

Miami-Dade County Local Residential Market Metrics - 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	10,210	-4.9%	2,547	-5.2%	\$665,000	2.3%	\$1,237,566	7.7%
Aventura (City)	15	-40.0%	5	-37.5%	\$1,350,000	-3.6%	\$2,686,333	68.8%
Bal Harbour (Village)	1	-83.3%	1	-80.0%	\$69,500,000	416.0%	\$69,500,000	428.2%
Bay Harbor Islands (Town)	6	-25.0%	5	-37.5%	\$4,500,000	-45.0%	\$6,587,917	-34.6%
Biscayne Park (Village)	29	-45.3%	9	-57.1%	\$1,078,000	7.8%	\$1,544,628	30.6%
Brownsville (CDP)	88	-12.9%	22	-26.7%	\$470,000	9.3%	\$445,451	8.2%
Coral Gables (City)	364	2.0%	203	1.0%	\$2,250,000	21.6%	\$3,719,636	22.6%
Coral Terrace (CDP)	149	18.3%	34	9.7%	\$695,000	-1.4%	\$832,799	2.4%
Country Club (CDP)	63	-8.7%	8	33.3%	\$635,000	6.0%	\$668,955	5.2%
Country Walk (CDP)	136	13.3%	10	-16.7%	\$671,000	-3.5%	\$692,916	-2.0%
Cutler Bay (Town)	354	-6.1%	49	-24.6%	\$624,900	-0.7%	\$666,811	0.1%
Doral (City)	205	-15.3%	47	-13.0%	\$1,000,000	5.3%	\$1,143,352	5.3%
El Portal (Village)	26	-3.7%	5	-50.0%	\$925,000	-4.1%	\$984,018	-7.2%
Fisher Island (CDP)	3	200.0%	3	200.0%	\$7,500,000	-64.3%	\$9,481,667	-54.8%
Florida City (City)	81	-22.1%	5	-28.6%	\$574,900	3.7%	\$521,248	4.9%
Fountainebleau (CDP)	43	-10.4%	11	175.0%	\$725,000	11.5%	\$843,219	15.5%
Gladeview (CDP)	70	-11.4%	20	42.9%	\$420,000	-2.3%	\$411,713	-2.9%
Glenvar Heights (CDP)	64	25.5%	23	0.0%	\$1,800,000	9.8%	\$2,288,333	-1.0%
Golden Beach (Town)	12	-7.7%	9	-25.0%	\$7,210,000	-16.6%	\$9,352,333	-14.4%
Golden Glades (CDP)	126	-8.0%	31	-29.5%	\$580,000	7.2%	\$663,488	18.5%
Goulds (CDP)	78	-14.3%	7	-12.5%	\$587,450	10.8%	\$606,249	0.0%
Hialeah (City)	459	-0.2%	74	-21.3%	\$580,000	3.6%	\$586,023	0.1%
Hialeah Gardens (City)	38	5.6%	11	0.0%	\$550,000	4.3%	\$720,100	14.6%
Homestead (City)	473	-12.4%	40	-24.5%	\$522,550	2.1%	\$513,821	-0.1%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	67	11.7%	14	-6.7%	\$578,750	3.3%	\$611,531	4.1%
Kendale Lakes (CDP)	140	2.9%	23	-20.7%	\$715,000	-1.4%	\$827,917	-14.1%
Kendall (CDP)	310	-2.5%	114	46.2%	\$1,050,000	10.5%	\$1,277,671	6.2%
Kendall West (CDP)	66	-30.5%	8	-42.9%	\$675,000	3.8%	\$683,397	3.2%
Key Biscayne (Village)	38	-22.4%	27	-22.9%	\$3,975,000	-0.6%	\$6,150,059	3.9%
Leisure City (CDP)	143	3.6%	10	-50.0%	\$494,750	1.2%	\$497,926	5.1%
Medley (Town)	1	-50.0%	1	-50.0%	\$1,190,000	313.9%	\$1,190,000	313.9%
Miami (City)	1,013	-3.0%	433	6.4%	\$760,000	1.3%	\$1,541,254	13.9%
Miami Beach (City)	235	9.3%	159	8.9%	\$3,400,000	-2.2%	\$7,285,601	-3.4%
Miami Gardens (City)	549	-8.8%	91	-24.8%	\$510,000	2.0%	\$572,215	17.5%
Miami Lakes (Town)	127	3.3%	28	16.7%	\$907,500	-1.9%	\$954,820	-4.1%

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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 Shores (Village)	139	6.9%	65	14.0%	\$1,217,500	-7.8%	\$1,527,851	-4.0%
Miami Springs (City)	84	-4.5%	14	-12.5%	\$760,750	0.1%	\$802,960	0.7%
Naranja (CDP)	23	-20.7%	2	-50.0%	\$450,000	-7.2%	\$465,185	-6.4%
North Bay Village (City)	16	-42.9%	8	-52.9%	\$1,147,500	-6.3%	\$3,782,187	118.5%
North Miami (City)	228	12.3%	75	31.6%	\$554,950	1.8%	\$1,178,420	9.6%
North Miami Beach (City)	150	2.7%	46	-14.8%	\$534,450	0.4%	\$831,443	-5.4%
Ojus (CDP)	83	12.2%	41	5.1%	\$1,220,000	-9.6%	\$1,408,643	-5.2%
Olympia Heights (CDP)	98	25.6%	26	85.7%	\$727,500	-4.9%	\$836,702	-8.6%
Opa-locka (City)	62	-25.3%	12	-25.0%	\$400,000	-6.7%	\$458,755	11.6%
Palm Springs North (CDP)	29	26.1%	4	300.0%	\$720,000	4.3%	\$783,690	10.0%
Palmetto Bay (Village)	259	-0.4%	69	-16.9%	\$1,150,000	0.0%	\$1,281,878	3.3%
Palmetto Estates (CDP)	107	27.4%	14	27.3%	\$600,000	0.0%	\$595,040	-1.4%
Pinecrest (Village)	192	12.3%	114	23.9%	\$2,625,000	-6.3%	\$3,519,454	-0.6%
Pinewood (CDP)	60	22.4%	19	46.2%	\$415,000	-8.8%	\$445,232	-0.4%
Princeton (CDP)	194	-30.0%	11	-26.7%	\$565,000	-0.9%	\$573,672	-2.2%
Richmond Heights (CDP)	86	6.2%	20	25.0%	\$535,000	3.9%	\$525,706	4.8%
Richmond West (CDP)	211	-4.1%	19	-5.0%	\$650,000	-1.5%	\$671,911	-1.4%
South Miami (City)	83	-15.3%	41	-4.7%	\$1,182,500	-1.3%	\$1,743,838	14.6%
South Miami Heights (CDP)	194	-11.4%	19	-13.6%	\$575,000	4.5%	\$615,123	6.5%
Sunny Isles Beach (City)	7	-69.6%	6	-62.5%	\$2,150,000	-18.5%	\$3,499,286	11.3%
Sunset (CDP)	94	22.1%	23	53.3%	\$859,000	3.5%	\$1,053,448	7.9%
Surfside (Town)	36	-14.3%	19	-34.5%	\$1,547,500	3.2%	\$2,233,139	-24.4%
Sweetwater (City)	15	-28.6%	5	66.7%	\$543,500	-5.5%	\$550,447	-3.7%
Tamiami (CDP)	157	-7.1%	22	-29.0%	\$730,000	-2.7%	\$899,771	-7.5%
The Crossings (CDP)	107	3.9%	17	0.0%	\$740,000	2.9%	\$771,233	4.9%
The Hammocks (CDP)	215	7.5%	24	33.3%	\$660,000	1.0%	\$657,469	0.2%
Three Lakes (CDP)	76	4.1%	10	-16.7%	\$632,500	1.2%	\$701,856	1.4%
University Park (CDP)	83	-7.8%	11	-35.3%	\$705,000	-5.7%	\$769,167	-3.7%
Virginia Gardens (Village)	7	0.0%	2	100.0%	\$650,000	-11.9%	\$635,000	-7.5%
West Little River (CDP)	156	-20.8%	37	-21.3%	\$475,000	0.0%	\$461,369	-3.6%
West Miami (City)	26	4.0%	9	50.0%	\$662,500	-16.2%	\$705,846	-17.1%
West Perrine (CDP)	45	-21.1%	9	28.6%	\$559,000	1.0%	\$561,753	4.7%
Westchester (CDP)	127	-9.9%	19	-40.6%	\$725,000	3.6%	\$765,877	8.5%
Westview (CDP)	60	5.3%	10	-23.1%	\$477,000	-3.1%	\$483,183	0.9%
Westwood Lakes (CDP)	61	-3.2%	2	-84.6%	\$690,000	0.0%	\$704,689	0.5%

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Miami-Dade County Local Residential Market Metrics - 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	\$12.6 Billion	2.4%	94.8%	-1.5%	53 Days	43.2%	17,489	2.8%
Aventura (City)	\$40.3 Million	1.3%	91.8%	-1.0%	73 Days	-18.9%	45	0.0%
Bal Harbour (Village)	\$69.5 Million	-12.0%	0.0%	-100.0%	0 Days	-100.0%	10	-33.3%
Bay Harbor Islands (Town)	\$39.5 Million	-50.9%	85.4%	-0.9%	203 Days	2.0%	21	61.5%
Biscayne Park (Village)	\$44.8 Million	-28.6%	92.5%	-1.3%	86 Days	87.0%	66	-13.2%
Brownsville (CDP)	\$39.2 Million	-5.8%	96.9%	-0.4%	37 Days	12.1%	166	7.1%
Coral Gables (City)	\$1.4 Billion	25.0%	91.0%	-2.0%	68 Days	54.5%	541	0.9%
Coral Terrace (CDP)	\$124.1 Million	21.1%	94.7%	-1.1%	46 Days	35.3%	220	12.8%
Country Club (CDP)	\$42.1 Million	-3.9%	96.9%	-0.8%	45 Days	50.0%	102	-3.8%
Country Walk (CDP)	\$94.2 Million	11.1%	95.7%	-1.7%	56 Days	115.4%	200	24.2%
Cutler Bay (Town)	\$236.1 Million	-6.0%	96.0%	-1.1%	49 Days	48.5%	551	0.9%
Doral (City)	\$234.4 Million	-10.8%	94.5%	-1.0%	68 Days	65.9%	386	1.6%
El Portal (Village)	\$25.6 Million	-10.6%	94.1%	1.2%	28 Days	-37.8%	54	10.2%
Fisher Island (CDP)	\$28.4 Million	35.5%	93.2%	10.6%	0 Days	-100.0%	8	166.7%
Florida City (City)	\$42.2 Million	-18.3%	100.0%	0.0%	32 Days	45.5%	141	8.5%
Fountainebleau (CDP)	\$36.3 Million	3.4%	95.3%	-1.4%	45 Days	-6.3%	71	24.6%
Gladeview (CDP)	\$28.8 Million	-13.9%	95.3%	-2.9%	48 Days	50.0%	144	13.4%
Glenvar Heights (CDP)	\$146.5 Million	24.2%	93.1%	-0.2%	57 Days	-5.0%	124	33.3%
Golden Beach (Town)	\$112.2 Million	-21.0%	88.1%	5.8%	153 Days	-56.2%	29	-3.3%
Golden Glades (CDP)	\$83.6 Million	9.0%	95.3%	1.1%	42 Days	0.0%	228	0.4%
Goulds (CDP)	\$47.3 Million	-14.3%	96.5%	0.0%	63 Days	96.9%	167	-3.5%
Hialeah (City)	\$269.0 Million	-0.1%	96.2%	-0.9%	47 Days	56.7%	766	5.2%
Hialeah Gardens (City)	\$27.4 Million	21.0%	96.5%	-0.4%	32 Days	23.1%	49	-19.7%
Homestead (City)	\$243.0 Million	-12.5%	95.9%	-1.4%	69 Days	56.8%	849	3.2%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Ives Estates (CDP)	\$41.0 Million	16.2%	94.3%	-1.4%	79 Days	97.5%	139	8.6%
Kendale Lakes (CDP)	\$115.9 Million	-11.5%	95.2%	-1.7%	51 Days	82.1%	211	4.5%
Kendall (CDP)	\$396.1 Million	3.5%	92.1%	-2.7%	49 Days	58.1%	443	-5.1%
Kendall West (CDP)	\$45.1 Million	-28.3%	97.7%	-0.7%	28 Days	-6.7%	106	-17.8%
Key Biscayne (Village)	\$233.7 Million	-19.4%	92.0%	-1.4%	100 Days	12.4%	87	10.1%
Leisure City (CDP)	\$71.2 Million	8.9%	97.9%	-0.2%	58 Days	132.0%	204	-2.4%
Medley (Town)	\$1.2 Million	107.0%	99.2%	-3.6%	281 Days	659.5%	8	300.0%
Miami (City)	\$1.6 Billion	10.6%	92.9%	-1.1%	54 Days	17.4%	1,972	4.0%
Miami Beach (City)	\$1.7 Billion	5.6%	87.9%	-1.7%	99 Days	19.3%	488	-1.0%
Miami Gardens (City)	\$314.1 Million	7.1%	97.1%	-0.7%	39 Days	44.4%	936	7.1%
Miami Lakes (Town)	\$121.3 Million	-1.0%	93.2%	-2.7%	56 Days	16.7%	201	5.2%

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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 Shores (Village)	\$212.4 Million	2.6%	91.3%	-2.5%	51 Days	24.4%	235	0.4%
Miami Springs (City)	\$67.4 Million	-3.9%	92.9%	0.5%	57 Days	11.8%	125	-1.6%
Naranja (CDP)	\$10.7 Million	-25.8%	93.0%	-4.0%	90 Days	172.7%	53	26.2%
North Bay Village (City)	\$60.5 Million	24.8%	91.0%	-1.1%	56 Days	12.0%	34	-17.1%
North Miami (City)	\$268.7 Million	23.1%	92.7%	-1.9%	61 Days	35.6%	428	12.9%
North Miami Beach (City)	\$124.7 Million	-2.8%	94.4%	-0.5%	59 Days	-4.8%	340	9.3%
Ojus (CDP)	\$116.9 Million	6.3%	88.2%	-1.5%	66 Days	-12.0%	162	-0.6%
Olympia Heights (CDP)	\$82.0 Million	14.9%	93.7%	-2.4%	40 Days	53.8%	141	28.2%
Opa-locka (City)	\$28.4 Million	-16.6%	98.1%	-0.9%	46 Days	64.3%	104	-4.6%
Palm Springs North (CDP)	\$22.7 Million	38.7%	95.7%	1.5%	47 Days	27.0%	47	34.3%
Palmetto Bay (Village)	\$332.0 Million	2.9%	92.0%	-1.1%	58 Days	5.5%	424	13.4%
Palmetto Estates (CDP)	\$63.7 Million	25.6%	96.6%	-2.7%	36 Days	63.6%	139	13.9%
Pinecrest (Village)	\$675.7 Million	11.6%	90.2%	-3.4%	88 Days	54.4%	310	4.0%
Pinewood (CDP)	\$26.7 Million	21.9%	95.6%	-1.3%	44 Days	10.0%	88	8.6%
Princeton (CDP)	\$111.3 Million	-31.5%	96.5%	-1.8%	53 Days	60.6%	382	-5.7%
Richmond Heights (CDP)	\$45.2 Million	11.3%	95.5%	-3.2%	35 Days	45.8%	131	12.9%
Richmond West (CDP)	\$141.8 Million	-5.5%	96.2%	-2.2%	62 Days	100.0%	335	-5.6%
South Miami (City)	\$144.7 Million	-3.0%	91.5%	-2.9%	52 Days	85.7%	133	6.4%
South Miami Heights (CDP)	\$119.3 Million	-5.6%	96.8%	-1.3%	43 Days	48.3%	312	-2.5%
Sunny Isles Beach (City)	\$24.5 Million	-66.1%	87.0%	-4.6%	141 Days	11.0%	36	-18.2%
Sunset (CDP)	\$99.0 Million	31.8%	93.8%	-0.8%	49 Days	69.0%	161	34.2%
Surfside (Town)	\$80.4 Million	-35.2%	88.7%	-2.6%	78 Days	66.0%	79	-1.3%
Sweetwater (City)	\$8.3 Million	-31.2%	95.1%	-0.5%	51 Days	70.0%	25	-35.9%
Tamiami (CDP)	\$141.3 Million	-14.1%	95.7%	-0.6%	53 Days	60.6%	285	-6.6%
The Crossings (CDP)	\$82.5 Million	9.0%	95.8%	-2.1%	27 Days	0.0%	137	-8.1%
The Hammocks (CDP)	\$141.4 Million	7.7%	95.9%	-1.7%	55 Days	83.3%	340	5.9%
Three Lakes (CDP)	\$53.3 Million	5.6%	95.5%	-0.9%	62 Days	77.1%	110	0.9%
University Park (CDP)	\$63.8 Million	-11.2%	96.7%	-0.7%	38 Days	72.7%	138	7.0%
Virginia Gardens (Village)	\$4.4 Million	-7.5%	100.0%	4.8%	50 Days	22.0%	11	10.0%
West Little River (CDP)	\$72.0 Million	-23.7%	96.5%	-1.3%	37 Days	37.0%	279	-3.5%
West Miami (City)	\$18.4 Million	-13.8%	88.4%	-7.2%	63 Days	186.4%	37	-7.5%
West Perrine (CDP)	\$25.3 Million	-17.3%	95.6%	-2.8%	77 Days	148.4%	82	-8.9%
Westchester (CDP)	\$97.3 Million	-2.3%	94.9%	-1.5%	39 Days	30.0%	199	5.3%
Westview (CDP)	\$29.0 Million	6.2%	96.5%	-1.3%	54 Days	38.5%	107	5.9%
Westwood Lakes (CDP)	\$43.0 Million	-2.7%	95.4%	-1.0%	43 Days	65.4%	93	1.1%

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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	11,362	-1.7%	1,207	111.8%	5,251	12.1%	6.2	19.2%
Aventura (City)	19	-5.0%	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)	7	40.0%	1	N/A	9	28.6%	18.0	71.4%
Biscayne Park (Village)	35	-30.0%	5	400.0%	23	4.5%	9.5	90.0%
Brownsville (CDP)	107	-10.8%	11	83.3%	47	11.9%	6.4	28.0%
Coral Gables (City)	387	4.0%	41	70.8%	164	-3.0%	5.4	-5.3%
Coral Terrace (CDP)	151	12.7%	9	-10.0%	65	12.1%	5.2	-5.5%
Country Club (CDP)	73	1.4%	8	166.7%	25	8.7%	4.8	20.0%
Country Walk (CDP)	139	13.0%	7	-30.0%	45	40.6%	4.0	25.0%
Cutler Bay (Town)	391	-1.8%	38	153.3%	141	13.7%	4.8	23.1%
Doral (City)	238	-7.8%	29	262.5%	125	40.4%	7.3	65.9%
El Portal (Village)	28	-17.6%	2	0.0%	17	54.5%	7.8	59.2%
Fisher Island (CDP)	8	166.7%	3	N/A	5	N/A	20.0	N/A
Florida City (City)	75	-22.7%	9	28.6%	48	33.3%	7.1	69.0%
Fountainebleau (CDP)	46	-4.2%	5	66.7%	12	50.0%	3.3	65.0%
Gladeview (CDP)	87	-12.1%	13	160.0%	41	20.6%	7.0	34.6%
Glenvar Heights (CDP)	67	26.4%	5	400.0%	43	30.3%	8.1	3.8%
Golden Beach (Town)	10	-16.7%	2	0.0%	28	7.7%	28.0	16.7%
Golden Glades (CDP)	142	-14.5%	16	0.0%	67	28.8%	6.4	39.1%
Goulds (CDP)	92	-14.0%	16	166.7%	55	25.0%	8.5	46.6%
Hialeah (City)	522	1.6%	48	92.0%	223	9.9%	5.8	9.4%
Hialeah Gardens (City)	44	18.9%	8	166.7%	7	-53.3%	2.2	-56.0%
Homestead (City)	523	-14.8%	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)	80	12.7%	15	150.0%	49	44.1%	8.8	29.4%
Kendale Lakes (CDP)	158	5.3%	16	433.3%	48	-4.0%	4.1	-6.8%
Kendall (CDP)	332	-1.2%	28	133.3%	93	-10.6%	3.6	-7.7%
Kendall West (CDP)	77	-23.8%	5	25.0%	28	12.0%	5.1	59.4%
Key Biscayne (Village)	39	-25.0%	4	100.0%	44	29.4%	13.9	67.5%
Leisure City (CDP)	164	1.2%	20	122.2%	48	2.1%	4.0	-2.4%
Medley (Town)	1	N/A	0	N/A	5	150.0%	60.0	400.0%
Miami (City)	1,118	0.2%	131	101.5%	694	16.2%	8.2	18.8%
Miami Beach (City)	242	18.6%	28	100.0%	234	-5.3%	11.9	-13.8%
Miami Gardens (City)	694	0.1%	108	129.8%	243	24.6%	5.3	35.9%
Miami Lakes (Town)	137	-2.1%	12	200.0%	52	15.6%	4.9	11.4%

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Miami-Dade County Local Residential Market Metrics - 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)	144	-3.4%	16	33.3%	80	17.6%	6.9	9.5%
Miami Springs (City)	91	-2.2%	8	700.0%	39	44.4%	5.6	51.4%
Naranja (CDP)	28	0.0%	5	N/A	19	111.1%	9.9	167.6%
North Bay Village (City)	17	-37.0%	2	N/A	14	55.6%	10.5	169.2%
North Miami (City)	272	16.7%	22	57.1%	136	2.3%	7.2	-8.9%
North Miami Beach (City)	187	15.4%	25	150.0%	108	0.0%	8.6	-3.4%
Ojus (CDP)	84	15.1%	9	200.0%	56	-12.5%	8.1	-22.1%
Olympia Heights (CDP)	112	33.3%	13	333.3%	21	-8.7%	2.6	-25.7%
Opa-locka (City)	71	-22.8%	7	75.0%	31	72.2%	6.0	130.8%
Palm Springs North (CDP)	34	47.8%	3	50.0%	13	116.7%	5.4	74.2%
Palmetto Bay (Village)	279	4.9%	24	60.0%	114	15.2%	5.3	15.2%
Palmetto Estates (CDP)	119	33.7%	8	166.7%	22	-29.0%	2.5	-43.2%
Pinecrest (Village)	207	31.8%	21	162.5%	125	0.0%	7.8	-11.4%
Pinewood (CDP)	65	0.0%	6	-14.3%	22	10.0%	4.4	-10.2%
Princeton (CDP)	224	-22.0%	18	100.0%	115	35.3%	7.1	91.9%
Richmond Heights (CDP)	99	8.8%	13	333.3%	23	4.5%	3.2	-3.0%
Richmond West (CDP)	232	-3.7%	23	76.9%	89	0.0%	5.1	4.1%
South Miami (City)	92	-3.2%	11	266.7%	32	0.0%	4.6	17.9%
South Miami Heights (CDP)	196	-21.6%	18	38.5%	87	14.5%	5.4	28.6%
Sunny Isles Beach (City)	8	-65.2%	1	N/A	18	38.5%	30.9	354.4%
Sunset (CDP)	105	23.5%	11	266.7%	47	46.9%	6.0	20.0%
Surfside (Town)	39	0.0%	5	66.7%	28	-12.5%	9.3	2.2%
Sweetwater (City)	14	-41.7%	2	100.0%	7	-36.4%	5.6	-11.1%
Tamiami (CDP)	175	-10.7%	26	333.3%	87	7.4%	6.6	13.8%
The Crossings (CDP)	114	4.6%	10	42.9%	25	-26.5%	2.8	-30.0%
The Hammocks (CDP)	244	19.6%	20	122.2%	81	2.5%	4.5	-4.3%
Three Lakes (CDP)	83	12.2%	9	50.0%	26	-13.3%	4.1	-16.3%
University Park (CDP)	96	4.3%	10	150.0%	35	59.1%	5.1	75.9%
Virginia Gardens (Village)	6	-33.3%	0	-100.0%	2	100.0%	3.4	100.0%
West Little River (CDP)	201	-5.2%	31	520.0%	77	-1.3%	5.9	22.9%
West Miami (City)	23	-23.3%	1	-80.0%	11	37.5%	5.1	34.2%
West Perrine (CDP)	55	-3.5%	4	N/A	27	0.0%	7.2	26.3%
Westchester (CDP)	138	-5.5%	13	333.3%	39	11.4%	3.7	23.3%
Westview (CDP)	71	7.6%	5	150.0%	34	25.9%	6.8	19.3%
Westwood Lakes (CDP)	66	-12.0%	8	100.0%	19	18.8%	3.7	23.3%

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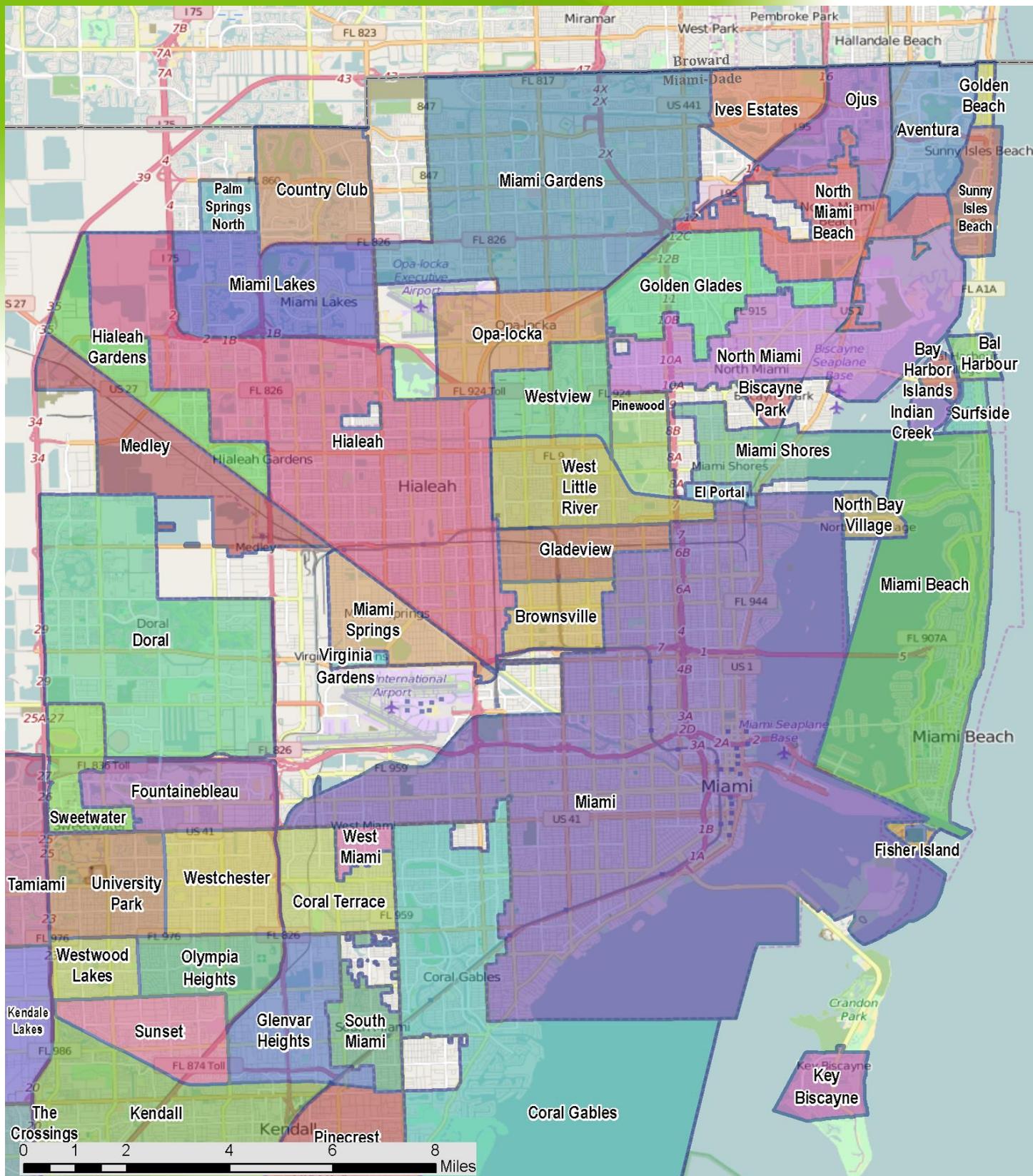
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Miami-Dade County Local Residential Market Metrics - 2025

Reference Map - Northern Miami-Dade County

Municipalities and Census-Designated Places*



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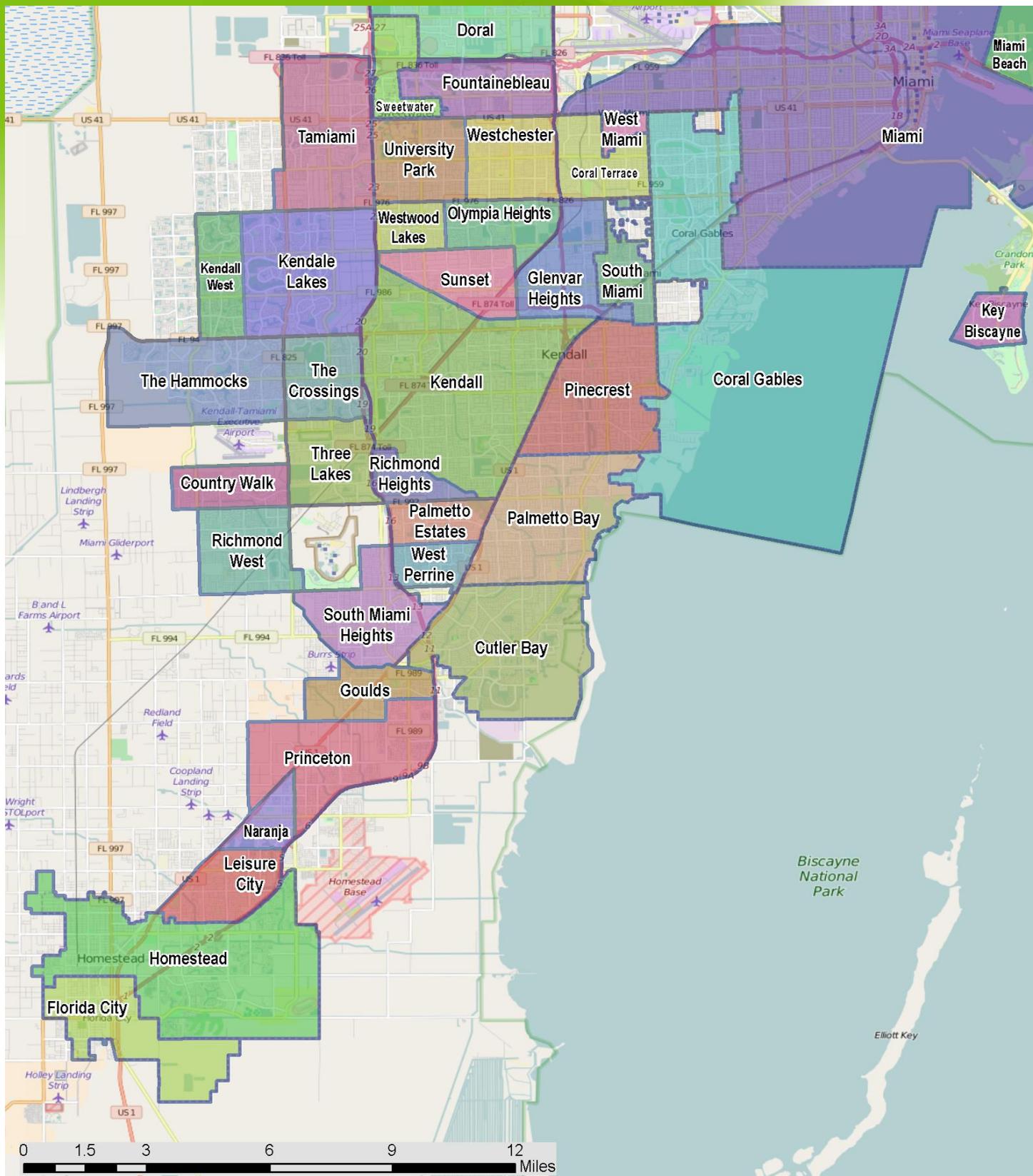
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Miami-Dade County Local Residential Market Metrics - 2025

Reference Map - Southern Miami-Dade County

Municipalities and Census-Designated Places*



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