

Miami-Dade County Local Residential Market Metrics - Q2 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	2,791	-10.9%	688	-14.2%	\$675,000	3.8%	\$1,196,496	0.6%
Aventura (City)	5	25.0%	1	0.0%	\$1,104,000	-25.1%	\$976,600	-35.4%
Bal Harbour (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Bay Harbor Islands (Town)	2	-60.0%	2	-60.0%	\$10,505,000	-26.3%	\$10,505,000	-19.9%
Biscayne Park (Village)	8	-46.7%	5	0.0%	\$899,750	-10.0%	\$1,244,902	-1.7%
Brownsville (CDP)	20	-28.6%	7	40.0%	\$465,000	8.3%	\$436,300	0.6%
Coral Gables (City)	107	11.5%	52	-14.8%	\$2,350,000	14.6%	\$3,330,489	-2.0%
Coral Terrace (CDP)	38	18.8%	4	-60.0%	\$690,000	4.7%	\$788,619	5.6%
Country Club (CDP)	16	-27.3%	1	-66.7%	\$640,000	17.4%	\$641,625	-1.8%
Country Walk (CDP)	36	2.9%	1	-83.3%	\$670,000	0.0%	\$706,166	2.8%
Cutler Bay (Town)	95	-17.4%	12	-45.5%	\$610,250	-3.1%	\$648,903	-3.5%
Doral (City)	61	3.4%	10	0.0%	\$950,000	2.4%	\$1,072,090	0.1%
El Portal (Village)	11	37.5%	1	-66.7%	\$965,000	1.0%	\$1,051,364	6.5%
Fisher Island (CDP)	1	N/A	1	N/A	\$6,125,000	N/A	\$6,125,000	N/A
Florida City (City)	35	25.0%	2	0.0%	\$574,900	10.6%	\$545,910	15.0%
Fountainebleau (CDP)	10	-33.3%	4	300.0%	\$712,500	11.3%	\$769,000	8.8%
Gladeview (CDP)	15	-46.4%	7	40.0%	\$399,500	-8.2%	\$402,673	-3.3%
Glenvar Heights (CDP)	18	63.6%	9	80.0%	\$1,590,000	9.2%	\$1,796,933	-16.7%
Golden Beach (Town)	2	-60.0%	1	-80.0%	\$7,175,000	-40.0%	\$7,175,000	-42.7%
Golden Glades (CDP)	31	-3.1%	7	-46.2%	\$595,000	19.0%	\$649,481	19.3%
Goulds (CDP)	21	-27.6%	2	-50.0%	\$599,000	14.1%	\$612,852	9.8%
Hialeah (City)	131	1.6%	22	-15.4%	\$580,000	5.1%	\$595,877	4.4%
Hialeah Gardens (City)	12	50.0%	2	0.0%	\$560,000	10.7%	\$680,408	33.4%
Homestead (City)	108	-34.1%	9	-18.2%	\$535,000	4.9%	\$527,528	3.3%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	17	6.3%	4	33.3%	\$575,000	5.5%	\$598,582	9.4%
Kendale Lakes (CDP)	44	18.9%	7	-46.2%	\$725,000	1.0%	\$826,591	-13.4%
Kendall (CDP)	83	-8.8%	32	33.3%	\$940,000	0.9%	\$1,244,139	4.8%
Kendall West (CDP)	16	-30.4%	2	100.0%	\$662,750	4.4%	\$653,563	2.6%
Key Biscayne (Village)	11	-15.4%	9	-10.0%	\$3,575,000	-15.9%	\$7,074,091	1.0%
Leisure City (CDP)	41	2.5%	3	200.0%	\$496,250	4.5%	\$503,231	5.7%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	286	-13.3%	126	-3.1%	\$760,000	-1.3%	\$1,351,190	-9.5%
Miami Beach (City)	67	-1.5%	45	-11.8%	\$3,000,000	-10.1%	\$7,283,283	2.1%
Miami Gardens (City)	158	-11.2%	27	-10.0%	\$516,000	3.2%	\$499,016	3.1%
Miami Lakes (Town)	31	-16.2%	8	14.3%	\$907,500	-3.5%	\$957,923	-8.5%

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Miami Shores (Village)	30	-9.1%	8	-50.0%	\$1,110,000	-14.6%	\$1,572,917	9.9%
Miami Springs (City)	25	0.0%	3	0.0%	\$762,500	5.9%	\$847,700	8.4%
Naranja (CDP)	3	0.0%	1	N/A	\$415,000	-10.6%	\$373,000	-24.0%
North Bay Village (City)	6	0.0%	4	0.0%	\$1,142,500	-0.7%	\$1,760,000	50.8%
North Miami (City)	52	-18.8%	19	-13.6%	\$635,000	19.8%	\$1,692,661	58.4%
North Miami Beach (City)	44	7.3%	10	-33.3%	\$554,500	3.6%	\$997,397	21.3%
Ojus (CDP)	20	0.0%	9	0.0%	\$1,197,500	-4.0%	\$1,257,400	-14.7%
Olympia Heights (CDP)	29	16.0%	7	133.3%	\$685,000	-5.5%	\$746,021	-16.5%
Opa-locka (City)	21	10.5%	5	-16.7%	\$365,000	-1.1%	\$397,567	-0.6%
Palm Springs North (CDP)	9	12.5%	1	N/A	\$699,000	0.6%	\$766,000	5.7%
Palmetto Bay (Village)	75	-2.6%	18	-37.9%	\$1,200,000	6.7%	\$1,306,327	7.8%
Palmetto Estates (CDP)	25	8.7%	3	-40.0%	\$620,000	9.7%	\$614,800	5.5%
Pinecrest (Village)	48	-17.2%	28	-12.5%	\$2,400,000	-14.3%	\$3,496,104	6.2%
Pinewood (CDP)	22	15.8%	7	40.0%	\$415,000	-2.4%	\$449,595	5.0%
Princeton (CDP)	49	-48.4%	3	-25.0%	\$570,000	-0.9%	\$565,061	-8.4%
Richmond Heights (CDP)	19	-5.0%	5	66.7%	\$535,000	3.9%	\$532,416	3.0%
Richmond West (CDP)	54	-23.9%	5	-37.5%	\$640,000	-1.5%	\$679,212	1.2%
South Miami (City)	25	-19.4%	14	7.7%	\$1,125,000	-24.1%	\$1,853,342	-5.6%
South Miami Heights (CDP)	52	-14.8%	5	150.0%	\$595,000	8.2%	\$641,600	7.1%
Sunny Isles Beach (City)	1	-85.7%	1	-80.0%	\$2,150,000	-32.3%	\$2,150,000	-32.2%
Sunset (CDP)	28	27.3%	2	-71.4%	\$821,000	-7.8%	\$1,076,571	19.2%
Surfside (Town)	12	-7.7%	5	-37.5%	\$1,500,000	0.0%	\$1,540,000	-15.8%
Sweetwater (City)	5	25.0%	0	-100.0%	\$585,000	4.9%	\$610,800	3.5%
Tamiami (CDP)	42	-14.3%	4	-42.9%	\$697,500	-5.1%	\$830,524	0.9%
The Crossings (CDP)	31	24.0%	5	0.0%	\$750,000	3.4%	\$759,403	-0.4%
The Hammocks (CDP)	63	6.8%	5	25.0%	\$665,000	1.4%	\$661,114	-0.1%
Three Lakes (CDP)	22	15.8%	1	0.0%	\$668,000	8.2%	\$702,000	-1.9%
University Park (CDP)	24	-17.2%	6	20.0%	\$687,000	-12.3%	\$725,375	-10.9%
Virginia Gardens (Village)	2	0.0%	1	N/A	\$632,500	-7.2%	\$632,500	-7.2%
West Little River (CDP)	39	-29.1%	8	-46.7%	\$480,000	8.5%	\$461,585	-1.1%
West Miami (City)	6	-14.3%	3	50.0%	\$622,500	-22.4%	\$638,334	-18.4%
West Perrine (CDP)	14	40.0%	2	100.0%	\$529,950	-9.8%	\$561,814	-5.1%
Westchester (CDP)	36	-5.3%	6	-40.0%	\$720,000	3.2%	\$738,081	3.6%
Westview (CDP)	17	-15.0%	4	0.0%	\$515,000	-1.0%	\$515,971	3.8%
Westwood Lakes (CDP)	15	-21.1%	0	-100.0%	\$740,000	7.2%	\$728,133	2.8%

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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	\$3.3 Billion	-10.4%	95.4%	-1.0%	44 Days	37.5%	4,571	1.7%
Aventura (City)	\$4.9 Million	-19.3%	89.2%	-9.7%	76 Days	261.9%	10	150.0%
Bal Harbour (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Bay Harbor Islands (Town)	\$21.0 Million	-68.0%	84.3%	-3.1%	344 Days	15.8%	6	0.0%
Biscayne Park (Village)	\$10.0 Million	-47.6%	91.2%	-0.4%	58 Days	65.7%	19	5.6%
Brownsville (CDP)	\$8.7 Million	-28.2%	98.4%	1.2%	35 Days	25.0%	48	23.1%
Coral Gables (City)	\$356.4 Million	9.2%	90.6%	-2.9%	55 Days	48.6%	165	16.2%
Coral Terrace (CDP)	\$30.0 Million	25.4%	95.7%	-0.2%	25 Days	-21.9%	61	41.9%
Country Club (CDP)	\$10.3 Million	-28.6%	97.5%	-0.5%	61 Days	90.6%	30	-9.1%
Country Walk (CDP)	\$25.4 Million	5.8%	97.3%	-0.5%	33 Days	200.0%	66	46.7%
Cutler Bay (Town)	\$61.6 Million	-20.3%	96.3%	-1.3%	40 Days	66.7%	157	-3.7%
Doral (City)	\$65.4 Million	3.5%	96.2%	0.5%	56 Days	43.6%	109	2.8%
El Portal (Village)	\$11.6 Million	46.4%	97.7%	5.6%	14 Days	-70.8%	16	77.8%
Fisher Island (CDP)	\$6.1 Million	N/A	0.0%	N/A	0 Days	N/A	1	N/A
Florida City (City)	\$19.1 Million	43.7%	99.7%	0.2%	30 Days	114.3%	22	-42.1%
Fountainebleau (CDP)	\$7.7 Million	-27.5%	97.2%	-0.4%	32 Days	-46.7%	16	-15.8%
Gladeview (CDP)	\$6.0 Million	-48.2%	100.0%	1.5%	55 Days	89.7%	36	-7.7%
Glenvar Heights (CDP)	\$32.3 Million	36.2%	92.2%	-0.3%	57 Days	0.0%	29	3.6%
Golden Beach (Town)	\$14.4 Million	-77.1%	83.3%	1.7%	185 Days	-47.0%	5	-50.0%
Golden Glades (CDP)	\$20.1 Million	15.6%	96.2%	3.2%	40 Days	21.2%	56	-11.1%
Goulds (CDP)	\$12.9 Million	-20.5%	97.1%	1.4%	49 Days	28.9%	41	5.1%
Hialeah (City)	\$78.1 Million	6.0%	96.6%	-0.2%	34 Days	9.7%	194	4.9%
Hialeah Gardens (City)	\$8.2 Million	100.1%	97.0%	-1.5%	35 Days	40.0%	12	0.0%
Homestead (City)	\$57.0 Million	-32.0%	96.1%	-1.2%	57 Days	26.7%	239	21.9%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$10.2 Million	16.2%	95.7%	0.9%	55 Days	31.0%	39	25.8%
Kendale Lakes (CDP)	\$36.4 Million	3.0%	95.1%	-2.8%	48 Days	84.6%	54	-5.3%
Kendall (CDP)	\$103.3 Million	-4.5%	93.8%	0.2%	41 Days	24.2%	124	-6.8%
Kendall West (CDP)	\$10.5 Million	-28.6%	99.6%	2.6%	15 Days	-25.0%	36	0.0%
Key Biscayne (Village)	\$77.8 Million	-14.5%	92.0%	-4.0%	82 Days	15.5%	26	18.2%
Leisure City (CDP)	\$20.6 Million	8.3%	97.5%	-2.5%	54 Days	100.0%	49	6.5%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	200.0%
Miami (City)	\$386.4 Million	-21.5%	93.1%	-1.5%	45 Days	2.3%	492	-2.0%
Miami Beach (City)	\$488.0 Million	0.6%	86.7%	-3.7%	99 Days	28.6%	105	-2.8%
Miami Gardens (City)	\$78.8 Million	-8.4%	97.1%	-0.5%	31 Days	47.6%	243	10.0%
Miami Lakes (Town)	\$29.7 Million	-23.3%	93.9%	-2.1%	36 Days	-21.7%	48	-9.4%

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Miami Shores (Village)	\$47.2 Million	-0.1%	88.6%	-7.6%	60 Days	114.3%	57	-13.6%
Miami Springs (City)	\$21.2 Million	8.4%	91.7%	-2.6%	45 Days	21.6%	33	-5.7%
Naranja (CDP)	\$1.1 Million	-24.0%	97.7%	7.6%	90 Days	-4.3%	14	40.0%
North Bay Village (City)	\$10.6 Million	50.8%	90.3%	-1.0%	56 Days	-43.4%	5	-54.5%
North Miami (City)	\$88.0 Million	28.7%	92.7%	-0.7%	45 Days	-4.3%	110	26.4%
North Miami Beach (City)	\$43.9 Million	30.2%	94.1%	0.1%	53 Days	10.4%	97	15.5%
Ojus (CDP)	\$25.1 Million	-14.7%	88.7%	-2.2%	45 Days	-54.5%	41	-14.6%
Olympia Heights (CDP)	\$21.6 Million	-3.1%	93.7%	-2.7%	33 Days	17.9%	47	95.8%
Opa-locka (City)	\$8.3 Million	9.8%	99.9%	0.1%	40 Days	233.3%	24	-14.3%
Palm Springs North (CDP)	\$6.9 Million	18.9%	96.2%	0.2%	21 Days	-27.6%	21	40.0%
Palmetto Bay (Village)	\$98.0 Million	5.0%	93.7%	-1.2%	47 Days	30.6%	127	4.1%
Palmetto Estates (CDP)	\$15.4 Million	14.7%	96.0%	-2.8%	27 Days	107.7%	33	13.8%
Pinecrest (Village)	\$167.8 Million	-12.1%	90.1%	-4.1%	61 Days	52.5%	78	-1.3%
Pinewood (CDP)	\$9.9 Million	21.5%	97.1%	-0.2%	29 Days	-29.3%	23	15.0%
Princeton (CDP)	\$27.7 Million	-52.7%	96.8%	-1.7%	53 Days	112.0%	104	-14.8%
Richmond Heights (CDP)	\$10.1 Million	-2.1%	95.9%	-4.5%	31 Days	72.2%	34	-5.6%
Richmond West (CDP)	\$36.7 Million	-23.0%	97.3%	-1.1%	42 Days	50.0%	78	-18.8%
South Miami (City)	\$46.3 Million	-23.9%	89.9%	-6.9%	42 Days	162.5%	36	5.9%
South Miami Heights (CDP)	\$33.4 Million	-8.7%	97.9%	-1.2%	45 Days	50.0%	78	2.6%
Sunny Isles Beach (City)	\$2.2 Million	-90.3%	87.0%	-5.2%	127 Days	-13.0%	12	71.4%
Sunset (CDP)	\$30.1 Million	51.8%	91.9%	-1.9%	53 Days	152.4%	41	57.7%
Surfside (Town)	\$18.5 Million	-22.3%	87.4%	-4.8%	57 Days	46.2%	13	-43.5%
Sweetwater (City)	\$3.1 Million	29.4%	92.3%	-8.5%	117 Days	333.3%	5	-28.6%
Tamiami (CDP)	\$34.9 Million	-13.5%	96.5%	0.8%	47 Days	56.7%	70	2.9%
The Crossings (CDP)	\$23.5 Million	23.5%	95.5%	-3.2%	27 Days	50.0%	33	13.8%
The Hammocks (CDP)	\$41.7 Million	6.6%	96.8%	-0.3%	47 Days	113.6%	85	-9.6%
Three Lakes (CDP)	\$15.4 Million	13.6%	96.6%	-1.3%	29 Days	-6.5%	33	10.0%
University Park (CDP)	\$17.4 Million	-26.2%	97.1%	0.2%	28 Days	21.7%	41	2.5%
Virginia Gardens (Village)	\$1.3 Million	-7.2%	105.0%	13.9%	43 Days	-64.5%	5	150.0%
West Little River (CDP)	\$18.0 Million	-29.9%	95.0%	-3.7%	37 Days	76.2%	58	-32.6%
West Miami (City)	\$3.8 Million	-30.1%	91.1%	-5.1%	14 Days	7.7%	14	75.0%
West Perrine (CDP)	\$7.9 Million	32.9%	96.9%	-0.6%	24 Days	-33.3%	24	33.3%
Westchester (CDP)	\$26.6 Million	-1.9%	95.2%	-1.8%	38 Days	72.7%	46	-13.2%
Westview (CDP)	\$8.8 Million	-11.7%	100.0%	3.6%	26 Days	-3.7%	24	14.3%
Westwood Lakes (CDP)	\$10.9 Million	-18.8%	97.7%	2.6%	61 Days	125.9%	27	12.5%

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Miami-Dade County	2,899	-13.4%	1,335	-18.9%	5,669	44.3%	6.6	50.0%
Aventura (City)	2	-50.0%	1	-66.7%	20	25.0%	14.1	69.9%
Bal Harbour (Village)	0	-100.0%	0	-100.0%	9	80.0%	21.6	8.0%
Bay Harbor Islands (Town)	2	-50.0%	1	0.0%	10	100.0%	30.0	500.0%
Biscayne Park (Village)	4	-75.0%	1	-83.3%	29	45.0%	8.5	63.5%
Brownsville (CDP)	34	9.7%	21	10.5%	41	105.0%	5.3	120.8%
Coral Gables (City)	104	-12.6%	45	-36.6%	225	36.4%	7.4	15.6%
Coral Terrace (CDP)	44	22.2%	18	-10.0%	56	51.4%	4.4	10.0%
Country Club (CDP)	22	-4.3%	13	85.7%	30	30.4%	5.5	44.7%
Country Walk (CDP)	31	-11.4%	11	-26.7%	70	233.3%	7.5	226.1%
Cutler Bay (Town)	111	0.9%	47	-2.1%	153	33.0%	5.1	37.8%
Doral (City)	53	-26.4%	21	-50.0%	142	57.8%	7.2	53.2%
El Portal (Village)	10	25.0%	3	0.0%	19	-9.5%	7.6	-18.3%
Fisher Island (CDP)	0	-100.0%	2	0.0%	1	-66.7%	4.0	N/A
Florida City (City)	26	-3.7%	7	-75.0%	35	52.2%	3.9	25.8%
Fountainebleau (CDP)	4	-71.4%	0	-100.0%	18	38.5%	5.3	60.6%
Gladeview (CDP)	18	-40.0%	11	-26.7%	37	37.0%	6.4	88.2%
Glenvar Heights (CDP)	17	54.5%	8	60.0%	47	20.5%	9.2	-4.2%
Golden Beach (Town)	2	0.0%	2	100.0%	27	0.0%	46.3	142.4%
Golden Glades (CDP)	37	-9.8%	23	-4.2%	53	-10.2%	4.7	-23.0%
Goulds (CDP)	24	-27.3%	15	-21.1%	49	81.5%	7.3	97.3%
Hialeah (City)	137	-5.5%	75	10.3%	223	58.2%	5.9	68.6%
Hialeah Gardens (City)	10	0.0%	3	-50.0%	15	66.7%	4.4	51.7%
Homestead (City)	134	-28.7%	76	-17.4%	296	75.1%	7.3	78.0%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	21	-4.5%	8	-46.7%	51	59.4%	7.9	23.4%
Kendale Lakes (CDP)	39	-9.3%	15	-16.7%	49	11.4%	4.4	15.8%
Kendall (CDP)	86	-10.4%	35	-22.2%	129	25.2%	4.8	14.3%
Kendall West (CDP)	18	-25.0%	8	-38.5%	29	20.8%	4.4	37.5%
Key Biscayne (Village)	15	-11.8%	7	-30.0%	48	50.0%	13.4	42.6%
Leisure City (CDP)	44	12.8%	17	21.4%	49	122.7%	4.1	127.8%
Medley (Town)	0	N/A	0	N/A	2	100.0%	24.0	300.0%
Miami (City)	278	-11.7%	114	-14.9%	711	22.8%	8.6	38.7%
Miami Beach (City)	64	-12.3%	29	-23.7%	242	12.6%	13.3	20.9%
Miami Gardens (City)	179	-13.9%	94	-27.7%	223	108.4%	4.5	114.3%
Miami Lakes (Town)	34	-22.7%	17	-19.0%	56	24.4%	5.8	31.8%

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Miami-Dade County Local Residential Market Metrics - Q2 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)	28	-45.1%	14	-50.0%	91	46.8%	7.7	48.1%
Miami Springs (City)	31	10.7%	15	87.5%	33	-2.9%	4.4	-10.2%
Naranja (CDP)	5	-28.6%	3	-50.0%	19	533.3%	8.4	460.0%
North Bay Village (City)	2	-66.7%	0	-100.0%	12	0.0%	5.5	-23.6%
North Miami (City)	76	11.8%	43	30.3%	154	60.4%	9.8	75.0%
North Miami Beach (City)	66	32.0%	38	31.0%	124	22.8%	10.8	54.3%
Ojus (CDP)	23	-4.2%	11	10.0%	75	29.3%	12.2	29.8%
Olympia Heights (CDP)	27	22.7%	10	0.0%	45	136.8%	6.6	144.4%
Opa-locka (City)	25	-3.8%	8	-46.7%	22	46.7%	3.5	45.8%
Palm Springs North (CDP)	9	28.6%	4	100.0%	12	20.0%	6.3	26.0%
Palmetto Bay (Village)	73	5.8%	21	-32.3%	158	58.0%	7.7	75.0%
Palmetto Estates (CDP)	28	3.7%	11	-8.3%	28	115.4%	4.1	156.3%
Pinecrest (Village)	42	2.4%	24	20.0%	148	31.0%	11.4	56.2%
Pinewood (CDP)	20	-16.7%	7	-30.0%	26	52.9%	6.0	87.5%
Princeton (CDP)	53	-45.9%	29	-45.3%	122	106.8%	7.3	180.8%
Richmond Heights (CDP)	21	-34.4%	12	-33.3%	31	106.7%	4.3	87.0%
Richmond West (CDP)	54	-28.9%	31	3.3%	106	79.7%	6.3	110.0%
South Miami (City)	31	10.7%	11	-15.4%	39	39.3%	5.3	32.5%
South Miami Heights (CDP)	45	-35.7%	24	-27.3%	76	55.1%	4.3	53.6%
Sunny Isles Beach (City)	3	-40.0%	2	-50.0%	26	116.7%	24.0	182.4%
Sunset (CDP)	24	-17.2%	10	-16.7%	46	170.6%	7.1	222.7%
Surfside (Town)	9	0.0%	4	100.0%	39	39.3%	13.0	39.8%
Sweetwater (City)	3	-40.0%	1	-66.7%	10	150.0%	6.3	173.9%
Tamiami (CDP)	46	-2.1%	22	-4.3%	87	38.1%	6.5	35.4%
The Crossings (CDP)	27	17.4%	7	-12.5%	25	19.0%	2.8	-9.7%
The Hammocks (CDP)	53	-22.1%	17	-46.9%	102	88.9%	5.9	78.8%
Three Lakes (CDP)	23	4.5%	13	8.3%	36	111.8%	6.6	135.7%
University Park (CDP)	31	-8.8%	12	-29.4%	26	36.8%	3.9	62.5%
Virginia Gardens (Village)	1	-50.0%	1	N/A	5	66.7%	7.5	4.2%
West Little River (CDP)	39	-37.1%	20	-41.2%	73	28.1%	4.8	37.1%
West Miami (City)	6	-33.3%	2	-50.0%	12	140.0%	5.0	108.3%
West Perrine (CDP)	19	72.7%	9	28.6%	20	122.2%	4.1	115.8%
Westchester (CDP)	36	-7.7%	12	-29.4%	40	29.0%	3.7	8.8%
Westview (CDP)	15	-31.8%	7	-36.4%	36	227.3%	7.1	195.8%
Westwood Lakes (CDP)	18	-10.0%	9	12.5%	22	120.0%	4.3	104.8%

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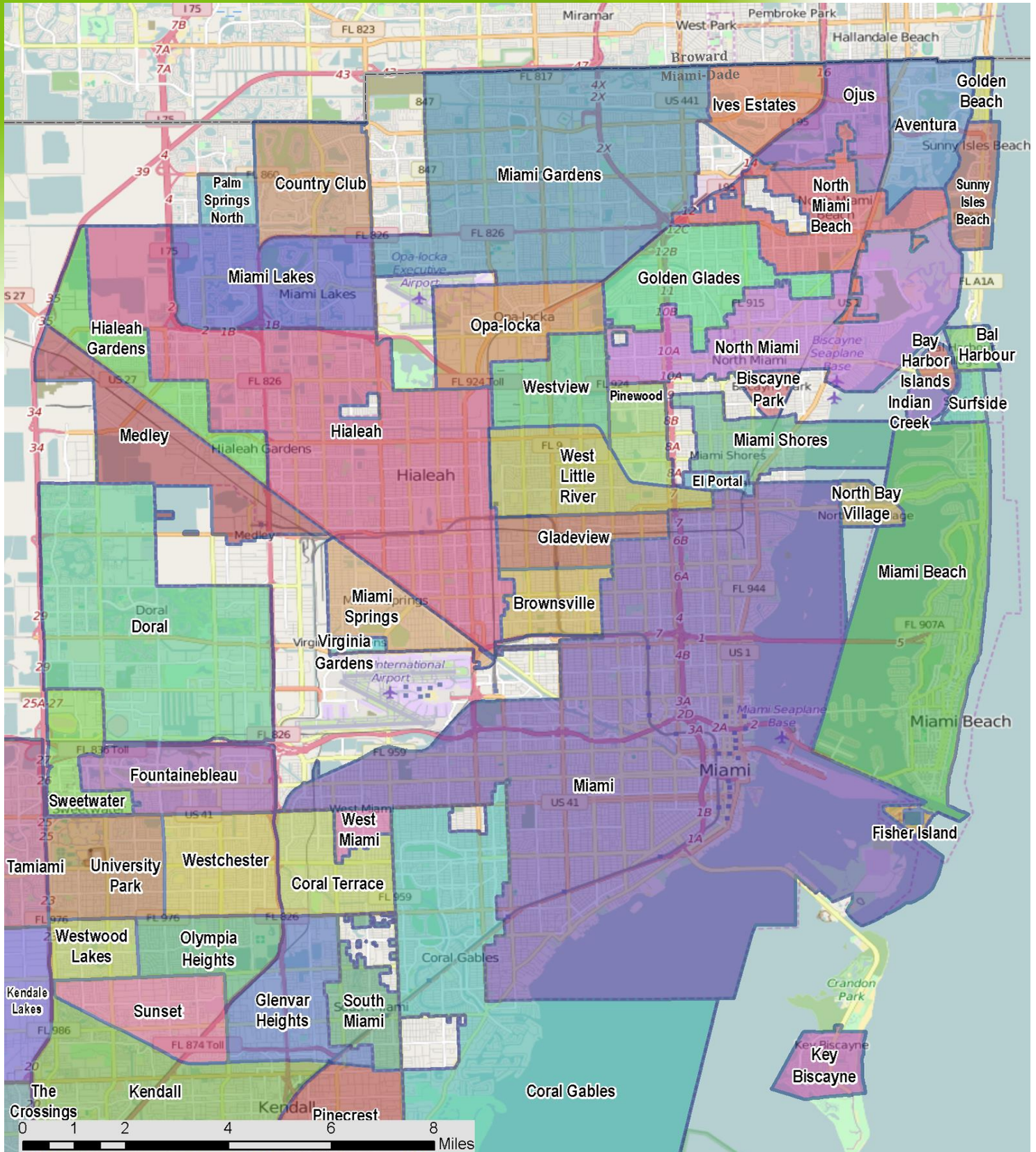
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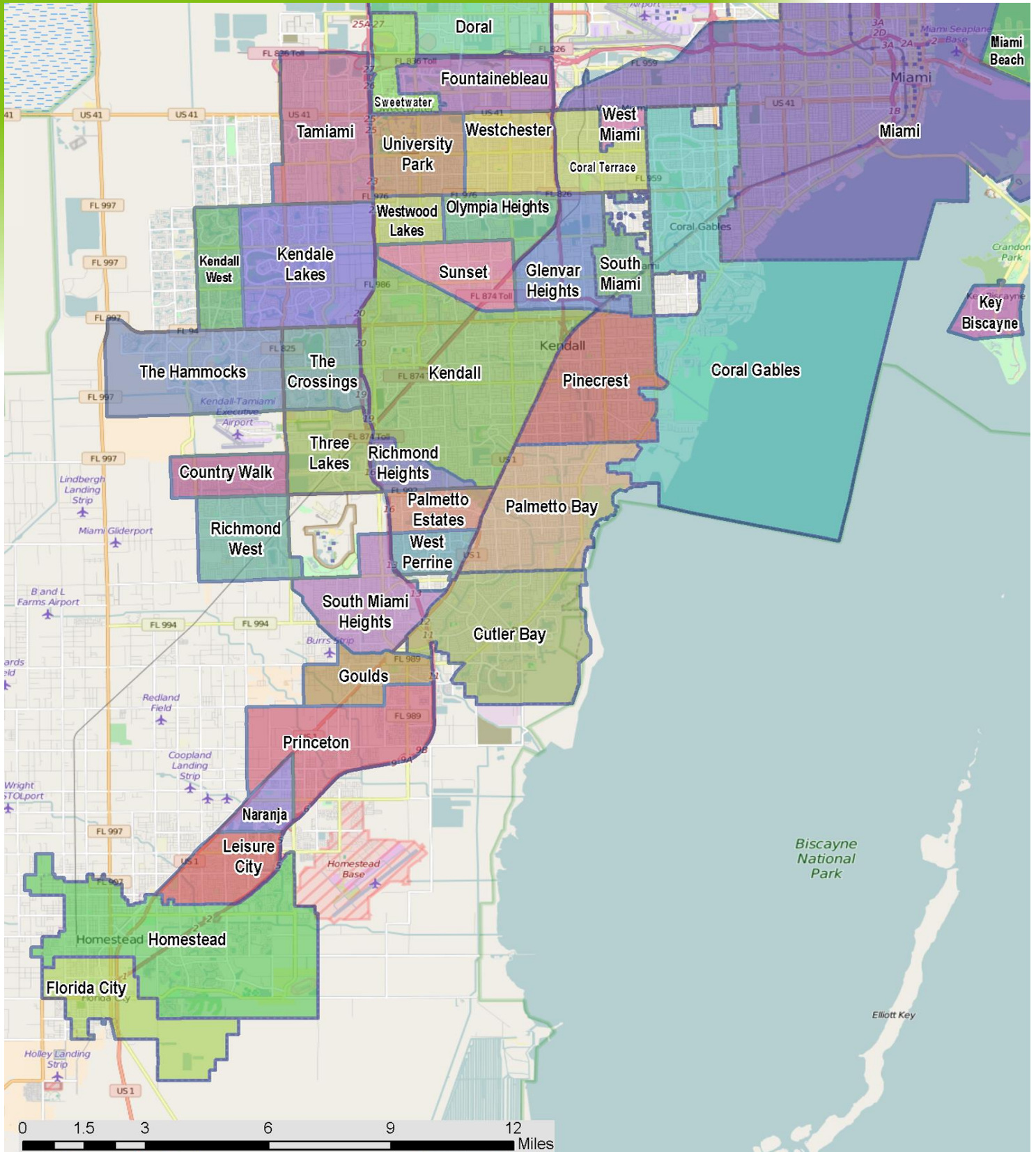
Reference Map - Northern Miami-Dade County

Municipalities and Census-Designated Places*



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