

Miami-Dade County Local Residential Market Metrics - Q2 2023

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 | 3,954 | -33.6% | 2,111 | -32.7% | \$415,000 | 3.8% | \$689,789 | -5.0% |
| Aventura (City) | 324 | -28.3% | 220 | -20.6% | \$453,500 | -5.3% | \$624,854 | -13.7% |
| Bal Harbour (Village) | 44 | -26.7% | 35 | -23.9% | \$1,689,000 | 32.0% | \$4,059,659 | 54.0% |
| Bay Harbor Islands (Town) | 22 | -64.5% | 17 | -54.1% | \$692,500 | -9.8% | \$732,182 | -3.7% |
| 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 | \$112,111 | N/A | \$112,111 | N/A |
| Coral Gables (City) | 71 | -40.3% | 50 | -38.3% | \$565,000 | -3.4% | \$854,450 | 5.5% |
| Coral Terrace (CDP) | 0 | -100.0% | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Country Club (CDP) | 71 | -38.3% | 39 | -32.8% | \$290,000 | 28.9% | \$297,769 | 17.9% |
| Country Walk (CDP) | 6 | -40.0% | 2 | -33.3% | \$392,000 | 42.0% | \$406,750 | 30.1% |
| Cutler Bay (Town) | 33 | -19.5% | 9 | -18.2% | \$350,000 | 9.2% | \$348,545 | 15.4% |
| Doral (City) | 188 | -36.1% | 80 | -34.4% | \$450,000 | 10.8% | \$455,331 | 6.0% |
| El Portal (Village) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Fisher Island (CDP) | 5 | -58.3% | 5 | -44.4% | \$7,500,000 | 20.0% | \$7,370,000 | -6.2% |
| Florida City (City) | 22 | -43.6% | 0 | -100.0% | \$345,000 | 6.2% | \$334,323 | 8.0% |
| Fountainebleau (CDP) | 97 | -11.8% | 44 | -22.8% | \$299,000 | 19.6% | \$318,134 | 19.3% |
| Gladeview (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Glenvar Heights (CDP) | 38 | 11.8% | 29 | 61.1% | \$259,000 | -13.7% | \$314,500 | -16.6% |
| Golden Beach (Town) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Golden Glades (CDP) | 14 | -56.3% | 12 | -58.6% | \$168,500 | 2.1% | \$164,464 | 4.0% |
| Goulds (CDP) | 0 | -100.0% | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Hialeah (City) | 145 | -22.5% | 73 | 4.3% | \$275,000 | 13.4% | \$309,021 | 12.6% |
| Hialeah Gardens (City) | 10 | -33.3% | 3 | -70.0% | \$260,000 | 23.8% | \$282,490 | 19.0% |
| Homestead (City) | 121 | -21.9% | 33 | -47.6% | \$322,500 | 26.5% | \$316,078 | 18.8% |
| Indian Creek (Village) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Ives Estates (CDP) | 48 | -14.3% | 23 | 4.5% | \$276,500 | 24.3% | \$313,860 | 14.9% |
| Kendale Lakes (CDP) | 73 | -19.8% | 28 | -15.2% | \$360,000 | 25.4% | \$349,840 | 16.4% |
| Kendall (CDP) | 129 | -17.8% | 58 | -31.8% | \$343,000 | 15.9% | \$359,486 | 9.2% |
| Kendall West (CDP) | 46 | -29.2% | 24 | -25.0% | \$270,000 | 12.5% | \$285,052 | 8.8% |
| Key Biscayne (Village) | 63 | -19.2% | 43 | -17.3% | \$1,440,000 | 6.7% | \$1,962,127 | -7.8% |
| Leisure City (CDP) | 8 | -33.3% | 3 | 0.0% | \$222,500 | -12.2% | \$236,875 | -4.5% |
| Medley (Town) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Miami (City) | 938 | -39.8% | 497 | -35.9% | \$590,000 | 2.6% | \$802,790 | 2.1% |
| Miami Beach (City) | 522 | -40.6% | 346 | -35.7% | \$400,000 | -7.0% | \$791,098 | -19.8% |
| Miami Gardens (City) | 47 | 11.9% | 15 | -11.8% | \$270,000 | 16.2% | \$271,416 | 30.3% |
| Miami Lakes (Town) | 21 | -30.0% | 10 | 100.0% | \$462,000 | 15.5% | \$436,257 | 10.8% |

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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) | 7 | 0.0% | 1 | -75.0% | \$271,000 | 5.2% | \$308,714 | 9.2% |
| Miami Springs (City) | 1 | -66.7% | 1 | -50.0% | \$200,000 | -23.1% | \$200,000 | -23.1% |
| Naranja (CDP) | 19 | -29.6% | 2 | -80.0% | \$377,000 | 14.2% | \$352,553 | 26.7% |
| North Bay Village (City) | 40 | -45.9% | 21 | -27.6% | \$357,500 | 1.4% | \$401,575 | -1.6% |
| North Miami (City) | 65 | -30.9% | 47 | -27.7% | \$245,000 | 12.8% | \$252,195 | -3.6% |
| North Miami Beach (City) | 70 | -35.2% | 38 | -42.4% | \$305,000 | -20.3% | \$515,262 | -15.2% |
| Ojus (CDP) | 44 | -45.0% | 24 | -57.1% | \$178,500 | 15.2% | \$230,532 | 28.5% |
| Olympia Heights (CDP) | 1 | N/A | 1 | N/A | \$200,000 | N/A | \$200,000 | N/A |
| Opa-locka (City) | 2 | 100.0% | 1 | N/A | \$280,000 | 33.3% | \$232,500 | 10.7% |
| Palm Springs North (CDP) | 0 | -100.0% | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Palmetto Bay (Village) | 5 | -37.5% | 2 | -66.7% | \$285,000 | 23.9% | \$517,000 | 52.3% |
| Palmetto Estates (CDP) | 0 | -100.0% | 0 | -100.0% | (No Sales) | N/A | (No Sales) | N/A |
| Pinecrest (Village) | 10 | -37.5% | 7 | 0.0% | \$303,000 | -4.6% | \$502,160 | 15.1% |
| Pinewood (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Princeton (CDP) | 69 | 60.5% | 7 | 40.0% | \$415,000 | 10.7% | \$408,364 | 9.6% |
| Richmond Heights (CDP) | 1 | -50.0% | 0 | N/A | \$327,000 | 13.9% | \$327,000 | -0.5% |
| Richmond West (CDP) | 11 | 83.3% | 0 | -100.0% | \$380,000 | 1.5% | \$390,864 | 1.3% |
| South Miami (City) | 7 | -36.4% | 2 | -75.0% | \$430,000 | 48.3% | \$474,107 | 27.9% |
| South Miami Heights (CDP) | 8 | -20.0% | 6 | 50.0% | \$168,000 | -37.5% | \$203,774 | -20.0% |
| Sunny Isles Beach (City) | 215 | -46.7% | 143 | -46.8% | \$710,000 | 4.4% | \$1,327,172 | -2.2% |
| Sunset (CDP) | 1 | -66.7% | 1 | -66.7% | \$185,000 | -21.3% | \$185,000 | -22.6% |
| Surfside (Town) | 17 | 6.3% | 13 | 30.0% | \$600,000 | -17.8% | \$2,535,059 | 6.3% |
| Sweetwater (City) | 9 | -18.2% | 1 | -83.3% | \$293,750 | -3.7% | \$307,667 | 9.4% |
| Tamiami (CDP) | 29 | -49.1% | 14 | -41.7% | \$285,000 | -0.7% | \$322,897 | 8.8% |
| The Crossings (CDP) | 29 | -12.1% | 6 | -64.7% | \$402,500 | 22.7% | \$382,965 | 17.2% |
| The Hammocks (CDP) | 46 | -33.3% | 15 | -21.1% | \$385,000 | 21.8% | \$375,639 | 13.1% |
| Three Lakes (CDP) | 17 | -15.0% | 1 | -75.0% | \$480,000 | 18.8% | \$461,935 | 14.7% |
| University Park (CDP) | 6 | 20.0% | 1 | 0.0% | \$292,500 | 0.0% | \$352,834 | 29.2% |
| Virginia Gardens (Village) | 0 | -100.0% | 0 | -100.0% | (No Sales) | N/A | (No Sales) | N/A |
| West Little River (CDP) | 6 | 50.0% | 5 | 66.7% | \$190,000 | 6.1% | \$201,267 | 11.7% |
| West Miami (City) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| West Perrine (CDP) | 6 | 0.0% | 1 | -50.0% | \$240,000 | -6.9% | \$250,667 | -2.7% |
| Westchester (CDP) | 6 | 0.0% | 5 | 25.0% | \$222,500 | 2.3% | \$229,834 | 2.8% |
| Westview (CDP) | 3 | N/A | 1 | N/A | \$475,000 | N/A | \$473,333 | N/A |
| Westwood Lakes (CDP) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |

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| 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 | \$2.7 Billion | -36.9% | 96.2% | -3.8% | 37 Days | 54.2% | 5,407 | -27.3% |
| Aventura (City) | \$202.5 Million | -38.2% | 93.0% | -5.6% | 67 Days | 139.3% | 451 | -27.0% |
| Bal Harbour (Village) | \$178.6 Million | 13.0% | 90.0% | -6.9% | 53 Days | -24.3% | 56 | -23.3% |
| Bay Harbor Islands (Town) | \$16.1 Million | -65.8% | 93.1% | -5.6% | 78 Days | 105.3% | 55 | -24.7% |
| Biscayne Park (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Brownsville (CDP) | \$112,111 | N/A | 70.1% | N/A | 63 Days | N/A | 0 | N/A |
| Coral Gables (City) | \$60.7 Million | -37.1% | 97.2% | -2.8% | 29 Days | 107.1% | 87 | -26.3% |
| Coral Terrace (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 1 | N/A |
| Country Club (CDP) | \$21.1 Million | -27.2% | 98.6% | -1.4% | 20 Days | -9.1% | 76 | -45.3% |
| Country Walk (CDP) | \$2.4 Million | -22.0% | 98.8% | -3.6% | 51 Days | 920.0% | 4 | -69.2% |
| Cutler Bay (Town) | \$11.5 Million | -7.1% | 98.3% | -2.1% | 21 Days | 61.5% | 42 | 7.7% |
| Doral (City) | \$85.6 Million | -32.2% | 97.6% | -2.4% | 31 Days | 47.6% | 235 | -26.3% |
| El Portal (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Fisher Island (CDP) | \$36.9 Million | -60.9% | 96.5% | -3.5% | 214 Days | 568.8% | 8 | -42.9% |
| Florida City (City) | \$7.4 Million | -39.1% | 96.5% | -4.3% | 91 Days | 225.0% | 38 | -11.6% |
| Fountainebleau (CDP) | \$30.9 Million | 5.2% | 100.0% | 0.0% | 12 Days | 20.0% | 113 | -15.0% |
| Gladeview (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Glenvar Heights (CDP) | \$12.0 Million | -6.8% | 97.4% | -2.6% | 13 Days | 30.0% | 41 | -28.1% |
| Golden Beach (Town) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Golden Glades (CDP) | \$2.3 Million | -54.5% | 94.8% | -5.2% | 64 Days | 68.4% | 21 | -22.2% |
| Goulds (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | -100.0% |
| Hialeah (City) | \$44.8 Million | -12.7% | 98.2% | -1.8% | 11 Days | -8.3% | 160 | -37.0% |
| Hialeah Gardens (City) | \$2.8 Million | -20.7% | 96.4% | -3.6% | 20 Days | 81.8% | 9 | -50.0% |
| Homestead (City) | \$38.2 Million | -7.2% | 98.8% | -1.2% | 18 Days | 12.5% | 182 | -9.0% |
| Indian Creek (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Ives Estates (CDP) | \$15.1 Million | -1.5% | 97.2% | -0.5% | 39 Days | 116.7% | 54 | -37.9% |
| Kendale Lakes (CDP) | \$25.5 Million | -6.7% | 98.9% | -1.1% | 16 Days | 0.0% | 93 | 5.7% |
| Kendall (CDP) | \$46.4 Million | -10.3% | 98.5% | -1.5% | 13 Days | 62.5% | 141 | -31.6% |
| Kendall West (CDP) | \$13.1 Million | -23.0% | 100.0% | 0.0% | 20 Days | 53.8% | 46 | -31.3% |
| Key Biscayne (Village) | \$123.6 Million | -25.5% | 92.3% | -5.2% | 47 Days | 67.9% | 70 | -27.8% |
| Leisure City (CDP) | \$1.9 Million | -36.3% | 95.9% | -4.1% | 23 Days | 64.3% | 10 | -52.4% |
| Medley (Town) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Miami (City) | \$753.0 Million | -38.5% | 95.4% | -4.6% | 57 Days | 111.1% | 1,281 | -37.6% |
| Miami Beach (City) | \$413.0 Million | -52.3% | 95.0% | -2.6% | 56 Days | 19.1% | 789 | -17.1% |
| Miami Gardens (City) | \$12.8 Million | 45.8% | 97.5% | -2.5% | 14 Days | -54.8% | 61 | -7.6% |
| Miami Lakes (Town) | \$9.2 Million | -22.4% | 95.7% | -4.2% | 15 Days | 50.0% | 22 | -43.6% |

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|---------------------------------------|-----------------|------------|-----------------------------------|------------|-------------------------|------------|--------------|------------|
| Miami Shores (Village) | \$2.2 Million | 9.2% | 98.5% | -1.5% | 22 Days | -33.3% | 10 | -9.1% |
| Miami Springs (City) | \$200,000 | -74.4% | 100.0% | 0.0% | 41 Days | 583.3% | 3 | -25.0% |
| Naranja (CDP) | \$6.7 Million | -10.9% | 100.0% | 0.0% | 19 Days | 5.6% | 15 | -65.1% |
| North Bay Village (City) | \$16.1 Million | -46.8% | 94.1% | -4.4% | 54 Days | 145.5% | 78 | -26.4% |
| North Miami (City) | \$16.4 Million | -33.4% | 94.8% | -5.2% | 47 Days | 67.9% | 107 | -17.7% |
| North Miami Beach (City) | \$36.1 Million | -45.1% | 94.8% | -2.9% | 81 Days | 47.3% | 113 | -11.7% |
| Ojus (CDP) | \$10.1 Million | -29.3% | 97.4% | -2.6% | 36 Days | 16.1% | 102 | -3.8% |
| Olympia Heights (CDP) | \$200,000 | N/A | 87.3% | N/A | 258 Days | N/A | 0 | -100.0% |
| Opa-locka (City) | \$465,000 | 121.4% | 94.9% | -5.1% | 19 Days | 58.3% | 2 | -66.7% |
| Palm Springs North (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Palmetto Bay (Village) | \$2.6 Million | -4.8% | 94.9% | -6.1% | 87 Days | 1640.0% | 7 | 0.0% |
| Palmetto Estates (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 2 | 100.0% |
| Pinecrest (Village) | \$5.0 Million | -28.1% | 96.1% | -3.3% | 16 Days | 6.7% | 13 | -45.8% |
| Pinewood (CDP) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Princeton (CDP) | \$28.2 Million | 75.9% | 100.0% | -2.6% | 19 Days | 58.3% | 88 | 51.7% |
| Richmond Heights (CDP) | \$327,000 | -50.2% | 98.2% | 2.6% | 43 Days | 514.3% | 5 | 400.0% |
| Richmond West (CDP) | \$4.3 Million | 85.8% | 98.0% | -4.4% | 20 Days | -71.8% | 15 | 36.4% |
| South Miami (City) | \$3.3 Million | -18.6% | 97.7% | -3.7% | 4 Days | -42.9% | 8 | -38.5% |
| South Miami Heights (CDP) | \$1.6 Million | -36.0% | 92.3% | -4.9% | 39 Days | 129.4% | 4 | -63.6% |
| Sunny Isles Beach (City) | \$285.3 Million | -47.8% | 92.9% | -4.0% | 75 Days | 97.4% | 366 | -32.0% |
| Sunset (CDP) | \$185,000 | -74.2% | 86.0% | -13.0% | 15 Days | 15.4% | 5 | 66.7% |
| Surfside (Town) | \$43.1 Million | 12.9% | 95.5% | -3.1% | 57 Days | -48.6% | 40 | 25.0% |
| Sweetwater (City) | \$2.8 Million | -10.5% | 92.7% | -7.3% | 23 Days | 9.5% | 10 | -9.1% |
| Tamiami (CDP) | \$9.4 Million | -44.6% | 97.7% | -2.3% | 19 Days | 58.3% | 31 | -43.6% |
| The Crossings (CDP) | \$11.1 Million | 3.0% | 100.0% | 0.0% | 12 Days | 33.3% | 28 | -36.4% |
| The Hammocks (CDP) | \$17.3 Million | -24.6% | 98.3% | -1.7% | 14 Days | 0.0% | 48 | -36.0% |
| Three Lakes (CDP) | \$7.9 Million | -2.5% | 100.0% | -0.4% | 9 Days | -18.2% | 20 | -13.0% |
| University Park (CDP) | \$2.1 Million | 55.1% | 98.4% | -1.6% | 15 Days | 66.7% | 11 | -50.0% |
| Virginia Gardens (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | -100.0% |
| West Little River (CDP) | \$1.2 Million | 67.5% | 97.4% | -2.3% | 29 Days | 314.3% | 5 | -54.5% |
| West Miami (City) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 2 | N/A |
| West Perrine (CDP) | \$1.5 Million | -2.7% | 97.7% | 1.0% | 7 Days | -66.7% | 4 | -20.0% |
| Westchester (CDP) | \$1.4 Million | 2.8% | 100.0% | 0.0% | 15 Days | -11.8% | 6 | 0.0% |
| Westview (CDP) | \$1.4 Million | N/A | 99.0% | N/A | 30 Days | N/A | 8 | 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 | 4,308 | -23.1% | 2,132 | -19.2% | 6,116 | 5.1% | 5.0 | 72.4% |
| Aventura (City) | 348 | -15.5% | 155 | -27.9% | 645 | 33.5% | 7.0 | 133.3% |
| Bal Harbour (Village) | 34 | -8.1% | 10 | -54.5% | 100 | 35.1% | 10.8 | 200.0% |
| Bay Harbor Islands (Town) | 26 | -33.3% | 15 | -11.8% | 92 | 21.1% | 9.9 | 175.0% |
| Biscayne Park (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Brownsville (CDP) | 1 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Coral Gables (City) | 76 | -30.9% | 37 | -33.9% | 65 | -5.8% | 3.0 | 66.7% |
| Coral Terrace (CDP) | 1 | 0.0% | 1 | N/A | 0 | N/A | 0.0 | N/A |
| Country Club (CDP) | 72 | -48.9% | 29 | -59.7% | 28 | -63.2% | 1.1 | -56.0% |
| Country Walk (CDP) | 5 | -50.0% | 1 | -50.0% | 1 | -66.7% | 0.6 | -50.0% |
| Cutler Bay (Town) | 49 | 48.5% | 25 | 56.3% | 12 | 33.3% | 1.1 | 120.0% |
| Doral (City) | 193 | -31.6% | 96 | -20.7% | 191 | 17.9% | 3.5 | 105.9% |
| El Portal (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Fisher Island (CDP) | 11 | 450.0% | 7 | 600.0% | 20 | 5.3% | 10.4 | 188.9% |
| Florida City (City) | 42 | 13.5% | 55 | 10.0% | 19 | -24.0% | 2.4 | -11.1% |
| Fountainebleau (CDP) | 103 | -8.8% | 50 | -13.8% | 45 | -16.7% | 1.5 | 25.0% |
| Gladeview (CDP) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Glenvar Heights (CDP) | 41 | 24.2% | 23 | 53.3% | 12 | -55.6% | 1.1 | -35.3% |
| Golden Beach (Town) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Golden Glades (CDP) | 30 | 0.0% | 20 | 42.9% | 28 | 133.3% | 5.6 | 273.3% |
| Goulds (CDP) | 2 | 100.0% | 3 | N/A | 27 | -15.6% | 36.0 | -43.8% |
| Hialeah (City) | 150 | -28.9% | 72 | -27.3% | 67 | -45.1% | 1.4 | -26.3% |
| Hialeah Gardens (City) | 8 | -46.7% | 3 | -40.0% | 4 | -55.6% | 1.1 | -15.4% |
| Homestead (City) | 146 | -15.6% | 81 | -12.0% | 123 | 35.2% | 2.6 | 44.4% |
| Indian Creek (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Ives Estates (CDP) | 51 | -19.0% | 27 | -10.0% | 53 | 20.5% | 3.5 | 52.2% |
| Kendale Lakes (CDP) | 89 | 15.6% | 47 | 27.0% | 37 | -21.3% | 1.8 | 28.6% |
| Kendall (CDP) | 150 | -11.2% | 63 | -7.4% | 48 | -33.3% | 1.2 | -7.7% |
| Kendall West (CDP) | 46 | -33.3% | 22 | -29.0% | 13 | -31.6% | 0.9 | 0.0% |
| Key Biscayne (Village) | 60 | -1.6% | 24 | 9.1% | 104 | 9.5% | 6.4 | 106.5% |
| Leisure City (CDP) | 15 | -11.8% | 15 | 50.0% | 6 | -45.5% | 2.1 | -41.7% |
| Medley (Town) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Miami (City) | 1,025 | -26.3% | 466 | -16.8% | 1,659 | -4.7% | 6.0 | 81.8% |
| Miami Beach (City) | 511 | -32.2% | 240 | -31.0% | 1,156 | 14.6% | 7.2 | 84.6% |
| Miami Gardens (City) | 55 | -1.8% | 32 | -5.9% | 22 | -29.0% | 1.6 | -23.8% |
| Miami Lakes (Town) | 23 | -25.8% | 11 | 0.0% | 10 | -28.6% | 1.3 | 0.0% |

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Miami-Dade County Local Residential Market Metrics - Q2 2023

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) | 8 | 14.3% | 2 | -33.3% | 11 | 83.3% | 5.7 | 111.1% |
| Miami Springs (City) | 3 | -25.0% | 2 | 0.0% | 0 | N/A | 0.0 | N/A |
| Naranja (CDP) | 13 | -63.9% | 4 | -78.9% | 17 | -19.0% | 2.5 | -7.4% |
| North Bay Village (City) | 52 | -23.5% | 25 | -24.2% | 105 | 59.1% | 6.8 | 142.9% |
| North Miami (City) | 99 | -15.4% | 67 | -4.3% | 105 | 18.0% | 4.9 | 69.0% |
| North Miami Beach (City) | 80 | -23.1% | 39 | -15.2% | 173 | 4.2% | 8.1 | 52.8% |
| Ojus (CDP) | 57 | -38.7% | 38 | -13.6% | 100 | 58.7% | 5.7 | 96.6% |
| Olympia Heights (CDP) | 1 | N/A | 0 | N/A | 0 | -100.0% | 0.0 | -100.0% |
| Opa-locka (City) | 3 | 0.0% | 0 | -100.0% | 4 | 0.0% | 3.7 | -61.5% |
| Palm Springs North (CDP) | 0 | -100.0% | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Palmetto Bay (Village) | 11 | 37.5% | 7 | 40.0% | 3 | 0.0% | 1.1 | 22.2% |
| Palmetto Estates (CDP) | 2 | 100.0% | 2 | N/A | 0 | N/A | 0.0 | N/A |
| Pinecrest (Village) | 12 | -36.8% | 7 | 75.0% | 7 | -56.3% | 2.1 | -36.4% |
| Pinewood (CDP) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Princeton (CDP) | 82 | 34.4% | 42 | 35.5% | 33 | 106.3% | 2.4 | 166.7% |
| Richmond Heights (CDP) | 4 | 300.0% | 4 | N/A | 2 | N/A | 4.0 | N/A |
| Richmond West (CDP) | 11 | 0.0% | 6 | -25.0% | 7 | 0.0% | 2.0 | 0.0% |
| South Miami (City) | 6 | -25.0% | 4 | 33.3% | 2 | -71.4% | 0.8 | -63.6% |
| South Miami Heights (CDP) | 10 | 0.0% | 5 | 66.7% | 11 | 175.0% | 5.1 | 240.0% |
| Sunny Isles Beach (City) | 229 | -28.0% | 112 | -28.2% | 738 | 6.6% | 11.1 | 105.6% |
| Sunset (CDP) | 2 | 0.0% | 2 | 0.0% | 1 | 0.0% | 1.5 | 87.5% |
| Surfside (Town) | 19 | -5.0% | 10 | -23.1% | 50 | -9.1% | 7.7 | 30.5% |
| Sweetwater (City) | 9 | 12.5% | 4 | 0.0% | 6 | 0.0% | 2.6 | 52.9% |
| Tamiami (CDP) | 35 | -34.0% | 21 | -8.7% | 7 | -61.1% | 0.8 | -33.3% |
| The Crossings (CDP) | 29 | -21.6% | 14 | -26.3% | 8 | -52.9% | 0.8 | -38.5% |
| The Hammocks (CDP) | 46 | -28.1% | 25 | -34.2% | 13 | -58.1% | 0.8 | -33.3% |
| Three Lakes (CDP) | 24 | 9.1% | 12 | -7.7% | 3 | -50.0% | 0.5 | -28.6% |
| University Park (CDP) | 10 | -33.3% | 8 | -38.5% | 4 | -55.6% | 1.2 | -55.6% |
| Virginia Gardens (Village) | 0 | -100.0% | 0 | N/A | 0 | -100.0% | 0.0 | -100.0% |
| West Little River (CDP) | 2 | -60.0% | 5 | 66.7% | 6 | -33.3% | 4.2 | -38.2% |
| West Miami (City) | 0 | N/A | 0 | N/A | 2 | N/A | 0.0 | N/A |
| West Perrine (CDP) | 4 | 0.0% | 0 | -100.0% | 2 | 0.0% | 1.4 | -17.6% |
| Westchester (CDP) | 5 | 25.0% | 3 | 0.0% | 2 | -33.3% | 1.2 | -25.0% |
| Westview (CDP) | 2 | N/A | 1 | N/A | 8 | N/A | 24.0 | N/A |
| Westwood Lakes (CDP) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |

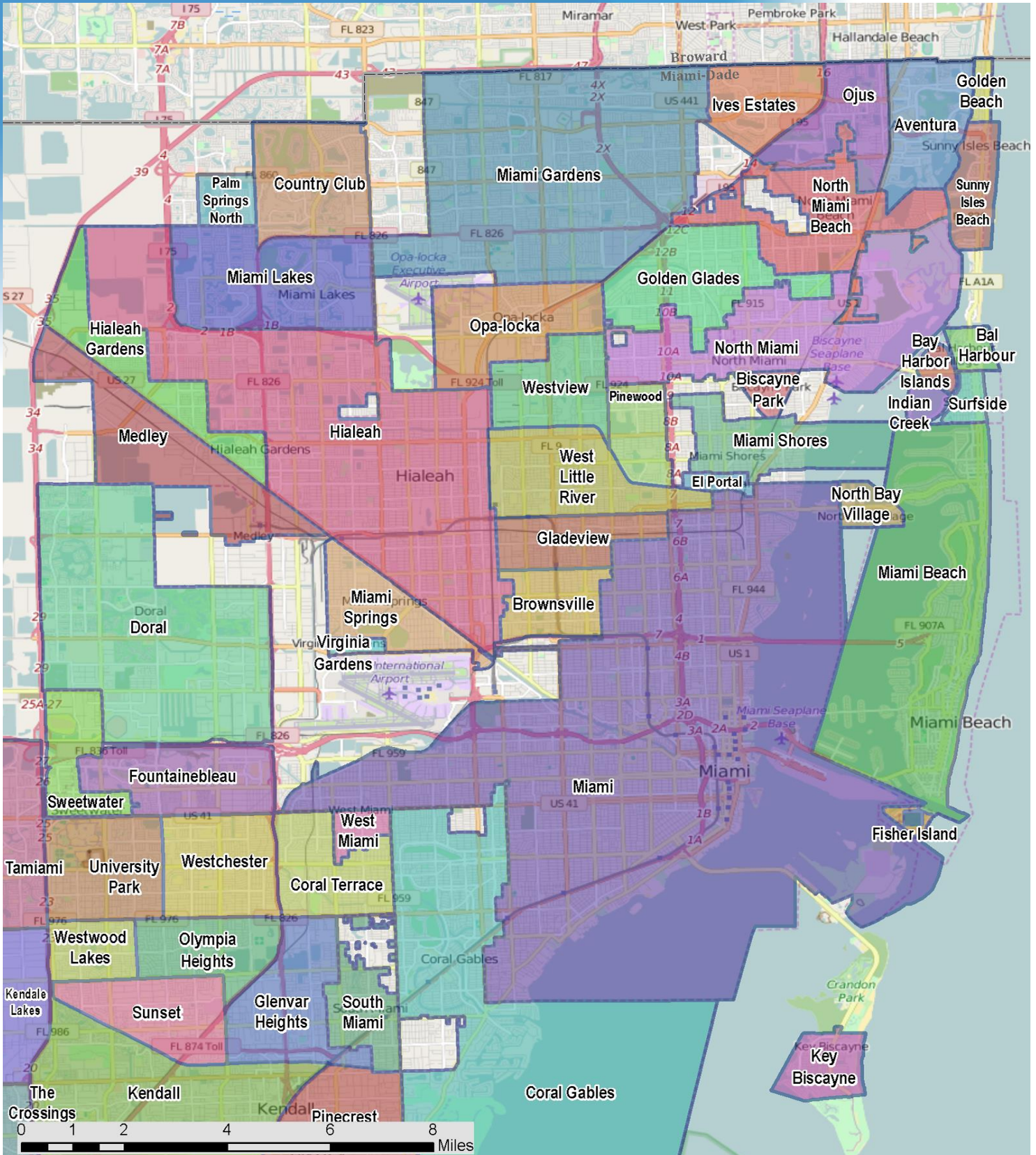
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Miami-Dade County Local Residential Market Metrics - Q2 2023

Reference Map - Northern Miami-Dade County Municipalities and Census-Designated Places*



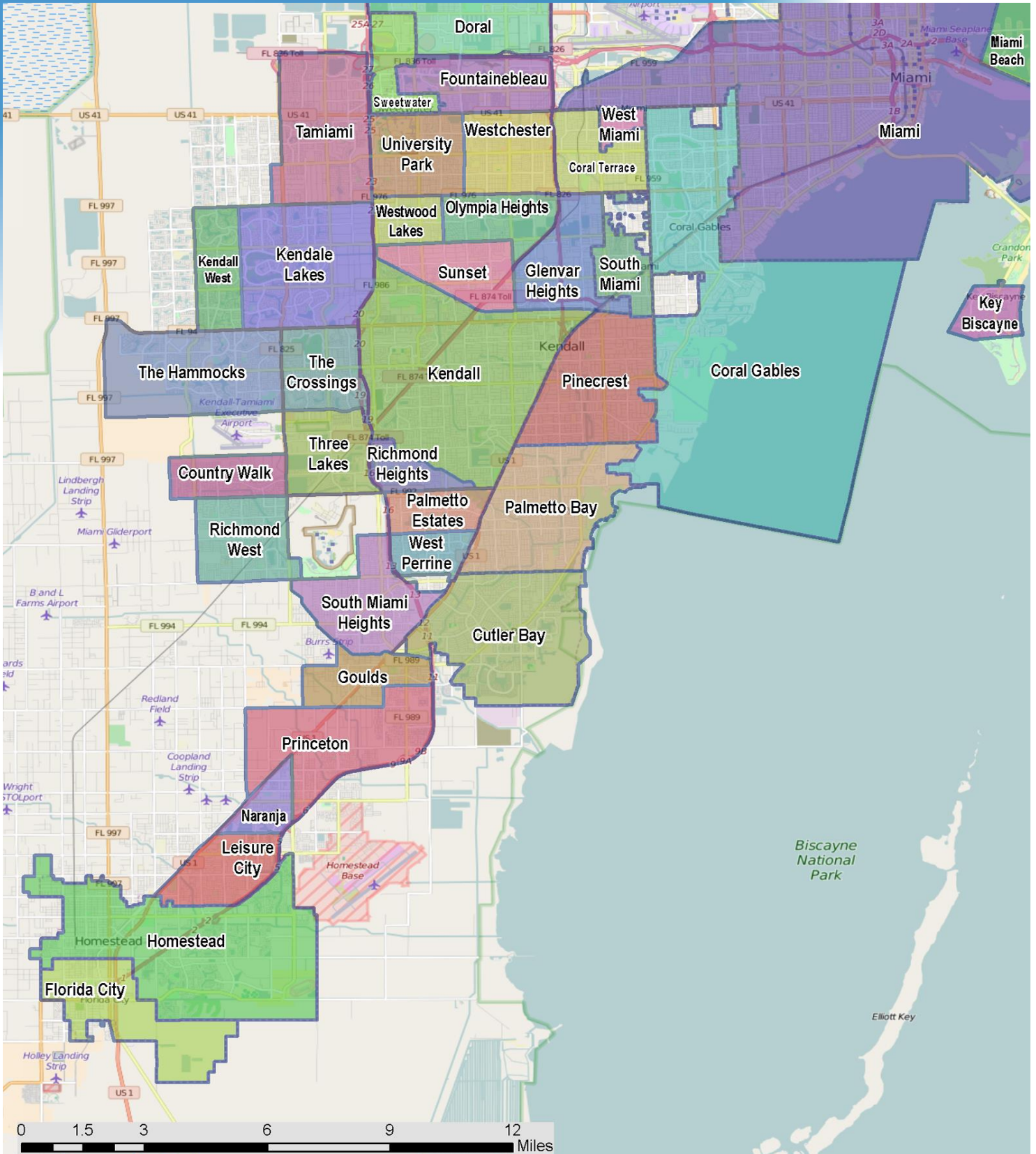
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Miami-Dade County Local Residential Market Metrics - Q2 2023

Reference Map - Southern Miami-Dade County Municipalities and Census-Designated Places*



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