

Miami-Dade County Local Residential Market Metrics - 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	10,738	1.9%	2,688	-3.3%	\$650,000	8.3%	\$1,148,727	15.2%
Aventura (City)	25	31.6%	8	-20.0%	\$1,400,000	3.8%	\$1,591,130	-25.6%
Bal Harbour (Village)	6	200.0%	5	150.0%	\$13,470,000	106.6%	\$13,156,667	101.8%
Bay Harbor Islands (Town)	8	-20.0%	8	0.0%	\$8,175,000	161.3%	\$10,066,875	150.5%
Biscayne Park (Village)	53	43.2%	21	16.7%	\$1,000,000	8.7%	\$1,183,101	4.8%
Brownsville (CDP)	101	-3.8%	30	11.1%	\$430,000	10.3%	\$411,834	9.6%
Coral Gables (City)	357	-1.4%	201	8.1%	\$1,850,000	10.4%	\$3,033,568	23.6%
Coral Terrace (CDP)	126	0.8%	31	-38.0%	\$705,000	13.7%	\$813,160	17.4%
Country Club (CDP)	69	-22.5%	6	-33.3%	\$599,000	3.3%	\$635,628	-1.6%
Country Walk (CDP)	120	13.2%	12	20.0%	\$695,500	12.2%	\$706,744	11.5%
Cutler Bay (Town)	377	3.3%	65	14.0%	\$629,000	8.4%	\$666,309	6.1%
Doral (City)	242	-4.7%	54	0.0%	\$949,500	4.9%	\$1,086,079	8.9%
El Portal (Village)	27	-10.0%	10	11.1%	\$965,000	1.6%	\$1,060,022	2.5%
Fisher Island (CDP)	1	N/A	1	N/A	\$21,000,000	N/A	\$21,000,000	N/A
Florida City (City)	104	26.8%	7	-36.4%	\$554,450	36.4%	\$496,946	20.1%
Fountainebleau (CDP)	48	4.3%	4	-63.6%	\$650,000	0.0%	\$730,205	6.4%
Gladeview (CDP)	79	-19.4%	14	-46.2%	\$430,000	16.2%	\$423,834	14.4%
Glenvar Heights (CDP)	51	-21.5%	23	-14.8%	\$1,640,000	-0.6%	\$2,312,286	26.9%
Golden Beach (Town)	13	18.2%	12	33.3%	\$8,650,000	40.1%	\$10,928,846	15.3%
Golden Glades (CDP)	137	9.6%	44	37.5%	\$541,000	3.5%	\$560,066	0.4%
Goulds (CDP)	91	16.7%	8	0.0%	\$530,000	11.6%	\$606,156	10.7%
Hialeah (City)	460	-9.8%	94	-7.8%	\$560,000	6.7%	\$585,438	10.3%
Hialeah Gardens (City)	36	-16.3%	11	120.0%	\$527,500	6.1%	\$628,232	-14.2%
Homestead (City)	540	11.3%	53	-7.0%	\$512,000	8.9%	\$514,490	8.2%
Indian Creek (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	60	-17.8%	15	0.0%	\$560,000	1.8%	\$587,437	2.9%
Kendale Lakes (CDP)	136	14.3%	29	0.0%	\$725,000	11.5%	\$963,484	24.9%
Kendall (CDP)	318	7.1%	78	-15.2%	\$950,000	8.0%	\$1,203,069	11.8%
Kendall West (CDP)	95	23.4%	14	-17.6%	\$650,000	4.9%	\$661,974	7.0%
Key Biscayne (Village)	49	58.1%	35	94.4%	\$4,000,000	10.8%	\$5,919,026	33.5%
Leisure City (CDP)	138	-13.2%	20	0.0%	\$488,750	11.1%	\$473,829	6.1%
Medley (Town)	2	N/A	2	N/A	\$287,500	N/A	\$287,500	N/A
Miami (City)	1,044	-5.4%	407	-4.2%	\$750,000	15.4%	\$1,352,597	13.1%
Miami Beach (City)	215	-4.0%	146	-5.8%	\$3,475,000	15.8%	\$7,539,264	29.5%
Miami Gardens (City)	602	-2.1%	121	23.5%	\$500,000	11.1%	\$487,081	7.6%
Miami Lakes (Town)	123	-2.4%	24	-27.3%	\$925,000	12.4%	\$995,748	14.1%

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Single-Family Homes

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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)	130	-21.2%	57	9.6%	\$1,320,000	17.3%	\$1,592,140	23.3%
Miami Springs (City)	88	-11.1%	16	-38.5%	\$760,000	14.7%	\$797,648	13.9%
Naranja (CDP)	29	3.6%	4	100.0%	\$485,000	12.8%	\$497,093	12.5%
North Bay Village (City)	28	86.7%	17	112.5%	\$1,225,000	11.4%	\$1,731,321	-8.0%
North Miami (City)	203	-3.3%	57	3.6%	\$544,950	10.4%	\$1,075,446	22.9%
North Miami Beach (City)	146	-23.6%	54	-16.9%	\$532,500	3.3%	\$878,876	15.6%
Ojus (CDP)	74	5.7%	39	5.4%	\$1,350,000	11.9%	\$1,486,581	7.7%
Olympia Heights (CDP)	78	-3.7%	14	-54.8%	\$765,000	16.8%	\$915,028	16.0%
Opa-locka (City)	83	36.1%	16	60.0%	\$428,500	17.4%	\$411,075	11.0%
Palm Springs North (CDP)	23	-28.1%	1	-85.7%	\$690,000	6.2%	\$712,413	10.1%
Palmetto Bay (Village)	260	0.4%	83	-9.8%	\$1,150,000	9.5%	\$1,241,316	9.2%
Palmetto Estates (CDP)	84	-5.6%	11	-8.3%	\$600,000	12.3%	\$603,552	12.8%
Pinecrest (Village)	171	-9.0%	92	-22.7%	\$2,800,000	21.8%	\$3,541,692	20.0%
Pinewood (CDP)	49	-2.0%	13	18.2%	\$454,995	7.1%	\$447,214	7.8%
Princeton (CDP)	277	26.5%	15	-34.8%	\$569,900	6.5%	\$586,751	11.0%
Richmond Heights (CDP)	81	6.6%	16	77.8%	\$515,000	10.8%	\$501,690	8.4%
Richmond West (CDP)	220	12.8%	20	42.9%	\$660,000	9.5%	\$681,713	10.0%
South Miami (City)	98	22.5%	43	19.4%	\$1,197,500	19.8%	\$1,522,241	21.4%
South Miami Heights (CDP)	219	9.5%	22	0.0%	\$550,000	7.8%	\$577,401	7.3%
Sunny Isles Beach (City)	23	91.7%	16	220.0%	\$2,637,500	84.1%	\$3,143,135	79.1%
Sunset (CDP)	77	-8.3%	15	-31.8%	\$830,000	9.0%	\$975,921	2.4%
Surfside (Town)	42	50.0%	29	61.1%	\$1,500,000	4.2%	\$2,955,369	16.5%
Sweetwater (City)	21	0.0%	3	-25.0%	\$575,000	11.7%	\$571,452	2.7%
Tamiami (CDP)	169	14.2%	31	-6.1%	\$750,000	15.5%	\$972,525	20.3%
The Crossings (CDP)	103	25.6%	17	-5.6%	\$719,000	8.9%	\$734,920	1.5%
The Hammocks (CDP)	200	-6.5%	18	-40.0%	\$653,200	8.9%	\$656,222	9.2%
Three Lakes (CDP)	73	-7.6%	12	-25.0%	\$625,000	4.2%	\$691,836	-7.4%
University Park (CDP)	90	-21.1%	17	-45.2%	\$747,500	11.6%	\$798,891	13.8%
Virginia Gardens (Village)	7	75.0%	1	N/A	\$737,500	45.3%	\$686,143	30.4%
West Little River (CDP)	197	5.9%	47	4.4%	\$475,000	13.1%	\$478,590	15.7%
West Miami (City)	25	0.0%	6	0.0%	\$791,000	25.0%	\$851,184	26.3%
West Perrine (CDP)	57	-3.4%	7	-30.0%	\$553,500	9.6%	\$536,381	9.0%
Westchester (CDP)	141	17.5%	32	3.2%	\$699,500	7.6%	\$706,097	6.5%
Westview (CDP)	57	1.8%	13	-23.5%	\$492,450	20.1%	\$478,854	18.9%
Westwood Lakes (CDP)	63	18.9%	13	-18.8%	\$690,000	17.1%	\$701,528	18.2%

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Miami-Dade County Local Residential Market Metrics - 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	\$12.3 Billion	17.3%	96.2%	-0.5%	37 Days	15.6%	17,009	11.1%
Aventura (City)	\$39.8 Million	-2.2%	92.7%	5.5%	90 Days	164.7%	45	-13.5%
Bal Harbour (Village)	\$78.9 Million	505.3%	81.3%	-5.8%	162 Days	22.7%	15	36.4%
Bay Harbor Islands (Town)	\$80.5 Million	100.4%	86.2%	-6.7%	199 Days	231.7%	13	-40.9%
Biscayne Park (Village)	\$62.7 Million	50.1%	93.7%	0.5%	46 Days	-29.2%	76	31.0%
Brownsville (CDP)	\$41.6 Million	5.4%	97.3%	0.3%	33 Days	-2.9%	155	24.0%
Coral Gables (City)	\$1.1 Billion	21.9%	92.9%	-1.5%	44 Days	-13.7%	536	17.8%
Coral Terrace (CDP)	\$102.5 Million	18.4%	95.8%	-0.3%	34 Days	17.2%	195	25.0%
Country Club (CDP)	\$43.9 Million	-23.7%	97.7%	-0.6%	30 Days	66.7%	106	-5.4%
Country Walk (CDP)	\$84.8 Million	26.3%	97.4%	-1.1%	26 Days	-3.7%	161	9.5%
Cutler Bay (Town)	\$251.2 Million	9.6%	97.1%	-0.4%	33 Days	43.5%	546	13.3%
Doral (City)	\$262.8 Million	3.7%	95.5%	0.8%	41 Days	-26.8%	380	1.3%
El Portal (Village)	\$28.6 Million	-7.7%	93.0%	3.3%	45 Days	-18.2%	49	8.9%
Fisher Island (CDP)	\$21.0 Million	N/A	84.3%	N/A	106 Days	N/A	3	0.0%
Florida City (City)	\$51.7 Million	52.3%	100.0%	1.9%	22 Days	-38.9%	130	16.1%
Fountainebleau (CDP)	\$35.0 Million	11.0%	96.7%	0.1%	48 Days	65.5%	57	-9.5%
Gladeview (CDP)	\$33.5 Million	-7.8%	98.1%	0.1%	32 Days	-13.5%	127	-2.3%
Glenvar Heights (CDP)	\$117.9 Million	-0.4%	93.3%	-1.8%	60 Days	172.7%	93	-3.1%
Golden Beach (Town)	\$142.1 Million	36.3%	83.3%	0.1%	349 Days	190.8%	30	-25.0%
Golden Glades (CDP)	\$76.7 Million	10.0%	94.3%	-1.4%	42 Days	13.5%	227	17.0%
Goulds (CDP)	\$55.2 Million	29.2%	96.5%	-3.0%	32 Days	28.0%	173	28.1%
Hialeah (City)	\$269.3 Million	-0.5%	97.1%	-0.4%	30 Days	11.1%	728	6.1%
Hialeah Gardens (City)	\$22.6 Million	-28.2%	96.9%	0.0%	26 Days	18.2%	61	-6.2%
Homestead (City)	\$277.8 Million	20.5%	97.3%	-0.9%	44 Days	76.0%	823	24.1%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Ives Estates (CDP)	\$35.2 Million	-15.5%	95.6%	-0.1%	40 Days	48.1%	128	21.9%
Kendale Lakes (CDP)	\$131.0 Million	42.8%	96.8%	-1.3%	28 Days	3.7%	202	-1.0%
Kendall (CDP)	\$382.6 Million	19.7%	94.7%	-0.3%	31 Days	-3.1%	467	24.9%
Kendall West (CDP)	\$62.9 Million	32.1%	98.4%	0.5%	30 Days	-38.8%	129	33.0%
Key Biscayne (Village)	\$290.0 Million	111.1%	93.3%	1.7%	89 Days	-28.2%	79	0.0%
Leisure City (CDP)	\$65.4 Million	-7.9%	98.1%	-1.9%	25 Days	13.6%	209	13.6%
Medley (Town)	\$575,000	N/A	102.9%	N/A	37 Days	N/A	2	0.0%
Miami (City)	\$1.4 Billion	7.0%	93.9%	-0.5%	46 Days	7.0%	1,896	-0.8%
Miami Beach (City)	\$1.6 Billion	24.3%	89.4%	3.7%	83 Days	-24.5%	493	-3.5%
Miami Gardens (City)	\$293.2 Million	5.3%	97.8%	-1.6%	27 Days	35.0%	874	10.9%
Miami Lakes (Town)	\$122.5 Million	11.4%	95.8%	0.9%	48 Days	20.0%	191	15.8%

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Miami Shores (Village)	\$207.0 Million	-2.9%	93.6%	0.4%	41 Days	-12.8%	234	16.4%
Miami Springs (City)	\$70.2 Million	1.3%	92.4%	-4.0%	51 Days	54.5%	127	12.4%
Naranja (CDP)	\$14.4 Million	16.5%	96.9%	-3.1%	33 Days	135.7%	42	2.4%
North Bay Village (City)	\$48.5 Million	71.7%	92.0%	0.3%	50 Days	2.0%	41	13.9%
North Miami (City)	\$218.3 Million	18.8%	94.5%	-2.3%	45 Days	18.4%	379	13.1%
North Miami Beach (City)	\$128.3 Million	-11.6%	94.9%	-0.2%	62 Days	51.2%	311	0.0%
Ojus (CDP)	\$110.0 Million	13.8%	89.5%	1.2%	75 Days	2.7%	163	13.2%
Olympia Heights (CDP)	\$71.4 Million	11.7%	96.0%	-0.3%	26 Days	-10.3%	110	-3.5%
Opa-locka (City)	\$34.1 Million	51.0%	99.0%	-0.3%	28 Days	55.6%	109	12.4%
Palm Springs North (CDP)	\$16.4 Million	-20.8%	94.3%	-1.7%	37 Days	76.2%	35	-20.5%
Palmetto Bay (Village)	\$322.7 Million	9.6%	93.0%	-1.4%	55 Days	14.6%	374	13.0%
Palmetto Estates (CDP)	\$50.7 Million	6.4%	99.3%	1.3%	22 Days	-15.4%	122	2.5%
Pinecrest (Village)	\$605.6 Million	9.2%	93.4%	1.3%	57 Days	3.6%	298	16.0%
Pinewood (CDP)	\$21.9 Million	5.6%	96.9%	1.3%	40 Days	29.0%	81	-5.8%
Princeton (CDP)	\$162.5 Million	40.4%	98.3%	-0.7%	33 Days	43.5%	405	20.9%
Richmond Heights (CDP)	\$40.6 Million	15.6%	98.7%	0.1%	24 Days	100.0%	116	31.8%
Richmond West (CDP)	\$150.0 Million	24.1%	98.4%	-0.6%	31 Days	29.2%	355	20.3%
South Miami (City)	\$149.2 Million	48.7%	94.2%	-1.4%	28 Days	16.7%	125	15.7%
South Miami Heights (CDP)	\$126.5 Million	17.5%	98.1%	-1.4%	29 Days	20.8%	320	16.4%
Sunny Isles Beach (City)	\$72.3 Million	243.2%	91.2%	3.8%	127 Days	1.6%	44	-4.3%
Sunset (CDP)	\$75.1 Million	-6.1%	94.6%	-2.6%	29 Days	3.6%	120	6.2%
Surfside (Town)	\$124.1 Million	74.8%	91.1%	-2.8%	47 Days	-20.3%	80	6.7%
Sweetwater (City)	\$12.0 Million	2.7%	95.6%	-2.7%	30 Days	30.4%	39	56.0%
Tamiami (CDP)	\$164.4 Million	37.4%	96.3%	-1.2%	33 Days	26.9%	305	34.4%
The Crossings (CDP)	\$75.7 Million	27.5%	97.9%	0.3%	27 Days	-6.9%	149	47.5%
The Hammocks (CDP)	\$131.2 Million	2.1%	97.6%	-1.3%	30 Days	15.4%	321	20.2%
Three Lakes (CDP)	\$50.5 Million	-14.4%	96.4%	-1.6%	35 Days	40.0%	109	1.9%
University Park (CDP)	\$71.9 Million	-10.2%	97.4%	1.7%	22 Days	-15.4%	129	-6.5%
Virginia Gardens (Village)	\$4.8 Million	128.2%	95.4%	2.3%	41 Days	-24.1%	10	42.9%
West Little River (CDP)	\$94.3 Million	22.5%	97.8%	-0.5%	27 Days	12.5%	289	-1.0%
West Miami (City)	\$21.3 Million	26.3%	95.3%	-1.1%	22 Days	-51.1%	40	29.0%
West Perrine (CDP)	\$30.6 Million	5.3%	98.4%	1.9%	31 Days	19.2%	90	40.6%
Westchester (CDP)	\$99.6 Million	25.2%	96.3%	-1.2%	30 Days	50.0%	189	9.9%
Westview (CDP)	\$27.3 Million	21.1%	97.8%	-1.0%	39 Days	178.6%	101	18.8%
Westwood Lakes (CDP)	\$44.2 Million	40.5%	96.4%	-0.7%	26 Days	4.0%	92	50.8%

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Miami-Dade County	11,556	-3.6%	570	-50.8%	4,683	24.7%	5.2	20.9%
Aventura (City)	20	-9.1%	0	-100.0%	17	-22.7%	8.2	-41.0%
Bal Harbour (Village)	5	66.7%	0	-100.0%	12	33.3%	24.0	-55.6%
Bay Harbor Islands (Town)	5	-58.3%	0	-100.0%	7	0.0%	10.5	25.0%
Biscayne Park (Village)	50	19.0%	1	-83.3%	22	10.0%	5.0	-23.1%
Brownsville (CDP)	120	-1.6%	6	-57.1%	42	75.0%	5.0	85.2%
Coral Gables (City)	372	-5.1%	24	-33.3%	169	18.2%	5.7	21.3%
Coral Terrace (CDP)	134	9.8%	10	-9.1%	58	70.6%	5.5	66.7%
Country Club (CDP)	72	-24.2%	3	-50.0%	23	9.5%	4.0	42.9%
Country Walk (CDP)	123	-3.9%	10	-28.6%	32	10.3%	3.2	-3.0%
Cutler Bay (Town)	398	-1.7%	15	-53.1%	124	25.3%	3.9	18.2%
Doral (City)	258	-9.8%	8	-52.9%	89	-9.2%	4.4	-4.3%
El Portal (Village)	34	17.2%	2	0.0%	11	0.0%	4.9	11.4%
Fisher Island (CDP)	3	200.0%	0	-100.0%	0	-100.0%	0.0	N/A
Florida City (City)	97	-2.0%	7	-73.1%	36	140.0%	4.2	90.9%
Fountainebleau (CDP)	48	-2.0%	3	-40.0%	8	-33.3%	2.0	-35.5%
Gladeview (CDP)	99	-9.2%	5	66.7%	34	30.8%	5.2	62.5%
Glenvar Heights (CDP)	53	-23.2%	1	-80.0%	33	22.2%	7.8	56.0%
Golden Beach (Town)	12	9.1%	2	0.0%	26	-13.3%	24.0	-26.6%
Golden Glades (CDP)	166	8.5%	16	0.0%	52	0.0%	4.6	-8.0%
Goulds (CDP)	107	21.6%	6	-33.3%	44	33.3%	5.8	13.7%
Hialeah (City)	514	-12.1%	25	-57.6%	203	44.0%	5.3	60.6%
Hialeah Gardens (City)	37	-30.2%	3	-66.7%	15	150.0%	5.0	194.1%
Homestead (City)	614	12.2%	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)	71	-2.7%	6	500.0%	34	36.0%	6.8	65.9%
Kendale Lakes (CDP)	150	6.4%	3	-78.6%	50	6.4%	4.4	-6.4%
Kendall (CDP)	336	3.4%	12	-55.6%	104	52.9%	3.9	44.4%
Kendall West (CDP)	101	16.1%	4	-60.0%	25	38.9%	3.2	14.3%
Key Biscayne (Village)	52	36.8%	2	-33.3%	34	13.3%	8.3	-28.4%
Leisure City (CDP)	162	-5.8%	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)	1,116	-11.7%	65	-53.6%	597	0.7%	6.9	7.8%
Miami Beach (City)	204	-17.1%	14	-60.0%	247	2.5%	13.8	7.0%
Miami Gardens (City)	693	-7.2%	47	-44.7%	195	59.8%	3.9	62.5%
Miami Lakes (Town)	140	-4.1%	4	-50.0%	45	28.6%	4.4	33.3%

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Miami-Dade County Local Residential Market Metrics - 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)	149	-14.4%	12	20.0%	68	61.9%	6.3	103.2%
Miami Springs (City)	93	-8.8%	1	-66.7%	27	12.5%	3.7	27.6%
Naranja (CDP)	28	-20.0%	0	-100.0%	9	12.5%	3.7	8.8%
North Bay Village (City)	27	58.8%	0	-100.0%	9	-40.0%	3.9	-67.5%
North Miami (City)	233	-6.8%	14	-36.4%	133	26.7%	7.9	31.7%
North Miami Beach (City)	162	-28.9%	10	-70.6%	108	18.7%	8.9	56.1%
Ojus (CDP)	73	-12.0%	3	-57.1%	64	10.3%	10.4	5.1%
Olympia Heights (CDP)	84	-14.3%	3	-66.7%	23	-4.2%	3.5	-2.8%
Opa-locka (City)	92	13.6%	4	-66.7%	18	63.6%	2.6	18.2%
Palm Springs North (CDP)	23	-32.4%	2	-33.3%	6	20.0%	3.1	63.2%
Palmetto Bay (Village)	266	-3.6%	15	-31.8%	99	25.3%	4.6	24.3%
Palmetto Estates (CDP)	89	-15.2%	3	-66.7%	31	106.7%	4.4	120.0%
Pinecrest (Village)	157	-22.3%	8	-68.0%	125	47.1%	8.8	63.0%
Pinewood (CDP)	65	-4.4%	7	-30.0%	20	17.6%	4.9	19.5%
Princeton (CDP)	287	6.7%	9	-75.7%	85	30.8%	3.7	2.8%
Richmond Heights (CDP)	91	12.3%	3	-62.5%	22	120.0%	3.3	106.3%
Richmond West (CDP)	241	7.1%	13	-13.3%	89	50.8%	4.9	36.1%
South Miami (City)	95	5.6%	3	-76.9%	32	68.4%	3.9	34.5%
South Miami Heights (CDP)	250	5.0%	13	-43.5%	76	76.7%	4.2	61.5%
Sunny Isles Beach (City)	23	76.9%	0	-100.0%	13	-51.9%	6.8	-74.8%
Sunset (CDP)	85	-1.2%	3	-50.0%	32	23.1%	5.0	35.1%
Surfside (Town)	39	39.3%	3	-50.0%	32	-13.5%	9.1	-42.8%
Sweetwater (City)	24	-4.0%	1	-50.0%	11	266.7%	6.3	270.6%
Tamiami (CDP)	196	17.4%	6	-53.8%	81	42.1%	5.8	26.1%
The Crossings (CDP)	109	32.9%	7	16.7%	34	100.0%	4.0	60.0%
The Hammocks (CDP)	204	-18.1%	9	-59.1%	79	97.5%	4.7	113.6%
Three Lakes (CDP)	74	-14.0%	6	-45.5%	30	76.5%	4.9	88.5%
University Park (CDP)	92	-22.7%	4	-55.6%	22	-15.4%	2.9	7.4%
Virginia Gardens (Village)	9	80.0%	1	N/A	1	-66.7%	1.7	-81.1%
West Little River (CDP)	212	-8.6%	5	-82.8%	78	44.4%	4.8	37.1%
West Miami (City)	30	-6.3%	5	66.7%	8	33.3%	3.8	31.0%
West Perrine (CDP)	57	-13.6%	0	-100.0%	27	170.0%	5.7	185.0%
Westchester (CDP)	146	3.5%	3	-70.0%	35	2.9%	3.0	-11.8%
Westview (CDP)	66	-2.9%	2	0.0%	27	68.8%	5.7	67.6%
Westwood Lakes (CDP)	75	50.0%	4	100.0%	16	60.0%	3.0	30.4%

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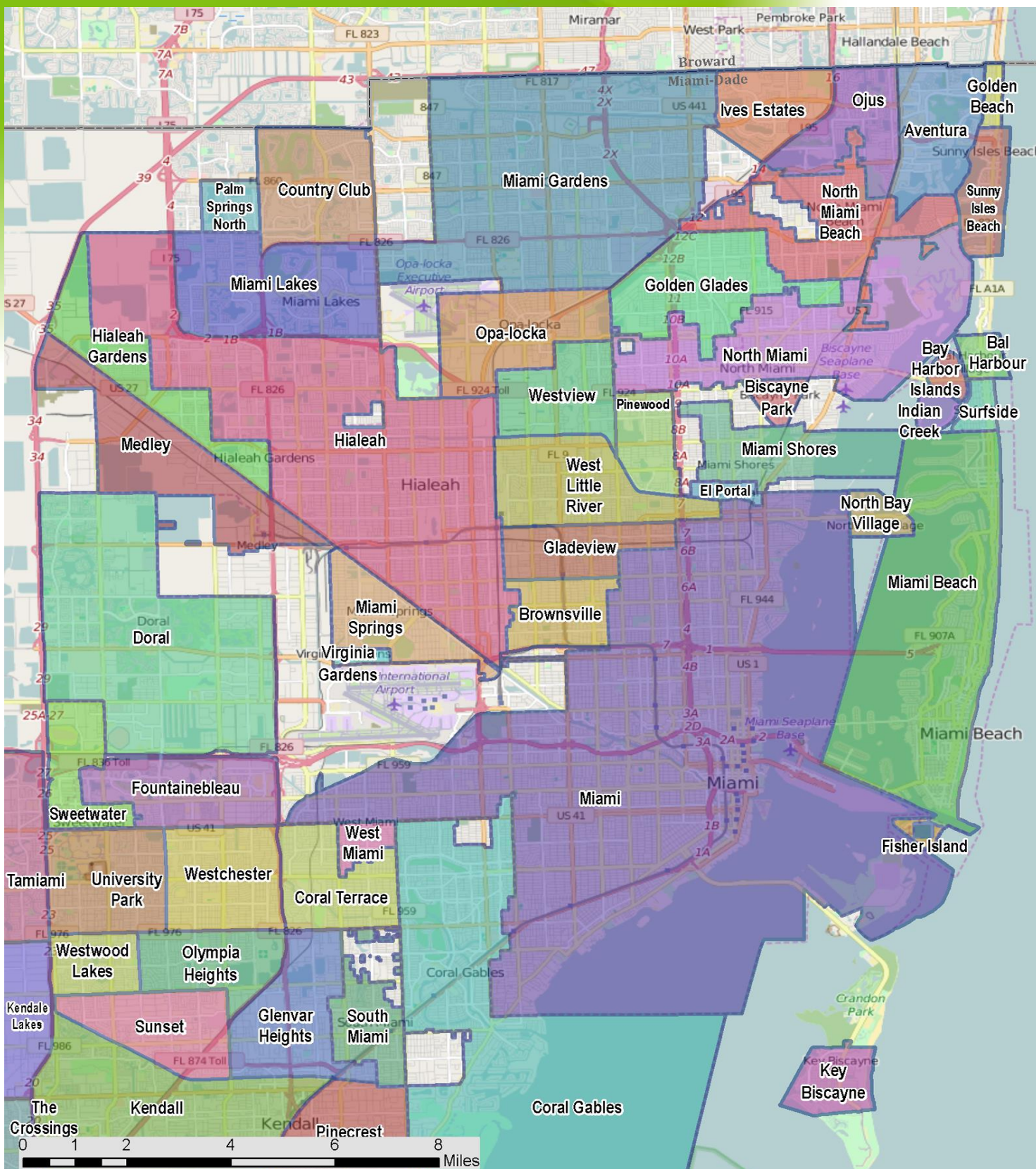
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Miami-Dade County Local Residential Market Metrics - 2024

Reference Map - Northern Miami-Dade County

Municipalities and Census-Designated Places*

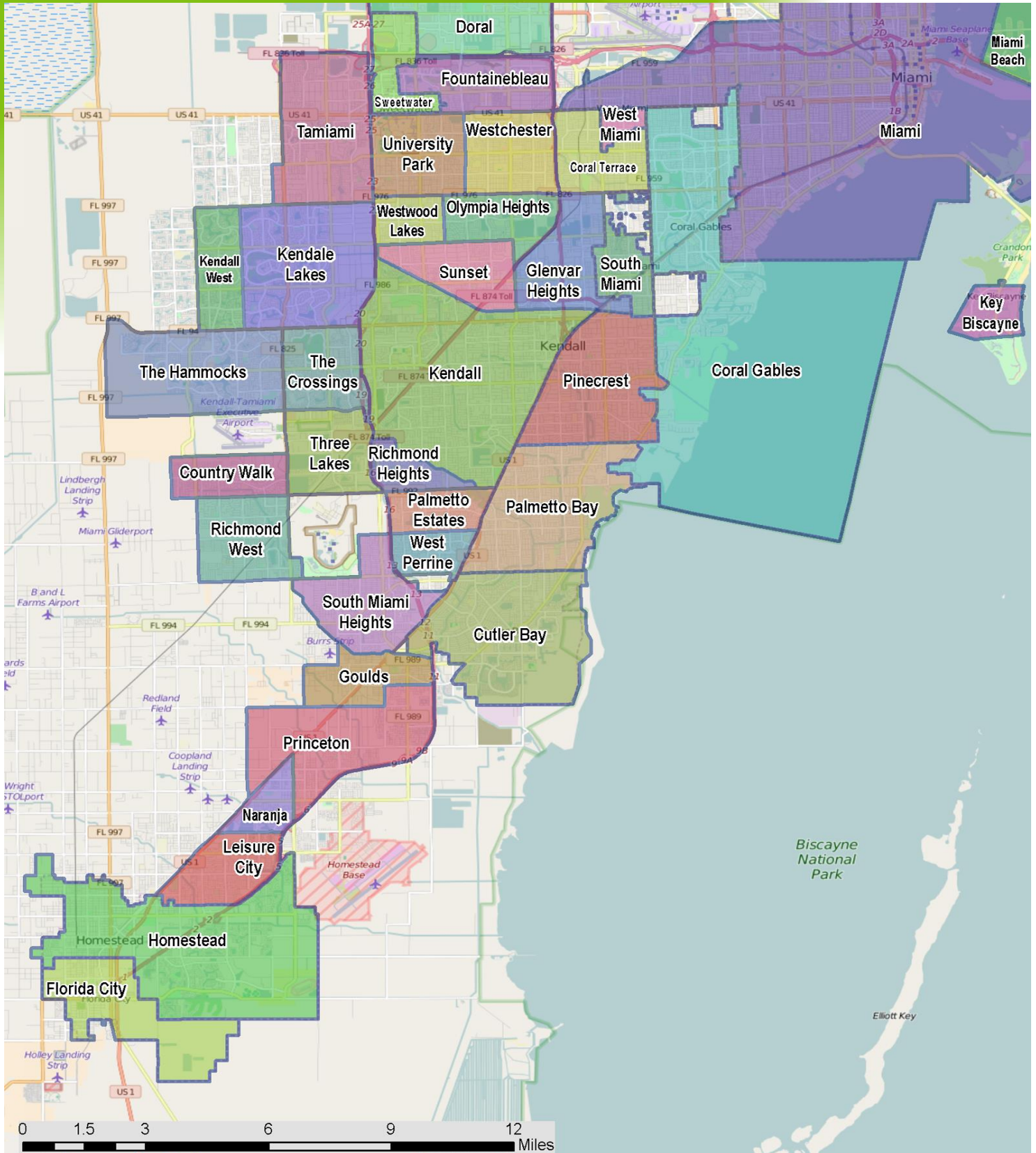


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Reference Map - Southern Miami-Dade County Municipalities and Census-Designated Places*



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