

Miami-Dade County Local Residential Market Metrics - Q3 2020

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	3,512	-2.2%	1,391	-12.9%	\$264,000	7.8%	\$423,009	12.9%
Aventura (City)	238	15.0%	129	3.2%	\$294,000	1.7%	\$393,614	-0.9%
Bal Harbour (Village)	27	-6.9%	19	5.6%	\$980,000	5.9%	\$1,814,584	18.1%
Bay Harbor Islands (Town)	25	19.0%	4	-66.7%	\$320,000	8.5%	\$364,800	3.2%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	1	N/A	1	N/A	\$109,000	N/A	\$109,000	N/A
Coral Gables (City)	68	-9.3%	27	-25.0%	\$355,000	26.8%	\$443,006	-11.7%
Coral Terrace (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Country Club (CDP)	72	-7.7%	30	15.4%	\$177,500	-9.0%	\$199,070	-1.5%
Country Walk (CDP)	7	-36.4%	1	-83.3%	\$213,500	-3.4%	\$210,557	-6.3%
Cutler Bay (Town)	65	27.5%	16	-15.8%	\$235,000	30.6%	\$221,641	14.5%
Doral (City)	176	8.0%	35	-23.9%	\$300,000	2.0%	\$308,921	-0.5%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	15	66.7%	10	42.9%	\$2,000,000	-18.4%	\$3,960,433	-22.4%
Florida City (City)	5	N/A	2	N/A	\$182,900	N/A	\$173,780	N/A
Fountainebleau (CDP)	119	6.3%	43	-18.9%	\$198,000	5.9%	\$206,868	-1.2%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	34	3.0%	8	-33.3%	\$214,000	15.7%	\$250,133	9.0%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	21	40.0%	20	42.9%	\$94,000	4.4%	\$107,605	6.3%
Goulds (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hialeah (City)	136	-11.1%	44	-15.4%	\$200,000	8.1%	\$216,168	10.1%
Hialeah Gardens (City)	17	13.3%	4	-55.6%	\$234,900	39.4%	\$228,112	25.0%
Homestead (City)	139	-6.1%	44	-21.4%	\$178,000	20.3%	\$185,709	14.5%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	41	0.0%	14	-26.3%	\$155,000	-11.4%	\$173,804	-9.3%
Kendale Lakes (CDP)	110	-2.7%	24	-29.4%	\$223,500	9.0%	\$224,330	7.0%
Kendall (CDP)	137	-21.3%	50	-15.3%	\$240,000	8.1%	\$249,149	3.9%
Kendall West (CDP)	48	-14.3%	9	-59.1%	\$196,000	18.8%	\$206,683	14.2%
Key Biscayne (Village)	73	62.2%	39	69.6%	\$800,000	12.3%	\$1,212,849	21.2%
Leisure City (CDP)	1	-80.0%	1	-66.7%	\$125,000	-1.6%	\$124,000	3.3%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	684	3.3%	268	-4.6%	\$345,000	7.8%	\$497,825	10.9%
Miami Beach (City)	342	-15.6%	191	-16.2%	\$315,000	3.3%	\$610,228	11.7%
Miami Gardens (City)	35	-12.5%	9	-59.1%	\$206,000	47.1%	\$194,958	37.1%
Miami Lakes (Town)	32	28.0%	7	0.0%	\$310,000	10.7%	\$292,610	10.1%

*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 12, 2020. Next quarterly data release is TBD.

Miami-Dade County Local Residential Market Metrics - Q3 2020

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)	4	-42.9%	2	-33.3%	\$174,000	-33.1%	\$241,125	-6.6%
Miami Springs (City)	1	0.0%	0	-100.0%	\$135,000	-31.5%	\$135,000	-31.5%
Naranja (CDP)	21	-22.2%	3	-62.5%	\$215,000	19.4%	\$194,976	8.8%
North Bay Village (City)	46	-6.1%	24	4.3%	\$250,000	1.0%	\$237,040	-10.1%
North Miami (City)	54	-31.6%	29	-48.2%	\$142,550	4.1%	\$177,468	5.1%
North Miami Beach (City)	47	-17.5%	29	-21.6%	\$169,000	12.7%	\$265,014	-8.7%
Ojus (CDP)	36	-20.0%	25	13.6%	\$113,000	-5.0%	\$119,364	-13.0%
Olympia Heights (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Opa-locka (City)	1	-66.7%	1	0.0%	\$190,000	54.5%	\$190,000	34.4%
Palm Springs North (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	6	-50.0%	3	-66.7%	\$183,500	21.3%	\$281,917	-5.5%
Palmetto Estates (CDP)	1	N/A	0	N/A	\$136,000	N/A	\$136,000	N/A
Pinecrest (Village)	9	12.5%	3	-57.1%	\$218,000	-3.1%	\$347,222	-5.0%
Pinewood (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	65	4.8%	3	-25.0%	\$255,000	2.2%	\$253,706	4.0%
Richmond Heights (CDP)	2	100.0%	0	N/A	\$253,500	14.2%	\$253,500	14.2%
Richmond West (CDP)	15	-25.0%	0	N/A	\$275,000	7.8%	\$278,067	4.9%
South Miami (City)	3	-62.5%	3	-57.1%	\$255,000	18.6%	\$239,333	-0.9%
South Miami Heights (CDP)	6	-33.3%	6	0.0%	\$105,250	-4.3%	\$111,667	-13.8%
Sunny Isles Beach (City)	185	5.7%	121	2.5%	\$480,000	42.2%	\$791,391	21.3%
Sunset (CDP)	6	200.0%	3	50.0%	\$181,000	-47.2%	\$222,317	-7.8%
Surfside (Town)	23	76.9%	13	8.3%	\$425,000	-33.9%	\$1,559,488	26.4%
Sweetwater (City)	4	100.0%	0	N/A	\$235,000	5.9%	\$243,750	9.8%
Tamiami (CDP)	27	-12.9%	4	-42.9%	\$249,000	10.7%	\$232,074	7.4%
The Crossings (CDP)	39	2.6%	6	-40.0%	\$252,000	-0.8%	\$253,918	6.2%
The Hammocks (CDP)	83	-4.6%	20	-4.8%	\$270,500	4.0%	\$260,756	8.5%
Three Lakes (CDP)	31	-6.1%	2	100.0%	\$297,000	3.5%	\$288,020	2.7%
University Park (CDP)	15	200.0%	2	-50.0%	\$226,000	73.8%	\$230,967	33.8%
Virginia Gardens (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	4	100.0%	4	100.0%	\$115,000	-6.5%	\$127,875	4.0%
West Miami (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	5	-28.6%	3	0.0%	\$167,000	9.9%	\$170,600	14.0%
Westchester (CDP)	9	28.6%	3	-40.0%	\$231,750	27.0%	\$267,389	35.6%
Westview (CDP)	0	-100.0%	0	-100.0%	(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

*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 12, 2020. Next quarterly data release is TBD.

Miami-Dade County Local Residential Market Metrics - Q3 2020

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	\$1.5 Billion	10.5%	94.3%	0.5%	72 Days	-6.5%	6,785	9.2%
Aventura (City)	\$93.7 Million	13.9%	89.2%	-0.4%	149 Days	-3.2%	581	24.7%
Bal Harbour (Village)	\$49.0 Million	10.0%	83.1%	-1.1%	257 Days	49.4%	88	60.0%
Bay Harbor Islands (Town)	\$9.1 Million	22.8%	90.6%	3.8%	123 Days	-23.6%	74	17.5%
Biscayne Park (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Brownsville (CDP)	\$109,000	N/A	110.1%	N/A	449 Days	N/A	0	-100.0%
Coral Gables (City)	\$30.1 Million	-19.9%	94.7%	1.0%	105 Days	47.9%	123	18.3%
Coral Terrace (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Country Club (CDP)	\$14.3 Million	-9.1%	97.3%	0.6%	43 Days	38.7%	79	-22.5%
Country Walk (CDP)	\$1.5 Million	-40.4%	98.1%	3.0%	39 Days	69.6%	13	62.5%
Cutler Bay (Town)	\$14.4 Million	46.0%	97.6%	0.9%	15 Days	-55.9%	83	45.6%
Doral (City)	\$54.4 Million	7.4%	96.2%	1.4%	61 Days	-11.6%	334	9.2%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$59.4 Million	29.4%	85.7%	-0.7%	222 Days	-7.5%	16	-11.1%
Florida City (City)	\$868,900	N/A	100.0%	N/A	41 Days	N/A	20	185.7%
Fountainebleau (CDP)	\$24.6 Million	5.0%	96.5%	0.7%	27 Days	0.0%	179	9.8%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Glenvar Heights (CDP)	\$8.5 Million	12.3%	95.6%	1.5%	44 Days	18.9%	55	10.0%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$2.3 Million	48.9%	94.9%	0.1%	109 Days	87.9%	34	30.8%
Goulds (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Hialeah (City)	\$29.4 Million	-2.2%	96.9%	1.8%	27 Days	-3.6%	217	-1.4%
Hialeah Gardens (City)	\$3.9 Million	41.6%	95.4%	-1.3%	46 Days	17.9%	22	-12.0%
Homestead (City)	\$25.8 Million	7.5%	97.2%	1.3%	51 Days	-1.9%	167	-6.7%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$7.1 Million	-9.3%	94.7%	0.7%	60 Days	-25.0%	49	-18.3%
Kendale Lakes (CDP)	\$24.7 Million	4.2%	96.8%	0.2%	26 Days	-3.7%	106	-30.3%
Kendall (CDP)	\$34.1 Million	-18.2%	97.4%	2.0%	29 Days	-34.1%	213	10.9%
Kendall West (CDP)	\$9.9 Million	-2.1%	97.3%	1.8%	37 Days	-2.6%	80	-13.0%
Key Biscayne (Village)	\$88.5 Million	96.7%	89.0%	-0.2%	172 Days	0.6%	88	1.1%
Leisure City (CDP)	\$124,000	-79.3%	96.5%	0.2%	85 Days	97.7%	6	-14.3%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$340.5 Million	14.6%	92.6%	0.5%	119 Days	-4.0%	1,648	16.4%
Miami Beach (City)	\$208.7 Million	-5.7%	89.9%	-0.1%	143 Days	-14.9%	882	0.8%
Miami Gardens (City)	\$6.8 Million	20.0%	98.4%	2.8%	28 Days	-22.2%	45	-28.6%
Miami Lakes (Town)	\$9.4 Million	40.9%	97.6%	1.9%	31 Days	-39.2%	39	11.4%

*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 12, 2020. Next quarterly data release is TBD.

Miami-Dade County Local Residential Market Metrics - Q3 2020

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 Shores (Village)	\$964,500	-46.6%	93.0%	1.5%	37 Days	-70.4%	14	55.6%
Miami Springs (City)	\$135,000	-31.5%	90.0%	-10.9%	135 Days	743.8%	6	200.0%
Naranja (CDP)	\$4.1 Million	-15.4%	97.0%	0.0%	48 Days	50.0%	17	-43.3%
North Bay Village (City)	\$10.9 Million	-15.6%	95.3%	4.0%	116 Days	-50.6%	87	14.5%
North Miami (City)	\$9.6 Million	-28.2%	92.1%	-1.3%	76 Days	-2.6%	97	-4.0%
North Miami Beach (City)	\$12.5 Million	-24.7%	89.4%	-4.0%	94 Days	20.5%	119	1.7%
Ojus (CDP)	\$4.3 Million	-30.4%	91.3%	-1.1%	69 Days	-17.9%	85	28.8%
Olympia Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Opa-locka (City)	\$190,000	-55.2%	97.4%	12.2%	1 Day	-97.1%	3	-40.0%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Palmetto Bay (Village)	\$1.7 Million	-52.7%	97.3%	3.1%	90 Days	-10.0%	13	30.0%
Palmetto Estates (CDP)	\$136,000	N/A	97.1%	N/A	13 Days	N/A	0	-100.0%
Pinecrest (Village)	\$3.1 Million	6.8%	92.8%	-2.9%	21 Days	-56.3%	15	7.1%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$16.5 Million	9.1%	100.0%	1.9%	29 Days	-43.1%	72	-5.3%
Richmond Heights (CDP)	\$507,000	128.4%	97.6%	3.3%	33 Days	-32.7%	0	-100.0%
Richmond West (CDP)	\$4.2 Million	-21.4%	97.9%	-0.1%	28 Days	-3.4%	19	-5.0%
South Miami (City)	\$717,999	-62.9%	92.5%	-0.9%	134 Days	47.3%	9	0.0%
South Miami Heights (CDP)	\$670,002	-42.5%	87.1%	-4.8%	33 Days	-72.5%	6	-25.0%
Sunny Isles Beach (City)	\$146.4 Million	28.2%	86.4%	-1.6%	167 Days	-4.0%	452	24.5%
Sunset (CDP)	\$1.3 Million	176.5%	95.8%	3.0%	17 Days	-54.1%	9	350.0%
Surfside (Town)	\$35.9 Million	123.7%	85.9%	9.7%	180 Days	119.5%	55	25.0%
Sweetwater (City)	\$975,000	119.6%	96.7%	10.5%	35 Days	84.2%	13	8.3%
Tamiami (CDP)	\$6.3 Million	-6.4%	97.5%	0.4%	38 Days	40.7%	40	17.6%
The Crossings (CDP)	\$9.9 Million	9.0%	96.6%	0.0%	20 Days	-51.2%	47	6.8%
The Hammocks (CDP)	\$21.6 Million	3.5%	97.4%	0.4%	29 Days	-34.1%	105	1.0%
Three Lakes (CDP)	\$8.9 Million	-3.5%	97.6%	0.3%	23 Days	-39.5%	28	-22.2%
University Park (CDP)	\$3.5 Million	301.4%	97.3%	4.7%	13 Days	-7.1%	19	11.8%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
West Little River (CDP)	\$511,500	107.9%	100.0%	4.2%	16 Days	0.0%	7	-12.5%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
West Perrine (CDP)	\$853,000	-18.6%	93.4%	0.6%	97 Days	59.0%	7	16.7%
Westchester (CDP)	\$2.4 Million	74.3%	94.6%	-0.9%	89 Days	89.4%	13	44.4%
Westview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

*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 12, 2020. Next quarterly data release is TBD.

Miami-Dade County Local Residential Market Metrics - Q3 2020

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-Dade County	4,611	15.5%	2,778	26.2%	14,148	-6.6%	13.8	6.2%
Aventura (City)	326	28.3%	190	37.7%	1,455	-6.4%	20.4	2.0%
Bal Harbour (Village)	29	26.1%	18	63.6%	294	-0.3%	34.9	7.4%
Bay Harbor Islands (Town)	35	40.0%	14	-22.2%	183	0.0%	25.8	7.9%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Coral Gables (City)	84	3.7%	48	37.1%	216	-13.9%	11.4	8.6%
Coral Terrace (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Country Club (CDP)	102	21.4%	53	-11.7%	41	-48.8%	1.9	-32.1%
Country Walk (CDP)	13	62.5%	13	550.0%	0	-100.0%	0.0	-100.0%
Cutler Bay (Town)	83	48.2%	52	79.3%	30	-37.5%	1.9	-36.7%
Doral (City)	283	36.1%	204	58.1%	462	-26.9%	9.1	-22.9%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	13	44.4%	5	25.0%	87	-1.1%	29.0	-12.1%
Florida City (City)	8	300.0%	7	250.0%	15	7.1%	18.0	71.4%
Fountainebleau (CDP)	160	16.8%	104	38.7%	121	-4.7%	3.8	8.6%
Gladeview (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Glenvar Heights (CDP)	47	14.6%	31	72.2%	41	-14.6%	3.6	-7.7%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	31	47.6%	14	27.3%	46	24.3%	9.7	67.2%
Goulds (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Hialeah (City)	194	15.5%	141	51.6%	157	-18.7%	4.0	-9.1%
Hialeah Gardens (City)	16	0.0%	11	22.2%	14	-50.0%	3.2	-38.5%
Homestead (City)	193	14.9%	131	56.0%	114	-39.0%	2.8	-28.2%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	69	43.8%	49	88.5%	51	-38.6%	4.6	-14.8%
Kendale Lakes (CDP)	123	-11.5%	64	-21.0%	44	-54.6%	1.4	-53.3%
Kendall (CDP)	176	-3.8%	112	17.9%	170	-4.5%	4.3	19.4%
Kendall West (CDP)	76	8.6%	51	4.1%	62	-10.1%	3.9	2.6%
Key Biscayne (Village)	74	76.2%	29	38.1%	280	-0.7%	19.2	-3.0%
Leisure City (CDP)	2	-77.8%	2	-60.0%	10	400.0%	10.0	1150.0%
Medley (Town)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Miami (City)	815	16.8%	441	22.8%	4,291	-4.9%	21.4	3.9%
Miami Beach (City)	400	-2.0%	227	4.6%	2,734	-3.7%	23.9	18.3%
Miami Gardens (City)	45	-15.1%	38	2.7%	36	-29.4%	2.9	-14.7%
Miami Lakes (Town)	32	3.2%	21	0.0%	19	-32.1%	1.9	-38.7%

*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 12, 2020. Next quarterly data release is TBD.

Miami-Dade County Local Residential Market Metrics - Q3 2020

Townhouses and Condos

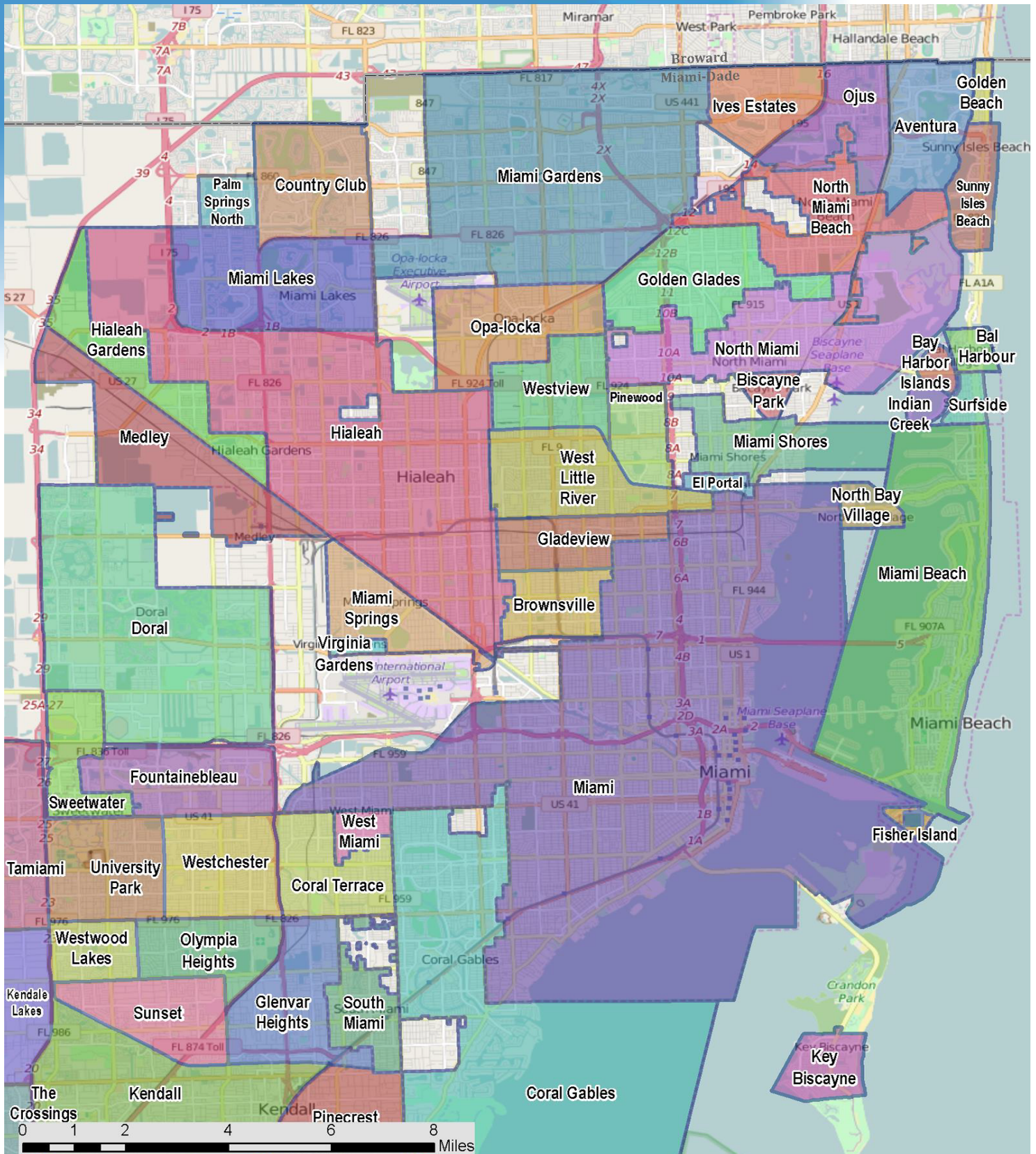
Municipalities and Census-Designated Places*



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)	9	-25.0%	9	28.6%	11	-21.4%	6.3	-13.7%
Miami Springs (City)	2	0.0%	3	200.0%	4	300.0%	9.6	700.0%
Naranja (CDP)	26	-13.3%	13	8.3%	9	-62.5%	1.6	-52.9%
North Bay Village (City)	58	31.8%	33	200.0%	207	-10.0%	19.1	17.9%
North Miami (City)	89	0.0%	61	15.1%	210	12.9%	12.0	31.9%
North Miami Beach (City)	67	-2.9%	43	7.5%	354	5.0%	27.8	51.9%
Ojus (CDP)	70	2.9%	47	14.6%	117	8.3%	9.8	36.1%
Olympia Heights (CDP)	1	0.0%	1	N/A	0	N/A	0.0	N/A
Opa-locka (City)	3	-25.0%	3	0.0%	3	50.0%	3.3	50.0%
Palm Springs North (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Palmetto Bay (Village)	8	-33.3%	5	25.0%	13	-7.1%	7.8	62.5%
Palmetto Estates (CDP)	1	0.0%	0	-100.0%	0	N/A	0.0	N/A
Pinecrest (Village)	9	-25.0%	4	-42.9%	15	-34.8%	4.9	-29.0%
Pinewood (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	79	6.8%	47	14.6%	48	-40.7%	3.1	-46.6%
Richmond Heights (CDP)	1	-66.7%	0	-100.0%	0	N/A	0.0	N/A
Richmond West (CDP)	16	-20.0%	10	-23.1%	9	-18.2%	2.5	0.0%
South Miami (City)	5	-54.5%	1	-80.0%	16	23.1%	7.7	57.1%
South Miami Heights (CDP)	9	-10.0%	6	0.0%	5	-28.6%	2.3	-20.7%
Sunny Isles Beach (City)	238	39.2%	121	31.5%	1,699	5.9%	35.1	14.7%
Sunset (CDP)	9	350.0%	5	150.0%	3	200.0%	2.4	200.0%
Surfside (Town)	25	78.6%	12	71.4%	138	4.5%	23.7	-2.9%
Sweetwater (City)	11	37.5%	6	-45.5%	11	-8.3%	5.1	30.8%
Tamiami (CDP)	38	26.7%	25	47.1%	23	-20.7%	2.4	-20.0%
The Crossings (CDP)	43	13.2%	19	0.0%	22	-43.6%	1.8	-37.9%
The Hammocks (CDP)	120	20.0%	70	37.3%	44	-49.4%	1.8	-45.5%
Three Lakes (CDP)	36	33.3%	18	63.6%	8	-71.4%	0.9	-76.3%
University Park (CDP)	17	30.8%	11	-21.4%	8	-20.0%	2.0	-42.9%
Virginia Gardens (Village)	0	N/A	0	N/A	1	N/A	0.0	N/A
West Little River (CDP)	8	60.0%	5	0.0%	6	-25.0%	9.0	-25.0%
West Miami (City)	4	N/A	4	N/A	4	300.0%	48.0	2300.0%
West Perrine (CDP)	8	0.0%	7	16.7%	3	0.0%	2.3	15.0%
Westchester (CDP)	15	114.3%	10	100.0%	6	-45.5%	2.4	-57.9%
Westview (CDP)	0	-100.0%	0	N/A	0	-100.0%	0.0	-100.0%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

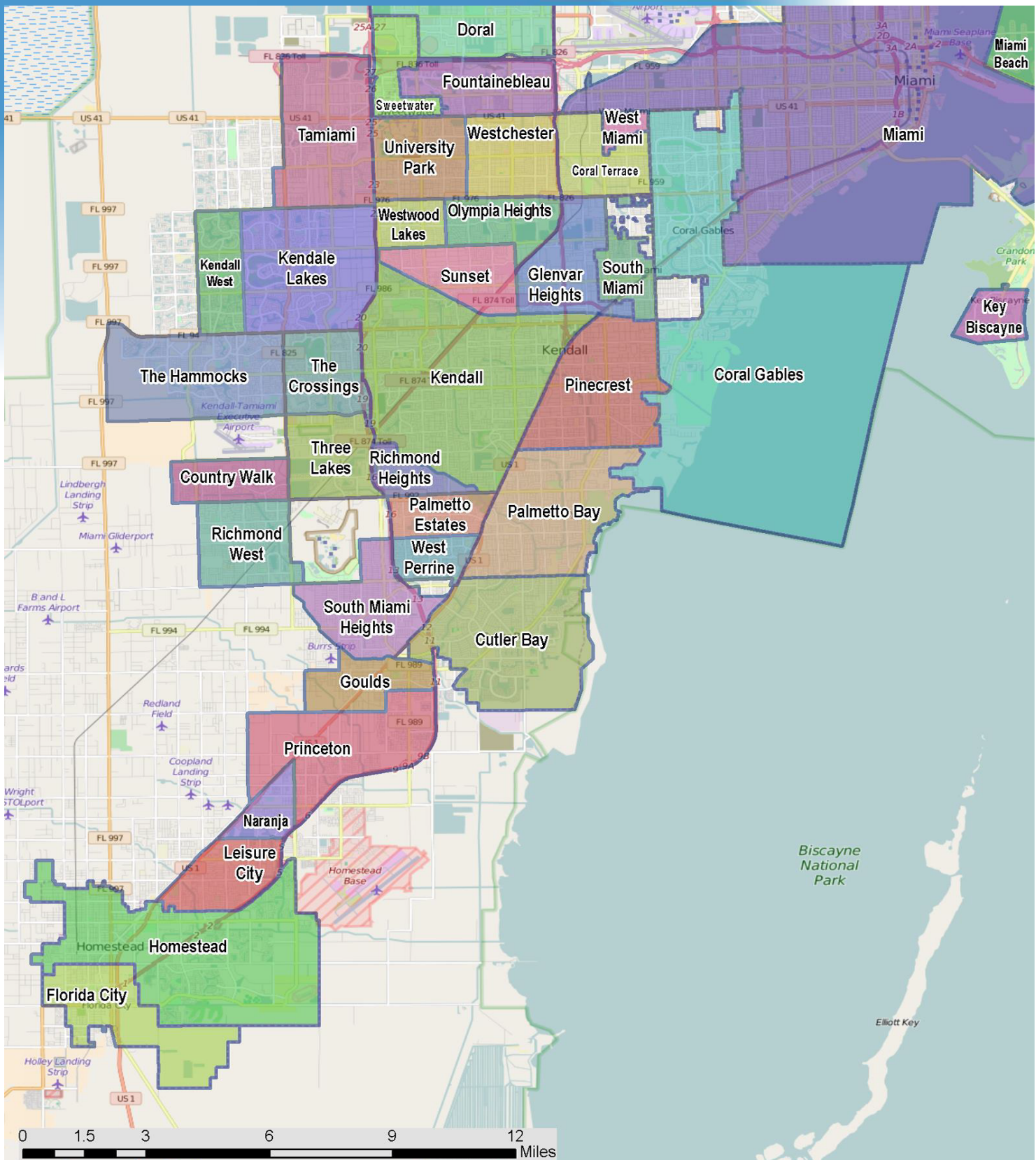
*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). 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 12, 2020. Next quarterly data release is TBD.

Municipalities and Census-Designated Places*



*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 12, 2020. Next quarterly data release is TBD.

Municipalities and Census-Designated Places*



*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 12, 2020. Next quarterly data release is TBD.