# Miami-Dade County Local Residential Market Metrics - Q1 2021
## 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 | 4,836 | 52.5% | 2,208 | 45.4% | $297,000 | 15.1% | $596,282 | 42.8% |
| Aventura (City) | 385 | 68.1% | 222 | 68.2% | $339,500 | 14.5% | $521,604 | 20.7% |
| Bal Harbour (Village) | 49 | 69.0% | 36 | 71.4% | $1,350,000 | -18.1% | $1,762,372 | -11.6% |
| Bay Harbor Islands (Town) | 48 | 92.0% | 29 | 107.1% | $346,000 | 17.3% | $489,959 | 36.6% |
| 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) | 81 | 24.6% | 38 | 0.0% | $372,500 | -0.7% | $534,381 | -4.2% |
| Coral Terrace (CDP) | 1 | N/A | 0 | N/A | $247,000 | N/A | $247,000 | N/A |
| Country Club (CDP) | 58 | -7.9% | 20 | -25.9% | $193,500 | -11.6% | $204,590 | -6.4% |
| Country Walk (CDP) | 7 | 16.7% | 1 | 0.0% | $252,250 | 15.1% | $255,393 | 16.9% |
| Cutler Bay (Town) | 54 | 58.8% | 21 | 40.0% | $213,500 | 25.6% | $222,055 | 17.0% |
| Doral (City) | 241 | 52.5% | 72 | 53.2% | $305,000 | 1.7% | $315,092 | 3.9% |
| El Portal (Village) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Fisher Island (CDP) | 23 | 360.0% | 19 | 375.0% | $4,400,000 | -27.9% | $5,048,916 | -37.0% |
| Florida City (City) | 6 | 500.0% | 0 | N/A | $271,590 | 75.8% | $261,773 | 69.4% |
| Fountainebleau (CDP) | 120 | 34.8% | 35 | -10.3% | $205,000 | 3.6% | $212,881 | 2.7% |
| Gladeview (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Glenvar Heights (CDP) | 44 | 33.3% | 22 | 10.0% | $212,500 | -5.6% | $236,063 | -14.8% |
| Golden Beach (Town) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Golden Glades (CDP) | 22 | 29.4% | 18 | 20.0% | $115,500 | 13.2% | $122,946 | 8.9% |
| Goulds (CDP) | 0 | -100.0% | 0 | -100.0% | (No Sales) | N/A | (No Sales) | N/A |
| Hialeah (City) | 193 | 77.1% | 73 | 65.9% | $190,000 | 5.6% | $204,947 | 3.7% |
| Hialeah Gardens (City) | 20 | 81.8% | 7 | 75.0% | $176,500 | 19.3% | $185,795 | 9.8% |
| Homestead (City) | 147 | 21.5% | 49 | -5.8% | $179,000 | 23.4% | $190,804 | 18.2% |
| Indian Creek (Village) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Ives Estates (CDP) | 51 | 45.7% | 21 | 31.3% | $172,000 | 4.2% | $194,627 | 11.8% |
| Kendale Lakes (CDP) | 92 | 5.7% | 21 | -32.3% | $225,500 | 4.9% | $233,653 | 8.8% |
| Kendall (CDP) | 151 | 36.0% | 49 | 22.5% | $245,000 | -6.8% | $261,577 | 2.0% |
| Kendall West (CDP) | 51 | -5.6% | 15 | -34.8% | $185,000 | 2.5% | $201,087 | 3.9% |
| Key Biscayne (Village) | 104 | 147.6% | 74 | 196.0% | $945,000 | 26.0% | $1,396,390 | 22.7% |
| Leisure City (CDP) | 15 | 275.0% | 10 | 233.3% | $138,000 | 31.4% | $141,233 | 25.5% |
| Medley (Town) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Miami (City) | 1,052 | 62.6% | 440 | 43.8% | $375,000 | 13.6% | $556,945 | 13.2% |
| Miami Beach (City) | 667 | 71.5% | 378 | 56.2% | $480,000 | 52.4% | $1,132,084 | 111.1% |
| Miami Gardens (City) | 33 | -23.3% | 11 | -8.3% | $185,000 | 0.7% | $172,604 | 2.3% |
| Miami Lakes (Town) | 32 | 23.1% | 7 | 250.0% | $285,000 | -3.4% | $286,469 | 2.5% |

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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) | 9 | 50.0% | 6 | 50.0% | $205,000 | 25.4% | $210,667 | 29.0% |
| Miami Springs (City) | 1 | -66.7% | 0 | N/A | $170,850 | 0.5% | $170,850 | 2.7% |
| Naranja (CDP) | 14 | -6.7% | 3 | -40.0% | $241,000 | 21.7% | $209,857 | 18.3% |
| North Bay Village (City) | 51 | 96.2% | 26 | 116.7% | $280,000 | 8.9% | $284,655 | 14.5% |
| North Miami (City) | 43 | -32.8% | 29 | -32.6% | $138,500 | 0.0% | $163,267 | -10.7% |
| North Miami Beach (City) | 80 | 128.6% | 47 | 104.3% | $170,000 | 9.0% | $314,325 | -12.8% |
| Ojus (CDP) | 57 | 50.0% | 37 | 48.0% | $118,000 | -2.9% | $129,114 | 0.7% |
| Olympia Heights (CDP) | 2 | N/A | 2 | N/A | $126,000 | N/A | $126,000 | N/A |
| Opa-locka (City) | 4 | 300.0% | 3 | 200.0% | $148,000 | 0.0% | $143,000 | -3.4% |
| Palm Springs North (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Palmetto Bay (Village) | 14 | 366.7% | 9 | 350.0% | $151,000 | -3.8% | $356,136 | 120.3% |
| Palmetto Estates (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Pinecrest (Village) | 10 | -9.1% | 3 | -62.5% | $195,000 | -4.9% | $199,140 | -57.5% |
| Pinewood (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Princeton (CDP) | 48 | 29.7% | 3 | -25.0% | $275,750 | 10.3% | $262,608 | 6.2% |
| Richmond Heights (CDP) | 0 | -100.0% | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Richmond West (CDP) | 8 | 14.3% | 0 | N/A | $275,000 | 3.0% | $268,325 | -5.4% |
| South Miami (City) | 9 | 80.0% | 7 | 600.0% | $280,000 | 12.0% | $290,666 | -2.5% |
| South Miami Heights (CDP) | 8 | -20.0% | 5 | 0.0% | $116,500 | -10.7% | $125,375 | -11.5% |
| Sunny Isles Beach (City) | 343 | 127.2% | 215 | 104.8% | $552,000 | 58.8% | $891,743 | 34.2% |
| Sunset (CDP) | 4 | -20.0% | 1 | -50.0% | $183,000 | -6.2% | $217,250 | 0.8% |
| Surfside (Town) | 54 | 157.1% | 33 | 94.1% | $855,000 | 66.0% | $2,511,037 | 11.1% |
| Sweetwater (City) | 10 | 25.0% | 2 | -50.0% | $225,000 | 0.0% | $223,850 | 8.8% |
| Tamiami (CDP) | 40 | 29.0% | 13 | 44.4% | $220,000 | -8.9% | $224,677 | -3.3% |
| The Crossings (CDP) | 48 | 23.1% | 12 | 20.0% | $255,000 | 5.8% | $258,375 | 7.0% |
| The Hammocks (CDP) | 75 | -1.3% | 15 | 0.0% | $271,000 | 4.6% | $260,291 | 3.9% |
| Three Lakes (CDP) | 22 | -4.3% | 2 | -33.3% | $309,500 | 11.1% | $286,947 | 6.6% |
| University Park (CDP) | 9 | -43.8% | 3 | -72.7% | $200,000 | 21.6% | $208,811 | 13.5% |
| Virginia Gardens (Village) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| West Little River (CDP) | 3 | N/A | 3 | N/A | $115,000 | N/A | $159,333 | N/A |
| West Miami (City) | 6 | N/A | 0 | N/A | $572,500 | N/A | $535,000 | N/A |
| West Perrine (CDP) | 2 | -50.0% | 0 | -100.0% | $214,000 | 1.9% | $214,000 | 8.4% |
| Westchester (CDP) | 5 | -16.7% | 3 | 50.0% | $185,000 | -44.0% | $204,300 | -39.1% |
| 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 - Q1 2021
## 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 | $2.9 Billion | 117.8% | 94.4% | 0.5% | 67 Days | -20.2% | 7,815 | 19.1% |
| Aventura (City) | $200.8 Million | 102.9% | 92.1% | 1.5% | 106 Days | -17.8% | 642 | 31.8% |
| Bal Harbour (Village) | $86.4 Million | 49.3% | 88.9% | 4.5% | 113 Days | -52.7% | 92 | 46.0% |
| Bay Harbor Islands (Town) | $23.5 Million | 162.2% | 90.8% | 0.3% | 150 Days | 63.0% | 81 | 37.3% |
| 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) | $43.3 Million | 19.4% | 95.0% | 0.3% | 59 Days | -59.6% | 134 | 30.1% |
| Coral Terrace (CDP) | $247,000 | N/A | 95.0% | N/A | 33 Days | N/A | 2 | N/A |
| Country Club (CDP) | $11.9 Million | -13.9% | 96.8% | 0.3% | 18 Days | -47.1% | 108 | 17.4% |
| Country Walk (CDP) | $1.8 Million | 36.4% | 98.4% | 1.5% | 14 Days | 75.0% | 9 | 200.0% |
| Cutler Bay (Town) | $12.0 Million | 85.9% | 98.2% | 2.2% | 18 Days | -43.8% | 73 | 1.4% |
| Doral (City) | $75.9 Million | 58.5% | 96.4% | 0.9% | 56 Days | -22.2% | 417 | 36.7% |
| El Portal (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Fisher Island (CDP) | $116.1 Million | 189.6% | 88.9% | 1.3% | 156 Days | 12.2% | 26 | 85.7% |
| Florida City (City) | $1.6 Million | 916.6% | 103.2% | 6.5% | 29 Days | 141.7% | 50 | 1566.7% |
| Fountainebleau (CDP) | $25.5 Million | 38.5% | 96.1% | 0.1% | 34 Days | 30.8% | 168 | 6.3% |
| Gladeview (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Glenvar Heights (CDP) | $10.4 Million | 13.6% | 95.7% | -0.2% | 34 Days | 25.9% | 58 | 16.0% |
| Golden Beach (Town) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Golden Glades (CDP) | $2.7 Million | 41.0% | 97.4% | 1.0% | 40 Days | -54.5% | 32 | -8.6% |
| Goulds (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 4 | 300.0% |
| Hialeah (City) | $39.6 Million | 83.6% | 96.5% | 1.2% | 32 Days | -13.5% | 253 | 14.5% |
| Hialeah Gardens (City) | $3.7 Million | 99.6% | 95.1% | -1.7% | 13 Days | -65.8% | 37 | 131.3% |
| Homestead (City) | $28.0 Million | 43.5% | 98.6% | 2.1% | 31 Days | -29.5% | 170 | -15.8% |
| Indian Creek (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Ives Estates (CDP) | $9.9 Million | 63.0% | 97.3% | 3.6% | 45 Days | -48.9% | 80 | 6.7% |
| Kendale Lakes (CDP) | $21.5 Million | 15.0% | 97.7% | 1.6% | 15 Days | -46.4% | 114 | -10.9% |
| Kendall (CDP) | $39.5 Million | 38.7% | 97.2% | 1.7% | 28 Days | -28.2% | 226 | 24.2% |
| Kendall West (CDP) | $10.3 Million | -1.8% | 97.0% | -0.5% | 46 Days | 31.4% | 73 | -16.1% |
| Key Biscayne (Village) | $145.2 Million | 203.9% | 92.7% | 6.1% | 140 Days | -30.3% | 146 | 35.2% |
| Leisure City (CDP) | $2.1 Million | 370.8% | 97.3% | 4.0% | 32 Days | -13.5% | 18 | 125.0% |
| Medley (Town) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Miami (City) | $585.9 Million | 84.1% | 93.5% | 1.0% | 89 Days | -31.5% | 1,872 | 33.1% |
| Miami Beach (City) | $755.1 Million | 262.0% | 92.0% | 0.8% | 117 Days | -22.5% | 1,129 | 21.1% |
| Miami Gardens (City) | $5.7 Million | -21.5% | 94.9% | -1.8% | 44 Days | 10.0% | 52 | -10.3% |
| Miami Lakes (Town) | $9.2 Million | 26.1% | 96.2% | -0.7% | 34 Days | 9.7% | 55 | 27.9% |

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|---|---|---|---|---|---|---|---|---|
| Miami Shores (Village) | $1.9 Million | 93.5% | 91.6% | -2.8% | 104 Days | -44.1% | 11 | 57.1% |
| Miami Springs (City) | $170,850 | -65.8% | 94.9% | 2.2% | 20 Days | -70.1% | 3 | -40.0% |
| Naranja (CDP) | $2.9 Million | 10.4% | 95.6% | -1.4% | 40 Days | 60.0% | 24 | -25.0% |
| North Bay Village (City) | $14.5 Million | 124.5% | 93.2% | 0.9% | 121 Days | -28.8% | 88 | 20.5% |
| North Miami (City) | $7.0 Million | -40.0% | 94.9% | 1.3% | 51 Days | -51.0% | 96 | -28.9% |
| North Miami Beach (City) | $25.1 Million | 99.3% | 93.1% | -0.2% | 99 Days | -10.8% | 150 | 22.0% |
| Ojus (CDP) | $7.4 Million | 51.1% | 95.0% | 0.1% | 39 Days | -40.0% | 85 | -11.5% |
| Olympia Heights (CDP) | $252,000 | N/A | 95.1% | N/A | 17 Days | N/A | 2 | 100.0% |
| Opa-locka (City) | $572,000 | 286.5% | 97.1% | -2.9% | 13 Days | 44.4% | 4 | 100.0% |
| Palm Springs North (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | -100.0% |
| Palmetto Bay (Village) | $5.0 Million | 928.0% | 92.8% | -0.2% | 50 Days | -65.8% | 13 | 44.4% |
| Palmetto Estates (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 1 | N/A |
| Pinecrest (Village) | $2.0 Million | -61.4% | 95.9% | 0.9% | 39 Days | -69.5% | 13 | 18.2% |
| Pinewood (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Princeton (CDP) | $12.6 Million | 37.8% | 100.0% | 1.9% | 10 Days | -79.6% | 73 | -2.7% |
| Richmond Heights (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 2 | 100.0% |
| Richmond West (CDP) | $2.1 Million | 8.1% | 100.4% | 3.3% | 11 Days | -66.7% | 14 | -12.5% |
| South Miami (City) | $2.6 Million | 75.6% | 95.2% | -0.3% | 100 Days | 127.3% | 9 | 12.5% |
| South Miami Heights (CDP) | $1.0 Million | -29.2% | 92.6% | -2.1% | 70 Days | -4.1% | 14 | 27.3% |
| Sunny Isles Beach (City) | $305.9 Million | 204.9% | 91.7% | 5.4% | 140 Days | -18.1% | 569 | 15.7% |
| Sunset (CDP) | $869,000 | -19.4% | 99.3% | 0.7% | 11 Days | -54.2% | 9 | 50.0% |
| Surfside (Town) | $135.6 Million | 185.6% | 92.4% | 6.7% | 115 Days | -56.9% | 45 | 2.3% |
| Sweetwater (City) | $2.2 Million | 36.0% | 94.1% | -2.3% | 17 Days | -39.3% | 13 | 62.5% |
| Tamiami (CDP) | $9.0 Million | 24.8% | 97.8% | 2.0% | 14 Days | -36.4% | 44 | -12.0% |
| The Crossings (CDP) | $12.4 Million | 31.7% | 98.2% | 0.3% | 12 Days | -52.0% | 50 | -9.1% |
| The Hammocks (CDP) | $19.5 Million | 2.6% | 98.4% | 1.1% | 13 Days | -68.3% | 113 | -15.0% |
| Three Lakes (CDP) | $6.3 Million | 2.0% | 97.4% | 0.4% | 15 Days | -37.5% | 29 | -39.6% |
| University Park (CDP) | $1.9 Million | -36.1% | 96.9% | 0.7% | 26 Days | -29.7% | 18 | 38.5% |
| Virginia Gardens (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 1 | N/A |
| West Little River (CDP) | $477,999 | N/A | 88.5% | N/A | 124 Days | N/A | 5 | 66.7% |
| West Miami (City) | $3.2 Million | N/A | 99.3% | N/A | 256 Days | N/A | 3 | 0.0% |
| West Perrine (CDP) | $428,000 | -45.8% | 97.6% | -3.3% | 177 Days | 1670.0% | 7 | -12.5% |
| Westchester (CDP) | $1.0 Million | -49.3% | 92.4% | -0.6% | 19 Days | -78.7% | 7 | -30.0% |
| 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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| 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 | 7,516 | 92.6% | 4,508 | 120.2% | 10,672 | -28.1% | 8.7 | -30.4% |
| Aventura (City) | 609 | 112.9% | 357 | 146.2% | 1,084 | -28.5% | 11.8 | -37.6% |
| Bal Harbour (Village) | 90 | 157.1% | 58 | 314.3% | 237 | -8.8% | 22.9 | -12.6% |
| Bay Harbor Islands (Town) | 85 | 269.6% | 52 | 477.8% | 134 | -22.5% | 14.6 | -33.3% |
| Biscayne Park (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Brownsville (CDP) | 0 | N/A | 0 | N/A | 1 | N/A | 12.0 | N/A |
| Coral Gables (City) | 130 | 80.6% | 75 | 134.4% | 176 | -19.3% | 7.9 | -13.2% |
| Coral Terrace (CDP) | 1 | 0.0% | 0 | N/A | 2 | 100.0% | 12.0 | 0.0% |
| Country Club (CDP) | 84 | -4.5% | 57 | 1.8% | 57 | -6.6% | 2.8 | 21.7% |
| Country Walk (CDP) | 11 | 450.0% | 7 | N/A | 1 | -75.0% | 0.4 | -77.8% |
| Cutler Bay (Town) | 60 | -4.8% | 34 | -5.6% | 29 | -39.6% | 1.5 | -51.6% |
| Doral (City) | 368 | 89.7% | 219 | 121.2% | 325 | -39.8% | 5.1 | -47.4% |
| El Portal (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Fisher Island (CDP) | 37 | 311.1% | 25 | 525.0% | 49 | -51.5% | 9.0 | -77.0% |
| Florida City (City) | 86 | 4200.0% | 82 | 4000.0% | 17 | 183.3% | 6.6 | -17.5% |
| Fountainebleau (CDP) | 194 | 65.8% | 124 | 87.9% | 73 | -43.8% | 2.1 | -43.2% |
| Gladeview (CDP) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Glenvar Heights (CDP) | 57 | 23.9% | 34 | 36.0% | 36 | -26.5% | 2.8 | -26.3% |
| Golden Beach (Town) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Golden Glades (CDP) | 20 | 11.1% | 10 | -9.1% | 34 | -15.0% | 6.1 | -15.3% |
| Goulds (CDP) | 1 | 0.0% | 0 | N/A | 4 | N/A | 0.0 | N/A |
| Hialeah (City) | 250 | 70.1% | 141 | 54.9% | 146 | -21.1% | 3.0 | -25.0% |
| Hialeah Gardens (City) | 25 | 47.1% | 16 | 14.3% | 15 | -6.3% | 3.3 | 0.0% |
| Homestead (City) | 194 | 26.8% | 108 | 35.0% | 68 | -68.5% | 1.5 | -66.7% |
| Indian Creek (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Ives Estates (CDP) | 74 | 48.0% | 44 | 37.5% | 46 | -47.1% | 3.4 | -46.9% |
| Kendale Lakes (CDP) | 106 | 0.0% | 51 | -1.9% | 45 | -51.1% | 1.5 | -42.3% |
| Kendall (CDP) | 208 | 55.2% | 112 | 67.2% | 130 | -16.7% | 2.9 | -6.5% |
| Kendall West (CDP) | 81 | 8.0% | 65 | 62.5% | 26 | -58.7% | 1.5 | -58.3% |
| Key Biscayne (Village) | 166 | 286.0% | 100 | 566.7% | 167 | -45.1% | 7.5 | -62.1% |
| Leisure City (CDP) | 20 | 300.0% | 6 | 500.0% | 9 | 0.0% | 4.7 | 0.0% |
| Medley (Town) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Miami (City) | 1,735 | 137.0% | 1,033 | 192.6% | 3,289 | -23.2% | 13.2 | -28.3% |
| Miami Beach (City) | 1,079 | 152.7% | 648 | 246.5% | 2,133 | -26.7% | 15.3 | -25.7% |
| Miami Gardens (City) | 61 | 3.4% | 49 | 4.3% | 22 | -47.6% | 2.1 | -25.0% |
| Miami Lakes (Town) | 53 | 43.2% | 29 | 93.3% | 21 | -25.0% | 2.1 | -27.6% |

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# Miami-Dade County Local Residential Market Metrics - Q1 2021
## 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) | 11 | 37.5% | 7 | 250.0% | 10 | 66.7% | 4.3 | 72.0% |
| Miami Springs (City) | 3 | -40.0% | 3 | 0.0% | 2 | -33.3% | 3.0 | -25.0% |
| Naranja (CDP) | 20 | -23.1% | 13 | -7.1% | 15 | -11.8% | 2.8 | 7.7% |
| North Bay Village (City) | 70 | 79.5% | 43 | 138.9% | 160 | -20.8% | 11.0 | -26.7% |
| North Miami (City) | 90 | 32.4% | 68 | 54.5% | 167 | -25.4% | 10.2 | -1.0% |
| North Miami Beach (City) | 106 | 120.8% | 65 | 97.0% | 266 | -28.5% | 14.9 | -30.0% |
| Ojus (CDP) | 79 | 88.1% | 50 | 127.3% | 87 | -32.6% | 6.3 | -25.0% |
| Olympia Heights (CDP) | 2 | N/A | 0 | N/A | 0 | -100.0% | 0.0 | -100.0% |
| Opa-locka (City) | 6 | N/A | 2 | 100.0% | 2 | -50.0% | 2.4 | -25.0% |
| Palm Springs North (CDP) | 0 | -100.0% | 0 | -100.0% | 0 | N/A | 0.0 | N/A |
| Palmetto Bay (Village) | 19 | 280.0% | 8 | 166.7% | 6 | -25.0% | 2.1 | -32.3% |
| Palmetto Estates (CDP) | 1 | N/A | 1 | N/A | 0 | N/A | 0.0 | N/A |
| Pinecrest (Village) | 19 | 35.7% | 12 | 140.0% | 10 | -41.2% | 3.2 | -31.9% |
| Pinewood (CDP) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Princeton (CDP) | 78 | 52.9% | 51 | 27.5% | 29 | -67.0% | 1.8 | -64.7% |
| Richmond Heights (CDP) | 0 | -100.0% | 0 | N/A | 0 | -100.0% | 0.0 | -100.0% |
| Richmond West (CDP) | 11 | 57.1% | 9 | 50.0% | 2 | -83.3% | 0.5 | -80.0% |
| South Miami (City) | 9 | 12.5% | 2 | -66.7% | 13 | 30.0% | 7.1 | 77.5% |
| South Miami Heights (CDP) | 13 | 44.4% | 7 | 40.0% | 5 | -37.5% | 2.7 | -10.0% |
| Sunny Isles Beach (City) | 552 | 181.6% | 319 | 209.7% | 1,200 | -27.2% | 16.5 | -44.3% |
| Sunset (CDP) | 10 | 100.0% | 6 | 200.0% | 4 | 100.0% | 2.8 | 86.7% |
| Surfside (Town) | 63 | 162.5% | 28 | 75.0% | 69 | -47.7% | 7.5 | -66.8% |
| Sweetwater (City) | 12 | 140.0% | 11 | 450.0% | 8 | 33.3% | 3.6 | 63.6% |
| Tamiami (CDP) | 48 | 11.6% | 27 | 3.8% | 14 | -48.1% | 1.4 | -44.0% |
| The Crossings (CDP) | 67 | 42.6% | 31 | 34.8% | 11 | -56.0% | 0.8 | -57.9% |
| The Hammocks (CDP) | 113 | -2.6% | 71 | 14.5% | 36 | -56.6% | 1.4 | -54.8% |
| Three Lakes (CDP) | 20 | -39.4% | 13 | -13.3% | 18 | -50.0% | 1.9 | -54.8% |
| University Park (CDP) | 15 | 7.1% | 9 | 125.0% | 10 | 11.1% | 2.7 | 8.0% |
| Virginia Gardens (Village) | 0 | N/A | 0 | N/A | 1 | N/A | 12.0 | N/A |
| West Little River (CDP) | 6 | 500.0% | 6 | 200.0% | 4 | -42.9% | 4.8 | -42.9% |
| West Miami (City) | 3 | 200.0% | 1 | 0.0% | 1 | -83.3% | 1.5 | -97.9% |
| West Perrine (CDP) | 4 | -50.0% | 3 | -50.0% | 3 | -25.0% | 1.8 | -40.0% |
| Westchester (CDP) | 9 | 12.5% | 4 | -33.3% | 4 | -42.9% | 1.6 | -48.4% |
| Westview (CDP) | 0 | N/A | 1 | 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 |

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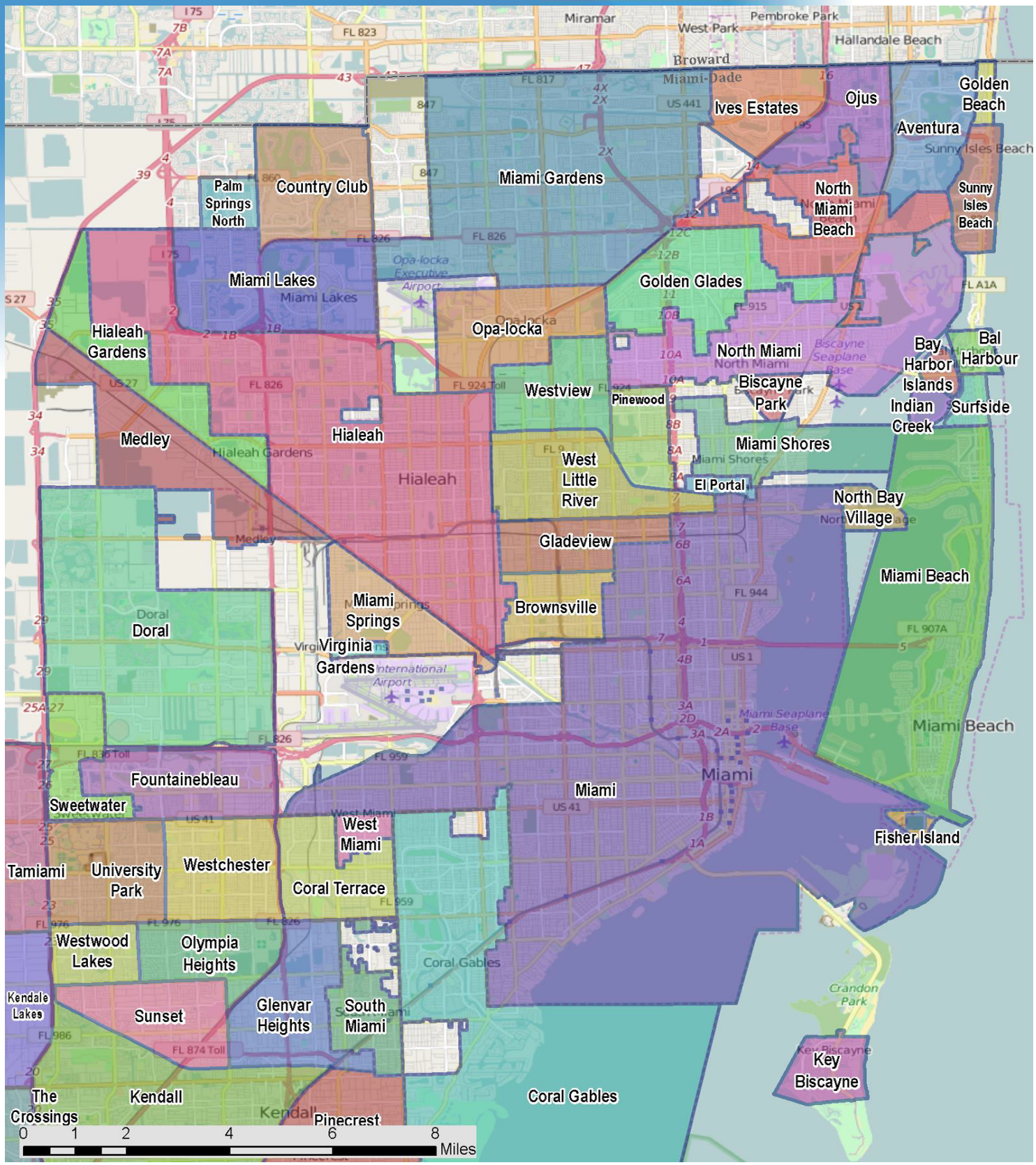
# Miami-Dade County Local Residential Market Metrics - Q1 2021
## Reference Map - Northern Miami-Dade County Municipalities and Census-Designated Places*

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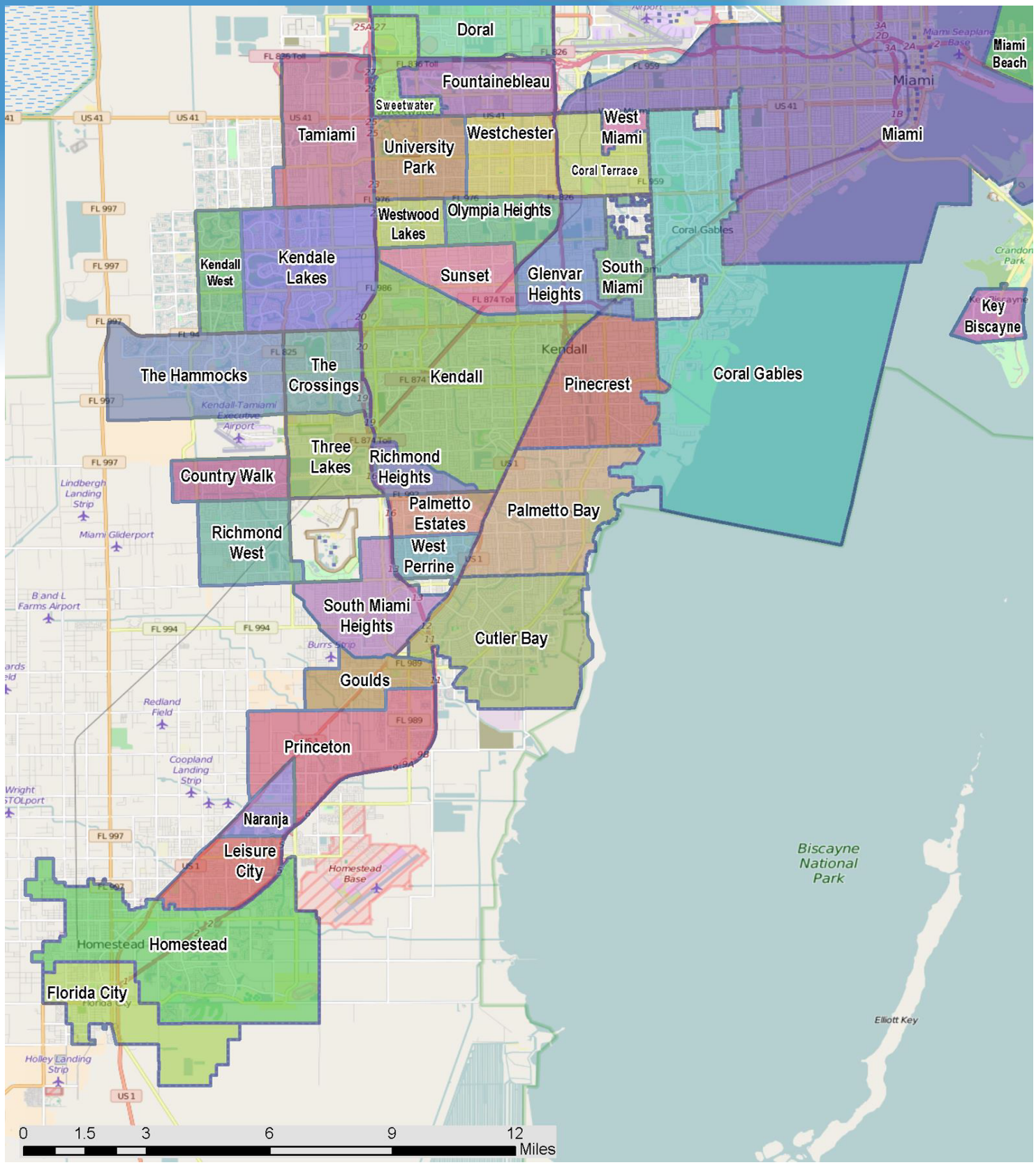
# Miami-Dade County Local Residential Market Metrics - Q1 2021
## Reference Map - Southern Miami-Dade County
## Municipalities and Census-Designated Places*

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