

# Miami-Dade County Local Residential Market Metrics - Q4 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	5,747	32.6%	2,719	54.6%	\$343,000	27.0%	\$613,457	33.6%
Aventura (City)	450	33.9%	263	55.6%	\$377,500	32.5%	\$506,283	-1.1%
Bal Harbour (Village)	47	42.4%	42	82.6%	\$1,548,000	82.1%	\$1,898,631	44.0%
Bay Harbor Islands (Town)	61	110.3%	31	121.4%	\$457,500	52.5%	\$558,017	46.3%
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)	97	14.1%	55	52.8%	\$462,000	26.7%	\$731,135	47.0%
Coral Terrace (CDP)	2	N/A	1	N/A	\$237,100	N/A	\$237,100	N/A
Country Club (CDP)	80	19.4%	29	31.8%	\$233,500	8.8%	\$243,616	12.7%
Country Walk (CDP)	6	-57.1%	1	0.0%	\$318,500	31.3%	\$296,500	23.4%
Cutler Bay (Town)	50	-28.6%	13	-38.1%	\$292,000	39.0%	\$282,806	32.0%
Doral (City)	286	13.0%	95	50.8%	\$383,500	32.2%	\$386,180	24.7%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	19	11.8%	12	-20.0%	\$3,377,500	-33.1%	\$5,777,628	-7.9%
Florida City (City)	28	47.4%	5	400.0%	\$233,540	11.2%	\$267,606	24.7%
Fountainebleau (CDP)	135	16.4%	60	50.0%	\$226,500	13.3%	\$238,835	1.1%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	62	31.9%	21	23.5%	\$232,000	-7.2%	\$312,929	11.8%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	21	0.0%	18	0.0%	\$147,250	25.9%	\$159,310	19.3%
Goulds (CDP)	2	N/A	0	N/A	\$258,500	N/A	\$258,500	N/A
Hialeah (City)	181	3.4%	69	4.5%	\$210,000	8.2%	\$238,580	12.0%
Hialeah Gardens (City)	26	136.4%	11	175.0%	\$192,500	-16.2%	\$225,915	3.9%
Homestead (City)	160	2.6%	77	54.0%	\$229,000	32.0%	\$235,298	25.8%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	49	4.3%	21	40.0%	\$190,000	13.4%	\$224,180	18.2%
Kendale Lakes (CDP)	119	24.0%	34	70.0%	\$272,000	20.9%	\$273,516	17.4%
Kendall (CDP)	177	0.6%	65	12.1%	\$288,000	24.1%	\$311,464	22.7%
Kendall West (CDP)	61	-14.1%	30	7.1%	\$217,000	12.4%	\$240,028	16.9%
Key Biscayne (Village)	81	15.7%	44	0.0%	\$1,000,000	31.8%	\$1,410,904	29.8%
Leisure City (CDP)	7	16.7%	4	-20.0%	\$170,000	37.1%	\$170,286	43.6%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	1,538	76.6%	699	102.0%	\$450,500	28.7%	\$639,893	28.9%
Miami Beach (City)	721	63.9%	411	89.4%	\$397,500	14.4%	\$1,073,472	45.8%
Miami Gardens (City)	47	56.7%	15	200.0%	\$237,000	16.5%	\$232,671	22.6%
Miami Lakes (Town)	33	6.5%	14	133.3%	\$379,000	37.8%	\$359,179	32.6%

\*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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.

# Miami-Dade County Local Residential Market Metrics - Q4 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 Shores (Village)	5	-61.5%	2	-75.0%	\$215,000	2.4%	\$300,400	20.2%
Miami Springs (City)	3	-40.0%	3	50.0%	\$173,000	9.5%	\$166,000	-2.5%
Naranja (CDP)	23	43.8%	7	75.0%	\$283,000	20.4%	\$223,417	10.4%
North Bay Village (City)	73	25.9%	35	34.6%	\$325,160	31.1%	\$333,195	30.5%
North Miami (City)	87	24.3%	50	35.1%	\$177,500	17.7%	\$204,730	20.0%
North Miami Beach (City)	85	23.2%	49	2.1%	\$287,500	59.7%	\$502,693	64.7%
Ojus (CDP)	66	24.5%	35	6.1%	\$147,000	31.0%	\$167,159	28.8%
Olympia Heights (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Opa-locka (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Palm Springs North (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	8	-27.3%	5	0.0%	\$236,000	12.4%	\$581,488	62.0%
Palmetto Estates (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pinecrest (Village)	12	9.1%	6	50.0%	\$229,500	5.3%	\$272,292	-29.5%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	72	41.2%	8	166.7%	\$325,000	22.6%	\$319,806	20.5%
Richmond Heights (CDP)	1	N/A	0	N/A	\$325,000	N/A	\$325,000	N/A
Richmond West (CDP)	12	-29.4%	0	-100.0%	\$317,500	15.5%	\$317,042	16.3%
South Miami (City)	7	40.0%	4	33.3%	\$391,000	70.0%	\$376,572	44.8%
South Miami Heights (CDP)	8	100.0%	5	66.7%	\$153,000	30.8%	\$191,750	63.5%
Sunny Isles Beach (City)	348	38.6%	218	34.6%	\$572,000	-2.2%	\$1,097,397	34.6%
Sunset (CDP)	3	-50.0%	1	-66.7%	\$420,000	126.7%	\$373,300	66.1%
Surfside (Town)	37	54.2%	28	55.6%	\$735,000	14.7%	\$1,544,703	-9.9%
Sweetwater (City)	11	0.0%	3	50.0%	\$305,000	19.1%	\$253,091	4.5%
Tamiami (CDP)	44	33.3%	17	112.5%	\$242,000	11.3%	\$263,806	17.5%
The Crossings (CDP)	41	7.9%	14	100.0%	\$292,500	10.9%	\$294,806	10.1%
The Hammocks (CDP)	86	1.2%	27	58.8%	\$293,000	8.0%	\$294,815	13.9%
Three Lakes (CDP)	21	-32.3%	3	50.0%	\$374,000	20.5%	\$346,476	14.9%
University Park (CDP)	9	-50.0%	5	-16.7%	\$207,000	-0.2%	\$246,889	6.7%
Virginia Gardens (Village)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	2	-33.3%	1	-50.0%	\$175,000	45.2%	\$164,950	36.1%
West Miami (City)	1	0.0%	0	-100.0%	\$275,000	46.7%	\$275,000	46.7%
West Perrine (CDP)	3	-70.0%	1	-50.0%	\$200,000	25.0%	\$195,000	15.6%
Westchester (CDP)	9	-10.0%	2	100.0%	\$212,000	-4.7%	\$276,511	25.1%
Westview (CDP)	1	N/A	1	N/A	\$130,000	N/A	\$130,000	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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.

# Miami-Dade County Local Residential Market Metrics - Q4 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	\$3.5 Billion	77.2%	97.2%	3.0%	37 Days	-37.3%	6,349	-0.9%
Aventura (City)	\$227.8 Million	32.5%	95.8%	6.0%	49 Days	-59.5%	464	-9.6%
Bal Harbour (Village)	\$89.2 Million	105.1%	94.6%	5.7%	88 Days	-20.0%	60	-27.7%
Bay Harbor Islands (Town)	\$34.0 Million	207.8%	96.2%	7.1%	45 Days	-55.0%	70	-4.1%
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)	\$70.9 Million	67.8%	97.0%	2.3%	27 Days	-65.8%	108	-8.5%
Coral Terrace (CDP)	\$474,200	N/A	94.9%	N/A	31 Days	N/A	1	0.0%
Country Club (CDP)	\$19.5 Million	34.5%	98.3%	1.3%	16 Days	-5.9%	96	17.1%
Country Walk (CDP)	\$1.8 Million	-47.1%	95.0%	-5.0%	24 Days	100.0%	3	-62.5%
Cutler Bay (Town)	\$14.1 Million	-5.7%	99.5%	1.6%	11 Days	-8.3%	65	18.2%
Doral (City)	\$110.4 Million	40.9%	98.7%	2.3%	35 Days	-30.0%	262	-11.8%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$109.8 Million	2.9%	95.0%	12.2%	105 Days	-39.7%	15	-16.7%
Florida City (City)	\$7.5 Million	83.8%	100.0%	0.0%	125 Days	N/A	26	-44.7%
Fountainebleau (CDP)	\$32.2 Million	17.7%	98.0%	2.4%	21 Days	-19.2%	153	10.1%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Glenvar Heights (CDP)	\$19.4 Million	47.5%	97.3%	1.4%	24 Days	-44.2%	33	-34.0%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$3.3 Million	19.3%	97.1%	5.1%	32 Days	-64.0%	24	20.0%
Goulds (CDP)	\$517,000	N/A	99.1%	N/A	32 Days	N/A	2	100.0%
Hialeah (City)	\$43.2 Million	15.9%	97.1%	0.6%	22 Days	-4.3%	222	-7.5%
Hialeah Gardens (City)	\$5.9 Million	145.7%	98.2%	3.4%	22 Days	15.8%	17	41.7%
Homestead (City)	\$37.6 Million	29.0%	99.2%	1.1%	12 Days	-40.0%	199	19.2%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$11.0 Million	23.3%	99.1%	1.8%	20 Days	-47.4%	69	50.0%
Kendale Lakes (CDP)	\$32.5 Million	45.5%	98.4%	1.3%	15 Days	-6.3%	121	3.4%
Kendall (CDP)	\$55.1 Million	23.4%	98.4%	1.5%	24 Days	20.0%	169	-11.5%
Kendall West (CDP)	\$14.6 Million	0.4%	98.8%	3.0%	13 Days	-55.2%	59	-22.4%
Key Biscayne (Village)	\$114.3 Million	50.2%	94.5%	5.4%	45 Days	-68.3%	81	-16.5%
Leisure City (CDP)	\$1.2 Million	67.5%	100.0%	3.4%	7 Days	-84.1%	16	0.0%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$984.2 Million	127.6%	97.3%	5.0%	45 Days	-49.4%	1,578	6.6%
Miami Beach (City)	\$774.0 Million	138.9%	95.4%	4.5%	66 Days	-39.4%	914	-1.7%
Miami Gardens (City)	\$10.9 Million	92.1%	99.1%	2.5%	38 Days	123.5%	54	20.0%
Miami Lakes (Town)	\$11.9 Million	41.2%	100.0%	4.7%	17 Days	54.5%	28	-30.0%

\*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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.

# Miami-Dade County Local Residential Market Metrics - Q4 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 Shores (Village)	\$1.5 Million	-53.8%	94.9%	3.0%	31 Days	-46.6%	6	-53.8%
Miami Springs (City)	\$498,000	-41.5%	100.0%	4.5%	4 Days	-83.3%	3	-25.0%
Naranja (CDP)	\$5.1 Million	58.7%	100.0%	4.8%	16 Days	23.1%	23	-32.4%
North Bay Village (City)	\$24.3 Million	64.3%	96.7%	4.2%	32 Days	-70.1%	93	60.3%
North Miami (City)	\$17.8 Million	49.1%	96.9%	5.0%	44 Days	-53.7%	98	-2.0%
North Miami Beach (City)	\$42.7 Million	102.8%	96.8%	4.9%	55 Days	-40.9%	151	28.0%
Ojus (CDP)	\$11.0 Million	60.4%	96.2%	7.4%	48 Days	-46.7%	73	-7.6%
Olympia Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Opa-locka (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	0.0%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Palmetto Bay (Village)	\$4.7 Million	17.8%	99.1%	1.3%	23 Days	21.1%	8	-38.5%
Palmetto Estates (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Pinecrest (Village)	\$3.3 Million	-23.1%	96.7%	1.9%	25 Days	-69.5%	10	-50.0%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$23.0 Million	70.1%	100.0%	0.3%	12 Days	9.1%	60	13.2%
Richmond Heights (CDP)	\$325,000	N/A	87.5%	N/A	4 Days	N/A	1	N/A
Richmond West (CDP)	\$3.8 Million	-17.9%	99.4%	3.1%	14 Days	0.0%	12	20.0%
South Miami (City)	\$2.6 Million	102.7%	92.1%	2.1%	105 Days	16.7%	5	-50.0%
South Miami Heights (CDP)	\$1.5 Million	227.1%	98.0%	5.8%	9 Days	-83.6%	9	28.6%
Sunny Isles Beach (City)	\$381.9 Million	86.6%	95.5%	6.5%	68 Days	-51.8%	463	0.9%
Sunset (CDP)	\$1.1 Million	-17.0%	100.0%	3.2%	7 Days	-74.1%	2	-60.0%
Surfside (Town)	\$57.2 Million	39.0%	96.5%	8.4%	34 Days	-80.7%	47	27.0%
Sweetwater (City)	\$2.8 Million	4.5%	97.9%	1.2%	43 Days	59.3%	6	-64.7%
Tamiami (CDP)	\$11.6 Million	56.6%	98.1%	0.4%	14 Days	-65.9%	48	2.1%
The Crossings (CDP)	\$12.1 Million	18.8%	100.0%	0.9%	13 Days	18.2%	38	-24.0%
The Hammocks (CDP)	\$25.4 Million	15.2%	100.0%	1.9%	19 Days	11.8%	89	6.0%
Three Lakes (CDP)	\$7.3 Million	-22.2%	99.5%	1.0%	12 Days	-36.8%	24	-27.3%
University Park (CDP)	\$2.2 Million	-46.7%	97.5%	-0.2%	19 Days	18.8%	12	-36.8%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
West Little River (CDP)	\$329,900	-9.2%	93.3%	-6.7%	14 Days	27.3%	4	-20.0%
West Miami (City)	\$275,000	46.7%	96.5%	8.1%	77 Days	541.7%	0	-100.0%
West Perrine (CDP)	\$585,000	-65.3%	95.7%	-0.9%	17 Days	41.7%	6	100.0%
Westchester (CDP)	\$2.5 Million	12.6%	96.3%	1.7%	18 Days	-63.3%	8	0.0%
Westview (CDP)	\$130,000	N/A	100.0%	N/A	35 Days	N/A	1	0.0%
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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.

# Miami-Dade County Local Residential Market Metrics - Q4 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-Dade County	6,424	32.1%	3,348	24.8%	6,434	-50.1%	3.3	-72.0%
Aventura (City)	513	42.5%	266	47.0%	495	-63.2%	3.0	-82.4%
Bal Harbour (Village)	62	47.6%	36	63.6%	122	-55.5%	5.5	-82.6%
Bay Harbor Islands (Town)	63	53.7%	34	47.8%	75	-59.2%	3.6	-85.8%
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)	115	40.2%	56	55.6%	78	-61.2%	2.1	-78.1%
Coral Terrace (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Country Club (CDP)	83	15.3%	46	15.0%	79	83.7%	2.9	38.1%
Country Walk (CDP)	3	-57.1%	2	-50.0%	1	-50.0%	0.4	-55.6%
Cutler Bay (Town)	57	-21.9%	29	-17.1%	21	16.7%	1.1	10.0%
Doral (City)	283	13.7%	129	-13.4%	206	-47.2%	2.1	-69.1%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	19	-13.6%	11	22.2%	27	-62.0%	3.7	-79.6%
Florida City (City)	73	32.7%	66	61.0%	19	0.0%	2.8	-68.2%
Fountainebleau (CDP)	181	28.4%	103	19.8%	55	-49.5%	1.2	-65.7%
Gladeview (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Glenvar Heights (CDP)	46	2.2%	15	-40.0%	12	-68.4%	0.7	-78.1%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	24	-11.1%	9	-40.0%	18	-37.9%	2.5	-55.4%
Goulds (CDP)	3	N/A	1	N/A	1	0.0%	2.0	-83.3%
Hialeah (City)	213	2.9%	137	3.0%	115	-27.7%	1.8	-52.6%
Hialeah Gardens (City)	20	17.6%	7	-53.3%	9	28.6%	1.1	-38.9%
Homestead (City)	188	10.6%	91	-11.7%	99	-8.3%	2.0	-20.0%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	72	46.9%	37	2.8%	44	0.0%	2.4	-33.3%
Kendale Lakes (CDP)	126	15.6%	51	-16.4%	41	-12.8%	1.2	-25.0%
Kendall (CDP)	186	13.4%	79	-2.5%	79	-48.7%	1.3	-64.9%
Kendall West (CDP)	65	-24.4%	32	-38.5%	35	-23.9%	1.6	-38.5%
Key Biscayne (Village)	86	7.5%	39	-7.1%	87	-62.8%	2.2	-84.1%
Leisure City (CDP)	10	11.1%	7	75.0%	8	-42.9%	2.2	-84.3%
Medley (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	1,702	71.2%	875	79.3%	1,716	-56.3%	3.5	-80.8%
Miami Beach (City)	784	46.3%	414	37.5%	1,459	-43.0%	5.7	-74.1%
Miami Gardens (City)	59	43.9%	37	-7.5%	36	0.0%	2.5	-21.9%
Miami Lakes (Town)	32	-5.9%	11	-35.3%	9	-55.0%	0.7	-66.7%

\*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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.



# Miami-Dade County Local Residential Market Metrics - Q4 2021

## Townhouses and Condos

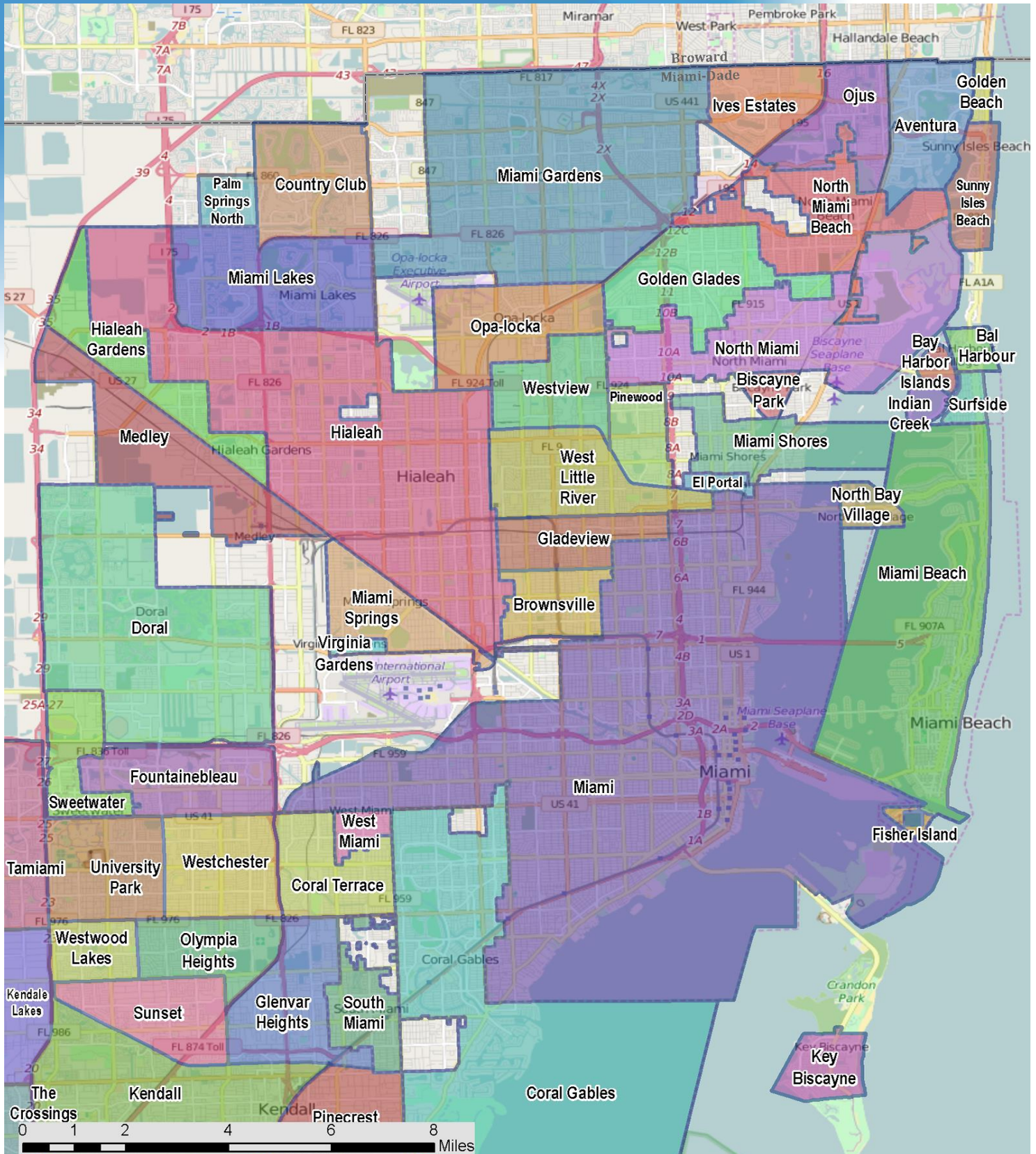
### Municipalities and Census-Designated Places\*



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)	6	-40.0%	2	-66.7%	5	-58.3%	1.8	-69.0%
Miami Springs (City)	3	-25.0%	0	-100.0%	1	-66.7%	1.3	-63.9%
Naranja (CDP)	32	68.4%	20	100.0%	4	-76.5%	0.6	-80.6%
North Bay Village (City)	82	32.3%	37	15.6%	88	-49.1%	4.0	-71.2%
North Miami (City)	105	90.9%	66	73.7%	86	-54.0%	3.2	-68.9%
North Miami Beach (City)	96	-1.0%	55	3.8%	205	-30.0%	7.2	-65.4%
Ojus (CDP)	81	37.3%	49	22.5%	72	-35.7%	3.6	-60.9%
Olympia Heights (CDP)	1	N/A	1	0.0%	0	N/A	0.0	N/A
Opa-locka (City)	2	0.0%	2	100.0%	2	-50.0%	3.0	-56.5%
Palm Springs North (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Palmetto Bay (Village)	7	-50.0%	3	-62.5%	6	-50.0%	1.7	-73.0%
Palmetto Estates (CDP)	0	N/A	0	N/A	1	N/A	6.0	N/A
Pinecrest (Village)	11	0.0%	7	133.3%	7	-65.0%	1.6	-74.2%
Pinewood (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	60	9.1%	32	-22.0%	14	-61.1%	0.8	-65.2%
Richmond Heights (CDP)	1	N/A	0	N/A	1	N/A	6.0	N/A
Richmond West (CDP)	8	-46.7%	4	-42.9%	5	150.0%	1.4	180.0%
South Miami (City)	8	60.0%	4	100.0%	2	-85.7%	0.7	-92.5%
South Miami Heights (CDP)	12	100.0%	6	100.0%	3	-40.0%	0.9	-64.0%
Sunny Isles Beach (City)	402	31.4%	207	38.9%	746	-50.7%	5.5	-79.4%
Sunset (CDP)	5	66.7%	5	150.0%	0	-100.0%	0.0	-100.0%
Surfside (Town)	51	45.7%	25	13.6%	60	-45.5%	4.6	-72.8%
Sweetwater (City)	13	-31.6%	5	-54.5%	9	0.0%	2.6	-39.5%
Tamiami (CDP)	44	-4.3%	25	-21.9%	24	26.3%	1.8	-10.0%
The Crossings (CDP)	42	-8.7%	17	0.0%	11	-63.3%	0.7	-70.8%
The Hammocks (CDP)	88	2.3%	51	-1.9%	28	-24.3%	1.0	-33.3%
Three Lakes (CDP)	26	-13.3%	17	-10.5%	6	-40.0%	0.6	-45.5%
University Park (CDP)	17	0.0%	9	28.6%	7	-36.4%	1.9	-24.0%
Virginia Gardens (Village)	1	0.0%	1	N/A	1	N/A	4.0	N/A
West Little River (CDP)	2	100.0%	2	-33.3%	6	-25.0%	6.0	-56.2%
West Miami (City)	1	-50.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
West Perrine (CDP)	6	0.0%	5	400.0%	2	N/A	2.4	N/A
Westchester (CDP)	11	37.5%	4	33.3%	3	-57.1%	1.4	-48.1%
Westview (CDP)	1	0.0%	0	-100.0%	1	N/A	6.0	N/A
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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.

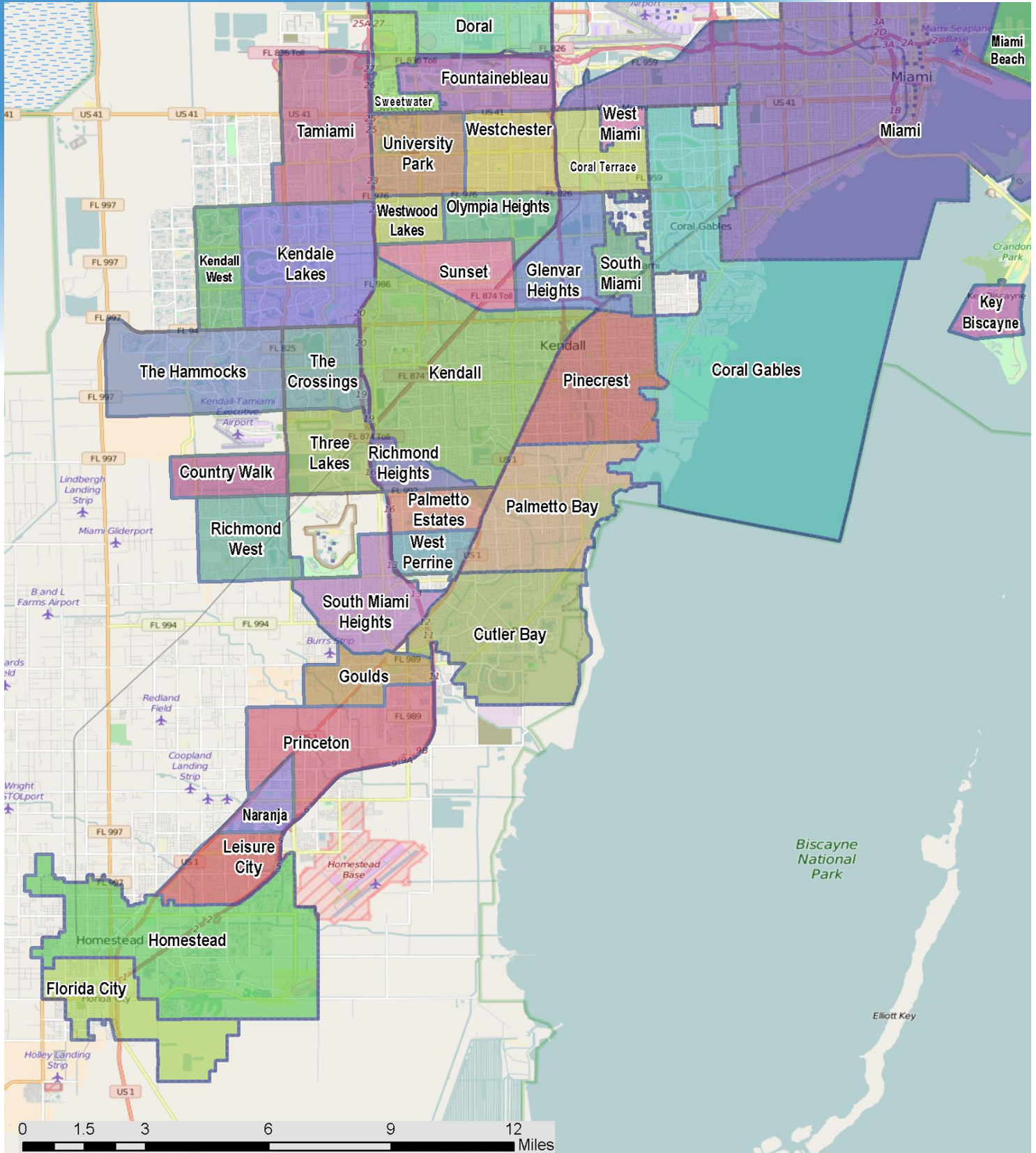
## Municipalities and Census-Designated Places\*



\*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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.



## Reference Map - Southern Miami-Dade County 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 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, January 20, 2022. Next quarterly data release is Wednesday, April 20, 2022.