

Miami-Dade County Local Residential Market Metrics - Q2 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	4,486	66.9%	1,117	174.4%	\$500,000	31.6%	\$1,033,443	77.2%
Aventura (City)	20	300.0%	9	N/A	\$939,950	39.3%	\$1,207,255	69.2%
Bal Harbour (Village)	5	N/A	4	N/A	\$4,700,000	N/A	\$4,904,000	N/A
Bay Harbor Islands (Town)	9	0.0%	5	-28.6%	\$1,800,000	34.8%	\$2,399,778	36.7%
Biscayne Park (Village)	16	77.8%	2	100.0%	\$530,000	6.0%	\$605,738	21.7%
Brownsville (CDP)	28	27.3%	2	-75.0%	\$307,500	46.4%	\$288,536	31.8%
Coral Gables (City)	278	186.6%	120	287.1%	\$1,495,000	58.2%	\$2,244,987	3.1%
Coral Terrace (CDP)	66	53.5%	16	128.6%	\$500,000	21.1%	\$565,925	22.7%
Country Club (CDP)	22	46.7%	2	0.0%	\$402,000	10.1%	\$413,482	12.1%
Country Walk (CDP)	68	126.7%	7	600.0%	\$470,000	21.1%	\$484,155	23.5%
Cutler Bay (Town)	144	38.5%	25	257.1%	\$435,900	16.2%	\$468,055	20.2%
Doral (City)	137	168.6%	38	533.3%	\$608,500	21.7%	\$658,794	29.4%
El Portal (Village)	9	125.0%	2	100.0%	\$607,000	13.5%	\$577,556	2.7%
Fisher Island (CDP)	1	N/A	1	N/A	\$12,250,000	N/A	\$12,250,000	N/A
Florida City (City)	24	84.6%	5	25.0%	\$310,000	33.9%	\$322,419	29.6%
Fountainebleau (CDP)	20	0.0%	3	50.0%	\$465,000	23.7%	\$520,300	30.9%
Gladeview (CDP)	18	0.0%	4	300.0%	\$251,000	-2.5%	\$231,858	-7.2%
Glenvar Heights (CDP)	36	176.9%	13	160.0%	\$988,000	-3.6%	\$1,338,559	13.3%
Golden Beach (Town)	14	250.0%	10	150.0%	\$5,087,500	-1.8%	\$7,877,000	49.7%
Golden Glades (CDP)	45	25.0%	10	100.0%	\$390,000	16.4%	\$433,973	26.7%
Goulds (CDP)	30	36.4%	5	25.0%	\$351,000	14.1%	\$338,800	16.5%
Hialeah (City)	200	72.4%	30	275.0%	\$413,000	13.9%	\$411,887	13.4%
Hialeah Gardens (City)	17	70.0%	2	100.0%	\$384,000	11.5%	\$393,147	-22.7%
Homestead (City)	154	15.8%	17	88.9%	\$349,000	18.3%	\$347,838	16.9%
Indian Creek (Village)	3	200.0%	1	0.0%	\$279,900	-98.4%	\$8,185,967	-51.9%
Ives Estates (CDP)	26	73.3%	9	350.0%	\$400,000	25.0%	\$381,066	8.8%
Kendale Lakes (CDP)	53	43.2%	11	266.7%	\$480,000	20.8%	\$642,647	64.1%
Kendall (CDP)	123	68.5%	26	160.0%	\$699,000	32.8%	\$886,504	39.6%
Kendall West (CDP)	32	52.4%	3	200.0%	\$428,000	10.5%	\$436,352	6.5%
Key Biscayne (Village)	49	157.9%	35	337.5%	\$2,750,000	34.8%	\$4,116,510	41.2%
Leisure City (CDP)	39	11.4%	6	50.0%	\$325,000	19.5%	\$313,248	17.0%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	460	117.0%	159	261.4%	\$600,000	45.5%	\$1,357,488	120.6%
Miami Beach (City)	171	327.5%	92	283.3%	\$2,112,500	70.2%	\$4,087,786	102.4%
Miami Gardens (City)	162	3.2%	24	41.2%	\$339,250	16.2%	\$330,031	14.8%
Miami Lakes (Town)	63	75.0%	10	66.7%	\$650,000	22.1%	\$733,111	27.5%

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Single-Family Homes

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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)	76	81.0%	18	200.0%	\$780,000	20.5%	\$860,169	18.9%
Miami Springs (City)	28	64.7%	4	N/A	\$474,000	15.6%	\$487,561	15.2%
Naranja (CDP)	5	-50.0%	1	0.0%	\$340,000	24.8%	\$329,400	20.0%
North Bay Village (City)	15	400.0%	5	400.0%	\$669,000	-10.0%	\$992,130	26.3%
North Miami (City)	88	54.4%	29	123.1%	\$415,000	23.9%	\$902,366	90.9%
North Miami Beach (City)	71	77.5%	26	420.0%	\$395,000	27.4%	\$760,160	143.9%
Ojus (CDP)	56	300.0%	21	950.0%	\$909,500	42.7%	\$1,039,464	41.0%
Olympia Heights (CDP)	37	19.4%	3	-50.0%	\$520,000	16.9%	\$540,338	18.1%
Opa-locka (City)	20	-4.8%	8	100.0%	\$239,000	-3.6%	\$239,845	3.6%
Palm Springs North (CDP)	11	-8.3%	1	-66.7%	\$485,000	22.8%	\$476,045	18.0%
Palmetto Bay (Village)	123	66.2%	30	328.6%	\$788,500	34.8%	\$867,077	47.1%
Palmetto Estates (CDP)	34	25.9%	3	N/A	\$402,500	15.3%	\$402,338	15.6%
Pinecrest (Village)	139	195.7%	62	264.7%	\$1,555,000	60.3%	\$2,218,909	69.4%
Pinewood (CDP)	15	0.0%	1	0.0%	\$310,000	21.6%	\$319,627	22.8%
Princeton (CDP)	87	42.6%	11	450.0%	\$393,500	14.1%	\$383,075	13.5%
Richmond Heights (CDP)	18	5.9%	2	-33.3%	\$354,000	27.3%	\$350,050	18.5%
Richmond West (CDP)	73	21.7%	9	80.0%	\$470,000	22.1%	\$481,380	22.6%
South Miami (City)	38	40.7%	15	150.0%	\$865,000	36.7%	\$1,118,221	24.5%
South Miami Heights (CDP)	55	31.0%	6	200.0%	\$375,000	21.0%	\$406,700	24.2%
Sunny Isles Beach (City)	11	450.0%	5	150.0%	\$1,655,000	-19.3%	\$2,682,727	30.9%
Sunset (CDP)	31	29.2%	8	700.0%	\$545,000	0.9%	\$635,330	3.1%
Surfside (Town)	23	155.6%	15	400.0%	\$830,000	18.1%	\$1,055,130	41.3%
Sweetwater (City)	6	50.0%	1	N/A	\$376,500	19.5%	\$364,167	8.0%
Tamiami (CDP)	73	52.1%	4	-60.0%	\$500,000	14.9%	\$577,640	14.5%
The Crossings (CDP)	32	113.3%	4	N/A	\$496,000	6.7%	\$496,685	6.8%
The Hammocks (CDP)	89	29.0%	7	600.0%	\$450,000	12.5%	\$495,098	23.7%
Three Lakes (CDP)	34	88.9%	4	33.3%	\$417,500	7.9%	\$439,864	12.3%
University Park (CDP)	43	53.6%	8	300.0%	\$525,000	22.4%	\$552,919	23.9%
Virginia Gardens (Village)	4	100.0%	1	N/A	\$417,500	12.1%	\$433,500	16.4%
West Little River (CDP)	45	-11.8%	12	20.0%	\$283,000	4.8%	\$294,378	16.5%
West Miami (City)	19	72.7%	2	100.0%	\$505,000	29.5%	\$516,868	34.3%
West Perrine (CDP)	20	17.6%	3	0.0%	\$385,000	14.9%	\$368,650	19.2%
Westchester (CDP)	48	60.0%	7	133.3%	\$499,000	20.1%	\$508,548	23.6%
Westview (CDP)	17	70.0%	2	0.0%	\$325,000	22.6%	\$324,206	23.8%
Westwood Lakes (CDP)	28	100.0%	2	100.0%	\$473,500	18.4%	\$477,139	19.1%

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Miami-Dade County Local Residential Market Metrics - Q2 2021

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	\$4.6 Billion	195.8%	98.6%	2.8%	18 Days	-67.3%	5,397	30.9%
Aventura (City)	\$24.1 Million	576.7%	95.8%	16.5%	37 Days	105.6%	26	52.9%
Bal Harbour (Village)	\$24.5 Million	N/A	91.5%	N/A	237 Days	N/A	6	200.0%
Bay Harbor Islands (Town)	\$21.6 Million	36.7%	92.5%	10.3%	110 Days	-73.6%	8	0.0%
Biscayne Park (Village)	\$9.7 Million	116.4%	98.0%	0.8%	21 Days	-30.0%	17	-15.0%
Brownsville (CDP)	\$8.1 Million	67.7%	100.0%	3.6%	14 Days	-74.5%	43	7.5%
Coral Gables (City)	\$624.1 Million	195.5%	96.8%	4.5%	35 Days	-62.8%	254	48.5%
Coral Terrace (CDP)	\$37.4 Million	88.4%	98.5%	4.5%	18 Days	-70.0%	90	36.4%
Country Club (CDP)	\$9.1 Million	64.4%	98.3%	2.5%	10 Days	-72.2%	33	26.9%
Country Walk (CDP)	\$32.9 Million	179.9%	100.0%	4.8%	10 Days	-83.3%	71	97.2%
Cutler Bay (Town)	\$67.4 Million	66.5%	100.0%	3.6%	11 Days	-81.7%	176	10.7%
Doral (City)	\$90.3 Million	247.5%	97.5%	2.5%	28 Days	-59.4%	169	32.0%
El Portal (Village)	\$5.2 Million	131.1%	101.3%	6.7%	41 Days	156.3%	13	0.0%
Fisher Island (CDP)	\$12.3 Million	N/A	79.0%	N/A	35 Days	N/A	1	N/A
Florida City (City)	\$7.7 Million	139.3%	99.5%	-0.5%	12 Days	-60.0%	24	-11.1%
Fountainebleau (CDP)	\$10.4 Million	30.9%	98.2%	0.8%	14 Days	-56.3%	22	15.8%
Gladeview (CDP)	\$4.2 Million	-7.2%	100.0%	1.8%	14 Days	-70.8%	30	15.4%
Glenvar Heights (CDP)	\$48.2 Million	213.7%	95.8%	7.5%	45 Days	-52.1%	35	-12.5%
Golden Beach (Town)	\$110.3 Million	424.0%	90.9%	29.3%	159 Days	-75.7%	10	42.9%
Golden Glades (CDP)	\$19.5 Million	58.3%	98.6%	2.9%	14 Days	-68.2%	42	-14.3%
Goulds (CDP)	\$10.2 Million	58.8%	100.0%	4.3%	26 Days	-42.2%	32	23.1%
Hialeah (City)	\$82.4 Million	95.6%	100.0%	3.2%	18 Days	-60.9%	233	21.4%
Hialeah Gardens (City)	\$6.7 Million	31.5%	97.7%	-0.9%	20 Days	-28.6%	22	29.4%
Homestead (City)	\$53.6 Million	35.3%	100.0%	2.7%	9 Days	-77.5%	221	16.9%
Indian Creek (Village)	\$24.6 Million	44.2%	101.5%	28.2%	113 Days	-86.5%	0	N/A
Ives Estates (CDP)	\$9.9 Million	88.5%	97.5%	2.6%	28 Days	-77.6%	31	24.0%
Kendale Lakes (CDP)	\$34.1 Million	135.0%	100.0%	2.5%	9 Days	-67.9%	72	35.8%
Kendall (CDP)	\$109.0 Million	135.2%	98.4%	3.8%	14 Days	-73.6%	158	64.6%
Kendall West (CDP)	\$14.0 Million	62.2%	100.0%	4.0%	12 Days	-78.6%	44	33.3%
Key Biscayne (Village)	\$201.7 Million	264.0%	95.6%	10.1%	51 Days	-82.5%	38	15.2%
Leisure City (CDP)	\$12.2 Million	30.4%	100.0%	3.3%	9 Days	-85.2%	43	7.5%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$624.4 Million	378.6%	96.6%	2.7%	26 Days	-63.4%	656	49.4%
Miami Beach (City)	\$699.0 Million	765.2%	96.2%	9.8%	71 Days	-67.7%	182	51.7%
Miami Gardens (City)	\$53.5 Million	18.5%	100.0%	1.9%	9 Days	-77.5%	193	-8.5%
Miami Lakes (Town)	\$46.2 Million	123.1%	97.7%	2.3%	25 Days	-40.5%	66	57.1%

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Miami Shores (Village)	\$65.4 Million	115.2%	97.6%	4.3%	21 Days	-69.6%	68	3.0%
Miami Springs (City)	\$13.7 Million	89.7%	100.0%	6.4%	21 Days	-27.6%	32	33.3%
Naranja (CDP)	\$1.6 Million	-40.0%	95.7%	-1.7%	8 Days	-68.0%	14	-12.5%
North Bay Village (City)	\$14.9 Million	531.7%	96.8%	0.5%	22 Days	-56.9%	17	466.7%
North Miami (City)	\$79.4 Million	194.7%	100.0%	4.7%	21 Days	-59.6%	94	-7.8%
North Miami Beach (City)	\$54.0 Million	333.0%	97.9%	3.2%	14 Days	-87.7%	106	96.3%
Ojus (CDP)	\$58.2 Million	463.9%	94.4%	7.9%	40 Days	-72.2%	52	4.0%
Olympia Heights (CDP)	\$20.0 Million	41.0%	100.0%	5.2%	15 Days	-76.6%	46	64.3%
Opa-locka (City)	\$4.8 Million	-1.3%	99.4%	3.3%	42 Days	-50.0%	24	14.3%
Palm Springs North (CDP)	\$5.2 Million	8.2%	99.6%	2.3%	19 Days	-64.8%	11	120.0%
Palmetto Bay (Village)	\$106.7 Million	144.5%	100.0%	4.7%	11 Days	-84.5%	127	33.7%
Palmetto Estates (CDP)	\$13.7 Million	45.5%	100.1%	0.1%	9 Days	-52.6%	31	-3.1%
Pinecrest (Village)	\$308.4 Million	400.9%	97.5%	8.2%	23 Days	-73.9%	102	29.1%
Pinewood (CDP)	\$4.8 Million	22.8%	99.1%	0.4%	14 Days	-12.5%	19	-13.6%
Princeton (CDP)	\$33.3 Million	61.8%	100.0%	1.6%	8 Days	-88.1%	110	12.2%
Richmond Heights (CDP)	\$6.3 Million	25.5%	99.7%	4.1%	6 Days	-90.8%	34	100.0%
Richmond West (CDP)	\$35.1 Million	49.2%	100.0%	4.4%	8 Days	-84.0%	102	24.4%
South Miami (City)	\$42.5 Million	75.3%	98.9%	6.1%	18 Days	-71.4%	55	71.9%
South Miami Heights (CDP)	\$22.4 Million	62.6%	100.0%	3.1%	9 Days	-71.0%	80	35.6%
Sunny Isles Beach (City)	\$29.5 Million	619.8%	93.9%	60.0%	188 Days	-54.4%	8	-38.5%
Sunset (CDP)	\$19.7 Million	33.2%	98.6%	1.4%	12 Days	-64.7%	44	51.7%
Surfside (Town)	\$24.3 Million	261.0%	100.0%	7.9%	17 Days	-82.1%	17	-22.7%
Sweetwater (City)	\$2.2 Million	62.0%	96.8%	-1.7%	10 Days	-37.5%	8	-11.1%
Tamiami (CDP)	\$42.2 Million	74.1%	98.8%	2.9%	18 Days	-51.4%	87	42.6%
The Crossings (CDP)	\$15.9 Million	127.9%	100.6%	4.8%	8 Days	-80.5%	44	57.1%
The Hammocks (CDP)	\$44.1 Million	59.6%	100.0%	2.9%	9 Days	-66.7%	113	25.6%
Three Lakes (CDP)	\$15.0 Million	112.1%	99.3%	3.3%	13 Days	-69.0%	34	-8.1%
University Park (CDP)	\$23.8 Million	90.3%	98.2%	3.0%	20 Days	-55.6%	53	103.8%
Virginia Gardens (Village)	\$1.7 Million	132.8%	95.1%	-0.5%	43 Days	-21.8%	2	0.0%
West Little River (CDP)	\$13.2 Million	2.8%	98.7%	1.6%	19 Days	-74.3%	82	24.2%
West Miami (City)	\$9.8 Million	132.0%	97.3%	4.7%	16 Days	-55.6%	19	90.0%
West Perrine (CDP)	\$7.4 Million	40.2%	100.0%	2.0%	12 Days	-74.5%	22	46.7%
Westchester (CDP)	\$24.4 Million	97.8%	100.0%	4.2%	14 Days	-36.4%	54	42.1%
Westview (CDP)	\$5.5 Million	110.5%	95.4%	1.0%	27 Days	-60.9%	17	6.3%
Westwood Lakes (CDP)	\$13.4 Million	138.2%	98.5%	1.5%	13 Days	-72.3%	31	63.2%

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Miami-Dade County	4,766	16.8%	2,924	-2.0%	2,853	-42.1%	2.2	-54.2%
Aventura (City)	18	260.0%	10	150.0%	18	-50.0%	4.0	-75.9%
Bal Harbour (Village)	5	N/A	3	N/A	7	-41.7%	7.0	-75.7%
Bay Harbor Islands (Town)	5	-37.5%	4	33.3%	10	-47.4%	3.9	-74.3%
Biscayne Park (Village)	14	-17.6%	11	0.0%	11	-45.0%	2.2	-65.1%
Brownsville (CDP)	34	41.7%	34	126.7%	22	-50.0%	2.6	-53.6%
Coral Gables (City)	262	84.5%	130	20.4%	142	-57.9%	2.0	-77.5%
Coral Terrace (CDP)	63	1.6%	36	-18.2%	55	-17.9%	2.9	-44.2%
Country Club (CDP)	29	11.5%	19	-9.5%	14	0.0%	1.9	0.0%
Country Walk (CDP)	62	17.0%	27	-20.6%	17	-15.0%	1.0	-23.1%
Cutler Bay (Town)	151	-18.4%	79	-38.3%	66	-23.3%	1.4	-36.4%
Doral (City)	152	70.8%	92	24.3%	139	-50.4%	3.9	-70.5%
El Portal (Village)	13	85.7%	10	150.0%	6	-62.5%	1.7	-67.9%
Fisher Island (CDP)	1	N/A	0	N/A	1	N/A	12.0	N/A
Florida City (City)	23	21.1%	21	110.0%	8	-71.4%	1.3	-76.4%
Fountainebleau (CDP)	25	13.6%	21	31.3%	8	-50.0%	1.7	-43.3%
Gladeview (CDP)	26	-3.7%	26	18.2%	24	-7.7%	4.8	23.1%
Glenvar Heights (CDP)	32	52.4%	20	17.6%	24	-51.0%	2.7	-67.1%
Golden Beach (Town)	10	100.0%	5	66.7%	20	-51.2%	6.9	-83.2%
Golden Glades (CDP)	49	14.0%	33	-5.7%	26	-48.0%	2.0	-52.4%
Goulds (CDP)	21	-40.0%	11	-59.3%	23	15.0%	2.8	12.0%
Hialeah (City)	213	8.1%	119	-22.7%	98	-40.2%	1.8	-52.6%
Hialeah Gardens (City)	17	30.8%	7	-30.0%	18	63.6%	4.0	73.9%
Homestead (City)	199	-4.3%	118	-17.5%	77	-36.9%	1.4	-46.2%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	23	-28.1%	14	-33.3%	14	-44.0%	1.7	-48.5%
Kendale Lakes (CDP)	66	10.0%	38	2.7%	29	-40.8%	1.7	-48.5%
Kendall (CDP)	124	18.1%	69	-8.0%	62	-46.1%	1.7	-51.4%
Kendall West (CDP)	34	-19.0%	27	-18.2%	15	-21.1%	1.3	-27.8%
Key Biscayne (Village)	53	140.9%	29	141.7%	37	-58.9%	3.4	-85.8%
Leisure City (CDP)	49	-18.3%	28	-31.7%	16	-42.9%	1.1	-52.2%
Medley (Town)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Miami (City)	502	56.9%	310	34.2%	442	-32.5%	3.4	-53.4%
Miami Beach (City)	140	105.9%	80	53.8%	215	-47.2%	4.3	-82.9%
Miami Gardens (City)	192	-20.7%	144	-32.4%	57	-58.7%	1.1	-54.2%
Miami Lakes (Town)	66	69.2%	35	34.6%	33	-40.0%	2.1	-44.7%

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Miami-Dade County Local Residential Market Metrics - Q2 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)	51	-26.1%	34	-27.7%	37	-47.9%	1.6	-68.0%
Miami Springs (City)	27	28.6%	18	-10.0%	19	-32.1%	2.2	-33.3%
Naranja (CDP)	10	-50.0%	8	-42.9%	5	-44.4%	1.6	-48.4%
North Bay Village (City)	11	83.3%	3	-57.1%	5	-66.7%	1.4	-85.3%
North Miami (City)	95	5.6%	71	-4.1%	58	-50.8%	2.0	-64.9%
North Miami Beach (City)	98	66.1%	57	11.8%	54	-42.6%	2.6	-55.9%
Ojus (CDP)	38	90.0%	18	28.6%	42	-53.3%	2.9	-79.6%
Olympia Heights (CDP)	37	12.1%	21	0.0%	26	-3.7%	2.8	-20.0%
Opa-locka (City)	30	50.0%	11	-31.3%	11	-56.0%	1.7	-61.4%
Palm Springs North (CDP)	13	8.3%	8	60.0%	1	-85.7%	0.3	-78.6%
Palmetto Bay (Village)	123	1.7%	56	-30.9%	47	-48.9%	1.3	-64.9%
Palmetto Estates (CDP)	29	-19.4%	17	-32.0%	9	-40.0%	0.9	-40.0%
Pinecrest (Village)	109	49.3%	65	27.5%	63	-63.4%	1.8	-80.2%
Pinewood (CDP)	16	-33.3%	11	-38.9%	7	-46.2%	1.2	-50.0%
Princeton (CDP)	106	-2.8%	67	-18.3%	35	-50.7%	1.4	-46.2%
Richmond Heights (CDP)	30	3.4%	21	-12.5%	10	66.7%	1.7	70.0%
Richmond West (CDP)	89	0.0%	51	-13.6%	41	-39.7%	1.4	-50.0%
South Miami (City)	46	39.4%	29	45.0%	22	-53.2%	1.7	-70.2%
South Miami Heights (CDP)	72	16.1%	45	0.0%	26	-44.7%	1.5	-50.0%
Sunny Isles Beach (City)	11	266.7%	6	100.0%	14	-58.8%	5.8	-81.5%
Sunset (CDP)	41	7.9%	26	-7.1%	22	-15.4%	2.2	-24.1%
Surfside (Town)	24	84.6%	12	33.3%	12	-72.1%	1.6	-87.0%
Sweetwater (City)	7	0.0%	4	-20.0%	5	-28.6%	2.2	-45.0%
Tamiami (CDP)	72	16.1%	44	15.8%	49	-31.9%	2.4	-36.8%
The Crossings (CDP)	34	6.3%	22	0.0%	14	0.0%	1.3	-27.8%
The Hammocks (CDP)	104	1.0%	62	-16.2%	32	-28.9%	1.1	-38.9%
Three Lakes (CDP)	32	-23.8%	14	-48.1%	6	-73.9%	0.6	-76.0%
University Park (CDP)	41	5.1%	21	-12.5%	32	68.4%	2.8	64.7%
Virginia Gardens (Village)	3	N/A	2	N/A	1	-50.0%	0.8	-70.4%
West Little River (CDP)	78	-6.0%	66	11.9%	33	-45.9%	2.1	-34.4%
West Miami (City)	19	26.7%	10	25.0%	12	100.0%	3.3	83.3%
West Perrine (CDP)	23	15.0%	13	30.0%	6	-33.3%	1.2	-14.3%
Westchester (CDP)	49	19.5%	30	11.1%	22	-24.1%	1.7	-32.0%
Westview (CDP)	14	-12.5%	22	22.2%	11	-21.4%	2.6	-16.1%
Westwood Lakes (CDP)	27	22.7%	15	-34.8%	13	-13.3%	1.7	-29.2%

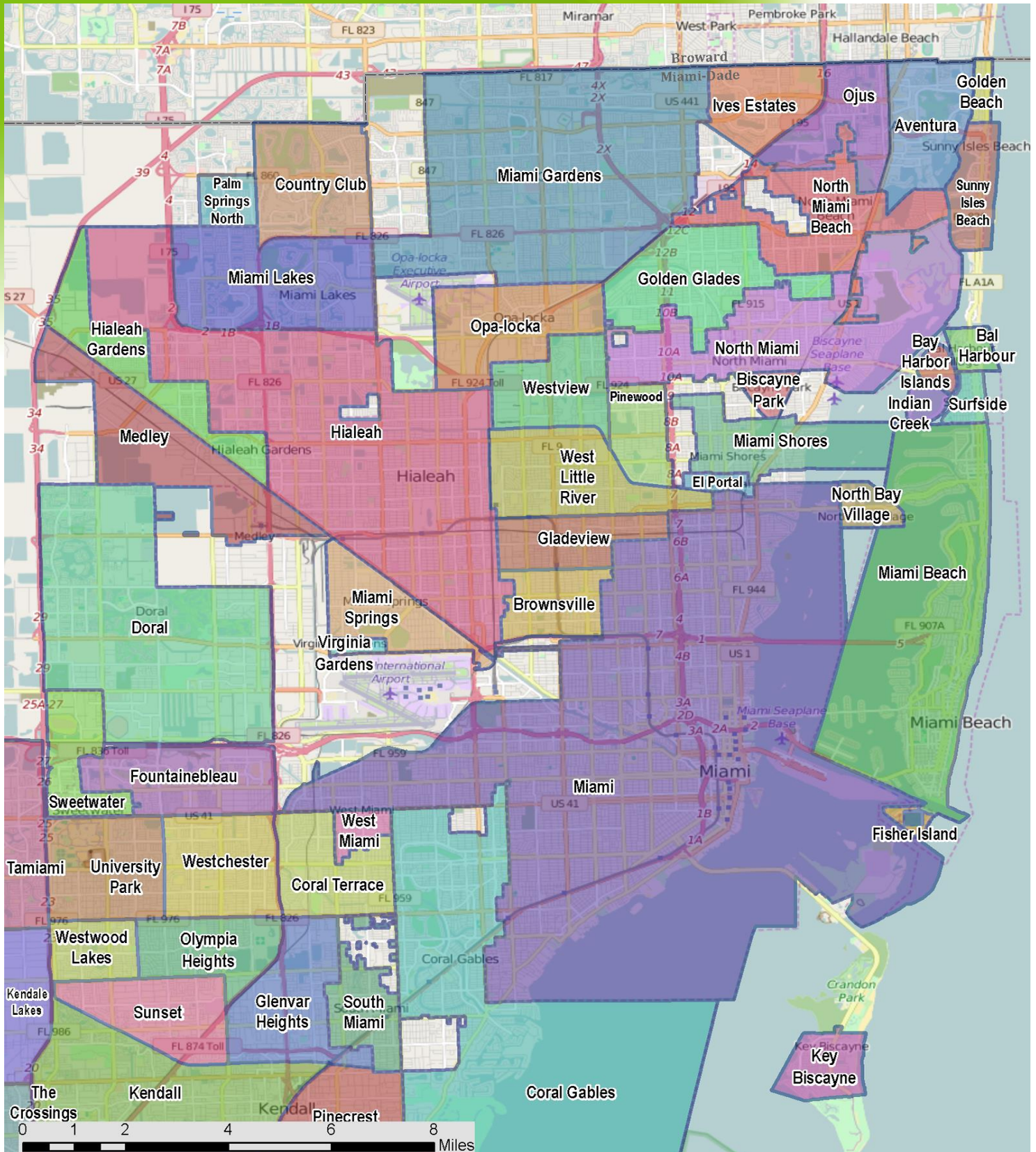
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Miami-Dade County Local Residential Market Metrics - Q2 2021

Reference Map - Northern Miami-Dade County

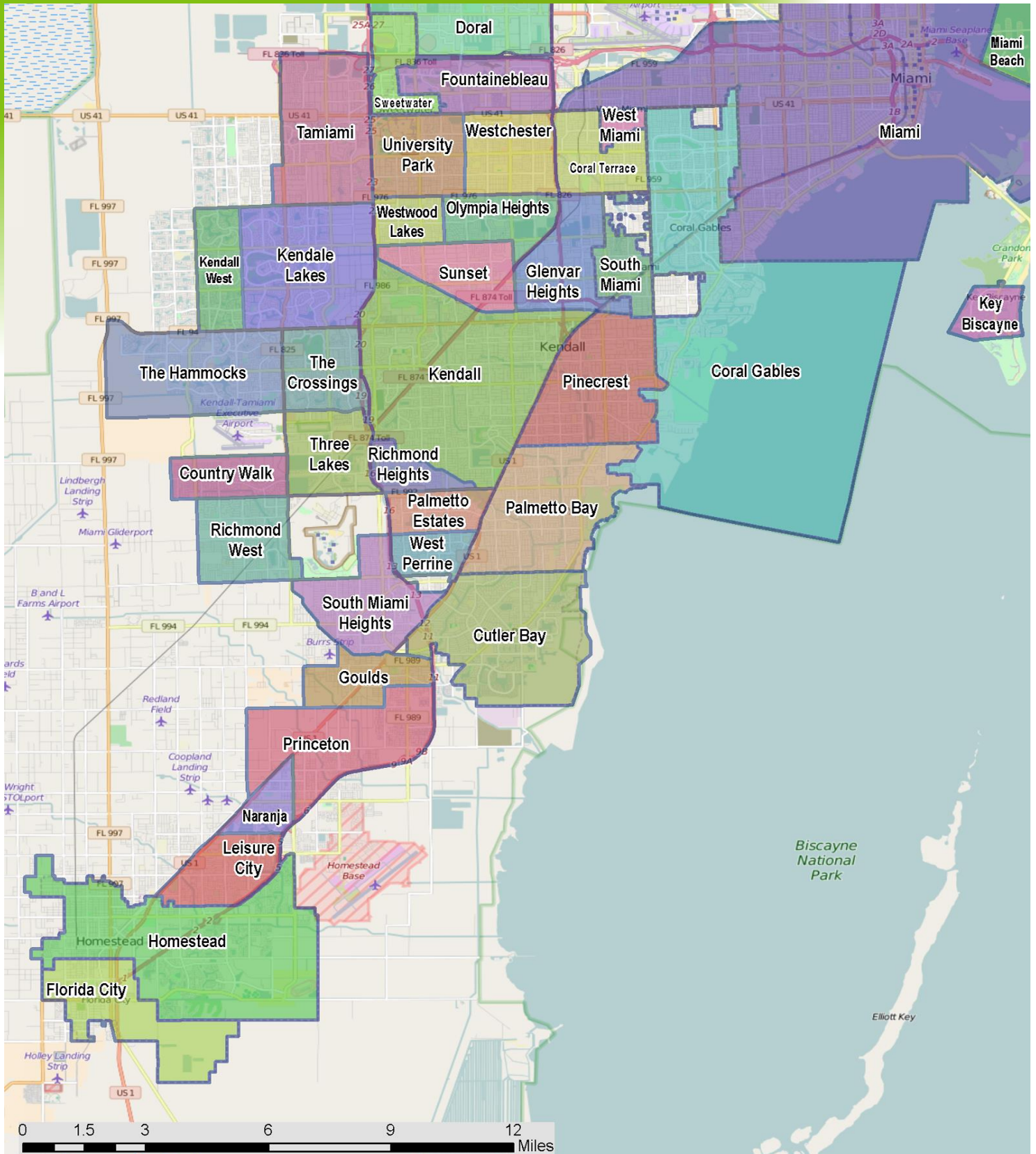
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