

Miami-Dade County by City

Single-family Housing Stats December 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)	1,013	-3.0%	92	12.0%	\$865K	21.0%	16.0%	8	8	40	94	44
Miami Gardens (City)	549	-9.0%	48	2.0%	\$504K	5.0%	25.0%	5	8	27	97	17
Homestead (City)	473	-12.0%	39	-11.0%	\$540K	-2.0%	20.0%	7	8	77	95	5
Hialeah (City)	459	0.0%	38	9.0%	\$567K	-6.0%	10.0%	6	4	57	97	8
Coral Gables (City)	364	2.0%	31	-16.0%	\$1,885K	18.0%	-3.0%	5	12	49	89	65
Cutler Bay (Town)	354	-6.0%	27	17.0%	\$665K	-1.0%	14.0%	5	10	40	95	26
Kendall (CDP)	310	-3.0%	20	-33.0%	\$1,163K	23.0%	-11.0%	4	8	45	93	35
Palmetto Bay (Village)	259	0.0%	25	4.0%	\$999K	-15.0%	15.0%	5	8	32	94	36
Miami Beach (City)	235	9.0%	22	16.0%	\$4,600K	108.0%	-5.0%	12	8	144	91	68
North Miami (City)	228	12.0%	25	25.0%	\$620K	11.0%	2.0%	7	6	45	92	44
The Hammocks (CDP)	215	8.0%	18	157.0%	\$650K	-7.0%	3.0%	5	6	32	96	17
Richmond West (CDP)	211	-4.0%	12	-14.0%	\$662K	1.0%	0.0%	5	9	53	97	8
Doral (City)	205	-15.0%	12	-29.0%	\$895K	3.0%	40.0%	7	6	23	95	17
South Miami Heights (CDP)	194	-11.0%	18	-14.0%	\$558K	5.0%	14.0%	5	7	44	92	11
Princeton (CDP)	194	-30.0%	16	78.0%	\$550K	6.0%	35.0%	7	5	52	95	6
Pinecrest (Village)	192	12.0%	19	36.0%	\$2,390K	-11.0%	0.0%	8	9	56	96	53
Tamiami (CDP)	157	-7.0%	12	0.0%	\$753K	11.0%	7.0%	7	10	47	94	8
West Little River (CDP)	156	-21.0%	11	-8.0%	\$435K	-12.0%	-1.0%	6	9	23	97	27
North Miami Beach (City)	150	3.0%	10	150.0%	\$567K	9.0%	0.0%	9	3	35	95	30
Coral Terrace (CDP)	149	18.0%	10	-9.0%	\$690K	-5.0%	12.0%	5	4	85	87	30
Kendale Lakes (CDP)	140	3.0%	12	100.0%	\$740K	8.0%	-4.0%	4	9	46	95	25
Miami Shores (Village)	139	7.0%	14	180.0%	\$1,230K	-12.0%	18.0%	7	7	35	92	64
Country Walk (CDP)	136	13.0%	19	217.0%	\$585K	-11.0%	41.0%	4	15	41	96	5
Westchester (CDP)	127	-10.0%	11	0.0%	\$675K	-6.0%	11.0%	4	6	15	95	9
Miami Lakes (Town)	127	3.0%	13	18.0%	\$925K	11.0%	16.0%	5	6	67	93	23
Golden Glades (CDP)	126	-8.0%	13	-13.0%	\$545K	-10.0%	29.0%	6	5	45	95	8
Palmetto Estates (CDP)	107	27.0%	11	57.0%	\$570K	-19.0%	-29.0%	3	12	36	96	18
Gladeview (CDP)	70	-11.0%	14	180.0%	\$398K	0.0%	21.0%	7	9	47	94	21

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.



Miami-Dade County
by Zip Code

Single-family Housing Stats
December 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	500	-2.9%	46	28.0%	\$742.5K	2.0%	-1%	5	7	35	94	28
	33177	329	-12.0%	21	-25.0%	\$580.0K	-1.0%	18%	6	6	63	95	10
	33186	318	11.6%	25	39.0%	\$635.0K	-7.0%	3%	4	11	40	95	12
	33176	301	2.0%	21	-16.0%	\$1,125.0K	17.0%	-10%	3	8	54	93	43
	33156	273	6.2%	27	23.0%	\$2,250.0K	-16.0%	4%	8	10	48	93	59
	33165	264	0.0%	22	16.0%	\$750.0K	9.0%	19%	4	6	37	95	5
	33155	257	-0.8%	19	-14.0%	\$750.0K	-8.0%	12%	4	7	42	93	32
	33134	243	-5.4%	20	-31.0%	\$1,485.0K	14.0%	-16%	4	12	80	88	60
	33196	241	9.5%	26	225.0%	\$620.0K	-10.0%	2%	5	6	40	96	12
	33147	236	-7.5%	25	79.0%	\$400.0K	-16.0%	2%	5	10	46	94	28
	33175	215	5.9%	12	-20.0%	\$725.0K	7.0%	0%	5	11	78	95	17
	33138	206	5.6%	20	82.0%	\$1,182.5K	-1.0%	9%	7	7	40	93	55
	33143	204	6.2%	11	-54.0%	\$1,750.0K	-1.0%	6%	7	6	88	88	46
	33161	199	-5.7%	21	-12.0%	\$715.9K	6.0%	24%	8	5	45	95	33
	33133	187	0.0%	12	0.0%	\$3,091.9K	46.0%	24%	8	9	39	92	67
	33142	179	-7.7%	16	23.0%	\$445.0K	41.0%	0%	6	9	31	99	31
	33189	176	-1.7%	14	-12.0%	\$652.5K	2.0%	18%	4	14	55	95	14
	33162	171	-0.6%	17	89.0%	\$545.0K	-3.0%	-1%	7	5	42	95	18
	33169	160	-4.8%	19	90.0%	\$513.0K	3.0%	19%	6	8	12	98	16
	33178	150	-24.2%	11	-31.0%	\$840.0K	-6.0%	67%	8	5	23	96	9
	33168	146	-3.3%	12	-20.0%	\$482.5K	-6.0%	57%	7	6	43	94	33
	33179	141	8.5%	14	17.0%	\$662.5K	-19.0%	23%	9	7	15	95	29
	33145	135	-9.4%	11	-21.0%	\$970.0K	18.0%	29%	6	6	38	94	36
	33173	122	6.1%	10	-17.0%	\$822.5K	8.0%	39%	5	8	40	95	30
	33127	111	-2.6%	11	10.0%	\$595.0K	4.0%	37%	13	6	135	80	64
	33146	102	-1.9%	10	43.0%	\$2,127.5K	33.0%	-10%	5	10	46	93	40
	33135	64	39.1%	10	233.0%	\$642.5K	6.0%	73%	8	9	49	95	30
Hialeah	33018	208	8.9%	13	-24.0%	\$700.0K	-8.0%	-36%	4	14	29	96	15
	33015	144	-3.4%	14	8.0%	\$639.4K	-1.0%	8%	4	8	44	95	21
	33013	111	0.9%	13	44.0%	\$580.0K	-9.0%	4%	8	4	69	95	15
Homestead	33033	505	-0.8%	42	0.0%	\$523.3K	0.0%	8%	6	6	73	95	7
	33032	278	-30.7%	26	44.0%	\$590.0K	15.0%	42%	8	6	47	96	12
	33030	214	-17.7%	19	111.0%	\$660.0K	3.0%	68%	9	10	36	96	11
	33031	75	0.0%	10	100.0%	\$1,120.0K	37.0%	2%	10	6	38	92	10
Miami Gardens	33056	190	-6.9%	14	-12.0%	\$515.0K	-6.0%	-10%	4	10	43	96	7
Opa locka	33055	165	-0.6%	11	-39.0%	\$560.0K	6.0%	100%	5	7	42	95	18
	33054	158	-27.9%	15	-6.0%	\$440.0K	-4.0%	56%	7	5	42	95	20
Miami Beach	33141	95	2.2%	15	67.0%	\$3,600.0K	114.0%	8%	11	8	116	91	60

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Condominium/Townhome Housing Stats December 2025

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Miami Beach (City)	1,413	-6.0%	116	13.0%	\$518K	-6.0%	3.0%	16	5	64	91	72
Aventura (City)	701	-17.0%	62	-5.0%	\$430K	-3.0%	1.0%	21	4	100	90	69
Sunny Isles Beach (City)	643	1.0%	66	32.0%	\$528K	-45.0%	6.0%	22	5	151	90	70
Doral (City)	511	-12.0%	54	15.0%	\$425K	-11.0%	10.0%	9	8	78	94	20
Hialeah (City)	470	-8.0%	44	-2.0%	\$260K	-5.0%	-13.0%	6	7	53	94	36
Homestead (City)	421	-9.0%	34	-8.0%	\$294K	-21.0%	6.0%	10	6	81	92	24
Kendall (CDP)	416	1.0%	42	14.0%	\$410K	21.0%	-6.0%	5	8	54	95	36
Fountainebleau (CDP)	294	-11.0%	22	-12.0%	\$298K	6.0%	-19.0%	6	8	58	94	46
Coral Gables (City)	257	18.0%	23	92.0%	\$460K	10.0%	-15.0%	6	8	50	93	74
Kendale Lakes (CDP)	233	-12.0%	22	16.0%	\$307K	-17.0%	8.0%	6	8	60	95	41
Country Club (CDP)	180	-21.0%	19	19.0%	\$340K	0.0%	8.0%	8	7	50	96	58
The Hammocks (CDP)	168	2.0%	14	-26.0%	\$437K	18.0%	29.0%	7	4	51	97	7
Key Biscayne (Village)	157	-7.0%	17	89.0%	\$1,200K	14.0%	2.0%	8	11	30	94	65
Florida City (City)	157	59.0%	16	129.0%	\$370K	-6.0%	-8.0%	5	13	21	96	13
Ives Estates (CDP)	151	-8.0%	17	31.0%	\$260K	-1.0%	-3.0%	11	8	61	92	12
Glenvar Heights (CDP)	129	12.0%	16	220.0%	\$371K	13.0%	54.0%	7	6	48	96	38
Ojus (CDP)	114	-19.0%	10	0.0%	\$183K	-13.0%	16.0%	20	3	90	88	40
Bay Harbor Islands (Town)	97	-6.0%	14	133.0%	\$665K	20.0%	10.0%	21	6	188	88	71
Bal Harbour (Village)	93	-13.0%	11	10.0%	\$2,450K	78.0%	11.0%	19	5	96	91	91

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Miami	33131	576	-10.4%	61	17.0%	\$640.0K	-31.0%	1%	18	5	84	92	74
	33180	510	-15.0%	49	14.0%	\$375.0K	-18.0%	5%	21	4	91	87	71
	33178	382	-12.4%	39	11.0%	\$510.0K	6.0%	28%	8	7	77	94	13
	33132	346	-15.2%	39	8.0%	\$475.0K	-22.0%	21%	24	3	88	92	44
	33137	323	-12.5%	29	7.0%	\$899.0K	15.0%	21%	21	3	126	93	55
	33133	312	4.7%	25	-26.0%	\$1,550.0K	-19.0%	-8%	8	11	76	92	60
	33130	305	-15.7%	34	21.0%	\$626.0K	8.0%	29%	19	5	106	93	41
	33179	269	-17.5%	26	0.0%	\$197.5K	-11.0%	10%	15	5	68	91	23
	33186	246	-1.2%	18	-18.0%	\$422.5K	15.0%	19%	5	9	63	95	11
	33176	180	9.1%	12	9.0%	\$445.0K	62.0%	-25%	4	6	60	97	25
	33172	180	-18.9%	13	-13.0%	\$285.0K	-5.0%	-18%	6	10	55	93	39
	33183	166	-23.5%	17	21.0%	\$293.0K	-20.0%	2%	6	7	38	96	47
	33134	166	25.8%	11	38.0%	\$460.0K	5.0%	-7%	7	7	47	92	73
	33193	165	5.8%	10	-41.0%	\$382.5K	3.0%	-3%	5	14	146	93	30
	33126	153	-15.0%	16	100.0%	\$275.0K	12.0%	-12%	8	4	78	93	69
	33143	142	27.9%	16	100.0%	\$325.0K	-12.0%	24%	7	8	63	93	44
	33129	139	-7.9%	18	125.0%	\$497.5K	-42.0%	-5%	11	4	79	91	44
	33196	129	-0.8%	11	0.0%	\$405.0K	10.0%	35%	7	4	44	97	9
	33166	127	-17.5%	16	14.0%	\$385.0K	-10.0%	-20%	11	14	97	96	44
	33156	124	8.8%	17	112.0%	\$293.0K	-18.0%	16%	9	4	51	93	59
	33173	118	-22.4%	16	-24.0%	\$447.5K	16.0%	-3%	6	15	49	95	25
	33138	115	-10.2%	10	11.0%	\$312.5K	-34.0%	3%	12	3	73	95	60
	33157	70	-5.4%	10	11.0%	\$186.3K	-2.0%	26%	7	5	76	82	40
Miami Beach	33139	769	-3.4%	58	4.0%	\$555.0K	9.0%	2%	16	5	79	91	71
	33141	394	-12.2%	34	36.0%	\$346.0K	-28.0%	-1%	16	5	36	93	71
	33140	348	-7.7%	29	4.0%	\$619.0K	-5.0%	0%	17	3	64	91	72
	33154	263	-4.4%	27	17.0%	\$800.0K	-33.0%	0%	19	6	121	89	82
Hialeah	33015	188	-19.3%	20	25.0%	\$340.0K	0.0%	15%	9	6	56	94	55
	33016	158	-0.6%	15	36.0%	\$260.0K	-5.0%	-23%	4	6	75	93	47
	33014	148	-2.6%	11	-21.0%	\$280.0K	7.0%	-11%	4	13	58	95	27
	33018	147	-13.0%	14	-12.0%	\$481.5K	-6.0%	14%	8	4	54	94	21
	33012	146	-15.6%	11	-31.0%	\$220.0K	-11.0%	-18%	6	6	59	91	36
Homestead	33034	219	35.2%	20	100.0%	\$369.3K	-7.0%	2%	7	13	38	96	20
	33033	200	-18.4%	15	-21.0%	\$349.0K	-8.0%	21%	11	10	43	96	7
	33035	196	-11.3%	16	7.0%	\$246.3K	-33.0%	10%	12	4	91	88	31
	33032	181	-45.2%	15	-52.0%	\$399.0K	-12.0%	37%	13	3	85	96	13
Key Biscayne	33149	163	-6.3%	17	70.0%	\$1,200.0K	15.0%	2%	8	10	30	94	65