

Miami-Dade County by City

Single-family Housing Stats September 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)	773	-7.0%	79	5.0%	\$770K	1.0%	10.0%	8	6	57	90	28
Miami Gardens (City)	425	-11.0%	45	-4.0%	\$531K	1.0%	42.0%	5	5	33	98	9
Homestead (City)	354	-16.0%	42	-22.0%	\$488K	-5.0%	60.0%	8	5	52	96	10
Hialeah (City)	348	-3.0%	36	3.0%	\$600K	2.0%	15.0%	6	8	41	96	11
Cutler Bay (Town)	273	-8.0%	30	30.0%	\$618K	-2.0%	9.0%	5	7	77	94	23
Coral Gables (City)	269	-2.0%	27	108.0%	\$1,833K	-1.0%	-4.0%	6	7	61	91	59
Kendall (CDP)	237	0.0%	29	81.0%	\$1,100K	19.0%	-6.0%	4	10	68	88	38
Palmetto Bay (Village)	193	-7.0%	28	100.0%	\$1,130K	0.0%	14.0%	6	9	51	93	43
Miami Beach (City)	178	6.0%	17	6.0%	\$2,526K	-28.0%	2.0%	11	6	59	89	88
Richmond West (CDP)	167	-8.0%	22	22.0%	\$648K	-7.0%	21.0%	5	8	59	95	9
Doral (City)	164	-9.0%	22	0.0%	\$1,038K	9.0%	17.0%	6	6	50	94	36
The Hammocks (CDP)	160	-1.0%	19	-17.0%	\$640K	-2.0%	44.0%	6	6	52	97	5
North Miami (City)	155	3.0%	14	-22.0%	\$468K	-16.0%	29.0%	9	7	59	93	21
Princeton (CDP)	149	-35.0%	22	0.0%	\$563K	-6.0%	38.0%	7	8	51	96	0
South Miami Heights (CDP)	147	-13.0%	11	-31.0%	\$545K	-2.0%	100.0%	7	4	22	96	9
Pinecrest (Village)	140	1.0%	22	120.0%	\$2,450K	-33.0%	18.0%	10	3	101	86	46
North Miami Beach (City)	119	-2.0%	12	140.0%	\$570K	18.0%	5.0%	9	6	60	94	33
Tamiami (CDP)	115	-7.0%	12	-25.0%	\$733K	-3.0%	27.0%	7	8	36	94	8
Leisure City (CDP)	110	6.0%	12	50.0%	\$465K	-3.0%	46.0%	5	9	77	98	0
Miami Shores (Village)	109	5.0%	11	-8.0%	\$1,153K	-32.0%	10.0%	6	7	85	84	27
Golden Glades (CDP)	96	-4.0%	15	0.0%	\$650K	7.0%	9.0%	6	3	24	96	20
Country Walk (CDP)	94	-3.0%	13	44.0%	\$700K	-3.0%	28.0%	5	12	86	98	0
Olympia Heights (CDP)	79	32.0%	11	83.0%	\$690K	-16.0%	33.0%	4	6	89	89	46
Palmetto Estates (CDP)	78	16.0%	13	160.0%	\$615K	6.0%	10.0%	4	8	17	97	15
Brownsville (CDP)	75	-4.0%	10	25.0%	\$474K	25.0%	68.0%	6	1	27	97	20
Sunset (CDP)	67	12.0%	12	100.0%	\$780K	-6.0%	48.0%	6	9	38	95	42

Source: This report is produced by the Miami Association of Realtors® (MIAMI) based on MLS sales data compiled by Florida Realtors®. Only areas with at least 10 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com.



Miami-Dade County

by Zip Code

Single-family Housing Stats

September 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	374	-5.8%	46	35.0%	\$717.5K	5.0%	20%	6	8	43	94	30
	33177	259	-11.9%	28	8.0%	\$605.0K	7.0%	46%	6	6	56	96	11
	33186	235	7.3%	34	26.0%	\$670.0K	-1.0%	24%	4	10	40	97	9
	33176	223	-0.9%	26	73.0%	\$918.8K	0.0%	5%	4	9	44	89	27
	33155	201	9.2%	25	32.0%	\$910.0K	38.0%	26%	5	8	24	95	36
	33156	193	-2.5%	27	108.0%	\$2,100.0K	-48.0%	12%	9	4	88	86	48
	33165	189	-7.4%	14	-46.0%	\$670.0K	-13.0%	35%	5	6	85	91	21
	33134	178	-11.9%	15	7.0%	\$1,320.0K	3.0%	5%	5	9	48	92	60
	33196	177	-0.6%	17	-11.0%	\$650.0K	-9.0%	30%	6	8	56	97	0
	33147	170	-17.9%	20	11.0%	\$462.5K	-5.0%	35%	7	6	45	97	25
	33143	163	14.0%	20	186.0%	\$2,947.5K	-25.0%	6%	7	7	57	94	65
	33175	162	0.6%	13	0.0%	\$712.5K	-1.0%	5%	5	12	44	94	8
	33138	161	1.9%	15	-21.0%	\$1,330.0K	4.0%	-8%	7	8	105	84	40
	33133	159	3.2%	12	0.0%	\$2,545.0K	30.0%	5%	7	5	60	89	33
	33189	142	4.4%	12	50.0%	\$597.5K	9.0%	17%	5	4	27	96	25
	33142	142	-6.6%	22	29.0%	\$462.5K	10.0%	50%	6	4	32	96	23
	33161	141	-6.0%	15	7.0%	\$800.0K	32.0%	22%	9	7	53	94	27
	33162	133	-2.2%	14	40.0%	\$570.0K	4.0%	-1%	7	6	55	94	43
	33178	119	-19.0%	13	-28.0%	\$860.0K	-8.0%	43%	7	5	46	93	31
	33169	114	-18.0%	14	-7.0%	\$560.0K	0.0%	38%	8	4	25	97	7
	33187	106	-1.9%	12	9.0%	\$680.0K	-19.0%	19%	7	9	68	93	8
	33179	105	5.0%	14	17.0%	\$849.8K	23.0%	29%	9	12	92	88	36
	33168	103	-8.8%	15	7.0%	\$500.0K	7.0%	58%	7	4	50	96	20
	33185	102	-17.7%	15	15.0%	\$735.0K	7.0%	6%	5	6	43	95	0
	33166	94	4.4%	11	-8.0%	\$1,075.0K	34.0%	-7%	5	8	70	94	36
	33173	89	0.0%	12	33.0%	\$780.0K	1.0%	26%	5	9	38	95	42
	33146	78	-6.0%	11	450.0%	\$1,875.0K	-18.0%	-12%	6	7	81	89	46
	33158	46	-20.7%	10	400.0%	\$1,447.5K	-22.0%	13%	7	9	17	94	60
Hialeah	33018	172	13.2%	21	24.0%	\$660.0K	-5.0%	-1%	4	7	68	96	19
	33015	104	-7.1%	11	57.0%	\$690.0K	6.0%	17%	5	12	16	97	9
	33012	98	2.1%	11	38.0%	\$600.0K	-4.0%	25%	5	9	32	97	18
Homestead	33033	375	-7.6%	45	18.0%	\$480.0K	-9.0%	59%	7	7	56	97	7
	33032	203	-38.9%	27	-7.0%	\$565.0K	-3.0%	36%	7	9	45	96	0
	33030	153	-26.4%	23	0.0%	\$765.0K	43.0%	111%	9	6	55	96	13
	33034	92	3.4%	11	10.0%	\$574.9K	1.0%	28%	6	2	33	100	0
Miami Gardens	33056	151	-5.6%	21	31.0%	\$515.0K	-3.0%	29%	5	7	41	98	0
Opa locka	33055	134	4.7%	15	67.0%	\$474.0K	-6.0%	26%	4	5	13	97	13
	33054	123	-25.9%	10	-41.0%	\$462.5K	9.0%	88%	6	2	67	92	30
Miami Beach	33140	89	0.0%	10	0.0%	\$2,408.3K	-30.0%	-4%	10	6	100	88	80

Miami-Dade County by City

Condominium/Townhome Housing Stats September 2025

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Miami (City)	1,732	-15.0%	184	-2.0%	\$585K	-6.0%	24.0%	17	5	85	93	46
Miami Beach (City)	1,072	-12.0%	105	22.0%	\$485K	16.0%	18.0%	17	5	66	92	68
Aventura (City)	528	-21.0%	44	-19.0%	\$533K	-16.0%	12.0%	22	4	139	88	73
Sunny Isles Beach (City)	464	-8.0%	45	29.0%	\$840K	26.0%	16.0%	25	5	116	88	76
Doral (City)	380	-15.0%	56	8.0%	\$500K	1.0%	11.0%	9	8	76	94	30
Hialeah (City)	355	-8.0%	43	79.0%	\$265K	-23.0%	-1.0%	7	6	73	95	21
Homestead (City)	319	-13.0%	33	-37.0%	\$360K	14.0%	38.0%	12	4	84	95	15
Kendall (CDP)	298	-7.0%	35	-10.0%	\$400K	23.0%	10.0%	6	8	44	95	31
Fountainebleau (CDP)	222	-12.0%	39	50.0%	\$258K	-16.0%	-8.0%	6	8	107	88	33
Coral Gables (City)	195	13.0%	16	-27.0%	\$515K	-7.0%	4.0%	8	8	43	95	63
Kendale Lakes (CDP)	170	-18.0%	20	-17.0%	\$385K	7.0%	19.0%	7	11	59	91	45
The Hammocks (CDP)	130	-3.0%	14	17.0%	\$342K	3.0%	47.0%	7	7	41	97	7
Country Club (CDP)	128	-25.0%	10	-41.0%	\$344K	15.0%	10.0%	8	6	38	95	50
Key Biscayne (Village)	125	-5.0%	10	11.0%	\$1,241K	-24.0%	10.0%	9	3	71	91	80
Ives Estates (CDP)	111	-13.0%	18	0.0%	\$230K	-41.0%	36.0%	14	4	78	94	44
Kendall West (CDP)	108	17.0%	15	7.0%	\$250K	-24.0%	17.0%	7	10	36	95	60
Florida City (City)	100	27.0%	15	200.0%	\$384K	7.0%	116.0%	10	5	104	95	0
Glenvar Heights (CDP)	97	7.0%	15	88.0%	\$420K	44.0%	43.0%	7	3	54	96	47
Ojus (CDP)	89	-23.0%	11	22.0%	\$175K	21.0%	28.0%	21	4	80	96	46
North Miami Beach (City)	88	-38.0%	10	11.0%	\$279K	14.0%	16.0%	29	5	121	90	70
Princeton (CDP)	87	-44.0%	10	-52.0%	\$420K	-5.0%	54.0%	10	5	60	95	10
The Crossings (CDP)	81	5.0%	14	133.0%	\$351K	-11.0%	58.0%	4	7	33	96	29
North Bay Village (City)	71	-24.0%	11	38.0%	\$440K	19.0%	-11.0%	17	13	109	88	46
Bay Harbor Islands (Town)	69	-17.0%	10	100.0%	\$418K	28.0%	21.0%	21	4	145	88	70

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Miami	33131	438	-12.6%	53	10.0%	\$600.0K	-15.0%	25%	19	4	86	91	53
	33180	388	-19.2%	36	3.0%	\$452.5K	-17.0%	20%	22	3	124	88	72
	33178	288	-14.3%	36	-8.0%	\$500.0K	6.0%	26%	8	6	70	94	28
	33137	246	-12.5%	20	-20.0%	\$735.0K	3.0%	25%	21	3	93	91	55
	33132	246	-23.4%	26	-10.0%	\$600.0K	-2.0%	20%	23	3	98	94	39
	33133	242	5.2%	24	4.0%	\$1,537.5K	50.0%	1%	9	9	78	90	67
	33130	225	-21.6%	25	-17.0%	\$500.0K	-23.0%	43%	20	5	95	94	44
	33179	201	-21.2%	30	3.0%	\$204.8K	-14.0%	24%	16	4	81	95	47
	33186	195	4.3%	33	94.0%	\$400.0K	-5.0%	45%	5	8	41	96	24
	33172	136	-20.0%	19	36.0%	\$295.0K	4.0%	-4%	7	8	75	92	53
	33134	134	26.4%	10	-29.0%	\$548.5K	-2.0%	2%	8	6	62	95	60
	33176	124	-9.5%	15	-12.0%	\$460.0K	46.0%	8%	5	10	38	95	40
	33193	123	16.0%	18	-10.0%	\$269.8K	-28.0%	24%	6	10	36	95	61
	33126	118	-15.7%	25	56.0%	\$205.0K	-41.0%	1%	7	11	107	69	24
	33143	102	15.9%	17	112.0%	\$301.0K	20.0%	21%	7	5	28	95	59
	33196	99	-7.5%	10	-17.0%	\$341.5K	4.0%	50%	7	6	28	96	20
	33129	96	-20.0%	12	71.0%	\$570.0K	2.0%	5%	13	9	81	94	25
	33138	94	-5.1%	10	-17.0%	\$294.5K	-17.0%	-1%	10	4	51	90	30
	33166	89	-24.6%	20	54.0%	\$507.5K	-6.0%	-14%	12	18	108	93	35
	33173	87	-20.9%	11	-31.0%	\$450.0K	40.0%	3%	6	6	10	98	27
	33175	62	-27.1%	10	43.0%	\$407.5K	20.0%	10%	6	9	54	94	30
Miami Beach	33139	585	-7.9%	49	17.0%	\$383.0K	-11.0%	17%	16	5	83	92	67
	33141	294	-19.9%	35	30.0%	\$410.0K	12.0%	19%	18	6	86	91	66
	33140	265	-13.7%	32	28.0%	\$535.0K	9.0%	8%	18	5	59	93	63
	33154	200	-7.0%	25	67.0%	\$790.0K	-24.0%	17%	19	4	112	88	84
Hialeah	33015	134	-23.4%	12	-37.0%	\$365.0K	17.0%	14%	8	5	38	95	42
	33014	119	5.3%	13	44.0%	\$460.0K	35.0%	24%	5	7	25	98	23
	33018	114	-13.0%	11	38.0%	\$469.0K	-8.0%	-5%	7	5	45	97	9
	33016	111	-7.5%	13	86.0%	\$250.0K	-12.0%	21%	6	8	91	96	23
	33012	111	-12.6%	13	117.0%	\$230.0K	-24.0%	-7%	7	5	91	93	39
Homestead	33035	154	-12.5%	16	-38.0%	\$192.8K	-43.0%	31%	13	5	127	91	25
	33034	147	15.7%	17	70.0%	\$389.0K	-7.0%	97%	12	4	104	95	0
	33033	147	-25.4%	16	-36.0%	\$382.5K	23.0%	39%	12	4	60	96	13
	33032	138	-40.5%	13	-66.0%	\$415.0K	-8.0%	56%	10	5	72	95	8
North Miami Beach	33160	684	-16.1%	61	-3.0%	\$825.0K	11.0%	12%	24	5	123	88	74
Key Biscayne	33149	130	-4.4%	10	0.0%	\$1,241.0K	-11.0%	9%	9	4	71	91	80

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