

Miami-Dade County Local Residential Market Metrics - Q1 2025

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	2,511	-10.7%	1,330	-9.2%	\$435,000	2.8%	\$815,604	7.3%
Aventura (City)	172	-20.0%	121	-11.0%	\$449,000	-13.7%	\$623,730	-13.9%
Bal Harbour (Village)	20	0.0%	17	0.0%	\$2,200,000	-11.1%	\$2,626,000	3.9%
Bay Harbor Islands (Town)	24	-14.3%	18	5.9%	\$725,000	8.2%	\$1,185,250	39.1%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	76	61.7%	49	58.1%	\$590,000	-4.8%	\$944,873	13.2%
Coral Terrace (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Country Club (CDP)	43	13.2%	16	-15.8%	\$314,250	4.8%	\$334,814	9.2%
Country Walk (CDP)	5	25.0%	0	N/A	\$359,000	-15.5%	\$355,800	-12.6%
Cutler Bay (Town)	28	27.3%	8	33.3%	\$354,800	-8.4%	\$339,789	3.3%
Doral (City)	123	5.1%	40	-2.4%	\$522,495	4.5%	\$518,606	1.9%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	2	-71.4%	2	-60.0%	\$3,825,000	-37.3%	\$3,825,000	-47.8%
Florida City (City)	6	-60.0%	1	N/A	\$374,990	-3.8%	\$380,148	1.9%
Fountainebleau (CDP)	57	-19.7%	24	-7.7%	\$290,000	-7.9%	\$295,347	-9.8%
Gladeview (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	33	10.0%	18	5.9%	\$391,500	16.9%	\$416,882	12.7%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	11	-15.4%	8	-20.0%	\$145,000	-2.0%	\$122,200	-14.7%
Goulds (CDP)	8	700.0%	1	N/A	\$589,490	25.7%	\$548,856	33.9%
Hialeah (City)	106	-9.4%	44	-8.3%	\$290,000	3.6%	\$337,300	4.7%
Hialeah Gardens (City)	13	18.2%	8	166.7%	\$255,000	-15.0%	\$270,023	-16.9%
Homestead (City)	96	9.1%	28	47.4%	\$335,000	5.0%	\$323,426	1.4%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	29	-19.4%	11	-42.1%	\$250,000	1.6%	\$317,414	1.8%
Kendale Lakes (CDP)	50	-25.4%	15	15.4%	\$337,000	-3.7%	\$352,573	-1.3%
Kendall (CDP)	90	8.4%	36	-10.0%	\$375,425	7.3%	\$391,302	-0.3%
Kendall West (CDP)	40	60.0%	11	-15.4%	\$285,000	-4.4%	\$309,524	-0.7%
Key Biscayne (Village)	37	19.4%	25	25.0%	\$1,320,000	43.5%	\$2,162,892	71.9%
Leisure City (CDP)	9	12.5%	3	200.0%	\$272,000	-1.1%	\$309,411	20.4%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	517	-19.5%	284	-17.7%	\$605,000	5.9%	\$915,420	4.3%
Miami Beach (City)	337	-13.8%	248	-8.8%	\$570,000	20.0%	\$1,295,804	38.9%
Miami Gardens (City)	28	-15.2%	6	-40.0%	\$345,000	3.4%	\$335,545	8.2%
Miami Lakes (Town)	28	0.0%	11	83.3%	\$480,000	-0.5%	\$433,725	-5.8%

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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)	8	166.7%	3	50.0%	\$359,950	4.3%	\$361,663	10.3%
Miami Springs (City)	2	0.0%	1	-50.0%	\$289,500	62.6%	\$289,500	62.6%
Naranja (CDP)	6	-60.0%	1	-50.0%	\$382,500	4.8%	\$386,817	22.7%
North Bay Village (City)	19	-24.0%	12	-7.7%	\$365,000	-14.1%	\$405,474	-24.4%
North Miami (City)	30	-11.8%	19	-20.8%	\$210,000	-9.5%	\$240,509	-14.8%
North Miami Beach (City)	30	-40.0%	18	-47.1%	\$325,000	7.4%	\$413,400	-18.9%
Ojus (CDP)	31	-20.5%	17	-29.2%	\$185,000	3.9%	\$210,574	0.8%
Olympia Heights (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Opa-locka (City)	6	100.0%	2	100.0%	\$282,500	22.8%	\$272,533	3.5%
Palm Springs North (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	10	11.1%	4	0.0%	\$274,750	-16.7%	\$284,700	-59.5%
Palmetto Estates (CDP)	4	300.0%	1	N/A	\$227,500	-8.6%	\$233,250	-6.3%
Pinecrest (Village)	5	-16.7%	4	0.0%	\$455,000	20.5%	\$532,300	-3.1%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	27	-18.2%	1	0.0%	\$442,500	2.9%	\$436,852	3.5%
Richmond Heights (CDP)	1	0.0%	0	N/A	\$370,000	-1.3%	\$449,999	20.0%
Richmond West (CDP)	10	-28.6%	0	-100.0%	\$423,750	1.7%	\$432,650	0.0%
South Miami (City)	5	66.7%	2	N/A	\$400,000	-5.9%	\$456,000	0.1%
South Miami Heights (CDP)	9	-10.0%	4	-42.9%	\$190,000	1.3%	\$202,889	-23.0%
Sunny Isles Beach (City)	167	12.1%	127	7.6%	\$790,000	-27.0%	\$1,868,335	12.1%
Sunset (CDP)	1	-75.0%	1	-66.7%	\$160,000	-36.0%	\$160,000	-47.3%
Surfside (Town)	14	-36.4%	10	-41.2%	\$1,512,500	37.5%	\$4,986,357	-20.7%
Sweetwater (City)	2	-60.0%	1	-50.0%	\$232,500	-23.8%	\$232,500	-24.1%
Tamiami (CDP)	16	-46.7%	7	40.0%	\$284,500	-3.6%	\$329,619	1.9%
The Crossings (CDP)	21	-22.2%	5	-64.3%	\$412,000	13.8%	\$396,690	3.8%
The Hammocks (CDP)	42	-6.7%	9	-25.0%	\$490,000	50.8%	\$461,688	24.6%
Three Lakes (CDP)	8	14.3%	2	N/A	\$468,000	-9.1%	\$462,563	-4.8%
University Park (CDP)	7	-41.7%	2	-66.7%	\$295,000	-1.7%	\$361,143	13.0%
Virginia Gardens (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
West Miami (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	5	25.0%	1	-66.7%	\$235,000	-24.0%	\$304,000	-3.0%
Westchester (CDP)	3	50.0%	1	0.0%	\$305,000	40.2%	\$280,000	28.7%
Westview (CDP)	3	200.0%	3	N/A	\$525,000	176.3%	\$548,000	188.4%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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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	\$2.0 Billion	-4.2%	93.8%	-1.5%	71 Days	42.0%	7,633	8.0%
Aventura (City)	\$107.3 Million	-31.1%	90.1%	-2.4%	98 Days	27.3%	623	0.8%
Bal Harbour (Village)	\$52.5 Million	3.9%	91.1%	1.1%	67 Days	-48.1%	67	9.8%
Bay Harbor Islands (Town)	\$28.4 Million	19.2%	93.6%	-0.3%	178 Days	182.5%	81	-11.0%
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)	\$71.8 Million	83.1%	92.5%	-4.4%	84 Days	64.7%	116	5.5%
Coral Terrace (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Country Club (CDP)	\$14.4 Million	23.5%	96.9%	-0.3%	33 Days	32.0%	89	-22.6%
Country Walk (CDP)	\$1.8 Million	9.2%	100.0%	-0.7%	55 Days	111.5%	9	12.5%
Cutler Bay (Town)	\$9.5 Million	31.5%	96.5%	-0.8%	60 Days	215.8%	64	30.6%
Doral (City)	\$63.8 Million	7.1%	95.9%	-0.8%	61 Days	35.6%	291	-1.0%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$7.7 Million	-85.1%	91.4%	3.0%	52 Days	-50.9%	13	-18.8%
Florida City (City)	\$2.3 Million	-59.2%	95.2%	-4.8%	63 Days	43.2%	72	33.3%
Fountainebleau (CDP)	\$16.8 Million	-27.6%	94.8%	-1.8%	60 Days	36.4%	153	0.7%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	300.0%
Glenvar Heights (CDP)	\$13.8 Million	24.0%	95.9%	-0.9%	31 Days	14.8%	60	-3.2%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$1.3 Million	-27.8%	81.4%	-12.4%	130 Days	13.0%	39	-11.4%
Goulds (CDP)	\$4.4 Million	970.9%	93.3%	N/A	5 Days	-90.9%	91	127.5%
Hialeah (City)	\$35.8 Million	-5.2%	94.8%	-2.3%	47 Days	123.8%	259	4.4%
Hialeah Gardens (City)	\$3.5 Million	-1.8%	94.6%	-5.4%	63 Days	21.2%	14	-30.0%
Homestead (City)	\$31.0 Million	10.6%	96.3%	-0.4%	52 Days	8.3%	339	46.1%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$9.2 Million	-18.0%	94.0%	-1.5%	77 Days	26.2%	103	18.4%
Kendale Lakes (CDP)	\$17.6 Million	-26.3%	95.9%	-2.0%	43 Days	65.4%	118	4.4%
Kendall (CDP)	\$35.2 Million	8.1%	94.8%	-1.1%	51 Days	59.4%	224	31.8%
Kendall West (CDP)	\$12.4 Million	58.8%	95.7%	-1.8%	52 Days	136.4%	81	92.9%
Key Biscayne (Village)	\$80.0 Million	105.2%	93.5%	1.0%	63 Days	-24.1%	86	21.1%
Leisure City (CDP)	\$2.8 Million	35.4%	94.5%	-5.5%	90 Days	350.0%	11	-38.9%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$473.3 Million	-16.0%	93.1%	-1.8%	88 Days	39.7%	1,854	14.2%
Miami Beach (City)	\$436.7 Million	19.7%	92.9%	-0.6%	76 Days	10.1%	1,102	17.6%
Miami Gardens (City)	\$9.4 Million	-8.2%	97.2%	-0.3%	76 Days	137.5%	82	-1.2%
Miami Lakes (Town)	\$12.1 Million	-5.8%	95.5%	-1.4%	38 Days	58.3%	40	8.1%

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Miami Shores (Village)	\$2.9 Million	194.0%	97.1%	2.3%	64 Days	-41.3%	15	-6.3%
Miami Springs (City)	\$579,000	62.6%	100.0%	10.6%	55 Days	10.0%	1	-66.7%
Naranja (CDP)	\$2.3 Million	-50.9%	98.7%	1.1%	47 Days	-9.6%	26	-13.3%
North Bay Village (City)	\$7.7 Million	-42.5%	93.2%	-0.7%	78 Days	77.3%	87	-3.3%
North Miami (City)	\$7.2 Million	-24.9%	91.7%	-2.8%	85 Days	84.8%	128	4.1%
North Miami Beach (City)	\$12.4 Million	-51.3%	89.5%	-4.1%	113 Days	48.7%	142	9.2%
Ojus (CDP)	\$6.5 Million	-19.9%	93.4%	-1.1%	98 Days	122.7%	116	31.8%
Olympia Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Opa-locka (City)	\$1.6 Million	107.1%	98.2%	-1.8%	28 Days	600.0%	6	100.0%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Palmetto Bay (Village)	\$2.8 Million	-55.0%	94.5%	1.1%	36 Days	-49.3%	8	-46.7%
Palmetto Estates (CDP)	\$933,000	274.7%	95.6%	1.7%	64 Days	326.7%	2	N/A
Pinecrest (Village)	\$2.7 Million	-19.2%	92.3%	-3.4%	30 Days	100.0%	17	21.4%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Princeton (CDP)	\$11.8 Million	-15.3%	98.8%	0.0%	41 Days	32.3%	103	28.8%
Richmond Heights (CDP)	\$449,999	20.0%	91.4%	-7.4%	25 Days	257.1%	0	N/A
Richmond West (CDP)	\$4.3 Million	-28.6%	96.4%	-1.3%	62 Days	87.9%	9	-52.6%
South Miami (City)	\$2.3 Million	66.8%	98.7%	2.9%	11 Days	-64.5%	21	200.0%
South Miami Heights (CDP)	\$1.8 Million	-30.7%	97.3%	0.8%	30 Days	11.1%	13	-61.8%
Sunny Isles Beach (City)	\$312.0 Million	25.7%	90.9%	-1.6%	125 Days	104.9%	563	-0.2%
Sunset (CDP)	\$160,000	-86.8%	80.0%	-17.1%	20 Days	-65.5%	8	60.0%
Surfside (Town)	\$69.8 Million	-49.5%	91.5%	2.0%	91 Days	51.7%	40	-14.9%
Sweetwater (City)	\$465,000	-69.6%	96.7%	1.4%	42 Days	75.0%	8	-61.9%
Tamiami (CDP)	\$5.3 Million	-45.7%	94.7%	-3.5%	64 Days	60.0%	44	-13.7%
The Crossings (CDP)	\$8.3 Million	-19.3%	97.0%	-2.2%	31 Days	29.2%	45	25.0%
The Hammocks (CDP)	\$19.4 Million	16.3%	96.8%	0.1%	46 Days	58.6%	74	1.4%
Three Lakes (CDP)	\$3.7 Million	8.8%	95.6%	-4.4%	58 Days	625.0%	55	205.6%
University Park (CDP)	\$2.5 Million	-34.1%	92.0%	-5.9%	35 Days	218.2%	8	-68.0%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
West Little River (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	8	60.0%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Perrine (CDP)	\$1.5 Million	21.3%	94.0%	-4.4%	69 Days	283.3%	14	27.3%
Westchester (CDP)	\$840,000	93.1%	88.8%	-6.9%	104 Days	25.3%	10	100.0%
Westview (CDP)	\$1.6 Million	765.3%	98.4%	24.2%	109 Days	-29.7%	19	111.1%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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Miami-Dade County	3,123	-19.4%	1,647	-20.4%	13,037	43.5%	13.2	61.0%
Aventura (City)	216	-22.3%	102	-28.2%	1,310	35.2%	19.5	75.7%
Bal Harbour (Village)	31	0.0%	19	0.0%	143	10.9%	16.0	15.9%
Bay Harbor Islands (Town)	33	-21.4%	27	-3.6%	175	32.6%	21.2	32.5%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	-100.0%	0	N/A	0	-100.0%	0.0	-100.0%
Coral Gables (City)	81	22.7%	41	32.3%	159	22.3%	7.8	20.0%
Coral Terrace (CDP)	0	N/A	0	N/A	2	N/A	0.0	N/A
Country Club (CDP)	52	-18.8%	24	-22.6%	124	34.8%	6.4	28.0%
Country Walk (CDP)	6	20.0%	2	0.0%	6	50.0%	3.3	17.9%
Cutler Bay (Town)	30	-21.1%	16	-40.7%	60	114.3%	6.3	133.3%
Doral (City)	154	-11.0%	79	-4.8%	389	35.5%	8.0	48.1%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	7	-12.5%	7	75.0%	34	-2.9%	18.5	5.7%
Florida City (City)	32	6.7%	35	40.0%	99	90.4%	13.2	131.6%
Fountainebleau (CDP)	77	-25.2%	42	-34.4%	197	89.4%	7.4	89.7%
Gladeview (CDP)	0	-100.0%	0	-100.0%	3	N/A	12.0	N/A
Glenvar Heights (CDP)	27	-34.1%	7	-65.0%	60	66.7%	6.1	79.4%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	17	-19.0%	8	-38.5%	75	29.3%	16.7	39.2%
Goulds (CDP)	14	1300.0%	15	400.0%	16	-36.0%	4.8	-93.6%
Hialeah (City)	142	-15.0%	71	-26.8%	282	51.6%	6.7	52.3%
Hialeah Gardens (City)	11	-21.4%	4	-55.6%	14	7.7%	2.7	-15.6%
Homestead (City)	122	-7.6%	64	-27.3%	419	72.4%	10.7	62.1%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	48	-4.0%	29	11.5%	172	120.5%	13.1	133.9%
Kendale Lakes (CDP)	63	-25.0%	33	6.5%	126	77.5%	6.1	90.6%
Kendall (CDP)	121	0.8%	55	-14.1%	220	88.0%	6.3	90.9%
Kendall West (CDP)	51	50.0%	22	10.0%	87	210.7%	6.7	157.7%
Key Biscayne (Village)	38	-25.5%	19	-51.3%	136	27.1%	9.4	28.8%
Leisure City (CDP)	11	22.2%	7	16.7%	10	-23.1%	2.0	-39.4%
Medley (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	674	-17.3%	346	-15.4%	3,422	40.9%	16.4	69.1%
Miami Beach (City)	413	-20.9%	229	-21.0%	2,131	37.1%	17.6	60.0%
Miami Gardens (City)	44	-27.9%	31	-29.5%	108	77.0%	9.1	89.6%
Miami Lakes (Town)	26	-13.3%	11	10.0%	37	105.6%	4.3	87.0%

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Miami-Dade County Local Residential Market Metrics - Q1 2025

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)	6	100.0%	4	300.0%	16	-23.8%	9.6	-23.8%
Miami Springs (City)	2	0.0%	0	N/A	1	0.0%	1.7	-29.2%
Naranja (CDP)	6	-60.0%	4	-33.3%	44	57.1%	10.0	88.7%
North Bay Village (City)	26	-16.1%	12	-45.5%	158	31.7%	18.1	86.6%
North Miami (City)	40	-21.6%	27	-27.0%	235	34.3%	16.6	66.0%
North Miami Beach (City)	35	-41.7%	21	-19.2%	314	50.2%	25.1	118.3%
Ojus (CDP)	32	-44.8%	21	-25.0%	202	82.0%	18.2	124.7%
Olympia Heights (CDP)	1	N/A	1	N/A	1	0.0%	6.0	-50.0%
Opa-locka (City)	3	50.0%	1	0.0%	8	166.7%	8.0	77.8%
Palm Springs North (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Palmetto Bay (Village)	9	0.0%	3	-25.0%	15	25.0%	6.7	21.8%
Palmetto Estates (CDP)	4	300.0%	2	N/A	0	N/A	0.0	N/A
Pinecrest (Village)	4	-55.6%	2	-80.0%	27	237.5%	10.5	275.0%
Pinewood (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Princeton (CDP)	26	-49.0%	16	-36.0%	130	116.7%	7.0	89.2%
Richmond Heights (CDP)	0	N/A	0	N/A	1	N/A	4.0	N/A
Richmond West (CDP)	12	-40.0%	4	-50.0%	11	37.5%	3.2	68.4%
South Miami (City)	6	20.0%	3	-25.0%	24	242.9%	12.5	184.1%
South Miami Heights (CDP)	8	-33.3%	0	-100.0%	13	-18.8%	5.2	-13.3%
Sunny Isles Beach (City)	182	-17.6%	88	-29.0%	1,240	26.4%	22.8	35.7%
Sunset (CDP)	1	-80.0%	1	0.0%	13	550.0%	15.6	609.1%
Surfside (Town)	20	-4.8%	9	-18.2%	115	42.0%	26.0	98.5%
Sweetwater (City)	3	-66.7%	2	-60.0%	20	25.0%	8.6	21.1%
Tamiami (CDP)	20	-55.6%	10	-50.0%	48	20.0%	5.3	39.5%
The Crossings (CDP)	20	-37.5%	6	-50.0%	50	257.1%	6.1	306.7%
The Hammocks (CDP)	46	-28.1%	24	-20.0%	86	120.5%	6.4	137.0%
Three Lakes (CDP)	18	5.9%	8	-27.3%	17	88.9%	3.4	78.9%
University Park (CDP)	12	0.0%	6	100.0%	11	-26.7%	3.8	-9.5%
Virginia Gardens (Village)	1	N/A	0	N/A	1	0.0%	12.0	100.0%
West Little River (CDP)	1	-80.0%	2	0.0%	13	85.7%	17.3	188.3%
West Miami (City)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
West Perrine (CDP)	5	-50.0%	2	-71.4%	11	266.7%	6.3	125.0%
Westchester (CDP)	5	150.0%	1	0.0%	11	57.1%	6.0	71.4%
Westview (CDP)	3	-50.0%	2	-50.0%	21	200.0%	9.3	10.7%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

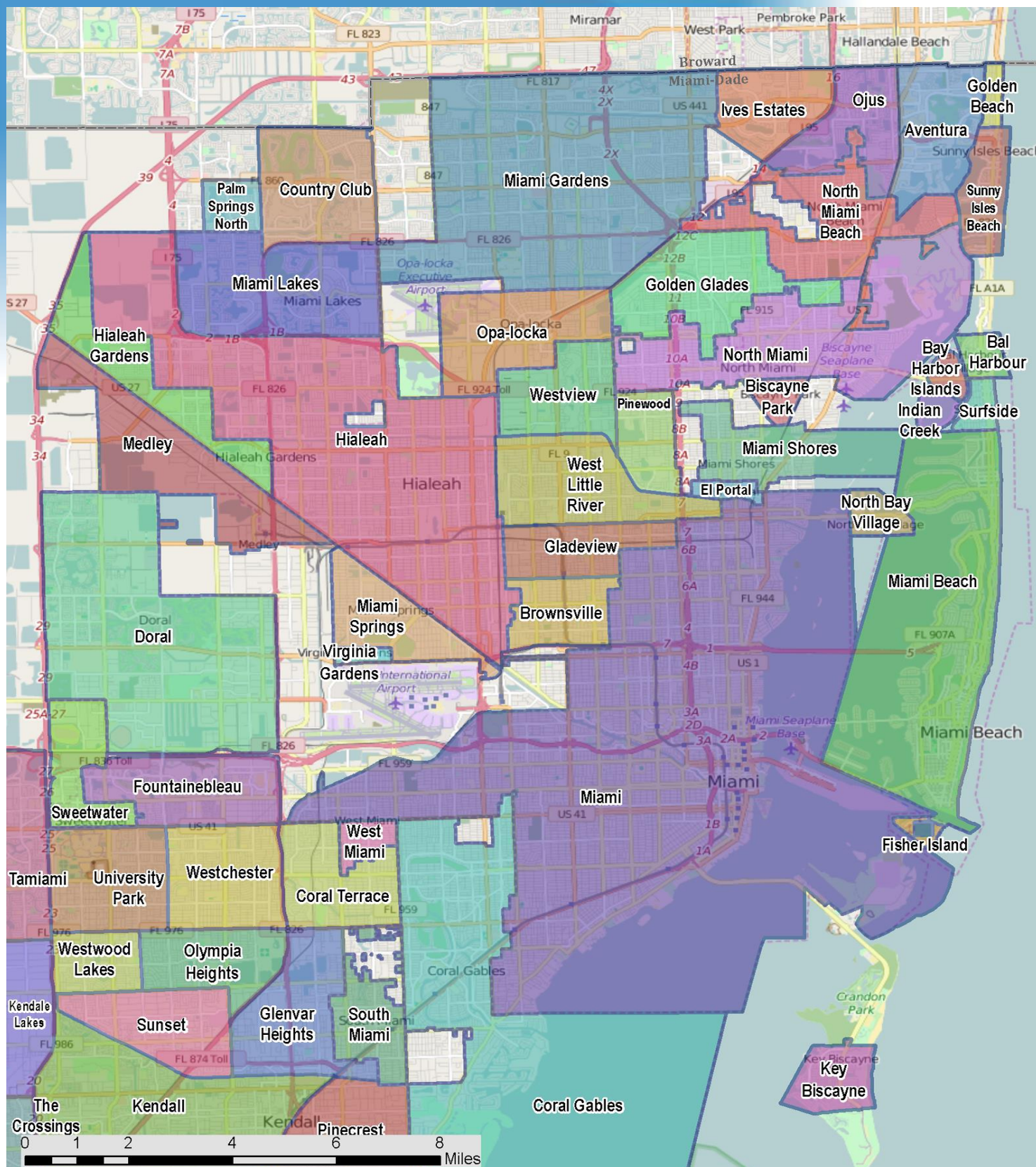
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Miami-Dade County Local Residential Market Metrics - Q1 2025

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

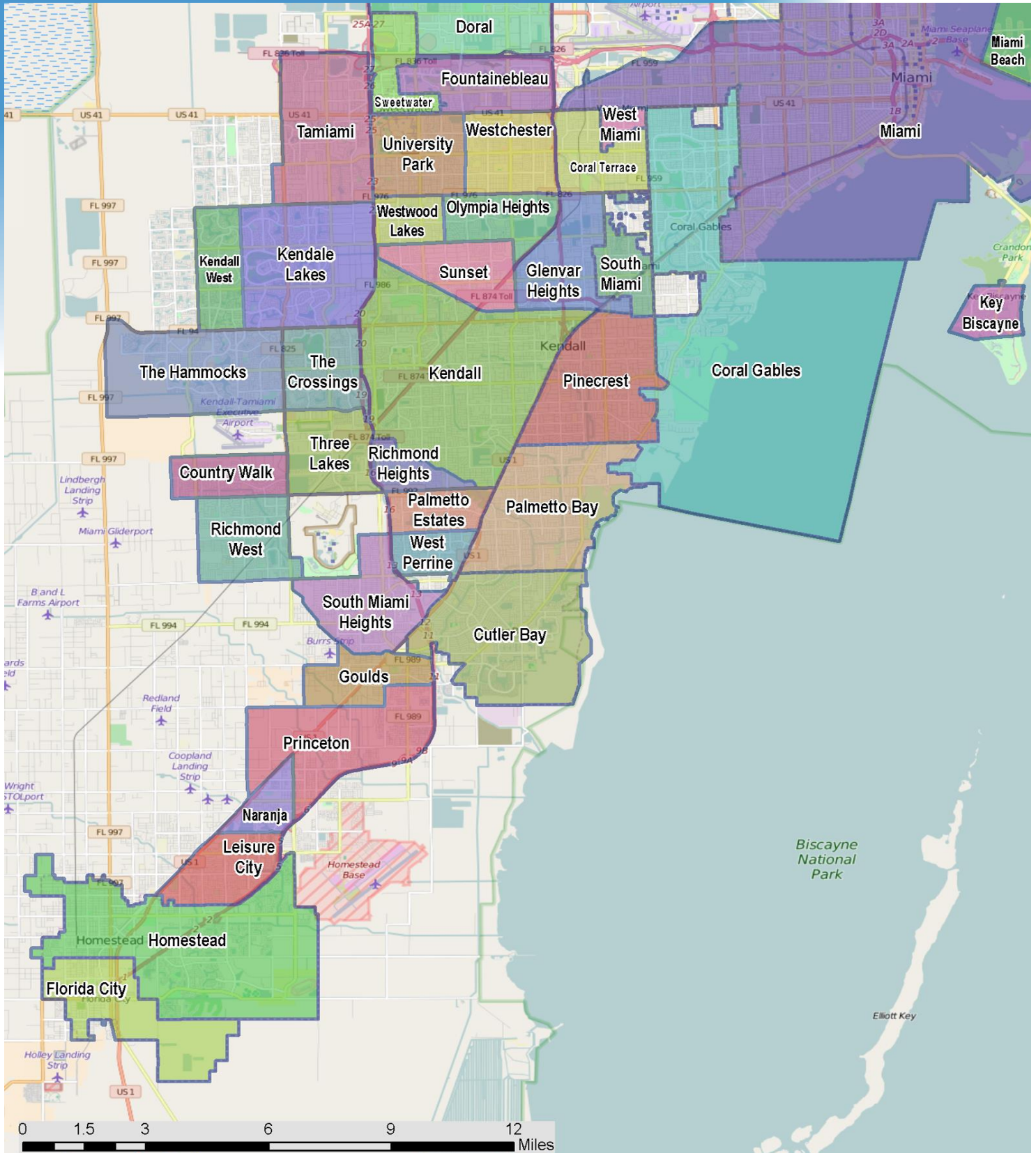


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Reference Map - Southern Miami-Dade County Municipalities and Census-Designated Places*



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