

Miami-Dade County by City

Single-family Housing Stats August 2025

	Year-to-date Closed Sales	% 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)	694	-7.8%	79	-2.5%	\$801K	23.2%	20.1%	8	7	53	92	47
Miami Gardens (City)	380	-12.0%	43	-23.2%	\$518K	1.6%	65.9%	5	8	39	96	12
Homestead (City)	312	-15.2%	63	1.6%	\$530K	2.9%	52.2%	7	9	64	96	6
Hialeah (City)	312	-3.7%	35	-18.6%	\$590K	6.3%	42.9%	6	5	32	97	11
Cutler Bay (Town)	243	-11.0%	31	-39.2%	\$630K	0.0%	21.1%	5	9	38	97	3
Coral Gables (City)	242	-7.6%	23	-25.8%	\$2,850K	50.0%	5.1%	7	9	44	90	57
Kendall (CDP)	208	-5.5%	26	-36.6%	\$1,000K	-4.8%	-7.9%	4	11	54	87	31
Palmetto Bay (Village)	165	-14.5%	23	-20.7%	\$1,035K	-2.3%	38.4%	7	15	62	89	22
Miami Beach (City)	161	5.9%	17	6.2%	\$2,100K	-41.1%	6.5%	12	6	118	85	53
Richmond West (CDP)	145	-11.0%	14	16.7%	\$613K	-13.4%	34.8%	6	7	70	93	21
Doral (City)	142	-10.1%	22	57.1%	\$925K	-8.0%	-1.8%	6	12	62	94	36
The Hammocks (CDP)	141	2.2%	22	4.8%	\$617K	2.8%	37.5%	5	7	56	93	27
North Miami (City)	141	6.0%	29	93.3%	\$505K	-22.3%	19.3%	8	8	46	94	28
South Miami Heights (CDP)	136	-11.1%	16	-27.3%	\$583K	2.7%	102.0%	6	2	42	98	6
Princeton (CDP)	127	-38.9%	25	-3.8%	\$555K	-8.6%	77.8%	7	8	38	98	0
Pinecrest (Village)	118	-8.5%	17	30.8%	\$2,238K	-2.7%	14.3%	9	8	101	88	65
Coral Terrace (CDP)	110	39.2%	12	33.3%	\$820K	9.0%	54.5%	5	3	44	95	17
North Miami Beach (City)	107	-7.8%	10	-23.1%	\$523K	-9.8%	10.0%	10	6	57	96	10
Tamiami (CDP)	103	-3.7%	15	36.4%	\$723K	-5.2%	18.3%	6	5	39	93	7
Miami Shores (Village)	98	6.5%	12	-7.7%	\$1,863K	67.8%	15.5%	6	8	69	87	33
Leisure City (CDP)	98	2.1%	10	-33.3%	\$483K	-5.4%	96.8%	5	6	23	97	0
Miami Lakes (Town)	86	-5.5%	21	61.5%	\$910K	0.0%	2.0%	5	6	40	90	33
Country Walk (CDP)	81	-8.0%	13	30.0%	\$690K	-6.1%	62.9%	6	11	53	96	23
Westchester (CDP)	76	-12.6%	14	75.0%	\$805K	23.9%	5.3%	4	10	73	95	14
Olympia Heights (CDP)	68	25.9%	14	180.0%	\$750K	2.0%	86.7%	4	14	50	92	14
Palmetto Estates (CDP)	65	4.8%	12	140.0%	\$584K	-1.8%	36.4%	4	9	21	97	0
Brownsville (CDP)	65	-7.1%	10	66.7%	\$488K	5.4%	64.3%	6	9	59	96	10
Miami Springs (City)	64	20.8%	12	50.0%	\$648K	-21.8%	25.8%	5	4	66	95	25
Goulds (CDP)	59	-13.2%	11	57.1%	\$475K	-22.8%	65.6%	8	4	49	94	18
Three Lakes (CDP)	57	3.6%	12	71.4%	\$685K	25.7%	27.3%	5	9	54	96	17

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Miami-Dade County

by Zip Code

Single-family Housing Stats

August 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	328	-9.6%	46	-8.0%	\$735.0K	6.5%	40%	6	8	57	94	11
	33177	231	-13.8%	29	7.0%	\$600.0K	6.2%	60%	6	4	43	94	10
	33186	201	4.7%	33	44.0%	\$695.0K	3.0%	61%	4	8	56	96	21
	33176	197	-6.2%	24	-37.0%	\$1,067.5K	13.0%	8%	5	8	39	90	25
	33155	176	6.7%	19	36.0%	\$775.0K	13.6%	31%	5	6	46	95	11
	33165	175	-1.7%	33	94.0%	\$750.0K	2.0%	58%	4	7	38	96	12
	33156	166	-10.3%	21	5.0%	\$2,600.0K	17.8%	4%	9	7	79	88	67
	33134	163	-13.3%	16	-30.0%	\$1,245.0K	-19.6%	28%	6	8	48	91	56
	33196	160	0.6%	23	0.0%	\$655.0K	-2.6%	40%	6	10	53	93	30
	33147	150	-20.6%	14	-50.0%	\$420.0K	-9.2%	39%	7	7	52	94	29
	33175	149	0.7%	21	17.0%	\$722.5K	-5.2%	1%	5	9	35	95	14
	33133	147	3.5%	14	27.0%	\$2,262.5K	32.3%	2%	7	9	42	90	71
	33138	146	5.0%	22	100.0%	\$1,675.0K	32.4%	3%	7	9	106	91	36
	33143	143	5.1%	17	-6.0%	\$2,725.0K	73.0%	13%	7	6	50	89	59
	33189	130	1.6%	16	-43.0%	\$587.0K	-2.2%	-10%	4	11	39	97	0
	33161	126	-7.4%	20	0.0%	\$637.0K	-12.1%	18%	8	5	51	94	35
	33142	120	-11.1%	15	-12.0%	\$500.0K	7.5%	79%	6	9	53	95	13
	33162	119	-5.6%	14	-13.0%	\$523.3K	-11.2%	9%	7	6	56	96	21
	33178	106	-17.8%	17	55.0%	\$850.0K	18.1%	22%	6	10	52	95	35
	33169	100	-19.4%	10	11.0%	\$492.5K	-5.3%	59%	7	8	50	92	30
	33145	94	-9.6%	13	44.0%	\$862.5K	-17.9%	7%	5	7	33	93	54
	33168	88	-11.1%	23	130.0%	\$490.0K	-7.1%	48%	6	11	44	93	22
	33170	84	-8.7%	14	75.0%	\$503.5K	-32.2%	60%	9	5	43	97	7
	33166	83	6.4%	16	33.0%	\$757.0K	-8.5%	-10%	5	8	74	93	25
	33167	69	-2.8%	14	100.0%	\$465.0K	-7.0%	27%	5	11	47	95	21
Hialeah	33018	151	11.9%	22	10.0%	\$732.5K	25.2%	9%	4	7	34	97	9
	33012	87	-1.1%	12	-25.0%	\$655.0K	9.6%	54%	5	5	40	96	17
	33016	47	-2.1%	10	43.0%	\$972.5K	6.9%	26%	7	3	32	89	30
	33014	46	-25.8%	10	43.0%	\$730.0K	-7.0%	60%	5	9	43	92	30
Homestead	33033	330	-10.3%	50	-7.0%	\$508.0K	-3.7%	77%	7	9	63	94	2
	33032	176	-41.9%	27	-34.0%	\$560.0K	-2.6%	73%	8	7	44	96	0
	33030	130	-29.7%	21	-34.0%	\$585.0K	-2.4%	66%	8	10	66	96	10
	33035	72	-14.3%	16	7.0%	\$541.3K	-9.8%	24%	5	15	41	99	19
Miami Gardens	33056	130	-9.7%	18	0.0%	\$535.0K	2.9%	64%	5	11	37	98	6
Opa locka	33055	119	0.0%	11	-52.0%	\$525.0K	-7.9%	56%	4	7	40	97	0
	33054	113	-24.2%	10	-52.0%	\$430.0K	-3.3%	30%	4	8	33	92	20
Miami Beach	33140	79	0.0%	10	0.0%	\$2,200.0K	-36.1%	-7%	10	8	120	79	50

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Miami-Dade County by City

Condominium/Townhome Housing Stats August 2025

	Year-to-date Closed Sales	% 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)	1,548	-16.6%	179	-7.7%	\$650K	6.5%	33.6%	18	4	73	92	51
Miami Beach (City)	967	-14.3%	115	21.1%	\$525K	40.8%	19.0%	17	5	102	89	70
Aventura (City)	484	-20.9%	60	-7.7%	\$473K	-5.5%	16.1%	22	3	84	89	53
Sunny Isles Beach (City)	419	-10.9%	42	-14.3%	\$530K	-22.1%	15.3%	25	4	99	91	79
Doral (City)	324	-17.8%	37	-21.3%	\$520K	2.0%	26.9%	10	7	52	95	49
Hialeah (City)	312	-13.8%	32	-28.9%	\$275K	0.7%	7.5%	7	6	46	95	50
Homestead (City)	286	-8.9%	47	-11.3%	\$349K	-5.4%	34.7%	11	4	49	97	26
Kendall (CDP)	263	-6.1%	29	-29.3%	\$385K	2.7%	12.2%	6	8	35	95	48
Fountainebleau (CDP)	183	-18.7%	30	-11.8%	\$260K	-14.6%	16.9%	7	9	70	92	60
Coral Gables (City)	179	19.3%	19	35.7%	\$495K	-29.9%	7.5%	8	8	48	95	53
Kendale Lakes (CDP)	150	-18.5%	25	-13.8%	\$285K	-28.8%	42.7%	7	4	62	96	24
Country Club (CDP)	118	-22.9%	16	-42.9%	\$294K	-1.2%	34.1%	7	10	44	96	44
The Hammocks (CDP)	116	-4.9%	18	12.5%	\$487K	40.4%	122.7%	7	6	69	94	6
Key Biscayne (Village)	115	-6.5%	19	111.1%	\$1,290K	59.3%	1.8%	8	7	66	90	58
North Miami (City)	100	-18.0%	16	6.7%	\$184K	-27.0%	5.8%	19	3	55	94	81
Ives Estates (CDP)	93	-14.7%	10	-37.5%	\$254K	-9.6%	23.1%	13	8	80	96	40
Florida City (City)	85	14.9%	22	100.0%	\$390K	7.2%	123.3%	11	6	54	97	0
Glenvar Heights (CDP)	82	-1.2%	12	9.1%	\$305K	-30.2%	-5.3%	6	13	47	96	33
Cutler Bay (Town)	81	-4.7%	11	37.5%	\$425K	9.8%	87.8%	9	4	50	96	18
North Bay Village (City)	60	-29.4%	10	66.7%	\$538K	14.4%	4.6%	19	8	112	94	20
Bay Harbor Islands (Town)	59	-24.4%	11	0.0%	\$565K	-49.6%	20.0%	22	6	48	95	55

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Miami	33131	385	-15.0%	47	-18.0%	\$700.0K	-2.1%	37%	19	5	73	91	57
	33180	352	-20.9%	46	-4.0%	\$472.5K	-16.4%	26%	23	3	84	88	50
	33178	252	-15.2%	29	-9.0%	\$520.0K	2.0%	31%	8	7	50	95	48
	33137	226	-11.7%	30	43.0%	\$830.0K	10.7%	31%	21	2	82	88	37
	33132	220	-24.7%	22	-12.0%	\$590.0K	13.5%	31%	23	4	93	90	23
	33133	218	5.3%	24	9.0%	\$1,565.0K	0.1%	11%	9	8	31	93	54
	33130	200	-22.2%	26	0.0%	\$567.5K	-9.2%	62%	20	3	75	92	65
	33179	171	-24.3%	20	-44.0%	\$199.0K	-10.0%	22%	16	5	67	94	45
	33186	162	-4.7%	21	-43.0%	\$455.0K	-3.2%	81%	5	13	50	93	19
	33134	124	34.8%	13	30.0%	\$400.0K	-43.3%	5%	7	11	46	94	46
	33172	117	-25.0%	20	-5.0%	\$262.5K	-13.7%	12%	7	8	77	90	65
	33183	114	-24.5%	21	5.0%	\$280.0K	-25.3%	17%	6	4	66	95	33
	33176	109	-9.2%	10	-33.0%	\$247.5K	-10.0%	30%	6	13	38	95	30
	33193	105	22.1%	10	-29.0%	\$382.5K	14.5%	46%	7	8	45	96	10
	33126	93	-25.0%	13	-44.0%	\$302.0K	0.7%	19%	8	8	70	94	62
	33196	89	-6.3%	15	50.0%	\$505.0K	45.7%	106%	7	6	64	94	13
	33143	85	6.2%	14	40.0%	\$349.5K	-10.6%	6%	7	10	41	94	64
	33138	84	-3.4%	10	-38.0%	\$320.0K	-15.5%	-3%	10	4	131	91	80
	33156	79	-3.7%	10	-29.0%	\$345.0K	-29.6%	40%	10	3	47	94	50
	33173	76	-19.1%	11	-31.0%	\$397.0K	-1.4%	2%	5	7	72	93	55
	33161	47	4.4%	11	267.0%	\$170.0K	-9.3%	4%	16	4	55	94	73
Miami Beach	33139	536	-9.6%	59	16.0%	\$544.0K	70.0%	20%	16	5	78	91	70
	33141	259	-23.8%	36	44.0%	\$525.0K	47.1%	23%	18	5	121	89	50
	33140	233	-17.4%	28	12.0%	\$492.5K	-20.6%	8%	18	4	103	89	75
	33154	175	-12.5%	19	0.0%	\$610.0K	-35.8%	18%	19	5	80	90	68
Hialeah	33015	122	-21.8%	17	-39.0%	\$323.0K	8.6%	38%	7	11	28	97	41
	33018	103	-16.3%	13	-28.0%	\$440.0K	-5.7%	-8%	7	4	42	94	23
	33016	98	-13.3%	11	-27.0%	\$312.0K	20.0%	49%	7	10	16	95	36
	33012	98	-19.0%	10	-41.0%	\$247.5K	3.1%	-6%	7	6	97	93	60
Homestead	33035	138	-8.0%	20	0.0%	\$360.0K	-1.8%	30%	11	5	56	96	35
	33033	131	-23.8%	21	-42.0%	\$335.0K	-9.8%	40%	11	4	51	97	19
	33034	130	11.1%	33	83.0%	\$386.5K	-1.4%	98%	12	5	48	96	6
	33032	125	-35.6%	18	-53.0%	\$408.0K	-4.6%	60%	9	3	63	93	22
North Miami Beach	33160	623	-17.2%	61	-24.0%	\$499.0K	-24.4%	13%	24	4	101	91	71
Key Biscayne	33149	120	-4.8%	19	111.0%	\$1,290.0K	59.3%	2%	8	7	66	90	58

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