

Miami-Dade County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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	2,776	4.0%	1,405	8.2%	\$400,000	-5.9%	\$740,479	3.5%
Aventura (City)	173	-4.9%	114	-13.0%	\$395,000	-13.9%	\$716,092	0.5%
Bal Harbour (Village)	25	-16.7%	22	-12.0%	\$1,610,000	7.3%	\$2,819,460	-1.9%
Bay Harbor Islands (Town)	28	40.0%	18	12.5%	\$767,500	25.8%	\$922,197	11.0%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	62	37.8%	44	46.7%	\$528,000	-8.2%	\$746,102	-6.6%
Coral Terrace (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Country Club (CDP)	52	-8.8%	28	40.0%	\$328,500	3.3%	\$333,272	-0.7%
Country Walk (CDP)	5	-37.5%	1	0.0%	\$350,000	0.1%	\$392,600	2.5%
Cutler Bay (Town)	19	26.7%	6	500.0%	\$350,000	-12.5%	\$336,272	-9.2%
Doral (City)	131	-1.5%	35	-25.5%	\$475,000	1.1%	\$494,654	1.5%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	5	-37.5%	4	-50.0%	\$5,000,000	-29.4%	\$10,940,000	49.1%
Florida City (City)	57	185.0%	3	200.0%	\$374,000	-0.9%	\$372,632	0.1%
Fountainebleau (CDP)	72	-11.1%	29	-9.4%	\$300,000	-3.2%	\$328,536	5.2%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	32	33.3%	14	7.7%	\$329,000	-8.6%	\$362,023	-15.3%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	11	-21.4%	10	-16.7%	\$94,000	-33.6%	\$102,636	-28.8%
Goulds (CDP)	4	-69.2%	0	N/A	\$464,950	-13.6%	\$469,973	-12.0%
Hialeah (City)	115	-9.4%	41	-25.5%	\$259,000	-4.1%	\$292,514	-4.0%
Hialeah Gardens (City)	10	-41.2%	4	0.0%	\$231,750	-22.8%	\$258,340	-19.2%
Homestead (City)	102	4.1%	25	25.0%	\$305,300	-15.2%	\$308,109	-11.0%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	40	5.3%	11	-8.3%	\$245,000	-6.3%	\$304,343	6.2%
Kendale Lakes (CDP)	63	10.5%	25	78.6%	\$329,900	-7.2%	\$340,595	-6.2%
Kendall (CDP)	118	26.9%	48	33.3%	\$370,000	7.2%	\$374,570	3.4%
Kendall West (CDP)	38	-20.8%	13	-31.6%	\$300,000	2.2%	\$322,147	2.5%
Key Biscayne (Village)	32	-11.1%	22	4.8%	\$1,287,500	12.4%	\$2,061,281	56.4%
Leisure City (CDP)	3	-76.9%	1	-66.7%	\$285,000	-6.6%	\$279,667	-20.9%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	610	3.0%	336	2.4%	\$565,000	-12.5%	\$853,423	-13.3%
Miami Beach (City)	341	16.4%	242	30.8%	\$496,500	4.3%	\$1,091,761	8.0%
Miami Gardens (City)	28	12.0%	8	-33.3%	\$297,500	6.3%	\$261,921	8.3%
Miami Lakes (Town)	24	0.0%	6	-14.3%	\$470,000	17.5%	\$452,063	5.9%

*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.

Miami-Dade County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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)	7	40.0%	5	150.0%	\$285,000	-5.0%	\$441,714	31.5%
Miami Springs (City)	1	0.0%	0	-100.0%	\$299,000	70.9%	\$299,000	70.9%
Naranja (CDP)	14	0.0%	1	-50.0%	\$360,000	-8.3%	\$372,807	2.5%
North Bay Village (City)	22	22.2%	11	10.0%	\$435,000	4.8%	\$550,818	3.1%
North Miami (City)	26	-39.5%	16	-40.7%	\$238,500	12.5%	\$285,314	-4.4%
North Miami Beach (City)	32	10.3%	22	120.0%	\$240,000	-20.0%	\$519,125	-23.8%
Ojus (CDP)	25	-3.8%	15	7.1%	\$175,000	-9.7%	\$193,012	-7.3%
Olympia Heights (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Opa-locka (City)	1	-50.0%	0	N/A	\$285,000	-5.8%	\$285,000	-5.8%
Palm Springs North (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	5	-16.7%	2	-60.0%	\$278,000	58.9%	\$548,000	182.5%
Palmetto Estates (CDP)	1	0.0%	1	N/A	\$177,000	-19.5%	\$177,000	-19.5%
Pinecrest (Village)	9	28.6%	6	200.0%	\$271,537	-14.6%	\$259,338	-32.2%
Pinewood (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	28	-62.2%	5	400.0%	\$398,500	-13.2%	\$397,368	-22.1%
Richmond Heights (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Richmond West (CDP)	6	-53.8%	0	-100.0%	\$427,500	-6.9%	\$449,150	-3.2%
South Miami (City)	10	233.3%	4	33.3%	\$460,000	1.1%	\$539,950	36.1%
South Miami Heights (CDP)	6	200.0%	4	300.0%	\$161,000	-46.1%	\$167,500	-43.9%
Sunny Isles Beach (City)	179	36.6%	128	42.2%	\$705,000	-20.3%	\$1,594,164	4.5%
Sunset (CDP)	2	0.0%	2	100.0%	\$236,500	-54.3%	\$236,500	-54.3%
Surfside (Town)	10	11.1%	10	100.0%	\$525,000	-43.2%	\$1,729,327	-32.0%
Sweetwater (City)	3	-50.0%	2	0.0%	\$199,000	-36.3%	\$268,000	-10.2%
Tamiami (CDP)	16	-50.0%	5	-44.4%	\$357,500	14.6%	\$340,875	3.7%
The Crossings (CDP)	24	-11.1%	6	-33.3%	\$422,750	5.7%	\$396,631	0.8%
The Hammocks (CDP)	38	22.6%	5	-54.5%	\$372,500	-0.3%	\$383,395	0.3%
Three Lakes (CDP)	11	-15.4%	2	100.0%	\$519,000	2.8%	\$503,455	-0.5%
University Park (CDP)	10	66.7%	4	300.0%	\$327,500	-14.2%	\$361,700	-8.5%
Virginia Gardens (Village)	1	N/A	1	N/A	\$215,000	N/A	\$215,000	N/A
West Little River (CDP)	8	33.3%	7	40.0%	\$205,000	-14.2%	\$229,444	-20.4%
West Miami (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	6	200.0%	3	50.0%	\$186,250	-19.0%	\$237,750	3.4%
Westchester (CDP)	6	100.0%	2	0.0%	\$240,000	-41.1%	\$235,917	-45.5%
Westview (CDP)	3	-50.0%	1	N/A	\$480,000	-7.1%	\$455,800	-2.4%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

*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.

Miami-Dade County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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	\$2.1 Billion	7.7%	92.8%	-1.6%	81 Days	35.0%	5,542	-7.2%
Aventura (City)	\$123.9 Million	-4.5%	89.6%	0.7%	129 Days	22.9%	456	-10.6%
Bal Harbour (Village)	\$70.5 Million	-18.3%	92.5%	6.1%	107 Days	-28.2%	56	-6.7%
Bay Harbor Islands (Town)	\$25.8 Million	55.4%	87.6%	-3.1%	161 Days	21.1%	70	-11.4%
Biscayne Park (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Brownsville (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Coral Gables (City)	\$46.3 Million	28.7%	92.5%	-2.9%	59 Days	9.3%	70	-30.0%
Coral Terrace (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	50.0%
Country Club (CDP)	\$17.3 Million	-9.4%	94.8%	-2.0%	47 Days	11.9%	92	-1.1%
Country Walk (CDP)	\$2.0 Million	-36.0%	88.7%	-9.8%	61 Days	144.0%	2	-80.0%
Cutler Bay (Town)	\$6.4 Million	15.0%	93.6%	-4.1%	67 Days	191.3%	33	0.0%
Doral (City)	\$64.8 Million	0.0%	95.3%	-0.5%	77 Days	42.6%	219	9.5%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$54.7 Million	-6.8%	92.6%	8.1%	77 Days	-57.2%	14	16.7%
Florida City (City)	\$21.2 Million	185.2%	96.2%	-1.4%	33 Days	-23.3%	60	-6.3%
Fountainebleau (CDP)	\$23.7 Million	-6.5%	94.2%	-0.4%	61 Days	10.9%	84	-25.7%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Glenvar Heights (CDP)	\$11.6 Million	13.0%	95.9%	0.6%	49 Days	63.3%	50	42.9%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$1.1 Million	-44.1%	87.7%	-2.2%	100 Days	-21.9%	18	-43.8%
Goulds (CDP)	\$1.9 Million	-72.9%	95.9%	-2.4%	53 Days	783.3%	33	-67.6%
Hialeah (City)	\$33.6 Million	-13.1%	94.5%	-1.3%	55 Days	37.5%	169	-11.5%
Hialeah Gardens (City)	\$2.6 Million	-52.5%	92.7%	-4.1%	60 Days	106.9%	13	-35.0%
Homestead (City)	\$31.4 Million	-7.4%	94.5%	-2.0%	51 Days	-16.4%	205	-16.7%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$12.2 Million	11.8%	93.0%	-1.5%	69 Days	35.3%	70	-25.5%
Kendale Lakes (CDP)	\$21.5 Million	3.6%	94.3%	-2.2%	76 Days	100.0%	94	10.6%
Kendall (CDP)	\$44.2 Million	31.2%	94.9%	0.0%	51 Days	30.8%	150	-9.1%
Kendall West (CDP)	\$12.2 Million	-18.8%	95.9%	0.4%	55 Days	-6.8%	35	-45.3%
Key Biscayne (Village)	\$66.0 Million	39.0%	93.4%	-2.0%	61 Days	-27.4%	60	-20.0%
Leisure City (CDP)	\$839,001	-81.8%	90.5%	-9.5%	119 Days	83.1%	8	-38.5%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$520.6 Million	-10.7%	92.2%	-1.3%	97 Days	38.6%	1,354	-5.7%
Miami Beach (City)	\$372.3 Million	25.7%	91.0%	-1.0%	100 Days	53.8%	815	-11.5%
Miami Gardens (City)	\$7.3 Million	21.3%	96.2%	-0.3%	49 Days	81.5%	56	-12.5%
Miami Lakes (Town)	\$10.8 Million	5.9%	93.4%	-3.7%	60 Days	57.9%	33	-10.8%

*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.

Miami-Dade County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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)	\$3.1 Million	84.0%	91.2%	8.4%	118 Days	110.7%	6	-33.3%
Miami Springs (City)	\$299,000	70.9%	100.0%	6.8%	84 Days	546.2%	1	-50.0%
Naranja (CDP)	\$5.2 Million	2.5%	96.0%	-0.5%	83 Days	-3.5%	17	-22.7%
North Bay Village (City)	\$12.1 Million	26.0%	93.2%	1.5%	136 Days	34.7%	49	-31.9%
North Miami (City)	\$7.4 Million	-42.2%	93.4%	0.5%	57 Days	-10.9%	93	-5.1%
North Miami Beach (City)	\$16.6 Million	-16.0%	88.7%	-4.8%	107 Days	4.9%	114	3.6%
Ojus (CDP)	\$4.8 Million	-10.8%	88.5%	-5.7%	131 Days	122.0%	82	-2.4%
Olympia Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Opa-locka (City)	\$285,000	-52.9%	98.6%	0.1%	143 Days	74.4%	5	0.0%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Palmetto Bay (Village)	\$2.7 Million	135.4%	96.5%	9.2%	65 Days	-31.6%	15	-6.3%
Palmetto Estates (CDP)	\$177,000	-19.5%	99.4%	3.9%	42 Days	61.5%	0	-100.0%
Pinecrest (Village)	\$2.3 Million	-12.8%	90.0%	-3.6%	109 Days	0.0%	13	30.0%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$11.1 Million	-70.5%	96.9%	-3.1%	74 Days	105.6%	65	-21.7%
Richmond Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	-40.0%
Richmond West (CDP)	\$2.7 Million	-55.3%	97.9%	0.2%	69 Days	43.8%	8	-42.9%
South Miami (City)	\$5.4 Million	353.7%	92.4%	6.6%	119 Days	230.6%	14	133.3%
South Miami Heights (CDP)	\$1.0 Million	68.2%	87.7%	-9.3%	40 Days	-21.6%	15	0.0%
Sunny Isles Beach (City)	\$285.4 Million	42.7%	90.0%	-1.6%	132 Days	38.9%	408	0.5%
Sunset (CDP)	\$473,000	-54.3%	96.0%	-0.9%	103 Days	505.9%	12	100.0%
Surfside (Town)	\$17.3 Million	-24.5%	87.4%	-6.0%	52 Days	-42.2%	43	-15.7%
Sweetwater (City)	\$804,000	-55.1%	92.6%	-1.6%	28 Days	40.0%	8	-27.3%
Tamiami (CDP)	\$5.5 Million	-48.1%	93.9%	-3.0%	70 Days	29.6%	27	22.7%
The Crossings (CDP)	\$9.5 Million	-10.4%	96.8%	1.9%	37 Days	27.6%	26	-31.6%
The Hammocks (CDP)	\$14.6 Million	22.9%	95.9%	-0.2%	64 Days	18.5%	64	-8.6%
Three Lakes (CDP)	\$5.5 Million	-15.8%	96.3%	-2.1%	83 Days	232.0%	21	-73.1%
University Park (CDP)	\$3.6 Million	52.6%	94.0%	-1.9%	53 Days	-20.9%	6	-50.0%
Virginia Gardens (Village)	\$215,000	N/A	87.8%	N/A	137 Days	N/A	0	-100.0%
West Little River (CDP)	\$1.8 Million	6.1%	89.5%	-8.0%	32 Days	39.1%	3	-62.5%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Perrine (CDP)	\$1.4 Million	210.1%	78.9%	-16.2%	217 Days	44.7%	8	33.3%
Westchester (CDP)	\$1.4 Million	9.1%	92.4%	2.0%	96 Days	95.9%	4	-33.3%
Westview (CDP)	\$1.4 Million	-51.2%	75.3%	-22.1%	125 Days	443.5%	20	81.8%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

*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.

Miami-Dade County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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-Dade County	2,866	24.3%	1,396	105.3%	12,015	6.7%	13.2	18.9%
Aventura (City)	174	16.0%	81	88.4%	1,213	0.9%	20.8	22.4%
Bal Harbour (Village)	27	12.5%	15	200.0%	147	11.4%	19.0	28.4%
Bay Harbor Islands (Town)	30	66.7%	21	110.0%	168	9.8%	20.8	16.9%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	N/A	0	N/A	6	N/A	0.0	N/A
Coral Gables (City)	54	-8.5%	20	-25.9%	127	-14.8%	5.9	-28.0%
Coral Terrace (CDP)	0	-100.0%	0	N/A	4	300.0%	24.0	N/A
Country Club (CDP)	50	8.7%	24	71.4%	125	7.8%	8.3	36.1%
Country Walk (CDP)	3	-50.0%	2	100.0%	3	-40.0%	1.3	-55.2%
Cutler Bay (Town)	15	36.4%	7	-22.2%	74	72.1%	8.1	72.3%
Doral (City)	131	19.1%	51	112.5%	372	9.7%	8.7	24.3%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	6	-14.3%	2	100.0%	37	15.6%	21.1	48.6%
Florida City (City)	55	266.7%	41	355.6%	68	-8.1%	5.2	-42.2%
Fountainebleau (CDP)	81	17.4%	43	168.8%	135	-18.7%	5.5	-8.3%
Gladeview (CDP)	0	N/A	0	N/A	2	N/A	0.0	N/A
Glenvar Heights (CDP)	32	45.5%	9	-18.2%	71	54.3%	6.6	37.5%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	14	55.6%	7	40.0%	83	23.9%	26.9	86.8%
Goulds (CDP)	2	-71.4%	3	200.0%	29	81.3%	15.8	172.4%
Hialeah (City)	125	14.7%	54	145.5%	238	-12.8%	6.1	-4.7%
Hialeah Gardens (City)	10	-16.7%	7	40.0%	15	-28.6%	4.3	4.9%
Homestead (City)	126	72.6%	63	110.0%	362	5.8%	10.3	17.0%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	49	36.1%	28	100.0%	138	-3.5%	11.0	5.8%
Kendale Lakes (CDP)	71	47.9%	37	117.6%	108	8.0%	5.6	24.4%
Kendall (CDP)	101	24.7%	41	115.8%	187	-6.0%	5.4	-6.9%
Kendall West (CDP)	37	-7.5%	19	137.5%	59	-15.7%	4.8	-20.0%
Key Biscayne (Village)	38	2.7%	22	83.3%	107	1.9%	8.2	9.3%
Leisure City (CDP)	9	-10.0%	9	80.0%	16	-11.1%	8.7	135.1%
Medley (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	612	21.4%	271	124.0%	3,265	11.7%	16.7	25.6%
Miami Beach (City)	358	35.1%	200	159.7%	1,908	2.8%	16.2	9.5%
Miami Gardens (City)	28	21.7%	16	45.5%	97	-6.7%	9.5	11.8%
Miami Lakes (Town)	26	44.4%	11	175.0%	40	8.1%	4.5	4.7%

*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.

Miami-Dade County Local Residential Market Metrics - Q4 2025

Townhouses and Condos

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)	5	-28.6%	2	-66.7%	10	-16.7%	4.0	-58.3%
Miami Springs (City)	1	-50.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Naranja (CDP)	10	-23.1%	3	200.0%	37	2.8%	7.9	12.9%
North Bay Village (City)	23	21.1%	16	128.6%	120	-17.8%	15.5	-1.9%
North Miami (City)	27	-6.9%	16	60.0%	237	12.3%	21.1	44.5%
North Miami Beach (City)	34	-5.6%	20	42.9%	286	9.2%	28.6	54.6%
Ojus (CDP)	35	25.0%	24	50.0%	191	16.5%	20.1	43.6%
Olympia Heights (CDP)	0	N/A	0	N/A	1	-50.0%	12.0	0.0%
Opa-locka (City)	2	0.0%	1	-50.0%	8	0.0%	9.6	-10.3%
Palm Springs North (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Palmetto Bay (Village)	5	-44.4%	3	-25.0%	18	-5.3%	9.0	2.3%
Palmetto Estates (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Pinecrest (Village)	8	14.3%	0	-100.0%	23	21.1%	9.9	39.4%
Pinewood (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	31	-31.1%	16	60.0%	129	40.2%	13.5	181.3%
Richmond Heights (CDP)	1	-75.0%	1	-66.7%	2	100.0%	12.0	200.0%
Richmond West (CDP)	7	16.7%	8	700.0%	14	16.7%	6.2	93.8%
South Miami (City)	9	350.0%	4	300.0%	18	5.9%	8.6	-11.3%
South Miami Heights (CDP)	5	25.0%	1	-50.0%	20	100.0%	10.9	179.5%
Sunny Isles Beach (City)	187	54.5%	79	97.5%	1,161	6.4%	21.7	5.3%
Sunset (CDP)	2	0.0%	2	100.0%	9	-10.0%	8.3	-9.8%
Surfside (Town)	20	100.0%	14	366.7%	93	-26.2%	15.9	-35.9%
Sweetwater (City)	5	0.0%	3	N/A	16	-5.9%	13.7	107.6%
Tamiami (CDP)	27	-3.6%	20	233.3%	31	-22.5%	4.8	23.1%
The Crossings (CDP)	24	33.3%	12	140.0%	33	0.0%	3.8	0.0%
The Hammocks (CDP)	37	23.3%	11	0.0%	99	28.6%	7.1	26.8%
Three Lakes (CDP)	12	20.0%	5	400.0%	22	15.8%	5.0	28.2%
University Park (CDP)	8	100.0%	1	0.0%	10	-54.5%	4.1	-37.9%
Virginia Gardens (Village)	1	N/A	0	N/A	1	-50.0%	12.0	-50.0%
West Little River (CDP)	6	20.0%	2	N/A	21	200.0%	21.0	223.1%
West Miami (City)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
West Perrine (CDP)	8	100.0%	3	50.0%	8	100.0%	5.6	133.3%
Westchester (CDP)	3	-40.0%	0	N/A	6	-40.0%	4.2	-26.3%
Westview (CDP)	1	0.0%	2	100.0%	44	388.9%	44.0	923.3%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

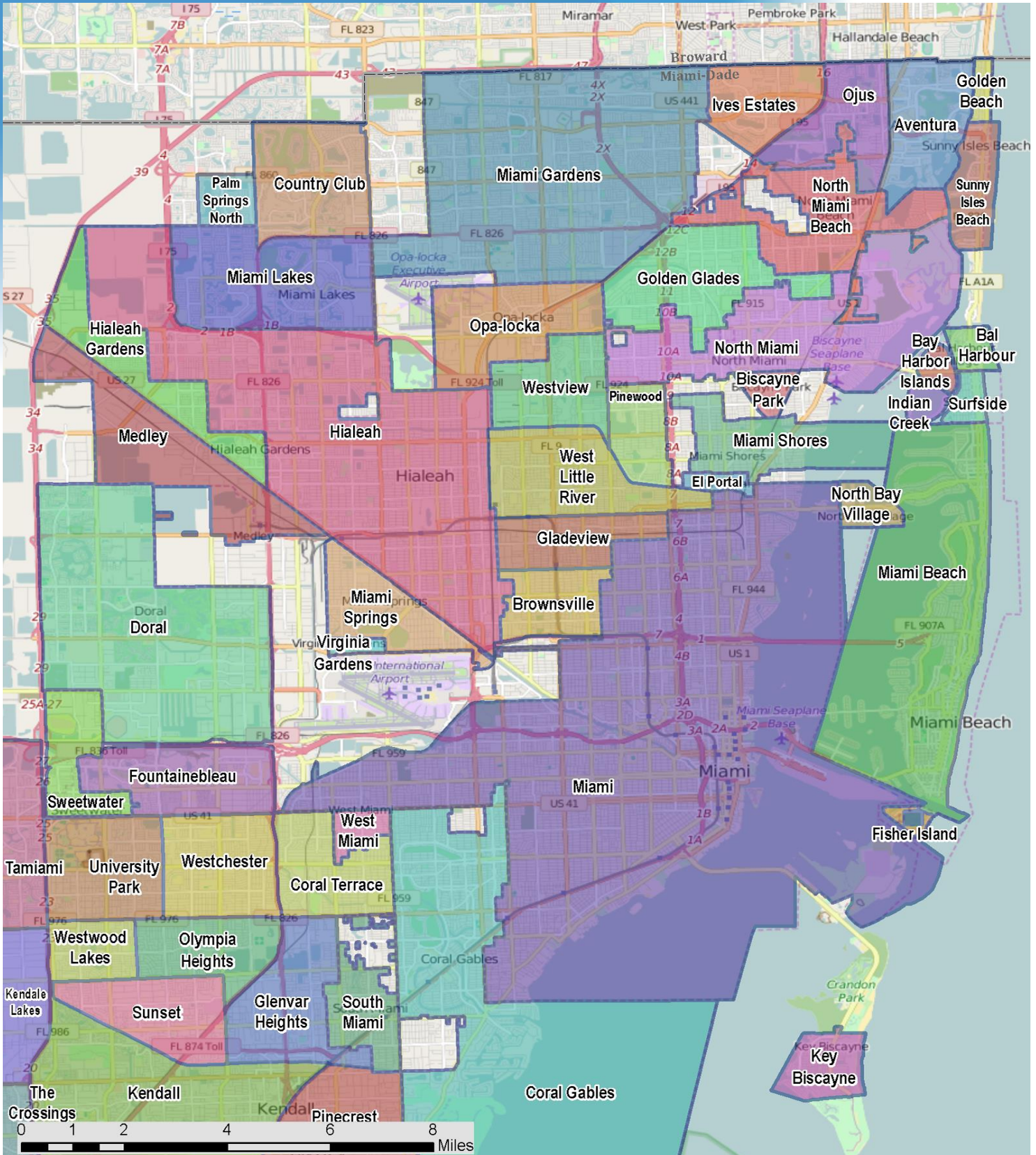
*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning).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

Miami-Dade County Local Residential Market Metrics - Q4 2025

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



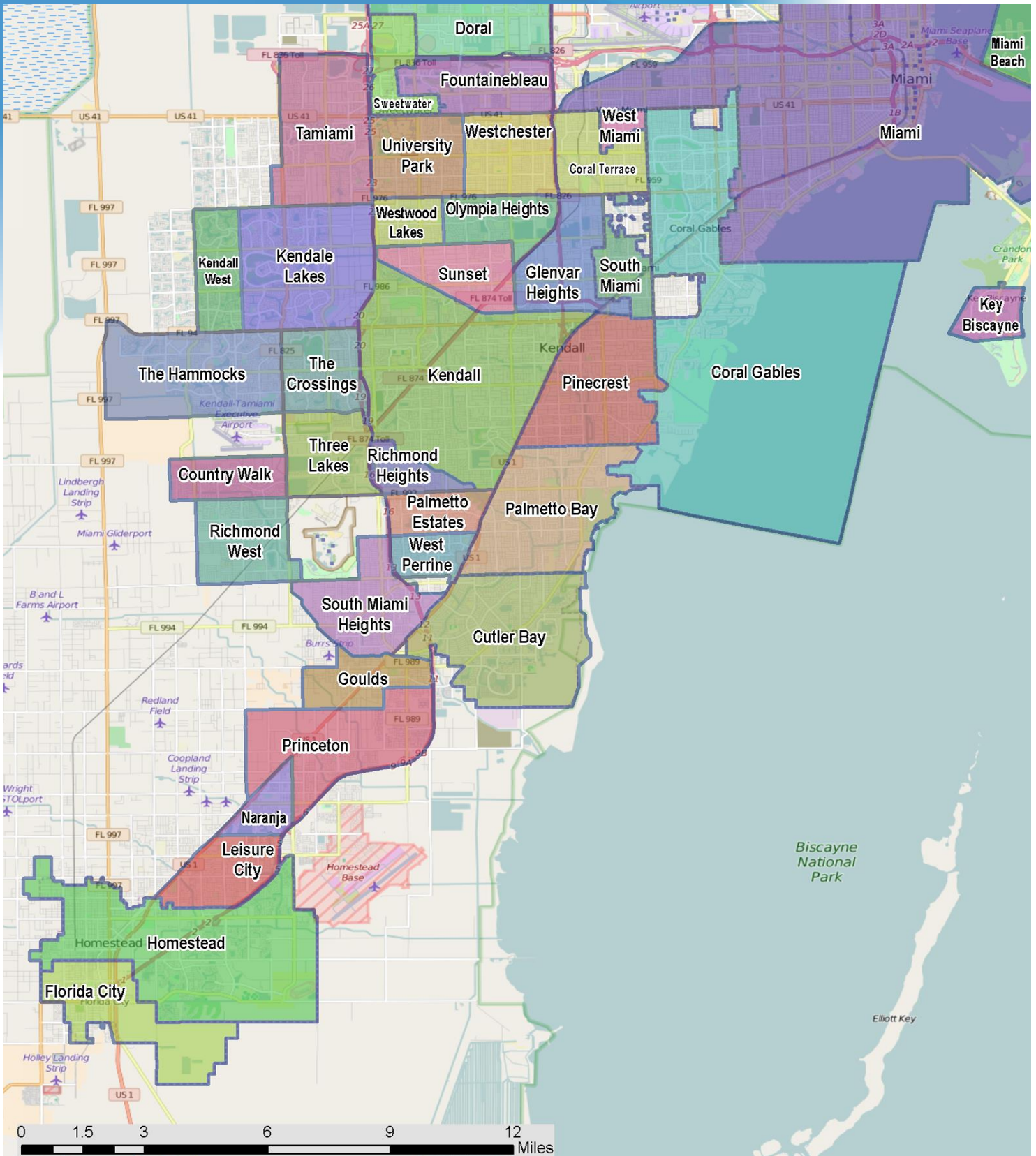
*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning).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

Miami-Dade County Local Residential Market Metrics - Q4 2025

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



*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.