

# Miami-Dade County Local Residential Market Metrics - Q1 2024

## Single-Family Homes

### 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	2,449	1.5%	672	8.6%	\$645,000	15.2%	\$1,092,223	15.2%
Aventura (City)	10	400.0%	4	300.0%	\$1,631,250	31.8%	\$1,677,475	35.6%
Bal Harbour (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Bay Harbor Islands (Town)	1	N/A	1	N/A	\$7,600,000	N/A	\$7,600,000	N/A
Biscayne Park (Village)	12	20.0%	6	20.0%	\$1,041,000	24.9%	\$1,140,475	-7.3%
Brownsville (CDP)	25	-7.4%	8	-11.1%	\$404,500	19.0%	\$387,898	18.0%
Coral Gables (City)	79	-24.8%	43	-21.8%	\$1,750,000	3.2%	\$3,010,209	16.1%
Coral Terrace (CDP)	24	-45.5%	4	-75.0%	\$722,000	19.3%	\$796,792	13.1%
Country Club (CDP)	14	-41.7%	1	-66.7%	\$611,000	9.1%	\$615,422	9.3%
Country Walk (CDP)	32	0.0%	0	-100.0%	\$700,000	17.6%	\$684,828	14.3%
Cutler Bay (Town)	77	2.7%	16	0.0%	\$607,500	8.9%	\$650,774	5.6%
Doral (City)	49	6.5%	17	142.9%	\$873,000	10.5%	\$1,008,125	17.1%
El Portal (Village)	3	-62.5%	2	0.0%	\$980,000	15.3%	\$1,211,500	35.6%
Fisher Island (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	22	83.3%	3	200.0%	\$538,900	54.0%	\$461,000	31.7%
Fountainebleau (CDP)	12	-29.4%	0	-100.0%	\$665,000	12.7%	\$740,111	18.2%
Gladeview (CDP)	13	-45.8%	1	-66.7%	\$429,000	14.4%	\$441,112	21.5%
Glenvar Heights (CDP)	11	-21.4%	5	25.0%	\$1,850,000	15.6%	\$2,865,545	44.1%
Golden Beach (Town)	6	200.0%	6	200.0%	\$7,675,000	-6.9%	\$7,215,833	29.5%
Golden Glades (CDP)	33	-13.2%	13	30.0%	\$486,770	1.4%	\$536,381	3.8%
Goulds (CDP)	22	29.4%	1	0.0%	\$520,000	4.0%	\$564,086	-3.5%
Hialeah (City)	115	-9.4%	27	-20.6%	\$550,000	12.5%	\$568,971	14.9%
Hialeah Gardens (City)	10	11.1%	3	0.0%	\$515,000	2.8%	\$490,230	-37.4%
Homestead (City)	99	-13.2%	12	-25.0%	\$488,750	10.5%	\$487,272	8.2%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	4	-71.4%	2	-50.0%	\$608,500	10.6%	\$582,875	10.1%
Kendale Lakes (CDP)	38	100.0%	7	133.3%	\$737,500	18.0%	\$1,202,260	79.8%
Kendall (CDP)	57	-8.1%	14	-44.0%	\$980,000	22.5%	\$1,140,963	11.1%
Kendall West (CDP)	25	31.6%	4	0.0%	\$640,000	7.2%	\$628,204	2.0%
Key Biscayne (Village)	13	333.3%	11	450.0%	\$3,200,000	-4.5%	\$4,857,307	-7.8%
Leisure City (CDP)	31	-31.1%	9	12.5%	\$470,000	12.4%	\$444,417	7.2%
Medley (Town)	2	N/A	2	N/A	\$287,500	N/A	\$287,500	N/A
Miami (City)	262	0.4%	101	12.2%	\$755,000	25.8%	\$1,355,774	20.8%
Miami Beach (City)	51	-1.9%	32	-11.1%	\$2,975,000	-13.9%	\$4,785,682	-14.9%
Miami Gardens (City)	131	-8.4%	33	65.0%	\$475,000	10.7%	\$474,760	10.0%
Miami Lakes (Town)	23	-8.0%	2	-75.0%	\$960,000	21.5%	\$1,034,217	24.7%

\*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 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 Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.

# Miami-Dade County Local Residential Market Metrics - Q1 2024

## Single-Family Homes

### 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)	29	-17.1%	14	27.3%	\$1,225,000	8.4%	\$1,452,120	6.9%
Miami Springs (City)	15	-31.8%	6	50.0%	\$840,000	25.8%	\$814,800	17.6%
Naranja (CDP)	7	40.0%	0	N/A	\$499,000	41.6%	\$486,571	20.7%
North Bay Village (City)	6	100.0%	5	150.0%	\$1,002,500	0.3%	\$1,026,667	-72.5%
North Miami (City)	40	-4.8%	13	30.0%	\$527,000	12.1%	\$1,029,372	43.2%
North Miami Beach (City)	44	-2.2%	19	5.6%	\$507,500	3.6%	\$866,332	16.8%
Ojus (CDP)	17	41.7%	12	140.0%	\$1,332,000	35.2%	\$1,404,511	33.2%
Olympia Heights (CDP)	19	0.0%	5	0.0%	\$713,250	14.1%	\$845,024	10.3%
Opa-locka (City)	21	110.0%	3	50.0%	\$429,000	22.2%	\$404,114	17.2%
Palm Springs North (CDP)	6	-53.8%	0	-100.0%	\$595,750	8.3%	\$614,417	0.9%
Palmetto Bay (Village)	63	37.0%	21	133.3%	\$1,150,000	20.9%	\$1,233,935	23.3%
Palmetto Estates (CDP)	24	71.4%	4	300.0%	\$587,500	19.7%	\$588,200	17.2%
Pinecrest (Village)	41	20.6%	24	26.3%	\$2,875,000	30.2%	\$3,498,390	30.1%
Pinewood (CDP)	10	100.0%	4	300.0%	\$470,000	44.6%	\$440,399	41.2%
Princeton (CDP)	64	45.5%	5	0.0%	\$559,000	14.1%	\$562,808	16.0%
Richmond Heights (CDP)	18	-10.0%	5	400.0%	\$430,000	-7.0%	\$444,883	1.9%
Richmond West (CDP)	57	58.3%	3	200.0%	\$650,000	14.0%	\$669,401	17.2%
South Miami (City)	23	35.3%	12	50.0%	\$1,050,000	-2.6%	\$1,376,174	2.3%
South Miami Heights (CDP)	52	0.0%	9	12.5%	\$540,000	12.5%	\$530,731	7.1%
Sunny Isles Beach (City)	5	66.7%	2	100.0%	\$1,510,000	0.7%	\$2,128,000	21.4%
Sunset (CDP)	19	11.8%	3	200.0%	\$860,000	5.8%	\$1,218,105	31.0%
Surfside (Town)	13	85.7%	10	100.0%	\$1,612,500	-26.7%	\$3,058,846	-32.3%
Sweetwater (City)	7	250.0%	1	N/A	\$525,000	-4.1%	\$529,714	-3.2%
Tamiami (CDP)	34	25.9%	6	20.0%	\$710,000	9.2%	\$1,018,703	13.6%
The Crossings (CDP)	23	-8.0%	6	200.0%	\$675,000	11.6%	\$649,870	-1.9%
The Hammocks (CDP)	38	-37.7%	4	-50.0%	\$665,000	17.7%	\$653,787	15.2%
Three Lakes (CDP)	22	15.8%	5	25.0%	\$666,990	3.4%	\$733,442	9.2%
University Park (CDP)	19	-40.6%	3	-50.0%	\$685,000	7.9%	\$745,205	11.7%
Virginia Gardens (Village)	1	0.0%	0	N/A	\$540,000	8.0%	\$540,000	8.0%
West Little River (CDP)	45	15.4%	8	-27.3%	\$457,000	20.3%	\$459,189	21.4%
West Miami (City)	6	50.0%	1	0.0%	\$785,000	33.1%	\$1,023,333	76.1%
West Perrine (CDP)	14	-6.7%	2	0.0%	\$508,000	11.6%	\$509,536	12.4%
Westchester (CDP)	26	-13.3%	8	14.3%	\$687,500	5.9%	\$662,346	1.8%
Westview (CDP)	9	-10.0%	2	-33.3%	\$517,720	36.3%	\$478,100	23.8%
Westwood Lakes (CDP)	12	-29.4%	4	0.0%	\$621,500	19.5%	\$661,833	17.0%

\*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 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 Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.

# Miami-Dade County Local Residential Market Metrics - Q1 2024

## Single-Family Homes

### 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	\$2.7 Billion	16.9%	96.4%	1.2%	36 Days	-20.0%	4,438	15.7%
Aventura (City)	\$16.8 Million	577.8%	88.3%	9.7%	122 Days	-53.6%	16	33.3%
Bal Harbour (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-60.0%
Bay Harbor Islands (Town)	\$7.6 Million	N/A	95.0%	N/A	116 Days	N/A	2	-60.0%
Biscayne Park (Village)	\$13.7 Million	11.2%	95.2%	6.1%	27 Days	-69.0%	21	110.0%
Brownsville (CDP)	\$9.7 Million	9.2%	96.0%	-0.7%	37 Days	-21.3%	33	22.2%
Coral Gables (City)	\$237.8 Million	-12.7%	92.9%	0.2%	44 Days	-22.8%	150	27.1%
Coral Terrace (CDP)	\$19.1 Million	-38.3%	97.1%	2.1%	34 Days	-32.0%	45	21.6%
Country Club (CDP)	\$8.6 Million	-36.3%	96.7%	-1.3%	41 Days	141.2%	25	-30.6%
Country Walk (CDP)	\$21.9 Million	14.3%	98.5%	2.2%	32 Days	-41.8%	38	0.0%
Cutler Bay (Town)	\$50.1 Million	8.4%	97.0%	1.5%	41 Days	5.1%	127	5.8%
Doral (City)	\$49.4 Million	24.8%	95.4%	1.1%	56 Days	43.6%	96	-11.1%
El Portal (Village)	\$3.6 Million	-49.2%	93.3%	6.8%	33 Days	-63.3%	17	112.5%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Florida City (City)	\$10.1 Million	141.4%	98.8%	1.4%	21 Days	-63.8%	31	0.0%
Fountainebleau (CDP)	\$8.9 Million	-16.6%	99.4%	3.6%	31 Days	40.9%	17	6.3%
Gladeview (CDP)	\$5.7 Million	-34.2%	97.8%	2.2%	47 Days	6.8%	33	6.5%
Glenvar Heights (CDP)	\$31.5 Million	13.3%	95.0%	-3.2%	63 Days	250.0%	22	22.2%
Golden Beach (Town)	\$43.3 Million	288.6%	84.4%	1.4%	289 Days	252.4%	8	-33.3%
Golden Glades (CDP)	\$17.7 Million	-9.9%	92.6%	-0.4%	31 Days	-27.9%	54	17.4%
Goulds (CDP)	\$12.4 Million	24.9%	95.3%	-4.7%	32 Days	-45.8%	60	160.9%
Hialeah (City)	\$65.4 Million	4.0%	97.2%	1.7%	24 Days	-31.4%	186	19.2%
Hialeah Gardens (City)	\$4.9 Million	-30.4%	97.9%	12.9%	46 Days	119.0%	17	-15.0%
Homestead (City)	\$48.2 Million	-6.0%	97.2%	-0.5%	34 Days	-22.7%	235	57.7%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$2.3 Million	-68.6%	93.4%	-0.7%	32 Days	-11.1%	30	7.1%
Kendale Lakes (CDP)	\$45.7 Million	259.7%	95.9%	-2.7%	46 Days	70.4%	52	10.6%
Kendall (CDP)	\$65.0 Million	2.1%	97.0%	6.0%	22 Days	-69.4%	114	21.3%
Kendall West (CDP)	\$15.7 Million	34.2%	99.2%	3.7%	25 Days	-65.3%	40	73.9%
Key Biscayne (Village)	\$63.1 Million	299.7%	95.7%	4.2%	50 Days	-66.9%	23	21.1%
Leisure City (CDP)	\$13.8 Million	-26.1%	97.8%	-0.3%	20 Days	-44.4%	50	-3.8%
Medley (Town)	\$575,000	N/A	102.9%	N/A	37 Days	N/A	0	N/A
Miami (City)	\$355.2 Million	21.2%	93.3%	0.3%	50 Days	0.0%	500	7.5%
Miami Beach (City)	\$244.1 Million	-16.5%	89.2%	6.8%	84 Days	-26.3%	134	4.7%
Miami Gardens (City)	\$62.2 Million	0.8%	98.0%	0.1%	33 Days	-8.3%	216	2.4%
Miami Lakes (Town)	\$23.8 Million	14.7%	94.6%	2.0%	48 Days	-21.3%	49	-9.3%

\*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 Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.

# Miami-Dade County Local Residential Market Metrics - Q1 2024

## Single-Family Homes

### 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)	\$42.1 Million	-11.4%	94.4%	3.6%	33 Days	-45.0%	67	19.6%
Miami Springs (City)	\$12.2 Million	-19.8%	92.6%	-2.0%	66 Days	57.1%	34	17.2%
Naranja (CDP)	\$3.4 Million	69.0%	100.0%	0.0%	34 Days	1033.3%	7	-41.7%
North Bay Village (City)	\$6.2 Million	-45.1%	86.4%	11.2%	67 Days	39.6%	9	-10.0%
North Miami (City)	\$41.2 Million	36.4%	95.4%	-0.3%	33 Days	-5.7%	101	6.3%
North Miami Beach (City)	\$38.1 Million	14.2%	97.4%	7.3%	59 Days	11.3%	83	15.3%
Ojus (CDP)	\$23.9 Million	88.7%	90.0%	8.7%	67 Days	-2.9%	35	6.1%
Olympia Heights (CDP)	\$16.1 Million	10.3%	95.6%	-0.7%	25 Days	-44.4%	40	29.0%
Opa-locka (City)	\$8.5 Million	146.1%	99.0%	4.7%	26 Days	-36.6%	33	43.5%
Palm Springs North (CDP)	\$3.7 Million	-53.4%	95.2%	0.0%	28 Days	-39.1%	9	-43.8%
Palmetto Bay (Village)	\$77.7 Million	68.8%	94.0%	-0.2%	58 Days	3.6%	81	6.6%
Palmetto Estates (CDP)	\$14.1 Million	100.8%	99.0%	-0.7%	25 Days	31.6%	31	19.2%
Pinecrest (Village)	\$143.4 Million	56.9%	94.5%	5.0%	50 Days	-20.6%	85	30.8%
Pinewood (CDP)	\$4.4 Million	182.3%	96.3%	-4.0%	16 Days	-69.8%	23	76.9%
Princeton (CDP)	\$36.0 Million	68.8%	98.5%	2.8%	42 Days	5.0%	114	40.7%
Richmond Heights (CDP)	\$8.0 Million	-8.3%	96.6%	-0.8%	18 Days	-35.7%	26	18.2%
Richmond West (CDP)	\$38.2 Million	85.5%	98.4%	0.2%	34 Days	-19.0%	93	50.0%
South Miami (City)	\$31.7 Million	38.4%	95.9%	5.5%	28 Days	-50.0%	38	26.7%
South Miami Heights (CDP)	\$27.6 Million	7.1%	98.5%	1.4%	27 Days	-25.0%	86	28.4%
Sunny Isles Beach (City)	\$10.6 Million	102.3%	89.3%	4.2%	114 Days	-21.4%	7	16.7%
Sunset (CDP)	\$23.1 Million	46.4%	93.7%	-0.7%	54 Days	0.0%	35	59.1%
Surfside (Town)	\$39.8 Million	25.7%	92.4%	2.7%	47 Days	2.2%	19	26.7%
Sweetwater (City)	\$3.7 Million	238.6%	96.8%	1.8%	13 Days	-93.9%	12	50.0%
Tamiami (CDP)	\$34.6 Million	43.1%	97.4%	2.4%	31 Days	-8.8%	77	35.1%
The Crossings (CDP)	\$14.9 Million	-9.8%	98.6%	0.3%	13 Days	-48.0%	37	48.0%
The Hammocks (CDP)	\$24.8 Million	-28.3%	98.5%	0.5%	45 Days	28.6%	70	-5.4%
Three Lakes (CDP)	\$16.1 Million	26.4%	93.9%	-1.2%	27 Days	3.8%	26	-7.1%
University Park (CDP)	\$14.2 Million	-33.7%	97.9%	3.8%	30 Days	-26.8%	31	-22.5%
Virginia Gardens (Village)	\$540,000	8.0%	98.2%	4.1%	14 Days	-87.2%	4	100.0%
West Little River (CDP)	\$20.7 Million	40.1%	99.0%	0.9%	31 Days	6.9%	72	2.9%
West Miami (City)	\$6.1 Million	164.1%	93.9%	6.6%	32 Days	-38.5%	9	50.0%
West Perrine (CDP)	\$7.1 Million	4.9%	98.2%	3.6%	34 Days	-50.7%	19	18.8%
Westchester (CDP)	\$17.2 Million	-11.8%	96.6%	-1.1%	46 Days	70.4%	43	-12.2%
Westview (CDP)	\$4.3 Million	11.4%	96.2%	-1.4%	27 Days	42.1%	27	17.4%
Westwood Lakes (CDP)	\$7.9 Million	-17.4%	94.8%	-1.3%	36 Days	-43.8%	23	27.8%

\*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 Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.

# Miami-Dade County Local Residential Market Metrics - Q1 2024

## Single-Family Homes

### 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	3,321	-4.5%	1,743	-4.0%	3,768	14.2%	4.3	22.9%
Aventura (City)	9	125.0%	3	0.0%	22	57.1%	9.8	-1.0%
Bal Harbour (Village)	2	100.0%	3	N/A	8	0.0%	96.0	300.0%
Bay Harbor Islands (Town)	0	N/A	2	N/A	8	0.0%	8.7	-18.7%
Biscayne Park (Village)	13	30.0%	7	75.0%	24	118.2%	7.4	164.3%
Brownsville (CDP)	38	18.8%	23	9.5%	13	-53.6%	1.5	-51.6%
Coral Gables (City)	108	-28.0%	60	-10.4%	172	36.5%	6.1	56.4%
Coral Terrace (CDP)	34	-5.6%	19	58.3%	34	6.3%	3.9	69.6%
Country Club (CDP)	17	-43.3%	6	-25.0%	25	8.7%	3.8	26.7%
Country Walk (CDP)	35	-23.9%	15	-28.6%	23	-8.0%	2.6	13.0%
Cutler Bay (Town)	114	2.7%	60	17.6%	86	2.4%	2.8	0.0%
Doral (City)	79	-3.7%	35	-30.0%	88	-22.1%	4.1	-14.6%
El Portal (Village)	6	-14.3%	5	25.0%	18	63.6%	8.6	87.0%
Fisher Island (CDP)	0	N/A	1	0.0%	4	33.3%	0.0	N/A
Florida City (City)	22	0.0%	27	22.7%	22	0.0%	2.9	-32.6%
Fountainebleau (CDP)	18	0.0%	8	14.3%	11	57.1%	3.2	146.2%
Gladeview (CDP)	31	10.7%	16	14.3%	23	4.5%	3.2	-3.0%
Glenvar Heights (CDP)	15	-25.0%	5	-50.0%	30	42.9%	5.8	52.6%
Golden Beach (Town)	6	100.0%	2	0.0%	23	-14.8%	18.4	-54.6%
Golden Glades (CDP)	47	2.2%	26	23.8%	48	20.0%	4.8	50.0%
Goulds (CDP)	37	37.0%	19	11.8%	38	81.0%	5.5	111.5%
Hialeah (City)	145	-14.2%	73	-18.0%	137	48.9%	3.3	73.7%
Hialeah Gardens (City)	9	-18.2%	7	16.7%	9	-25.0%	2.5	-28.6%
Homestead (City)	162	-2.4%	92	22.7%	203	150.6%	5.2	188.9%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	13	-31.6%	11	22.2%	31	47.6%	5.9	68.6%
Kendale Lakes (CDP)	49	53.1%	19	11.8%	41	51.9%	3.6	56.5%
Kendall (CDP)	86	2.4%	43	2.4%	88	15.8%	3.6	24.1%
Kendall West (CDP)	32	14.3%	15	25.0%	20	17.6%	2.9	20.8%
Key Biscayne (Village)	17	70.0%	6	-25.0%	35	-2.8%	10.2	6.3%
Leisure City (CDP)	47	-13.0%	21	0.0%	22	-12.0%	1.8	5.9%
Medley (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	327	-6.6%	168	-14.7%	549	3.4%	6.0	5.3%
Miami Beach (City)	54	-18.2%	34	9.7%	263	13.9%	14.2	11.8%
Miami Gardens (City)	203	-10.6%	130	4.0%	113	21.5%	2.2	15.8%
Miami Lakes (Town)	40	0.0%	19	-5.0%	43	-17.3%	4.2	-2.3%

\*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 Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.



# Miami-Dade County Local Residential Market Metrics - Q1 2024

## Single-Family Homes

### 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)	38	-25.5%	15	-44.4%	59	15.7%	4.5	15.4%
Miami Springs (City)	19	-47.2%	7	-63.2%	32	33.3%	4.2	44.8%
Naranja (CDP)	8	-27.3%	2	-66.7%	3	0.0%	1.2	-14.3%
North Bay Village (City)	7	75.0%	3	50.0%	9	-25.0%	6.0	-13.0%
North Miami (City)	63	-16.0%	37	-31.5%	106	5.0%	6.1	13.0%
North Miami Beach (City)	44	-29.0%	29	-21.6%	90	18.4%	5.7	-1.7%
Ojus (CDP)	16	-38.5%	6	-60.0%	57	32.6%	9.1	21.3%
Olympia Heights (CDP)	29	11.5%	17	41.7%	25	66.7%	3.7	48.0%
Opa-locka (City)	24	50.0%	12	9.1%	16	45.5%	2.7	12.5%
Palm Springs North (CDP)	7	-41.7%	3	0.0%	4	-42.9%	1.9	-24.0%
Palmetto Bay (Village)	82	5.1%	43	-12.2%	63	-10.0%	2.7	-22.9%
Palmetto Estates (CDP)	32	45.5%	13	-7.1%	15	-6.3%	1.8	-25.0%
Pinecrest (Village)	52	10.6%	34	17.2%	105	1.9%	6.5	0.0%
Pinewood (CDP)	13	8.3%	10	11.1%	22	633.3%	4.8	585.7%
Princeton (CDP)	90	30.4%	60	42.9%	63	21.2%	3.2	28.0%
Richmond Heights (CDP)	23	4.5%	10	0.0%	10	25.0%	1.6	23.1%
Richmond West (CDP)	78	36.8%	28	7.7%	53	32.5%	2.9	20.8%
South Miami (City)	31	10.7%	19	18.8%	21	-19.2%	2.9	0.0%
South Miami Heights (CDP)	67	-14.1%	32	-11.1%	49	28.9%	2.9	45.0%
Sunny Isles Beach (City)	10	100.0%	6	200.0%	17	-19.0%	14.6	-47.9%
Sunset (CDP)	21	10.5%	7	0.0%	30	66.7%	4.2	110.0%
Surfside (Town)	12	200.0%	5	66.7%	27	-20.6%	9.5	-2.1%
Sweetwater (City)	7	40.0%	2	-33.3%	5	-28.6%	2.3	-42.5%
Tamiami (CDP)	59	43.9%	34	17.2%	51	21.4%	3.9	50.0%
The Crossings (CDP)	29	3.6%	11	-8.3%	17	13.3%	2.6	36.8%
The Hammocks (CDP)	49	-42.4%	29	-23.7%	43	16.2%	2.7	50.0%
Three Lakes (CDP)	23	-4.2%	9	-18.2%	16	-38.5%	2.3	-39.5%
University Park (CDP)	26	-44.7%	14	-36.4%	21	0.0%	2.5	25.0%
Virginia Gardens (Village)	2	0.0%	1	0.0%	5	150.0%	15.0	455.6%
West Little River (CDP)	65	-3.0%	34	-22.7%	47	30.6%	2.9	38.1%
West Miami (City)	6	-14.3%	2	0.0%	7	-22.2%	3.1	-16.2%
West Perrine (CDP)	17	-10.5%	8	-11.1%	7	-50.0%	1.4	-48.1%
Westchester (CDP)	38	-20.8%	21	0.0%	27	28.6%	2.8	55.6%
Westview (CDP)	20	11.1%	12	-20.0%	17	30.8%	3.7	32.1%
Westwood Lakes (CDP)	20	17.6%	10	66.7%	9	-40.0%	2.3	0.0%

\*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 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.

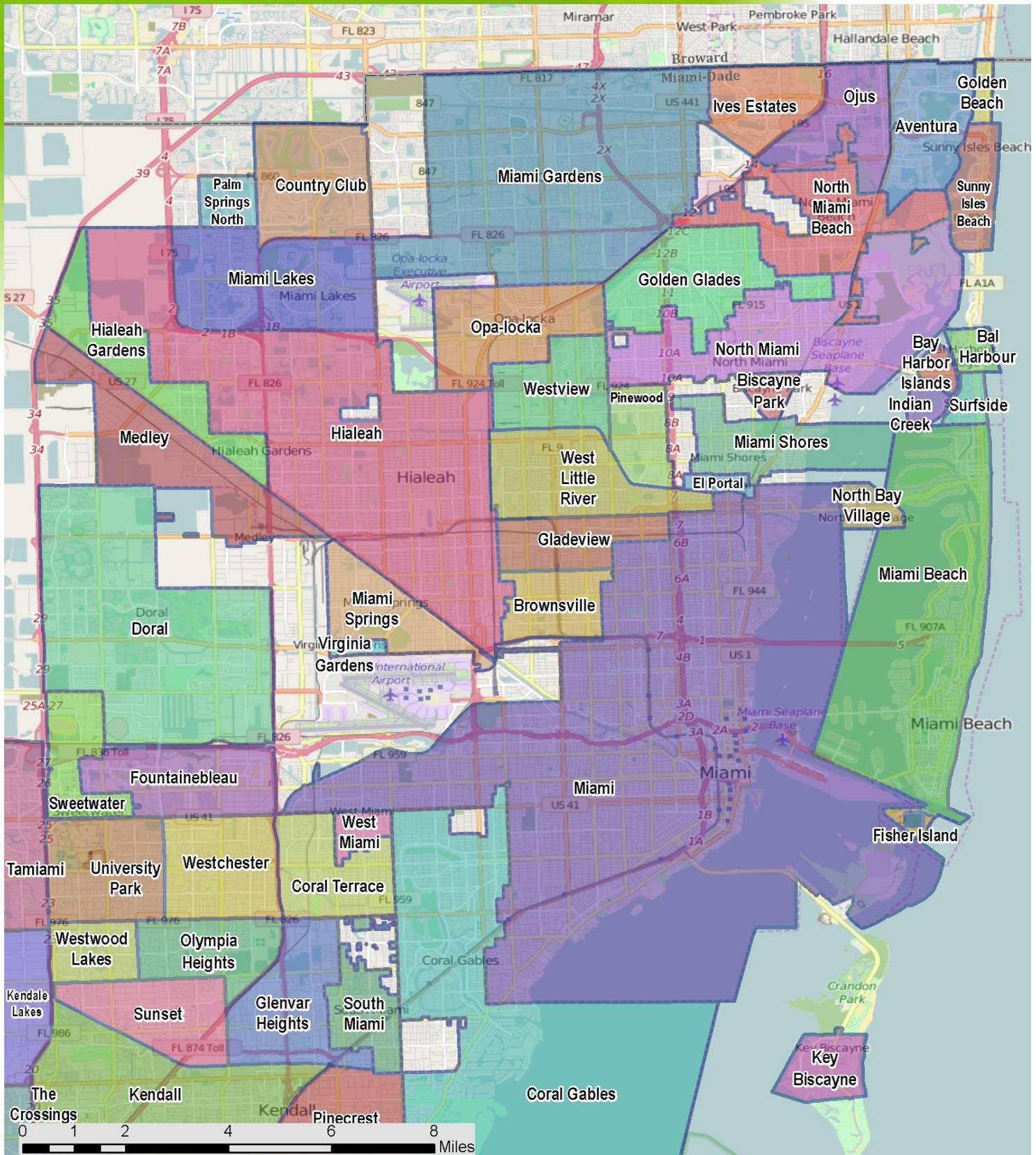
Data released on Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.

# Miami-Dade County Local Residential Market Metrics - Q1 2024

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



FloridaRealtors®  
The Voice for Real Estate® in Florida



\*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 Thursday, April 18, 2024. Next quarterly data release is Tuesday, July 23, 2024.



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

