

Miami-Dade County Local Residential Market Metrics - 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	13,613	-29.7%	7,123	-28.6%	\$410,000	5.5%	\$680,391	0.4%
Aventura (City)	1,073	-28.6%	696	-25.6%	\$450,000	0.0%	\$617,867	-4.9%
Bal Harbour (Village)	115	-36.1%	100	-31.0%	\$1,585,000	23.8%	\$3,089,962	27.7%
Bay Harbor Islands (Town)	103	-44.9%	67	-40.7%	\$645,000	6.7%	\$759,043	12.0%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	4	N/A	1	N/A	\$377,500	N/A	\$311,778	N/A
Coral Gables (City)	249	-32.7%	164	-31.1%	\$575,000	4.5%	\$817,625	5.0%
Coral Terrace (CDP)	1	0.0%	0	N/A	\$575,000	10.6%	\$575,000	10.6%
Country Club (CDP)	250	-29.8%	127	-20.6%	\$285,000	19.7%	\$295,961	11.2%
Country Walk (CDP)	18	-21.7%	6	-33.3%	\$352,500	21.6%	\$361,889	12.9%
Cutler Bay (Town)	132	-23.3%	40	-24.5%	\$330,000	6.5%	\$333,914	9.5%
Doral (City)	655	-26.2%	265	-27.8%	\$457,000	11.7%	\$465,938	8.8%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	27	-34.1%	25	-21.9%	\$5,325,000	-16.7%	\$7,973,148	11.4%
Florida City (City)	115	1.8%	7	-41.7%	\$349,950	1.6%	\$341,237	6.1%
Fountainebleau (CDP)	332	-22.8%	141	-30.9%	\$300,000	17.6%	\$313,166	16.7%
Gladeview (CDP)	1	N/A	0	N/A	\$369,000	N/A	\$369,000	N/A
Glenvar Heights (CDP)	123	-17.4%	76	-1.3%	\$274,300	-5.4%	\$329,769	-5.3%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	52	-44.7%	50	-41.2%	\$164,500	-0.3%	\$155,964	-3.5%
Goulds (CDP)	7	-12.5%	0	N/A	\$425,000	8.1%	\$432,338	14.8%
Hialeah (City)	500	-28.3%	228	-22.4%	\$277,500	15.9%	\$307,697	15.4%
Hialeah Gardens (City)	46	-23.3%	22	-15.4%	\$260,000	8.3%	\$274,770	7.0%
Homestead (City)	473	-24.1%	121	-35.3%	\$311,000	11.4%	\$317,188	9.3%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	179	-12.3%	72	-11.1%	\$268,500	19.6%	\$313,571	16.5%
Kendale Lakes (CDP)	253	-16.5%	89	-12.7%	\$360,000	20.1%	\$352,508	14.4%
Kendall (CDP)	433	-22.1%	200	-24.8%	\$352,500	13.7%	\$370,823	13.0%
Kendall West (CDP)	141	-34.1%	66	-24.1%	\$280,000	16.7%	\$295,590	15.4%
Key Biscayne (Village)	187	-23.7%	137	-11.0%	\$1,295,000	1.6%	\$1,797,282	-1.4%
Leisure City (CDP)	44	2.3%	9	-50.0%	\$329,995	40.4%	\$340,278	49.8%
Medley (Town)	2	N/A	2	N/A	\$650,000	N/A	\$650,000	N/A
Miami (City)	3,082	-35.8%	1,615	-30.8%	\$580,000	5.5%	\$801,270	6.5%
Miami Beach (City)	1,772	-34.1%	1,181	-29.5%	\$425,000	1.2%	\$868,269	-5.9%
Miami Gardens (City)	161	-3.0%	49	-12.5%	\$310,000	24.0%	\$289,080	22.0%
Miami Lakes (Town)	87	-15.5%	35	25.0%	\$472,500	16.4%	\$439,504	14.4%

*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 Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Miami-Dade County Local Residential Market Metrics - 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 Shores (Village)	21	-16.0%	6	-53.8%	\$315,000	6.8%	\$348,257	11.0%
Miami Springs (City)	3	-76.9%	3	-72.7%	\$215,000	4.9%	\$216,667	-2.5%
Naranja (CDP)	61	-41.9%	9	-75.7%	\$370,000	12.1%	\$338,957	21.7%
North Bay Village (City)	167	-32.1%	77	-38.4%	\$400,000	11.1%	\$441,566	-5.9%
North Miami (City)	235	-23.2%	161	-26.8%	\$229,000	14.5%	\$247,060	3.2%
North Miami Beach (City)	217	-38.4%	129	-43.2%	\$290,000	4.7%	\$476,930	-10.4%
Ojus (CDP)	182	-27.5%	105	-41.0%	\$175,000	9.4%	\$199,337	5.2%
Olympia Heights (CDP)	1	0.0%	1	0.0%	\$200,000	28.2%	\$200,000	28.2%
Opa-locka (City)	7	-50.0%	3	-50.0%	\$244,000	14.8%	\$229,286	12.0%
Palm Springs North (CDP)	1	0.0%	0	N/A	\$430,000	6.7%	\$430,000	6.7%
Palmetto Bay (Village)	25	-35.9%	13	-35.0%	\$277,500	15.6%	\$612,480	72.3%
Palmetto Estates (CDP)	3	-25.0%	1	-50.0%	\$235,500	27.3%	\$240,167	18.5%
Pinecrest (Village)	35	-32.7%	26	-13.3%	\$340,000	5.5%	\$506,060	8.6%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	193	25.3%	19	0.0%	\$420,000	12.3%	\$417,186	12.0%
Richmond Heights (CDP)	8	33.3%	3	N/A	\$333,500	-1.9%	\$351,750	6.4%
Richmond West (CDP)	46	15.0%	13	225.0%	\$410,000	10.8%	\$414,544	11.2%
South Miami (City)	21	-38.2%	14	-44.0%	\$393,750	48.6%	\$425,250	21.1%
South Miami Heights (CDP)	30	7.1%	25	127.3%	\$165,000	-34.0%	\$198,296	-14.3%
Sunny Isles Beach (City)	736	-37.9%	499	-38.3%	\$660,000	1.5%	\$1,405,420	5.9%
Sunset (CDP)	9	-18.2%	5	-16.7%	\$253,750	2.1%	\$277,278	-2.1%
Surfside (Town)	74	-24.5%	54	-21.7%	\$612,000	-12.6%	\$2,806,820	3.3%
Sweetwater (City)	28	-15.2%	12	-14.3%	\$320,000	25.5%	\$316,629	21.2%
Tamiami (CDP)	117	-26.4%	54	-10.0%	\$325,000	17.6%	\$335,727	15.8%
The Crossings (CDP)	117	-10.0%	37	-24.5%	\$365,000	10.6%	\$365,055	8.1%
The Hammocks (CDP)	156	-40.7%	45	-48.9%	\$385,000	22.2%	\$383,659	16.3%
Three Lakes (CDP)	61	-31.5%	10	0.0%	\$465,000	12.0%	\$450,593	10.5%
University Park (CDP)	37	-15.9%	16	-11.1%	\$297,500	-2.5%	\$316,824	2.9%
Virginia Gardens (Village)	2	-50.0%	1	-50.0%	\$230,000	21.1%	\$230,000	9.9%
West Little River (CDP)	14	-22.2%	10	-28.6%	\$197,000	19.4%	\$281,972	56.1%
West Miami (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	14	0.0%	6	-14.3%	\$260,000	14.5%	\$260,214	5.9%
Westchester (CDP)	26	23.8%	16	60.0%	\$275,000	22.2%	\$290,135	14.9%
Westview (CDP)	10	N/A	1	N/A	\$511,815	N/A	\$501,202	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 Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Miami-Dade County Local Residential Market Metrics - 2023

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	\$9.3 Billion	-29.5%	96.1%	-2.0%	39 Days	25.8%	22,506	-13.1%
Aventura (City)	\$663.0 Million	-32.1%	92.9%	-4.1%	65 Days	71.1%	1,998	-4.9%
Bal Harbour (Village)	\$355.3 Million	-18.4%	90.4%	-5.9%	91 Days	1.1%	232	0.0%
Bay Harbor Islands (Town)	\$78.2 Million	-38.3%	94.4%	-2.8%	75 Days	63.0%	243	-8.0%
Biscayne Park (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Brownsville (CDP)	\$1.2 Million	N/A	97.0%	N/A	58 Days	N/A	3	-25.0%
Coral Gables (City)	\$203.6 Million	-29.3%	97.2%	-1.6%	29 Days	26.1%	357	-11.2%
Coral Terrace (CDP)	\$575,000	10.6%	100.9%	1.9%	13 Days	-71.7%	2	0.0%
Country Club (CDP)	\$74.0 Million	-21.9%	99.5%	0.3%	15 Days	-28.6%	340	-18.7%
Country Walk (CDP)	\$6.5 Million	-11.7%	99.1%	-0.9%	20 Days	100.0%	24	-33.3%
Cutler Bay (Town)	\$44.1 Million	-16.0%	98.8%	-1.2%	21 Days	90.9%	162	-15.2%
Doral (City)	\$305.2 Million	-19.7%	97.6%	-2.4%	33 Days	26.9%	950	-17.2%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$215.3 Million	-26.7%	88.9%	-6.9%	178 Days	295.6%	38	-30.9%
Florida City (City)	\$39.2 Million	7.9%	100.0%	0.0%	63 Days	6.8%	144	0.7%
Fountainebleau (CDP)	\$104.0 Million	-9.9%	98.7%	-1.3%	17 Days	6.3%	435	-17.1%
Gladeview (CDP)	\$369,000	N/A	95.2%	N/A	23 Days	N/A	9	N/A
Glenvar Heights (CDP)	\$40.6 Million	-21.8%	98.1%	-1.9%	14 Days	7.7%	161	-19.9%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$8.1 Million	-46.6%	95.5%	-3.3%	56 Days	69.7%	129	-4.4%
Goulds (CDP)	\$3.0 Million	0.4%	100.0%	3.8%	51 Days	45.7%	22	-60.0%
Hialeah (City)	\$153.8 Million	-17.2%	98.2%	-0.5%	15 Days	-21.1%	755	-12.5%
Hialeah Gardens (City)	\$12.6 Million	-18.0%	97.6%	-0.6%	13 Days	-27.8%	66	-21.4%
Homestead (City)	\$150.0 Million	-17.0%	98.4%	-1.6%	23 Days	35.3%	762	0.1%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$56.1 Million	2.2%	96.3%	-2.3%	44 Days	100.0%	269	-6.9%
Kendale Lakes (CDP)	\$89.2 Million	-4.5%	98.7%	-1.3%	22 Days	29.4%	337	-7.7%
Kendall (CDP)	\$160.6 Million	-12.0%	98.3%	-0.8%	15 Days	7.1%	548	-13.3%
Kendall West (CDP)	\$41.7 Million	-24.0%	100.0%	0.0%	14 Days	0.0%	182	-28.3%
Key Biscayne (Village)	\$336.1 Million	-24.7%	92.3%	-3.7%	64 Days	60.0%	290	-22.0%
Leisure City (CDP)	\$15.0 Million	53.3%	98.3%	-1.1%	25 Days	19.0%	44	-18.5%
Medley (Town)	\$1.3 Million	N/A	94.9%	N/A	1 Day	N/A	2	N/A
Miami (City)	\$2.5 Billion	-31.6%	95.2%	-3.0%	56 Days	51.4%	5,394	-18.1%
Miami Beach (City)	\$1.5 Billion	-37.9%	94.7%	-2.1%	56 Days	0.0%	3,243	-8.2%
Miami Gardens (City)	\$46.5 Million	18.4%	98.4%	-1.6%	22 Days	-15.4%	243	12.5%
Miami Lakes (Town)	\$38.2 Million	-3.4%	97.8%	-1.0%	15 Days	-11.8%	111	-12.6%

*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 Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Miami-Dade County Local Residential Market Metrics - 2023

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)	\$7.3 Million	-6.8%	96.1%	-3.9%	32 Days	-3.0%	41	28.1%
Miami Springs (City)	\$650,001	-77.5%	94.4%	-4.3%	9 Days	0.0%	5	-66.7%
Naranja (CDP)	\$20.7 Million	-29.3%	99.0%	-1.0%	27 Days	50.0%	90	-35.3%
North Bay Village (City)	\$73.7 Million	-36.1%	94.8%	-3.3%	57 Days	54.1%	305	-12.6%
North Miami (City)	\$58.1 Million	-20.7%	95.3%	-3.1%	41 Days	24.2%	400	-10.1%
North Miami Beach (City)	\$103.5 Million	-44.7%	95.2%	-1.0%	73 Days	15.9%	427	-15.9%
Ojus (CDP)	\$36.3 Million	-23.7%	95.6%	-2.9%	47 Days	56.7%	385	6.1%
Olympia Heights (CDP)	\$200,000	28.2%	87.3%	-9.1%	258 Days	3585.7%	0	-100.0%
Opa-locka (City)	\$1.6 Million	-44.0%	97.9%	-2.1%	30 Days	233.3%	11	-21.4%
Palm Springs North (CDP)	\$430,000	6.7%	101.2%	7.8%	9 Days	-87.7%	1	0.0%
Palmetto Bay (Village)	\$15.3 Million	10.4%	99.2%	0.8%	18 Days	-18.2%	35	-16.7%
Palmetto Estates (CDP)	\$720,501	-11.1%	102.2%	11.5%	8 Days	-52.9%	5	-28.6%
Pinecrest (Village)	\$17.7 Million	-26.9%	97.1%	-1.8%	19 Days	18.8%	50	-21.9%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$80.5 Million	40.4%	99.9%	-0.4%	24 Days	100.0%	278	26.4%
Richmond Heights (CDP)	\$2.8 Million	41.8%	98.3%	3.6%	48 Days	242.9%	8	-27.3%
Richmond West (CDP)	\$19.1 Million	27.9%	98.7%	0.0%	20 Days	0.0%	48	-15.8%
South Miami (City)	\$8.9 Million	-25.2%	98.3%	-1.7%	11 Days	22.2%	27	-38.6%
South Miami Heights (CDP)	\$5.9 Million	-8.2%	96.9%	0.1%	27 Days	50.0%	42	-22.2%
Sunny Isles Beach (City)	\$1.0 Billion	-34.3%	93.0%	-2.9%	90 Days	60.7%	1,515	-19.3%
Sunset (CDP)	\$2.5 Million	-19.9%	96.7%	-0.8%	17 Days	-15.0%	23	64.3%
Surfside (Town)	\$207.7 Million	-22.0%	92.5%	-3.2%	69 Days	15.0%	141	5.2%
Sweetwater (City)	\$8.9 Million	2.8%	96.1%	-3.6%	23 Days	-28.1%	42	-20.8%
Tamiami (CDP)	\$39.3 Million	-14.8%	98.0%	-0.7%	17 Days	0.0%	167	-7.2%
The Crossings (CDP)	\$42.7 Million	-2.7%	100.0%	0.0%	12 Days	-20.0%	138	-12.7%
The Hammocks (CDP)	\$59.9 Million	-31.0%	99.5%	-0.5%	16 Days	0.0%	212	-30.5%
Three Lakes (CDP)	\$27.5 Million	-24.3%	99.7%	-0.3%	10 Days	-16.7%	78	-10.3%
University Park (CDP)	\$11.7 Million	-13.5%	99.3%	-0.7%	19 Days	46.2%	59	15.7%
Virginia Gardens (Village)	\$460,000	-45.1%	96.0%	-0.6%	6 Days	-93.3%	2	0.0%
West Little River (CDP)	\$3.9 Million	21.4%	96.9%	2.1%	29 Days	-17.1%	33	43.5%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
West Perrine (CDP)	\$3.6 Million	5.9%	97.8%	-2.2%	12 Days	-40.0%	17	0.0%
Westchester (CDP)	\$7.5 Million	42.2%	99.5%	1.4%	10 Days	-52.4%	28	-6.7%
Westview (CDP)	\$5.0 Million	N/A	98.3%	N/A	19 Days	N/A	21	2000.0%
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 Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Miami-Dade County Local Residential Market Metrics - 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-Dade County	15,405	-25.9%	1,357	-12.4%	7,690	15.4%	6.8	65.9%
Aventura (City)	1,184	-25.3%	104	-11.9%	804	30.7%	9.0	83.7%
Bal Harbour (Village)	118	-30.6%	7	-22.2%	121	15.2%	12.6	80.0%
Bay Harbor Islands (Town)	116	-37.6%	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)	2	-33.3%	0	-100.0%	1	N/A	3.0	N/A
Coral Gables (City)	259	-31.1%	19	-26.9%	100	63.9%	4.8	140.0%
Coral Terrace (CDP)	1	0.0%	0	N/A	1	N/A	12.0	N/A
Country Club (CDP)	281	-32.0%	23	-32.4%	58	48.7%	2.8	115.4%
Country Walk (CDP)	18	-37.9%	1	-66.7%	4	33.3%	2.7	68.8%
Cutler Bay (Town)	142	-22.4%	14	-26.3%	23	27.8%	2.1	61.5%
Doral (City)	760	-19.9%	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)	26	-25.7%	3	-40.0%	32	6.7%	14.2	61.4%
Florida City (City)	107	-38.2%	17	-66.7%	35	75.0%	3.7	76.2%
Fountainebleau (CDP)	400	-16.3%	48	6.7%	71	24.6%	2.6	62.5%
Gladeview (CDP)	5	N/A	3	N/A	1	N/A	12.0	N/A
Glenvar Heights (CDP)	130	-20.2%	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)	82	-21.9%	8	60.0%	54	92.9%	12.5	247.2%
Goulds (CDP)	11	37.5%	3	200.0%	4	-91.3%	6.9	-90.0%
Hialeah (City)	610	-19.7%	66	20.0%	144	41.2%	3.5	94.4%
Hialeah Gardens (City)	59	-14.5%	5	0.0%	13	18.2%	3.4	54.5%
Homestead (City)	568	-17.8%	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)	204	-18.4%	22	-21.4%	60	13.2%	4.0	29.0%
Kendale Lakes (CDP)	289	-15.7%	21	-22.2%	62	47.6%	2.9	70.6%
Kendall (CDP)	495	-15.4%	35	25.0%	82	10.8%	2.3	43.8%
Kendall West (CDP)	161	-30.6%	15	-25.0%	35	34.6%	3.0	100.0%
Key Biscayne (Village)	196	-19.7%	14	-17.6%	104	-18.8%	6.7	6.3%
Leisure City (CDP)	50	16.3%	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)	3,456	-30.4%	285	-8.1%	2,092	10.6%	8.1	72.3%
Miami Beach (City)	1,957	-31.9%	189	-6.9%	1,399	17.3%	9.5	79.2%
Miami Gardens (City)	198	-2.9%	25	8.7%	46	39.4%	3.4	41.7%
Miami Lakes (Town)	94	-14.5%	8	-11.1%	17	54.5%	2.3	76.9%

*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 Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Miami-Dade County Local Residential Market Metrics - 2023

Townhouses and Condos

Municipalities and Census-Designated Places*

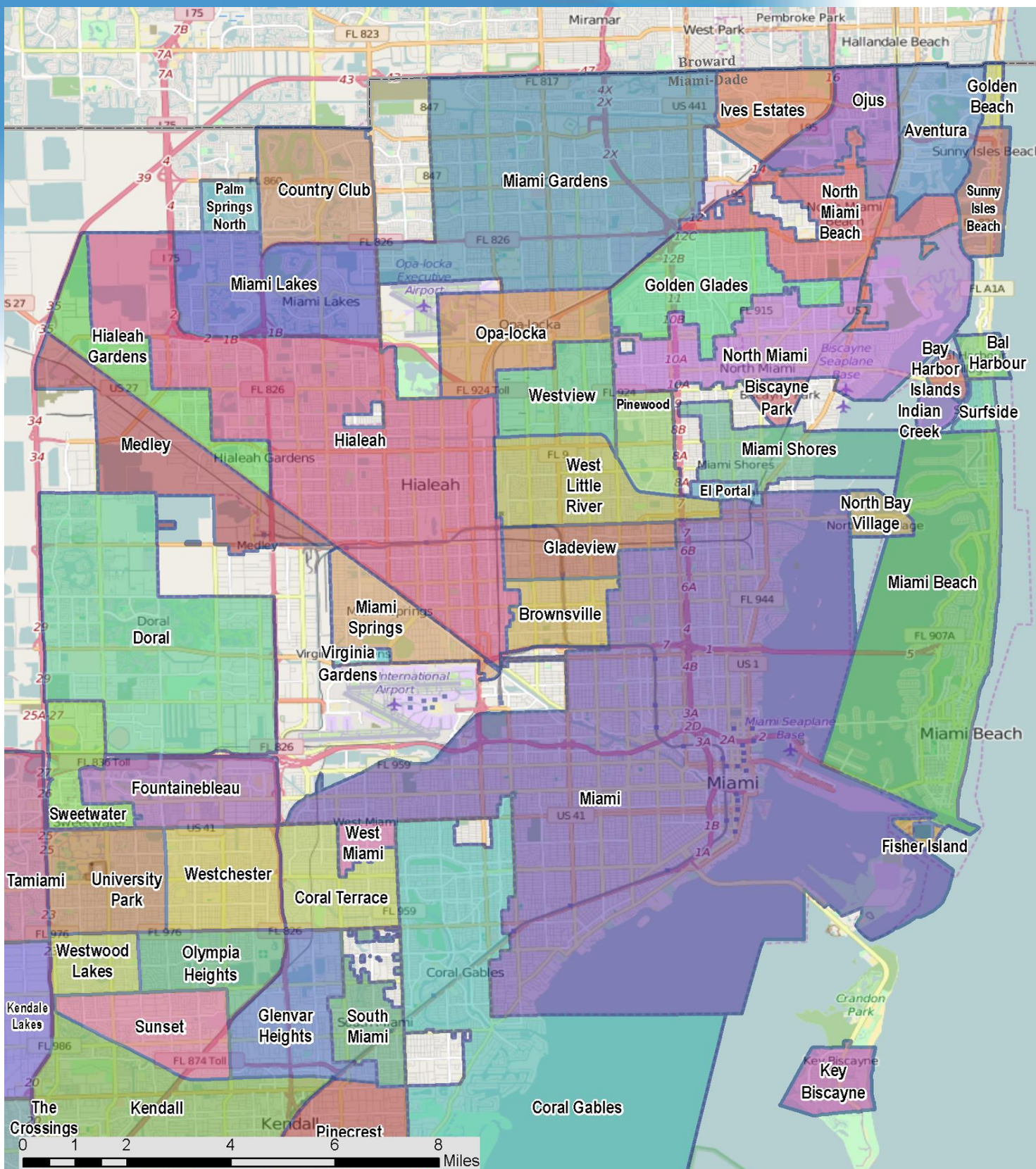


Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami Shores (Village)	23	-23.3%	1	-75.0%	10	100.0%	5.7	137.5%
Miami Springs (City)	4	-71.4%	0	N/A	2	N/A	8.0	N/A
Naranja (CDP)	72	-37.4%	7	16.7%	19	0.0%	3.7	68.2%
North Bay Village (City)	188	-29.6%	20	5.3%	94	-3.1%	6.8	44.7%
North Miami (City)	324	-13.8%	50	6.4%	140	20.7%	7.1	57.8%
North Miami Beach (City)	272	-30.4%	24	-17.2%	187	10.7%	10.3	77.6%
Ojus (CDP)	226	-24.2%	23	-17.9%	120	37.9%	7.9	88.1%
Olympia Heights (CDP)	1	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Opa-locka (City)	11	0.0%	2	100.0%	2	-33.3%	3.4	30.8%
Palm Springs North (CDP)	1	0.0%	0	N/A	0	N/A	0.0	N/A
Palmetto Bay (Village)	33	-25.0%	6	0.0%	3	50.0%	1.4	133.3%
Palmetto Estates (CDP)	3	-57.1%	1	0.0%	2	100.0%	8.0	166.7%
Pinecrest (Village)	40	-24.5%	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)	223	23.9%	10	-16.7%	53	23.3%	3.3	-2.9%
Richmond Heights (CDP)	9	0.0%	1	-50.0%	0	-100.0%	0.0	-100.0%
Richmond West (CDP)	46	-2.1%	2	-33.3%	12	0.0%	3.1	-13.9%
South Miami (City)	23	-42.5%	3	0.0%	5	66.7%	2.9	163.6%
South Miami Heights (CDP)	30	-9.1%	3	-25.0%	5	-70.6%	2.0	-72.6%
Sunny Isles Beach (City)	808	-36.0%	67	-28.0%	804	5.2%	13.1	70.1%
Sunset (CDP)	10	-9.1%	1	N/A	9	200.0%	12.0	263.6%
Surfside (Town)	80	-12.1%	10	11.1%	69	3.0%	11.2	36.6%
Sweetwater (City)	37	-14.0%	1	-80.0%	7	-12.5%	3.0	3.4%
Tamiami (CDP)	143	-24.3%	16	6.7%	33	200.0%	3.4	325.0%
The Crossings (CDP)	132	-6.4%	11	-15.4%	14	0.0%	1.4	7.7%
The Hammocks (CDP)	176	-36.7%	14	-30.0%	40	90.5%	3.1	210.0%
Three Lakes (CDP)	68	-17.1%	4	33.3%	10	42.9%	2.0	122.2%
University Park (CDP)	46	-8.0%	4	100.0%	10	233.3%	3.2	300.0%
Virginia Gardens (Village)	2	-66.7%	0	N/A	0	N/A	0.0	N/A
West Little River (CDP)	21	-4.5%	5	150.0%	6	0.0%	5.1	27.5%
West Miami (City)	0	-100.0%	0	N/A	1	N/A	0.0	N/A
West Perrine (CDP)	15	-11.8%	1	-50.0%	3	200.0%	2.6	188.9%
Westchester (CDP)	28	27.3%	1	-50.0%	5	66.7%	2.3	35.3%
Westview (CDP)	16	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

*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 Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Miami-Dade County Local Residential Market Metrics - 2023

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

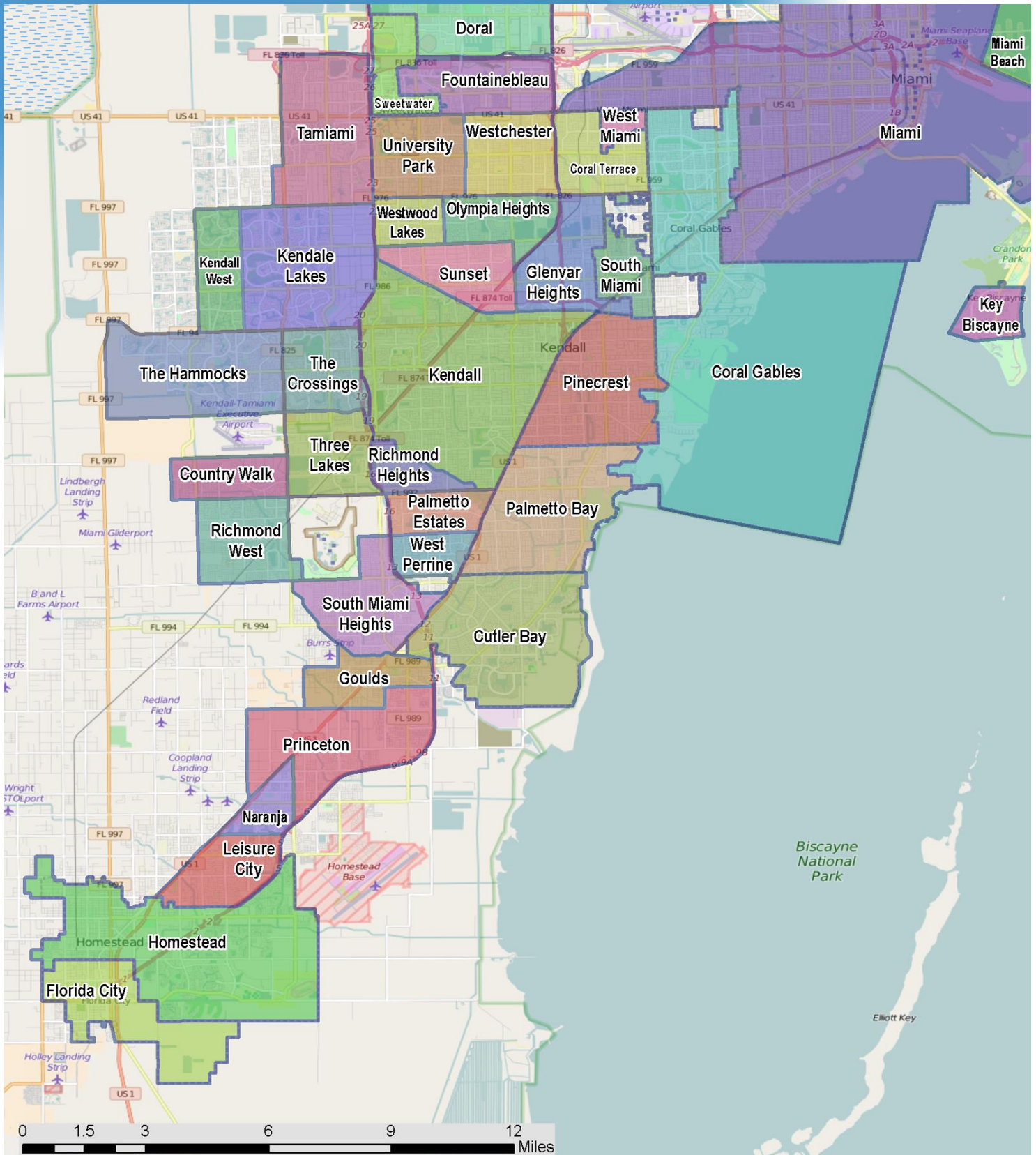


*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by Florida 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 Friday, January 19, 2024. Next yearly data release is TBD.

Municipalities and Census-Designated Places*



Data released on Friday, January 19, 2024. Next yearly data release is TBD.