

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

## 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	2,668	-11.2%	1,299	-14.4%	\$425,000	3.7%	\$715,240	8.9%
Aventura (City)	182	-23.5%	131	-11.5%	\$458,750	7.9%	\$712,619	15.8%
Bal Harbour (Village)	30	76.5%	25	66.7%	\$1,500,000	-14.3%	\$2,875,383	10.6%
Bay Harbor Islands (Town)	20	11.1%	16	33.3%	\$610,000	-22.1%	\$830,544	-2.9%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	45	-19.6%	30	-14.3%	\$575,000	-5.7%	\$798,788	-6.9%
Coral Terrace (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Country Club (CDP)	57	-3.4%	20	-31.0%	\$318,000	11.6%	\$335,605	16.6%
Country Walk (CDP)	8	33.3%	1	-66.7%	\$349,500	-3.6%	\$383,175	1.3%
Cutler Bay (Town)	15	-50.0%	1	-88.9%	\$400,200	27.0%	\$370,393	12.4%
Doral (City)	133	-7.6%	47	-25.4%	\$470,000	-1.6%	\$487,316	-0.1%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	8	60.0%	8	60.0%	\$7,082,500	64.7%	\$7,339,375	21.3%
Florida City (City)	20	-48.7%	1	-50.0%	\$377,500	-5.4%	\$372,374	-1.3%
Fountainebleau (CDP)	81	17.4%	32	28.0%	\$310,000	0.2%	\$312,407	-2.2%
Gladeview (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	24	-11.1%	13	-7.1%	\$360,000	14.3%	\$427,208	12.7%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	14	-26.3%	12	-36.8%	\$141,500	-2.4%	\$144,143	-6.0%
Goulds (CDP)	13	550.0%	0	N/A	\$538,000	15.9%	\$533,952	15.0%
Hialeah (City)	127	-5.9%	55	0.0%	\$270,000	-6.6%	\$304,650	-4.3%
Hialeah Gardens (City)	17	-15.0%	4	-60.0%	\$300,000	5.3%	\$319,759	9.5%
Homestead (City)	98	6.5%	20	-28.6%	\$360,000	16.1%	\$346,369	9.6%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	38	5.6%	12	9.1%	\$261,500	-6.6%	\$286,532	-17.2%
Kendale Lakes (CDP)	57	-8.1%	14	-36.4%	\$355,500	1.6%	\$363,228	2.0%
Kendall (CDP)	93	-9.7%	36	-16.3%	\$345,000	-2.8%	\$362,340	-9.2%
Kendall West (CDP)	48	71.4%	19	72.7%	\$293,500	-0.5%	\$314,208	2.1%
Key Biscayne (Village)	36	-7.7%	21	-25.0%	\$1,145,500	-9.8%	\$1,317,797	-27.1%
Leisure City (CDP)	13	-45.8%	3	200.0%	\$304,999	-29.0%	\$353,680	-15.4%
Medley (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	592	-7.9%	328	-3.2%	\$646,000	11.4%	\$984,570	24.3%
Miami Beach (City)	293	-12.5%	185	-17.4%	\$476,250	12.1%	\$1,010,913	16.0%
Miami Gardens (City)	25	-28.6%	12	-14.3%	\$280,000	-17.6%	\$241,757	-21.0%
Miami Lakes (Town)	24	4.3%	7	-12.5%	\$400,000	-10.1%	\$427,000	-5.3%

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## 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)	5	25.0%	2	100.0%	\$300,000	-11.8%	\$336,000	1.1%
Miami Springs (City)	1	N/A	1	N/A	\$175,000	N/A	\$175,000	N/A
Naranja (CDP)	14	-33.3%	2	-33.3%	\$392,500	1.4%	\$363,625	7.8%
North Bay Village (City)	18	-56.1%	10	-52.4%	\$415,000	6.4%	\$534,139	18.7%
North Miami (City)	43	-18.9%	27	-12.9%	\$212,000	-13.1%	\$298,390	20.0%
North Miami Beach (City)	29	-34.1%	10	-69.7%	\$300,000	31.3%	\$681,566	60.9%
Ojus (CDP)	26	-23.5%	14	-30.0%	\$193,750	14.0%	\$208,171	8.8%
Olympia Heights (CDP)	1	N/A	0	N/A	\$200,000	N/A	\$200,000	N/A
Opa-locka (City)	2	0.0%	0	N/A	\$302,500	1.2%	\$302,500	1.2%
Palm Springs North (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	6	0.0%	5	150.0%	\$175,000	-43.7%	\$194,000	-72.4%
Palmetto Estates (CDP)	1	N/A	0	N/A	\$220,000	N/A	\$220,000	N/A
Pinecrest (Village)	7	-41.7%	2	-77.8%	\$317,900	-7.9%	\$382,557	-21.8%
Pinewood (CDP)	1	N/A	0	N/A	\$394,000	N/A	\$394,000	N/A
Princeton (CDP)	74	89.7%	1	-66.7%	\$458,900	3.3%	\$510,124	15.6%
Richmond Heights (CDP)	1	-50.0%	0	N/A	\$410,000	14.8%	\$410,000	14.8%
Richmond West (CDP)	13	18.2%	3	-25.0%	\$459,000	-0.2%	\$464,161	5.7%
South Miami (City)	3	0.0%	3	0.0%	\$455,000	85.7%	\$396,667	47.1%
South Miami Heights (CDP)	2	-66.7%	1	-80.0%	\$298,750	78.4%	\$298,750	52.3%
Sunny Isles Beach (City)	131	-16.6%	90	-13.5%	\$885,000	60.9%	\$1,526,078	5.9%
Sunset (CDP)	2	100.0%	1	N/A	\$517,500	101.4%	\$517,500	130.0%
Surfside (Town)	9	-52.6%	5	-64.3%	\$925,000	51.1%	\$2,543,444	-0.1%
Sweetwater (City)	6	0.0%	2	-33.3%	\$312,500	-5.5%	\$298,333	-11.2%
Tamiami (CDP)	32	-8.6%	9	-50.0%	\$312,000	-5.5%	\$328,700	-3.2%
The Crossings (CDP)	27	-18.2%	9	-30.8%	\$400,000	12.4%	\$393,611	6.5%
The Hammocks (CDP)	31	-18.4%	11	-8.3%	\$373,500	3.8%	\$382,274	-2.1%
Three Lakes (CDP)	13	-27.8%	1	-66.7%	\$505,000	7.4%	\$506,039	11.2%
University Park (CDP)	6	-50.0%	1	-83.3%	\$381,500	42.1%	\$395,167	31.6%
Virginia Gardens (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	6	200.0%	5	400.0%	\$239,000	-39.1%	\$288,333	-26.5%
West Miami (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	2	100.0%	2	100.0%	\$230,000	-11.5%	\$230,000	-11.5%
Westchester (CDP)	3	-70.0%	2	-50.0%	\$407,500	30.4%	\$432,500	30.4%
Westview (CDP)	6	200.0%	0	N/A	\$516,495	2.8%	\$466,998	-7.0%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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

## 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	\$1.9 Billion	-3.3%	94.3%	-1.9%	60 Days	66.7%	5,973	7.5%
Aventura (City)	\$129.7 Million	-11.4%	89.0%	-4.2%	105 Days	52.2%	510	2.0%
Bal Harbour (Village)	\$86.3 Million	95.3%	87.2%	-3.5%	149 Days	46.1%	60	-1.6%
Bay Harbor Islands (Town)	\$16.6 Million	7.9%	90.4%	-5.3%	133 Days	54.7%	79	-11.2%
Biscayne Park (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Brownsville (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Coral Gables (City)	\$35.9 Million	-25.2%	95.3%	-2.0%	54 Days	116.0%	100	20.5%
Coral Terrace (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Country Club (CDP)	\$19.1 Million	12.7%	96.7%	-1.3%	42 Days	110.0%	93	10.7%
Country Walk (CDP)	\$3.1 Million	35.0%	98.3%	1.1%	25 Days	78.6%	10	100.0%
Cutler Bay (Town)	\$5.6 Million	-43.8%	97.6%	-2.4%	23 Days	-25.8%	33	-15.4%
Doral (City)	\$64.8 Million	-7.8%	95.8%	-1.9%	54 Days	50.0%	200	-4.3%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$58.7 Million	94.1%	85.7%	-3.6%	180 Days	-44.1%	12	-20.0%
Florida City (City)	\$7.4 Million	-49.4%	97.6%	-2.4%	43 Days	48.3%	64	68.4%
Fountainebleau (CDP)	\$25.3 Million	14.8%	94.6%	-3.2%	55 Days	120.0%	113	5.6%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Glenvar Heights (CDP)	\$10.3 Million	0.2%	95.3%	-1.9%	30 Days	87.5%	35	-7.9%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$2.0 Million	-30.7%	89.7%	-3.3%	128 Days	255.6%	32	14.3%
Goulds (CDP)	\$6.9 Million	647.7%	98.3%	-2.9%	6 Days	-68.4%	102	5000.0%
Hialeah (City)	\$38.7 Million	-10.0%	95.7%	-2.9%	40 Days	166.7%	191	-6.4%
Hialeah Gardens (City)	\$5.4 Million	-6.9%	96.7%	-1.2%	29 Days	123.1%	20	-23.1%
Homestead (City)	\$33.9 Million	16.8%	96.4%	-1.6%	61 Days	177.3%	246	35.2%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$10.9 Million	-12.5%	94.4%	-2.8%	51 Days	18.6%	94	38.2%
Kendale Lakes (CDP)	\$20.7 Million	-6.3%	96.4%	-3.5%	38 Days	81.0%	85	-2.3%
Kendall (CDP)	\$33.7 Million	-18.0%	94.9%	-3.0%	39 Days	200.0%	165	18.7%
Kendall West (CDP)	\$15.1 Million	75.0%	95.5%	-2.8%	59 Days	490.0%	64	60.0%
Key Biscayne (Village)	\$47.4 Million	-32.7%	95.3%	2.9%	84 Days	44.8%	75	15.4%
Leisure City (CDP)	\$4.6 Million	-54.2%	100.0%	0.9%	65 Days	124.1%	13	-7.1%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Miami (City)	\$582.9 Million	14.4%	93.4%	-1.7%	70 Days	32.1%	1,436	9.4%
Miami Beach (City)	\$296.2 Million	1.4%	91.9%	-2.5%	65 Days	38.3%	921	10.2%
Miami Gardens (City)	\$6.0 Million	-43.6%	96.5%	-0.4%	27 Days	-30.8%	64	16.4%
Miami Lakes (Town)	\$10.2 Million	-1.2%	97.0%	-0.1%	38 Days	216.7%	37	32.1%

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Miami Shores (Village)	\$1.7 Million	26.3%	84.1%	-8.9%	56 Days	5.7%	9	12.5%
Miami Springs (City)	\$175,000	N/A	93.6%	N/A	13 Days	N/A	2	0.0%
Naranja (CDP)	\$5.1 Million	-28.1%	96.5%	-1.1%	86 Days	258.3%	22	-12.0%
North Bay Village (City)	\$9.6 Million	-47.9%	91.8%	-2.9%	101 Days	50.7%	72	5.9%
North Miami (City)	\$12.8 Million	-2.6%	92.9%	-2.2%	64 Days	-3.0%	98	14.0%
North Miami Beach (City)	\$19.8 Million	6.1%	93.2%	-2.1%	102 Days	24.4%	110	20.9%
Ojus (CDP)	\$5.4 Million	-16.8%	93.8%	-0.6%	59 Days	63.9%	84	-1.2%
Olympia Heights (CDP)	\$200,000	N/A	93.2%	N/A	16 Days	N/A	2	N/A
Opa-locka (City)	\$605,000	1.2%	98.5%	-2.7%	82 Days	28.1%	5	25.0%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Palmetto Bay (Village)	\$1.2 Million	-72.4%	88.4%	-4.3%	95 Days	143.6%	16	220.0%
Palmetto Estates (CDP)	\$220,000	N/A	95.7%	N/A	26 Days	N/A	4	33.3%
Pinecrest (Village)	\$2.7 Million	-54.4%	93.4%	-4.3%	109 Days	251.6%	10	0.0%
Pinewood (CDP)	\$394,000	N/A	100.0%	N/A	9 Days	N/A	0	N/A
Princeton (CDP)	\$37.7 Million	119.4%	100.0%	1.2%	36 Days	5.9%	83	25.8%
Richmond Heights (CDP)	\$410,000	-42.6%	91.1%	-2.5%	24 Days	-31.4%	5	400.0%
Richmond West (CDP)	\$6.0 Million	24.9%	97.7%	1.6%	48 Days	182.4%	14	-17.6%
South Miami (City)	\$1.2 Million	47.1%	86.7%	-9.7%	36 Days	176.9%	6	-14.3%
South Miami Heights (CDP)	\$597,500	-49.2%	96.7%	-3.3%	51 Days	628.6%	15	87.5%
Sunny Isles Beach (City)	\$199.9 Million	-11.6%	91.5%	-0.8%	95 Days	-1.0%	406	4.6%
Sunset (CDP)	\$1.0 Million	360.0%	96.9%	-0.2%	17 Days	N/A	6	20.0%
Surfside (Town)	\$22.9 Million	-52.7%	93.0%	1.6%	90 Days	36.4%	51	18.6%
Sweetwater (City)	\$1.8 Million	-11.2%	94.1%	-2.9%	20 Days	-69.7%	11	22.2%
Tamiami (CDP)	\$10.5 Million	-11.5%	96.8%	-0.9%	54 Days	170.0%	22	-54.2%
The Crossings (CDP)	\$10.6 Million	-12.9%	95.0%	-5.0%	29 Days	163.6%	38	15.2%
The Hammocks (CDP)	\$11.9 Million	-20.2%	96.1%	-3.9%	54 Days	285.7%	70	12.9%
Three Lakes (CDP)	\$6.6 Million	-19.7%	98.4%	-1.6%	25 Days	150.0%	78	254.5%
University Park (CDP)	\$2.4 Million	-34.2%	95.8%	-2.1%	67 Days	139.3%	12	-14.3%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
West Little River (CDP)	\$1.7 Million	120.4%	97.3%	-3.6%	23 Days	-84.9%	8	-11.1%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
West Perrine (CDP)	\$460,000	76.9%	94.2%	-2.9%	150 Days	294.7%	6	50.0%
Westchester (CDP)	\$1.3 Million	-60.9%	90.6%	-7.8%	49 Days	716.7%	6	20.0%
Westview (CDP)	\$2.8 Million	178.9%	96.7%	0.5%	23 Days	-79.5%	11	175.0%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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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	2,305	-22.4%	680	-49.9%	11,256	46.4%	11.1	63.2%
Aventura (City)	150	-36.4%	43	-58.7%	1,202	49.5%	17.0	88.9%
Bal Harbour (Village)	24	9.1%	5	-28.6%	132	9.1%	14.8	17.5%
Bay Harbor Islands (Town)	18	-25.0%	10	-23.1%	153	30.8%	17.8	30.9%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Coral Gables (City)	59	22.9%	27	42.1%	149	49.0%	8.2	70.8%
Coral Terrace (CDP)	1	N/A	0	N/A	1	0.0%	0.0	-100.0%
Country Club (CDP)	46	-22.0%	14	-39.1%	116	100.0%	6.1	117.9%
Country Walk (CDP)	6	20.0%	1	0.0%	5	25.0%	2.9	7.4%
Cutler Bay (Town)	11	-59.3%	9	-35.7%	43	87.0%	4.7	123.8%
Doral (City)	110	-23.6%	24	-55.6%	339	50.0%	7.0	70.7%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	7	40.0%	1	-66.7%	32	0.0%	14.2	0.0%
Florida City (City)	15	-40.0%	9	-47.1%	74	111.4%	9.0	143.2%
Fountainebleau (CDP)	69	-16.9%	16	-66.7%	166	133.8%	6.0	130.8%
Gladeview (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Glenvar Heights (CDP)	22	-24.1%	11	10.0%	46	91.7%	4.8	108.7%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	9	-55.0%	5	-37.5%	67	24.1%	14.4	15.2%
Goulds (CDP)	7	250.0%	1	-66.7%	16	300.0%	5.8	-15.9%
Hialeah (City)	109	-21.0%	22	-66.7%	273	89.6%	6.4	82.9%
Hialeah Gardens (City)	12	-45.5%	5	0.0%	21	61.5%	4.1	20.6%
Homestead (City)	73	-17.0%	30	-47.4%	342	94.3%	8.8	95.6%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	36	-18.2%	14	-36.4%	143	138.3%	10.4	160.0%
Kendale Lakes (CDP)	48	-21.3%	17	-19.0%	100	61.3%	4.5	55.2%
Kendall (CDP)	81	-13.8%	19	-45.7%	199	142.7%	5.8	152.2%
Kendall West (CDP)	40	48.1%	8	-46.7%	70	100.0%	6.0	100.0%
Key Biscayne (Village)	37	5.7%	12	-14.3%	105	1.0%	7.5	11.9%
Leisure City (CDP)	10	-23.1%	5	-16.7%	18	200.0%	3.7	131.3%
Medley (Town)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Miami (City)	504	-22.8%	121	-57.5%	2,923	39.7%	13.3	64.2%
Miami Beach (City)	265	-26.6%	77	-59.3%	1,856	32.7%	14.8	55.8%
Miami Gardens (City)	23	-39.5%	11	-56.0%	104	126.1%	8.5	150.0%
Miami Lakes (Town)	18	-25.0%	4	-50.0%	37	117.6%	4.3	87.0%

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

## 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)	7	75.0%	6	500.0%	12	20.0%	9.6	68.4%
Miami Springs (City)	2	100.0%	1	N/A	1	-50.0%	1.7	-78.8%
Naranja (CDP)	13	-18.8%	1	-85.7%	36	89.5%	7.0	89.2%
North Bay Village (City)	19	-40.6%	7	-65.0%	146	55.3%	15.8	132.4%
North Miami (City)	29	-59.2%	10	-80.0%	211	50.7%	14.6	105.6%
North Miami Beach (City)	36	-30.8%	14	-41.7%	262	40.1%	18.5	79.6%
Ojus (CDP)	28	-31.7%	16	-30.4%	164	36.7%	14.0	77.2%
Olympia Heights (CDP)	0	N/A	0	N/A	2	N/A	12.0	N/A
Opa-locka (City)	2	-33.3%	2	0.0%	8	300.0%	10.7	214.7%
Palm Springs North (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Palmetto Bay (Village)	9	28.6%	4	-33.3%	19	533.3%	8.8	528.6%
Palmetto Estates (CDP)	1	0.0%	1	0.0%	4	100.0%	24.0	200.0%
Pinecrest (Village)	7	-22.2%	2	-60.0%	19	171.4%	7.1	195.8%
Pinewood (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	45	36.4%	10	0.0%	92	73.6%	4.8	45.5%
Richmond Heights (CDP)	4	300.0%	3	200.0%	1	N/A	4.0	N/A
Richmond West (CDP)	6	-45.5%	1	-50.0%	12	0.0%	3.2	3.2%
South Miami (City)	2	-60.0%	1	-66.7%	17	240.0%	9.7	234.5%
South Miami Heights (CDP)	4	33.3%	2	-33.3%	10	100.0%	3.9	95.0%
Sunny Isles Beach (City)	121	-13.6%	40	-40.3%	1,091	35.7%	20.6	57.3%
Sunset (CDP)	2	100.0%	1	0.0%	10	11.1%	9.2	-23.3%
Surfside (Town)	10	-50.0%	3	-70.0%	126	82.6%	24.8	121.4%
Sweetwater (City)	5	-16.7%	0	-100.0%	17	142.9%	6.6	120.0%
Tamiami (CDP)	28	-17.6%	6	-62.5%	40	21.2%	3.9	14.7%
The Crossings (CDP)	18	-41.9%	5	-54.5%	33	135.7%	3.8	171.4%
The Hammocks (CDP)	30	-30.2%	11	-21.4%	77	92.5%	5.6	80.6%
Three Lakes (CDP)	10	-23.1%	1	-75.0%	19	90.0%	3.9	95.0%
University Park (CDP)	4	-63.6%	1	-75.0%	22	120.0%	6.6	106.3%
Virginia Gardens (Village)	0	N/A	0	N/A	2	N/A	24.0	N/A
West Little River (CDP)	5	25.0%	0	-100.0%	7	16.7%	6.5	27.5%
West Miami (City)	0	N/A	0	N/A	2	100.0%	24.0	N/A
West Perrine (CDP)	4	100.0%	2	100.0%	4	33.3%	2.4	-7.7%
Westchester (CDP)	5	-28.6%	0	-100.0%	10	100.0%	5.7	147.8%
Westview (CDP)	1	-66.7%	1	N/A	9	200.0%	4.3	19.4%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

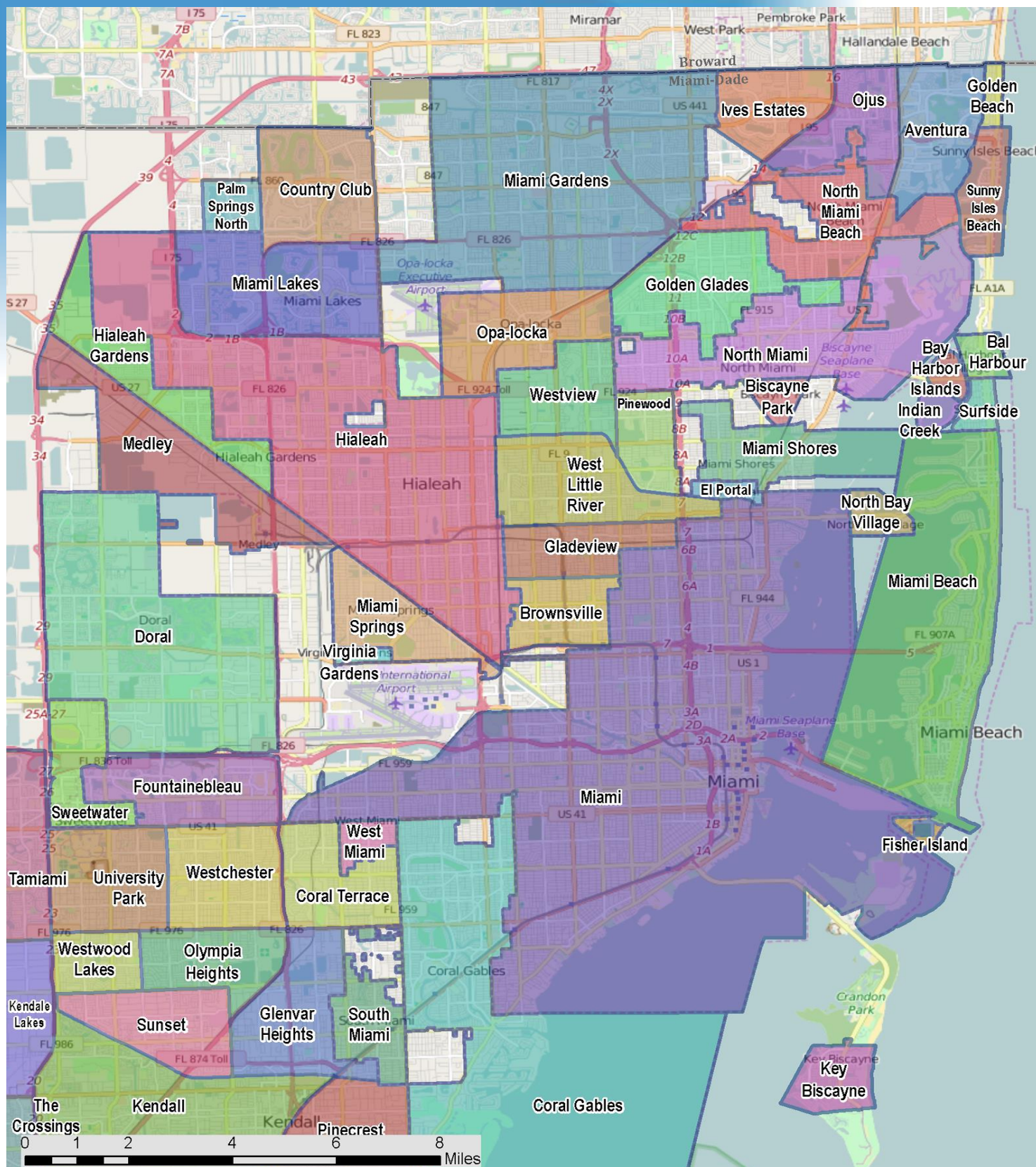
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# Miami-Dade County Local Residential Market Metrics - Q4 2024

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



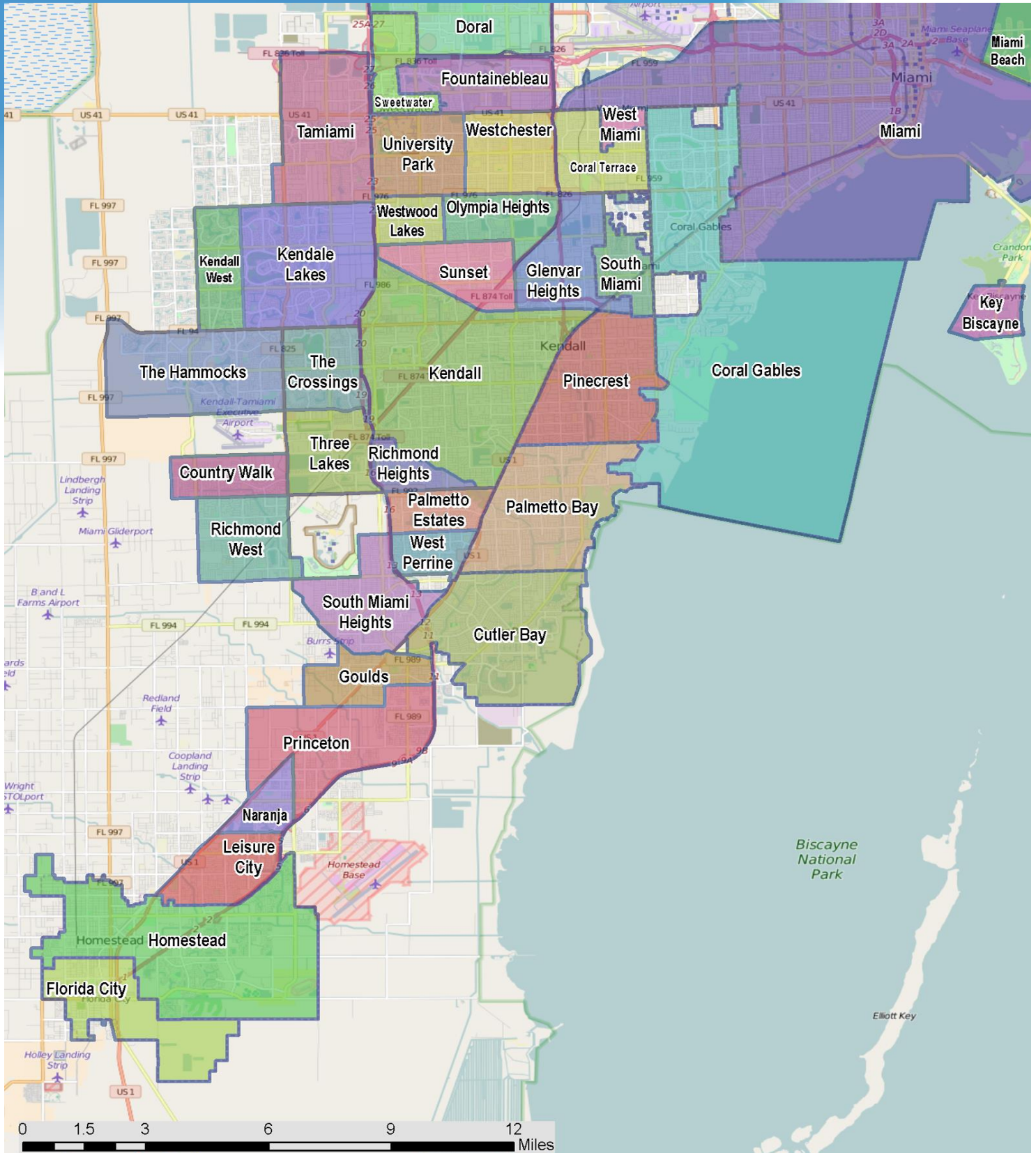
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## Reference Map - Southern Miami-Dade County Municipalities and Census-Designated Places\*



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