

Miami-Dade County Local Residential Market Metrics - Q1 2026

Single-Family Homes

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	2,457	6.5%	704	16.0%	\$680,000	1.8%	\$1,369,125	4.1%
Aventura (City)	6	500.0%	3	N/A	\$1,407,125	10.8%	\$1,244,042	-2.0%
Bal Harbour (Village)	2	100.0%	1	0.0%	\$8,775,000	-87.4%	\$8,775,000	-87.4%
Bay Harbor Islands (Town)	1	N/A	1	N/A	\$8,000,000	N/A	\$8,000,000	N/A
Biscayne Park (Village)	12	71.4%	5	400.0%	\$1,220,000	-8.6%	\$1,417,083	0.4%
Brownsville (CDP)	20	-20.0%	7	16.7%	\$422,500	-11.1%	\$409,445	-5.0%
Coral Gables (City)	84	9.1%	46	7.0%	\$2,000,000	-20.0%	\$3,481,125	-7.1%
Coral Terrace (CDP)	28	-39.1%	11	-15.4%	\$695,000	4.5%	\$686,752	-16.9%
Country Club (CDP)	20	17.6%	2	-50.0%	\$570,000	-1.7%	\$601,500	-1.4%
Country Walk (CDP)	28	21.7%	1	-80.0%	\$647,450	-5.8%	\$680,247	-6.4%
Cutler Bay (Town)	86	6.2%	18	63.6%	\$620,000	-1.4%	\$655,904	-0.6%
Doral (City)	65	51.2%	17	30.8%	\$1,070,950	-2.6%	\$1,096,036	-10.8%
El Portal (Village)	4	33.3%	1	N/A	\$765,000	-6.6%	\$897,500	69.3%
Fisher Island (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	14	-30.0%	2	100.0%	\$432,500	-24.1%	\$419,762	-18.8%
Fountainebleau (CDP)	10	0.0%	2	-33.3%	\$725,000	6.4%	\$711,300	-12.9%
Gladeview (CDP)	17	6.3%	3	-40.0%	\$487,000	16.6%	\$468,700	15.1%
Glenvar Heights (CDP)	19	35.7%	9	125.0%	\$1,987,000	-6.5%	\$2,219,684	6.1%
Golden Beach (Town)	6	100.0%	6	100.0%	\$15,575,000	135.3%	\$17,008,333	175.5%
Golden Glades (CDP)	26	-16.1%	5	-37.5%	\$596,000	9.4%	\$688,318	7.3%
Goulds (CDP)	33	65.0%	2	0.0%	\$650,000	9.3%	\$664,227	19.5%
Hialeah (City)	92	-12.4%	17	-32.0%	\$594,000	4.9%	\$594,123	3.0%
Hialeah Gardens (City)	12	9.1%	1	-66.7%	\$550,000	0.9%	\$676,292	-3.4%
Homestead (City)	88	-11.1%	10	-9.1%	\$475,000	-5.0%	\$488,333	-3.2%
Indian Creek (Village)	1	N/A	1	N/A	\$170,000,000	N/A	\$170,000,000	N/A
Ives Estates (CDP)	22	10.0%	6	50.0%	\$572,000	-9.9%	\$609,318	-8.6%
Kendale Lakes (CDP)	35	16.7%	7	75.0%	\$710,000	-6.3%	\$986,226	-1.6%
Kendall (CDP)	70	-1.4%	22	-4.3%	\$1,030,000	-6.4%	\$1,154,307	-16.4%
Kendall West (CDP)	17	0.0%	3	50.0%	\$705,000	8.5%	\$701,000	1.7%
Key Biscayne (Village)	10	11.1%	6	20.0%	\$4,160,000	26.1%	\$6,257,000	19.4%
Leisure City (CDP)	33	-8.3%	6	100.0%	\$492,500	0.2%	\$464,799	-7.3%
Medley (Town)	2	100.0%	0	-100.0%	\$642,000	-46.1%	\$642,000	-46.1%
Miami (City)	275	8.7%	147	26.7%	\$820,000	7.9%	\$1,645,861	3.4%
Miami Beach (City)	52	-7.1%	39	5.4%	\$3,650,000	-25.1%	\$8,517,933	-10.5%
Miami Gardens (City)	164	18.0%	35	75.0%	\$520,000	1.0%	\$502,675	-37.1%
Miami Lakes (Town)	27	22.7%	4	100.0%	\$919,500	-4.5%	\$911,241	-1.6%

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Single-Family Homes

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)	33	-25.0%	7	-73.1%	\$1,200,000	-4.0%	\$1,446,621	3.4%
Miami Springs (City)	14	-12.5%	3	0.0%	\$744,000	-0.9%	\$841,636	15.6%
Naranja (CDP)	8	60.0%	0	N/A	\$469,000	-6.0%	\$452,625	-9.7%
North Bay Village (City)	10	150.0%	6	100.0%	\$999,000	2.5%	\$2,240,400	113.4%
North Miami (City)	45	18.4%	13	85.7%	\$620,000	6.0%	\$1,447,783	23.8%
North Miami Beach (City)	38	15.2%	16	6.7%	\$529,750	4.2%	\$1,037,073	28.9%
Ojus (CDP)	17	0.0%	12	-7.7%	\$1,250,000	11.6%	\$1,279,529	-7.9%
Olympia Heights (CDP)	22	15.8%	3	50.0%	\$745,000	-0.7%	\$835,955	3.2%
Opa-locka (City)	7	-41.7%	2	100.0%	\$499,000	12.1%	\$451,271	1.9%
Palm Springs North (CDP)	8	60.0%	1	0.0%	\$695,000	1.5%	\$654,513	-14.6%
Palmetto Bay (Village)	60	17.6%	18	63.6%	\$1,060,000	-6.2%	\$1,183,992	-11.0%
Palmetto Estates (CDP)	21	10.5%	3	-25.0%	\$550,000	-4.3%	\$557,895	-2.9%
Pinecrest (Village)	50	38.9%	30	30.4%	\$2,735,000	0.6%	\$4,318,470	16.4%
Pinewood (CDP)	5	-50.0%	1	-66.7%	\$550,000	31.7%	\$581,000	23.4%
Princeton (CDP)	39	14.7%	4	100.0%	\$558,000	-4.6%	\$550,602	-3.2%
Richmond Heights (CDP)	20	-16.7%	3	-57.1%	\$534,900	-0.9%	\$570,636	8.4%
Richmond West (CDP)	56	1.8%	5	0.0%	\$631,000	-5.1%	\$663,331	-2.6%
South Miami (City)	24	20.0%	10	-9.1%	\$1,555,000	-20.8%	\$2,298,396	11.2%
South Miami Heights (CDP)	40	-24.5%	5	0.0%	\$569,000	-0.2%	\$598,450	0.8%
Sunny Isles Beach (City)	1	0.0%	1	0.0%	\$1,700,000	13.7%	\$1,700,000	13.7%
Sunset (CDP)	33	135.7%	9	200.0%	\$799,000	-15.2%	\$1,130,551	3.8%
Surfside (Town)	11	37.5%	10	66.7%	\$1,650,000	-6.5%	\$3,454,545	107.5%
Sweetwater (City)	4	0.0%	3	0.0%	\$505,000	-5.6%	\$641,875	22.8%
Tamiami (CDP)	50	56.3%	10	11.1%	\$716,000	2.3%	\$1,065,860	27.4%
The Crossings (CDP)	20	-13.0%	2	-60.0%	\$720,000	0.0%	\$761,495	4.7%
The Hammocks (CDP)	43	0.0%	4	0.0%	\$645,000	-3.0%	\$643,856	-2.9%
Three Lakes (CDP)	15	36.4%	3	200.0%	\$700,000	1.4%	\$671,833	-30.3%
University Park (CDP)	31	121.4%	10	900.0%	\$737,000	-2.4%	\$740,371	-12.1%
Virginia Gardens (Village)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	48	2.1%	9	-30.8%	\$450,000	-6.2%	\$445,831	-4.3%
West Miami (City)	1	-90.9%	0	-100.0%	\$682,000	1.8%	\$682,000	-1.8%
West Perrine (CDP)	10	-9.1%	4	100.0%	\$532,500	-3.2%	\$541,099	-0.1%
Westchester (CDP)	24	33.3%	9	125.0%	\$700,000	1.3%	\$742,042	7.1%
Westview (CDP)	6	-62.5%	1	N/A	\$471,995	-4.1%	\$484,665	-0.6%
Westwood Lakes (CDP)	14	-6.7%	2	100.0%	\$700,000	3.7%	\$699,071	-0.1%

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Single-Family Homes

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	\$3.4 Billion	10.9%	94.5%	-0.7%	58 Days	20.8%	4,738	-5.3%
Aventura (City)	\$7.5 Million	487.7%	92.9%	0.5%	75 Days	23.0%	8	-11.1%
Bal Harbour (Village)	\$17.6 Million	-74.7%	90.0%	N/A	86 Days	N/A	0	-100.0%
Bay Harbor Islands (Town)	\$8.0 Million	N/A	92.0%	N/A	68 Days	N/A	3	0.0%
Biscayne Park (Village)	\$17.0 Million	72.1%	93.6%	3.0%	33 Days	-50.7%	22	37.5%
Brownsville (CDP)	\$8.2 Million	-24.0%	92.1%	-4.3%	33 Days	-15.4%	40	-2.4%
Coral Gables (City)	\$292.4 Million	1.4%	91.8%	0.5%	48 Days	-11.1%	162	0.0%
Coral Terrace (CDP)	\$19.2 Million	-49.4%	93.7%	-2.7%	38 Days	5.6%	57	3.6%
Country Club (CDP)	\$12.0 Million	16.0%	94.8%	1.6%	39 Days	0.0%	29	-6.5%
Country Walk (CDP)	\$19.0 Million	14.0%	96.9%	1.9%	70 Days	-34.6%	44	-17.0%
Cutler Bay (Town)	\$56.4 Million	5.6%	94.6%	-1.8%	74 Days	51.0%	150	-2.6%
Doral (City)	\$71.2 Million	34.8%	95.0%	0.6%	65 Days	54.8%	100	-14.5%
El Portal (Village)	\$3.6 Million	125.8%	87.4%	-11.3%	68 Days	151.9%	11	-35.3%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Florida City (City)	\$5.9 Million	-43.2%	95.1%	-4.9%	51 Days	64.5%	36	-16.3%
Fountainebleau (CDP)	\$7.1 Million	-12.9%	96.7%	2.5%	38 Days	-54.8%	20	5.3%
Gladeview (CDP)	\$8.0 Million	22.3%	96.5%	1.6%	49 Days	22.5%	37	19.4%
Glenvar Heights (CDP)	\$42.2 Million	44.0%	93.7%	-1.5%	68 Days	151.9%	22	-35.3%
Golden Beach (Town)	\$102.0 Million	451.0%	88.0%	4.4%	371 Days	56.5%	9	0.0%
Golden Glades (CDP)	\$17.9 Million	-10.0%	96.7%	2.0%	74 Days	89.7%	57	-6.6%
Goulds (CDP)	\$21.9 Million	97.2%	95.4%	-1.0%	92 Days	55.9%	45	9.8%
Hialeah (City)	\$54.7 Million	-9.8%	95.9%	0.1%	60 Days	30.4%	186	-16.2%
Hialeah Gardens (City)	\$8.1 Million	5.4%	97.3%	3.5%	22 Days	-8.3%	7	-56.3%
Homestead (City)	\$43.0 Million	-14.0%	95.8%	-0.5%	71 Days	2.9%	223	-2.2%
Indian Creek (Village)	\$170.0 Million	N/A	85.0%	N/A	109 Days	N/A	0	N/A
Ives Estates (CDP)	\$13.4 Million	0.6%	92.1%	-2.2%	39 Days	-45.1%	33	-15.4%
Kendale Lakes (CDP)	\$34.5 Million	14.8%	93.8%	0.3%	72 Days	5.9%	53	-1.9%
Kendall (CDP)	\$80.8 Million	-17.6%	95.1%	4.2%	35 Days	-32.7%	111	-23.4%
Kendall West (CDP)	\$11.9 Million	1.7%	95.6%	-0.4%	65 Days	16.1%	37	60.9%
Key Biscayne (Village)	\$62.6 Million	32.7%	89.8%	0.3%	210 Days	650.0%	22	-26.7%
Leisure City (CDP)	\$15.3 Million	-15.0%	96.3%	-1.9%	60 Days	36.4%	75	31.6%
Medley (Town)	\$1.3 Million	7.9%	90.2%	-9.1%	81 Days	-71.2%	0	N/A
Miami (City)	\$452.6 Million	12.4%	92.1%	-1.2%	57 Days	26.7%	551	-8.8%
Miami Beach (City)	\$442.9 Million	-16.9%	88.2%	-1.7%	121 Days	108.6%	109	-34.7%
Miami Gardens (City)	\$82.4 Million	-25.8%	97.2%	-1.1%	44 Days	10.0%	227	-7.0%
Miami Lakes (Town)	\$24.6 Million	20.7%	95.0%	1.1%	103 Days	37.3%	47	-11.3%

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Miami Shores (Village)	\$47.7 Million	-22.5%	92.1%	-2.1%	52 Days	36.8%	49	-34.7%
Miami Springs (City)	\$11.8 Million	1.2%	91.5%	-2.3%	69 Days	-4.2%	33	-10.8%
Naranja (CDP)	\$3.6 Million	44.4%	95.0%	-3.5%	75 Days	226.1%	11	-15.4%
North Bay Village (City)	\$22.4 Million	433.4%	93.4%	7.2%	68 Days	36.0%	10	11.1%
North Miami (City)	\$65.2 Million	46.7%	92.5%	-0.8%	61 Days	-14.1%	122	8.9%
North Miami Beach (City)	\$39.4 Million	48.5%	93.2%	-2.0%	49 Days	14.0%	77	-27.4%
Ojus (CDP)	\$21.8 Million	-7.9%	86.2%	-2.7%	43 Days	-24.6%	50	-13.8%
Olympia Heights (CDP)	\$18.4 Million	19.5%	93.3%	-2.2%	57 Days	78.1%	29	-27.5%
Opa-locka (City)	\$3.2 Million	-40.6%	96.2%	-0.7%	62 Days	342.9%	33	43.5%
Palm Springs North (CDP)	\$5.2 Million	36.6%	93.1%	11.2%	226 Days	162.8%	11	37.5%
Palmetto Bay (Village)	\$71.0 Million	4.7%	92.5%	-0.3%	71 Days	86.8%	101	-18.5%
Palmetto Estates (CDP)	\$11.7 Million	7.3%	95.0%	-3.0%	56 Days	43.6%	36	-5.3%
Pinecrest (Village)	\$215.9 Million	61.7%	92.8%	0.8%	89 Days	32.8%	85	-11.5%
Pinewood (CDP)	\$2.9 Million	-38.3%	88.8%	-6.6%	143 Days	346.9%	20	-28.6%
Princeton (CDP)	\$21.5 Million	11.1%	96.9%	1.0%	31 Days	-56.3%	99	0.0%
Richmond Heights (CDP)	\$11.4 Million	-9.6%	96.4%	-0.3%	45 Days	36.4%	33	-2.9%
Richmond West (CDP)	\$37.1 Million	-0.9%	96.8%	0.5%	62 Days	1.6%	96	-12.7%
South Miami (City)	\$55.2 Million	33.4%	92.6%	0.3%	52 Days	33.3%	37	-17.8%
South Miami Heights (CDP)	\$23.9 Million	-24.0%	95.6%	-1.1%	68 Days	74.4%	97	26.0%
Sunny Isles Beach (City)	\$1.7 Million	13.7%	81.0%	-19.0%	446 Days	3330.8%	4	-60.0%
Sunset (CDP)	\$37.3 Million	144.6%	95.3%	-0.3%	36 Days	-45.5%	45	9.8%
Surfside (Town)	\$38.0 Million	185.3%	89.8%	-3.2%	30 Days	-60.0%	29	-19.4%
Sweetwater (City)	\$2.6 Million	22.8%	92.0%	0.2%	210 Days	775.0%	2	-66.7%
Tamiami (CDP)	\$53.3 Million	99.1%	95.3%	-0.3%	42 Days	-20.8%	86	22.9%
The Crossings (CDP)	\$15.2 Million	-9.0%	97.7%	-0.2%	38 Days	-20.8%	40	14.3%
The Hammocks (CDP)	\$27.7 Million	-2.9%	93.8%	-3.2%	63 Days	65.8%	84	-14.3%
Three Lakes (CDP)	\$10.1 Million	-4.9%	96.0%	5.7%	35 Days	-43.5%	32	-5.9%
University Park (CDP)	\$23.0 Million	94.6%	97.4%	1.2%	22 Days	-63.9%	41	57.7%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	33.3%
West Little River (CDP)	\$21.4 Million	-2.2%	94.5%	-2.8%	40 Days	14.3%	72	-15.3%
West Miami (City)	\$682,000	-91.1%	87.5%	-0.5%	55 Days	-46.1%	11	-8.3%
West Perrine (CDP)	\$5.4 Million	-9.2%	100.0%	5.3%	47 Days	-30.9%	26	23.8%
Westchester (CDP)	\$17.8 Million	42.8%	94.0%	0.2%	42 Days	-4.5%	46	-14.8%
Westview (CDP)	\$2.9 Million	-62.7%	97.9%	1.7%	50 Days	42.9%	36	-10.0%
Westwood Lakes (CDP)	\$9.8 Million	-6.7%	96.6%	1.3%	64 Days	106.5%	15	-42.3%

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Miami-Dade County	3,317	8.9%	1,721	12.0%	4,902	-7.4%	5.7	-5.0%
Aventura (City)	6	0.0%	4	-20.0%	16	14.3%	9.6	-8.6%
Bal Harbour (Village)	3	N/A	1	N/A	4	-66.7%	24.0	16.5%
Bay Harbor Islands (Town)	2	100.0%	2	100.0%	9	0.0%	15.4	0.0%
Biscayne Park (Village)	13	30.0%	5	0.0%	27	28.6%	9.5	79.2%
Brownsville (CDP)	28	-6.7%	18	20.0%	35	-7.9%	5.1	13.3%
Coral Gables (City)	105	1.9%	57	3.6%	185	-6.6%	6.0	-10.4%
Coral Terrace (CDP)	39	-23.5%	19	18.8%	59	18.0%	5.4	31.7%
Country Club (CDP)	25	13.6%	11	37.5%	19	-26.9%	3.5	-18.6%
Country Walk (CDP)	36	16.1%	16	-5.9%	34	-33.3%	2.9	-47.3%
Cutler Bay (Town)	115	25.0%	59	40.5%	139	-3.5%	4.6	2.2%
Doral (City)	73	9.0%	29	-17.1%	118	3.5%	6.2	6.9%
El Portal (Village)	5	0.0%	3	-40.0%	18	-14.3%	8.0	-14.0%
Fisher Island (CDP)	0	-100.0%	3	0.0%	5	N/A	30.0	N/A
Florida City (City)	22	-8.3%	12	-20.0%	44	0.0%	7.0	34.6%
Fountainebleau (CDP)	11	-15.4%	6	-14.3%	14	75.0%	3.9	85.7%
Gladeview (CDP)	26	44.4%	18	80.0%	38	11.8%	6.4	28.0%
Glenvar Heights (CDP)	26	30.0%	12	20.0%	25	-41.9%	4.3	-55.2%
Golden Beach (Town)	6	200.0%	2	0.0%	24	-14.3%	19.2	-42.9%
Golden Glades (CDP)	38	0.0%	23	-4.2%	65	4.8%	6.4	16.4%
Goulds (CDP)	36	38.5%	18	28.6%	41	-12.8%	5.4	-14.3%
Hialeah (City)	152	-3.8%	84	-4.5%	200	-2.9%	5.4	-1.8%
Hialeah Gardens (City)	10	-28.6%	7	16.7%	3	-81.3%	0.9	-82.7%
Homestead (City)	128	1.6%	83	25.8%	274	3.8%	7.1	22.4%
Indian Creek (Village)	1	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	23	21.1%	16	128.6%	45	15.4%	7.8	25.8%
Kendale Lakes (CDP)	49	14.0%	27	35.0%	36	-21.7%	3.0	-30.2%
Kendall (CDP)	84	-2.3%	36	-2.7%	102	-24.4%	4.0	-18.4%
Kendall West (CDP)	28	3.7%	12	0.0%	34	126.7%	6.2	195.2%
Key Biscayne (Village)	12	50.0%	7	75.0%	45	-2.2%	13.8	12.2%
Leisure City (CDP)	49	16.7%	34	54.5%	56	9.8%	4.8	11.6%
Medley (Town)	2	100.0%	0	N/A	1	N/A	6.0	N/A
Miami (City)	355	14.1%	169	14.2%	658	-6.4%	7.6	-7.3%
Miami Beach (City)	76	8.6%	47	30.6%	227	-18.9%	11.8	-22.9%
Miami Gardens (City)	220	8.9%	126	15.6%	174	-8.4%	3.6	-2.7%
Miami Lakes (Town)	33	6.5%	14	-12.5%	42	-23.6%	3.8	-29.6%

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Miami-Dade County Local Residential Market Metrics - Q1 2026

Single-Family Homes

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)	50	8.7%	29	61.1%	64	-23.8%	6.0	-14.3%
Miami Springs (City)	26	13.0%	19	72.7%	31	-11.4%	4.5	-4.3%
Naranja (CDP)	6	20.0%	2	N/A	11	-15.4%	5.1	-12.1%
North Bay Village (City)	7	0.0%	1	-75.0%	11	0.0%	6.0	17.6%
North Miami (City)	69	11.3%	38	0.0%	141	2.2%	7.2	-12.2%
North Miami Beach (City)	45	18.4%	25	4.2%	108	-16.3%	8.4	-27.0%
Ojus (CDP)	18	0.0%	9	0.0%	76	0.0%	11.0	-10.6%
Olympia Heights (CDP)	25	-16.7%	12	-7.7%	22	-18.5%	2.6	-38.1%
Opa-locka (City)	21	75.0%	20	233.3%	26	4.0%	5.5	34.1%
Palm Springs North (CDP)	7	-22.2%	3	-40.0%	13	225.0%	4.9	122.7%
Palmetto Bay (Village)	80	17.6%	41	46.4%	116	-10.8%	5.2	-17.5%
Palmetto Estates (CDP)	23	-17.9%	9	-18.2%	23	-20.7%	2.5	-43.2%
Pinecrest (Village)	54	-1.8%	21	-34.4%	129	-11.0%	7.5	-28.6%
Pinewood (CDP)	10	-37.5%	8	-33.3%	21	-12.5%	4.6	-22.0%
Princeton (CDP)	68	23.6%	38	18.8%	108	6.9%	6.5	32.7%
Richmond Heights (CDP)	29	-3.3%	18	50.0%	24	33.3%	3.5	40.0%
Richmond West (CDP)	69	-4.2%	27	-22.9%	86	-14.9%	4.9	-10.9%
South Miami (City)	26	13.0%	10	25.0%	45	0.0%	6.2	8.8%
South Miami Heights (CDP)	66	-2.9%	40	0.0%	91	51.7%	6.0	81.8%
Sunny Isles Beach (City)	4	300.0%	3	N/A	16	-15.8%	27.4	128.3%
Sunset (CDP)	37	48.0%	19	26.7%	38	2.7%	4.0	-35.5%
Surfside (Town)	19	72.7%	13	85.7%	29	-38.3%	8.9	-41.4%
Sweetwater (City)	4	33.3%	2	0.0%	5	-54.5%	4.0	-45.2%
Tamiami (CDP)	48	29.7%	19	-5.0%	92	1.1%	6.3	-3.1%
The Crossings (CDP)	26	-7.1%	14	16.7%	33	32.0%	3.8	31.0%
The Hammocks (CDP)	54	-21.7%	24	-38.5%	86	-2.3%	4.8	-7.7%
Three Lakes (CDP)	19	0.0%	9	-30.8%	29	-19.4%	4.4	-37.1%
University Park (CDP)	38	123.5%	15	150.0%	31	14.8%	3.7	-2.6%
Virginia Gardens (Village)	0	-100.0%	0	-100.0%	3	200.0%	7.2	380.0%
West Little River (CDP)	65	1.6%	39	18.2%	69	-2.8%	5.3	23.3%
West Miami (City)	6	-14.3%	6	200.0%	13	44.4%	9.8	172.2%
West Perrine (CDP)	24	60.0%	16	166.7%	25	8.7%	6.8	33.3%
Westchester (CDP)	34	36.0%	17	41.7%	36	-28.0%	3.2	-28.9%
Westview (CDP)	20	-23.1%	14	7.7%	36	28.6%	8.6	62.3%
Westwood Lakes (CDP)	16	-5.9%	8	33.3%	16	-15.8%	3.2	-8.6%

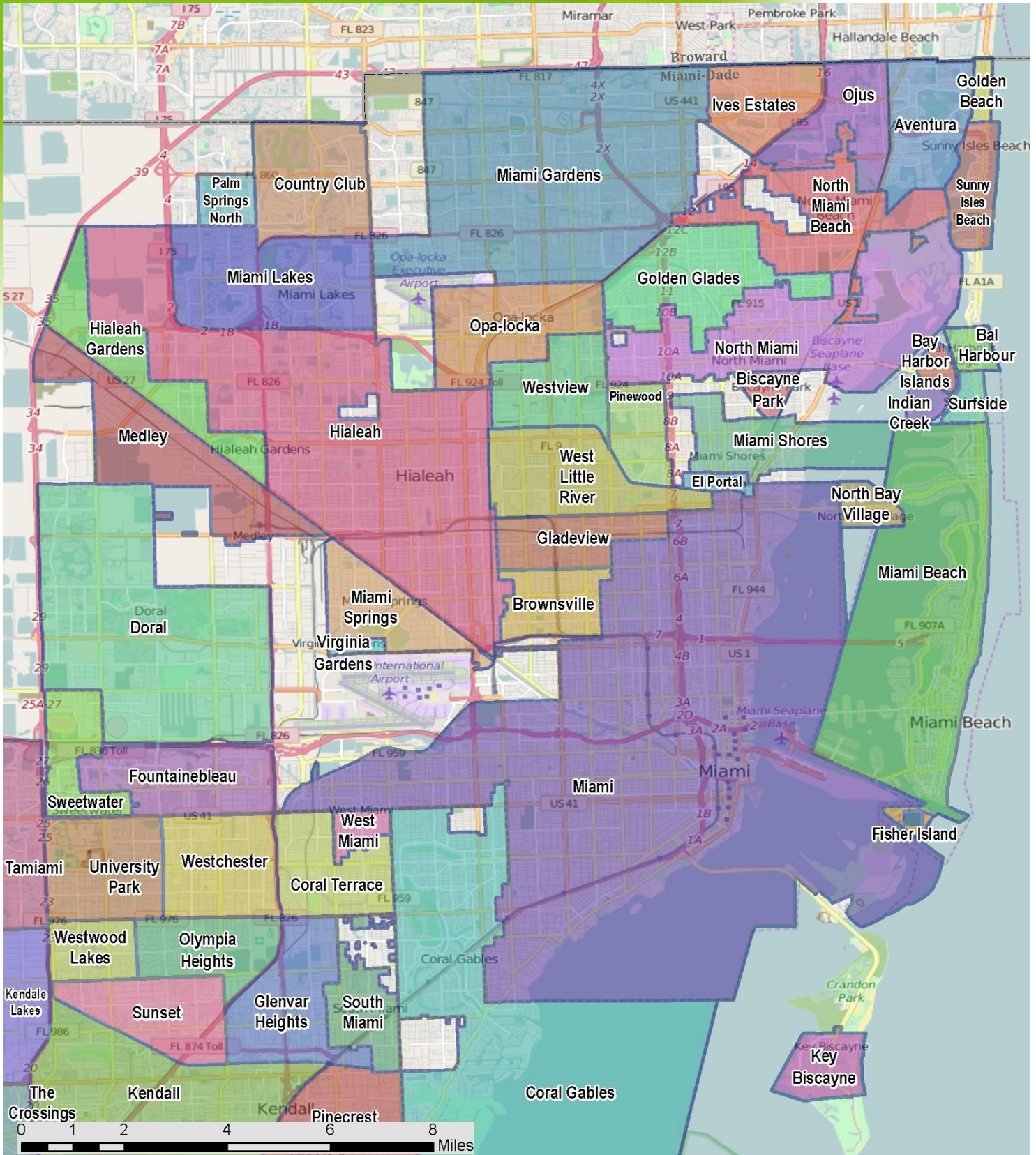
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Miami-Dade County Local Residential Market Metrics - Q1 2026

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



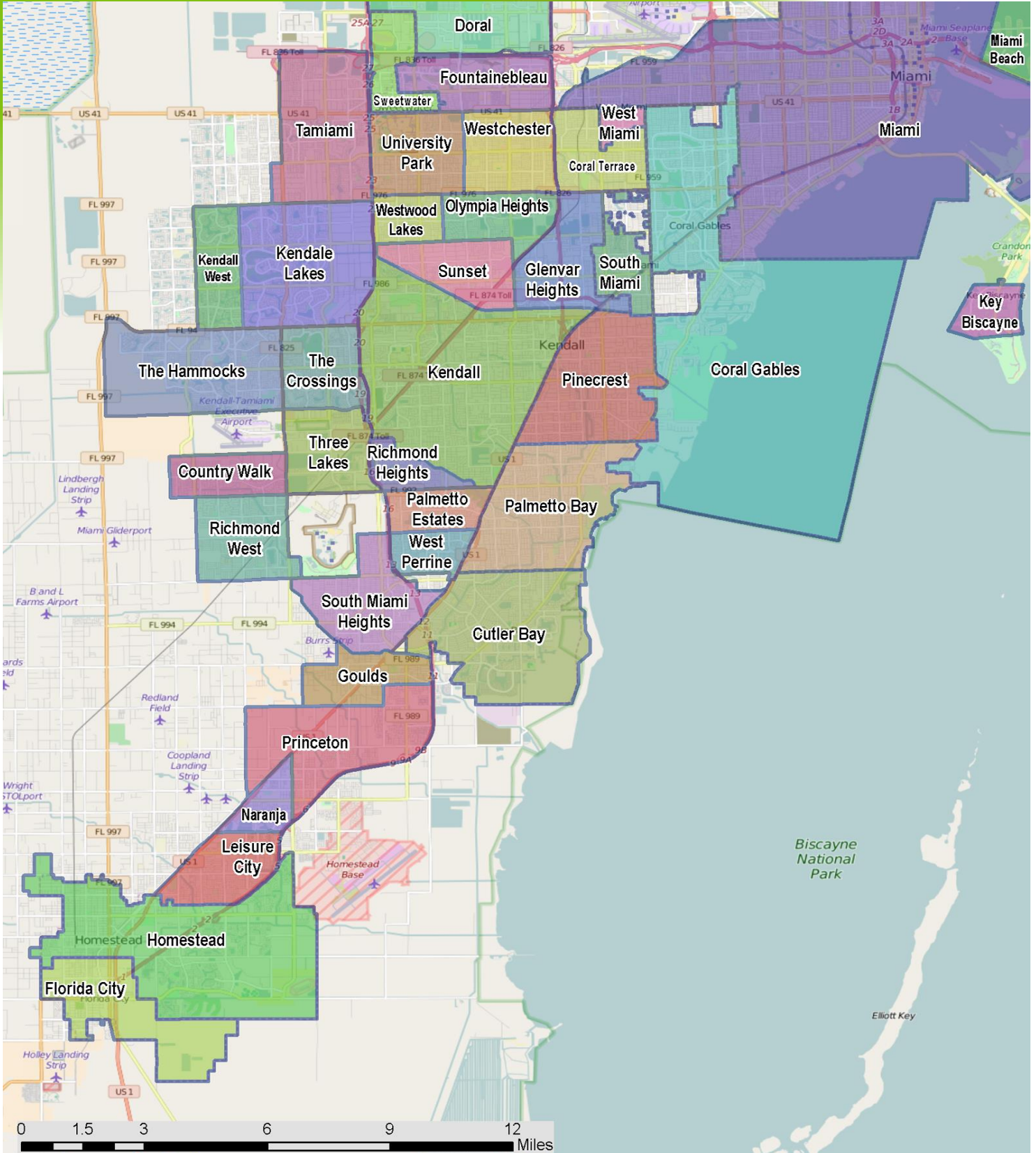
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Miami-Dade County Local Residential Market Metrics - Q1 2026

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



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