

Miami-Dade County by City

Single-family Housing Stats March 2026

	YTD Closed Sales	% YTD Closed Sales	Closed Sales	% Y/Y Closed Sales	Median Sales Price	% Y/Y Sales Price	% Y/Y Active Inventory	Months' Supply	New Pending Sales Per 10 New Listings	Median Days to Contract	Sales to Orig. List Price	Cash Sales Share
Miami (City)	275	9.0%	116	14.0%	\$793K	1.0%	-6.0%	8	7	55	93	48
Miami Gardens (City)	164	18.0%	69	15.0%	\$535K	3.0%	-8.0%	4	15	41	97	17
Hialeah (City)	92	-12.0%	48	7.0%	\$600K	4.0%	-3.0%	5	8	62	96	8
Homestead (City)	88	-11.0%	39	0.0%	\$460K	-4.0%	4.0%	7	7	60	95	8
Cutler Bay (Town)	86	6.0%	40	14.0%	\$600K	-8.0%	-3.0%	5	7	56	98	15
Coral Gables (City)	84	9.0%	28	0.0%	\$2,150K	-4.0%	-7.0%	6	10	36	94	54
Kendall (CDP)	70	-1.0%	26	-21.0%	\$1,028K	0.0%	-24.0%	4	7	32	95	35
Doral (City)	65	51.0%	30	36.0%	\$1,000K	0.0%	4.0%	6	6	64	95	17
Palmetto Bay (Village)	60	18.0%	22	16.0%	\$1,025K	-2.0%	-11.0%	5	7	85	92	32
Richmond West (CDP)	56	2.0%	25	19.0%	\$620K	-11.0%	-15.0%	5	8	37	97	12
Miami Beach (City)	52	-7.0%	22	10.0%	\$3,450K	-22.0%	-19.0%	12	9	59	91	86
Tamiami (CDP)	50	56.0%	26	333.0%	\$730K	-4.0%	1.0%	6	7	52	95	27
Pinecrest (Village)	50	39.0%	20	43.0%	\$2,530K	2.0%	-11.0%	8	5	80	94	65
West Little River (CDP)	48	2.0%	21	-5.0%	\$478K	1.0%	-3.0%	5	9	32	96	14
North Miami (City)	45	18.0%	15	-25.0%	\$535K	-28.0%	2.0%	7	6	58	93	13
The Hammocks (CDP)	43	0.0%	20	0.0%	\$668K	3.0%	-2.0%	5	8	52	95	10
South Miami Heights (CDP)	40	-25.0%	18	-5.0%	\$570K	-3.0%	52.0%	6	9	40	96	17
Princeton (CDP)	39	15.0%	23	10.0%	\$555K	-8.0%	7.0%	7	9	27	97	9
North Miami Beach (City)	38	15.0%	18	100.0%	\$540K	10.0%	-16.0%	8	7	35	92	39
Kendale Lakes (CDP)	35	17.0%	13	8.0%	\$660K	-10.0%	-22.0%	3	15	45	95	23
Sunset (CDP)	33	136.0%	15	200.0%	\$799K	-15.0%	3.0%	4	23	11	97	27
Miami Shores (Village)	33	-25.0%	11	-45.0%	\$1,275K	3.0%	-24.0%	6	10	88	92	9
Leisure City (CDP)	33	-8.0%	14	17.0%	\$495K	-8.0%	10.0%	5	11	40	97	7
Goulds (CDP)	33	65.0%	17	55.0%	\$745K	21.0%	-13.0%	5	7	93	97	0
University Park (CDP)	31	121.0%	12	100.0%	\$710K	-1.0%	15.0%	4	8	11	99	25
Country Walk (CDP)	28	22.0%	10	67.0%	\$665K	-6.0%	-33.0%	3	12	23	100	10
Coral Terrace (CDP)	28	-39.0%	13	-48.0%	\$739K	6.0%	18.0%	5	9	28	93	54
Miami Lakes (Town)	27	23.0%	15	150.0%	\$840K	-15.0%	-24.0%	4	4	106	97	13
Golden Glades (CDP)	26	-16.0%	11	-8.0%	\$615K	18.0%	5.0%	6	11	48	94	27
Westchester (CDP)	24	33.0%	8	33.0%	\$733K	5.0%	-28.0%	3	12	24	95	50
South Miami (City)	24	20.0%	9	50.0%	\$1,368K	-19.0%	0.0%	6	5	49	96	33
Olympia Heights (CDP)	22	16.0%	10	-9.0%	\$728K	-6.0%	-19.0%	3	11	42	93	30
Ives Estates (CDP)	22	10.0%	8	100.0%	\$497K	-11.0%	15.0%	8	7	47	92	25
Palmetto Estates (CDP)	21	11.0%	10	0.0%	\$548K	-1.0%	-21.0%	3	6	55	97	20
The Crossings (CDP)	20	-13.0%	11	22.0%	\$720K	-13.0%	32.0%	4	6	27	98	9
Richmond Heights (CDP)	20	-17.0%	10	0.0%	\$577K	5.0%	33.0%	4	20	33	98	20
Country Club (CDP)	20	18.0%	8	14.0%	\$573K	-1.0%	-27.0%	4	18	40	93	0
Brownsville (CDP)	20	-20.0%	11	-15.0%	\$460K	-3.0%	-8.0%	5	16	27	93	18
Glenvar Heights (CDP)	19	36.0%	11	22.0%	\$2,500K	16.0%	-42.0%	4	28	72	94	55
Ojus (CDP)	17	0.0%	7	0.0%	\$1,250K	-26.0%	0.0%	11	3	15	93	57
Kendall West (CDP)	17	0.0%	7	-12.0%	\$680K	-3.0%	127.0%	6	6	65	97	14
Gladeview (CDP)	17	6.0%	6	0.0%	\$468K	20.0%	12.0%	6	10	44	97	17
Three Lakes (CDP)	15	36.0%	5	67.0%	\$730K	4.0%	-19.0%	4	8	35	94	0
Westwood Lakes (CDP)	14	-7.0%	8	60.0%	\$685K	1.0%	-16.0%	3	8	75	98	13
Miami Springs (City)	14	-12.0%	6	50.0%	\$740K	3.0%	-11.0%	5	12	53	93	33
Florida City (City)	14	-30.0%	6	-54.0%	\$449K	-16.0%	0.0%	7	8	51	96	0
Hialeah Gardens (City)	12	9.0%	6	0.0%	\$550K	0.0%	-81.0%	1	13	13	98	0
Biscayne Park (Village)	12	71.0%	6	200.0%	\$1,155K	-14.0%	29.0%	10	4	17	95	33
Surfside (Town)	11	38.0%	5	67.0%	\$1,650K	7.0%	-38.0%	9	9	30	92	100
West Perrine (CDP)	10	-9.0%	8	60.0%	\$480K	-24.0%	9.0%	7	14	39	99	50
Palm Springs North (CDP)	8	60.0%	5	67.0%	\$575K	-20.0%	225.0%	5	3	226	93	20

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Miami-Dade County by Zip Code

Single-family Housing Stats
March 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	8.7%	48	12.0%	\$630K	-5.0%	-13%	5	9	50	95	31
	33134	46	4.9%	18	-25.0%	\$1,100K	-22.0%	-1%	5	7	35	95	44
	33177	45	-3.7%	34	21.0%	\$602K	-6.0%	9%	5	8	39	96	12
	33156	42	46.8%	27	29.0%	\$2,325K	2.0%	-11%	8	7	66	95	70
	33133	40	5.4%	19	-37.0%	\$2,830K	63.0%	-4%	8	9	70	91	63
	33176	37	-15.6%	28	-18.0%	\$935K	9.0%	-13%	4	9	34	96	21
	33147	36	-7.8%	23	-23.0%	\$485K	7.0%	-8%	5	12	35	96	26
	33165	34	36.2%	30	50.0%	\$713K	1.0%	-5%	3	10	38	98	27
	33155	32	-22.9%	22	-33.0%	\$819K	14.0%	-1%	5	9	28	94	41
	33196	31	1.9%	24	26.0%	\$680K	1.0%	-25%	4	12	52	98	8
	33186	31	12.0%	25	19.0%	\$700K	-1.0%	8%	4	6	27	97	12
	33138	31	2.1%	18	-18.0%	\$1,258K	4.0%	-25%	7	7	54	92	39
	33175	30	6.1%	22	29.0%	\$799K	-7.0%	-23%	4	11	92	96	23
	33143	30	23.4%	28	22.0%	\$2,919K	-2.0%	-9%	6	10	73	95	61
	33161	28	-7.8%	19	27.0%	\$825K	-9.0%	2%	8	8	43	94	21
	33178	25	43.8%	21	5.0%	\$915K	-12.0%	6%	7	8	67	94	10
	33145	25	26.5%	18	38.0%	\$983K	14.0%	9%	6	4	38	91	56
	33162	24	7.7%	18	50.0%	\$540K	7.0%	-20%	6	10	42	91	33
	33179	23	-5.1%	14	17.0%	\$628K	-46.0%	23%	10	5	32	92	50
	33189	21	-4.8%	19	-10.0%	\$570K	-12.0%	0%	4	9	56	98	5
	33173	21	66.7%	19	111.0%	\$799K	-15.0%	-11%	4	21	12	97	32
	33170	21	61.3%	29	93.0%	\$750K	15.0%	-18%	5	9	89	94	10
	33127	21	43.5%	12	71.0%	\$543K	-15.0%	-5%	10	10	39	96	58
	33193	17	27.3%	11	10.0%	\$650K	-12.0%	-4%	4	10	16	98	9
	33169	17	5.7%	20	33.0%	\$550K	0.0%	-11%	4	19	60	95	10
	33168	16	28.0%	16	23.0%	\$515K	4.0%	16%	6	10	39	93	13
	33190	15	22.2%	7	0.0%	\$550K	-20.0%	7%	5	7	74	97	14
	33150	15	0.0%	14	17.0%	\$519K	-5.0%	0%	9	8	76	95	0
	33142	14	-31.8%	16	-24.0%	\$445K	-6.0%	-11%	6	9	34	95	13
	33187	13	-34.0%	18	0.0%	\$841K	9.0%	-9%	7	8	39	93	11
	33183	13	18.8%	6	-14.0%	\$715K	-5.0%	4%	4	20	12	97	33
	33166	13	23.8%	13	160.0%	\$1,080K	39.0%	-5%	5	8	64	95	23
	33126	13	20.0%	5	-29.0%	\$615K	7.0%	-24%	3	8	55	94	0
	33185	12	-22.5%	19	27.0%	\$815K	7.0%	20%	5	9	71	94	16
	33146	10	11.1%	10	43.0%	\$2,485K	-6.0%	-16%	4	11	24	96	50
33182	9	100.0%	11	450.0%	\$680K	0.0%	21%	7	6	85	95	36	
33135	9	6.7%	7	17.0%	\$645K	69.0%	7%	9	5	82	95	43	
33184	8	33.3%	8	33.0%	\$790K	22.0%	-30%	6	13	43	94	25	
33125	8	90.0%	11	267.0%	\$635K	-2.0%	42%	9	6	19	93	9	
33167	7	-11.1%	9	0.0%	\$499K	0.0%	2%	6	8	39	96	22	
33158	7	36.4%	8	100.0%	\$1,325K	10.0%	33%	6	5	118	93	25	
33144	7	-34.8%	8	0.0%	\$723K	22.0%	-23%	5	10	51	95	13	
33137	6	-22.2%	8	60.0%	\$1,638K	2.0%	-8%	10	7	101	94	63	
33129	6	-8.3%	5	150.0%	\$1,940K	117.0%	23%	8	14	58	97	80	
Hialeah	33015	26	37.5%	18	29.0%	\$593K	-2.0%	-14%	3	9	92	94	6
	33018	23	-15.4%	21	0.0%	\$655K	14.0%	-44%	3	9	23	97	10
	33013	13	-18.2%	14	-12.0%	\$590K	-7.0%	18%	8	10	46	94	0
	33012	11	8.3%	15	36.0%	\$610K	6.0%	20%	5	6	53	96	13
	33016	9	-6.2%	6	-25.0%	\$701K	37.0%	-4%	4	9	112	97	17
	33010	7	15.4%	8	100.0%	\$660K	8.0%	-13%	5	13	58	94	13
	33014	5	45.5%	11	175.0%	\$738K	-6.0%	-37%	4	5	83	97	9
Homestead	33033	50	-14.0%	42	-2.0%	\$510K	1.0%	-3%	6	9	73	97	7
	33030	35	48.8%	26	62.0%	\$658K	21.0%	17%	6	10	60	96	15
	33032	33	12.7%	29	-6.0%	\$560K	-5.0%	4%	7	8	38	97	3
	33034	12	-34.5%	7	-59.0%	\$455K	-20.0%	5%	9	7	31	97	0
	33031	10	25.0%	5	-29.0%	\$1,300K	53.0%	4%	8	11	125	84	20
	33035	8	0.0%	9	80.0%	\$457K	4.0%	12%	7	4	44	97	0
Miami Gardens	33056	34	19.6%	21	5.0%	\$535K	1.0%	-15%	3	16	45	98	24
Opa locka	33055	35	17.0%	20	-5.0%	\$563K	5.0%	12%	3	12	38	98	15
	33054	21	0.0%	19	36.0%	\$499K	9.0%	12%	5	12	43	97	21
Miami Beach	33140	17	16.7%	11	22.0%	\$2,750K	-35.0%	-24%	10	11	57	91	82
	33141	13	4.5%	10	0.0%	\$4,850K	116.0%	-23%	9	9	25	92	80
	33154	7	66.7%	8	100.0%	\$5,425K	206.0%	-38%	11	11	65	90	88
	33139	6	-17.6%	8	167.0%	\$8,035K	-28.0%	-11%	22	8	204	89	100
North Miami Beach	33160	4	28.6%	5	150.0%	\$12,550K	426.0%	-12%	23	3	298	90	100

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Condominium/Townhome Housing Stats March 2026

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Miami (City)	601	16.0%	240	15.0%	\$628K	2.0%	-1.0%	17	5	82	92	56
Miami Beach (City)	371	10.0%	160	12.0%	\$525K	-9.0%	-15.0%	15	8	81	92	67
Aventura (City)	182	6.0%	71	1.0%	\$495K	9.0%	-5.0%	21	5	125	89	73
Sunny Isles Beach (City)	161	-4.0%	60	-12.0%	\$518K	-56.0%	-9.0%	21	5	73	91	72
Doral (City)	116	-6.0%	50	-17.0%	\$522K	13.0%	-7.0%	9	7	56	96	44
Hialeah (City)	106	0.0%	43	-2.0%	\$285K	6.0%	-17.0%	6	7	49	95	33
Kendall (CDP)	98	9.0%	42	-9.0%	\$356K	-20.0%	-10.0%	6	5	37	96	38
Homestead (City)	74	-23.0%	34	-15.0%	\$350K	5.0%	-6.0%	12	6	48	95	24
Fountainebleau (CDP)	57	0.0%	18	-22.0%	\$325K	20.0%	-22.0%	6	5	58	96	17
Kendale Lakes (CDP)	55	10.0%	23	21.0%	\$320K	-24.0%	-10.0%	6	9	44	96	44
Coral Gables (City)	50	-34.0%	24	-4.0%	\$627K	-11.0%	-8.0%	8	7	101	91	71
Country Club (CDP)	48	12.0%	15	15.0%	\$305K	-2.0%	-2.0%	8	5	26	95	27
Key Biscayne (Village)	47	27.0%	18	29.0%	\$1,141K	-29.0%	-24.0%	8	7	99	95	56
Florida City (City)	40	567.0%	20	567.0%	\$375K	10.0%	-13.0%	5	8	40	97	0
Ives Estates (CDP)	37	28.0%	11	-8.0%	\$242K	-17.0%	-10.0%	12	6	155	91	18
North Miami Beach (City)	36	20.0%	7	-12.0%	\$275K	1.0%	1.0%	30	2	72	91	86
North Miami (City)	34	13.0%	21	133.0%	\$239K	-11.0%	2.0%	21	7	112	87	67
Bal Harbour (Village)	32	60.0%	11	38.0%	\$1,607K	30.0%	-7.0%	15	5	63	89	91
Ojus (CDP)	29	-6.0%	8	-38.0%	\$164K	-25.0%	-12.0%	19	5	78	84	50
Miami Gardens (City)	29	4.0%	13	30.0%	\$365K	5.0%	-19.0%	9	9	77	97	8
Princeton (CDP)	27	0.0%	12	-20.0%	\$410K	-8.0%	5.0%	14	4	88	95	8
Kendall West (CDP)	27	-32.0%	9	-50.0%	\$255K	-22.0%	-6.0%	7	5	37	96	56
The Hammocks (CDP)	26	-38.0%	14	27.0%	\$369K	-22.0%	20.0%	8	7	116	94	21
North Bay Village (City)	26	37.0%	9	12.0%	\$410K	53.0%	-22.0%	15	3	84	93	44
The Crossings (CDP)	25	19.0%	13	44.0%	\$430K	4.0%	-54.0%	3	20	28	98	15
Miami Lakes (Town)	24	-14.0%	13	44.0%	\$450K	-4.0%	-5.0%	4	12	45	94	62
Surfside (Town)	23	64.0%	5	-38.0%	\$1,450K	33.0%	-19.0%	14	13	77	86	80
Glenvar Heights (CDP)	22	-33.0%	11	-15.0%	\$390K	-12.0%	20.0%	7	9	71	97	46
Bay Harbor Islands (Town)	22	-8.0%	11	120.0%	\$750K	-63.0%	3.0%	23	4	106	90	73
Tamiami (CDP)	21	31.0%	5	-17.0%	\$445K	22.0%	-8.0%	6	5	36	97	20
Cutler Bay (Town)	20	-29.0%	9	-18.0%	\$390K	21.0%	12.0%	8	9	33	98	0
Three Lakes (CDP)	16	100.0%	7	40.0%	\$494K	7.0%	29.0%	4	13	55	96	14
Hialeah Gardens (City)	14	8.0%	8	33.0%	\$245K	-1.0%	21.0%	5	15	43	92	25
Naranja (CDP)	9	50.0%	7	133.0%	\$351K	-10.0%	-18.0%	7	8	32	94	29
Palmetto Bay (Village)	8	-20.0%	5	67.0%	\$283K	2.0%	47.0%	12	4	35	90	0
University Park (CDP)	5	-29.0%	5	-17.0%	\$435K	22.0%	91.0%	9	2	56	93	40

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Miami	33131	81	-1.5%	51	-7.0%	\$655K	-4.0%	-8%	18	4	62	93	59
	33180	79	-5.4%	44	-12.0%	\$518K	12.0%	-4%	22	5	134	90	68
	33133	65	34.2%	41	37.0%	\$1,300K	-14.0%	-26%	7	8	40	93	59
	33137	62	75.0%	50	56.0%	\$746K	-1.0%	2%	19	5	106	91	54
	33132	56	13.9%	26	-19.0%	\$743K	38.0%	6%	24	3	106	90	62
	33179	53	23.7%	20	-23.0%	\$207K	-12.0%	-8%	14	6	131	91	30
	33178	45	-14.0%	35	-20.0%	\$466K	3.0%	13%	8	7	52	95	37
	33130	43	-4.0%	29	4.0%	\$405K	-21.0%	11%	20	5	103	93	62
	33186	30	0.0%	27	12.0%	\$450K	5.0%	-14%	4	15	29	97	19
	33172	28	-2.7%	8	-50.0%	\$340K	15.0%	-29%	6	8	160	91	25
	33183	26	0.0%	16	-11.0%	\$318K	-25.0%	1%	7	6	48	95	50
	33176	24	2.8%	13	-13.0%	\$315K	3.0%	-24%	5	4	35	96	39
	33166	23	34.5%	16	7.0%	\$585K	30.0%	-36%	9	6	94	95	56
	33193	18	-31.8%	12	-40.0%	\$328K	0.0%	-3%	7	4	41	96	42
	33156	18	-13.3%	8	-50.0%	\$295K	-23.0%	-7%	9	6	85	95	75
	33143	18	45.8%	17	55.0%	\$309K	-18.0%	-1%	6	7	37	94	29
	33134	18	-27.1%	17	-6.0%	\$644K	5.0%	-6%	8	6	95	92	71
	33126	18	0.0%	11	0.0%	\$265K	-3.0%	-7%	10	3	19	95	27
	33173	17	48.0%	20	54.0%	\$460K	1.0%	10%	6	4	25	96	25
	33129	17	32.1%	20	54.0%	\$560K	-34.0%	-16%	10	5	11	93	65
	33181	14	23.3%	23	109.0%	\$239K	-28.0%	-9%	21	6	112	89	74
	33138	13	-7.4%	12	50.0%	\$346K	-7.0%	-13%	13	4	72	89	50
	33190	11	40.0%	10	67.0%	\$380K	6.0%	-4%	6	10	81	97	0
	33175	10	63.6%	8	167.0%	\$425K	-1.0%	-21%	5	12	29	97	38
	33145	10	0.0%	8	167.0%	\$438K	-15.0%	16%	10	5	73	95	50
	33196	9	-25.9%	11	38.0%	\$350K	-27.0%	4%	7	7	118	93	27
	33174	8	21.4%	9	12.0%	\$293K	16.0%	10%	6	5	58	97	33
	33157	6	-61.3%	6	-54.0%	\$325K	44.0%	55%	12	9	40	92	0
33155	3	-47.4%	7	-12.0%	\$460K	-9.0%	38%	7	13	71	98	43	
Miami Beach	33141	63	15.6%	41	24.0%	\$378K	8.0%	-16%	15	5	110	92	63
	33154	50	33.9%	29	38.0%	\$1,500K	18.0%	-7%	18	5	106	89	83
	33140	41	0.0%	36	16.0%	\$603K	-16.0%	-16%	16	9	125	89	69
Hialeah	33015	35	13.3%	16	23.0%	\$318K	2.0%	1%	8	6	28	95	25
	33018	27	48.5%	22	144.0%	\$483K	-5.0%	1%	7	5	59	95	18
	33014	19	-21.4%	14	-7.0%	\$252K	-42.0%	-4%	4	13	60	95	57
	33016	18	-5.3%	18	-10.0%	\$278K	4.0%	-26%	5	8	50	93	33
	33012	14	-27.6%	7	-46.0%	\$210K	-12.0%	-18%	7	7	32	92	57
Homestead	33034	26	142.9%	25	178.0%	\$374K	10.0%	-8%	8	6	46	97	8
	33033	23	12.8%	21	5.0%	\$400K	17.0%	6%	12	7	45	96	14
	33035	20	-39.2%	11	-42.0%	\$292K	-17.0%	9%	15	4	71	94	27
	33032	15	17.6%	25	25.0%	\$405K	-10.0%	0%	12	5	64	96	12
Key Biscayne	33149	29	23.1%	19	19.0%	\$1,141K	-24.0%	-25%	7	7	98	95	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.

