

# Miami-Dade County by City

Single-family Housing Stats  
January 2026

	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)	75	6.0%	\$845K	15.0%	9.0%	8	5	68	90	59
Miami Gardens (City)	41	8.0%	\$480K	-2.0%	13.0%	5	6	47	97	32
Hialeah (City)	24	-17.0%	\$570K	7.0%	8.0%	6	6	49	96	29
Coral Gables (City)	24	-14.0%	\$2,000K	-27.0%	4.0%	6	4	51	92	63
Homestead (City)	22	-15.0%	\$470K	-9.0%	23.0%	7	4	61	96	14
Cutler Bay (Town)	21	-9.0%	\$630K	5.0%	18.0%	5	4	87	93	33
Palmetto Bay (Village)	19	27.0%	\$1,200K	7.0%	2.0%	5	7	37	94	37
Kendall (CDP)	19	6.0%	\$1,015K	1.0%	-12.0%	4	7	33	93	26
Miami Beach (City)	18	-10.0%	\$6,600K	36.0%	-9.0%	12	5	62	87	61
Pinecrest (Village)	15	50.0%	\$4,450K	-14.0%	-4.0%	8	7	93	90	60
Doral (City)	15	50.0%	\$1,110K	-19.0%	13.0%	7	7	77	95	33
Richmond West (CDP)	14	-7.0%	\$630K	-3.0%	-3.0%	5	5	81	95	14
North Miami (City)	13	117.0%	\$670K	22.0%	-1.0%	7	4	80	89	23
Tamiami (CDP)	12	-20.0%	\$745K	9.0%	19.0%	7	3	42	97	0
Sunset (CDP)	12	200.0%	\$855K	-17.0%	12.0%	5	6	34	96	42
Kendale Lakes (CDP)	12	71.0%	\$725K	-3.0%	-4.0%	4	8	61	93	8
West Little River (CDP)	10	25.0%	\$398K	-6.0%	12.0%	6	6	30	94	20
The Hammocks (CDP)	10	-23.0%	\$666K	2.0%	-8.0%	5	5	70	92	0
Miami Shores (Village)	10	-17.0%	\$1,125K	-14.0%	-3.0%	6	10	25	90	40
Coral Terrace (CDP)	10	0.0%	\$660K	0.0%	21.0%	5	5	42	90	40
South Miami Heights (CDP)	9	-40.0%	\$610K	11.0%	16.0%	6	5	68	96	11
South Miami (City)	9	29.0%	\$2,080K	50.0%	35.0%	5	7	39	93	44
Country Club (CDP)	9	200.0%	\$520K	7.0%	-24.0%	4	8	45	96	11
North Miami Beach (City)	8	-27.0%	\$515K	-1.0%	-4.0%	9	4	65	94	50
University Park (CDP)	7	133.0%	\$750K	20.0%	26.0%	4	12	36	96	57
Three Lakes (CDP)	7	40.0%	\$635K	-2.0%	3.0%	5	4	40	96	29
Richmond Heights (CDP)	7	0.0%	\$520K	0.0%	38.0%	4	4	59	98	0
Olympia Heights (CDP)	7	75.0%	\$761K	-1.0%	-19.0%	3	4	58	96	0
Ives Estates (CDP)	7	17.0%	\$720K	-10.0%	44.0%	8	3	56	88	29
Goulds (CDP)	7	40.0%	\$590K	-2.0%	-4.0%	7	8	70	94	14
Westchester (CDP)	6	-25.0%	\$650K	-2.0%	13.0%	4	4	44	93	17
Princeton (CDP)	6	50.0%	\$505K	-12.0%	46.0%	8	4	25	97	33
Miami Lakes (Town)	6	50.0%	\$1,010K	21.0%	18.0%	5	6	23	98	0
Leisure City (CDP)	6	-40.0%	\$502K	4.0%	36.0%	6	2	54	96	17
Country Walk (CDP)	6	-40.0%	\$673K	-6.0%	-5.0%	3	7	36	97	0
The Crossings (CDP)	5	-38.0%	\$645K	-6.0%	-19.0%	3	7	34	99	0
Palmetto Estates (CDP)	5	67.0%	\$499K	-27.0%	6.0%	4	3	61	95	20
Miami Springs (City)	5	0.0%	\$738K	14.0%	77.0%	6	4	64	89	20
Gladeview (CDP)	5	-17.0%	\$555K	34.0%	34.0%	9	1	82	87	20
Brownsville (CDP)	5	-44.0%	\$340K	-28.0%	27.0%	7	2	36	71	60

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 5 sales in the current month are reported. For questions about this report, contact Gay Cororaton, Chief Economist, at [gay@miamire.com](mailto:gay@miamire.com), or Chris Umpierre, Chief of Communication, at [chris@miamire.com](mailto:chris@miamire.com).



# Miami-Dade County by Zip Code

## Single-family Housing Stats January 2026

		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	28	8.0%	\$810.0K	9.0%	9%	5	6	57	94	29
	33156	22	100.0%	\$3,637.5K	-29.0%	6%	8	6	96	90	55
	33177	19	-32.0%	\$590.0K	6.0%	4%	6	7	68	94	5
	33186	18	6.0%	\$637.0K	-6.0%	7%	4	5	48	96	11
	33134	18	-10.0%	\$1,487.5K	-4.0%	-1%	5	5	27	95	39
	33133	18	64.0%	\$2,750.0K	43.0%	15%	8	5	66	88	78
	33176	17	-19.0%	\$945.0K	-4.0%	-9%	4	5	33	96	18
	33138	17	6.0%	\$1,410.0K	-10.0%	-7%	8	6	77	91	41
	33143	16	45.0%	\$2,387.5K	-30.0%	2%	6	7	50	91	63
	33175	15	7.0%	\$720.0K	-3.0%	-6%	5	5	48	93	7
	33165	15	15.0%	\$665.0K	-1.0%	10%	4	7	58	95	27
	33155	15	-25.0%	\$700.0K	2.0%	8%	5	5	48	93	33
	33147	15	-6.0%	\$400.0K	-5.0%	11%	6	4	59	93	27
	33178	14	133.0%	\$1,130.0K	-20.0%	32%	7	7	56	95	36
	33173	13	62.0%	\$785.0K	-13.0%	10%	5	6	36	95	46
	33161	13	-13.0%	\$670.0K	-17.0%	22%	9	4	46	93	31
	33179	12	9.0%	\$646.0K	-24.0%	25%	9	3	52	87	50
	33196	11	-42.0%	\$695.6K	4.0%	-20%	4	7	63	96	0
	33170	11	120.0%	\$800.0K	23.0%	-4%	7	7	33	95	9
	33189	10	-23.0%	\$576.5K	3.0%	27%	5	4	82	95	20
	33145	10	11.0%	\$860.0K	18.0%	7%	6	7	21	92	50
	33142	10	-23.0%	\$360.0K	-16.0%	7%	7	3	40	88	70
	33162	9	-44.0%	\$500.0K	-5.0%	-8%	7	6	17	100	44
	33127	9	12.0%	\$680.0K	29.0%	33%	14	4	70	93	67
	33190	8	60.0%	\$653.8K	19.0%	0%	6	6	53	93	38
	33183	8	100.0%	\$737.5K	-8.0%	8%	4	8	35	96	13
	33169	8	-33.0%	\$530.0K	0.0%	18%	7	4	33	97	13
	33174	7	133.0%	\$570.0K	-12.0%	-11%	3	9	46	96	29
	33126	7	75.0%	\$630.0K	-6.0%	-18%	4	20	13	96	29
	33193	6	0.0%	\$756.5K	18.0%	21%	4	6	46	94	17
	33185	6	-45.0%	\$873.5K	11.0%	33%	6	3	113	95	0
	33158	6	100.0%	\$1,500.0K	8.0%	35%	5	3	54	94	50
33135	6	0.0%	\$532.5K	-18.0%	37%	10	3	123	80	67	
33187	5	-62.0%	\$900.0K	20.0%	8%	7	5	103	93	20	
33180	5	25.0%	\$1,400.0K	51.0%	-12%	11	2	32	93	60	
33166	5	-38.0%	\$738.0K	8.0%	36%	6	5	64	89	20	
33150	5	0.0%	\$875.0K	111.0%	12%	10	4	67	90	0	
33146	5	-29.0%	\$2,060.0K	-36.0%	-2%	5	3	38	92	80	
Hialeah	33018	14	27.0%	\$640.5K	22.0%	-29%	4	5	46	96	14
	33015	14	180.0%	\$552.5K	-6.0%	-18%	4	11	37	97	7
	33013	7	0.0%	\$620.0K	18.0%	19%	9	5	83	96	43
	33016	5	0.0%	\$579.0K	6.0%	15%	5	5	27	98	20
	33010	5	25.0%	\$535.0K	-4.0%	26%	6	5	35	97	20
Homestead	33033	23	-15.0%	\$495.0K	-3.0%	12%	6	4	75	95	17
	33030	18	64.0%	\$582.5K	-15.0%	44%	8	5	45	93	22
	33032	15	36.0%	\$535.0K	-3.0%	42%	8	3	38	96	13
	33031	5	67.0%	\$1,150.0K	17.0%	0%	10	3	43	96	20
Miami Gardens	33056	18	29.0%	\$465.0K	4.0%	-13%	5	5	64	98	33
Opa locka	33055	14	27.0%	\$502.5K	-16.0%	66%	5	7	50	94	29
	33054	10	-23.0%	\$455.0K	8.0%	42%	6	5	43	96	40
Miami Beach	33140	13	44.0%	\$5,550.0K	32.0%	-14%	10	3	64	88	62
	33141	6	50.0%	\$5,700.0K	145.0%	-9%	10	7	127	82	67

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# Miami-Dade County by City

## Condominium/Townhome Housing Stats January 2026

	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)	180	22.0%	\$578K	-6.0%	7.0%	17	3	84	91	57
Miami Beach (City)	109	27.0%	\$490K	7.0%	2.0%	17	3	75	91	72
Aventura (City)	47	-13.0%	\$500K	14.0%	-1.0%	22	3	103	87	60
Sunny Isles Beach (City)	31	-37.0%	\$400K	-38.0%	1.0%	23	3	116	83	65
Hialeah (City)	27	0.0%	\$260K	-20.0%	-17.0%	6	7	36	96	41
Doral (City)	24	-17.0%	\$475K	-14.0%	14.0%	9	5	62	94	29
Homestead (City)	20	-31.0%	\$338K	1.0%	9.0%	12	2	100	95	35
Kendall (CDP)	19	19.0%	\$320K	-3.0%	-15.0%	5	7	43	95	32
Fountainebleau (CDP)	19	-17.0%	\$265K	-12.0%	-19.0%	6	4	105	90	53
Key Biscayne (Village)	17	21.0%	\$1,225K	-16.0%	-17.0%	8	7	91	92	71
Country Club (CDP)	16	60.0%	\$265K	-24.0%	-11.0%	7	7	51	97	38
Kendale Lakes (CDP)	15	15.0%	\$270K	-14.0%	9.0%	6	6	43	94	60
Surfside (Town)	12	1100.0%	\$862K	-94.0%	-20.0%	15	5	116	91	92
Ives Estates (CDP)	12	100.0%	\$220K	22.0%	-15.0%	11	3	82	90	50
North Miami Beach (City)	11	-15.0%	\$330K	-4.0%	-1.0%	29	2	35	92	73
Florida City (City)	11		\$374K		9.0%	6	2	22	97	18
Coral Gables (City)	11	-65.0%	\$525K	-15.0%	-3.0%	7	4	95	88	91
North Bay Village (City)	10	67.0%	\$291K	-29.0%	-16.0%	15	7	64	94	40
Tamiami (CDP)	9	0.0%	\$360K	31.0%	-28.0%	6	3	35	95	33
Ojus (CDP)	9	-10.0%	\$160K	-3.0%	-3.0%	19	4	50	93	78
Bal Harbour (Village)	8	60.0%	\$1,325K	-60.0%	6.0%	19	4	48	89	88
Princeton (CDP)	7	0.0%	\$380K	-16.0%	31.0%	15	2	87	94	14
Three Lakes (CDP)	6	500.0%	\$500K	1.0%	73.0%	5	3	33	98	0
Richmond West (CDP)	6	200.0%	\$433K	5.0%	50.0%	7	4	79	96	17
Kendall West (CDP)	6	-40.0%	\$282K	-2.0%	4.0%	7	2	68	100	50
Miami Lakes (Town)	5	-17.0%	\$560K	22.0%	17.0%	5	4	45	98	20
Miami Gardens (City)	5	-62.0%	\$395K	23.0%	-19.0%	10	5	73	99	0
Golden Glades (CDP)	5	25.0%	\$128K	-18.0%	13.0%	25	8	106	85	60
Glenvar Heights (CDP)	5	-58.0%	\$327K	-20.0%	18.0%	7	6	40	98	40

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<b>Miami</b>	33180	40	-7.0%	\$495.0K	15.0%	2%	22	2	109	87	63
	33131	35	-10.0%	\$560.0K	-34.0%	-3%	18	3	83	92	49
	33133	31	35.0%	\$1,225.0K	84.0%	-10%	8	4	84	90	84
	33130	31	29.0%	\$575.0K	-1.0%	26%	19	2	119	90	42
	33132	29	61.0%	\$500.0K	-16.0%	19%	25	3	47	93	62
	33137	25	56.0%	\$700.0K	3.0%	10%	21	4	86	91	60
	33179	21	40.0%	\$165.0K	9.0%	-4%	15	4	80	93	62
	33178	16	-27.0%	\$427.5K	-16.0%	37%	9	5	65	95	38
	33172	16	7.0%	\$249.0K	-22.0%	-22%	7	4	70	92	38
	33186	12	33.0%	\$437.5K	-3.0%	16%	5	5	24	97	8
	33183	12	20.0%	\$275.0K	-10.0%	8%	7	5	44	97	67
	33129	11	57.0%	\$700.0K	6.0%	7%	12	3	132	90	64
	33143	10	100.0%	\$375.5K	-38.0%	1%	6	4	18	98	40
	33176	9	-18.0%	\$295.0K	26.0%	-34%	4	8	47	94	33
	33173	9	350.0%	\$465.0K	90.0%	-2%	6	5	43	97	33
	33166	9	12.0%	\$495.0K	13.0%	-17%	11	6	47	93	22
	33126	8	-33.0%	\$225.0K	-20.0%	-3%	8	4	75	89	63
	33193	7	-30.0%	\$325.0K	25.0%	12%	6	3	50	99	43
	33134	7	-61.0%	\$525.0K	-13.0%	0%	8	5	49	93	86
	33169	6	0.0%	\$129.0K	-63.0%	6%	19	5	84	87	33
33138	6	-54.0%	\$387.5K	8.0%	-3%	13	3	100	89	67	
33190	5	-29.0%	\$400.0K	11.0%	35%	8	6	124	96	40	
33181	5	-58.0%	\$300.0K	17.0%	-8%	24	2	53	95	60	
33175	5	0.0%	\$295.0K	5.0%	-10%	5	5	28	98	20	
<b>Miami Beach</b>	33139	65	30.0%	\$640.0K	45.0%	7%	17	3	77	92	77
	33141	32	39.0%	\$288.5K	-20.0%	-5%	16	3	59	91	59
	33154	25	47.0%	\$884.0K	-15.0%	-2%	19	3	79	90	84
	33140	23	21.0%	\$477.5K	-4.0%	-3%	18	3	71	91	61
<b>Hialeah</b>	33015	16	33.0%	\$265.0K	-26.0%	-6%	7	7	51	97	38
	33016	12	50.0%	\$245.0K	-8.0%	-23%	4	7	14	94	58
	33018	11	-27.0%	\$475.0K	-8.0%	11%	8	8	61	97	27
	33014	8	0.0%	\$230.0K	-30.0%	12%	5	4	37	95	38
	33012	6	-14.0%	\$237.5K	8.0%	-31%	6	6	65	97	33
<b>Homestead</b>	33033	14	56.0%	\$350.0K	4.0%	28%	12	2	57	94	14
	33034	13	225.0%	\$374.0K	-6.0%	7%	8	3	23	97	23
	33035	10	-41.0%	\$292.5K	-9.0%	15%	13	3	112	94	60
	33032	7	-22.0%	\$380.0K	-16.0%	29%	15	1	87	94	14
<b>North Miami Beach</b>	33160	52	-25.0%	\$405.0K	-22.0%	0%	23	3	111	89	67
<b>Key Biscayne</b>	33149	17	21.0%	\$1,225.0K	-16.0%	-19%	7	7	91	92	71

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