

Miami-Dade County by City

Single-family Housing Stats May 2025

	Year-to-date Closed Sales	% Y/Y YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Median Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami (City)	447	-8.2%	100	-22.0%	\$778K	3.0%	23.0%	9	6	40	93	34
Miami Gardens (City)	251	-6.7%	49	-22.0%	\$510K	2.0%	81.0%	4	7	25	97	22
Hialeah (City)	204	0.5%	52	18.0%	\$577K	5.0%	57.0%	6	7	31	96	25
Homestead (City)	169	-21.8%	36	-51.0%	\$527K	2.0%	78.0%	8	5	58	96	3
Coral Gables (City)	153	7.7%	42	17.0%	\$2,565K	21.0%	31.0%	7	7	47	90	48
Cutler Bay (Town)	137	-10.5%	30	-19.0%	\$618K	-9.0%	57.0%	6	6	42	96	10
Kendall (CDP)	122	3.4%	30	0.0%	\$893K	13.0%	26.0%	5	9	44	92	40
Miami Beach (City)	103	6.2%	20	-33.0%	\$3,660K	11.0%	14.0%	14	6	138	86	65
Palmetto Bay (Village)	97	-19.2%	26	4.0%	\$1,190K	3.0%	83.0%	8	4	54	94	27
Richmond West (CDP)	92	-7.1%	17	6.0%	\$665K	4.0%	75.0%	6	7	49	98	6
The Hammocks (CDP)	89	8.5%	22	-12.0%	\$653K	-5.0%	66.0%	5	4	29	97	5
Doral (City)	88	-5.4%	19	12.0%	\$829K	-1.0%	53.0%	7	4	36	96	5
South Miami Heights (CDP)	87	0.0%	15	-6.0%	\$540K	-13.0%	20.0%	4	7	66	98	7
West Little River (CDP)	79	-3.7%	17	-23.0%	\$480K	11.0%	57.0%	5	6	32	93	29
Pinecrest (Village)	73	-11.0%	20	25.0%	\$3,325K	43.0%	34.0%	11	8	76	91	50
Princeton (CDP)	70	-45.3%	14	-46.0%	\$573K	-1.0%	61.0%	7	4	54	97	14
North Miami (City)	70	-13.6%	19	-5.0%	\$605K	1.0%	63.0%	10	8	41	94	37
Coral Terrace (CDP)	69	40.8%	11	-35.0%	\$785K	12.0%	27.0%	5	11	19	99	0
North Miami Beach (City)	63	-6.0%	18	64.0%	\$580K	14.0%	23.0%	11	7	59	92	28
Leisure City (CDP)	62	3.3%	14	8.0%	\$510K	12.0%	120.0%	4	16	62	98	14
Tamiami (CDP)	57	-12.3%	14	27.0%	\$683K	-10.0%	36.0%	7	5	38	97	7
Kendale Lakes (CDP)	56	-15.2%	11	-8.0%	\$739K	4.0%	21.0%	4	6	60	96	18
Golden Glades (CDP)	52	-8.8%	10	-9.0%	\$560K	12.0%	-2.0%	5	9	33	96	20
Country Walk (CDP)	47	-13.0%	10	11.0%	\$715K	11.0%	142.0%	7	5	50	95	0
The Crossings (CDP)	42	5.0%	12	50.0%	\$768K	14.0%	35.0%	3	7	24	96	17
Olympia Heights (CDP)	42	16.7%	12	33.0%	\$730K	-8.0%	105.0%	6	4	42	96	8
Westchester (CDP)	41	-19.6%	13	-7.0%	\$700K	7.0%	50.0%	4	10	28	95	31
University Park (CDP)	33	-17.5%	12	-20.0%	\$720K	-10.0%	42.0%	5	2	29	95	25

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Miami-Dade County

Single-family Housing Stats

by Zip Code

May 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33157	194	-13.0%	49	0.0%	\$670.0K	-20.0%	96%	7	4	33	96	14
	33177	144	-11.1%	25	-26.0%	\$570.0K	-9.0%	43%	5	6	63	96	4
	33176	119	8.2%	29	71.0%	\$829.0K	-6.0%	30%	5	9	45	93	38
	33186	112	-1.8%	32	19.0%	\$750.0K	14.0%	95%	5	5	20	97	13
	33155	112	6.7%	22	-37.0%	\$907.5K	21.0%	43%	4	13	34	96	18
	33134	112	4.7%	24	-11.0%	\$1,660.0K	93.0%	44%	5	9	55	90	29
	33165	107	-4.5%	32	14.0%	\$712.5K	-3.0%	58%	5	4	40	94	13
	33147	104	-7.1%	25	-29.0%	\$380.0K	-9.0%	64%	6	8	20	95	32
	33156	102	-12.8%	26	0.0%	\$2,775.0K	10.0%	31%	11	7	76	90	50
	33196	101	8.6%	22	5.0%	\$645.0K	-1.0%	78%	6	5	49	95	0
	33133	93	-3.1%	19	-14.0%	\$2,565.3K	35.0%	3%	8	8	28	91	68
	33138	89	-4.3%	19	-17.0%	\$1,250.0K	23.0%	36%	10	7	63	89	47
	33143	86	10.3%	20	0.0%	\$1,937.5K	-4.0%	24%	7	5	21	94	55
	33175	83	-14.4%	16	0.0%	\$717.5K	-6.0%	21%	6	8	58	97	13
	33142	77	-10.5%	12	-45.0%	\$470.0K	20.0%	39%	6	8	53	96	33
	33161	76	-12.6%	12	-48.0%	\$519.0K	-26.0%	63%	9	8	67	89	17
	33189	71	2.9%	18	6.0%	\$622.5K	-1.0%	52%	4	8	42	95	6
	33187	67	6.3%	12	9.0%	\$750.0K	-13.0%	60%	8	5	50	98	17
	33185	66	0.0%	10	-38.0%	\$757.5K	2.0%	-5%	4	5	26	98	10
	33178	66	-16.5%	17	21.0%	\$829.0K	4.0%	85%	6	4	36	96	6
	33162	66	-13.2%	16	14.0%	\$515.0K	4.0%	13%	8	8	33	95	19
	33179	65	62.5%	14	40.0%	\$840.0K	41.0%	64%	9	2	55	91	29
	33169	63	-19.2%	10	-50.0%	\$504.5K	-4.0%	81%	6	7	24	96	30
	33150	60	20.0%	10	11.0%	\$607.5K	5.0%	7%	7	7	57	94	10
	33145	57	-13.6%	13	-24.0%	\$920.0K	3.0%	57%	7	7	51	92	23
	33170	53	-11.7%	10	-23.0%	\$629.5K	9.0%	50%	8	5	32	97	10
	33193	47	-30.9%	12	-25.0%	\$689.5K	5.0%	93%	6	5	13	98	25
	33127	44	12.8%	10	0.0%	\$578.5K	17.0%	32%	13	3	32	97	40
	33146	43	-15.7%	16	7.0%	\$2,790.0K	36.0%	34%	7	7	26	90	38
	33167	42	-8.7%	13	-7.0%	\$515.0K	8.0%	55%	6	8	47	96	15
	33144	40	-7.0%	11	22.0%	\$625.0K	1.0%	62%	6	9	15	93	18
Hialeah	33018	97	12.8%	20	18.0%	\$687.0K	9.0%	38%	6	4	44	97	25
	33015	58	3.6%	12	-20.0%	\$627.5K	16.0%	24%	5	6	42	94	0
	33013	56	14.3%	14	0.0%	\$574.0K	4.0%	19%	7	9	33	95	43
	33012	51	-7.3%	10	-17.0%	\$647.5K	9.0%	141%	5	7	49	96	20
	33010	35	-2.8%	12	140.0%	\$565.0K	49.0%	58%	5	10	28	98	8
Homestead	33033	186	-18.4%	46	-35.0%	\$537.5K	5.0%	80%	7	8	61	97	7
	33032	103	-45.8%	19	-50.0%	\$549.0K	-4.0%	60%	7	5	52	97	16
	33030	71	-30.4%	15	-42.0%	\$525.0K	-15.0%	86%	8	4	28	97	20
Miami Gardens	33056	86	-4.4%	17	-23.0%	\$491.0K	0.0%	133%	5	4	32	96	29
Opa locka	33055	80	11.1%	21	50.0%	\$570.0K	14.0%	44%	3	6	15	99	14
	33054	76	-20.8%	15	-32.0%	\$450.0K	0.0%	2%	3	10	37	97	20

Miami-Dade County by City

Condominium/Townhome Housing Stats May 2025

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Miami (City)	940	-21.4%	201	-30.0%	\$590K	-3.0%	42.0%	18	4	79	93	57
Miami Beach (City)	629	-15.9%	146	-17.0%	\$445K	-11.0%	33.0%	18	5	81	90	74
Aventura (City)	304	-23.4%	63	-25.0%	\$515K	26.0%	36.0%	22	4	83	90	64
Sunny Isles Beach (City)	272	-12.3%	44	-34.0%	\$613K	-26.0%	29.0%	25	4	98	89	80
Doral (City)	202	-15.8%	31	-56.0%	\$494K	-1.0%	41.0%	10	4	43	96	23
Hialeah (City)	200	-10.7%	52	-12.0%	\$300K	8.0%	50.0%	7	7	56	96	39
Homestead (City)	164	-1.8%	37	-16.0%	\$370K	15.0%	48.0%	11	7	41	97	16
Kendall (CDP)	163	-6.9%	38	-21.0%	\$348K	-16.0%	47.0%	6	9	35	95	29
Coral Gables (City)	124	30.5%	17	-19.0%	\$578K	-8.0%	38.0%	9	5	26	93	65
Fountainebleau (CDP)	107	-22.5%	26	4.0%	\$275K	-12.0%	53.0%	8	5	49	94	39
Kendale Lakes (CDP)	90	-21.7%	19	-44.0%	\$360K	13.0%	115.0%	7	6	49	95	37
The Hammocks (CDP)	73	-6.4%	17	-26.0%	\$430K	21.0%	124.0%	7	8	43	96	24
Key Biscayne (Village)	71	0.0%	16	0.0%	\$1,213K	-8.0%	25.0%	9	7	70	91	63
Country Club (CDP)	68	-10.5%	16	-6.0%	\$407K	23.0%	19.0%	6	9	41	95	31
North Miami (City)	66	-8.3%	20	-13.0%	\$173K	-23.0%	20.0%	17	2	74	90	55
Kendall West (CDP)	63	31.2%	10	-33.0%	\$313K	-11.0%	153.0%	7	5	31	96	0
North Miami Beach (City)	53	-33.8%	12	0.0%	\$679K	121.0%	40.0%	26	3	63	90	92
Cutler Bay (Town)	51	-5.6%	12	-20.0%	\$386K	-4.0%	97.0%	8	6	57	94	33
Miami Lakes (Town)	48	9.1%	11	57.0%	\$479K	23.0%	67.0%	5	5	40	96	46
Bal Harbour (Village)	40	-7.0%	11	22.0%	\$1,850K	185.0%	4.0%	17	6	65	89	91
Florida City (City)	34	-17.1%	23	28.0%	\$396K	-3.0%	116.0%	13	5	56	96	0
Tamiami (CDP)	32	-43.9%	10	-33.0%	\$395K	13.0%	0.0%	7	4	41	95	40

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Miami-Dade County
by Zip Code

Condominium/Townhome Housing Stats
May 2025

		Year-to-date Closed Sales	%Y/Y YTD Closed Sales	Closed Sales	%Y/Y Closed Sales	Median Sales Price	%Y/Y Median Sales Price	%Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Median Percent Sales to Original List Price	Cash Sales as Percent of Sales
Miami	33131	240	-13.7%	50	-31.0%	\$667.5K	-8.0%	48%	19	4	89	92	68
	33180	217	-24.1%	43	-25.0%	\$550.0K	33.0%	44%	22	4	65	90	58
	33178	159	-14.5%	26	-51.0%	\$457.5K	-7.0%	31%	8	5	39	96	19
	33132	142	-24.1%	38	-17.0%	\$457.5K	-12.0%	37%	23	3	62	95	47
	33133	136	-0.7%	22	-19.0%	\$1,042.8K	-13.0%	50%	10	7	53	93	73
	33130	124	-20.0%	18	-50.0%	\$481.0K	-25.0%	46%	17	5	67	93	50
	33137	123	-30.9%	28	-33.0%	\$650.0K	-3.0%	21%	22	5	91	92	46
	33179	99	-26.1%	17	-45.0%	\$236.0K	3.0%	62%	17	4	56	93	47
	33186	98	5.4%	24	14.0%	\$484.8K	10.0%	100%	5	10	28	97	29
	33134	83	43.1%	13	-13.0%	\$510.6K	-15.0%	46%	9	5	40	92	69
	33183	71	-29.0%	15	-46.0%	\$313.5K	-4.0%	91%	7	6	53	95	47
	33193	70	40.0%	13	-13.0%	\$350.0K	0.0%	129%	7	5	27	97	0
	33176	68	-16.0%	18	-5.0%	\$337.0K	8.0%	109%	7	8	43	94	28
	33181	63	-14.9%	15	-42.0%	\$325.0K	15.0%	4%	16	3	80	91	53
	33172	62	-32.6%	14	-30.0%	\$265.0K	-16.0%	24%	8	7	52	94	36
	33126	55	-26.7%	15	0.0%	\$260.0K	-7.0%	103%	10	4	101	89	60
	33156	53	10.4%	14	-22.0%	\$321.3K	-17.0%	55%	9	8	33	94	50
	33129	53	-26.4%	17	21.0%	\$850.0K	26.0%	25%	14	3	101	89	41
	33138	52	-8.8%	11	0.0%	\$330.0K	-24.0%	5%	11	6	54	89	73
	33196	50	-21.9%	10	-44.0%	\$360.0K	10.0%	137%	7	8	40	97	30
	33143	46	-11.5%	12	0.0%	\$294.8K	-13.0%	46%	8	10	70	92	33
Miami Beach	33139	358	-9.1%	80	-14.0%	\$487.5K	11.0%	34%	16	6	79	91	78
	33141	169	-26.2%	40	-17.0%	\$352.4K	-17.0%	41%	19	4	68	92	65
	33140	142	-22.8%	34	-36.0%	\$470.0K	-22.0%	24%	20	7	113	88	77
	33154	109	-18.0%	29	4.0%	\$1,444.4K	146.0%	26%	21	6	63	89	76
Hialeah	33014	74	7.2%	21	24.0%	\$410.0K	5.0%	80%	5	5	31	97	38
	33015	70	-10.3%	16	-11.0%	\$407.0K	25.0%	21%	7	8	41	95	31
	33018	65	-11.0%	16	0.0%	\$443.0K	-4.0%	67%	7	6	80	97	6
	33012	64	-7.2%	20	11.0%	\$233.5K	2.0%	20%	6	7	79	94	50
Homestead	33035	88	20.5%	19	-5.0%	\$364.9K	13.0%	36%	11	5	41	93	16
	33033	73	-24.7%	17	-29.0%	\$370.0K	2.0%	50%	10	6	51	99	12
	33032	65	-42.0%	16	-57.0%	\$420.0K	-2.0%	64%	8	8	77	96	0
	33034	53	-23.2%	25	-4.0%	\$395.6K	0.0%	119%	15	5	49	96	4
Key Biscayne	33149	74	0.0%	17	-6.0%	\$1,225.0K	-7.0%	25%	9	7	67	91	65
North Miami Beach	33160	407	-17.1%	78	-25.0%	\$534.0K	-7.0%	30%	24	4	91	90	78

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