

Miami-Dade County Local Residential Market Metrics - Q3 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	2,611	-6.1%	616	1.0%	\$660,000	1.5%	\$1,173,605	5.4%
Aventura (City)	5	0.0%	1	0.0%	\$1,385,000	6.9%	\$3,197,000	155.4%
Bal Harbour (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Bay Harbor Islands (Town)	2	0.0%	2	0.0%	\$2,923,750	-20.7%	\$2,923,750	-20.7%
Biscayne Park (Village)	2	-80.0%	1	-66.7%	\$860,000	-7.3%	\$1,017,500	-19.2%
Brownsville (CDP)	30	20.0%	4	-42.9%	\$480,000	11.6%	\$472,033	13.8%
Coral Gables (City)	85	-15.0%	46	-14.8%	\$1,963,500	3.3%	\$3,826,800	32.4%
Coral Terrace (CDP)	35	9.4%	9	28.6%	\$722,750	-3.8%	\$871,275	2.3%
Country Club (CDP)	18	-14.3%	2	100.0%	\$610,000	1.7%	\$638,833	6.0%
Country Walk (CDP)	35	16.7%	3	-40.0%	\$720,000	-0.7%	\$707,523	-5.6%
Cutler Bay (Town)	97	-6.7%	10	-16.7%	\$635,000	1.8%	\$680,107	2.4%
Doral (City)	60	-16.7%	20	17.6%	\$985,000	-5.3%	\$1,118,075	1.4%
El Portal (Village)	7	-12.5%	2	100.0%	\$1,085,000	20.6%	\$1,081,429	6.4%
Fisher Island (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	20	-23.1%	2	100.0%	\$574,900	1.8%	\$517,680	0.8%
Fountainebleau (CDP)	7	-22.2%	2	N/A	\$725,000	11.5%	\$732,000	-9.2%
Gladeview (CDP)	17	-26.1%	3	-25.0%	\$450,000	1.1%	\$432,877	5.0%
Glenvar Heights (CDP)	17	6.3%	7	-12.5%	\$1,980,000	14.8%	\$2,497,176	2.6%
Golden Beach (Town)	4	100.0%	3	200.0%	\$4,865,000	-73.1%	\$8,357,500	-53.8%
Golden Glades (CDP)	34	-2.9%	9	-18.2%	\$599,000	9.8%	\$705,556	24.0%
Goulds (CDP)	24	-11.1%	2	-33.3%	\$556,500	-0.8%	\$662,292	-6.8%
Hialeah (City)	112	-2.6%	13	-40.9%	\$599,000	5.9%	\$594,190	-5.2%
Hialeah Gardens (City)	12	0.0%	5	66.7%	\$560,000	5.2%	\$787,416	20.5%
Homestead (City)	147	-7.5%	10	-44.4%	\$525,000	3.7%	\$516,835	1.0%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	13	-43.5%	3	-62.5%	\$587,500	14.1%	\$634,538	13.3%
Kendale Lakes (CDP)	26	-23.5%	4	33.3%	\$649,500	-13.4%	\$717,720	-16.2%
Kendall (CDP)	83	-5.7%	28	75.0%	\$1,057,500	9.1%	\$1,192,822	-5.1%
Kendall West (CDP)	19	-26.9%	2	-50.0%	\$685,000	7.7%	\$687,000	5.9%
Key Biscayne (Village)	10	-23.1%	7	0.0%	\$3,950,000	-1.3%	\$5,264,725	-17.7%
Leisure City (CDP)	33	0.0%	0	-100.0%	\$499,900	-2.0%	\$497,694	3.1%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	234	-0.8%	94	13.3%	\$770,000	4.1%	\$1,440,378	23.0%
Miami Beach (City)	55	12.2%	42	40.0%	\$2,600,000	-25.7%	\$6,589,182	-8.9%
Miami Gardens (City)	128	-24.7%	16	-44.8%	\$515,000	0.8%	\$502,484	0.8%
Miami Lakes (Town)	40	0.0%	9	-18.2%	\$850,000	-1.7%	\$975,900	3.5%

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Miami Shores (Village)	35	-16.7%	16	-5.9%	\$1,202,725	-17.9%	\$1,549,587	-12.3%
Miami Springs (City)	27	28.6%	4	33.3%	\$732,000	4.6%	\$748,185	0.7%
Naranja (CDP)	4	-63.6%	0	-100.0%	\$456,500	-2.9%	\$454,500	-5.7%
North Bay Village (City)	2	-60.0%	0	-100.0%	\$6,932,500	477.7%	\$6,932,500	345.1%
North Miami (City)	65	38.3%	23	228.6%	\$507,500	-9.9%	\$995,881	-28.5%
North Miami Beach (City)	42	16.7%	12	0.0%	\$530,000	-0.5%	\$600,857	-21.5%
Ojus (CDP)	24	-4.0%	7	-50.0%	\$1,200,000	-11.4%	\$1,221,042	-19.7%
Olympia Heights (CDP)	31	93.8%	7	N/A	\$700,000	-15.2%	\$917,705	-10.8%
Opa-locka (City)	14	-36.4%	3	-25.0%	\$448,000	7.3%	\$631,714	58.3%
Palm Springs North (CDP)	6	50.0%	0	N/A	\$870,000	11.2%	\$885,000	12.9%
Palmetto Bay (Village)	67	0.0%	21	0.0%	\$1,100,000	-2.6%	\$1,281,284	0.4%
Palmetto Estates (CDP)	34	70.0%	2	N/A	\$588,000	-2.0%	\$596,118	0.2%
Pinecrest (Village)	56	40.0%	33	73.7%	\$2,637,500	-2.7%	\$3,765,449	1.8%
Pinewood (CDP)	19	72.7%	6	500.0%	\$430,000	1.2%	\$431,205	-12.4%
Princeton (CDP)	66	-7.0%	0	-100.0%	\$555,000	-5.9%	\$563,192	-6.1%
Richmond Heights (CDP)	20	-25.9%	4	33.3%	\$537,500	0.1%	\$526,494	-1.7%
Richmond West (CDP)	58	9.4%	7	0.0%	\$640,000	-7.5%	\$659,314	-5.8%
South Miami (City)	19	-5.0%	9	-10.0%	\$1,200,000	6.9%	\$1,623,421	34.8%
South Miami Heights (CDP)	42	-25.0%	3	-50.0%	\$585,000	5.2%	\$640,177	7.6%
Sunny Isles Beach (City)	4	-33.3%	3	-50.0%	\$3,225,000	-7.9%	\$4,812,500	9.0%
Sunset (CDP)	25	31.6%	8	700.0%	\$837,500	8.1%	\$862,205	-0.9%
Surfside (Town)	7	-30.0%	4	-20.0%	\$2,087,500	59.0%	\$3,735,714	-0.1%
Sweetwater (City)	2	-33.3%	1	N/A	\$546,400	-4.1%	\$546,400	-3.9%
Tamiami (CDP)	41	2.5%	4	-50.0%	\$722,500	-9.6%	\$854,366	-28.5%
The Crossings (CDP)	20	-13.0%	3	50.0%	\$745,000	-3.9%	\$775,575	-8.9%
The Hammocks (CDP)	54	-15.6%	9	50.0%	\$642,500	0.8%	\$635,318	-0.3%
Three Lakes (CDP)	31	72.2%	5	66.7%	\$594,500	0.9%	\$641,442	-1.7%
University Park (CDP)	21	-4.5%	3	-57.1%	\$710,000	-5.0%	\$787,572	-3.7%
Virginia Gardens (Village)	1	-50.0%	0	N/A	\$650,000	-15.7%	\$650,000	-15.7%
West Little River (CDP)	28	-47.2%	8	-52.9%	\$475,000	-1.0%	\$456,068	-2.9%
West Miami (City)	3	-25.0%	0	N/A	\$742,500	-17.7%	\$786,833	-9.0%
West Perrine (CDP)	10	-16.7%	2	N/A	\$620,000	2.4%	\$578,800	2.4%
Westchester (CDP)	31	-18.4%	4	-42.9%	\$782,500	16.0%	\$811,468	19.3%
Westview (CDP)	15	-25.0%	2	-50.0%	\$450,000	-3.2%	\$482,499	2.7%
Westwood Lakes (CDP)	16	0.0%	1	-80.0%	\$659,250	-11.2%	\$671,157	-8.8%

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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	\$3.1 Billion	-1.0%	94.3%	-2.3%	50 Days	56.3%	4,085	-7.7%
Aventura (City)	\$16.0 Million	155.4%	93.4%	11.9%	73 Days	-61.0%	14	16.7%
Bal Harbour (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-60.0%
Bay Harbor Islands (Town)	\$5.8 Million	-20.7%	81.5%	-6.3%	88 Days	-48.8%	6	200.0%
Biscayne Park (Village)	\$2.0 Million	-83.8%	95.7%	-0.7%	10 Days	-77.3%	17	-29.2%
Brownsville (CDP)	\$14.2 Million	36.6%	96.8%	-0.8%	27 Days	-28.9%	46	0.0%
Coral Gables (City)	\$325.3 Million	12.5%	91.1%	-1.4%	52 Days	-3.7%	100	-20.0%
Coral Terrace (CDP)	\$30.5 Million	11.8%	94.6%	-1.1%	43 Days	30.3%	60	9.1%
Country Club (CDP)	\$11.5 Million	-9.2%	97.8%	-1.4%	47 Days	104.3%	20	-31.0%
Country Walk (CDP)	\$24.8 Million	10.1%	97.0%	0.9%	58 Days	28.9%	40	-14.9%
Cutler Bay (Town)	\$66.0 Million	-4.5%	95.5%	-1.7%	40 Days	17.6%	140	-8.5%
Doral (City)	\$67.1 Million	-15.5%	93.3%	-2.9%	61 Days	79.4%	73	-35.4%
El Portal (Village)	\$7.6 Million	-6.9%	93.7%	-1.5%	109 Days	55.7%	10	-23.1%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Florida City (City)	\$10.4 Million	-22.5%	100.0%	0.0%	43 Days	-10.4%	35	-2.8%
Fountainebleau (CDP)	\$5.1 Million	-29.4%	96.3%	-2.1%	29 Days	-19.4%	24	84.6%
Gladeview (CDP)	\$7.4 Million	-22.4%	97.9%	-2.1%	43 Days	87.0%	42	55.6%
Glenvar Heights (CDP)	\$42.5 Million	9.0%	92.3%	-3.9%	57 Days	111.1%	27	-10.0%
Golden Beach (Town)	\$33.4 Million	-7.5%	88.6%	28.2%	0 Days	-100.0%	7	16.7%
Golden Glades (CDP)	\$24.0 Million	20.5%	96.2%	0.8%	29 Days	-6.5%	65	4.8%
Goulds (CDP)	\$15.9 Million	-17.1%	94.5%	-2.8%	57 Days	147.8%	39	2.6%
Hialeah (City)	\$66.5 Million	-7.6%	96.5%	-1.1%	45 Days	80.0%	190	-5.5%
Hialeah Gardens (City)	\$9.4 Million	20.5%	99.1%	3.3%	24 Days	20.0%	13	-13.3%
Homestead (City)	\$76.0 Million	-6.6%	96.0%	-2.3%	59 Days	55.3%	220	5.8%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$8.2 Million	-35.9%	87.1%	-10.7%	85 Days	304.8%	25	-40.5%
Kendale Lakes (CDP)	\$18.7 Million	-35.9%	96.9%	0.1%	20 Days	-16.7%	60	27.7%
Kendall (CDP)	\$99.0 Million	-10.5%	90.3%	-4.4%	49 Days	88.5%	95	-20.2%
Kendall West (CDP)	\$13.1 Million	-22.6%	97.0%	-1.4%	43 Days	4.9%	22	-12.0%
Key Biscayne (Village)	\$52.6 Million	-36.7%	91.1%	-1.9%	107 Days	20.2%	17	6.3%
Leisure City (CDP)	\$16.4 Million	3.1%	97.9%	-1.1%	43 Days	168.8%	57	1.8%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	N/A
Miami (City)	\$337.0 Million	22.0%	92.5%	-0.8%	51 Days	13.3%	420	-11.0%
Miami Beach (City)	\$362.4 Million	2.3%	85.1%	-2.7%	95 Days	17.3%	84	-23.6%
Miami Gardens (City)	\$64.3 Million	-24.1%	96.3%	-1.8%	38 Days	81.0%	218	-11.4%
Miami Lakes (Town)	\$39.0 Million	3.5%	90.7%	-5.4%	49 Days	36.1%	48	-11.1%

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Miami Shores (Village)	\$54.2 Million	-26.9%	87.3%	-6.1%	59 Days	3.5%	41	-12.8%
Miami Springs (City)	\$20.2 Million	29.5%	93.4%	-1.0%	64 Days	45.5%	33	0.0%
Naranja (CDP)	\$1.8 Million	-65.7%	84.7%	-12.4%	89 Days	169.7%	12	-25.0%
North Bay Village (City)	\$13.9 Million	78.1%	94.4%	0.6%	15 Days	-21.1%	13	-7.1%
North Miami (City)	\$64.7 Million	-1.1%	92.7%	-3.9%	60 Days	87.5%	109	3.8%
North Miami Beach (City)	\$25.2 Million	-8.4%	94.3%	-0.6%	60 Days	22.4%	67	-9.5%
Ojus (CDP)	\$29.3 Million	-22.9%	90.1%	1.5%	60 Days	17.6%	36	-16.3%
Olympia Heights (CDP)	\$28.4 Million	72.9%	90.9%	-6.1%	53 Days	103.8%	32	33.3%
Opa-locka (City)	\$8.8 Million	0.8%	93.3%	-6.1%	54 Days	107.7%	30	11.1%
Palm Springs North (CDP)	\$5.3 Million	69.4%	95.9%	4.0%	30 Days	-59.5%	7	16.7%
Palmetto Bay (Village)	\$85.8 Million	0.4%	90.0%	-2.2%	55 Days	25.0%	92	-10.7%
Palmetto Estates (CDP)	\$20.3 Million	70.3%	97.2%	-2.8%	17 Days	-10.5%	41	5.1%
Pinecrest (Village)	\$210.9 Million	42.5%	87.7%	-6.9%	101 Days	68.3%	68	4.6%
Pinewood (CDP)	\$8.2 Million	51.3%	93.4%	0.8%	51 Days	-5.6%	24	26.3%
Princeton (CDP)	\$37.2 Million	-12.7%	96.8%	-1.6%	44 Days	57.1%	93	-16.2%
Richmond Heights (CDP)	\$10.5 Million	-27.2%	95.1%	-3.8%	25 Days	13.6%	36	20.0%
Richmond West (CDP)	\$38.2 Million	3.1%	94.9%	-3.2%	69 Days	187.5%	77	-10.5%
South Miami (City)	\$30.8 Million	28.1%	93.5%	-0.8%	45 Days	80.0%	28	-15.2%
South Miami Heights (CDP)	\$26.9 Million	-19.3%	96.6%	-1.5%	28 Days	40.0%	93	17.7%
Sunny Isles Beach (City)	\$19.3 Million	-27.4%	84.1%	-3.0%	320 Days	127.0%	8	-52.9%
Sunset (CDP)	\$21.6 Million	30.4%	93.8%	-3.5%	38 Days	31.0%	31	6.9%
Surfside (Town)	\$26.1 Million	-30.1%	88.9%	-2.4%	78 Days	136.4%	12	-36.8%
Sweetwater (City)	\$1.1 Million	-35.9%	100.0%	1.6%	9 Days	-82.4%	11	0.0%
Tamiami (CDP)	\$35.0 Million	-26.7%	93.4%	-3.9%	39 Days	11.4%	78	0.0%
The Crossings (CDP)	\$15.5 Million	-20.8%	97.4%	2.1%	21 Days	10.5%	40	2.6%
The Hammocks (CDP)	\$34.3 Million	-15.9%	94.1%	-3.6%	56 Days	107.4%	85	-2.3%
Three Lakes (CDP)	\$19.9 Million	69.3%	96.3%	0.1%	57 Days	67.6%	20	-33.3%
University Park (CDP)	\$16.5 Million	-8.1%	96.3%	-0.5%	40 Days	207.7%	39	18.2%
Virginia Gardens (Village)	\$650,000	-57.9%	101.1%	3.3%	4 Days	-94.4%	2	0.0%
West Little River (CDP)	\$12.8 Million	-48.7%	96.8%	-2.2%	49 Days	122.7%	69	0.0%
West Miami (City)	\$2.4 Million	-31.8%	95.5%	3.0%	23 Days	-14.8%	5	-66.7%
West Perrine (CDP)	\$5.8 Million	-14.6%	94.2%	-5.8%	89 Days	493.3%	21	-19.2%
Westchester (CDP)	\$25.2 Million	-2.7%	95.5%	-0.9%	40 Days	42.9%	56	-6.7%
Westview (CDP)	\$7.2 Million	-23.0%	93.9%	-3.0%	80 Days	63.3%	21	-19.2%
Westwood Lakes (CDP)	\$10.7 Million	-8.8%	94.3%	-2.1%	30 Days	50.0%	16	-44.8%

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Miami-Dade County	2,836	-0.1%	1,326	-3.1%	5,437	20.7%	6.5	27.5%
Aventura (City)	5	0.0%	1	-66.7%	19	11.8%	13.4	57.6%
Bal Harbour (Village)	0	N/A	0	N/A	8	-11.1%	32.0	18.5%
Bay Harbor Islands (Town)	2	100.0%	1	N/A	8	100.0%	24.0	352.8%
Biscayne Park (Village)	10	0.0%	6	0.0%	29	3.6%	10.5	38.2%
Brownsville (CDP)	21	-19.2%	9	-40.0%	52	67.7%	6.4	68.4%
Coral Gables (City)	88	37.5%	43	38.7%	180	-4.3%	6.2	-6.1%
Coral Terrace (CDP)	32	0.0%	16	-5.9%	68	33.3%	5.2	-1.9%
Country Club (CDP)	15	-21.1%	8	100.0%	24	0.0%	4.6	27.8%
Country Walk (CDP)	44	57.1%	17	54.5%	51	27.5%	5.2	23.8%
Cutler Bay (Town)	101	-6.5%	41	-4.7%	152	9.4%	5.2	18.2%
Doral (City)	70	7.7%	24	-27.3%	118	16.8%	6.3	18.9%
El Portal (Village)	11	0.0%	7	133.3%	17	-19.0%	7.0	-13.6%
Fisher Island (CDP)	2	N/A	3	200.0%	0	-100.0%	0.0	N/A
Florida City (City)	13	-55.2%	4	-80.0%	38	15.2%	4.4	0.0%
Fountainebleau (CDP)	17	240.0%	9	125.0%	19	18.8%	5.8	41.5%
Gladeview (CDP)	21	-12.5%	9	-30.8%	51	82.1%	9.7	148.7%
Glenvar Heights (CDP)	18	5.9%	7	16.7%	42	-10.6%	8.1	-25.0%
Golden Beach (Town)	3	200.0%	3	N/A	27	-3.6%	36.0	92.5%
Golden Glades (CDP)	32	-25.6%	16	-38.5%	70	9.4%	6.3	1.6%
Goulds (CDP)	17	-29.2%	7	-41.7%	57	62.9%	8.8	100.0%
Hialeah (City)	120	-7.7%	70	18.6%	224	15.5%	6.0	25.0%
Hialeah Gardens (City)	11	10.0%	3	0.0%	8	-11.1%	2.3	-20.7%
Homestead (City)	145	-13.2%	60	-22.1%	296	60.0%	7.5	78.6%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	22	29.4%	17	112.5%	43	10.3%	7.7	4.1%
Kendale Lakes (CDP)	40	5.3%	28	40.0%	49	19.5%	4.6	21.1%
Kendall (CDP)	90	7.1%	33	-8.3%	109	-6.0%	4.1	-10.9%
Kendall West (CDP)	16	-44.8%	2	-83.3%	27	50.0%	4.4	83.3%
Key Biscayne (Village)	10	42.9%	6	200.0%	43	26.5%	12.9	44.9%
Leisure City (CDP)	40	-4.8%	19	18.8%	57	46.2%	4.8	45.5%
Medley (Town)	0	N/A	0	N/A	4	300.0%	48.0	700.0%
Miami (City)	267	5.5%	125	5.9%	661	10.0%	8.0	19.4%
Miami Beach (City)	54	38.5%	31	34.8%	206	2.0%	11.0	-0.9%
Miami Gardens (City)	143	-13.9%	84	-9.7%	244	41.9%	5.3	60.6%
Miami Lakes (Town)	36	-5.3%	11	-15.4%	52	2.0%	5.4	12.5%

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Miami-Dade County Local Residential Market Metrics - Q3 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)	37	12.1%	14	-6.7%	68	9.7%	6.0	11.1%
Miami Springs (City)	21	-27.6%	8	-46.7%	36	28.6%	4.5	9.8%
Naranja (CDP)	10	11.1%	9	125.0%	15	87.5%	9.0	181.3%
North Bay Village (City)	2	-77.8%	0	-100.0%	18	28.6%	9.4	11.9%
North Miami (City)	80	15.9%	46	4.5%	150	29.3%	8.7	20.8%
North Miami Beach (City)	42	5.0%	26	8.3%	110	4.8%	9.2	17.9%
Ojus (CDP)	20	0.0%	6	20.0%	75	29.3%	12.3	33.7%
Olympia Heights (CDP)	30	57.9%	8	14.3%	32	33.3%	4.0	14.3%
Opa-locka (City)	15	-50.0%	7	-63.2%	31	121.4%	5.5	150.0%
Palm Springs North (CDP)	8	60.0%	6	100.0%	12	33.3%	5.8	23.4%
Palmetto Bay (Village)	80	25.0%	32	52.4%	130	14.0%	6.3	21.2%
Palmetto Estates (CDP)	35	94.4%	11	57.1%	32	10.3%	4.0	2.6%
Pinecrest (Village)	50	47.1%	18	28.6%	137	18.1%	9.6	20.0%
Pinewood (CDP)	21	40.0%	8	0.0%	21	0.0%	4.2	-6.7%
Princeton (CDP)	76	15.2%	31	-18.4%	106	37.7%	6.5	97.0%
Richmond Heights (CDP)	26	23.8%	15	66.7%	28	27.3%	4.3	38.7%
Richmond West (CDP)	58	9.4%	25	-3.8%	93	20.8%	5.4	35.0%
South Miami (City)	14	-22.2%	6	-40.0%	44	29.4%	6.0	20.0%
South Miami Heights (CDP)	33	-47.6%	14	-54.8%	116	100.0%	7.1	129.0%
Sunny Isles Beach (City)	2	-66.7%	0	-100.0%	20	33.3%	21.8	179.5%
Sunset (CDP)	29	61.1%	11	37.5%	43	48.3%	6.1	45.2%
Surfside (Town)	10	-16.7%	6	100.0%	30	3.4%	10.9	25.3%
Sweetwater (City)	3	-25.0%	1	-66.7%	13	30.0%	8.7	29.9%
Tamiami (CDP)	49	-10.9%	25	-13.8%	89	27.1%	6.6	20.0%
The Crossings (CDP)	35	12.9%	21	31.3%	21	-8.7%	2.4	-27.3%
The Hammocks (CDP)	69	19.0%	27	17.4%	92	43.8%	5.5	48.6%
Three Lakes (CDP)	23	27.8%	4	-63.6%	27	-6.9%	4.2	-6.7%
University Park (CDP)	26	52.9%	16	33.3%	34	30.8%	5.2	44.4%
Virginia Gardens (Village)	0	-100.0%	0	N/A	5	66.7%	8.6	43.3%
West Little River (CDP)	48	-11.1%	30	11.1%	78	21.9%	5.9	47.5%
West Miami (City)	4	-33.3%	2	-60.0%	14	7.7%	6.0	-11.8%
West Perrine (CDP)	10	-50.0%	1	-92.9%	28	64.7%	6.0	53.8%
Westchester (CDP)	34	-30.6%	14	-41.7%	52	52.9%	5.0	56.3%
Westview (CDP)	21	23.5%	11	120.0%	28	55.6%	6.0	81.8%
Westwood Lakes (CDP)	13	-27.8%	6	-14.3%	22	46.7%	4.3	48.3%

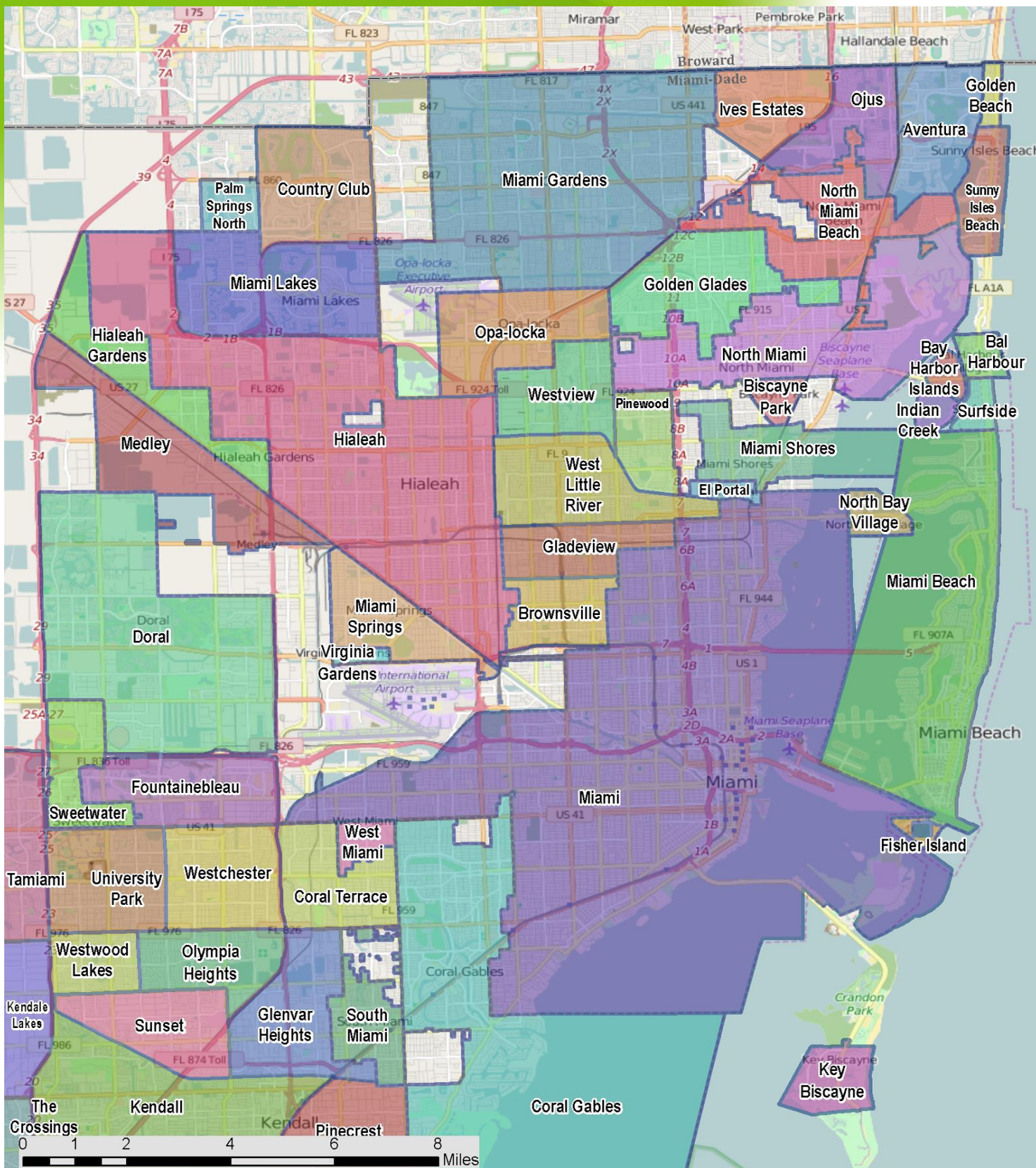
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Miami-Dade County Local Residential Market Metrics - Q3 2025

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



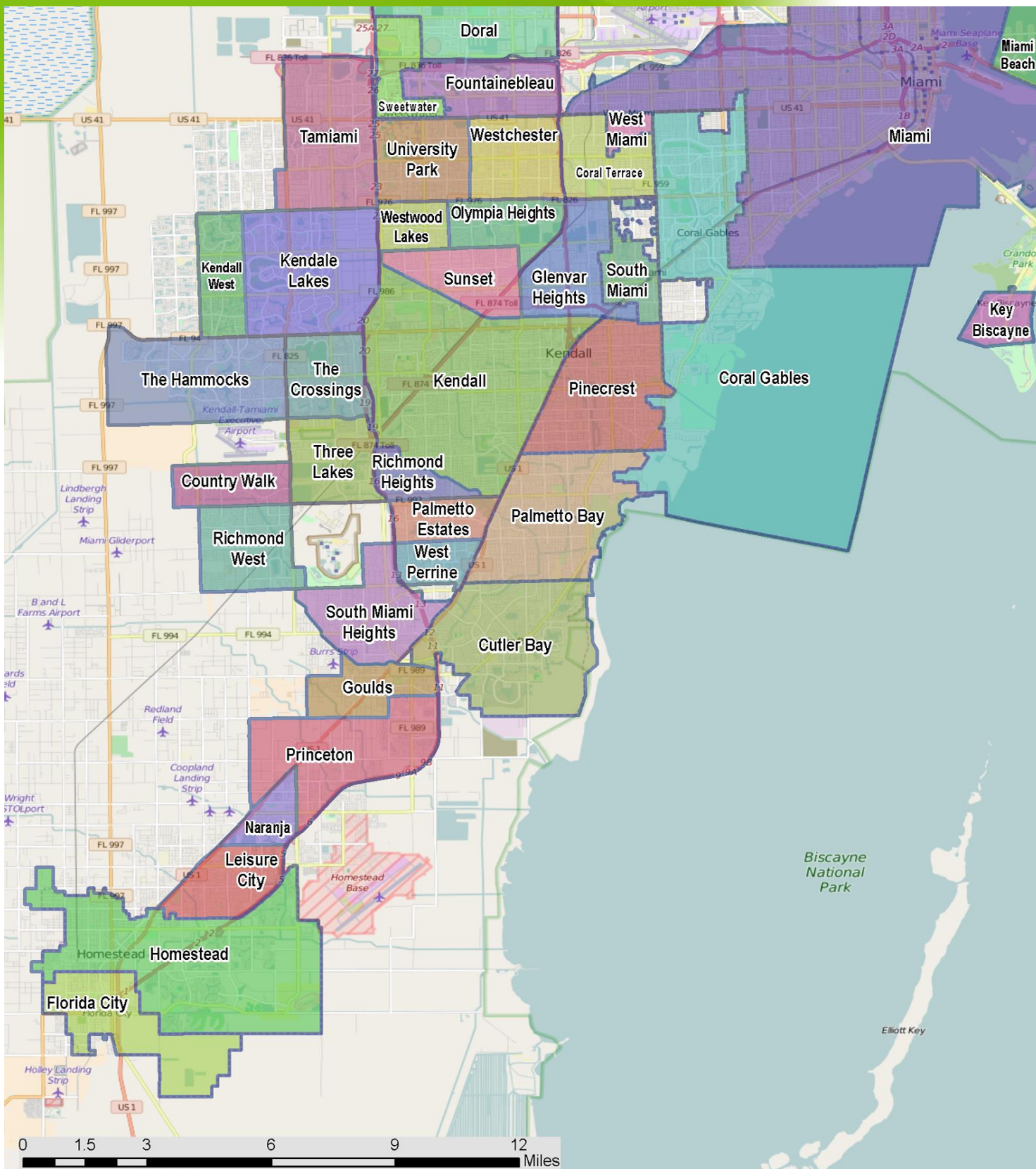
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Miami-Dade County Local Residential Market Metrics - Q3 2025

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



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