

Miami-Dade County by City

Single-family Housing Stats October 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 Share
Miami (City)	854	-5.0%	81	16.0%	\$800K	10.0%	11.0%	8	5	69	91	38
Miami Gardens (City)	458	-10.0%	33	3.0%	\$485K	-4.0%	32.0%	5	7	25	97	24
Homestead (City)	396	-14.0%	42	14.0%	\$498K	-5.0%	39.0%	7	9	70	95	14
Hialeah (City)	386	-3.0%	38	0.0%	\$568K	-1.0%	7.0%	6	9	41	95	16
Coral Gables (City)	307	2.0%	38	52.0%	\$2,231K	6.0%	-6.0%	6	6	101	90	66
Cutler Bay (Town)	303	-8.0%	30	-14.0%	\$608K	-6.0%	14.0%	5	7	56	97	10
Kendall (CDP)	266	3.0%	29	32.0%	\$1,000K	-6.0%	-17.0%	4	11	34	95	45
Palmetto Bay (Village)	217	-2.0%	24	71.0%	\$1,150K	-5.0%	14.0%	6	5	75	87	33
Miami Beach (City)	199	8.0%	21	24.0%	\$3,000K	-56.0%	1.0%	12	4	75	89	48
North Miami (City)	186	9.0%	31	63.0%	\$500K	-9.0%	18.0%	8	5	44	94	29
Richmond West (CDP)	182	-8.0%	15	-6.0%	\$640K	-11.0%	21.0%	6	6	46	96	0
Doral (City)	180	-13.0%	16	-43.0%	\$1,125K	15.0%	22.0%	7	4	40	95	6
The Hammocks (CDP)	177	0.0%	17	6.0%	\$670K	-2.0%	5.0%	5	10	51	96	0
Princeton (CDP)	164	-36.0%	15	-42.0%	\$580K	6.0%	56.0%	7	4	53	95	20
South Miami Heights (CDP)	160	-14.0%	13	-28.0%	\$540K	-6.0%	36.0%	7	8	46	96	8
Pinecrest (Village)	158	7.0%	18	100.0%	\$2,725K	-31.0%	6.0%	9	11	74	91	72
Coral Terrace (CDP)	135	32.0%	16	14.0%	\$748K	10.0%	45.0%	6	5	45	94	19
Tamiami (CDP)	131	-11.0%	16	-36.0%	\$775K	-1.0%	34.0%	8	5	22	96	13
North Miami Beach (City)	129	-1.0%	10	11.0%	\$565K	5.0%	-10.0%	9	10	55	91	40
West Little River (CDP)	127	-25.0%	13	-19.0%	\$500K	-5.0%	36.0%	6	7	31	95	31
Leisure City (CDP)	125	11.0%	15	67.0%	\$504K	2.0%	21.0%	4	13	72	98	13
Kendale Lakes (CDP)	119	-2.0%	19	58.0%	\$690K	1.0%	32.0%	4	8	40	96	16
Golden Glades (CDP)	110	-3.0%	14	8.0%	\$518K	-10.0%	22.0%	6	8	43	93	36
Country Walk (CDP)	106	4.0%	12	140.0%	\$695K	1.0%	62.0%	6	4	88	94	0
Westchester (CDP)	97	-20.0%	12	-40.0%	\$773K	10.0%	35.0%	5	12	70	94	0
The Crossings (CDP)	91	11.0%	17	55.0%	\$760K	3.0%	8.0%	3	7	23	97	18
Olympia Heights (CDP)	89	33.0%	10	43.0%	\$713K	-9.0%	48.0%	4	8	36	95	60
Palmetto Estates (CDP)	88	24.0%	10	150.0%	\$580K	-6.0%	31.0%	4	7	33	97	20

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by Zip Code

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October 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

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Miami-Dade County by City

Condominium/Townhome Housing Stats October 2025

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Miami (City)	1,951	-13.0%	219	12.0%	\$575K	-1.0%	18.0%	17	4	82	92	57
Miami Beach (City)	1,203	-9.0%	131	27.0%	\$470K	11.0%	13.0%	17	4	98	91	66
Aventura (City)	591	-19.0%	63	-2.0%	\$395K	-14.0%	7.0%	22	3	129	88	65
Sunny Isles Beach (City)	524	-4.0%	60	40.0%	\$553K	-53.0%	15.0%	24	4	95	91	70
Doral (City)	419	-16.0%	39	-25.0%	\$445K	-7.0%	14.0%	10	5	53	96	36
Hialeah (City)	393	-9.0%	38	-16.0%	\$255K	-6.0%	4.0%	7	7	36	97	29
Homestead (City)	350	-12.0%	31	-9.0%	\$335K	-1.0%	26.0%	12	6	39	96	29
Kendall (CDP)	345	0.0%	47	74.0%	\$373K	-12.0%	16.0%	6	6	40	95	38
Fountainebleau (CDP)	253	-9.0%	31	11.0%	\$300K	-3.0%	-18.0%	6	12	63	96	36
Coral Gables (City)	217	17.0%	22	69.0%	\$523K	-16.0%	1.0%	7	6	57	93	68
Kendale Lakes (CDP)	190	-19.0%	20	-29.0%	\$347K	-4.0%	17.0%	6	7	77	95	35
Country Club (CDP)	150	-22.0%	22	0.0%	\$340K	14.0%	15.0%	8	4	45	94	50
The Hammocks (CDP)	144	3.0%	14	133.0%	\$291K	-40.0%	45.0%	7	6	73	95	21
Key Biscayne (Village)	135	-6.0%	10	-9.0%	\$1,263K	33.0%	-1.0%	9	4	66	94	70
Kendall West (CDP)	123	13.0%	15	-12.0%	\$289K	-10.0%	13.0%	7	6	24	97	40
Ives Estates (CDP)	123	-12.0%	12	-8.0%	\$210K	-18.0%	22.0%	13	7	82	94	42
Florida City (City)	123	40.0%	23	156.0%	\$375K	3.0%	72.0%	8	9	32	96	0
North Miami (City)	121	-19.0%	12	-37.0%	\$246K	18.0%	11.0%	21	3	58	94	58
Miami Gardens (City)	106	-21.0%	12	-8.0%	\$315K	11.0%	32.0%	11	4	42	96	33
North Miami Beach (City)	104	-30.0%	16	100.0%	\$283K	-3.0%	20.0%	28	2	99	92	63
Cutler Bay (Town)	101	-1.0%	11	38.0%	\$349K	-16.0%	117.0%	9	6	47	97	9
Miami Lakes (Town)	93	4.0%	10	0.0%	\$475K	15.0%	3.0%	5	10	68	92	40
The Crossings (CDP)	92	3.0%	11	-8.0%	\$368K	-14.0%	14.0%	4	14	56	93	27
Bal Harbour (Village)	79	-8.0%	11	22.0%	\$1,350K	-4.0%	12.0%	17	5	114	93	91

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 Communication, at chris@miamire.com.



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October 2025

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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