

Miami-Dade County Local Residential Market Metrics - Q1 2021

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	3,611	25.8%	773	39.3%	\$470,000	25.3%	\$966,619	76.9%
Aventura (City)	20	150.0%	6	500.0%	\$895,000	14.0%	\$1,539,750	88.7%
Bal Harbour (Village)	2	100.0%	2	100.0%	\$2,765,000	45.5%	\$2,765,000	45.5%
Bay Harbor Islands (Town)	12	1100.0%	8	700.0%	\$2,837,500	215.3%	\$3,358,917	273.2%
Biscayne Park (Village)	15	66.7%	4	300.0%	\$630,000	41.6%	\$831,500	73.1%
Brownsville (CDP)	22	29.4%	3	-62.5%	\$275,000	25.9%	\$257,295	18.9%
Coral Gables (City)	192	97.9%	68	100.0%	\$1,200,000	25.6%	\$1,849,349	55.2%
Coral Terrace (CDP)	48	60.0%	12	200.0%	\$489,500	23.9%	\$574,711	42.9%
Country Club (CDP)	19	-9.5%	1	-50.0%	\$440,000	25.7%	\$426,474	22.2%
Country Walk (CDP)	34	-30.6%	2	100.0%	\$418,500	10.7%	\$428,565	9.4%
Cutler Bay (Town)	115	19.8%	13	-13.3%	\$425,000	19.7%	\$438,505	18.8%
Doral (City)	90	55.2%	16	33.3%	\$570,000	14.0%	\$645,114	10.3%
El Portal (Village)	13	116.7%	4	0.0%	\$599,000	26.6%	\$618,692	39.0%
Fisher Island (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	16	6.7%	2	-33.3%	\$255,000	29.1%	\$291,769	36.9%
Fountainebleau (CDP)	7	-58.8%	1	-83.3%	\$410,000	-2.4%	\$464,571	3.8%
Gladeview (CDP)	15	-25.0%	3	-50.0%	\$275,000	34.1%	\$255,533	21.2%
Glenvar Heights (CDP)	26	73.3%	8	0.0%	\$880,000	11.4%	\$1,184,693	43.7%
Golden Beach (Town)	11	120.0%	9	200.0%	\$4,085,000	45.9%	\$5,190,292	74.3%
Golden Glades (CDP)	40	53.8%	4	-20.0%	\$390,750	28.1%	\$446,576	47.0%
Goulds (CDP)	21	-27.6%	2	0.0%	\$342,500	14.2%	\$379,995	26.1%
Hialeah (City)	139	8.6%	14	0.0%	\$385,000	10.0%	\$385,010	10.3%
Hialeah Gardens (City)	14	-17.6%	2	N/A	\$365,000	10.6%	\$394,518	10.8%
Homestead (City)	156	39.3%	16	-5.9%	\$325,000	16.5%	\$327,480	14.9%
Indian Creek (Village)	1	N/A	1	N/A	\$27,900,000	N/A	\$27,900,000	N/A
Ives Estates (CDP)	23	-4.2%	6	100.0%	\$358,000	8.5%	\$372,431	13.8%
Kendale Lakes (CDP)	38	-9.5%	5	66.7%	\$445,000	12.4%	\$524,316	12.1%
Kendall (CDP)	101	8.6%	12	-36.8%	\$676,000	21.1%	\$784,327	11.3%
Kendall West (CDP)	42	55.6%	1	-66.7%	\$441,000	15.4%	\$440,648	15.9%
Key Biscayne (Village)	30	114.3%	16	77.8%	\$2,500,000	11.1%	\$3,055,667	1.0%
Leisure City (CDP)	45	28.6%	6	0.0%	\$328,000	23.8%	\$317,222	22.3%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	394	62.1%	135	77.6%	\$575,000	42.2%	\$1,066,467	68.6%
Miami Beach (City)	184	260.8%	109	395.5%	\$2,125,000	27.0%	\$4,643,614	65.3%
Miami Gardens (City)	139	-24.9%	14	-53.3%	\$330,000	20.0%	\$318,605	19.5%
Miami Lakes (Town)	45	-4.3%	5	-54.5%	\$659,900	25.7%	\$677,820	23.5%

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Miami Shores (Village)	59	78.8%	11	10.0%	\$727,000	11.4%	\$966,607	37.8%
Miami Springs (City)	23	-11.5%	0	-100.0%	\$449,000	9.5%	\$508,245	21.1%
Naranja (CDP)	7	-22.2%	1	-50.0%	\$312,000	27.3%	\$292,471	32.5%
North Bay Village (City)	14	180.0%	6	200.0%	\$869,500	15.2%	\$1,890,882	116.8%
North Miami (City)	83	38.3%	14	7.7%	\$416,000	24.2%	\$727,400	28.7%
North Miami Beach (City)	65	51.2%	19	111.1%	\$348,000	21.9%	\$553,804	42.2%
Ojus (CDP)	39	200.0%	10	233.3%	\$705,000	1.4%	\$818,200	-0.2%
Olympia Heights (CDP)	17	41.7%	3	-50.0%	\$499,000	13.4%	\$527,294	9.6%
Opa-locka (City)	23	109.1%	3	-40.0%	\$270,000	39.9%	\$257,544	17.2%
Palm Springs North (CDP)	8	-52.9%	1	-66.7%	\$460,000	15.0%	\$500,875	21.7%
Palmetto Bay (Village)	89	34.8%	14	0.0%	\$685,000	20.2%	\$743,081	19.9%
Palmetto Estates (CDP)	31	0.0%	1	-66.7%	\$390,000	14.9%	\$387,735	16.3%
Pinecrest (Village)	89	56.1%	30	57.9%	\$1,675,000	39.6%	\$1,927,728	21.3%
Pinewood (CDP)	15	25.0%	0	-100.0%	\$320,000	52.4%	\$296,900	28.8%
Princeton (CDP)	66	-7.0%	4	0.0%	\$375,000	17.2%	\$382,999	17.2%
Richmond Heights (CDP)	11	-47.6%	3	50.0%	\$330,000	8.9%	\$312,727	5.8%
Richmond West (CDP)	79	8.2%	2	-50.0%	\$449,000	16.6%	\$452,356	13.9%
South Miami (City)	31	19.2%	9	28.6%	\$923,000	61.9%	\$1,113,210	58.1%
South Miami Heights (CDP)	53	35.9%	6	20.0%	\$330,000	7.8%	\$345,128	14.1%
Sunny Isles Beach (City)	5	66.7%	2	-33.3%	\$860,000	37.6%	\$1,354,000	113.3%
Sunset (CDP)	23	91.7%	4	100.0%	\$545,000	9.1%	\$658,109	3.5%
Surfside (Town)	29	314.3%	16	700.0%	\$760,000	4.6%	\$1,299,029	2.5%
Sweetwater (City)	9	50.0%	2	-33.3%	\$445,000	35.9%	\$426,444	39.4%
Tamiami (CDP)	51	2.0%	4	33.3%	\$466,000	7.1%	\$543,247	7.1%
The Crossings (CDP)	25	0.0%	4	0.0%	\$489,000	13.7%	\$461,112	4.3%
The Hammocks (CDP)	80	6.7%	8	-11.1%	\$445,000	15.8%	\$436,072	12.1%
Three Lakes (CDP)	20	-35.5%	4	0.0%	\$480,000	20.0%	\$514,450	27.0%
University Park (CDP)	32	3.2%	2	-50.0%	\$465,000	2.2%	\$521,531	13.5%
Virginia Gardens (Village)	8	166.7%	2	N/A	\$395,000	22.7%	\$393,000	21.6%
West Little River (CDP)	46	-22.0%	11	-35.3%	\$272,000	2.1%	\$278,909	9.9%
West Miami (City)	5	-50.0%	1	N/A	\$445,000	2.8%	\$523,000	18.5%
West Perrine (CDP)	18	0.0%	2	0.0%	\$325,000	20.4%	\$310,458	8.3%
Westchester (CDP)	40	14.3%	3	-62.5%	\$475,000	24.7%	\$465,165	14.2%
Westview (CDP)	7	-46.2%	1	-75.0%	\$320,000	17.4%	\$315,000	19.7%
Westwood Lakes (CDP)	15	-25.0%	2	-50.0%	\$415,000	10.7%	\$414,200	12.8%

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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	\$3.5 Billion	122.6%	97.1%	1.5%	30 Days	-46.4%	5,027	0.5%
Aventura (City)	\$30.8 Million	371.7%	90.0%	-2.8%	116 Days	-43.4%	14	7.7%
Bal Harbour (Village)	\$5.5 Million	191.1%	91.5%	10.0%	274 Days	33.0%	5	66.7%
Bay Harbor Islands (Town)	\$40.3 Million	4378.6%	94.7%	18.4%	94 Days	-81.2%	12	33.3%
Biscayne Park (Village)	\$12.5 Million	188.5%	91.8%	-1.2%	74 Days	0.0%	20	0.0%
Brownsville (CDP)	\$5.7 Million	53.9%	100.0%	2.9%	31 Days	-26.2%	38	0.0%
Coral Gables (City)	\$355.1 Million	207.1%	94.5%	2.1%	64 Days	-41.3%	216	14.9%
Coral Terrace (CDP)	\$27.6 Million	128.7%	95.4%	1.4%	51 Days	-12.1%	67	11.7%
Country Club (CDP)	\$8.1 Million	10.6%	100.0%	4.4%	16 Days	-66.0%	35	34.6%
Country Walk (CDP)	\$14.6 Million	-24.1%	98.9%	3.1%	12 Days	-77.8%	57	-1.7%
Cutler Bay (Town)	\$50.4 Million	42.3%	99.5%	2.7%	13 Days	-73.5%	155	3.3%
Doral (City)	\$58.1 Million	71.2%	95.3%	3.3%	65 Days	-42.0%	144	9.1%
El Portal (Village)	\$8.0 Million	201.1%	97.2%	4.4%	25 Days	-72.5%	11	83.3%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Florida City (City)	\$4.7 Million	46.0%	99.0%	-1.0%	17 Days	-63.0%	31	19.2%
Fountainebleau (CDP)	\$3.3 Million	-57.3%	96.7%	2.1%	10 Days	-86.1%	28	3.7%
Gladeview (CDP)	\$3.8 Million	-9.1%	97.7%	2.1%	43 Days	-6.5%	28	-31.7%
Glenvar Heights (CDP)	\$30.8 Million	149.0%	95.0%	6.9%	69 Days	-40.5%	37	85.0%
Golden Beach (Town)	\$57.1 Million	283.6%	90.9%	13.1%	116 Days	-52.5%	12	33.3%
Golden Glades (CDP)	\$17.9 Million	126.1%	96.8%	-0.4%	43 Days	-34.8%	55	-17.9%
Goulds (CDP)	\$8.0 Million	-8.7%	96.9%	-0.3%	58 Days	1.8%	30	-25.0%
Hialeah (City)	\$53.5 Million	19.8%	98.4%	1.1%	29 Days	-6.5%	207	-12.3%
Hialeah Gardens (City)	\$5.5 Million	-8.8%	99.3%	1.3%	9 Days	-77.5%	21	-4.5%
Homestead (City)	\$51.1 Million	60.0%	100.0%	3.2%	14 Days	-68.9%	196	-0.5%
Indian Creek (Village)	\$27.9 Million	N/A	100.0%	N/A	27 Days	N/A	1	N/A
Ives Estates (CDP)	\$8.6 Million	9.1%	96.4%	2.1%	21 Days	-82.5%	28	3.7%
Kendale Lakes (CDP)	\$19.9 Million	1.5%	98.8%	3.8%	17 Days	-45.2%	60	-3.2%
Kendall (CDP)	\$79.2 Million	20.9%	98.3%	3.7%	16 Days	-73.3%	137	-2.8%
Kendall West (CDP)	\$18.5 Million	80.3%	99.7%	2.4%	13 Days	-72.9%	51	10.9%
Key Biscayne (Village)	\$91.7 Million	116.4%	93.0%	12.5%	131 Days	-39.9%	45	50.0%
Leisure City (CDP)	\$14.3 Million	57.3%	100.0%	4.3%	15 Days	-69.4%	51	-12.1%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$420.2 Million	173.3%	95.0%	1.8%	51 Days	-31.1%	559	15.7%
Miami Beach (City)	\$854.4 Million	496.3%	93.4%	12.3%	88 Days	-66.9%	226	68.7%
Miami Gardens (City)	\$44.3 Million	-10.2%	100.0%	3.0%	24 Days	-33.3%	188	-34.0%
Miami Lakes (Town)	\$30.5 Million	18.2%	97.6%	2.8%	23 Days	-74.7%	80	37.9%

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Miami Shores (Village)	\$57.0 Million	146.4%	95.7%	2.4%	53 Days	-52.7%	73	17.7%
Miami Springs (City)	\$11.7 Million	7.1%	97.9%	1.9%	25 Days	-72.5%	36	2.9%
Naranja (CDP)	\$2.0 Million	3.0%	97.0%	0.2%	26 Days	44.4%	5	-68.8%
North Bay Village (City)	\$26.5 Million	507.1%	93.0%	0.6%	144 Days	242.9%	6	-50.0%
North Miami (City)	\$60.4 Million	78.0%	98.0%	3.4%	35 Days	-40.7%	107	12.6%
North Miami Beach (City)	\$36.0 Million	114.9%	96.8%	2.0%	29 Days	-56.7%	93	4.5%
Ojus (CDP)	\$31.9 Million	199.5%	94.7%	13.8%	94 Days	-4.1%	47	56.7%
Olympia Heights (CDP)	\$9.0 Million	55.3%	100.0%	4.9%	10 Days	-28.6%	38	5.6%
Opa-locka (City)	\$5.9 Million	145.0%	98.4%	-1.6%	21 Days	-12.5%	20	-25.9%
Palm Springs North (CDP)	\$4.0 Million	-42.7%	96.5%	-1.2%	41 Days	13.9%	9	-60.9%
Palmetto Bay (Village)	\$66.1 Million	61.7%	97.4%	5.0%	22 Days	-75.0%	114	7.5%
Palmetto Estates (CDP)	\$12.0 Million	16.3%	100.0%	0.9%	11 Days	-67.6%	33	-15.4%
Pinecrest (Village)	\$171.6 Million	89.4%	94.5%	3.5%	63 Days	-65.6%	138	34.0%
Pinewood (CDP)	\$4.5 Million	61.0%	98.5%	0.8%	23 Days	-72.0%	22	-24.1%
Princeton (CDP)	\$25.3 Million	9.0%	98.8%	0.5%	11 Days	-80.7%	94	-22.3%
Richmond Heights (CDP)	\$3.4 Million	-44.6%	97.2%	1.4%	13 Days	-72.9%	17	-45.2%
Richmond West (CDP)	\$35.7 Million	23.2%	100.0%	2.1%	15 Days	-68.1%	93	-19.1%
South Miami (City)	\$34.5 Million	88.5%	93.6%	0.8%	80 Days	1.3%	31	-27.9%
South Miami Heights (CDP)	\$18.3 Million	55.0%	97.6%	-0.5%	11 Days	-71.8%	66	-4.3%
Sunny Isles Beach (City)	\$6.8 Million	255.6%	92.0%	5.0%	556 Days	9166.7%	21	133.3%
Sunset (CDP)	\$15.1 Million	98.4%	97.8%	4.0%	17 Days	-78.5%	27	-27.0%
Surfside (Town)	\$37.7 Million	324.8%	96.8%	10.1%	50 Days	-66.2%	21	-4.5%
Sweetwater (City)	\$3.8 Million	109.2%	99.6%	2.4%	20 Days	300.0%	9	-30.8%
Tamiami (CDP)	\$27.7 Million	9.2%	96.8%	1.8%	29 Days	3.6%	72	-20.0%
The Crossings (CDP)	\$11.5 Million	4.3%	100.0%	3.2%	11 Days	-66.7%	34	21.4%
The Hammocks (CDP)	\$34.9 Million	19.6%	98.9%	1.6%	14 Days	-70.2%	106	-4.5%
Three Lakes (CDP)	\$10.3 Million	-18.0%	98.9%	2.5%	12 Days	-70.0%	35	-5.4%
University Park (CDP)	\$16.7 Million	17.2%	98.1%	0.1%	22 Days	-24.1%	59	28.3%
Virginia Gardens (Village)	\$3.1 Million	224.3%	94.3%	-1.0%	30 Days	500.0%	6	100.0%
West Little River (CDP)	\$12.8 Million	-14.3%	98.9%	2.5%	23 Days	-36.1%	74	-29.5%
West Miami (City)	\$2.6 Million	-40.8%	95.1%	-4.2%	22 Days	69.2%	21	10.5%
West Perrine (CDP)	\$5.6 Million	8.3%	100.0%	1.3%	6 Days	-62.5%	26	-16.1%
Westchester (CDP)	\$18.6 Million	30.5%	95.0%	-0.6%	36 Days	-56.1%	55	10.0%
Westview (CDP)	\$2.2 Million	-35.5%	94.3%	2.5%	35 Days	-22.2%	24	14.3%
Westwood Lakes (CDP)	\$6.2 Million	-15.4%	96.8%	1.8%	29 Days	-6.5%	29	-19.4%

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Miami-Dade County	5,221	33.1%	3,323	45.5%	2,784	-55.2%	2.4	-56.4%
Aventura (City)	16	77.8%	12	71.4%	14	-46.2%	4.3	-62.9%
Bal Harbour (Village)	2	100.0%	2	N/A	7	-50.0%	12.0	-50.0%
Bay Harbor Islands (Town)	17	240.0%	8	100.0%	9	-65.4%	3.5	-92.2%
Biscayne Park (Village)	22	120.0%	16	220.0%	8	-66.7%	1.8	-75.0%
Brownsville (CDP)	39	50.0%	36	100.0%	23	-48.9%	2.9	-35.6%
Coral Gables (City)	293	134.4%	168	147.1%	159	-57.8%	2.8	-70.5%
Coral Terrace (CDP)	81	80.0%	50	56.3%	34	-59.0%	2.0	-67.2%
Country Club (CDP)	30	11.1%	19	11.8%	8	-57.9%	1.2	-45.5%
Country Walk (CDP)	60	1.7%	43	115.0%	11	-75.6%	0.8	-70.4%
Cutler Bay (Town)	164	7.9%	92	19.5%	46	-66.2%	1.0	-65.5%
Doral (City)	132	69.2%	91	82.0%	162	-46.0%	5.7	-56.2%
El Portal (Village)	14	180.0%	8	300.0%	6	-66.7%	1.9	-61.2%
Fisher Island (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Florida City (City)	35	45.8%	28	115.4%	11	-60.7%	2.1	-58.8%
Fountainebleau (CDP)	18	-28.0%	16	-27.3%	13	-43.5%	2.8	-37.8%
Gladeview (CDP)	28	-3.4%	26	18.2%	21	-38.2%	4.2	-4.5%
Glenvar Heights (CDP)	38	153.3%	23	130.0%	30	-34.8%	4.3	-35.8%
Golden Beach (Town)	18	350.0%	10	900.0%	25	-41.9%	12.0	-76.7%
Golden Glades (CDP)	52	18.2%	41	0.0%	34	-46.0%	2.8	-45.1%
Goulds (CDP)	26	-21.2%	21	23.5%	19	-51.3%	2.5	-44.4%
Hialeah (City)	213	23.1%	141	25.9%	95	-53.2%	2.0	-54.5%
Hialeah Gardens (City)	14	-33.3%	11	0.0%	13	44.4%	3.3	120.0%
Homestead (City)	182	9.0%	101	7.4%	58	-71.0%	1.1	-73.8%
Indian Creek (Village)	3	200.0%	3	200.0%	0	N/A	0.0	N/A
Ives Estates (CDP)	34	25.9%	20	150.0%	10	-75.0%	1.4	-69.6%
Kendale Lakes (CDP)	55	14.6%	31	19.2%	33	-50.0%	2.1	-46.2%
Kendall (CDP)	138	16.9%	86	79.2%	52	-67.5%	1.6	-63.6%
Kendall West (CDP)	55	48.6%	30	30.4%	7	-79.4%	0.7	-75.0%
Key Biscayne (Village)	39	160.0%	29	314.3%	56	-49.5%	6.8	-79.6%
Leisure City (CDP)	51	-1.9%	35	-10.3%	18	-62.5%	1.3	-63.9%
Medley (Town)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Miami (City)	571	80.7%	330	82.3%	422	-42.0%	3.9	-46.6%
Miami Beach (City)	236	391.7%	131	367.9%	221	-49.4%	5.6	-77.0%
Miami Gardens (City)	217	-23.9%	170	-13.3%	57	-70.6%	1.1	-63.3%
Miami Lakes (Town)	74	34.5%	39	44.4%	44	-27.9%	3.3	-17.5%

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Miami-Dade County Local Residential Market Metrics - Q1 2021

Single Family Homes

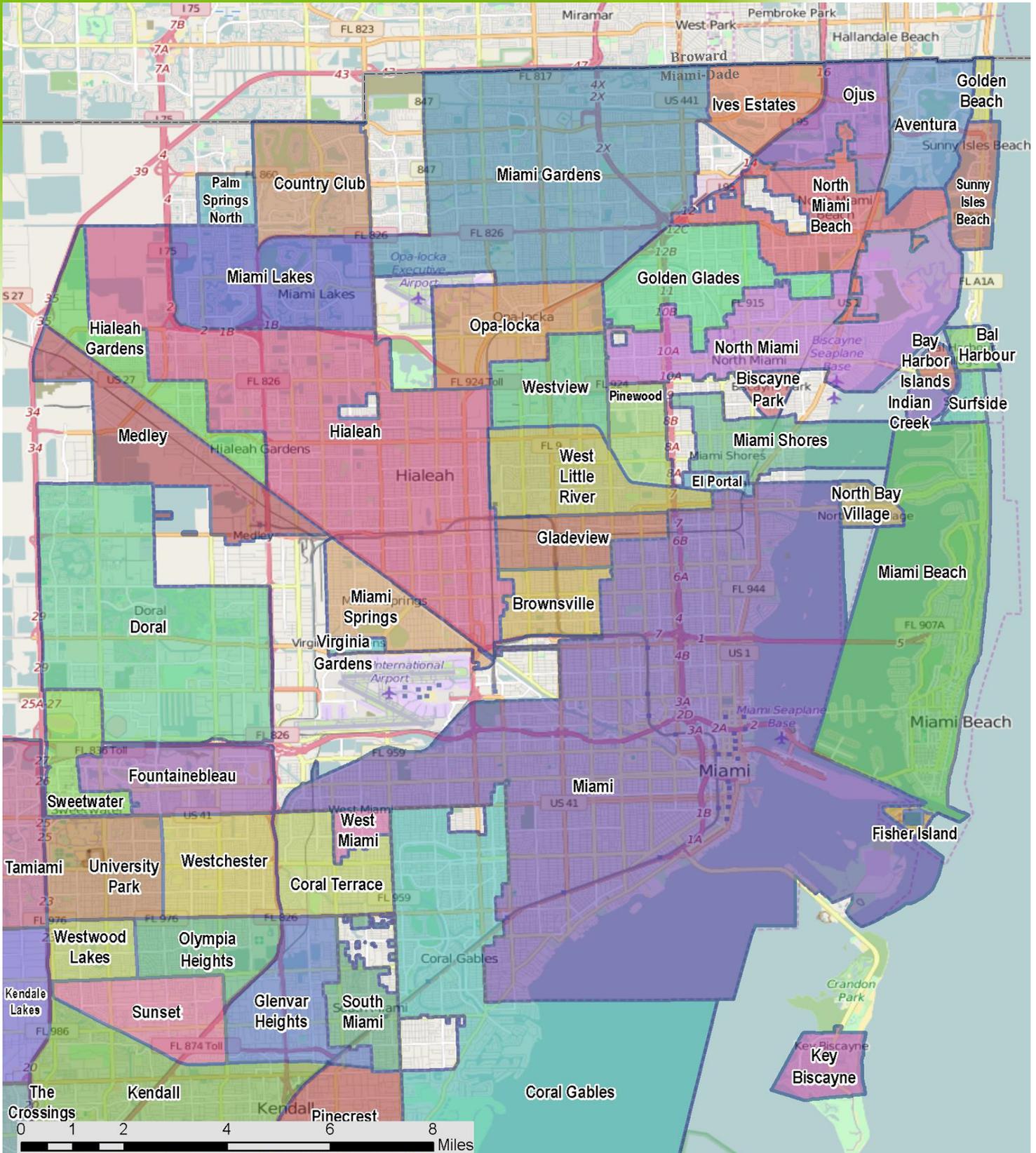
Municipalities and Census-Designated Places*



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)	101	119.6%	64	178.3%	29	-71.3%	1.5	-77.6%
Miami Springs (City)	35	-2.8%	27	42.1%	18	-41.9%	2.3	-28.1%
Naranja (CDP)	4	-73.3%	4	-63.6%	1	-91.7%	0.3	-92.9%
North Bay Village (City)	18	350.0%	7	133.3%	6	-68.4%	2.3	-80.8%
North Miami (City)	125	50.6%	82	36.7%	63	-54.3%	2.4	-61.3%
North Miami Beach (City)	73	-6.4%	43	-10.4%	63	-50.8%	3.5	-47.8%
Ojus (CDP)	53	194.4%	38	245.5%	46	-50.0%	4.3	-64.5%
Olympia Heights (CDP)	29	-6.5%	23	-11.5%	22	-43.6%	2.5	-47.9%
Opa-locka (City)	22	22.2%	10	-52.4%	16	-48.4%	2.4	-51.0%
Palm Springs North (CDP)	13	-13.3%	6	50.0%	3	-78.6%	0.9	-70.0%
Palmetto Bay (Village)	121	47.6%	71	61.4%	46	-68.1%	1.4	-74.5%
Palmetto Estates (CDP)	40	8.1%	27	42.1%	5	-77.3%	0.5	-75.0%
Pinecrest (Village)	139	107.5%	91	203.3%	96	-51.8%	3.5	-63.9%
Pinewood (CDP)	23	-8.0%	18	5.9%	7	-70.8%	1.2	-73.9%
Princeton (CDP)	90	-14.3%	62	-6.1%	35	-66.3%	1.5	-57.1%
Richmond Heights (CDP)	18	-45.5%	13	-23.5%	2	-88.9%	0.4	-86.2%
Richmond West (CDP)	89	-1.1%	51	15.9%	32	-64.0%	1.2	-61.3%
South Miami (City)	42	40.0%	22	29.4%	19	-66.1%	1.6	-73.3%
South Miami Heights (CDP)	72	28.6%	38	-2.6%	22	-60.0%	1.3	-56.7%
Sunny Isles Beach (City)	10	150.0%	7	133.3%	26	-29.7%	15.6	-47.3%
Sunset (CDP)	40	110.5%	25	56.3%	16	-60.0%	1.7	-56.4%
Surfside (Town)	33	266.7%	14	250.0%	20	-60.8%	3.1	-76.2%
Sweetwater (City)	13	85.7%	5	66.7%	3	-50.0%	1.4	-61.1%
Tamiami (CDP)	85	21.4%	60	50.0%	39	-56.7%	2.1	-52.3%
The Crossings (CDP)	39	30.0%	24	166.7%	5	-76.2%	0.5	-77.3%
The Hammocks (CDP)	109	1.9%	62	21.6%	27	-69.7%	1.0	-70.6%
Three Lakes (CDP)	31	-3.1%	22	144.4%	8	-70.4%	0.9	-64.0%
University Park (CDP)	46	39.4%	27	42.1%	27	-35.7%	2.6	-31.6%
Virginia Gardens (Village)	10	150.0%	4	100.0%	1	N/A	0.9	N/A
West Little River (CDP)	71	-11.3%	47	11.9%	37	-56.0%	2.3	-45.2%
West Miami (City)	14	-17.6%	12	100.0%	11	-21.4%	3.7	-7.5%
West Perrine (CDP)	23	-11.5%	13	8.3%	11	-57.7%	2.2	-43.6%
Westchester (CDP)	60	46.3%	36	38.5%	23	-45.2%	1.9	-42.4%
Westview (CDP)	26	52.9%	31	138.5%	7	-58.8%	2.0	-44.4%
Westwood Lakes (CDP)	30	0.0%	23	27.8%	8	-69.2%	1.2	-69.2%

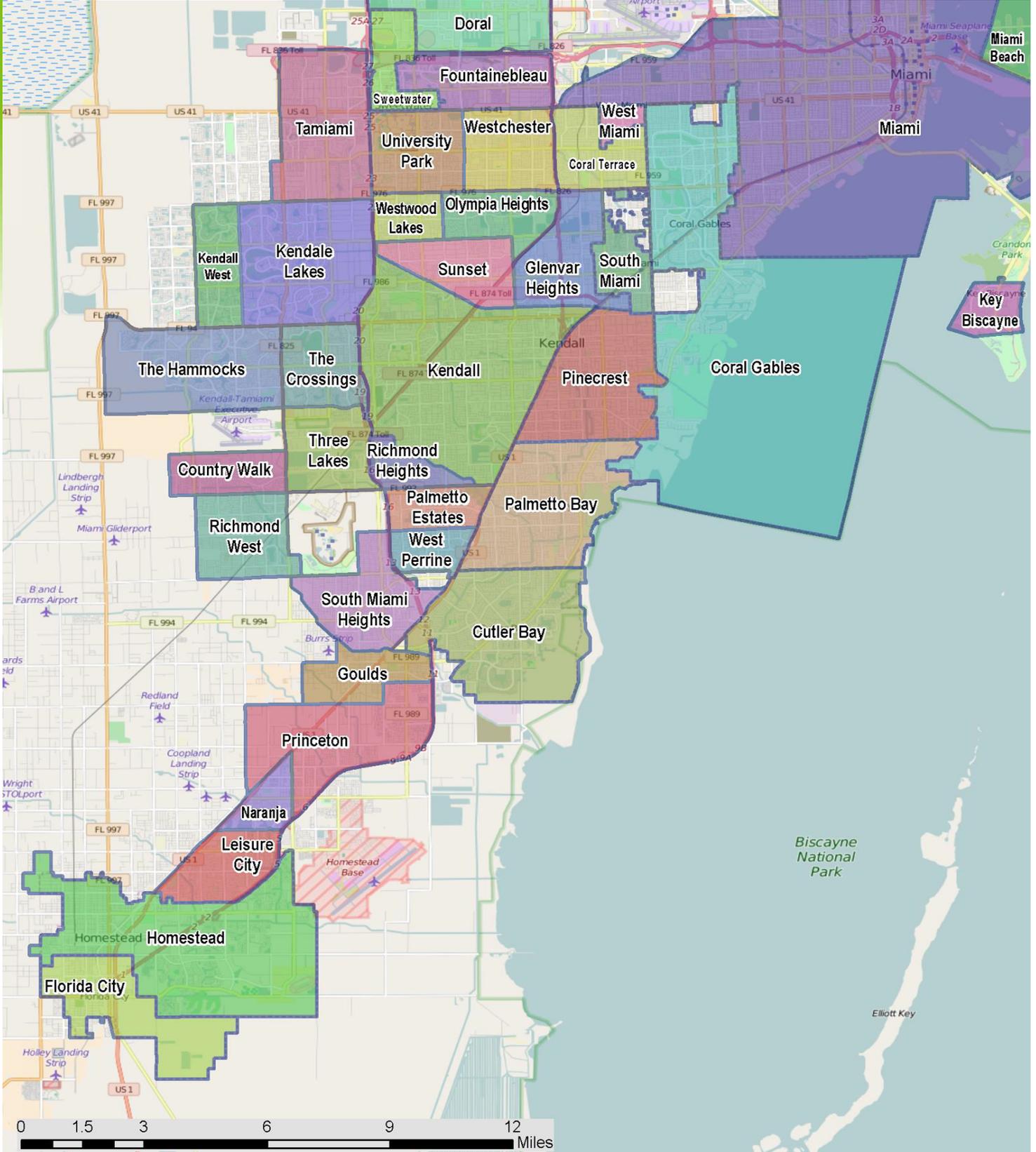
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Miami-Dade County Local Residential Market Metrics - Q1 2021
 Reference Map - Northern Miami-Dade County
 Municipalities and Census-Designated Places*



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Miami-Dade County Local Residential Market Metrics - Q1 2021
 Reference Map - Southern Miami-Dade County
 Municipalities and Census-Designated Places*



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