Miami-Dade County Local Residential Market Metrics - Q4 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	2,501	5.3%	636	5.3%	$670,000	0.8%	$1,278,947	7.1%
Aventura (City)	4	-33.3%	3	50.0%	$1,578,500	-22.0%	$4,539,250	154.7%
Bal Harbour (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Bay Harbor Islands (Town)	2	N/A	1	N/A	$6,335,000	N/A	$6,335,000	N/A
Biscayne Park (Village)	12	-25.0%	2	-71.4%	$1,078,000	10.0%	$1,910,000	75.2%
Brownsville (CDP)	13	-43.5%	5	-50.0%	$445,000	3.5%	$425,846	4.3%
Coral Gables (City)	95	15.9%	62	44.2%	$2,050,000	7.2%	$4,040,081	44.1%
Coral Terrace (CDP)	30	-21.1%	8	-20.0%	$702,500	-7.6%	$853,797	0.9%
Country Club (CDP)	12	0.0%	1	0.0%	$762,500	32.4%	$834,333	22.0%
Country Walk (CDP)	42	82.6%	1	0.0%	$610,000	-9.0%	$650,865	-8.6%
Cutler Bay (Town)	81	0.0%	16	6.7%	$610,000	-6.1%	$678,986	0.5%
Doral (City)	41	-33.9%	4	-60.0%	$1,125,000	21.6%	$1,196,251	4.7%
El Portal (Village)	5	-37.5%	2	-50.0%	$892,250	-17.6%	$971,900	-13.2%
Fisher Island (CDP)	1	0.0%	1	0.0%	$7,500,000	-64.3%	$7,500,000	-64.3%
Florida City (City)	6	-78.6%	0	-100.0%	$380,000	-33.3%	$403,665	-24.1%
Fountainebleau (CDP)	16	33.3%	2	-33.3%	$730,000	11.0%	$954,775	38.0%
Gladeview (CDP)	22	46.7%	5	25.0%	$402,500	-3.9%	$404,814	-8.1%
Glenvar Heights (CDP)	15	15.4%	3	-40.0%	$1,825,000	9.0%	$2,824,933	54.9%
Golden Beach (Town)	3	N/A	2	N/A	$16,420,000	N/A	$15,309,333	N/A
Golden Glades (CDP)	30	-18.9%	7	0.0%	$545,000	-5.7%	$653,238	11.4%
Goulds (CDP)	13	0.0%	1	N/A	$575,000	12.7%	$569,672	0.3%
Hialeah (City)	111	9.9%	14	-26.3%	$572,500	-0.4%	$574,636	-0.3%
Hialeah Gardens (City)	3	-50.0%	1	-66.7%	$515,000	-30.4%	$683,333	-29.2%
Homestead (City)	119	0.8%	10	-16.7%	$511,500	-6.1%	$505,340	-7.5%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	17	0.0%	3	50.0%	$483,000	-22.7%	$542,247	-18.3%
Kendale Lakes (CDP)	40	48.1%	8	33.3%	$704,500	2.5%	$770,488	-0.7%
Kendall (CDP)	73	-11.0%	31	29.2%	$1,075,000	11.1%	$1,312,260	8.9%
Kendall West (CDP)	14	-33.3%	2	-60.0%	$689,400	1.4%	$705,486	-5.5%
Key Biscayne (Village)	8	-20.0%	6	-14.3%	$5,242,500	71.0%	$7,010,625	33.1%
Leisure City (CDP)	33	-2.9%	4	-55.6%	$504,000	-0.5%	$487,950	-0.3%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	240	11.1%	97	4.3%	$740,000	3.5%	$1,812,323	35.9%
Miami Beach (City)	57	21.3%	35	6.1%	$3,600,000	-15.3%	$5,764,744	-49.6%
Miami Gardens (City)	124	0.8%	28	-3.4%	$500,000	0.4%	$483,004	-1.2%
Miami Lakes (Town)	34	47.8%	9	125.0%	$902,500	6.8%	$945,695	-2.2%

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 Shores (Village)	30	15.4%	15	50.0%	$1,305,000	-4.9%	$1,646,250	-1.5%
Miami Springs (City)	16	-40.7%	4	0.0%	$785,000	-4.6%	$900,516	6.6%
Naranja (CDP)	11	37.5%	1	0.0%	$450,000	-11.7%	$477,750	-9.7%
North Bay Village (City)	4	-63.6%	1	-83.3%	$9,250,000	553.7%	$7,972,500	218.6%
North Miami (City)	73	40.4%	26	73.3%	$525,000	-4.5%	$979,557	17.7%
North Miami Beach (City)	31	24.0%	9	12.5%	$499,495	-6.2%	$937,242	-19.0%
Ojus (CDP)	22	83.3%	12	200.0%	$1,527,500	18.0%	$1,765,414	13.9%
Olympia Heights (CDP)	19	5.6%	10	66.7%	$742,500	-4.5%	$869,684	-5.3%
Opa-locka (City)	15	-28.6%	3	0.0%	$382,000	-15.1%	$395,660	-10.2%
Palm Springs North (CDP)	9	80.0%	2	100.0%	$680,000	-12.3%	$743,334	-1.3%
Palmetto Bay (Village)	66	24.5%	19	58.3%	$1,150,000	-2.5%	$1,216,750	-2.5%
Palmetto Estates (CDP)	29	70.6%	5	150.0%	$600,000	-9.1%	$590,216	-11.0%
Pinecrest (Village)	52	62.5%	30	76.5%	$2,672,500	-5.6%	$3,144,308	-18.4%
Pinewood (CDP)	9	0.0%	3	0.0%	$400,000	-10.1%	$435,544	-0.9%
Princeton (CDP)	45	-4.3%	6	100.0%	$560,000	2.4%	$602,220	11.7%
Richmond Heights (CDP)	23	43.8%	4	-20.0%	$515,000	-0.5%	$518,952	6.0%
Richmond West (CDP)	44	12.8%	2	0.0%	$656,500	-3.5%	$667,741	-3.9%
South Miami (City)	19	-20.8%	7	-12.5%	$1,125,000	-2.4%	$1,380,000	1.7%
South Miami Heights (CDP)	47	-6.0%	6	20.0%	$554,000	-0.2%	$587,302	1.2%
Sunny Isles Beach (City)	1	-80.0%	1	-66.7%	$1,600,000	-23.5%	$1,600,000	-38.3%
Sunset (CDP)	27	58.8%	10	150.0%	$920,000	12.2%	$1,187,778	29.4%
Surfside (Town)	9	50.0%	4	-33.3%	$1,750,000	12.7%	$2,493,889	-35.4%
Sweetwater (City)	4	-42.9%	1	0.0%	$504,950	-17.2%	$504,975	-16.4%
Tamiami (CDP)	42	-8.7%	5	-50.0%	$755,500	1.4%	$1,061,548	17.4%
The Crossings (CDP)	33	3.1%	4	0.0%	$735,000	5.0%	$810,330	17.4%
The Hammocks (CDP)	55	41.0%	6	50.0%	$672,500	-0.4%	$670,616	-1.4%
Three Lakes (CDP)	12	-14.3%	3	0.0%	$565,000	-10.7%	$618,083	-4.1%
University Park (CDP)	24	20.0%	1	-50.0%	$707,000	-0.4%	$753,998	-6.6%
Virginia Gardens (Village)	2	0.0%	1	0.0%	$697,500	2.8%	$697,500	2.8%
West Little River (CDP)	42	-4.5%	8	14.3%	$470,000	-11.2%	$459,878	-12.2%
West Miami (City)	6	-25.0%	2	-33.3%	$807,500	8.8%	$754,000	-2.8%
West Perrine (CDP)	10	-52.4%	3	-25.0%	$573,000	12.8%	$566,850	10.8%
Westchester (CDP)	42	7.7%	5	-28.6%	$767,500	7.3%	$787,333	4.4%
Westview (CDP)	12	50.0%	4	33.3%	$423,000	-0.5%	$431,917	-5.6%
Westwood Lakes (CDP)	15	-6.3%	0	-100.0%	$695,000	0.0%	$722,033	4.8%

Miami-Dade County Local Residential Market Metrics - Q4 2025
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	$3.2 Billion	12.8%	94.3%	-1.3%	53 Days	29.3%	3,829	4.8%
Aventura (City)	$18.2 Million	69.8%	91.2%	-3.3%	65 Days	242.1%	12	-7.7%
Bal Harbour (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	-16.7%
Bay Harbor Islands (Town)	$12.7 Million	N/A	86.7%	N/A	382 Days	N/A	6	100.0%
Biscayne Park (Village)	$22.9 Million	31.4%	91.8%	-0.4%	113 Days	121.6%	14	7.7%
Brownsville (CDP)	$5.5 Million	-41.0%	97.9%	-0.8%	39 Days	77.3%	31	-16.2%
Coral Gables (City)	$383.8 Million	66.9%	90.4%	-2.4%	93 Days	106.7%	114	-4.2%
Coral Terrace (CDP)	$25.6 Million	-20.4%	92.1%	-3.4%	52 Days	36.8%	44	-15.4%
Country Club (CDP)	$10.0 Million	22.0%	95.6%	-1.0%	50 Days	72.4%	21	10.5%
Country Walk (CDP)	$27.3 Million	66.9%	94.9%	-3.5%	53 Days	103.8%	41	32.3%
Cutler Bay (Town)	$55.0 Million	0.5%	95.8%	-0.1%	45 Days	9.8%	100	-2.9%
Doral (City)	$49.0 Million	-30.8%	95.0%	0.5%	51 Days	13.3%	87	33.8%
El Portal (Village)	$4.9 Million	-45.8%	89.3%	-5.1%	58 Days	56.8%	11	10.0%
Fisher Island (CDP)	$7.5 Million	-64.3%	0.0%	-100.0%	0 Days	-100.0%	6	500.0%
Florida City (City)	$2.4 Million	-83.7%	95.8%	-4.2%	37 Days	146.7%	41	64.0%
Fountainebleau (CDP)	$15.3 Million	83.9%	95.1%	4.2%	54 Days	-8.5%	12	50.0%
Gladeview (CDP)	$8.9 Million	34.7%	93.1%	-2.4%	47 Days	4.4%	35	25.0%
Glenvar Heights (CDP)	$42.4 Million	78.7%	87.6%	-3.9%	68 Days	21.4%	34	161.5%
Golden Beach (Town)	$45.9 Million	N/A	92.5%	N/A	298 Days	N/A	8	33.3%
Golden Glades (CDP)	$19.6 Million	-9.7%	94.9%	0.3%	44 Days	-37.1%	46	-4.2%
Goulds (CDP)	$7.4 Million	0.3%	96.3%	-2.6%	64 Days	156.0%	46	27.8%
Hialeah (City)	$63.8 Million	9.6%	95.2%	-1.1%	50 Days	38.9%	160	2.6%
Hialeah Gardens (City)	$2.0 Million	-64.6%	77.5%	-20.1%	61 Days	165.2%	8	-52.9%
Homestead (City)	$60.1 Million	-6.7%	95.1%	-1.0%	71 Days	29.1%	162	-12.0%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Ives Estates (CDP)	$9.2 Million	-18.3%	93.8%	-1.8%	82 Days	49.1%	36	44.0%
Kendale Lakes (CDP)	$30.8 Million	47.2%	95.2%	-1.1%	42 Days	50.0%	43	-6.5%
Kendall (CDP)	$95.8 Million	-3.1%	92.8%	-2.2%	48 Days	37.1%	79	-21.8%
Kendall West (CDP)	$9.9 Million	-37.0%	99.5%	-0.5%	13 Days	-31.6%	25	-10.7%
Key Biscayne (Village)	$56.1 Million	6.5%	94.4%	1.7%	73 Days	-43.4%	14	-22.2%
Leisure City (CDP)	$16.1 Million	-3.2%	97.9%	1.3%	60 Days	62.2%	41	-28.1%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	100.0%
Miami (City)	$435.0 Million	51.0%	92.6%	-1.6%	66 Days	61.0%	456	8.1%
Miami Beach (City)	$328.6 Million	-38.8%	90.5%	1.0%	129 Days	174.5%	132	-6.4%
Miami Gardens (City)	$59.9 Million	-0.4%	96.1%	-0.7%	36 Days	12.5%	231	20.9%
Miami Lakes (Town)	$32.2 Million	44.5%	93.8%	-2.6%	53 Days	-15.9%	52	48.6%

Miami-Dade County Local Residential Market Metrics - Q4 2025
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 Shores (Village)	$49.4 Million	13.6%	89.0%	-4.1%	46 Days	-27.0%	62	14.8%
Miami Springs (City)	$14.4 Million	-36.9%	92.0%	-0.1%	75 Days	33.9%	22	-12.0%
Naranja (CDP)	$5.3 Million	24.2%	90.9%	-8.9%	90 Days	328.6%	14	55.6%
North Bay Village (City)	$31.9 Million	15.8%	92.2%	1.4%	187 Days	356.1%	7	0.0%
North Miami (City)	$71.5 Million	65.2%	92.4%	-0.5%	51 Days	0.0%	97	12.8%
North Miami Beach (City)	$29.1 Million	0.4%	94.1%	4.0%	56 Days	-20.0%	70	0.0%
Ojus (CDP)	$38.8 Million	108.7%	85.7%	-3.3%	70 Days	7.7%	27	-27.0%
Olympia Heights (CDP)	$16.5 Million	0.0%	94.9%	0.1%	64 Days	120.7%	22	0.0%
Opa-locka (City)	$5.9 Million	-35.9%	95.6%	-1.7%	41 Days	10.8%	27	28.6%
Palm Springs North (CDP)	$6.7 Million	77.7%	95.2%	2.6%	29 Days	-67.8%	11	120.0%
Palmetto Bay (Village)	$80.3 Million	21.4%	90.8%	-0.4%	63 Days	1.6%	81	19.1%
Palmetto Estates (CDP)	$17.1 Million	51.8%	96.0%	-0.9%	42 Days	10.5%	27	17.4%
Pinecrest (Village)	$163.5 Million	32.7%	91.3%	1.2%	83 Days	-2.4%	68	-1.4%
Pinewood (CDP)	$3.9 Million	-0.9%	97.3%	-0.9%	47 Days	11.9%	13	-31.6%
Princeton (CDP)	$27.1 Million	6.9%	95.3%	-2.2%	57 Days	32.6%	86	48.3%
Richmond Heights (CDP)	$11.9 Million	52.4%	95.0%	-3.2%	32 Days	3.2%	27	12.5%
Richmond West (CDP)	$29.4 Million	8.5%	96.3%	-3.5%	56 Days	75.0%	70	-12.5%
South Miami (City)	$26.2 Million	-19.5%	90.7%	3.2%	95 Days	33.8%	24	20.0%
South Miami Heights (CDP)	$27.6 Million	-4.9%	95.7%	0.4%	47 Days	9.3%	64	-19.0%
Sunny Isles Beach (City)	$1.6 Million	-87.7%	100.0%	8.1%	43 Days	138.9%	6	-53.8%
Sunset (CDP)	$32.1 Million	105.5%	94.5%	0.3%	35 Days	52.2%	48	60.0%
Surfside (Town)	$22.4 Million	-3.1%	80.9%	-5.3%	137 Days	-11.0%	18	-5.3%
Sweetwater (City)	$2.0 Million	-52.2%	100.5%	7.0%	5 Days	-93.5%	3	-66.7%
Tamiami (CDP)	$44.6 Million	7.2%	94.8%	-1.5%	55 Days	71.9%	67	-18.3%
The Crossings (CDP)	$26.7 Million	21.0%	94.9%	-1.6%	24 Days	-20.0%	29	-34.1%
The Hammocks (CDP)	$36.9 Million	39.0%	95.9%	-0.3%	50 Days	4.2%	72	2.9%
Three Lakes (CDP)	$7.4 Million	-17.8%	95.3%	-0.2%	82 Days	173.3%	23	0.0%
University Park (CDP)	$18.1 Million	12.1%	95.3%	-1.4%	21 Days	61.5%	32	28.0%
Virginia Gardens (Village)	$1.4 Million	2.8%	87.5%	-5.6%	59 Days	118.5%	1	-50.0%
West Little River (CDP)	$19.3 Million	-16.2%	95.8%	-1.1%	24 Days	-25.0%	67	8.1%
West Miami (City)	$4.5 Million	-27.1%	92.7%	-4.6%	73 Days	386.7%	6	-25.0%
West Perrine (CDP)	$5.7 Million	-47.2%	95.7%	-0.3%	70 Days	112.1%	16	-40.7%
Westchester (CDP)	$33.1 Million	12.4%	94.0%	-1.4%	31 Days	-3.1%	43	30.3%
Westview (CDP)	$5.2 Million	41.6%	90.6%	-9.4%	41 Days	355.6%	22	-18.5%
Westwood Lakes (CDP)	$10.8 Million	-1.8%	93.9%	-2.2%	40 Days	60.0%	24	50.0%

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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-Dade County	2,581	26.0%	1,207	111.8%	5,251	12.1%	6.2	19.2%
Aventura (City)	6	200.0%	3	N/A	20	17.6%	16.0	95.1%
Bal Harbour (Village)	0	-100.0%	0	N/A	9	-25.0%	108.0	350.0%
Bay Harbor Islands (Town)	2	N/A	1	N/A	9	28.6%	18.0	71.4%
Biscayne Park (Village)	11	0.0%	5	400.0%	23	4.5%	9.5	90.0%
Brownsville (CDP)	22	-12.0%	11	83.3%	47	11.9%	6.4	28.0%
Coral Gables (City)	92	13.6%	41	70.8%	164	-3.0%	5.4	-5.3%
Coral Terrace (CDP)	24	-25.0%	9	-10.0%	65	12.1%	5.2	-5.5%
Country Club (CDP)	14	7.7%	8	166.7%	25	8.7%	4.8	20.0%
Country Walk (CDP)	33	32.0%	7	-30.0%	45	40.6%	4.0	25.0%
Cutler Bay (Town)	87	31.8%	38	153.3%	141	13.7%	4.8	23.1%
Doral (City)	48	14.3%	29	262.5%	125	40.4%	7.3	65.9%
El Portal (Village)	2	-77.8%	2	0.0%	17	54.5%	7.8	59.2%
Fisher Island (CDP)	4	100.0%	3	N/A	5	N/A	20.0	N/A
Florida City (City)	12	-36.8%	9	28.6%	48	33.3%	7.1	69.0%
Fountainebleau (CDP)	12	9.1%	5	66.7%	12	50.0%	3.3	65.0%
Gladeview (CDP)	30	114.3%	13	160.0%	41	20.6%	7.0	34.6%
Glenvar Heights (CDP)	12	20.0%	5	400.0%	43	30.3%	8.1	3.8%
Golden Beach (Town)	3	0.0%	2	0.0%	28	7.7%	28.0	16.7%
Golden Glades (CDP)	35	0.0%	16	0.0%	67	28.8%	6.4	39.1%
Goulds (CDP)	25	92.3%	16	166.7%	55	25.0%	8.5	46.6%
Hialeah (City)	107	13.8%	48	92.0%	223	9.9%	5.8	9.4%
Hialeah Gardens (City)	9	12.5%	8	166.7%	7	-53.3%	2.2	-56.0%
Homestead (City)	118	21.6%	51	88.9%	268	20.2%	6.8	36.0%
Indian Creek (Village)	0	N/A	0	N/A	1	N/A	0.0	N/A
Ives Estates (CDP)	18	-5.3%	15	150.0%	49	44.1%	8.8	29.4%
Kendale Lakes (CDP)	36	80.0%	16	433.3%	48	-4.0%	4.1	-6.8%
Kendall (CDP)	70	0.0%	28	133.3%	93	-10.6%	3.6	-7.7%
Kendall West (CDP)	16	0.0%	5	25.0%	28	12.0%	5.1	59.4%
Key Biscayne (Village)	6	-45.5%	4	100.0%	44	29.4%	13.9	67.5%
Leisure City (CDP)	38	11.8%	20	122.2%	48	2.1%	4.0	-2.4%
Medley (Town)	0	N/A	0	N/A	5	150.0%	60.0	400.0%
Miami (City)	262	18.6%	131	101.5%	694	16.2%	8.2	18.8%
Miami Beach (City)	54	42.1%	28	100.0%	234	-5.3%	11.9	-13.8%
Miami Gardens (City)	170	46.6%	108	129.8%	243	24.6%	5.3	35.9%
Miami Lakes (Town)	36	100.0%	12	200.0%	52	15.6%	4.9	11.4%

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)	33	22.2%	16	33.3%	80	17.6%	6.9	9.5%
Miami Springs (City)	16	-5.9%	8	700.0%	39	44.4%	5.6	51.4%
Naranja (CDP)	8	100.0%	5	N/A	19	111.1%	9.9	167.6%
North Bay Village (City)	6	20.0%	2	N/A	14	55.6%	10.5	169.2%
North Miami (City)	54	63.6%	22	57.1%	136	2.3%	7.2	-8.9%
North Miami Beach (City)	41	46.4%	25	150.0%	108	0.0%	8.6	-3.4%
Ojus (CDP)	23	76.9%	9	200.0%	56	-12.5%	8.1	-22.1%
Olympia Heights (CDP)	25	78.6%	13	333.3%	21	-8.7%	2.6	-25.7%
Opa-locka (City)	19	58.3%	7	75.0%	31	72.2%	6.0	130.8%
Palm Springs North (CDP)	8	100.0%	3	50.0%	13	116.7%	5.4	74.2%
Palmetto Bay (Village)	58	13.7%	24	60.0%	114	15.2%	5.3	15.2%
Palmetto Estates (CDP)	28	133.3%	8	166.7%	22	-29.0%	2.5	-43.2%
Pinecrest (Village)	60	100.0%	21	162.5%	125	0.0%	7.8	-11.4%
Pinewood (CDP)	8	-38.5%	6	-14.3%	22	10.0%	4.4	-10.2%
Princeton (CDP)	40	21.2%	18	100.0%	115	35.3%	7.1	91.9%
Richmond Heights (CDP)	22	46.7%	13	333.3%	23	4.5%	3.2	-3.0%
Richmond West (CDP)	48	41.2%	23	76.9%	89	0.0%	5.1	4.1%
South Miami (City)	24	33.3%	11	266.7%	32	0.0%	4.6	17.9%
South Miami Heights (CDP)	50	0.0%	18	38.5%	87	14.5%	5.4	28.6%
Sunny Isles Beach (City)	2	0.0%	1	N/A	18	38.5%	30.9	354.4%
Sunset (CDP)	27	58.8%	11	266.7%	47	46.9%	6.0	20.0%
Surfside (Town)	9	50.0%	5	66.7%	28	-12.5%	9.3	2.2%
Sweetwater (City)	5	-37.5%	2	100.0%	7	-36.4%	5.6	-11.1%
Tamiami (CDP)	43	22.9%	26	333.3%	87	7.4%	6.6	13.8%
The Crossings (CDP)	24	-7.7%	10	42.9%	25	-26.5%	2.8	-30.0%
The Hammocks (CDP)	53	82.8%	20	122.2%	81	2.5%	4.5	-4.3%
Three Lakes (CDP)	18	63.6%	9	50.0%	26	-13.3%	4.1	-16.3%
University Park (CDP)	22	46.7%	10	150.0%	35	59.1%	5.1	75.9%
Virginia Gardens (Village)	2	-33.3%	0	-100.0%	2	100.0%	3.4	100.0%
West Little River (CDP)	50	61.3%	31	520.0%	77	-1.3%	5.9	22.9%
West Miami (City)	6	-33.3%	1	-80.0%	11	37.5%	5.1	34.2%
West Perrine (CDP)	11	22.2%	4	N/A	27	0.0%	7.2	26.3%
Westchester (CDP)	43	115.0%	13	333.3%	39	11.4%	3.7	23.3%
Westview (CDP)	9	28.6%	5	150.0%	34	25.9%	6.8	19.3%
Westwood Lakes (CDP)	18	5.9%	8	100.0%	19	18.8%	3.7	23.3%

Miami-Dade County Local Residential Market Metrics - Q4 2025
Reference Map - Northern Miami-Dade County
Municipalities and Census-Designated Places*
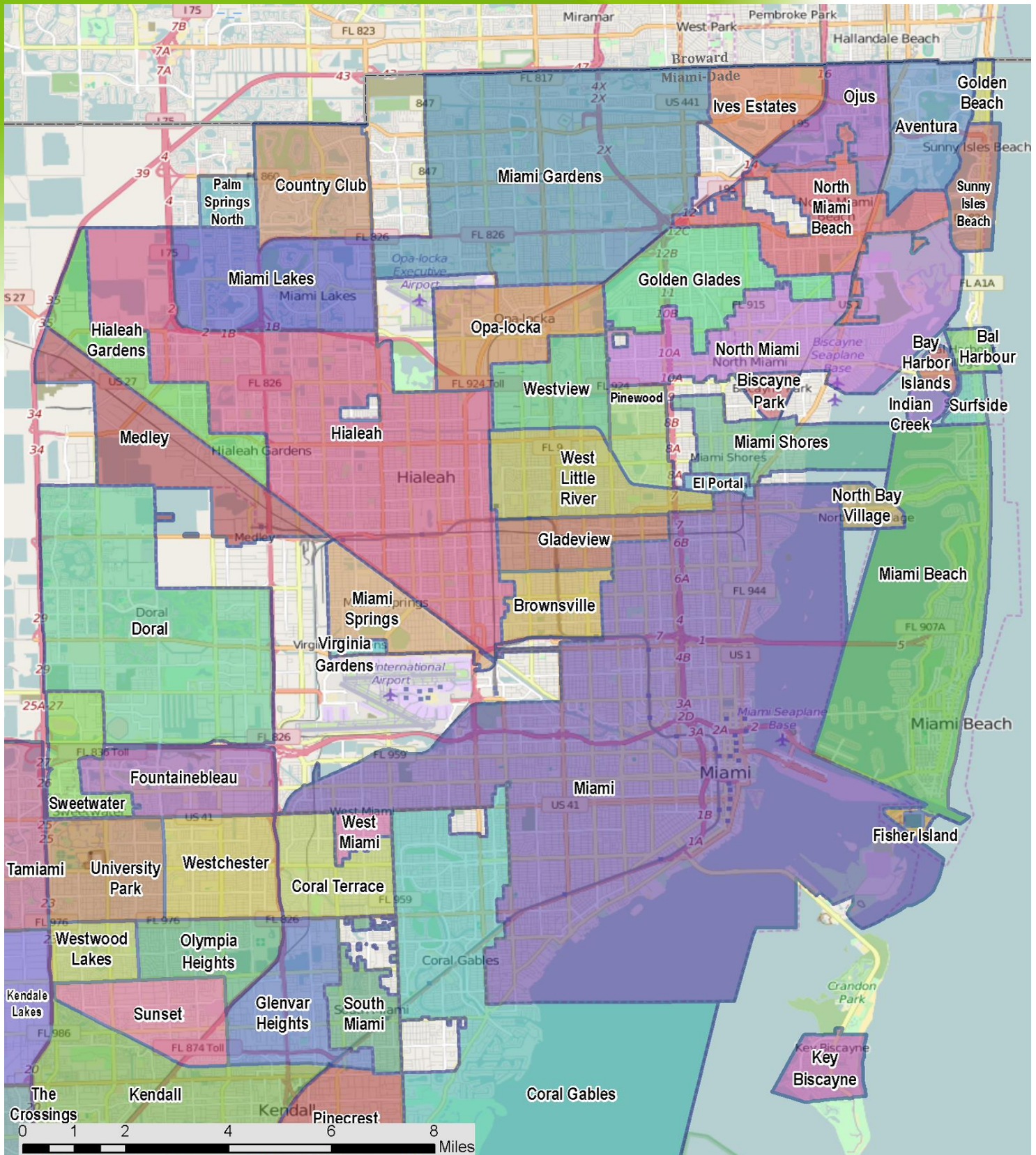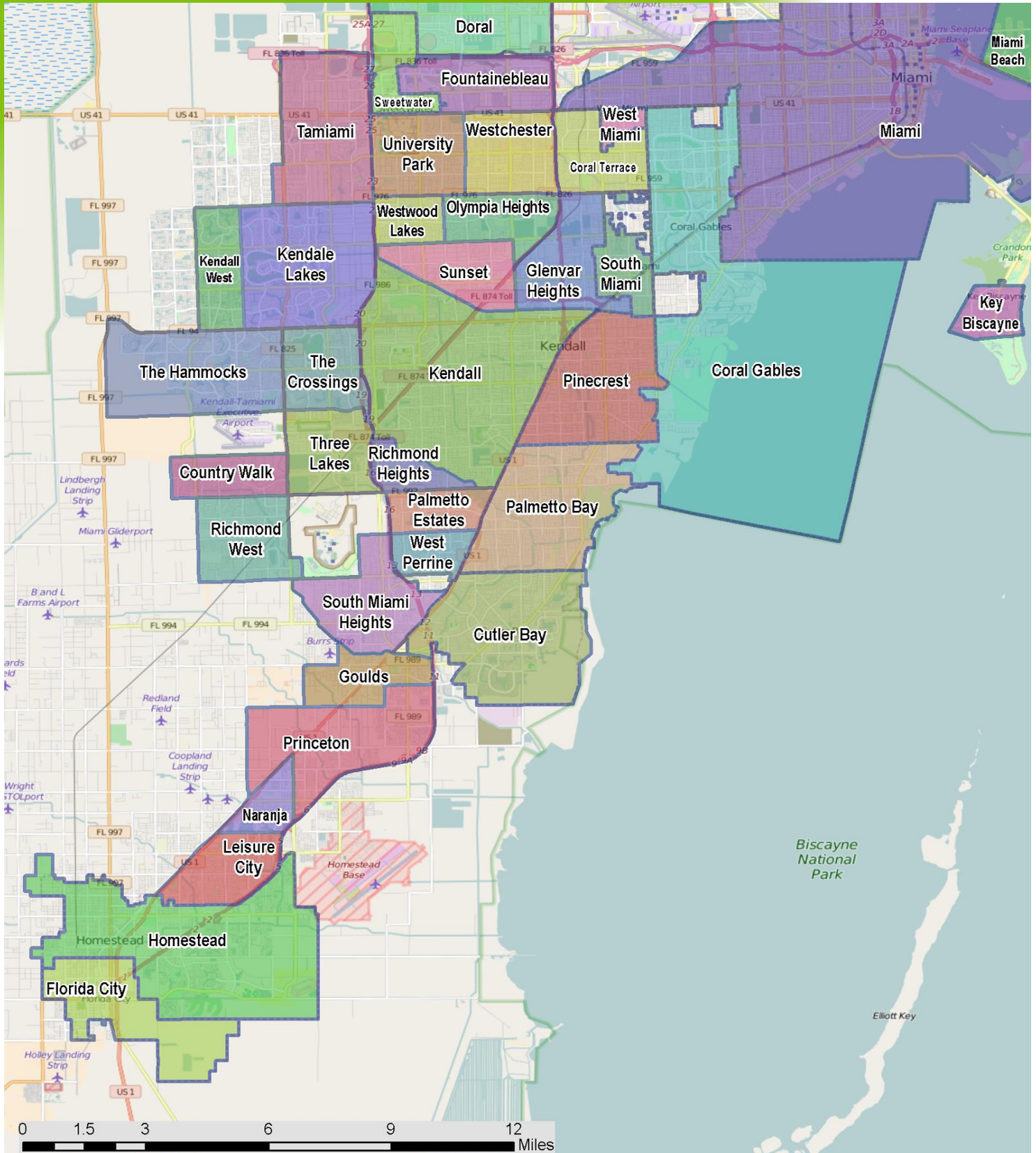
MIAMI REALTORS®

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.

Data released on Friday, January 16, 2026. Next quarterly data release is Friday, April 17, 2026.

Map labels (north to south, west to east):

Doral, Fountainebleau, Sweetwater, Tamiami, University Park, Westchester, West Miami, Coral Terrace, Miami, Miami Beach, Westwood Lakes, Olympia Heights, Sunset, Glenvar Heights, South Miami, Kendall West, Kendale Lakes, Coral Gables, Key Biscayne, Crandon Park, The Hammocks, The Crossings, Kendall, Pinecrest, Coral Gables, Three Lakes, Richmond Heights, Country Walk, Palmetto Estates, Palmetto Bay, West Perrine, Richmond West, South Miami Heights, Cutler Bay, Goulds, Princeton, Naranja, Leisure City, Homestead, Florida City, Biscayne National Park, Elliott Key

Scale: 0 — 1.5 — 3 — 6 — 9 — 12 Miles

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