%	4.7	-14.5%
Medley (Town)	0	-100.0%	0	N/A	1	-50.0%	0.0	-100.0%
Miami (City)	720	17.6%	345	15.8%	4,311	-8.4%	19.3	-12.7%
Miami Beach (City)	417	24.5%	194	3.7%	2,868	-7.3%	19.8	-7.9%
Miami Gardens (City)	66	15.8%	44	2.3%	48	-28.4%	3.2	-28.9%
Miami Lakes (Town)	29	3.6%	11	-21.4%	27	0.0%	2.8	-3.4%

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# Miami-Dade County Local Residential Market Metrics - Q4 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)	5	0.0%	2	-33.3%	9	-47.1%	3.7	-54.9%
Miami Springs (City)	2	-33.3%	1	-50.0%	3	50.0%	4.0	48.1%
Naranja (CDP)	20	-9.1%	9	-25.0%	18	-18.2%	2.7	-6.9%
North Bay Village (City)	40	8.1%	9	-47.1%	211	2.4%	14.4	-10.6%
North Miami (City)	84	25.4%	56	33.3%	188	-9.2%	9.4	-7.8%
North Miami Beach (City)	50	-23.1%	30	7.1%	343	25.6%	19.1	42.5%
Ojus (CDP)	44	-21.4%	26	-33.3%	105	-13.9%	6.8	-19.0%
Olympia Heights (CDP)	1	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Opa-locka (City)	6	200.0%	2	100.0%	2	-77.8%	1.5	-84.7%
Palm Springs North (CDP)	1	N/A	0	-100.0%	0	-100.0%	0.0	-100.0%
Palmetto Bay (Village)	7	-12.5%	1	-75.0%	7	-56.3%	2.4	-61.3%
Palmetto Estates (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Pinecrest (Village)	7	0.0%	2	0.0%	24	9.1%	7.8	9.9%
Pinewood (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Princeton (CDP)	50	25.0%	35	16.7%	83	-5.7%	5.0	-42.5%
Richmond Heights (CDP)	1	-50.0%	0	-100.0%	1	N/A	1.5	N/A
Richmond West (CDP)	10	-33.3%	7	16.7%	8	-46.7%	1.6	-54.3%
South Miami (City)	10	0.0%	3	-25.0%	14	-6.7%	5.1	10.9%
South Miami Heights (CDP)	7	16.7%	7	133.3%	7	-46.2%	3.0	-51.6%
Sunny Isles Beach (City)	154	33.9%	79	23.4%	1,596	-5.4%	29.5	-19.6%
Sunset (CDP)	6	500.0%	4	N/A	2	-60.0%	1.5	-65.1%
Surfside (Town)	22	83.3%	14	100.0%	122	-4.7%	21.2	-10.2%
Sweetwater (City)	11	22.2%	8	33.3%	7	-75.9%	2.3	-68.9%
Tamiami (CDP)	45	28.6%	22	-15.4%	26	-21.2%	2.4	-29.4%
The Crossings (CDP)	39	-13.3%	21	-4.5%	26	-36.6%	2.1	-36.4%
The Hammocks (CDP)	79	-24.0%	38	-22.4%	80	-1.2%	3.2	10.3%
Three Lakes (CDP)	29	31.8%	7	-41.7%	24	-14.3%	3.0	-3.2%
University Park (CDP)	12	33.3%	11	83.3%	10	25.0%	2.9	11.5%
Virginia Gardens (Village)	0	N/A	0	-100.0%	0	N/A	0.0	N/A
West Little River (CDP)	3	-25.0%	2	-33.3%	6	50.0%	6.5	-32.3%
West Miami (City)	0	-100.0%	0	N/A	4	100.0%	16.0	166.7%
West Perrine (CDP)	4	0.0%	4	0.0%	6	0.0%	3.8	0.0%
Westchester (CDP)	10	11.1%	6	0.0%	7	0.0%	3.4	-19.0%
Westview (CDP)	0	-100.0%	0	-100.0%	2	N/A	6.0	N/A
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

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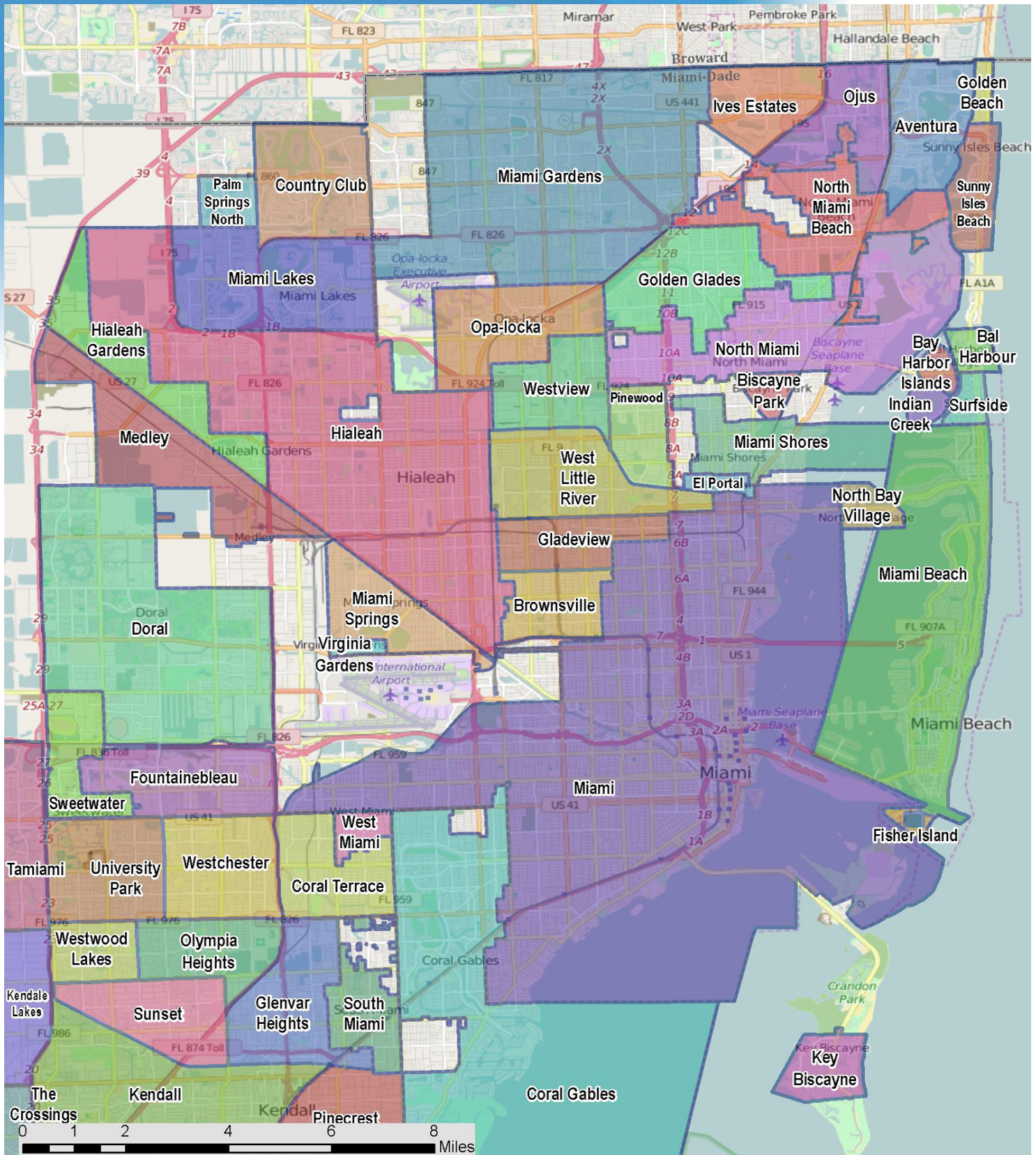
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# Miami-Dade County Local Residential Market Metrics - Q4 2019

## Reference Map - Northern Miami-Dade County

### Municipalities and Census-Designated Places\*



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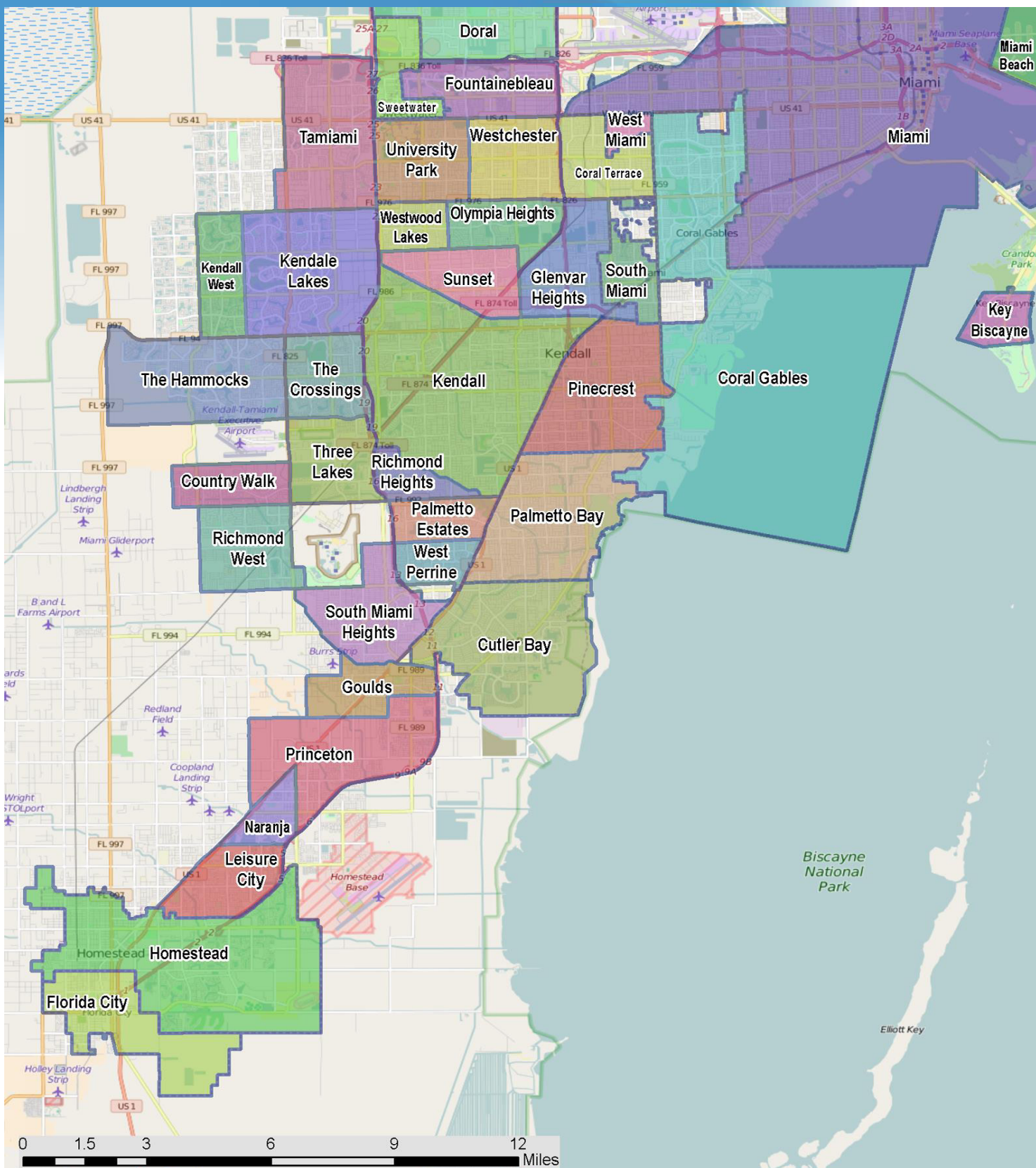
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# Miami-Dade County Local Residential Market Metrics - Q4 2019

## Reference Map - Southern Miami-Dade County

### Municipalities and Census-Designated Places\*



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