

Miami-Dade County by City

Single-family Housing Stats February 2026

	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)	156	3.3%	81	1.0%	\$825K	5.0%	-3.0%	8	8	48	93	56
Miami Gardens (City)	91	15.2%	50	22.0%	\$520K	0.0%	8.0%	5	12	34	98	16
Coral Gables (City)	56	14.3%	32	52.0%	\$2,088K	-22.0%	-4.0%	6	7	59	91	50
Homestead (City)	49	-18.3%	27	-21.0%	\$499K	0.0%	5.0%	7	7	63	97	15
Cutler Bay (Town)	46	0.0%	25	9.0%	\$629K	1.0%	-15.0%	4	14	70	93	20
Kendall (CDP)	44	15.8%	25	25.0%	\$1,000K	-27.0%	-20.0%	3	9	26	95	32
Hialeah (City)	44	-26.7%	20	-35.0%	\$620K	8.0%	-1.0%	5	13	44	97	30
Palmetto Bay (Village)	37	15.6%	18	6.0%	\$1,018K	-26.0%	-9.0%	5	9	81	91	22
Doral (City)	34	61.9%	19	73.0%	\$1,100K	-7.0%	21.0%	6	9	44	96	37
Richmond West (CDP)	30	-11.8%	16	-16.0%	\$646K	-1.0%	-13.0%	5	9	78	97	0
Pinecrest (Village)	30	36.4%	15	25.0%	\$2,669K	0.0%	-11.0%	8	8	85	94	53
North Miami (City)	29	61.1%	16	33.0%	\$731K	35.0%	-12.0%	7	8	45	93	50
Miami Beach (City)	29	-19.4%	11	-31.0%	\$3,700K	-38.0%	-17.0%	12	7	186	89	82
West Little River (CDP)	27	8.0%	17	0.0%	\$450K	-10.0%	-13.0%	5	16	48	94	24
Tamiami (CDP)	24	-7.7%	12	9.0%	\$660K	-4.0%	-7.0%	7	8	28	98	25
The Hammocks (CDP)	23	0.0%	13	30.0%	\$600K	-16.0%	-4.0%	5	6	59	94	15
South Miami Heights (CDP)	22	-35.3%	13	-32.0%	\$550K	0.0%	29.0%	6	6	69	96	8
Miami Shores (Village)	22	-8.3%	12	0.0%	\$1,405K	14.0%	-14.0%	6	12	43	95	17
Kendale Lakes (CDP)	22	22.2%	10	-9.0%	\$885K	1.0%	-6.0%	4	6	86	93	30
North Miami Beach (City)	20	-16.7%	12	-8.0%	\$523K	9.0%	-24.0%	8	8	75	94	42
University Park (CDP)	19	137.5%	12	140.0%	\$725K	-9.0%	23.0%	3	7	46	94	25
Sunset (CDP)	18	100.0%	6	20.0%	\$798K	-12.0%	14.0%	6	6	50	92	0
Leisure City (CDP)	18	-25.0%	12	-14.0%	\$425K	-14.0%	25.0%	6	8	58	93	33
Country Walk (CDP)	18	5.9%	12	71.0%	\$642K	-6.0%	-20.0%	3	7	70	96	0
Westchester (CDP)	16	33.3%	10	150.0%	\$733K	-7.0%	10.0%	4	7	74	94	40
Princeton (CDP)	16	23.1%	10	11.0%	\$584K	12.0%	31.0%	7	10	33	100	0
South Miami (City)	15	7.1%	6	-14.0%	\$1,273K	-47.0%	31.0%	5	8	59	91	50
Goulds (CDP)	15	66.7%	8	100.0%	\$650K	69.0%	-7.0%	6	9	54	94	13
Coral Terrace (CDP)	15	-28.6%	5	-55.0%	\$720K	10.0%	38.0%	6	6	19	95	0
Golden Glades (CDP)	14	-26.3%	10	43.0%	\$588K	0.0%	10.0%	8	4	65	97	0
Ives Estates (CDP)	13	-18.8%	6	-40.0%	\$725K	17.0%	18.0%	8	16	36	93	17
Olympia Heights (CDP)	12	50.0%	5	25.0%	\$750K	7.0%	-21.0%	3	16	71	92	0
Miami Lakes (Town)	12	-25.0%	6	-50.0%	\$958K	5.0%	-14.0%	4	13	89	89	33
Palmetto Estates (CDP)	11	22.2%	6	0.0%	\$590K	6.0%	-20.0%	3	17	46	94	0
Gladeview (CDP)	11	10.0%	6	50.0%	\$437K	-4.0%	9.0%	6	20	21	99	17
Kendall West (CDP)	10	11.1%	7	17.0%	\$630K	2.0%	167.0%	4	10	71	94	29
Ojus (CDP)	9	-10.0%	5	67.0%	\$1,350K	29.0%	-9.0%	9	5	191	84	80
Glenvar Heights (CDP)	8	60.0%	5	67.0%	\$1,275K	-20.0%	0.0%	7	11	30	91	40
Florida City (City)	8	14.3%	6	100.0%	\$340K	-40.0%	18.0%	7	9	44	91	33

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Single-family Housing Stats
February 2026

		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	64	7.0%	36	6.0%	\$738K	15.0%	0%	5	9	81	93	17
	33134	46	24.0%	28	65.0%	\$1,453K	4.0%	-9%	5	6	54	92	43
	33177	45	-17.0%	26	0.0%	\$625K	10.0%	10%	6	6	75	97	12
	33156	42	62.0%	20	33.0%	\$2,135K	-42.0%	-1%	8	6	80	94	45
	33133	40	54.0%	22	47.0%	\$2,947K	96.0%	-1%	8	8	51	95	73
	33176	37	-14.0%	20	-9.0%	\$923K	-32.0%	8%	4	8	34	94	35
	33147	36	6.0%	21	17.0%	\$450K	-9.0%	1%	5	14	32	96	14
	33165	34	26.0%	19	36.0%	\$735K	7.0%	13%	4	10	38	92	21
	33155	32	-14.0%	17	0.0%	\$776K	11.0%	18%	5	5	53	95	12
	33196	31	-11.0%	20	25.0%	\$625K	-12.0%	-13%	4	6	57	94	10
	33186	31	7.0%	13	8.0%	\$669K	-2.0%	1%	4	7	47	96	15
	33138	31	19.0%	14	40.0%	\$1,720K	-6.0%	-22%	7	10	49	92	50
	33175	30	-6.0%	15	-17.0%	\$775K	-7.0%	-22%	4	7	42	94	20
	33143	30	25.0%	14	8.0%	\$1,705K	-29.0%	12%	6	9	59	90	50
	33161	28	-22.0%	15	-29.0%	\$1,060K	46.0%	0%	8	8	57	96	33
	33178	25	108.0%	11	83.0%	\$1,100K	-4.0%	52%	7	7	44	97	27
	33145	25	19.0%	15	25.0%	\$815K	-8.0%	3%	5	7	28	93	40
	33162	24	-11.0%	15	36.0%	\$555K	18.0%	-13%	7	6	102	96	27
	33179	23	-15.0%	11	-31.0%	\$1,150K	86.0%	14%	9	6	71	92	46
	33189	21	0.0%	11	38.0%	\$610K	2.0%	-18%	4	19	25	94	9
	33173	21	40.0%	8	14.0%	\$758K	-24.0%	2%	5	7	50	94	13
	33170	21	31.0%	10	-9.0%	\$620K	-2.0%	-11%	6	11	45	94	10
	33127	21	31.0%	12	50.0%	\$578K	0.0%	6%	12	8	66	91	58
	33193	17	42.0%	11	83.0%	\$680K	5.0%	12%	4	8	50	96	0
	33169	17	-15.0%	9	12.0%	\$529K	-7.0%	5%	6	13	17	92	33
	33168	16	33.0%	12	140.0%	\$518K	-2.0%	58%	8	5	37	96	25
	33190	15	36.0%	7	17.0%	\$520K	-2.0%	-3%	5	8	47	91	29
	33150	15	-12.0%	10	-17.0%	\$517K	-2.0%	9%	9	8	41	93	40
	33174	14	133.0%	7	133.0%	\$725K	25.0%	0%	4	3	57	95	29
	33187	13	-55.0%	8	-50.0%	\$740K	-2.0%	-5%	8	7	84	96	0
	33183	13	44.0%	5	0.0%	\$849K	-7.0%	36%	5	3	39	95	20
	33166	13	-19.0%	8	0.0%	\$1,083K	29.0%	-2%	6	9	49	94	38
33126	13	62.0%	6	50.0%	\$645K	-2.0%	11%	4	5	42	94	33	
33185	12	-52.0%	6	-57.0%	\$728K	-8.0%	19%	6	12	95	92	33	
33181	12	1100.0%	8	700.0%	\$2,050K	791.0%	-39%	7	7	60	93	63	
33146	10	-9.0%	5	25.0%	\$2,000K	3.0%	-16%	5	10	46	91	60	
33182	9	12.0%	5	150.0%	\$650K	0.0%	31%	8	7	45	97	20	
33184	8	33.0%	6	100.0%	\$630K	-3.0%	-20%	7	4	32	94	17	
Hialeah	33015	26	44.0%	12	-8.0%	\$650K	12.0%	-8%	4	7	13	99	8
	33018	23	-26.0%	9	-55.0%	\$680K	9.0%	-39%	4	11	105	90	11
	33013	13	-24.0%	6	-40.0%	\$565K	-2.0%	43%	9	9	21	99	50
	33012	11	-15.0%	7	75.0%	\$755K	23.0%	4%	5	11	116	93	14
Homestead	33033	50	-22.0%	27	-27.0%	\$505K	3.0%	7%	7	6	60	97	19
	33030	35	40.0%	17	21.0%	\$575K	-14.0%	33%	8	9	95	90	12
	33032	33	38.0%	18	38.0%	\$551K	6.0%	27%	7	8	72	96	6
	33034	12	0.0%	9	50.0%	\$420K	-26.0%	36%	9	5	34	95	22
	33031	10	100.0%	5	150.0%	\$1,100K	-20.0%	13%	9	6	68	96	40
	33035	8	-33.0%	6	0.0%	\$398K	-24.0%	-4%	6	8	68	94	33
Miami Gardens	33056	34	31.0%	16	33.0%	\$530K	3.0%	7%	4	7	22	100	6
Opa locka	33055	35	35.0%	21	40.0%	\$520K	-9.0%	62%	4	14	20	97	29
	33054	21	-19.0%	11	-15.0%	\$429K	-18.0%	31%	6	8	70	97	0
Miami Beach	33141	13	8.0%	7	-12.0%	\$999K	-75.0%	-14%	10	8	105	93	43

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Condominium/Townhome Housing Stats February 2026

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Miami (City)	357	15.9%	177	11.0%	\$635K	6.0%	-4.0%	16	6	88	93	62
Miami Beach (City)	209	7.7%	100	-7.0%	\$538K	-33.0%	-11.0%	16	8	102	91	69
Aventura (City)	108	5.9%	61	27.0%	\$415K	-1.0%	-7.0%	20	5	102	90	80
Sunny Isles Beach (City)	96	-3.0%	65	30.0%	\$950K	10.0%	-7.0%	21	6	99	88	75
Doral (City)	66	4.8%	42	24.0%	\$490K	-17.0%	-5.0%	8	7	79	95	43
Hialeah (City)	60	-3.2%	33	-6.0%	\$313K	1.0%	-23.0%	6	7	77	94	30
Kendall (CDP)	54	22.7%	35	25.0%	\$400K	9.0%	-18.0%	5	9	25	95	37
Fountainebleau (CDP)	39	14.7%	20	82.0%	\$310K	2.0%	-8.0%	6	7	73	95	30
Homestead (City)	38	-32.1%	18	-33.0%	\$331K	-1.0%	1.0%	12	5	110	95	17
Country Club (CDP)	33	10.0%	17	-15.0%	\$305K	-3.0%	-18.0%	7	8	66	93	35
Kendale Lakes (CDP)	32	3.2%	17	-6.0%	\$295K	-13.0%	6.0%	6	7	24	95	47
North Miami Beach (City)	29	31.8%	18	100.0%	\$313K	-15.0%	-5.0%	27	4	89	92	61
Key Biscayne (Village)	29	26.1%	12	33.0%	\$1,485K	19.0%	-16.0%	8	4	50	94	58
Coral Gables (City)	26	-49.0%	15	-25.0%	\$435K	-25.0%	-12.0%	8	7	117	94	60
Ives Estates (CDP)	25	47.1%	13	18.0%	\$225K	-8.0%	-21.0%	10	6	105	89	39
Bal Harbour (Village)	21	75.0%	13	86.0%	\$2,100K	-26.0%	-9.0%	15	14	123	91	85
Ojus (CDP)	20	11.1%	11	38.0%	\$137K	-20.0%	-11.0%	18	6	123	88	55
Florida City (City)	20	566.7%	9	200.0%	\$375K	-16.0%	-1.0%	6	9	23	95	0
Kendall West (CDP)	18	-18.2%	12	0.0%	\$307K	19.0%	-7.0%	7	9	27	95	33
Surfside (Town)	17	183.3%	5	0.0%	\$335K	-77.0%	-25.0%	14	13	48	91	80
North Bay Village (City)	17	54.5%	7	40.0%	\$390K	-29.0%	-25.0%	14	4	112	93	71
Tamiami (CDP)	16	60.0%	7	600.0%	\$300K	32.0%	-33.0%	5	7	10	92	43
Princeton (CDP)	14	16.7%	7	40.0%	\$410K	0.0%	-5.0%	13	8	104	96	0
Miami Gardens (City)	14	-22.2%	9	80.0%	\$242K	-30.0%	-37.0%	8	12	92	96	78
North Miami (City)	13	-38.1%	10	0.0%	\$190K	-22.0%	-5.0%	21	4	72	88	50
The Hammocks (CDP)	12	-61.3%	10	-44.0%	\$395K	-21.0%	5.0%	8	4	88	96	20
The Crossings (CDP)	12	0.0%	8	0.0%	\$413K	23.0%	-18.0%	4	8	42	94	13
Golden Glades (CDP)	12	140.0%	7	600.0%	\$115K	30.0%	11.0%	21	5	108	100	100
Miami Lakes (Town)	11	-42.1%	6	-54.0%	\$478K	-2.0%	25.0%	4	15	81	92	67
Glenvar Heights (CDP)	11	-45.0%	6	-25.0%	\$293K	21.0%	32.0%	7	7	80	95	83
Cutler Bay (Town)	11	-35.3%	7	17.0%	\$375K	17.0%	42.0%	8	9	93	95	14
Bay Harbor Islands (Town)	11	-42.1%	7	-22.0%	\$675K	52.0%	-8.0%	21	10	241	87	43

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Miami	33131	81	3.0%	46	15.0%	\$645K	-6.0%	-7%	18	4	95	91	65
	33180	79	-1.0%	39	5.0%	\$450K	0.0%	-1%	21	4	114	90	77
	33133	65	33.0%	34	31.0%	\$1,513K	73.0%	-18%	7	10	104	94	59
	33137	62	94.0%	37	131.0%	\$870K	16.0%	2%	19	5	91	92	57
	33132	56	40.0%	27	23.0%	\$488K	-27.0%	7%	23	4	100	94	63
	33179	53	61.0%	32	78.0%	\$154K	-28.0%	-7%	14	5	107	91	53
	33178	45	-8.0%	29	7.0%	\$550K	-5.0%	19%	8	5	61	96	38
	33130	43	-9.0%	12	-48.0%	\$468K	-17.0%	22%	21	4	78	96	67
	33186	30	-9.0%	18	-25.0%	\$418K	-8.0%	8%	5	5	22	94	11
	33172	28	33.0%	12	100.0%	\$293K	-10.0%	-16%	6	6	62	96	25
	33183	26	8.0%	14	0.0%	\$278K	-20.0%	12%	7	5	30	94	57
	33176	24	14.0%	15	50.0%	\$465K	39.0%	-37%	4	7	18	96	27
	33166	23	64.0%	14	133.0%	\$440K	-21.0%	-28%	10	9	91	93	57
	33193	18	-25.0%	11	-21.0%	\$335K	25.0%	2%	6	7	51	97	27
	33156	18	29.0%	14	56.0%	\$350K	-22.0%	16%	8	4	71	93	50
	33143	18	38.0%	8	0.0%	\$290K	20.0%	-4%	6	9	24	98	63
	33134	18	-40.0%	11	-8.0%	\$540K	-16.0%	-5%	8	5	102	93	73
	33126	18	0.0%	10	67.0%	\$202K	-22.0%	-1%	9	4	69	93	70
	33173	17	42.0%	8	-20.0%	\$408K	15.0%	-8%	5	11	105	95	38
	33129	17	13.0%	6	-25.0%	\$613K	-9.0%	-12%	11	5	56	94	67
	33181	14	-26.0%	9	29.0%	\$200K	-29.0%	-5%	24	4	62	88	44
	33169	14	27.0%	8	60.0%	\$199K	-42.0%	-4%	19	3	100	95	88
	33138	13	-32.0%	7	17.0%	\$350K	-3.0%	-10%	13	6	56	94	29
	33190	11	22.0%	6	200.0%	\$380K	15.0%	7%	6	12	98	94	17
	33175	10	25.0%	5	67.0%	\$300K	32.0%	-2%	5	6	44	91	60
	33162	10	-23.0%	7	133.0%	\$78K	-52.0%	2%	20	5	94	94	86
	33145	10	-33.0%	6	20.0%	\$310K	-35.0%	33%	10	9	128	92	83
	33196	9	-53.0%	6	-14.0%	\$339K	-31.0%	-1%	7	4	88	97	33
	33174	8	33.0%	5	67.0%	\$375K	63.0%	9%	5	9	61	98	20
	33161	7	-36.0%	6	50.0%	\$205K	18.0%	-6%	20	1	97	90	83
33185	6	50.0%	5	150.0%	\$330K	-40.0%	0%	4	8	45	92	20	
Miami Beach	33139	123	21.0%	58	12.0%	\$710K	-17.0%	-8%	15	6	98	91	72
	33141	63	11.0%	31	-9.0%	\$390K	-46.0%	-11%	16	6	111	89	65
	33154	50	32.0%	25	19.0%	\$829K	-31.0%	-10%	17	9	123	89	72
	33140	41	-11.0%	18	-33.0%	\$536K	-7.0%	-6%	18	5	115	89	67
Hialeah	33015	35	9.0%	19	-5.0%	\$345K	10.0%	-8%	7	6	66	94	32
	33018	27	12.0%	16	78.0%	\$475K	28.0%	-3%	7	8	57	97	25
	33014	19	-30.0%	11	-42.0%	\$420K	-8.0%	13%	5	9	105	91	36
	33016	18	0.0%	6	-40.0%	\$260K	-24.0%	-25%	5	7	43	90	50
	33012	14	-12.0%	8	-11.0%	\$223K	-18.0%	-25%	7	5	40	92	38
Homestead	33034	26	117.0%	13	62.0%	\$375K	-8.0%	-2%	8	7	23	95	8
	33033	23	21.0%	9	-10.0%	\$345K	-3.0%	25%	12	6	85	98	11
	33035	20	-38.0%	10	-33.0%	\$290K	24.0%	8%	14	3	118	94	20
	33032	15	7.0%	8	60.0%	\$405K	-1.0%	2%	13	7	104	95	13
Key Biscayne	33149	29	26.0%	12	33.0%	\$1,485K	19.0%	-14%	8	4	50	94	58

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. At the zip-code level, the city reported is the primary city associated with the zip code. For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communication, at chris@miamire.com.

