

# Miami-Dade County Local Residential Market Metrics - Q1 2026

## 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	2,648	5.5%	1,397	5.0%	\$422,000	-3.0%	\$857,906	5.2%
Aventura (City)	182	5.8%	131	8.3%	\$451,500	0.6%	\$742,840	19.1%
Bal Harbour (Village)	32	60.0%	28	64.7%	\$1,607,000	-27.0%	\$2,664,174	1.5%
Bay Harbor Islands (Town)	22	-8.3%	13	-27.8%	\$685,000	-5.5%	\$1,581,370	33.4%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	50	-34.2%	36	-26.5%	\$575,250	-2.5%	\$1,113,605	17.9%
Coral Terrace (CDP)	1	N/A	0	N/A	\$670,000	N/A	\$670,000	N/A
Country Club (CDP)	48	11.6%	16	0.0%	\$290,000	-7.7%	\$308,625	-7.8%
Country Walk (CDP)	2	-60.0%	0	N/A	\$402,500	12.1%	\$402,500	13.1%
Cutler Bay (Town)	20	-28.6%	3	-62.5%	\$382,250	7.7%	\$363,425	7.0%
Doral (City)	116	-5.7%	47	17.5%	\$500,000	-4.3%	\$517,222	-0.3%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	4	100.0%	3	50.0%	\$5,025,000	31.4%	\$5,062,500	32.4%
Florida City (City)	40	566.7%	2	100.0%	\$374,995	0.0%	\$367,354	-3.4%
Fountainebleau (CDP)	57	0.0%	19	-20.8%	\$293,000	1.0%	\$314,012	6.3%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	22	-33.3%	12	-33.3%	\$315,000	-19.5%	\$419,568	0.6%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	12	9.1%	10	25.0%	\$128,000	-11.7%	\$125,560	2.7%
Goulds (CDP)	6	-25.0%	0	-100.0%	\$474,950	-19.4%	\$470,783	-14.2%
Hialeah (City)	106	0.0%	37	-15.9%	\$285,000	-1.7%	\$327,477	-2.9%
Hialeah Gardens (City)	14	7.7%	5	-37.5%	\$242,000	-5.1%	\$271,929	0.7%
Homestead (City)	74	-22.9%	18	-35.7%	\$342,350	2.2%	\$330,691	2.2%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	37	27.6%	13	18.2%	\$224,500	-10.2%	\$276,182	-13.0%
Kendale Lakes (CDP)	55	10.0%	27	80.0%	\$305,000	-9.5%	\$324,973	-7.8%
Kendall (CDP)	98	8.9%	35	-2.8%	\$390,000	3.9%	\$401,107	2.5%
Kendall West (CDP)	27	-32.5%	12	9.1%	\$307,000	7.7%	\$293,700	-5.1%
Key Biscayne (Village)	47	27.0%	29	16.0%	\$1,197,000	-9.3%	\$1,647,839	-23.8%
Leisure City (CDP)	8	-11.1%	4	33.3%	\$217,250	-20.1%	\$233,188	-24.6%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	601	16.2%	349	22.9%	\$600,000	-0.8%	\$1,062,578	16.1%
Miami Beach (City)	371	10.1%	256	3.2%	\$510,000	-10.5%	\$1,278,800	-1.3%
Miami Gardens (City)	29	3.6%	8	33.3%	\$345,000	0.0%	\$294,453	-12.2%
Miami Lakes (Town)	24	-14.3%	13	18.2%	\$477,500	-0.5%	\$437,023	0.8%

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### 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)	3	-62.5%	1	-66.7%	\$280,000	-22.2%	\$321,667	-11.1%
Miami Springs (City)	2	0.0%	2	100.0%	\$255,000	-11.9%	\$255,000	-11.9%
Naranja (CDP)	9	50.0%	3	200.0%	\$350,000	-8.5%	\$318,211	-17.7%
North Bay Village (City)	26	36.8%	13	8.3%	\$392,500	7.5%	\$379,942	-6.3%
North Miami (City)	34	13.3%	21	10.5%	\$230,000	9.5%	\$256,643	6.7%
North Miami Beach (City)	36	20.0%	25	38.9%	\$307,500	-5.4%	\$491,136	18.8%
Ojus (CDP)	29	-6.5%	18	5.9%	\$160,000	-13.5%	\$180,259	-14.4%
Olympia Heights (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Opa-locka (City)	2	-66.7%	2	0.0%	\$196,000	-30.6%	\$196,000	-28.1%
Palm Springs North (CDP)	1	N/A	0	N/A	\$311,500	N/A	\$403,000	N/A
Palmetto Bay (Village)	8	-20.0%	3	-25.0%	\$325,000	18.3%	\$714,812	151.1%
Palmetto Estates (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Pinecrest (Village)	6	20.0%	5	25.0%	\$257,500	-43.4%	\$256,417	-51.8%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	27	0.0%	2	100.0%	\$400,000	-9.6%	\$403,959	-7.5%
Richmond Heights (CDP)	4	300.0%	0	N/A	\$407,500	10.1%	\$405,000	-10.0%
Richmond West (CDP)	13	30.0%	2	N/A	\$435,000	2.7%	\$447,885	3.5%
South Miami (City)	9	80.0%	3	50.0%	\$330,000	-17.5%	\$346,333	-24.0%
South Miami Heights (CDP)	1	-88.9%	0	-100.0%	\$180,000	-5.3%	\$180,000	-11.3%
Sunny Isles Beach (City)	161	-3.6%	117	-7.9%	\$465,000	-41.1%	\$1,365,523	-26.9%
Sunset (CDP)	5	400.0%	2	100.0%	\$219,900	37.4%	\$292,980	83.1%
Surfside (Town)	23	64.3%	20	100.0%	\$840,000	-44.5%	\$5,877,265	17.9%
Sweetwater (City)	7	250.0%	4	300.0%	\$280,000	20.4%	\$283,571	22.0%
Tamiami (CDP)	21	31.3%	7	0.0%	\$385,000	35.3%	\$368,400	11.8%
The Crossings (CDP)	25	19.0%	3	-40.0%	\$412,500	0.1%	\$401,440	1.2%
The Hammocks (CDP)	26	-38.1%	6	-33.3%	\$390,000	-20.4%	\$376,000	-18.6%
Three Lakes (CDP)	16	100.0%	2	0.0%	\$492,000	5.1%	\$480,869	4.0%
University Park (CDP)	5	-28.6%	2	0.0%	\$435,000	47.5%	\$430,500	19.2%
Virginia Gardens (Village)	1	N/A	0	N/A	\$190,000	N/A	\$190,000	N/A
West Little River (CDP)	1	N/A	1	N/A	\$190,500	N/A	\$185,000	N/A
West Miami (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Perrine (CDP)	5	0.0%	2	100.0%	\$375,000	59.6%	\$336,200	10.6%
Westchester (CDP)	1	-66.7%	1	0.0%	\$405,000	32.8%	\$405,000	44.6%
Westview (CDP)	4	33.3%	1	-66.7%	\$347,500	-33.8%	\$345,750	-36.9%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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## Townhouses and Condos

### 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	\$2.3 Billion	10.9%	93.0%	-0.9%	85 Days	19.7%	7,167	-6.1%
Aventura (City)	\$135.2 Million	26.0%	89.3%	-0.9%	128 Days	30.6%	578	-7.2%
Bal Harbour (Village)	\$85.3 Million	62.3%	89.0%	-2.3%	129 Days	92.5%	62	-7.5%
Bay Harbor Islands (Town)	\$34.8 Million	22.3%	88.8%	-5.1%	109 Days	-38.8%	99	22.2%
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	2	N/A
Coral Gables (City)	\$55.7 Million	-22.5%	92.8%	0.3%	106 Days	26.2%	114	-1.7%
Coral Terrace (CDP)	\$670,000	N/A	93.1%	N/A	109 Days	N/A	0	-100.0%
Country Club (CDP)	\$14.8 Million	2.9%	95.2%	-1.8%	45 Days	36.4%	88	-1.1%
Country Walk (CDP)	\$805,000	-54.7%	91.5%	-8.5%	73 Days	32.7%	9	0.0%
Cutler Bay (Town)	\$7.3 Million	-23.6%	95.7%	-0.8%	98 Days	63.3%	52	-18.8%
Doral (City)	\$60.0 Million	-5.9%	94.8%	-1.1%	80 Days	31.1%	259	-11.0%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$20.3 Million	164.7%	90.7%	-0.8%	167 Days	221.2%	8	-38.5%
Florida City (City)	\$14.7 Million	544.2%	96.2%	1.1%	27 Days	-57.1%	89	23.6%
Fountainebleau (CDP)	\$17.9 Million	6.3%	94.7%	-0.1%	75 Days	25.0%	126	-17.6%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Glenvar Heights (CDP)	\$9.2 Million	-32.9%	95.7%	-0.2%	70 Days	125.8%	52	-13.3%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$1.5 Million	12.1%	88.6%	8.8%	128 Days	-1.5%	26	-33.3%
Goulds (CDP)	\$2.8 Million	-35.7%	97.5%	4.5%	116 Days	2220.0%	8	-91.2%
Hialeah (City)	\$34.7 Million	-2.9%	95.1%	0.3%	61 Days	29.8%	212	-18.1%
Hialeah Gardens (City)	\$3.8 Million	8.5%	93.1%	-1.6%	42 Days	-33.3%	22	57.1%
Homestead (City)	\$24.5 Million	-21.2%	95.4%	-0.9%	75 Days	44.2%	272	-19.8%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$10.2 Million	11.0%	91.1%	-3.1%	131 Days	70.1%	95	-7.8%
Kendale Lakes (CDP)	\$17.9 Million	1.4%	95.9%	0.0%	44 Days	2.3%	112	-5.1%
Kendall (CDP)	\$39.3 Million	11.6%	95.2%	0.4%	42 Days	-17.6%	176	-21.4%
Kendall West (CDP)	\$7.9 Million	-36.0%	95.3%	-0.4%	45 Days	-13.5%	81	0.0%
Key Biscayne (Village)	\$77.4 Million	-3.2%	92.7%	-0.9%	94 Days	49.2%	80	-7.0%
Leisure City (CDP)	\$1.9 Million	-33.0%	95.4%	1.0%	65 Days	-27.8%	16	45.5%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$638.6 Million	34.9%	92.2%	-1.0%	92 Days	4.5%	1,688	-9.0%
Miami Beach (City)	\$474.4 Million	8.6%	91.5%	-1.5%	96 Days	26.3%	884	-19.8%
Miami Gardens (City)	\$8.5 Million	-9.1%	95.7%	-1.5%	75 Days	-1.3%	54	-34.1%
Miami Lakes (Town)	\$10.5 Million	-13.6%	94.7%	-0.8%	73 Days	92.1%	33	-17.5%

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Miami Shores (Village)	\$965,001	-66.6%	90.3%	-7.0%	73 Days	14.1%	3	-80.0%
Miami Springs (City)	\$510,000	-11.9%	98.0%	-2.0%	7 Days	-87.3%	4	300.0%
Naranja (CDP)	\$2.9 Million	23.4%	92.4%	-6.4%	46 Days	-2.1%	29	11.5%
North Bay Village (City)	\$9.9 Million	28.2%	93.3%	0.1%	112 Days	43.6%	69	-20.7%
North Miami (City)	\$8.7 Million	20.9%	88.4%	-3.6%	86 Days	1.2%	115	-10.2%
North Miami Beach (City)	\$17.7 Million	42.6%	91.5%	2.2%	94 Days	-16.8%	154	8.5%
Ojus (CDP)	\$5.2 Million	-19.9%	89.9%	-3.7%	101 Days	3.1%	87	-25.0%
Olympia Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Opa-locka (City)	\$392,000	-76.0%	96.1%	-2.1%	19 Days	-32.1%	4	-33.3%
Palm Springs North (CDP)	\$403,000	N/A	88.4%	N/A	51 Days	N/A	2	N/A
Palmetto Bay (Village)	\$5.7 Million	100.9%	90.3%	-4.4%	75 Days	108.3%	20	150.0%
Palmetto Estates (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Pinecrest (Village)	\$1.5 Million	-42.2%	81.6%	-11.6%	141 Days	370.0%	19	11.8%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Princeton (CDP)	\$10.9 Million	-7.5%	96.3%	-2.5%	116 Days	182.9%	109	5.8%
Richmond Heights (CDP)	\$1.6 Million	260.0%	100.0%	9.4%	5 Days	-80.0%	4	N/A
Richmond West (CDP)	\$5.8 Million	34.6%	95.5%	-0.9%	63 Days	1.6%	21	133.3%
South Miami (City)	\$3.1 Million	36.7%	97.2%	-1.5%	39 Days	254.5%	15	-28.6%
South Miami Heights (CDP)	\$180,000	-90.1%	94.7%	-2.7%	228 Days	660.0%	16	23.1%
Sunny Isles Beach (City)	\$219.8 Million	-29.5%	89.3%	-1.8%	111 Days	-11.2%	439	-22.0%
Sunset (CDP)	\$1.5 Million	815.6%	93.7%	17.1%	82 Days	310.0%	12	50.0%
Surfside (Town)	\$135.2 Million	93.6%	90.7%	-0.9%	164 Days	80.2%	32	-20.0%
Sweetwater (City)	\$2.0 Million	326.9%	98.1%	1.4%	40 Days	-4.8%	9	12.5%
Tamiami (CDP)	\$7.7 Million	46.7%	95.0%	0.3%	32 Days	-50.0%	48	9.1%
The Crossings (CDP)	\$10.0 Million	20.5%	96.3%	-0.7%	30 Days	-3.2%	43	-4.4%
The Hammocks (CDP)	\$9.8 Million	-49.6%	94.6%	-2.3%	92 Days	100.0%	81	9.5%
Three Lakes (CDP)	\$7.7 Million	107.9%	97.2%	1.7%	35 Days	-39.7%	26	-52.7%
University Park (CDP)	\$2.2 Million	-14.9%	92.7%	0.8%	56 Days	60.0%	14	75.0%
Virginia Gardens (Village)	\$190,000	N/A	76.6%	N/A	154 Days	N/A	1	N/A
West Little River (CDP)	\$185,000	N/A	85.7%	N/A	213 Days	N/A	6	-25.0%
West Miami (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
West Perrine (CDP)	\$1.7 Million	10.6%	98.7%	5.0%	28 Days	-59.4%	6	-57.1%
Westchester (CDP)	\$405,000	-51.8%	101.5%	14.3%	23 Days	-77.9%	11	10.0%
Westview (CDP)	\$1.4 Million	-15.9%	97.2%	-1.2%	85 Days	-22.0%	21	10.5%
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	3,413	9.3%	1,802	9.4%	11,986	-8.1%	13.0	-1.5%
Aventura (City)	228	5.6%	116	13.7%	1,249	-4.7%	21.1	8.2%
Bal Harbour (Village)	37	19.4%	18	-5.3%	133	-7.0%	15.2	-5.0%
Bay Harbor Islands (Town)	40	21.2%	34	25.9%	180	2.9%	22.7	7.1%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	N/A	0	N/A	5	N/A	0.0	N/A
Coral Gables (City)	63	-22.2%	30	-26.8%	146	-8.2%	7.6	-2.6%
Coral Terrace (CDP)	2	N/A	1	N/A	2	0.0%	8.0	N/A
Country Club (CDP)	59	13.5%	25	4.2%	122	-1.6%	7.9	23.4%
Country Walk (CDP)	5	-16.7%	5	150.0%	3	-50.0%	1.5	-54.5%
Cutler Bay (Town)	31	3.3%	17	6.3%	67	11.7%	8.0	27.0%
Doral (City)	153	-0.6%	69	-12.7%	361	-7.2%	8.6	7.5%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	9	28.6%	5	-28.6%	31	-8.8%	16.2	-12.4%
Florida City (City)	54	68.8%	45	28.6%	86	-13.1%	5.4	-57.1%
Fountainebleau (CDP)	66	-14.3%	35	-16.7%	154	-21.8%	6.3	-14.9%
Gladeview (CDP)	0	N/A	0	N/A	1	-66.7%	0.0	-100.0%
Glenvar Heights (CDP)	36	33.3%	19	171.4%	72	20.0%	7.3	19.7%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	14	-17.6%	6	-25.0%	77	2.7%	24.3	45.5%
Goulds (CDP)	19	35.7%	16	6.7%	13	-18.8%	7.8	62.5%
Hialeah (City)	147	3.5%	77	8.5%	235	-16.7%	6.0	-10.4%
Hialeah Gardens (City)	17	54.5%	7	75.0%	17	21.4%	4.7	74.1%
Homestead (City)	109	-10.7%	82	28.1%	395	-5.7%	11.9	12.3%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	44	-8.3%	26	-10.3%	154	-10.5%	11.6	-11.5%
Kendale Lakes (CDP)	79	25.4%	45	36.4%	113	-10.3%	5.7	-6.6%
Kendall (CDP)	117	-3.3%	42	-23.6%	199	-9.5%	5.6	-9.7%
Kendall West (CDP)	40	-21.6%	25	13.6%	82	-5.7%	7.4	10.4%
Key Biscayne (Village)	47	23.7%	26	36.8%	104	-23.5%	7.5	-20.2%
Leisure City (CDP)	3	-72.7%	3	-57.1%	31	210.0%	17.7	785.0%
Medley (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	712	5.6%	359	3.8%	3,374	-1.4%	16.7	2.5%
Miami Beach (City)	479	16.0%	258	12.7%	1,812	-15.0%	15.0	-14.8%
Miami Gardens (City)	41	-6.8%	23	-25.8%	87	-19.4%	8.5	-6.6%
Miami Lakes (Town)	29	11.5%	14	27.3%	35	-5.4%	4.1	-4.7%

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# Miami-Dade County Local Residential Market Metrics - Q1 2026

## 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)	4	-33.3%	3	-25.0%	7	-56.3%	3.4	-64.6%
Miami Springs (City)	3	50.0%	2	N/A	1	0.0%	3.0	76.5%
Naranja (CDP)	14	133.3%	6	50.0%	36	-18.2%	7.3	-27.0%
North Bay Village (City)	30	15.4%	15	25.0%	124	-21.5%	14.9	-16.8%
North Miami (City)	46	15.0%	27	0.0%	240	2.1%	20.7	24.7%
North Miami Beach (City)	38	8.6%	23	9.5%	318	1.3%	30.3	20.7%
Ojus (CDP)	39	21.9%	24	14.3%	177	-12.4%	19.0	4.4%
Olympia Heights (CDP)	0	-100.0%	0	-100.0%	1	0.0%	12.0	100.0%
Opa-locka (City)	0	-100.0%	0	-100.0%	8	0.0%	16.0	83.9%
Palm Springs North (CDP)	3	N/A	4	N/A	2	N/A	24.0	N/A
Palmetto Bay (Village)	10	11.1%	3	0.0%	22	46.7%	12.0	79.1%
Palmetto Estates (CDP)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Pinecrest (Village)	10	150.0%	5	150.0%	20	-25.9%	8.3	-21.0%
Pinewood (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Princeton (CDP)	42	61.5%	30	87.5%	137	5.4%	14.3	104.3%
Richmond Heights (CDP)	5	N/A	2	N/A	1	0.0%	2.4	-40.0%
Richmond West (CDP)	11	-8.3%	6	50.0%	19	72.7%	7.6	137.5%
South Miami (City)	12	100.0%	8	166.7%	17	-29.2%	7.0	-44.0%
South Miami Heights (CDP)	5	-37.5%	5	N/A	27	107.7%	23.1	344.2%
Sunny Isles Beach (City)	186	2.2%	97	10.2%	1,128	-9.0%	21.2	-7.0%
Sunset (CDP)	3	200.0%	2	100.0%	15	15.4%	10.6	-32.1%
Surfside (Town)	25	25.0%	15	66.7%	93	-19.1%	14.1	-45.8%
Sweetwater (City)	11	266.7%	2	0.0%	16	-20.0%	10.1	17.4%
Tamiami (CDP)	25	25.0%	19	90.0%	44	-8.3%	6.4	20.8%
The Crossings (CDP)	38	90.0%	21	250.0%	23	-54.0%	2.5	-59.0%
The Hammocks (CDP)	42	-8.7%	23	-4.2%	103	19.8%	8.1	26.6%
Three Lakes (CDP)	19	5.6%	9	12.5%	22	29.4%	4.3	26.5%
University Park (CDP)	5	-58.3%	0	-100.0%	21	90.9%	9.3	144.7%
Virginia Gardens (Village)	2	100.0%	1	N/A	0	-100.0%	0.0	-100.0%
West Little River (CDP)	3	200.0%	4	100.0%	19	46.2%	17.5	1.2%
West Miami (City)	0	N/A	0	N/A	1	N/A	12.0	N/A
West Perrine (CDP)	6	20.0%	3	50.0%	5	-54.5%	3.5	-44.4%
Westchester (CDP)	5	0.0%	4	300.0%	11	0.0%	8.8	46.7%
Westview (CDP)	5	66.7%	2	0.0%	50	138.1%	46.2	396.8%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

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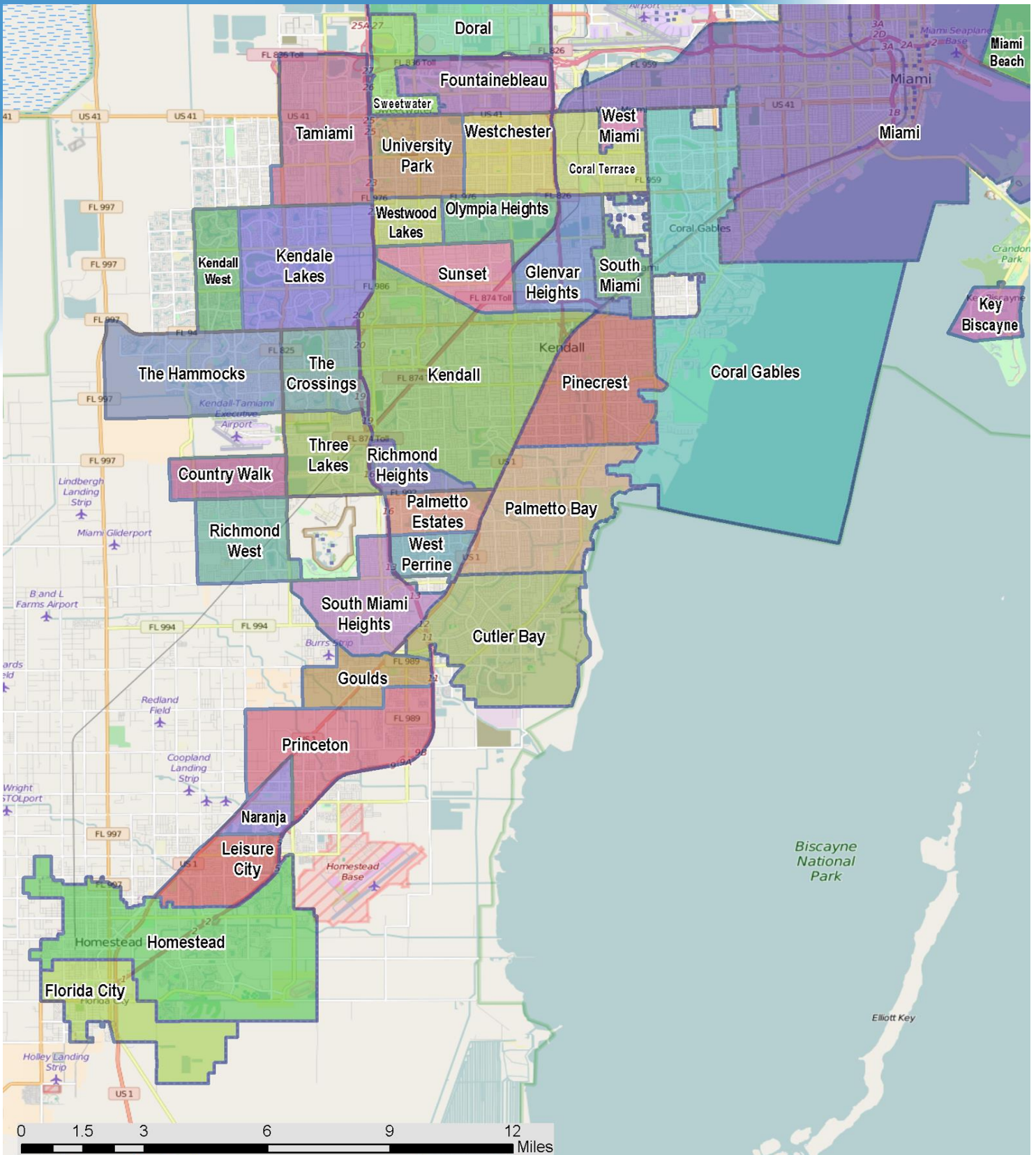
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# Miami-Dade County Local Residential Market Metrics - Q1 2026

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



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