

Miami-Dade County Local Residential Market Metrics - Q1 2025

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 | 2,307 | -5.8% | 607 | -9.7% | \$668,000 | 3.6% | \$1,314,782 | 20.4% |
| Aventura (City) | 1 | -90.0% | 0 | -100.0% | \$1,270,000 | -22.1% | \$1,270,000 | -24.3% |
| Bal Harbour (Village) | 1 | N/A | 1 | N/A | \$69,500,000 | N/A | \$69,500,000 | N/A |
| Bay Harbor Islands (Town) | 0 | -100.0% | 0 | -100.0% | (No Sales) | N/A | (No Sales) | N/A |
| Biscayne Park (Village) | 7 | -41.7% | 1 | -83.3% | \$1,335,000 | 28.2% | \$1,411,429 | 23.8% |
| Brownsville (CDP) | 25 | 0.0% | 6 | -25.0% | \$475,000 | 17.4% | \$431,067 | 11.1% |
| Coral Gables (City) | 77 | -2.5% | 43 | 0.0% | \$2,500,000 | 42.9% | \$3,746,747 | 24.5% |
| Coral Terrace (CDP) | 46 | 91.7% | 13 | 225.0% | \$665,000 | -7.9% | \$826,327 | 3.7% |
| Country Club (CDP) | 17 | 21.4% | 4 | 300.0% | \$580,000 | -5.1% | \$609,835 | -0.9% |
| Country Walk (CDP) | 23 | -28.1% | 5 | N/A | \$687,500 | -1.8% | \$726,735 | 6.1% |
| Cutler Bay (Town) | 81 | 5.2% | 11 | -31.3% | \$628,900 | 3.5% | \$659,718 | 1.4% |
| Doral (City) | 43 | -12.2% | 13 | -23.5% | \$1,099,950 | 26.0% | \$1,229,277 | 21.9% |
| El Portal (Village) | 3 | 0.0% | 0 | -100.0% | \$819,000 | -16.4% | \$529,987 | -56.3% |
| Fisher Island (CDP) | 1 | N/A | 1 | N/A | \$14,820,000 | N/A | \$14,820,000 | N/A |
| Florida City (City) | 20 | -9.1% | 1 | -66.7% | \$569,900 | 5.8% | \$516,933 | 12.1% |
| Fountainebleau (CDP) | 10 | -16.7% | 3 | N/A | \$681,500 | 2.5% | \$816,800 | 10.4% |
| Gladeview (CDP) | 16 | 23.1% | 5 | 400.0% | \$417,500 | -2.7% | \$407,188 | -7.7% |
| Glenvar Heights (CDP) | 14 | 27.3% | 4 | -20.0% | \$2,125,000 | 14.9% | \$2,091,607 | -27.0% |
| Golden Beach (Town) | 3 | -50.0% | 3 | -50.0% | \$6,620,000 | -13.7% | \$6,173,333 | -14.4% |
| Golden Glades (CDP) | 31 | -6.1% | 8 | -38.5% | \$545,000 | 12.0% | \$641,274 | 19.6% |
| Goulds (CDP) | 20 | -9.1% | 2 | 100.0% | \$594,950 | 14.4% | \$555,840 | -1.5% |
| Hialeah (City) | 105 | -8.7% | 25 | -7.4% | \$566,500 | 3.0% | \$577,056 | 1.4% |
| Hialeah Gardens (City) | 11 | 10.0% | 3 | 0.0% | \$545,000 | 5.8% | \$699,991 | 42.8% |
| Homestead (City) | 99 | 0.0% | 11 | -8.3% | \$500,000 | 2.3% | \$504,586 | 3.6% |
| Indian Creek (Village) | 0 | N/A | 0 | N/A | (No Sales) | N/A | (No Sales) | N/A |
| Ives Estates (CDP) | 20 | 400.0% | 4 | 100.0% | \$635,000 | 4.4% | \$666,475 | 14.3% |
| Kendale Lakes (CDP) | 30 | -21.1% | 4 | -42.9% | \$757,500 | 2.7% | \$1,001,936 | -16.7% |
| Kendall (CDP) | 71 | 24.6% | 23 | 64.3% | \$1,100,000 | 12.2% | \$1,380,496 | 21.0% |
| Kendall West (CDP) | 17 | -32.0% | 2 | -50.0% | \$649,900 | 1.5% | \$689,259 | 9.7% |
| Key Biscayne (Village) | 9 | -30.8% | 5 | -54.5% | \$3,300,000 | 3.1% | \$5,239,444 | 7.9% |
| Leisure City (CDP) | 36 | 16.1% | 3 | -66.7% | \$491,500 | 4.6% | \$501,242 | 12.8% |
| Medley (Town) | 1 | -50.0% | 1 | -50.0% | \$1,190,000 | 313.9% | \$1,190,000 | 313.9% |
| Miami (City) | 253 | -3.4% | 116 | 14.9% | \$760,000 | 0.7% | \$1,592,271 | 17.4% |
| Miami Beach (City) | 56 | 9.8% | 37 | 15.6% | \$4,875,000 | 63.9% | \$9,520,370 | 98.9% |
| Miami Gardens (City) | 139 | 6.1% | 20 | -39.4% | \$515,000 | 8.4% | \$799,217 | 68.3% |
| Miami Lakes (Town) | 22 | -4.3% | 2 | 0.0% | \$962,500 | 0.3% | \$926,223 | -10.4% |

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Miami-Dade County Local Residential Market Metrics - Q1 2025

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) | 44 | 51.7% | 26 | 85.7% | \$1,250,000 | 2.0% | \$1,399,108 | -3.7% |
| Miami Springs (City) | 16 | 6.7% | 3 | -50.0% | \$750,500 | -10.7% | \$727,931 | -10.7% |
| Naranja (CDP) | 5 | -28.6% | 0 | N/A | \$499,000 | 0.0% | \$501,400 | 3.0% |
| North Bay Village (City) | 4 | -33.3% | 3 | -40.0% | \$975,000 | -2.7% | \$1,050,000 | 2.3% |
| North Miami (City) | 38 | -5.0% | 7 | -46.2% | \$585,000 | 11.0% | \$1,168,987 | 13.6% |
| North Miami Beach (City) | 33 | -25.0% | 15 | -21.1% | \$508,500 | 0.2% | \$804,256 | -7.2% |
| Ojus (CDP) | 17 | 0.0% | 13 | 8.3% | \$1,120,000 | -15.9% | \$1,389,721 | -1.1% |
| Olympia Heights (CDP) | 19 | 0.0% | 2 | -60.0% | \$750,000 | 5.2% | \$809,963 | -4.1% |
| Opa-locka (City) | 12 | -42.9% | 1 | -66.7% | \$445,000 | 3.7% | \$442,917 | 9.6% |
| Palm Springs North (CDP) | 5 | -16.7% | 1 | N/A | \$685,000 | 15.0% | \$766,600 | 24.8% |
| Palmetto Bay (Village) | 51 | -19.0% | 11 | -47.6% | \$1,130,000 | -1.7% | \$1,330,985 | 7.9% |
| Palmetto Estates (CDP) | 19 | -20.8% | 4 | 0.0% | \$575,000 | -2.1% | \$574,474 | -2.3% |
| Pinecrest (Village) | 36 | -12.2% | 23 | -4.2% | \$2,720,000 | -5.4% | \$3,709,806 | 6.0% |
| Pinewood (CDP) | 10 | 0.0% | 3 | -25.0% | \$417,500 | -11.2% | \$471,000 | 6.9% |
| Princeton (CDP) | 34 | -46.9% | 2 | -60.0% | \$585,000 | 4.7% | \$568,641 | 1.0% |
| Richmond Heights (CDP) | 24 | 33.3% | 7 | 40.0% | \$540,000 | 25.6% | \$526,208 | 18.3% |
| Richmond West (CDP) | 55 | -3.5% | 5 | 66.7% | \$665,000 | 2.3% | \$681,364 | 1.8% |
| South Miami (City) | 20 | -13.0% | 11 | -8.3% | \$1,962,500 | 86.9% | \$2,067,000 | 50.2% |
| South Miami Heights (CDP) | 53 | 1.9% | 5 | -44.4% | \$570,000 | 5.6% | \$593,962 | 11.9% |
| Sunny Isles Beach (City) | 1 | -80.0% | 1 | -50.0% | \$1,495,000 | -1.0% | \$1,495,000 | -29.7% |
| Sunset (CDP) | 14 | -26.3% | 3 | 0.0% | \$942,500 | 9.6% | \$1,089,643 | -10.5% |
| Surfside (Town) | 8 | -38.5% | 6 | -40.0% | \$1,765,000 | 9.5% | \$1,664,750 | -45.6% |
| Sweetwater (City) | 4 | -42.9% | 3 | 200.0% | \$535,000 | 1.9% | \$522,500 | -1.4% |
| Tamiami (CDP) | 32 | -5.9% | 9 | 50.0% | \$700,000 | -1.4% | \$836,500 | -17.9% |
| The Crossings (CDP) | 23 | 0.0% | 5 | -16.7% | \$720,000 | 6.7% | \$727,304 | 11.9% |
| The Hammocks (CDP) | 43 | 13.2% | 4 | 0.0% | \$665,000 | 0.0% | \$663,128 | 1.4% |
| Three Lakes (CDP) | 11 | -50.0% | 1 | -80.0% | \$690,000 | 3.4% | \$963,217 | 31.3% |
| University Park (CDP) | 14 | -26.3% | 1 | -66.7% | \$754,950 | 10.2% | \$842,636 | 13.1% |
| Virginia Gardens (Village) | 2 | 100.0% | 0 | N/A | \$567,500 | 5.1% | \$567,500 | 5.1% |
| West Little River (CDP) | 47 | 4.4% | 13 | 62.5% | \$479,900 | 5.0% | \$465,681 | 1.4% |
| West Miami (City) | 11 | 83.3% | 4 | 300.0% | \$670,000 | -14.6% | \$694,318 | -32.2% |
| West Perrine (CDP) | 11 | -21.4% | 2 | 0.0% | \$549,990 | 8.3% | \$541,545 | 6.3% |
| Westchester (CDP) | 18 | -30.8% | 4 | -50.0% | \$691,000 | 0.5% | \$692,889 | 4.6% |
| Westview (CDP) | 16 | 77.8% | 0 | -100.0% | \$492,000 | -5.0% | \$487,438 | 2.0% |
| Westwood Lakes (CDP) | 15 | 25.0% | 1 | -75.0% | \$675,000 | 8.6% | \$699,667 | 5.7% |

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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 | \$3.0 Billion | 13.4% | 95.2% | -1.2% | 48 Days | 33.3% | 5,004 | 12.8% |
| Aventura (City) | \$1.3 Million | -92.4% | 92.4% | 4.6% | 61 Days | -50.0% | 9 | -43.8% |
| Bal Harbour (Village) | \$69.5 Million | N/A | 0.0% | N/A | 0 Days | N/A | 3 | 50.0% |
| Bay Harbor Islands (Town) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 3 | 50.0% |
| Biscayne Park (Village) | \$9.9 Million | -27.8% | 90.9% | -4.5% | 67 Days | 148.1% | 16 | -23.8% |
| Brownsville (CDP) | \$10.8 Million | 11.1% | 96.2% | 0.2% | 39 Days | 5.4% | 41 | 24.2% |
| Coral Gables (City) | \$288.5 Million | 21.3% | 91.3% | -1.7% | 54 Days | 22.7% | 162 | 8.0% |
| Coral Terrace (CDP) | \$38.0 Million | 98.8% | 96.3% | -0.8% | 36 Days | 5.9% | 55 | 22.2% |
| Country Club (CDP) | \$10.4 Million | 20.3% | 93.3% | -3.5% | 39 Days | -4.9% | 31 | 24.0% |
| Country Walk (CDP) | \$16.7 Million | -23.7% | 95.1% | -3.5% | 107 Days | 234.4% | 53 | 39.5% |
| Cutler Bay (Town) | \$53.4 Million | 6.6% | 96.3% | -0.7% | 49 Days | 19.5% | 154 | 21.3% |
| Doral (City) | \$52.9 Million | 7.0% | 94.4% | -1.0% | 42 Days | -25.0% | 117 | 21.9% |
| El Portal (Village) | \$1.6 Million | -56.3% | 98.5% | 5.6% | 27 Days | -18.2% | 17 | 0.0% |
| Fisher Island (CDP) | \$14.8 Million | N/A | 93.2% | N/A | 9 Days | N/A | 1 | 0.0% |
| Florida City (City) | \$10.3 Million | 1.9% | 100.0% | 1.2% | 31 Days | 47.6% | 43 | 38.7% |
| Fountainebleau (CDP) | \$8.2 Million | -8.0% | 94.3% | -5.1% | 84 Days | 171.0% | 19 | 11.8% |
| Gladeview (CDP) | \$6.5 Million | 13.6% | 95.0% | -2.9% | 40 Days | -14.9% | 31 | -6.1% |
| Glenvar Heights (CDP) | \$29.3 Million | -7.1% | 95.1% | 0.1% | 27 Days | -57.1% | 34 | 54.5% |
| Golden Beach (Town) | \$18.5 Million | -57.2% | 84.3% | -0.1% | 237 Days | -18.0% | 9 | 12.5% |
| Golden Glades (CDP) | \$19.9 Million | 12.3% | 94.8% | 2.4% | 39 Days | 25.8% | 61 | 13.0% |
| Goulds (CDP) | \$11.1 Million | -10.4% | 96.4% | 1.2% | 59 Days | 84.4% | 41 | -31.7% |
| Hialeah (City) | \$60.6 Million | -7.4% | 95.8% | -1.4% | 46 Days | 91.7% | 222 | 19.4% |
| Hialeah Gardens (City) | \$7.7 Million | 57.1% | 94.0% | -4.0% | 24 Days | -47.8% | 16 | -5.9% |
| Homestead (City) | \$50.0 Million | 3.6% | 96.3% | -0.9% | 69 Days | 102.9% | 228 | -3.0% |
| Indian Creek (Village) | (No Sales) | N/A | (No Sales) | N/A | (No Sales) | N/A | 0 | N/A |
| Ives Estates (CDP) | \$13.3 Million | 471.7% | 94.2% | 0.9% | 71 Days | 121.9% | 39 | 30.0% |
| Kendale Lakes (CDP) | \$30.1 Million | -34.2% | 93.5% | -2.5% | 68 Days | 47.8% | 54 | 3.8% |
| Kendall (CDP) | \$98.0 Million | 50.7% | 91.3% | -5.9% | 52 Days | 136.4% | 145 | 27.2% |
| Kendall West (CDP) | \$11.7 Million | -25.4% | 96.0% | -3.2% | 56 Days | 124.0% | 23 | -42.5% |
| Key Biscayne (Village) | \$47.2 Million | -25.3% | 89.5% | -6.5% | 28 Days | -44.0% | 30 | 30.4% |
| Leisure City (CDP) | \$18.0 Million | 31.0% | 98.2% | 0.4% | 44 Days | 120.0% | 57 | 14.0% |
| Medley (Town) | \$1.2 Million | 107.0% | 99.2% | -3.6% | 281 Days | 659.5% | 0 | N/A |
| Miami (City) | \$402.8 Million | 13.4% | 93.2% | -0.1% | 45 Days | -10.0% | 604 | 20.8% |
| Miami Beach (City) | \$533.1 Million | 118.4% | 89.7% | 0.6% | 58 Days | -31.0% | 167 | 24.6% |
| Miami Gardens (City) | \$111.1 Million | 78.6% | 98.3% | 0.3% | 40 Days | 21.2% | 244 | 13.0% |
| Miami Lakes (Town) | \$20.4 Million | -14.3% | 94.0% | -0.6% | 75 Days | 56.3% | 53 | 8.2% |

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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) | \$61.6 Million | 46.2% | 94.1% | -0.3% | 38 Days | 15.2% | 75 | 11.9% |
| Miami Springs (City) | \$11.6 Million | -4.7% | 93.7% | 1.2% | 72 Days | 9.1% | 37 | 8.8% |
| Naranja (CDP) | \$2.5 Million | -26.4% | 98.4% | -1.6% | 23 Days | -32.4% | 13 | 85.7% |
| North Bay Village (City) | \$4.2 Million | -31.8% | 87.1% | 0.8% | 50 Days | -25.4% | 9 | 0.0% |
| North Miami (City) | \$44.4 Million | 7.9% | 93.2% | -2.3% | 71 Days | 115.2% | 112 | 10.9% |
| North Miami Beach (City) | \$26.5 Million | -30.4% | 95.1% | -2.4% | 43 Days | -27.1% | 106 | 27.7% |
| Ojus (CDP) | \$23.6 Million | -1.1% | 88.6% | -1.6% | 57 Days | -14.9% | 58 | 65.7% |
| Olympia Heights (CDP) | \$15.4 Million | -4.1% | 95.4% | -0.2% | 32 Days | 28.0% | 40 | 0.0% |
| Opa-locka (City) | \$5.3 Million | -37.4% | 96.9% | -2.1% | 14 Days | -46.2% | 23 | -30.3% |
| Palm Springs North (CDP) | \$3.8 Million | 4.0% | 83.7% | -12.1% | 86 Days | 207.1% | 8 | -11.1% |
| Palmetto Bay (Village) | \$67.9 Million | -12.7% | 92.8% | -1.3% | 38 Days | -34.5% | 124 | 53.1% |
| Palmetto Estates (CDP) | \$10.9 Million | -22.7% | 97.9% | -1.1% | 39 Days | 56.0% | 38 | 22.6% |
| Pinecrest (Village) | \$133.6 Million | -6.9% | 92.1% | -2.5% | 67 Days | 34.0% | 96 | 12.9% |
| Pinewood (CDP) | \$4.7 Million | 6.9% | 95.1% | -1.2% | 32 Days | 100.0% | 28 | 21.7% |
| Princeton (CDP) | \$19.3 Million | -46.3% | 95.9% | -2.6% | 71 Days | 69.0% | 99 | -13.2% |
| Richmond Heights (CDP) | \$12.6 Million | 57.7% | 96.7% | 0.1% | 33 Days | 83.3% | 34 | 30.8% |
| Richmond West (CDP) | \$37.5 Million | -1.8% | 96.3% | -2.1% | 61 Days | 79.4% | 110 | 18.3% |
| South Miami (City) | \$41.3 Million | 30.6% | 92.3% | -3.8% | 39 Days | 39.3% | 45 | 18.4% |
| South Miami Heights (CDP) | \$31.5 Million | 14.1% | 96.7% | -1.8% | 39 Days | 44.4% | 77 | -10.5% |
| Sunny Isles Beach (City) | \$1.5 Million | -85.9% | 100.0% | 12.0% | 13 Days | -88.6% | 10 | 42.9% |
| Sunset (CDP) | \$15.3 Million | -34.1% | 95.6% | 2.0% | 66 Days | 22.2% | 41 | 17.1% |
| Surfside (Town) | \$13.3 Million | -66.5% | 92.8% | 0.4% | 75 Days | 59.6% | 36 | 89.5% |
| Sweetwater (City) | \$2.1 Million | -43.6% | 91.8% | -5.2% | 24 Days | 84.6% | 6 | -50.0% |
| Tamiami (CDP) | \$26.8 Million | -22.7% | 95.6% | -1.8% | 53 Days | 71.0% | 70 | -9.1% |
| The Crossings (CDP) | \$16.7 Million | 11.9% | 97.9% | -0.7% | 48 Days | 269.2% | 35 | -5.4% |
| The Hammocks (CDP) | \$28.5 Million | 14.8% | 96.9% | -1.6% | 38 Days | -15.6% | 98 | 40.0% |
| Three Lakes (CDP) | \$10.6 Million | -34.3% | 90.8% | -3.3% | 62 Days | 129.6% | 34 | 30.8% |
| University Park (CDP) | \$11.8 Million | -16.7% | 96.2% | -1.7% | 61 Days | 103.3% | 26 | -16.1% |
| Virginia Gardens (Village) | \$1.1 Million | 110.2% | 90.5% | -7.8% | 159 Days | 1035.7% | 3 | -25.0% |
| West Little River (CDP) | \$21.9 Million | 5.9% | 97.2% | -1.8% | 35 Days | 12.9% | 85 | 18.1% |
| West Miami (City) | \$7.6 Million | 24.4% | 87.9% | -6.4% | 102 Days | 218.8% | 12 | 33.3% |
| West Perrine (CDP) | \$6.0 Million | -16.5% | 95.0% | -3.3% | 68 Days | 100.0% | 21 | 10.5% |
| Westchester (CDP) | \$12.5 Million | -27.6% | 93.8% | -2.9% | 44 Days | -4.3% | 54 | 25.6% |
| Westview (CDP) | \$7.8 Million | 81.3% | 96.3% | 0.1% | 35 Days | 29.6% | 40 | 48.1% |
| Westwood Lakes (CDP) | \$10.5 Million | 32.1% | 95.4% | 0.6% | 31 Days | -13.9% | 26 | 13.0% |

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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 | 3,046 | -8.3% | 1,537 | -11.8% | 5,296 | 40.6% | 6.0 | 39.5% |
| Aventura (City) | 6 | -33.3% | 5 | 66.7% | 14 | -36.4% | 10.5 | 7.1% |
| Bal Harbour (Village) | 0 | -100.0% | 0 | -100.0% | 12 | 50.0% | 20.6 | -78.5% |
| Bay Harbor Islands (Town) | 1 | N/A | 1 | -50.0% | 9 | 12.5% | 15.4 | 77.0% |
| Biscayne Park (Village) | 10 | -23.1% | 5 | -28.6% | 21 | -12.5% | 5.3 | -28.4% |
| Brownsville (CDP) | 30 | -21.1% | 15 | -34.8% | 38 | 192.3% | 4.5 | 200.0% |
| Coral Gables (City) | 103 | -4.6% | 55 | -8.3% | 198 | 15.1% | 6.7 | 9.8% |
| Coral Terrace (CDP) | 51 | 50.0% | 16 | -15.8% | 50 | 47.1% | 4.1 | 5.1% |
| Country Club (CDP) | 22 | 29.4% | 8 | 33.3% | 26 | 4.0% | 4.3 | 13.2% |
| Country Walk (CDP) | 31 | -11.4% | 17 | 13.3% | 51 | 121.7% | 5.5 | 111.5% |
| Cutler Bay (Town) | 92 | -19.3% | 42 | -30.0% | 144 | 67.4% | 4.5 | 60.7% |
| Doral (City) | 67 | -15.2% | 35 | 0.0% | 114 | 29.5% | 5.8 | 41.5% |
| El Portal (Village) | 5 | -16.7% | 5 | 0.0% | 21 | 16.7% | 9.3 | 8.1% |
| Fisher Island (CDP) | 2 | N/A | 3 | 200.0% | 0 | -100.0% | 0.0 | N/A |
| Florida City (City) | 24 | 9.1% | 15 | -44.4% | 44 | 100.0% | 5.2 | 79.3% |
| Fountainebleau (CDP) | 13 | -27.8% | 7 | -12.5% | 8 | -27.3% | 2.1 | -34.4% |
| Gladeview (CDP) | 18 | -41.9% | 10 | -37.5% | 34 | 47.8% | 5.0 | 56.3% |
| Glenvar Heights (CDP) | 20 | 33.3% | 10 | 100.0% | 43 | 43.3% | 9.6 | 65.5% |
| Golden Beach (Town) | 2 | -66.7% | 2 | 0.0% | 28 | 21.7% | 33.6 | 82.6% |
| Golden Glades (CDP) | 38 | -19.1% | 24 | -7.7% | 62 | 29.2% | 5.5 | 14.6% |
| Goulds (CDP) | 26 | -29.7% | 14 | -26.3% | 47 | 23.7% | 6.3 | 14.5% |
| Hialeah (City) | 158 | 9.0% | 88 | 20.5% | 206 | 50.4% | 5.5 | 66.7% |
| Hialeah Gardens (City) | 14 | 55.6% | 6 | -14.3% | 16 | 77.8% | 5.2 | 108.0% |
| Homestead (City) | 126 | -22.2% | 66 | -28.3% | 264 | 30.0% | 5.9 | 13.5% |
| Indian Creek (Village) | 0 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Ives Estates (CDP) | 19 | 46.2% | 7 | -36.4% | 39 | 25.8% | 6.2 | 5.1% |
| Kendale Lakes (CDP) | 43 | -12.2% | 20 | 5.3% | 46 | 12.2% | 4.3 | 19.4% |
| Kendall (CDP) | 86 | 0.0% | 37 | -14.0% | 135 | 53.4% | 4.9 | 36.1% |
| Kendall West (CDP) | 27 | -15.6% | 12 | -20.0% | 15 | -25.0% | 2.1 | -27.6% |
| Key Biscayne (Village) | 8 | -52.9% | 4 | -33.3% | 46 | 31.4% | 12.3 | 20.6% |
| Leisure City (CDP) | 42 | -10.6% | 22 | 4.8% | 51 | 131.8% | 4.3 | 138.9% |
| Medley (Town) | 1 | N/A | 0 | N/A | 0 | N/A | 0.0 | N/A |
| Miami (City) | 311 | -4.9% | 148 | -11.9% | 703 | 28.1% | 8.2 | 36.7% |
| Miami Beach (City) | 70 | 29.6% | 36 | 5.9% | 280 | 6.5% | 15.3 | 7.7% |
| Miami Gardens (City) | 202 | -0.5% | 109 | -16.2% | 190 | 68.1% | 3.7 | 68.2% |
| Miami Lakes (Town) | 31 | -22.5% | 16 | -15.8% | 55 | 27.9% | 5.4 | 28.6% |

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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 24, 2025. Next quarterly data release is Wednesday, July 23, 2025.

Miami-Dade County Local Residential Market Metrics - Q1 2025

Single-Family Homes

Municipalities and Census-Designated Places*



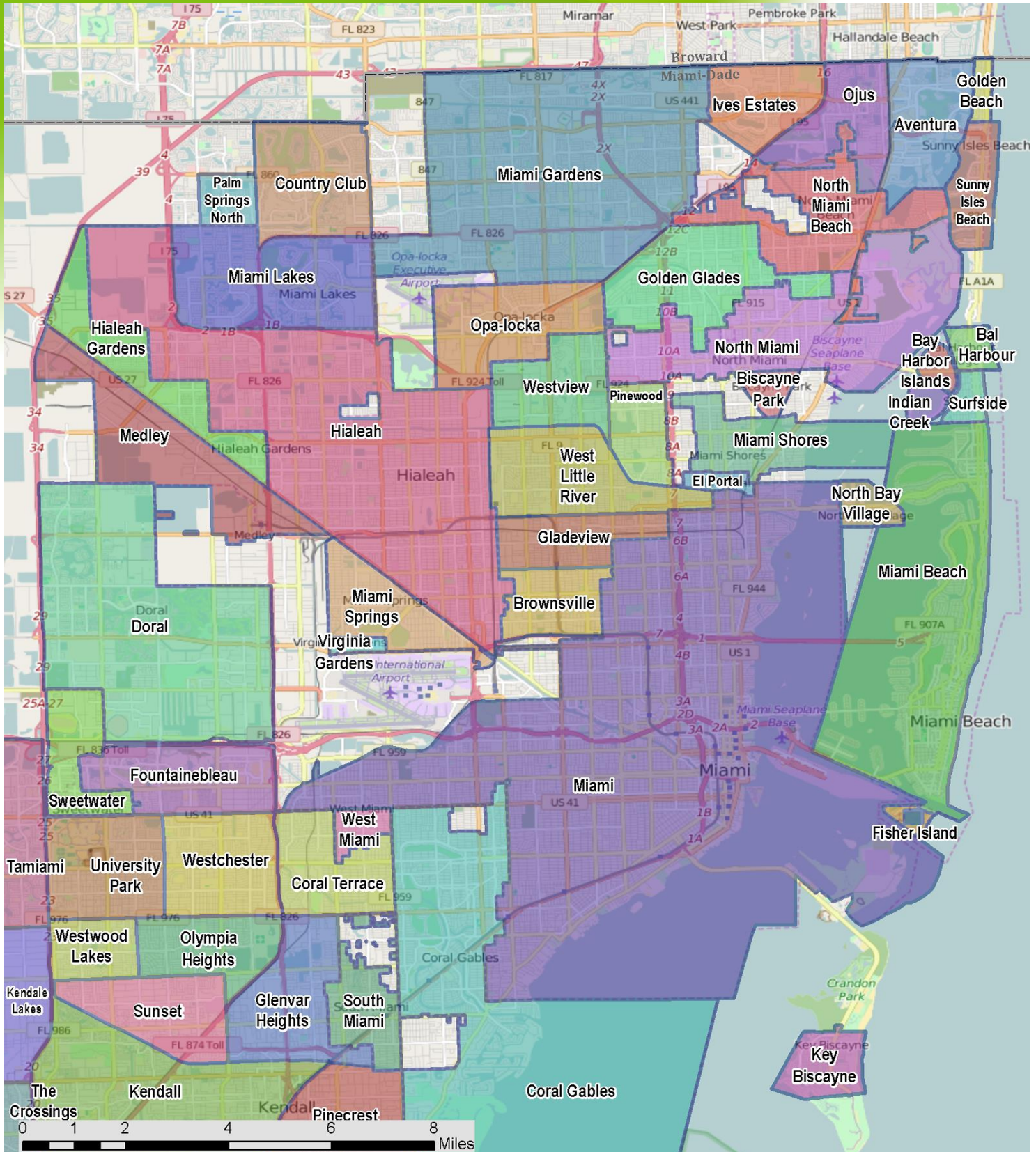
| Name of County, Municipality, or CDP* | New Pending Sales | Y/Y % Chg. | Pending Inventory | Y/Y % Chg. | Active Inventory | Y/Y % Chg. | Months Supply of Inventory | Y/Y % Chg. |
|---------------------------------------|-------------------|------------|-------------------|------------|------------------|------------|----------------------------|------------|
| Miami Shores (Village) | 46 | 21.1% | 18 | 20.0% | 84 | 42.4% | 7.0 | 55.6% |
| Miami Springs (City) | 23 | 21.1% | 11 | 57.1% | 35 | 9.4% | 4.7 | 11.9% |
| Naranja (CDP) | 5 | -37.5% | 0 | -100.0% | 13 | 333.3% | 5.8 | 383.3% |
| North Bay Village (City) | 7 | 0.0% | 4 | 33.3% | 11 | 22.2% | 5.1 | -15.0% |
| North Miami (City) | 62 | -1.6% | 38 | 2.7% | 138 | 30.2% | 8.2 | 34.4% |
| North Miami Beach (City) | 38 | -13.6% | 24 | -17.2% | 129 | 43.3% | 11.5 | 101.8% |
| Ojus (CDP) | 18 | 12.5% | 9 | 50.0% | 76 | 33.3% | 12.3 | 35.2% |
| Olympia Heights (CDP) | 30 | 3.4% | 13 | -23.5% | 27 | 8.0% | 4.2 | 13.5% |
| Opa-locka (City) | 12 | -50.0% | 6 | -50.0% | 25 | 56.3% | 4.1 | 51.9% |
| Palm Springs North (CDP) | 9 | 28.6% | 5 | 66.7% | 4 | 0.0% | 2.2 | 15.8% |
| Palmetto Bay (Village) | 68 | -17.1% | 28 | -34.9% | 130 | 106.3% | 6.3 | 133.3% |
| Palmetto Estates (CDP) | 28 | -12.5% | 11 | -15.4% | 29 | 93.3% | 4.4 | 144.4% |
| Pinecrest (Village) | 55 | 5.8% | 32 | -5.9% | 145 | 38.1% | 10.5 | 61.5% |
| Pinewood (CDP) | 16 | 23.1% | 12 | 20.0% | 24 | 9.1% | 5.9 | 22.9% |
| Princeton (CDP) | 55 | -38.9% | 32 | -46.7% | 101 | 60.3% | 4.9 | 53.1% |
| Richmond Heights (CDP) | 30 | 30.4% | 12 | 20.0% | 18 | 80.0% | 2.5 | 56.3% |
| Richmond West (CDP) | 72 | -7.7% | 35 | 25.0% | 101 | 90.6% | 5.6 | 93.1% |
| South Miami (City) | 23 | -25.8% | 8 | -57.9% | 45 | 114.3% | 5.7 | 96.6% |
| South Miami Heights (CDP) | 68 | 1.5% | 40 | 25.0% | 60 | 22.4% | 3.3 | 13.8% |
| Sunny Isles Beach (City) | 1 | -90.0% | 0 | -100.0% | 19 | 11.8% | 12.0 | -17.8% |
| Sunset (CDP) | 25 | 19.0% | 15 | 114.3% | 37 | 23.3% | 6.2 | 47.6% |
| Surfside (Town) | 11 | -8.3% | 7 | 40.0% | 47 | 74.1% | 15.2 | 60.0% |
| Sweetwater (City) | 3 | -57.1% | 2 | 0.0% | 11 | 120.0% | 7.3 | 217.4% |
| Tamiami (CDP) | 37 | -37.3% | 20 | -41.2% | 91 | 78.4% | 6.5 | 66.7% |
| The Crossings (CDP) | 28 | -3.4% | 12 | 9.1% | 25 | 47.1% | 2.9 | 11.5% |
| The Hammocks (CDP) | 69 | 40.8% | 39 | 34.5% | 88 | 104.7% | 5.2 | 92.6% |
| Three Lakes (CDP) | 19 | -17.4% | 13 | 44.4% | 36 | 125.0% | 7.0 | 204.3% |
| University Park (CDP) | 17 | -34.6% | 6 | -57.1% | 27 | 28.6% | 3.8 | 52.0% |
| Virginia Gardens (Village) | 3 | 50.0% | 2 | 100.0% | 1 | -80.0% | 1.5 | -90.0% |
| West Little River (CDP) | 64 | -1.5% | 33 | -2.9% | 71 | 51.1% | 4.3 | 48.3% |
| West Miami (City) | 7 | 16.7% | 2 | 0.0% | 9 | 28.6% | 3.6 | 16.1% |
| West Perrine (CDP) | 15 | -11.8% | 6 | -25.0% | 23 | 228.6% | 5.1 | 264.3% |
| Westchester (CDP) | 25 | -34.2% | 12 | -42.9% | 50 | 85.2% | 4.5 | 60.7% |
| Westview (CDP) | 26 | 30.0% | 13 | 8.3% | 28 | 64.7% | 5.3 | 43.2% |
| Westwood Lakes (CDP) | 17 | -15.0% | 6 | -40.0% | 19 | 111.1% | 3.5 | 52.2% |

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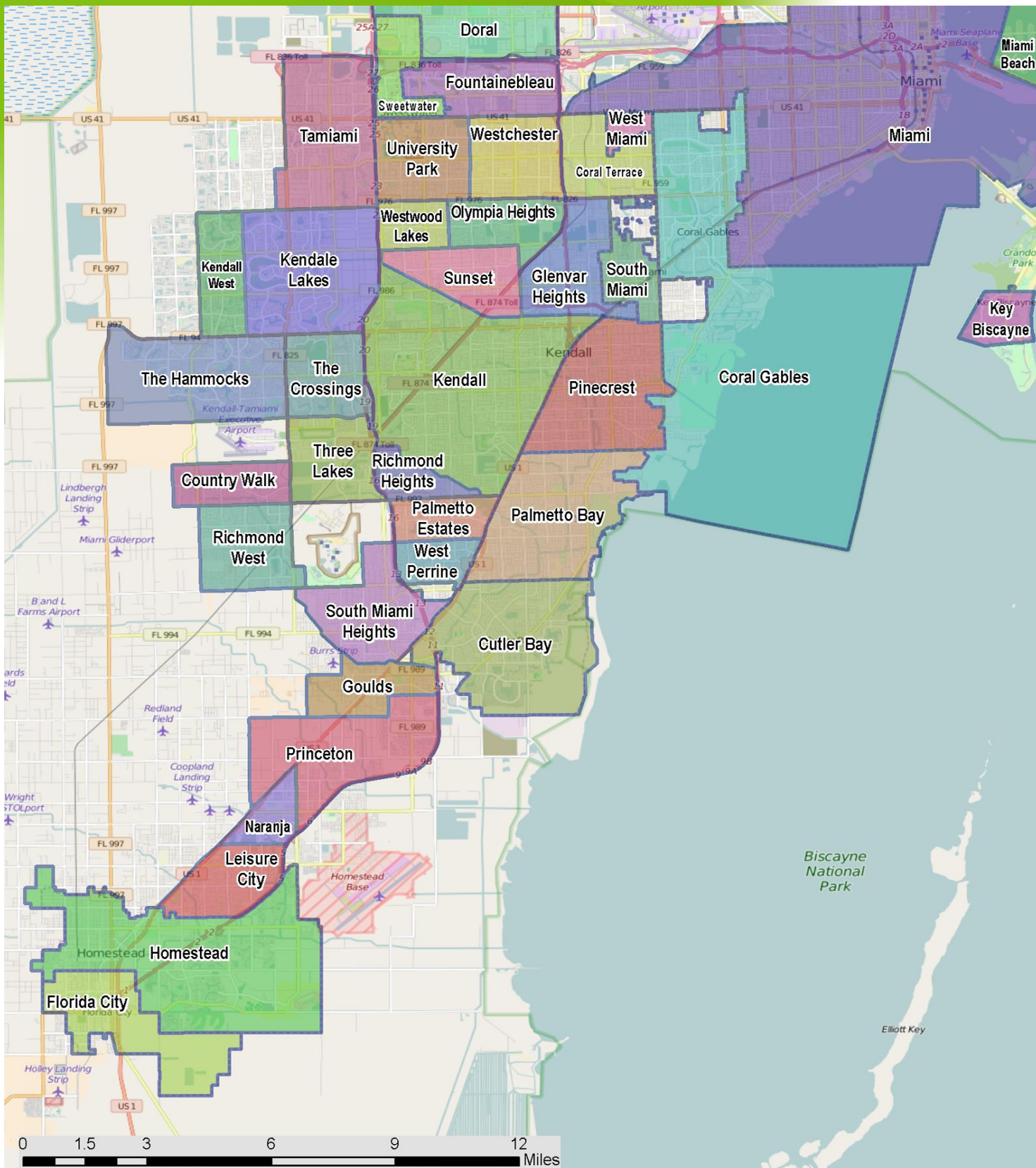
Data released on Thursday, April 24, 2025. Next quarterly data release is Wednesday, July 23, 2025.

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



Data released on Thursday, April 24, 2025. Next quarterly data release is Wednesday, July 23, 2025.

Municipalities and Census-Designated Places*



Data released on Thursday, April 24, 2025. Next quarterly data release is Wednesday, July 23, 2025.