

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%

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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)	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

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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	\$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%

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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

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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%

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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

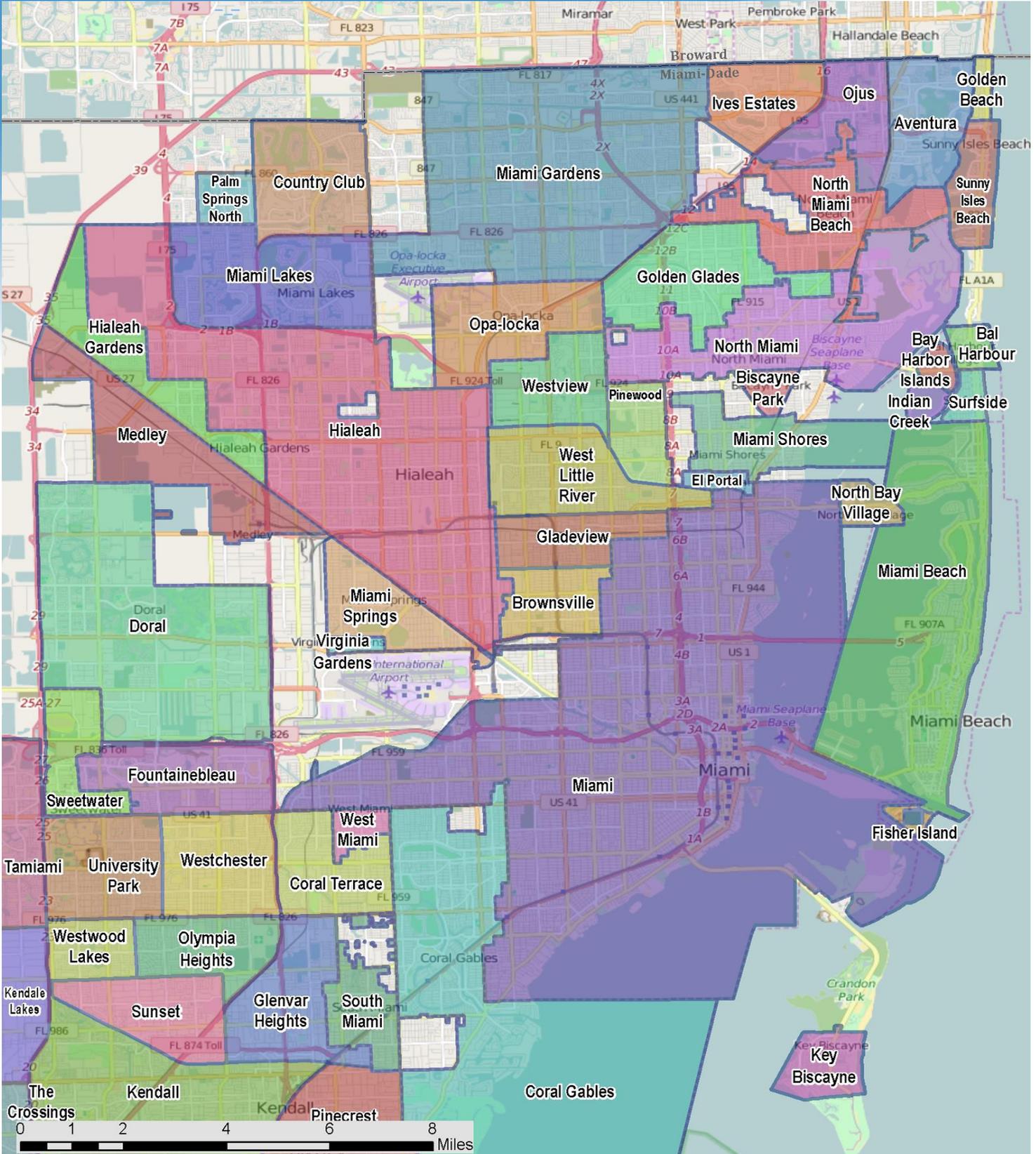
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Miami-Dade County Local Residential Market Metrics - 2023

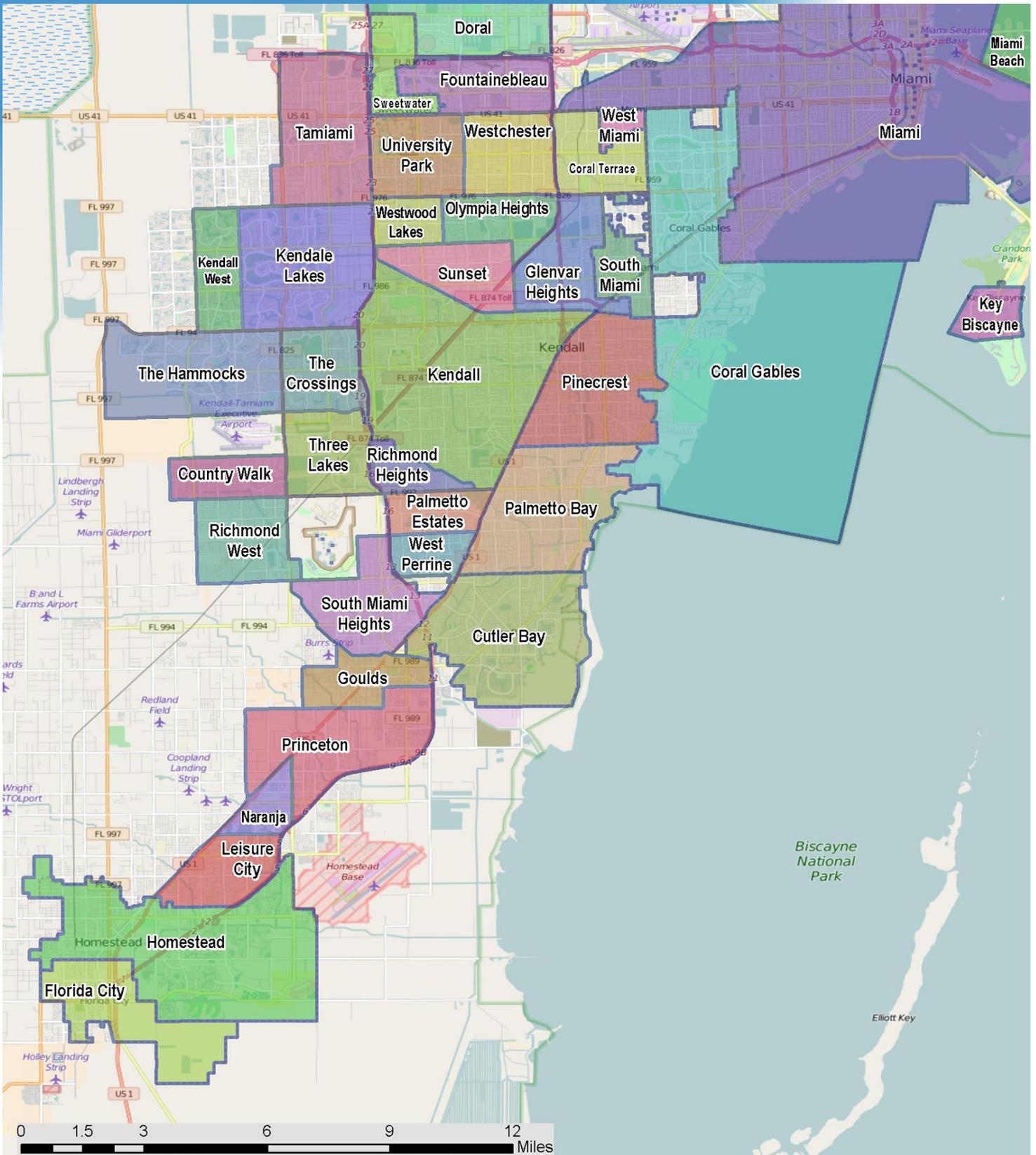
Reference Map - Northern Miami-Dade County Municipalities and Census-Designated Places*



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Miami-Dade County Local Residential Market Metrics - 2023

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



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