

Miami-Dade County Local Residential Market Metrics - Q4 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	3,004	-8.7%	1,518	-11.5%	\$410,000	6.5%	\$656,613	2.6%
Aventura (City)	238	-2.5%	148	-6.3%	\$425,000	-12.4%	\$615,274	-5.1%
Bal Harbour (Village)	17	-26.1%	15	-25.0%	\$1,750,000	16.7%	\$2,598,773	19.8%
Bay Harbor Islands (Town)	18	-37.9%	12	-25.0%	\$783,500	46.4%	\$855,111	19.4%
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)	56	16.7%	35	12.9%	\$610,000	10.0%	\$857,962	-1.3%
Coral Terrace (CDP)	1	N/A	0	N/A	\$575,000	N/A	\$575,000	N/A
Country Club (CDP)	59	-3.3%	29	26.1%	\$285,000	0.0%	\$287,748	-1.3%
Country Walk (CDP)	6	20.0%	3	50.0%	\$362,500	-0.7%	\$378,333	8.7%
Cutler Bay (Town)	30	-21.1%	9	-30.8%	\$315,000	10.5%	\$329,559	5.7%
Doral (City)	144	0.0%	63	8.6%	\$477,500	13.7%	\$487,911	10.2%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	5	-16.7%	5	25.0%	\$4,300,000	-56.2%	\$6,050,000	-24.9%
Florida City (City)	39	290.0%	2	100.0%	\$398,990	14.8%	\$377,134	15.0%
Fountainebleau (CDP)	69	-23.3%	25	-32.4%	\$309,500	17.9%	\$319,554	14.3%
Gladeview (CDP)	1	N/A	0	N/A	\$369,000	N/A	\$369,000	N/A
Glenvar Heights (CDP)	27	-22.9%	14	-26.3%	\$315,000	-3.1%	\$378,957	-10.0%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	19	11.8%	19	35.7%	\$145,000	-15.9%	\$153,289	-10.1%
Goulds (CDP)	2	-33.3%	0	N/A	\$464,188	17.5%	\$464,188	17.4%
Hialeah (City)	135	3.1%	55	-6.8%	\$289,000	14.0%	\$318,466	13.6%
Hialeah Gardens (City)	20	66.7%	10	42.9%	\$285,000	13.9%	\$291,913	6.5%
Homestead (City)	92	-36.1%	28	-22.2%	\$310,000	0.0%	\$315,938	-1.4%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	36	-10.0%	11	-31.3%	\$280,000	25.8%	\$345,853	35.7%
Kendale Lakes (CDP)	62	21.6%	22	22.2%	\$350,000	9.4%	\$356,205	8.5%
Kendall (CDP)	103	-8.0%	43	-17.3%	\$355,000	0.0%	\$398,839	11.0%
Kendall West (CDP)	28	-40.4%	11	-45.0%	\$295,000	17.8%	\$307,795	16.7%
Key Biscayne (Village)	39	2.6%	28	3.7%	\$1,270,000	20.1%	\$1,807,082	33.0%
Leisure City (CDP)	24	242.9%	1	-80.0%	\$429,395	82.7%	\$418,062	83.2%
Medley (Town)	2	N/A	2	N/A	\$650,000	N/A	\$650,000	N/A
Miami (City)	643	-10.8%	339	-9.4%	\$580,000	1.8%	\$792,215	1.7%
Miami Beach (City)	335	-21.7%	224	-18.2%	\$425,000	14.9%	\$871,580	8.2%
Miami Gardens (City)	35	25.0%	14	40.0%	\$340,000	32.8%	\$306,074	16.6%
Miami Lakes (Town)	23	-14.8%	8	-20.0%	\$445,000	7.2%	\$451,065	12.7%

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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)	4	0.0%	1	0.0%	\$340,000	20.4%	\$332,500	0.4%
Miami Springs (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Naranja (CDP)	21	10.5%	3	-50.0%	\$387,000	15.5%	\$337,286	12.4%
North Bay Village (City)	41	-14.6%	21	-30.0%	\$390,000	6.8%	\$449,882	8.5%
North Miami (City)	53	8.2%	31	-20.5%	\$244,000	6.8%	\$248,649	-1.7%
North Miami Beach (City)	44	-38.9%	33	-37.7%	\$228,500	-6.7%	\$423,509	-9.2%
Ojus (CDP)	34	-35.8%	20	-47.4%	\$170,000	-2.9%	\$191,396	0.2%
Olympia Heights (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Opa-locka (City)	2	-60.0%	0	-100.0%	\$299,000	15.0%	\$299,000	21.9%
Palm Springs North (CDP)	1	N/A	0	N/A	\$430,000	N/A	\$430,000	N/A
Palmetto Bay (Village)	6	-40.0%	2	-50.0%	\$310,750	23.1%	\$701,917	178.8%
Palmetto Estates (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pinecrest (Village)	12	50.0%	9	50.0%	\$345,000	5.3%	\$488,917	-12.9%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	39	62.5%	3	N/A	\$444,240	12.5%	\$441,226	9.9%
Richmond Heights (CDP)	2	0.0%	0	N/A	\$357,000	3.2%	\$357,000	3.2%
Richmond West (CDP)	11	57.1%	4	300.0%	\$460,000	23.0%	\$439,273	15.7%
South Miami (City)	3	-25.0%	3	0.0%	\$245,000	-30.0%	\$269,667	-34.6%
South Miami Heights (CDP)	6	-25.0%	5	400.0%	\$167,450	-41.2%	\$196,150	-27.0%
Sunny Isles Beach (City)	157	-11.3%	104	-15.4%	\$550,000	1.4%	\$1,440,436	3.3%
Sunset (CDP)	1	-75.0%	0	-100.0%	\$257,000	-8.2%	\$225,000	-30.5%
Surfside (Town)	19	18.8%	14	0.0%	\$612,000	-46.8%	\$2,545,763	-31.7%
Sweetwater (City)	6	-25.0%	3	200.0%	\$330,800	28.5%	\$336,017	42.1%
Tamiami (CDP)	35	25.0%	18	50.0%	\$330,000	25.7%	\$339,686	14.3%
The Crossings (CDP)	33	-5.7%	13	8.3%	\$356,000	-1.1%	\$369,664	5.1%
The Hammocks (CDP)	38	-41.5%	12	-42.9%	\$360,000	2.9%	\$390,636	10.9%
Three Lakes (CDP)	18	-5.3%	3	0.0%	\$470,000	7.4%	\$455,239	10.5%
University Park (CDP)	12	20.0%	6	0.0%	\$268,500	-1.4%	\$300,250	2.1%
Virginia Gardens (Village)	1	0.0%	1	N/A	\$195,000	6.8%	\$195,000	6.8%
West Little River (CDP)	2	-33.3%	1	-50.0%	\$392,500	112.2%	\$392,500	57.5%
West Miami (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	1	-50.0%	1	-50.0%	\$260,000	16.9%	\$260,000	16.9%
Westchester (CDP)	10	66.7%	4	33.3%	\$312,500	31.6%	\$331,650	32.4%
Westview (CDP)	2	N/A	0	N/A	\$502,265	N/A	\$502,265	N/A
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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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	\$2.0 Billion	-6.3%	96.1%	-0.3%	36 Days	0.0%	5,556	11.7%
Aventura (City)	\$146.4 Million	-7.5%	92.9%	-1.7%	69 Days	21.1%	500	18.2%
Bal Harbour (Village)	\$44.2 Million	-11.4%	90.4%	-2.1%	102 Days	41.7%	61	10.9%
Bay Harbor Islands (Town)	\$15.4 Million	-25.9%	95.5%	3.1%	86 Days	59.3%	89	56.1%
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	1	-66.7%
Coral Gables (City)	\$48.0 Million	15.2%	97.2%	0.8%	25 Days	0.0%	83	45.6%
Coral Terrace (CDP)	\$575,000	N/A	100.9%	N/A	13 Days	N/A	0	N/A
Country Club (CDP)	\$17.0 Million	-4.6%	98.0%	1.3%	20 Days	-33.3%	84	33.3%
Country Walk (CDP)	\$2.3 Million	30.4%	97.2%	-0.3%	14 Days	27.3%	5	25.0%
Cutler Bay (Town)	\$9.9 Million	-16.5%	100.0%	2.8%	31 Days	93.8%	39	-11.4%
Doral (City)	\$70.3 Million	10.2%	97.7%	0.3%	36 Days	5.9%	209	8.9%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$30.3 Million	-37.4%	88.9%	-6.6%	322 Days	1092.6%	15	-16.7%
Florida City (City)	\$14.7 Million	348.4%	100.0%	2.5%	29 Days	-62.8%	38	153.3%
Fountainebleau (CDP)	\$22.0 Million	-12.4%	97.7%	-0.3%	25 Days	19.0%	107	-3.6%
Gladeview (CDP)	\$369,000	N/A	95.2%	N/A	23 Days	N/A	3	N/A
Glenvar Heights (CDP)	\$10.2 Million	-30.5%	97.1%	-0.7%	16 Days	-5.9%	38	5.6%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$2.9 Million	0.5%	92.8%	-5.1%	36 Days	0.0%	28	-9.7%
Goulds (CDP)	\$928,376	-21.7%	101.2%	3.5%	19 Days	0.0%	2	-89.5%
Hialeah (City)	\$43.0 Million	17.0%	98.6%	1.2%	15 Days	-48.3%	204	25.9%
Hialeah Gardens (City)	\$5.8 Million	77.4%	97.9%	0.1%	13 Days	-64.9%	26	62.5%
Homestead (City)	\$29.1 Million	-37.0%	98.0%	-0.3%	22 Days	15.8%	182	19.0%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$12.5 Million	22.1%	97.1%	-0.7%	43 Days	87.0%	68	11.5%
Kendale Lakes (CDP)	\$22.1 Million	31.9%	99.9%	1.2%	21 Days	-16.0%	87	47.5%
Kendall (CDP)	\$41.1 Million	2.1%	97.8%	0.0%	13 Days	-13.3%	139	18.8%
Kendall West (CDP)	\$8.6 Million	-30.5%	98.3%	-1.7%	10 Days	-47.4%	40	-20.0%
Key Biscayne (Village)	\$70.5 Million	36.5%	92.6%	-2.2%	58 Days	28.9%	65	-20.7%
Leisure City (CDP)	\$10.0 Million	528.3%	99.1%	1.5%	29 Days	11.5%	14	-17.6%
Medley (Town)	\$1.3 Million	N/A	94.9%	N/A	1 Day	N/A	2	N/A
Miami (City)	\$509.4 Million	-9.3%	95.0%	-0.9%	53 Days	6.0%	1,313	14.5%
Miami Beach (City)	\$292.0 Million	-15.3%	94.3%	-0.7%	47 Days	2.2%	836	8.7%
Miami Gardens (City)	\$10.7 Million	45.7%	96.9%	-3.1%	39 Days	225.0%	55	19.6%
Miami Lakes (Town)	\$10.4 Million	-4.0%	97.1%	-0.4%	12 Days	-36.8%	28	47.4%

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Miami Shores (Village)	\$1.3 Million	0.4%	92.3%	-7.7%	53 Days	430.0%	8	33.3%
Miami Springs (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
Naranja (CDP)	\$7.1 Million	24.2%	97.6%	-0.6%	24 Days	-57.1%	25	38.9%
North Bay Village (City)	\$18.4 Million	-7.3%	94.5%	-2.0%	67 Days	59.5%	68	-9.3%
North Miami (City)	\$13.2 Million	6.3%	95.0%	-1.5%	66 Days	135.7%	86	-8.5%
North Miami Beach (City)	\$18.6 Million	-44.5%	95.2%	0.7%	82 Days	18.8%	91	-2.2%
Ojus (CDP)	\$6.5 Million	-35.7%	94.4%	-1.2%	36 Days	16.1%	85	1.2%
Olympia Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Opa-locka (City)	\$598,000	-51.2%	101.2%	7.0%	64 Days	128.6%	4	100.0%
Palm Springs North (CDP)	\$430,000	N/A	101.2%	N/A	9 Days	N/A	0	N/A
Palmetto Bay (Village)	\$4.2 Million	67.3%	92.4%	-4.0%	39 Days	-7.1%	5	0.0%
Palmetto Estates (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	50.0%
Pinecrest (Village)	\$5.9 Million	30.7%	97.6%	-1.3%	31 Days	72.2%	10	66.7%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$17.2 Million	78.6%	98.8%	-1.2%	34 Days	25.9%	66	50.0%
Richmond Heights (CDP)	\$714,000	3.2%	93.4%	-0.3%	35 Days	133.3%	1	-66.7%
Richmond West (CDP)	\$4.8 Million	81.9%	96.2%	-0.3%	17 Days	-37.0%	17	41.7%
South Miami (City)	\$809,001	-51.0%	96.0%	2.5%	13 Days	-51.9%	7	40.0%
South Miami Heights (CDP)	\$1.2 Million	-45.3%	100.0%	1.6%	7 Days	-66.7%	8	-61.9%
Sunny Isles Beach (City)	\$226.1 Million	-8.3%	92.2%	-1.2%	96 Days	47.7%	388	2.4%
Sunset (CDP)	\$225,000	-82.6%	97.1%	4.1%	0 Days	-100.0%	5	66.7%
Surfside (Town)	\$48.4 Million	-18.9%	91.5%	-0.7%	66 Days	-26.7%	43	4.9%
Sweetwater (City)	\$2.0 Million	6.5%	96.9%	1.0%	66 Days	187.0%	9	12.5%
Tamiami (CDP)	\$11.9 Million	42.9%	97.7%	-1.5%	20 Days	5.3%	48	77.8%
The Crossings (CDP)	\$12.2 Million	-0.9%	100.0%	2.8%	11 Days	-57.7%	33	-2.9%
The Hammocks (CDP)	\$14.8 Million	-35.1%	100.0%	1.1%	14 Days	-39.1%	62	59.0%
Three Lakes (CDP)	\$8.2 Million	4.7%	100.0%	1.1%	10 Days	-37.5%	22	120.0%
University Park (CDP)	\$3.6 Million	22.5%	97.9%	6.9%	28 Days	47.4%	14	180.0%
Virginia Gardens (Village)	\$195,000	6.8%	0.0%	-100.0%	0 Days	-100.0%	0	N/A
West Little River (CDP)	\$785,000	5.0%	100.9%	9.0%	152 Days	1800.0%	9	80.0%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
West Perrine (CDP)	\$260,000	-41.6%	97.0%	-1.9%	38 Days	-24.0%	4	100.0%
Westchester (CDP)	\$3.3 Million	120.7%	98.3%	6.2%	6 Days	-86.4%	5	-16.7%
Westview (CDP)	\$1.0 Million	N/A	96.2%	N/A	112 Days	N/A	4	300.0%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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Miami-Dade County	2,970	-7.1%	1,357	-12.4%	7,690	15.4%	6.8	65.9%
Aventura (City)	236	-9.2%	104	-11.9%	804	30.7%	9.0	83.7%
Bal Harbour (Village)	22	-4.3%	7	-22.2%	121	15.2%	12.6	80.0%
Bay Harbor Islands (Town)	24	0.0%	13	8.3%	117	23.2%	13.6	123.0%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	-100.0%	0	-100.0%	1	N/A	3.0	N/A
Coral Gables (City)	48	-7.7%	19	-26.9%	100	63.9%	4.8	140.0%
Coral Terrace (CDP)	0	N/A	0	N/A	1	N/A	12.0	N/A
Country Club (CDP)	59	-11.9%	23	-32.4%	58	48.7%	2.8	115.4%
Country Walk (CDP)	5	0.0%	1	-66.7%	4	33.3%	2.7	68.8%
Cutler Bay (Town)	27	-42.6%	14	-26.3%	23	27.8%	2.1	61.5%
Doral (City)	144	9.1%	54	3.8%	226	-4.6%	4.1	28.1%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	5	0.0%	3	-40.0%	32	6.7%	14.2	61.4%
Florida City (City)	25	78.6%	17	-66.7%	35	75.0%	3.7	76.2%
Fountainebleau (CDP)	83	-11.7%	48	6.7%	71	24.6%	2.6	62.5%
Gladeview (CDP)	4	N/A	3	N/A	1	N/A	12.0	N/A
Glenvar Heights (CDP)	29	0.0%	10	-9.1%	24	33.3%	2.3	64.3%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	20	17.6%	8	60.0%	54	92.9%	12.5	247.2%
Goulds (CDP)	2	0.0%	3	200.0%	4	-91.3%	6.9	-90.0%
Hialeah (City)	138	14.0%	66	20.0%	144	41.2%	3.5	94.4%
Hialeah Gardens (City)	22	57.1%	5	0.0%	13	18.2%	3.4	54.5%
Homestead (City)	88	-35.8%	57	-1.7%	176	81.4%	4.5	136.8%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	44	-12.0%	22	-21.4%	60	13.2%	4.0	29.0%
Kendale Lakes (CDP)	61	22.0%	21	-22.2%	62	47.6%	2.9	70.6%
Kendall (CDP)	94	8.0%	35	25.0%	82	10.8%	2.3	43.8%
Kendall West (CDP)	27	-40.0%	15	-25.0%	35	34.6%	3.0	100.0%
Key Biscayne (Village)	35	12.9%	14	-17.6%	104	-18.8%	6.7	6.3%
Leisure City (CDP)	13	160.0%	6	200.0%	6	-62.5%	1.6	-64.4%
Medley (Town)	2	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	653	0.2%	285	-8.1%	2,092	10.6%	8.1	72.3%
Miami Beach (City)	361	-16.4%	189	-6.9%	1,399	17.3%	9.5	79.2%
Miami Gardens (City)	38	-7.3%	25	8.7%	46	39.4%	3.4	41.7%
Miami Lakes (Town)	24	0.0%	8	-11.1%	17	54.5%	2.3	76.9%

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Miami-Dade County Local Residential Market Metrics - Q4 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)	4	-20.0%	1	-75.0%	10	100.0%	5.7	137.5%
Miami Springs (City)	1	-50.0%	0	N/A	2	N/A	8.0	N/A
Naranja (CDP)	16	-5.9%	7	16.7%	19	0.0%	3.7	68.2%
North Bay Village (City)	32	-31.9%	20	5.3%	94	-3.1%	6.8	44.7%
North Miami (City)	71	16.4%	50	6.4%	140	20.7%	7.1	57.8%
North Miami Beach (City)	52	-25.7%	24	-17.2%	187	10.7%	10.3	77.6%
Ojus (CDP)	41	-25.5%	23	-17.9%	120	37.9%	7.9	88.1%
Olympia Heights (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Opa-locka (City)	3	-25.0%	2	100.0%	2	-33.3%	3.4	30.8%
Palm Springs North (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Palmetto Bay (Village)	7	-22.2%	6	0.0%	3	50.0%	1.4	133.3%
Palmetto Estates (CDP)	1	0.0%	1	0.0%	2	100.0%	8.0	166.7%
Pinecrest (Village)	9	80.0%	5	66.7%	7	-12.5%	2.4	33.3%
Pinewood (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	33	13.8%	10	-16.7%	53	23.3%	3.3	-2.9%
Richmond Heights (CDP)	1	-50.0%	1	-50.0%	0	-100.0%	0.0	-100.0%
Richmond West (CDP)	11	120.0%	2	-33.3%	12	0.0%	3.1	-13.9%
South Miami (City)	5	0.0%	3	0.0%	5	66.7%	2.9	163.6%
South Miami Heights (CDP)	3	-57.1%	3	-25.0%	5	-70.6%	2.0	-72.6%
Sunny Isles Beach (City)	140	-19.1%	67	-28.0%	804	5.2%	13.1	70.1%
Sunset (CDP)	1	-50.0%	1	N/A	9	200.0%	12.0	263.6%
Surfside (Town)	20	25.0%	10	11.1%	69	3.0%	11.2	36.6%
Sweetwater (City)	6	-25.0%	1	-80.0%	7	-12.5%	3.0	3.4%
Tamiami (CDP)	34	13.3%	16	6.7%	33	200.0%	3.4	325.0%
The Crossings (CDP)	31	-6.1%	11	-15.4%	14	0.0%	1.4	7.7%
The Hammocks (CDP)	43	-14.0%	14	-30.0%	40	90.5%	3.1	210.0%
Three Lakes (CDP)	13	-7.1%	4	33.3%	10	42.9%	2.0	122.2%
University Park (CDP)	11	37.5%	4	100.0%	10	233.3%	3.2	300.0%
Virginia Gardens (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Little River (CDP)	4	0.0%	5	150.0%	6	0.0%	5.1	27.5%
West Miami (City)	0	N/A	0	N/A	1	N/A	0.0	N/A
West Perrine (CDP)	2	-33.3%	1	-50.0%	3	200.0%	2.6	188.9%
Westchester (CDP)	7	16.7%	1	-50.0%	5	66.7%	2.3	35.3%
Westview (CDP)	3	N/A	0	N/A	3	200.0%	3.6	N/A
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

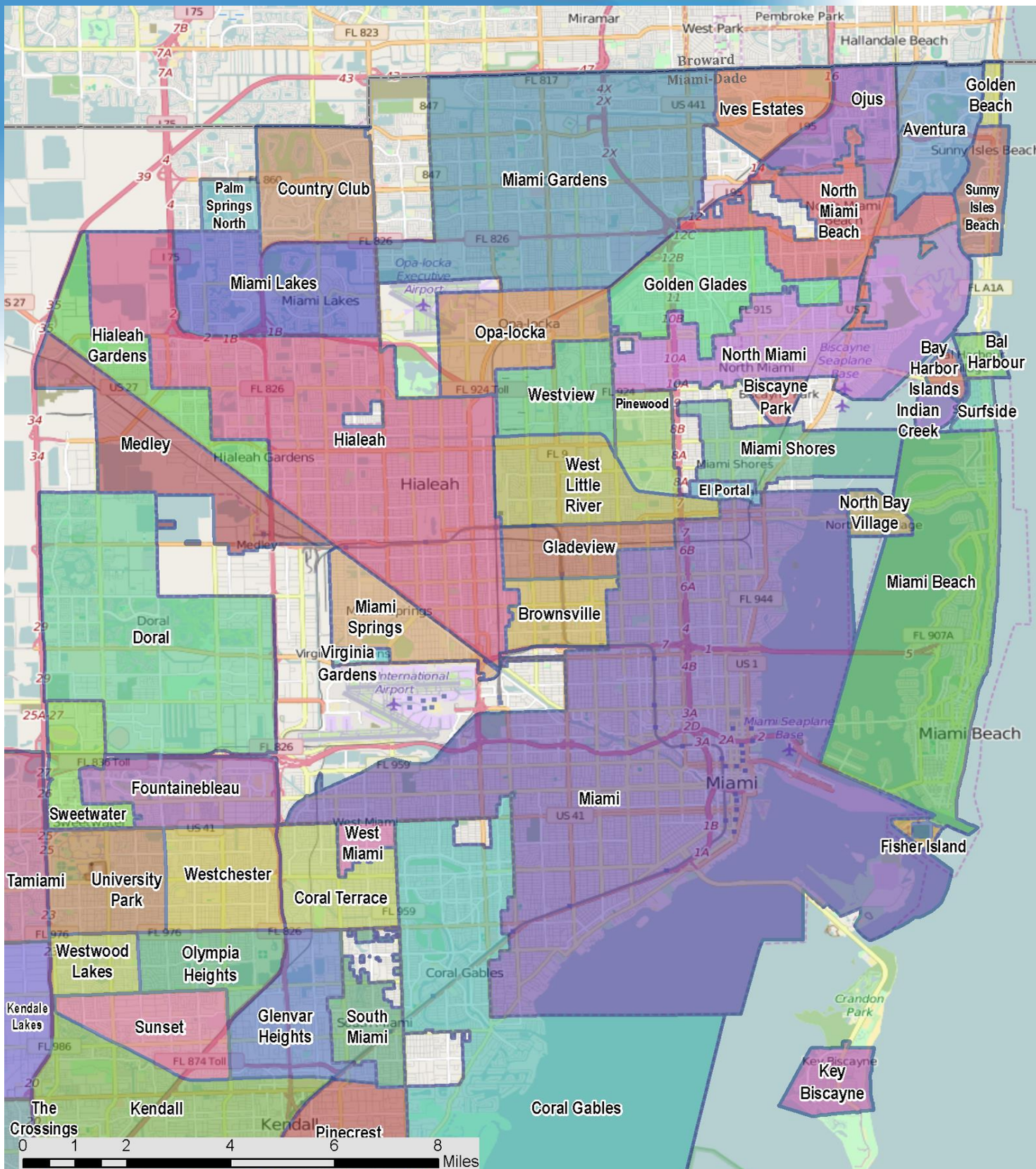
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Miami-Dade County Local Residential Market Metrics - Q4 2023

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



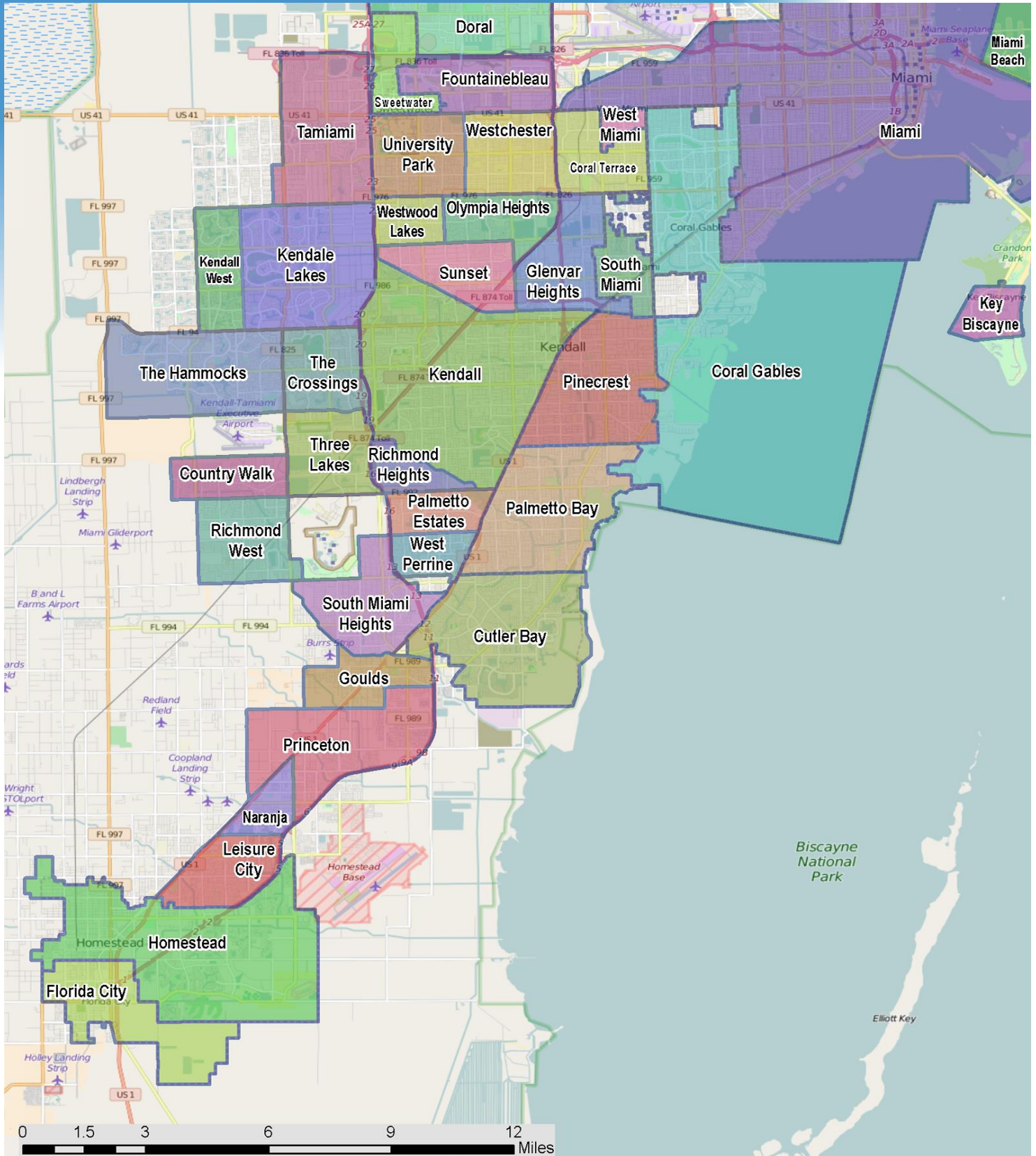
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Miami-Dade County Local Residential Market Metrics - Q4 2023

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



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