

Miami-Dade County Local Residential Market Metrics - 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	10,935	-10.2%	5,515	-7.5%	\$420,000	-0.7%	\$790,591	8.0%
Aventura (City)	701	-17.3%	461	-15.1%	\$450,000	-6.3%	\$689,496	-1.8%
Bal Harbour (Village)	93	-13.1%	81	-12.9%	\$2,068,750	47.8%	\$2,979,540	15.5%
Bay Harbor Islands (Town)	97	-5.8%	62	-10.1%	\$705,000	7.6%	\$943,510	-3.3%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	257	18.4%	167	21.9%	\$565,250	-5.8%	\$848,378	11.3%
Coral Terrace (CDP)	2	N/A	0	N/A	\$322,500	N/A	\$322,500	N/A
Country Club (CDP)	180	-20.7%	80	-14.9%	\$330,000	6.5%	\$331,047	1.8%
Country Walk (CDP)	27	28.6%	6	20.0%	\$359,000	-6.8%	\$390,019	-3.2%
Cutler Bay (Town)	109	0.0%	31	10.7%	\$376,000	-0.8%	\$355,372	0.0%
Doral (City)	511	-11.7%	171	-16.2%	\$495,000	-0.4%	\$504,910	-1.1%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	21	-22.2%	16	-33.3%	\$5,800,000	-5.2%	\$9,381,690	8.2%
Florida City (City)	157	58.6%	5	-16.7%	\$389,990	-2.3%	\$375,746	0.0%
Fountainebleau (CDP)	294	-11.4%	125	-2.3%	\$289,000	-8.3%	\$306,611	-5.9%
Gladeview (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	129	12.2%	62	8.8%	\$357,500	2.1%	\$385,442	-3.8%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	37	-33.9%	31	-36.7%	\$107,000	-25.2%	\$114,154	-21.9%
Goulds (CDP)	22	-33.3%	2	100.0%	\$563,995	6.8%	\$531,576	3.6%
Hialeah (City)	470	-8.4%	183	-9.9%	\$270,000	-1.8%	\$315,513	-1.2%
Hialeah Gardens (City)	42	-31.1%	19	-5.0%	\$250,000	-13.3%	\$273,850	-9.4%
Homestead (City)	421	-9.3%	97	2.1%	\$343,000	0.4%	\$325,126	-2.1%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	151	-8.5%	53	-8.6%	\$262,500	-0.9%	\$312,363	-1.1%
Kendale Lakes (CDP)	233	-12.1%	77	40.0%	\$340,000	-2.9%	\$345,811	-4.0%
Kendall (CDP)	416	1.0%	156	-4.9%	\$368,500	4.7%	\$381,123	0.6%
Kendall West (CDP)	146	4.3%	42	-27.6%	\$300,000	0.0%	\$322,355	2.0%
Key Biscayne (Village)	157	-6.5%	102	-8.1%	\$1,225,000	-2.0%	\$1,836,836	11.3%
Leisure City (CDP)	22	-62.7%	6	-14.3%	\$278,500	-35.4%	\$285,618	-21.7%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	2,342	-11.1%	1,269	-9.4%	\$595,000	-2.6%	\$913,483	0.8%
Miami Beach (City)	1,413	-6.3%	1,008	2.6%	\$500,000	7.5%	\$1,206,175	15.9%
Miami Gardens (City)	122	-17.0%	29	-35.6%	\$320,000	-2.9%	\$294,987	-1.5%
Miami Lakes (Town)	107	3.9%	35	-2.8%	\$482,500	5.3%	\$451,760	1.1%

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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	100.0%	16	128.6%	\$302,500	-12.3%	\$362,293	-0.5%
Miami Springs (City)	4	-42.9%	2	-66.7%	\$284,000	27.6%	\$268,475	26.5%
Naranja (CDP)	56	-9.7%	5	-54.5%	\$385,000	-1.3%	\$425,666	23.2%
North Bay Village (City)	93	-16.2%	51	-10.5%	\$395,000	-3.7%	\$475,300	-0.8%
North Miami (City)	135	-22.4%	91	-21.6%	\$200,000	-11.1%	\$255,542	-7.7%
North Miami Beach (City)	120	-29.4%	74	-19.6%	\$289,000	-11.1%	\$523,552	-2.9%
Ojus (CDP)	114	-19.1%	60	-31.8%	\$185,000	1.9%	\$202,035	0.7%
Olympia Heights (CDP)	1	-50.0%	1	N/A	\$205,000	1.2%	\$205,000	1.2%
Opa-locka (City)	10	11.1%	4	33.3%	\$285,000	-4.4%	\$282,520	9.7%
Palm Springs North (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	24	-7.7%	8	-50.0%	\$286,000	33.0%	\$536,542	33.4%
Palmetto Estates (CDP)	7	250.0%	3	N/A	\$224,000	-4.5%	\$227,714	-2.9%
Pinecrest (Village)	28	-12.5%	20	81.8%	\$278,250	-23.8%	\$485,287	-13.3%
Pinewood (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	115	-49.6%	11	37.5%	\$420,000	-4.1%	\$432,389	-5.4%
Richmond Heights (CDP)	2	-33.3%	1	N/A	\$392,000	3.2%	\$415,000	6.9%
Richmond West (CDP)	27	-40.0%	2	-60.0%	\$426,250	-5.8%	\$435,489	-3.2%
South Miami (City)	25	19.0%	13	18.2%	\$378,000	-13.6%	\$442,696	-3.5%
South Miami Heights (CDP)	22	-29.0%	9	-47.1%	\$170,000	-13.2%	\$199,591	-24.2%
Sunny Isles Beach (City)	643	1.1%	465	2.6%	\$732,500	-11.7%	\$1,747,901	13.3%
Sunset (CDP)	13	0.0%	9	0.0%	\$248,500	-0.6%	\$289,154	-11.8%
Surfside (Town)	70	14.8%	58	23.4%	\$741,250	-18.8%	\$3,797,365	2.7%
Sweetwater (City)	14	-54.8%	6	-40.0%	\$270,000	-12.9%	\$300,607	-5.3%
Tamiami (CDP)	77	-36.9%	25	-28.6%	\$377,000	19.7%	\$356,162	5.3%
The Crossings (CDP)	105	1.0%	27	-37.2%	\$413,500	1.4%	\$396,577	-0.6%
The Hammocks (CDP)	168	1.8%	33	-35.3%	\$444,950	20.6%	\$411,838	7.3%
Three Lakes (CDP)	53	-10.2%	11	57.1%	\$500,000	-1.0%	\$482,085	-4.2%
University Park (CDP)	29	-27.5%	9	-47.1%	\$312,500	3.3%	\$354,965	5.0%
Virginia Gardens (Village)	1	0.0%	1	N/A	\$215,000	-23.2%	\$215,000	-23.2%
West Little River (CDP)	12	-7.7%	11	22.2%	\$200,000	-26.7%	\$210,879	-38.4%
West Miami (City)	1	0.0%	0	-100.0%	\$675,000	68.8%	\$675,000	68.8%
West Perrine (CDP)	17	-15.0%	7	-41.7%	\$275,000	0.0%	\$285,647	-1.6%
Westchester (CDP)	17	-19.0%	5	-54.5%	\$267,500	-24.6%	\$306,500	-23.4%
Westview (CDP)	12	-52.0%	6	500.0%	\$506,000	0.3%	\$503,242	12.3%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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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	\$8.6 Billion	-3.0%	93.2%	-1.8%	80 Days	42.9%	25,482	-1.8%
Aventura (City)	\$483.3 Million	-18.8%	89.3%	-1.7%	125 Days	38.9%	2,061	-7.7%
Bal Harbour (Village)	\$277.1 Million	0.4%	89.1%	-1.8%	101 Days	-16.5%	234	4.0%
Bay Harbor Islands (Town)	\$91.5 Million	-8.9%	89.1%	-4.5%	156 Days	110.8%	269	-10.6%
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	6	20.0%
Coral Gables (City)	\$218.0 Million	31.8%	93.3%	-2.5%	68 Days	47.8%	388	-4.0%
Coral Terrace (CDP)	\$645,000	N/A	90.6%	N/A	31 Days	N/A	6	200.0%
Country Club (CDP)	\$59.6 Million	-19.3%	96.0%	-0.8%	52 Days	23.8%	352	-16.8%
Country Walk (CDP)	\$10.5 Million	24.4%	95.5%	-3.1%	54 Days	86.2%	35	-5.4%
Cutler Bay (Town)	\$38.7 Million	0.0%	95.2%	-2.3%	55 Days	83.3%	209	27.4%
Doral (City)	\$258.0 Million	-12.7%	95.2%	-1.2%	66 Days	34.7%	993	-5.6%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$197.0 Million	-15.9%	91.2%	3.8%	100 Days	-18.7%	51	8.5%
Florida City (City)	\$59.0 Million	58.7%	96.1%	-2.5%	45 Days	28.6%	335	53.0%
Fountainebleau (CDP)	\$90.1 Million	-16.6%	93.8%	-2.5%	67 Days	67.5%	493	-12.6%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	8	700.0%
Glenvar Heights (CDP)	\$49.7 Million	7.9%	95.8%	-0.9%	47 Days	67.9%	228	9.1%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$4.2 Million	-48.4%	88.9%	-3.4%	108 Days	40.3%	132	-11.4%
Goulds (CDP)	\$11.7 Million	-30.9%	96.5%	-1.1%	12 Days	-7.7%	229	-15.2%
Hialeah (City)	\$148.3 Million	-9.5%	94.7%	-1.5%	58 Days	61.1%	841	-11.2%
Hialeah Gardens (City)	\$11.5 Million	-37.6%	94.4%	-2.6%	62 Days	82.4%	61	-37.1%
Homestead (City)	\$136.9 Million	-11.2%	95.8%	-1.3%	59 Days	31.1%	1,057	7.9%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$47.2 Million	-9.5%	93.6%	-1.9%	87 Days	42.6%	353	-6.1%
Kendale Lakes (CDP)	\$80.6 Million	-15.6%	94.4%	-2.9%	51 Days	59.4%	410	-2.1%
Kendall (CDP)	\$158.5 Million	1.6%	94.7%	-1.1%	54 Days	68.8%	709	-0.1%
Kendall West (CDP)	\$47.1 Million	6.4%	95.7%	-0.7%	52 Days	36.8%	246	-1.2%
Key Biscayne (Village)	\$288.4 Million	4.0%	91.9%	-2.4%	72 Days	-5.3%	278	-3.5%
Leisure City (CDP)	\$6.3 Million	-70.8%	95.3%	-4.7%	40 Days	166.7%	47	-32.9%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$2.1 Billion	-10.4%	92.5%	-1.8%	96 Days	39.1%	6,291	4.6%
Miami Beach (City)	\$1.7 Billion	8.6%	91.3%	-1.5%	102 Days	32.5%	3,456	-0.3%
Miami Gardens (City)	\$36.0 Million	-18.3%	95.6%	-1.6%	69 Days	102.9%	267	-5.3%
Miami Lakes (Town)	\$48.3 Million	5.0%	95.5%	-2.2%	52 Days	108.0%	155	2.0%

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Miami Shores (Village)	\$10.9 Million	99.1%	92.6%	5.5%	72 Days	26.3%	38	-7.3%
Miami Springs (City)	\$1.1 Million	-27.7%	100.0%	5.6%	137 Days	1612.5%	5	-61.5%
Naranja (CDP)	\$23.8 Million	11.3%	97.4%	0.3%	91 Days	46.8%	93	-13.1%
North Bay Village (City)	\$44.2 Million	-16.9%	93.0%	-1.0%	130 Days	88.4%	219	-28.4%
North Miami (City)	\$34.5 Million	-28.4%	91.6%	-1.9%	83 Days	36.1%	429	-10.8%
North Miami Beach (City)	\$62.8 Million	-31.4%	89.6%	-4.1%	120 Days	41.2%	465	-4.1%
Ojus (CDP)	\$23.0 Million	-18.5%	92.8%	-1.6%	101 Days	98.0%	373	2.8%
Olympia Heights (CDP)	\$205,000	-49.4%	98.6%	5.0%	238 Days	250.0%	1	-80.0%
Opa-locka (City)	\$2.8 Million	21.8%	98.2%	-1.8%	84 Days	740.0%	20	5.3%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Palmetto Bay (Village)	\$12.9 Million	23.2%	96.3%	2.4%	64 Days	6.7%	40	-31.0%
Palmetto Estates (CDP)	\$1.6 Million	239.9%	94.9%	0.1%	74 Days	252.4%	3	-57.1%
Pinecrest (Village)	\$13.6 Million	-24.1%	92.1%	-5.5%	109 Days	202.8%	59	3.5%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Princeton (CDP)	\$49.7 Million	-52.3%	97.5%	-1.4%	67 Days	116.1%	330	-7.6%
Richmond Heights (CDP)	\$830,000	-28.8%	95.7%	-3.0%	19 Days	90.0%	4	-33.3%
Richmond West (CDP)	\$11.8 Million	-41.9%	96.5%	-0.5%	53 Days	35.9%	56	-11.1%
South Miami (City)	\$11.1 Million	14.9%	95.6%	0.8%	47 Days	74.1%	56	40.0%
South Miami Heights (CDP)	\$4.4 Million	-46.2%	94.2%	-2.1%	29 Days	38.1%	69	-31.0%
Sunny Isles Beach (City)	\$1.1 Billion	14.5%	89.7%	-2.4%	132 Days	34.7%	1,792	-1.3%
Sunset (CDP)	\$3.8 Million	-11.8%	95.0%	-2.2%	84 Days	211.1%	30	15.4%
Surfside (Town)	\$265.8 Million	17.8%	88.9%	-3.7%	175 Days	76.8%	169	-7.7%
Sweetwater (City)	\$4.2 Million	-57.2%	93.3%	-2.0%	78 Days	143.8%	34	-43.3%
Tamiami (CDP)	\$27.4 Million	-33.6%	95.0%	-1.9%	51 Days	30.8%	164	-11.4%
The Crossings (CDP)	\$41.6 Million	0.3%	96.6%	-1.9%	42 Days	44.8%	151	0.7%
The Hammocks (CDP)	\$69.2 Million	9.2%	95.9%	-1.0%	54 Days	45.9%	290	6.6%
Three Lakes (CDP)	\$25.6 Million	-13.9%	96.5%	-1.6%	52 Days	126.1%	126	-48.1%
University Park (CDP)	\$10.3 Million	-23.9%	94.9%	-2.8%	48 Days	108.7%	39	-40.9%
Virginia Gardens (Village)	\$215,000	-23.2%	87.8%	-7.5%	137 Days	280.6%	2	-60.0%
West Little River (CDP)	\$2.5 Million	-43.2%	90.2%	-7.1%	23 Days	-58.2%	40	110.5%
West Miami (City)	\$675,000	68.8%	90.6%	13.3%	101 Days	-1.9%	1	-50.0%
West Perrine (CDP)	\$4.9 Million	-16.4%	90.0%	-6.7%	90 Days	114.3%	28	7.7%
Westchester (CDP)	\$5.2 Million	-38.0%	91.8%	-0.1%	48 Days	54.8%	29	-9.4%
Westview (CDP)	\$6.0 Million	-46.1%	98.0%	2.1%	59 Days	73.5%	78	95.0%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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Miami-Dade County	12,138	-7.8%	1,396	105.3%	12,015	6.7%	13.2	18.9%
Aventura (City)	760	-13.0%	81	88.4%	1,213	0.9%	20.8	22.4%
Bal Harbour (Village)	105	0.0%	15	200.0%	147	11.4%	19.0	28.4%
Bay Harbor Islands (Town)	114	3.6%	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	-100.0%	0	N/A	6	N/A	0.0	N/A
Coral Gables (City)	259	7.0%	20	-25.9%	127	-14.8%	5.9	-28.0%
Coral Terrace (CDP)	1	0.0%	0	N/A	4	300.0%	24.0	N/A
Country Club (CDP)	210	-18.3%	24	71.4%	125	7.8%	8.3	36.1%
Country Walk (CDP)	26	13.0%	2	100.0%	3	-40.0%	1.3	-55.2%
Cutler Bay (Town)	110	-8.3%	7	-22.2%	74	72.1%	8.1	72.3%
Doral (City)	560	-13.8%	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)	22	-15.4%	2	100.0%	37	15.6%	21.1	48.6%
Florida City (City)	187	39.6%	41	355.6%	68	-8.1%	5.2	-42.2%
Fountainebleau (CDP)	361	-2.4%	43	168.8%	135	-18.7%	5.5	-8.3%
Gladeview (CDP)	1	-66.7%	0	N/A	2	N/A	0.0	N/A
Glenvar Heights (CDP)	132	2.3%	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)	55	-16.7%	7	40.0%	83	23.9%	26.9	86.8%
Goulds (CDP)	31	-18.4%	3	200.0%	29	81.3%	15.8	172.4%
Hialeah (City)	542	-7.5%	54	145.5%	238	-12.8%	6.1	-4.7%
Hialeah Gardens (City)	51	-23.9%	7	40.0%	15	-28.6%	4.3	4.9%
Homestead (City)	494	-5.5%	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)	192	0.5%	28	100.0%	138	-3.5%	11.0	5.8%
Kendale Lakes (CDP)	267	-13.0%	37	117.6%	108	8.0%	5.6	24.4%
Kendall (CDP)	470	5.6%	41	115.8%	187	-6.0%	5.4	-6.9%
Kendall West (CDP)	169	7.6%	19	137.5%	59	-15.7%	4.8	-20.0%
Key Biscayne (Village)	165	-8.3%	22	83.3%	107	1.9%	8.2	9.3%
Leisure City (CDP)	25	-41.9%	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)	2,559	-6.4%	271	124.0%	3,265	11.7%	16.7	25.6%
Miami Beach (City)	1,537	-2.9%	200	159.7%	1,908	2.8%	16.2	9.5%
Miami Gardens (City)	145	-17.1%	16	45.5%	97	-6.7%	9.5	11.8%
Miami Lakes (Town)	110	5.8%	11	175.0%	40	8.1%	4.5	4.7%

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Miami-Dade County Local Residential Market Metrics - 2025

Townhouses and Condos

Municipalities and Census-Designated Places*

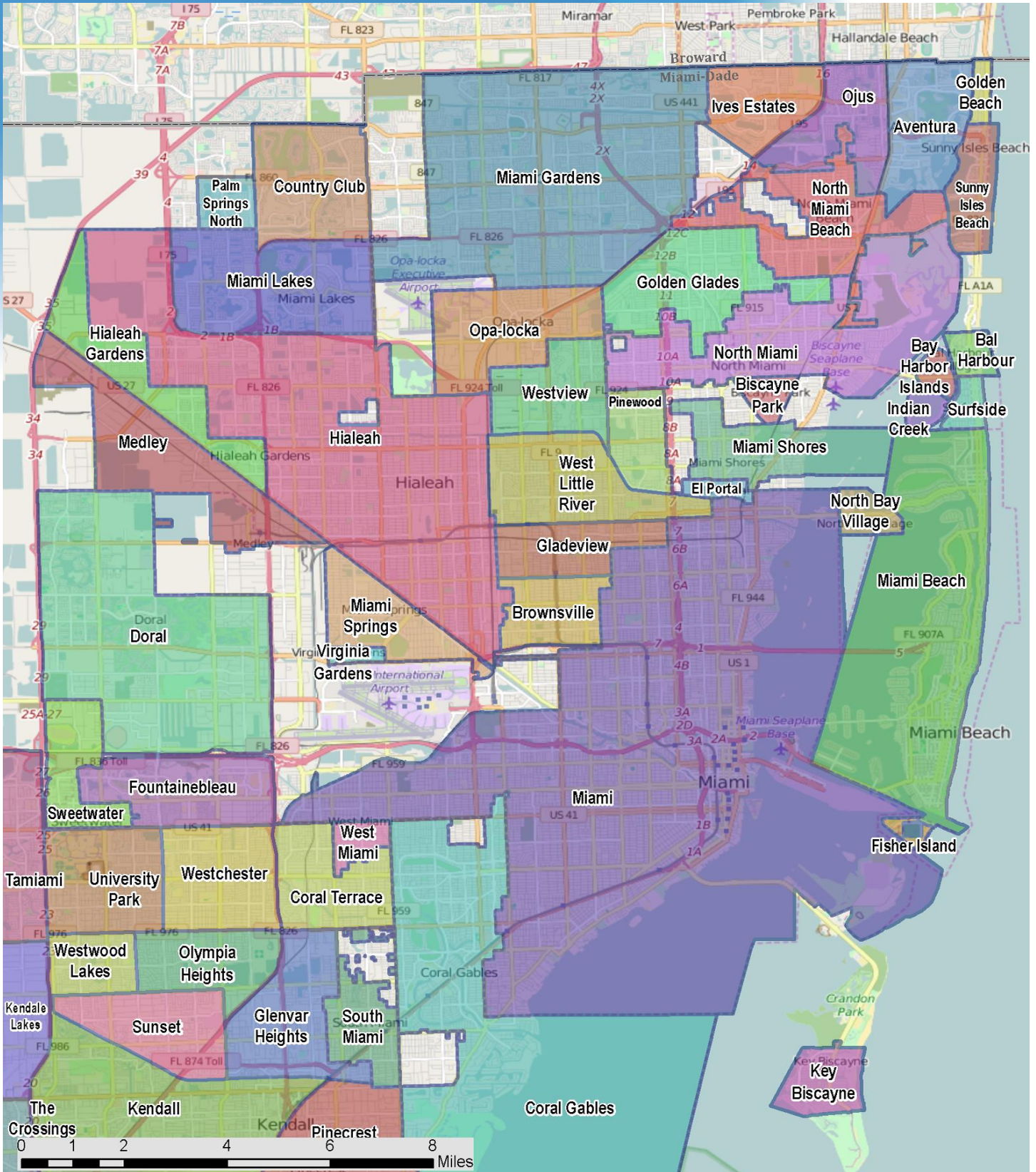


Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami Shores (Village)	27	12.5%	2	-66.7%	10	-16.7%	4.0	-58.3%
Miami Springs (City)	5	-50.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Naranja (CDP)	51	-22.7%	3	200.0%	37	2.8%	7.9	12.9%
North Bay Village (City)	111	-9.0%	16	128.6%	120	-17.8%	15.5	-1.9%
North Miami (City)	139	-32.2%	16	60.0%	237	12.3%	21.1	44.5%
North Miami Beach (City)	145	-27.5%	20	42.9%	286	9.2%	28.6	54.6%
Ojus (CDP)	145	-14.7%	24	50.0%	191	16.5%	20.1	43.6%
Olympia Heights (CDP)	3	50.0%	0	N/A	1	-50.0%	12.0	0.0%
Opa-locka (City)	8	-11.1%	1	-50.0%	8	0.0%	9.6	-10.3%
Palm Springs North (CDP)	0	-100.0%	0	N/A	1	N/A	0.0	N/A
Palmetto Bay (Village)	27	-10.0%	3	-25.0%	18	-5.3%	9.0	2.3%
Palmetto Estates (CDP)	6	200.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Pinecrest (Village)	30	7.1%	0	-100.0%	23	21.1%	9.9	39.4%
Pinewood (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	123	-46.5%	16	60.0%	129	40.2%	13.5	181.3%
Richmond Heights (CDP)	3	-40.0%	1	-66.7%	2	100.0%	12.0	200.0%
Richmond West (CDP)	36	-25.0%	8	700.0%	14	16.7%	6.2	93.8%
South Miami (City)	32	45.5%	4	300.0%	18	5.9%	8.6	-11.3%
South Miami Heights (CDP)	21	-32.3%	1	-50.0%	20	100.0%	10.9	179.5%
Sunny Isles Beach (City)	685	2.2%	79	97.5%	1,161	6.4%	21.7	5.3%
Sunset (CDP)	13	-13.3%	2	100.0%	9	-10.0%	8.3	-9.8%
Surfside (Town)	83	43.1%	14	366.7%	93	-26.2%	15.9	-35.9%
Sweetwater (City)	19	-36.7%	3	N/A	16	-5.9%	13.7	107.6%
Tamiami (CDP)	100	-28.1%	20	233.3%	31	-22.5%	4.8	23.1%
The Crossings (CDP)	116	4.5%	12	140.0%	33	0.0%	3.8	0.0%
The Hammocks (CDP)	184	-1.1%	11	0.0%	99	28.6%	7.1	26.8%
Three Lakes (CDP)	66	0.0%	5	400.0%	22	15.8%	5.0	28.2%
University Park (CDP)	33	-19.5%	1	0.0%	10	-54.5%	4.1	-37.9%
Virginia Gardens (Village)	3	200.0%	0	N/A	1	-50.0%	12.0	-50.0%
West Little River (CDP)	21	23.5%	2	N/A	21	200.0%	21.0	223.1%
West Miami (City)	1	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
West Perrine (CDP)	17	-29.2%	3	50.0%	8	100.0%	5.6	133.3%
Westchester (CDP)	19	-24.0%	0	N/A	6	-40.0%	4.2	-26.3%
Westview (CDP)	10	-56.5%	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

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Miami-Dade County Local Residential Market Metrics - 2025

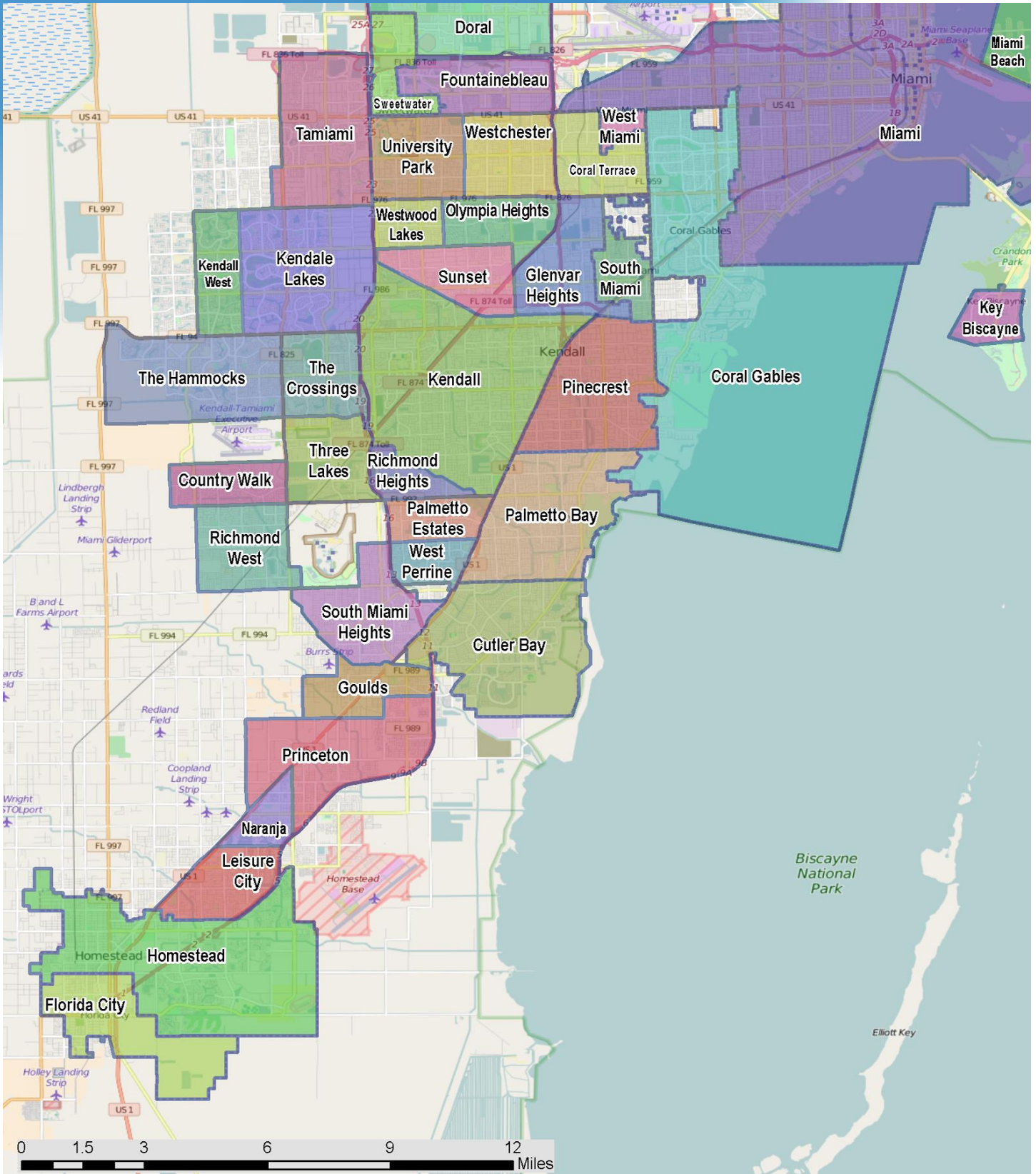
Reference Map - Northern Miami-Dade County Municipalities and Census-Designated Places*



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Miami-Dade County Local Residential Market Metrics - 2025

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



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