

# Miami-Dade County Local Residential Market Metrics - Q4 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	2,375	1.8%	604	-8.9%	\$665,000	8.1%	\$1,194,140	18.2%
Aventura (City)	6	20.0%	2	0.0%	\$2,025,000	32.4%	\$1,782,417	13.0%
Bal Harbour (Village)	2	N/A	1	N/A	\$17,000,000	N/A	\$17,000,000	N/A
Bay Harbor Islands (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Biscayne Park (Village)	16	128.6%	7	75.0%	\$980,000	10.5%	\$1,089,947	16.6%
Brownsville (CDP)	23	15.0%	10	42.9%	\$430,000	10.3%	\$408,138	3.5%
Coral Gables (City)	82	26.2%	43	26.5%	\$1,912,237	-2.7%	\$2,803,997	16.1%
Coral Terrace (CDP)	38	40.7%	10	25.0%	\$760,000	14.3%	\$846,506	21.2%
Country Club (CDP)	12	-45.5%	1	-66.7%	\$576,000	-4.0%	\$683,958	-4.6%
Country Walk (CDP)	23	35.3%	1	-75.0%	\$670,000	17.5%	\$711,974	16.4%
Cutler Bay (Town)	81	0.0%	15	0.0%	\$649,500	9.2%	\$675,519	5.3%
Doral (City)	62	29.2%	10	-33.3%	\$925,000	13.7%	\$1,142,663	17.8%
El Portal (Village)	8	-33.3%	4	0.0%	\$1,082,500	21.1%	\$1,119,741	16.7%
Fisher Island (CDP)	1	N/A	1	N/A	\$21,000,000	N/A	\$21,000,000	N/A
Florida City (City)	28	86.7%	1	-66.7%	\$569,900	48.8%	\$531,853	36.6%
Fountainebleau (CDP)	12	9.1%	3	-25.0%	\$657,500	1.2%	\$692,083	-9.5%
Gladeview (CDP)	15	-31.8%	4	-20.0%	\$419,000	2.1%	\$440,665	12.8%
Glenvar Heights (CDP)	13	-7.1%	5	0.0%	\$1,675,000	-6.2%	\$1,823,685	-9.7%
Golden Beach (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	37	60.9%	7	16.7%	\$578,000	14.5%	\$586,375	1.4%
Goulds (CDP)	13	-23.5%	0	-100.0%	\$510,000	10.9%	\$567,923	6.2%
Hialeah (City)	101	-17.9%	19	-26.9%	\$575,000	3.4%	\$576,169	2.3%
Hialeah Gardens (City)	6	-14.3%	3	50.0%	\$740,000	40.7%	\$965,000	7.9%
Homestead (City)	118	13.5%	12	-20.0%	\$545,000	11.0%	\$546,059	11.3%
Indian Creek (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	17	-15.0%	2	-71.4%	\$625,000	15.7%	\$663,398	15.1%
Kendale Lakes (CDP)	27	22.7%	6	0.0%	\$687,500	-0.4%	\$775,537	-1.2%
Kendall (CDP)	82	22.4%	24	20.0%	\$967,500	4.6%	\$1,205,563	3.0%
Kendall West (CDP)	21	40.0%	5	66.7%	\$680,000	9.1%	\$746,186	25.3%
Key Biscayne (Village)	10	42.9%	7	133.3%	\$3,066,375	-29.5%	\$5,265,775	9.7%
Leisure City (CDP)	34	-10.5%	9	80.0%	\$506,292	11.3%	\$489,332	2.3%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	216	-11.8%	93	-13.9%	\$715,000	6.7%	\$1,333,952	9.0%
Miami Beach (City)	47	-6.0%	33	-2.9%	\$4,250,000	65.0%	\$11,431,246	130.5%
Miami Gardens (City)	123	-19.6%	29	3.6%	\$498,000	6.0%	\$489,025	4.9%
Miami Lakes (Town)	23	-17.9%	4	-42.9%	\$845,000	0.3%	\$967,283	7.8%

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## 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)	26	-25.7%	10	-28.6%	\$1,372,500	14.4%	\$1,671,661	31.0%
Miami Springs (City)	27	28.6%	4	-20.0%	\$822,500	17.5%	\$845,111	15.9%
Naranja (CDP)	8	-11.1%	1	N/A	\$509,500	6.3%	\$529,061	5.6%
North Bay Village (City)	11	266.7%	6	500.0%	\$1,415,000	-8.7%	\$2,502,682	77.5%
North Miami (City)	52	20.9%	15	25.0%	\$550,000	5.8%	\$832,371	-14.4%
North Miami Beach (City)	25	-37.5%	8	-27.3%	\$532,500	0.5%	\$1,157,612	29.8%
Ojus (CDP)	12	-14.3%	4	-50.0%	\$1,294,500	7.9%	\$1,550,542	21.8%
Olympia Heights (CDP)	18	-18.2%	6	-40.0%	\$777,100	11.0%	\$918,289	27.7%
Opa-locka (City)	21	61.5%	3	0.0%	\$450,000	13.9%	\$440,667	12.9%
Palm Springs North (CDP)	5	0.0%	1	-50.0%	\$775,000	31.4%	\$753,000	29.2%
Palmetto Bay (Village)	53	-1.9%	12	-45.5%	\$1,180,000	12.4%	\$1,248,441	7.9%
Palmetto Estates (CDP)	17	-26.1%	2	100.0%	\$659,900	20.0%	\$663,429	22.9%
Pinecrest (Village)	32	-5.9%	17	-32.0%	\$2,832,000	31.0%	\$3,851,555	20.1%
Pinewood (CDP)	9	-43.8%	3	-25.0%	\$445,000	-1.1%	\$439,555	0.5%
Princeton (CDP)	47	-6.0%	3	-62.5%	\$546,693	0.9%	\$539,244	-1.6%
Richmond Heights (CDP)	16	-20.0%	5	66.7%	\$517,500	7.0%	\$489,519	1.0%
Richmond West (CDP)	39	-20.4%	2	-60.0%	\$680,000	3.0%	\$694,533	9.4%
South Miami (City)	24	200.0%	8	100.0%	\$1,152,500	-16.8%	\$1,356,615	6.0%
South Miami Heights (CDP)	50	-9.1%	5	0.0%	\$555,000	2.0%	\$580,230	-2.5%
Sunny Isles Beach (City)	5	0.0%	3	50.0%	\$2,092,500	39.5%	\$2,594,000	20.1%
Sunset (CDP)	17	-26.1%	4	-50.0%	\$820,000	9.3%	\$917,906	11.0%
Surfside (Town)	6	50.0%	6	200.0%	\$1,553,000	-13.7%	\$3,861,750	113.8%
Sweetwater (City)	7	75.0%	1	0.0%	\$610,000	-11.3%	\$603,929	-10.7%
Tamiami (CDP)	46	53.3%	10	0.0%	\$745,000	14.6%	\$904,039	21.6%
The Crossings (CDP)	32	146.2%	4	100.0%	\$700,000	4.9%	\$690,419	6.3%
The Hammocks (CDP)	39	-11.4%	4	-50.0%	\$675,000	4.7%	\$680,436	8.2%
Three Lakes (CDP)	14	-22.2%	3	-40.0%	\$632,500	3.3%	\$644,424	0.6%
University Park (CDP)	20	25.0%	2	-66.7%	\$710,000	1.4%	\$807,188	-1.8%
Virginia Gardens (Village)	2	100.0%	1	N/A	\$678,750	31.8%	\$678,750	31.8%
West Little River (CDP)	44	15.8%	7	0.0%	\$529,000	15.8%	\$523,930	12.6%
West Miami (City)	8	33.3%	3	50.0%	\$742,325	17.4%	\$775,436	0.6%
West Perrine (CDP)	21	31.3%	4	-42.9%	\$508,000	-5.0%	\$511,419	-1.9%
Westchester (CDP)	39	62.5%	7	40.0%	\$715,000	1.1%	\$754,485	4.8%
Westview (CDP)	8	-52.9%	3	0.0%	\$425,000	-9.6%	\$457,437	3.0%
Westwood Lakes (CDP)	16	0.0%	2	-60.0%	\$694,950	20.3%	\$689,182	13.7%

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# Miami-Dade County Local Residential Market Metrics - Q4 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	\$2.8 Billion	20.4%	95.5%	-1.1%	41 Days	51.9%	3,653	-0.5%
Aventura (City)	\$10.7 Million	35.5%	94.3%	1.3%	19 Days	-65.5%	13	-35.0%
Bal Harbour (Village)	\$34.0 Million	N/A	85.3%	N/A	237 Days	N/A	6	100.0%
Bay Harbor Islands (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
Biscayne Park (Village)	\$17.4 Million	166.6%	92.2%	-5.1%	51 Days	0.0%	13	-18.8%
Brownsville (CDP)	\$9.4 Million	19.0%	98.7%	0.2%	22 Days	-24.1%	37	8.8%
Coral Gables (City)	\$229.9 Million	46.5%	92.6%	-1.1%	45 Days	50.0%	119	6.3%
Coral Terrace (CDP)	\$32.2 Million	70.6%	95.3%	-0.3%	38 Days	81.0%	52	33.3%
Country Club (CDP)	\$8.2 Million	-48.0%	96.6%	-1.2%	29 Days	38.1%	19	-20.8%
Country Walk (CDP)	\$16.4 Million	57.5%	98.3%	-0.3%	26 Days	36.8%	31	-16.2%
Cutler Bay (Town)	\$54.7 Million	5.3%	95.9%	-1.5%	41 Days	95.2%	103	-13.4%
Doral (City)	\$70.8 Million	52.2%	94.5%	-0.1%	45 Days	-8.2%	65	-12.2%
El Portal (Village)	\$9.0 Million	-22.2%	94.1%	1.5%	37 Days	0.0%	10	-9.1%
Fisher Island (CDP)	\$21.0 Million	N/A	84.3%	N/A	106 Days	N/A	1	N/A
Florida City (City)	\$14.9 Million	155.0%	100.0%	2.8%	15 Days	-34.8%	25	13.6%
Fountainebleau (CDP)	\$8.3 Million	-1.3%	91.3%	-5.4%	59 Days	181.0%	8	-55.6%
Gladeview (CDP)	\$6.6 Million	-23.1%	95.4%	-4.6%	45 Days	136.8%	28	7.7%
Glenvar Heights (CDP)	\$23.7 Million	-16.2%	91.2%	1.1%	56 Days	24.4%	13	-48.0%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	6	-45.5%
Golden Glades (CDP)	\$21.7 Million	63.1%	94.6%	0.1%	70 Days	191.7%	48	-5.9%
Goulds (CDP)	\$7.4 Million	-18.8%	98.9%	1.4%	25 Days	56.3%	36	5.9%
Hialeah (City)	\$58.2 Million	-16.0%	96.3%	-0.8%	36 Days	38.5%	156	-10.3%
Hialeah Gardens (City)	\$5.8 Million	-7.5%	97.0%	2.6%	23 Days	-14.8%	17	30.8%
Homestead (City)	\$64.4 Million	26.3%	96.1%	-1.9%	55 Days	175.0%	184	1.7%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$11.3 Million	-2.2%	95.5%	-0.4%	55 Days	243.8%	25	19.0%
Kendale Lakes (CDP)	\$20.9 Million	21.2%	96.3%	-1.2%	28 Days	-6.7%	46	-2.1%
Kendall (CDP)	\$98.9 Million	26.0%	94.9%	0.5%	35 Days	45.8%	101	50.7%
Kendall West (CDP)	\$15.7 Million	75.5%	100.0%	2.8%	19 Days	-5.0%	28	21.7%
Key Biscayne (Village)	\$52.7 Million	56.7%	92.8%	-1.9%	129 Days	152.9%	18	0.0%
Leisure City (CDP)	\$16.6 Million	-8.4%	96.6%	-3.4%	37 Days	117.6%	57	35.7%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Miami (City)	\$288.1 Million	-3.9%	94.1%	0.4%	41 Days	5.1%	422	-10.0%
Miami Beach (City)	\$537.3 Million	116.7%	89.6%	1.6%	47 Days	-40.5%	141	7.6%
Miami Gardens (City)	\$60.2 Million	-15.7%	96.8%	-2.5%	32 Days	68.4%	191	-7.3%
Miami Lakes (Town)	\$22.2 Million	-11.4%	96.3%	0.1%	63 Days	133.3%	35	6.1%

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Miami Shores (Village)	\$43.5 Million	-2.7%	92.8%	0.5%	63 Days	80.0%	54	42.1%
Miami Springs (City)	\$22.8 Million	49.0%	92.1%	-5.4%	56 Days	211.1%	25	-10.7%
Naranja (CDP)	\$4.2 Million	-6.2%	99.8%	-0.2%	21 Days	31.3%	9	-30.8%
North Bay Village (City)	\$27.5 Million	550.8%	90.9%	-0.9%	41 Days	57.7%	7	-22.2%
North Miami (City)	\$43.3 Million	3.5%	92.9%	-3.2%	51 Days	64.5%	86	-11.3%
North Miami Beach (City)	\$28.9 Million	-18.9%	90.5%	-4.5%	70 Days	100.0%	70	-1.4%
Ojus (CDP)	\$18.6 Million	4.4%	88.6%	-0.1%	65 Days	51.2%	37	2.8%
Olympia Heights (CDP)	\$16.5 Million	4.5%	94.8%	-1.7%	29 Days	141.7%	22	-4.3%
Opa-locka (City)	\$9.3 Million	82.4%	97.3%	0.1%	37 Days	311.1%	21	-19.2%
Palm Springs North (CDP)	\$3.8 Million	29.2%	92.8%	-5.6%	90 Days	400.0%	5	-54.5%
Palmetto Bay (Village)	\$66.2 Million	5.9%	91.2%	-3.2%	62 Days	21.6%	68	-2.9%
Palmetto Estates (CDP)	\$11.3 Million	-9.2%	96.9%	-2.2%	38 Days	65.2%	23	-17.9%
Pinecrest (Village)	\$123.2 Million	13.1%	90.2%	-0.2%	85 Days	142.9%	69	35.3%
Pinewood (CDP)	\$4.0 Million	-43.4%	98.2%	3.7%	42 Days	23.5%	19	-20.8%
Princeton (CDP)	\$25.3 Million	-7.5%	97.4%	-1.2%	43 Days	126.3%	58	-22.7%
Richmond Heights (CDP)	\$7.8 Million	-19.2%	98.1%	-0.2%	31 Days	106.7%	24	-4.0%
Richmond West (CDP)	\$27.1 Million	-12.9%	99.8%	1.7%	32 Days	60.0%	80	25.0%
South Miami (City)	\$32.6 Million	218.0%	87.9%	-6.8%	71 Days	153.6%	20	-4.8%
South Miami Heights (CDP)	\$29.0 Million	-11.3%	95.3%	-4.7%	43 Days	290.9%	79	3.9%
Sunny Isles Beach (City)	\$13.0 Million	20.1%	92.5%	-4.4%	18 Days	-62.5%	13	-18.8%
Sunset (CDP)	\$15.6 Million	-18.0%	94.2%	-3.7%	23 Days	-17.9%	30	25.0%
Surfside (Town)	\$23.2 Million	220.7%	85.4%	-12.5%	154 Days	396.8%	19	-17.4%
Sweetwater (City)	\$4.2 Million	56.3%	93.9%	-4.4%	77 Days	413.3%	9	80.0%
Tamiami (CDP)	\$41.6 Million	86.5%	96.2%	-1.0%	32 Days	14.3%	82	57.7%
The Crossings (CDP)	\$22.1 Million	161.7%	96.4%	0.4%	30 Days	0.0%	44	69.2%
The Hammocks (CDP)	\$26.5 Million	-4.1%	96.2%	-3.2%	48 Days	118.2%	70	14.8%
Three Lakes (CDP)	\$9.0 Million	-21.8%	95.5%	-3.1%	30 Days	20.0%	23	0.0%
University Park (CDP)	\$16.1 Million	22.8%	96.7%	3.1%	13 Days	-60.6%	25	-16.7%
Virginia Gardens (Village)	\$1.4 Million	163.6%	92.7%	4.5%	27 Days	8.0%	2	-33.3%
West Little River (CDP)	\$23.1 Million	30.4%	96.9%	-0.7%	32 Days	-5.9%	62	-10.1%
West Miami (City)	\$6.2 Million	34.1%	97.2%	2.7%	15 Days	-51.6%	8	-11.1%
West Perrine (CDP)	\$10.7 Million	28.7%	96.0%	-0.1%	33 Days	37.5%	27	92.9%
Westchester (CDP)	\$29.4 Million	70.2%	95.3%	0.2%	32 Days	-11.1%	33	-17.5%
Westview (CDP)	\$3.7 Million	-51.5%	100.0%	3.8%	9 Days	-43.8%	27	68.8%
Westwood Lakes (CDP)	\$11.0 Million	13.7%	96.0%	-1.0%	25 Days	13.6%	16	-15.8%

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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	2,049	-12.6%	570	-50.8%	4,683	24.7%	5.2	20.9%
Aventura (City)	2	-75.0%	0	-100.0%	17	-22.7%	8.2	-41.0%
Bal Harbour (Village)	2	N/A	0	-100.0%	12	33.3%	24.0	-55.6%
Bay Harbor Islands (Town)	0	-100.0%	0	-100.0%	7	0.0%	10.5	25.0%
Biscayne Park (Village)	11	10.0%	1	-83.3%	22	10.0%	5.0	-23.1%
Brownsville (CDP)	25	8.7%	6	-57.1%	42	75.0%	5.0	85.2%
Coral Gables (City)	81	28.6%	24	-33.3%	169	18.2%	5.7	21.3%
Coral Terrace (CDP)	32	14.3%	10	-9.1%	58	70.6%	5.5	66.7%
Country Club (CDP)	13	-18.8%	3	-50.0%	23	9.5%	4.0	42.9%
Country Walk (CDP)	25	8.7%	10	-28.6%	32	10.3%	3.2	-3.0%
Cutler Bay (Town)	66	-15.4%	15	-53.1%	124	25.3%	3.9	18.2%
Doral (City)	42	2.4%	8	-52.9%	89	-9.2%	4.4	-4.3%
El Portal (Village)	9	0.0%	2	0.0%	11	0.0%	4.9	11.4%
Fisher Island (CDP)	2	N/A	0	-100.0%	0	-100.0%	0.0	N/A
Florida City (City)	19	-13.6%	7	-73.1%	36	140.0%	4.2	90.9%
Fountainebleau (CDP)	11	22.2%	3	-40.0%	8	-33.3%	2.0	-35.5%
Gladeview (CDP)	14	-39.1%	5	66.7%	34	30.8%	5.2	62.5%
Glenvar Heights (CDP)	10	-33.3%	1	-80.0%	33	22.2%	7.8	56.0%
Golden Beach (Town)	3	0.0%	2	0.0%	26	-13.3%	24.0	-26.6%
Golden Glades (CDP)	35	12.9%	16	0.0%	52	0.0%	4.6	-8.0%
Goulds (CDP)	13	-31.6%	6	-33.3%	44	33.3%	5.8	13.7%
Hialeah (City)	94	-24.2%	25	-57.6%	203	44.0%	5.3	60.6%
Hialeah Gardens (City)	8	-38.5%	3	-66.7%	15	150.0%	5.0	194.1%
Homestead (City)	97	9.0%	27	-34.1%	223	41.1%	5.0	28.2%
Indian Creek (Village)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	19	58.3%	6	500.0%	34	36.0%	6.8	65.9%
Kendale Lakes (CDP)	20	-4.8%	3	-78.6%	50	6.4%	4.4	-6.4%
Kendall (CDP)	70	12.9%	12	-55.6%	104	52.9%	3.9	44.4%
Kendall West (CDP)	16	-11.1%	4	-60.0%	25	38.9%	3.2	14.3%
Key Biscayne (Village)	11	120.0%	2	-33.3%	34	13.3%	8.3	-28.4%
Leisure City (CDP)	34	9.7%	9	28.6%	47	56.7%	4.1	78.3%
Medley (Town)	0	-100.0%	0	-100.0%	2	N/A	12.0	N/A
Miami (City)	221	-13.7%	65	-53.6%	597	0.7%	6.9	7.8%
Miami Beach (City)	38	-34.5%	14	-60.0%	247	2.5%	13.8	7.0%
Miami Gardens (City)	116	-30.1%	47	-44.7%	195	59.8%	3.9	62.5%
Miami Lakes (Town)	18	-30.8%	4	-50.0%	45	28.6%	4.4	33.3%

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# Miami-Dade County Local Residential Market Metrics - Q4 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)	27	3.8%	12	20.0%	68	61.9%	6.3	103.2%
Miami Springs (City)	17	21.4%	1	-66.7%	27	12.5%	3.7	27.6%
Naranja (CDP)	4	-55.6%	0	-100.0%	9	12.5%	3.7	8.8%
North Bay Village (City)	5	25.0%	0	-100.0%	9	-40.0%	3.9	-67.5%
North Miami (City)	33	-25.0%	14	-36.4%	133	26.7%	7.9	31.7%
North Miami Beach (City)	28	-37.8%	10	-70.6%	108	18.7%	8.9	56.1%
Ojus (CDP)	13	8.3%	3	-57.1%	64	10.3%	10.4	5.1%
Olympia Heights (CDP)	14	-44.0%	3	-66.7%	23	-4.2%	3.5	-2.8%
Opa-locka (City)	12	-47.8%	4	-66.7%	18	63.6%	2.6	18.2%
Palm Springs North (CDP)	4	-50.0%	2	-33.3%	6	20.0%	3.1	63.2%
Palmetto Bay (Village)	51	-1.9%	15	-31.8%	99	25.3%	4.6	24.3%
Palmetto Estates (CDP)	12	-45.5%	3	-66.7%	31	106.7%	4.4	120.0%
Pinecrest (Village)	30	-18.9%	8	-68.0%	125	47.1%	8.8	63.0%
Pinewood (CDP)	13	-27.8%	7	-30.0%	20	17.6%	4.9	19.5%
Princeton (CDP)	33	-35.3%	9	-75.7%	85	30.8%	3.7	2.8%
Richmond Heights (CDP)	15	-31.8%	3	-62.5%	22	120.0%	3.3	106.3%
Richmond West (CDP)	34	-12.8%	13	-13.3%	89	50.8%	4.9	36.1%
South Miami (City)	18	5.9%	3	-76.9%	32	68.4%	3.9	34.5%
South Miami Heights (CDP)	50	-3.8%	13	-43.5%	76	76.7%	4.2	61.5%
Sunny Isles Beach (City)	2	0.0%	0	-100.0%	13	-51.9%	6.8	-74.8%
Sunset (CDP)	17	-15.0%	3	-50.0%	32	23.1%	5.0	35.1%
Surfside (Town)	6	50.0%	3	-50.0%	32	-13.5%	9.1	-42.8%
Sweetwater (City)	8	166.7%	1	-50.0%	11	266.7%	6.3	270.6%
Tamiami (CDP)	35	40.0%	6	-53.8%	81	42.1%	5.8	26.1%
The Crossings (CDP)	26	100.0%	7	16.7%	34	100.0%	4.0	60.0%
The Hammocks (CDP)	29	-37.0%	9	-59.1%	79	97.5%	4.7	113.6%
Three Lakes (CDP)	11	-42.1%	6	-45.5%	30	76.5%	4.9	88.5%
University Park (CDP)	15	0.0%	4	-55.6%	22	-15.4%	2.9	7.4%
Virginia Gardens (Village)	3	N/A	1	N/A	1	-66.7%	1.7	-81.1%
West Little River (CDP)	31	-40.4%	5	-82.8%	78	44.4%	4.8	37.1%
West Miami (City)	9	28.6%	5	66.7%	8	33.3%	3.8	31.0%
West Perrine (CDP)	9	-40.0%	0	-100.0%	27	170.0%	5.7	185.0%
Westchester (CDP)	20	-20.0%	3	-70.0%	35	2.9%	3.0	-11.8%
Westview (CDP)	7	-36.4%	2	0.0%	27	68.8%	5.7	67.6%
Westwood Lakes (CDP)	17	70.0%	4	100.0%	16	60.0%	3.0	30.4%

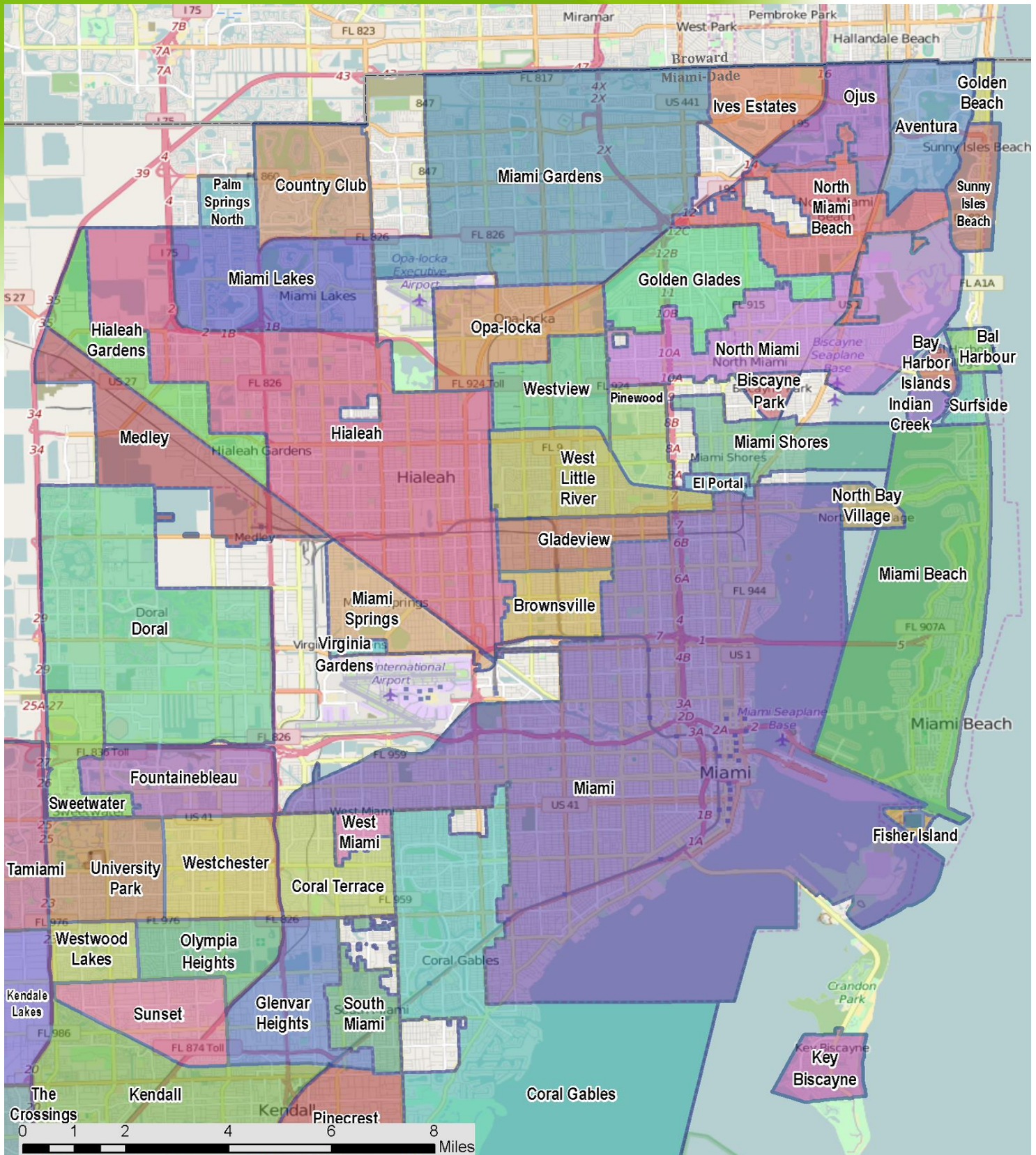
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# Miami-Dade County Local Residential Market Metrics - Q4 2024

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



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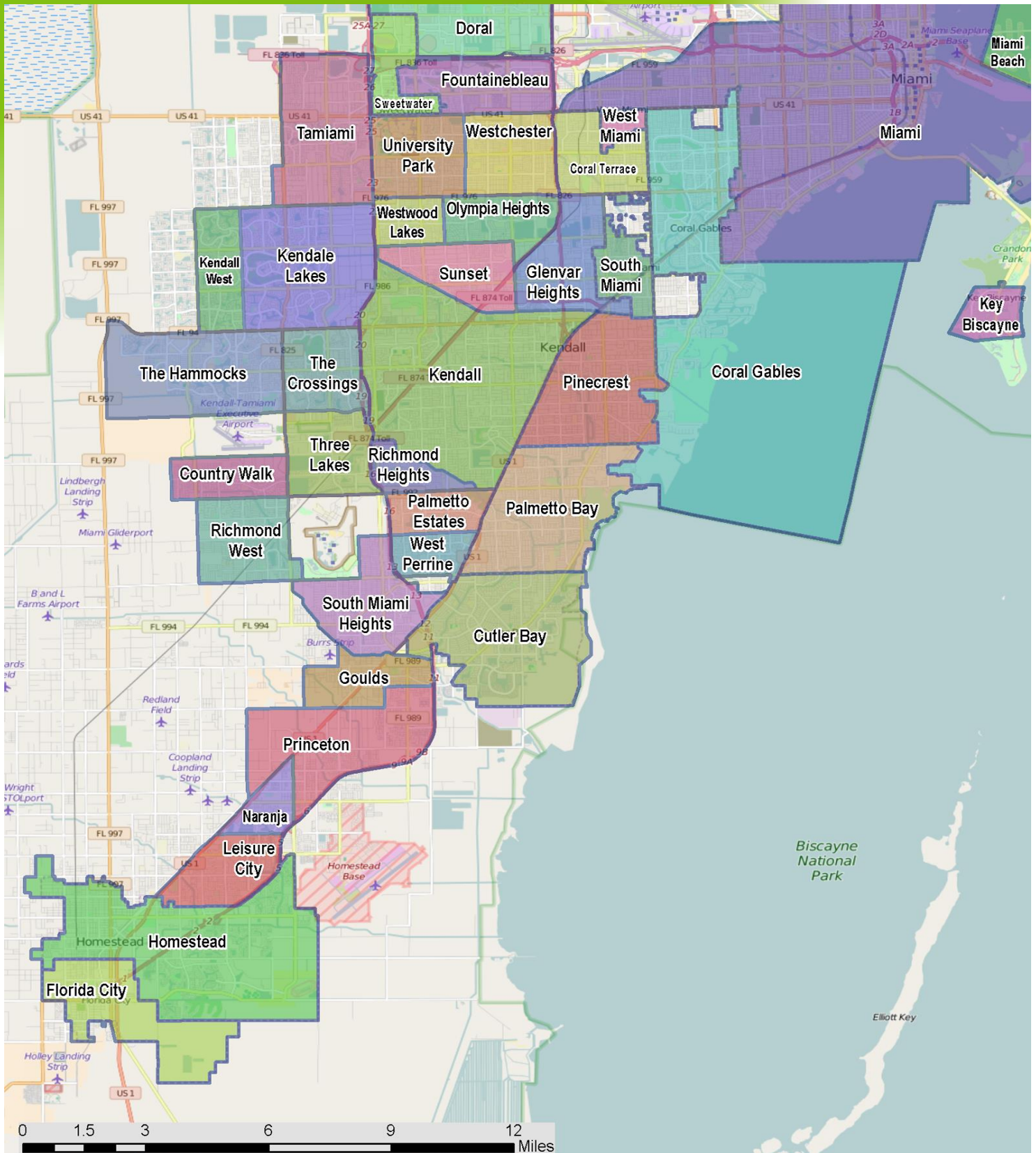
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# Miami-Dade County Local Residential Market Metrics - Q4 2024

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



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