

Miami-Dade County Local Residential Market Metrics - Q2 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	3,123	11.9%	848	23.3%	\$675,000	0.0%	\$1,379,152	15.3%
Aventura (City)	12	140.0%	7	600.0%	\$1,610,000	45.8%	\$1,738,750	78.0%
Bal Harbour (Village)	5	N/A	5	N/A	\$31,000,000	N/A	\$38,184,250	N/A
Bay Harbor Islands (Town)	5	150.0%	3	50.0%	\$4,570,000	-56.5%	\$7,832,000	-25.4%
Biscayne Park (Village)	15	87.5%	8	60.0%	\$1,450,000	61.2%	\$1,961,033	57.5%
Brownsville (CDP)	29	45.0%	9	28.6%	\$455,000	-2.2%	\$440,544	1.0%
Coral Gables (City)	122	14.0%	65	25.0%	\$2,635,000	12.1%	\$4,335,369	30.2%
Coral Terrace (CDP)	40	5.3%	17	325.0%	\$766,250	11.1%	\$898,837	14.0%
Country Club (CDP)	22	37.5%	5	400.0%	\$610,000	-4.7%	\$676,000	5.4%
Country Walk (CDP)	37	2.8%	4	300.0%	\$665,000	-0.7%	\$678,230	-4.0%
Cutler Bay (Town)	111	16.8%	16	33.3%	\$634,000	3.9%	\$721,575	11.2%
Doral (City)	69	13.1%	12	20.0%	\$1,022,500	7.6%	\$1,114,013	3.9%
El Portal (Village)	6	-45.5%	2	100.0%	\$1,050,000	8.8%	\$1,204,167	14.5%
Fisher Island (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Florida City (City)	16	-54.3%	1	-50.0%	\$465,450	-19.0%	\$471,618	-13.6%
Fountainebleau (CDP)	13	30.0%	4	0.0%	\$680,000	-4.6%	\$700,385	-8.9%
Gladeview (CDP)	30	100.0%	4	-42.9%	\$444,000	11.1%	\$450,050	11.8%
Glenvar Heights (CDP)	22	22.2%	8	-11.1%	\$2,700,000	69.8%	\$2,947,406	64.0%
Golden Beach (Town)	1	-50.0%	1	0.0%	\$3,180,000	-55.7%	\$3,180,000	-55.7%
Golden Glades (CDP)	35	12.9%	11	57.1%	\$605,000	1.7%	\$669,365	3.1%
Goulds (CDP)	27	28.6%	3	50.0%	\$560,000	-6.5%	\$529,347	-13.6%
Hialeah (City)	140	6.9%	20	-9.1%	\$600,000	3.4%	\$612,455	2.8%
Hialeah Gardens (City)	6	-50.0%	0	-100.0%	\$542,000	-3.2%	\$544,167	-20.0%
Homestead (City)	131	21.3%	9	0.0%	\$500,000	-6.5%	\$503,340	-4.6%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	21	23.5%	6	50.0%	\$549,000	-4.5%	\$604,238	0.9%
Kendale Lakes (CDP)	42	-4.5%	10	42.9%	\$673,500	-7.1%	\$823,508	-0.4%
Kendall (CDP)	83	0.0%	19	-40.6%	\$1,100,000	17.0%	\$1,400,828	12.6%
Kendall West (CDP)	21	31.3%	1	-50.0%	\$660,000	-0.4%	\$685,095	4.8%
Key Biscayne (Village)	10	-9.1%	8	-11.1%	\$3,000,000	-16.1%	\$4,046,500	-42.8%
Leisure City (CDP)	51	24.4%	4	33.3%	\$478,000	-3.7%	\$482,367	-4.1%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	335	17.1%	160	27.0%	\$799,000	5.1%	\$1,719,549	27.3%
Miami Beach (City)	83	23.9%	61	35.6%	\$5,275,000	75.8%	\$8,014,335	10.0%
Miami Gardens (City)	182	15.2%	30	11.1%	\$490,000	-5.0%	\$494,610	-0.9%
Miami Lakes (Town)	32	3.2%	10	25.0%	\$912,500	0.6%	\$963,641	0.6%

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Miami Shores (Village)	40	33.3%	18	125.0%	\$1,238,750	11.6%	\$1,823,202	15.9%
Miami Springs (City)	31	24.0%	4	33.3%	\$810,000	6.2%	\$900,423	6.2%
Naranja (CDP)	4	33.3%	0	-100.0%	\$451,500	8.8%	\$457,750	22.7%
North Bay Village (City)	2	-66.7%	0	-100.0%	\$1,737,500	52.1%	\$1,737,500	-1.3%
North Miami (City)	63	21.2%	27	42.1%	\$570,000	-10.2%	\$1,161,128	-31.4%
North Miami Beach (City)	47	6.8%	18	80.0%	\$513,500	-7.4%	\$678,918	-31.9%
Ojus (CDP)	19	-5.0%	7	-22.2%	\$1,400,000	16.9%	\$1,573,421	25.1%
Olympia Heights (CDP)	22	-24.1%	4	-42.9%	\$752,500	9.9%	\$820,727	10.0%
Opa-locka (City)	24	14.3%	0	-100.0%	\$425,000	16.4%	\$430,654	8.3%
Palm Springs North (CDP)	11	22.2%	1	0.0%	\$737,495	5.5%	\$827,908	8.1%
Palmetto Bay (Village)	91	21.3%	33	83.3%	\$1,200,000	0.0%	\$1,459,671	11.7%
Palmetto Estates (CDP)	21	-16.0%	4	33.3%	\$610,000	-1.6%	\$603,848	-1.8%
Pinecrest (Village)	49	2.1%	30	7.1%	\$2,500,000	4.2%	\$3,980,449	13.9%
Pinewood (CDP)	16	-27.3%	4	-42.9%	\$515,000	24.1%	\$497,875	10.7%
Princeton (CDP)	63	28.6%	7	133.3%	\$560,000	-1.8%	\$592,631	4.9%
Richmond Heights (CDP)	30	57.9%	6	20.0%	\$522,500	-2.3%	\$505,433	-5.1%
Richmond West (CDP)	51	-5.6%	3	-40.0%	\$680,000	6.3%	\$694,458	2.2%
South Miami (City)	32	28.0%	14	0.0%	\$1,261,250	12.1%	\$1,988,886	7.3%
South Miami Heights (CDP)	70	34.6%	14	180.0%	\$540,000	-9.2%	\$572,888	-10.7%
Sunny Isles Beach (City)	5	400.0%	1	0.0%	\$2,750,000	27.9%	\$2,906,000	35.2%
Sunset (CDP)	36	28.6%	9	350.0%	\$758,800	-7.6%	\$890,172	-17.3%
Surfside (Town)	21	75.0%	15	200.0%	\$2,225,000	48.3%	\$3,711,100	141.0%
Sweetwater (City)	3	-40.0%	2	N/A	\$500,000	-14.5%	\$490,000	-19.8%
Tamiami (CDP)	51	21.4%	7	75.0%	\$755,000	8.2%	\$797,039	-4.0%
The Crossings (CDP)	30	-3.2%	5	0.0%	\$732,500	-2.3%	\$753,716	-0.7%
The Hammocks (CDP)	60	-4.8%	5	0.0%	\$659,900	-0.8%	\$686,055	3.8%
Three Lakes (CDP)	15	-31.8%	2	100.0%	\$699,000	4.6%	\$717,767	2.2%
University Park (CDP)	27	12.5%	7	16.7%	\$720,000	4.8%	\$814,667	12.3%
Virginia Gardens (Village)	4	100.0%	0	-100.0%	\$681,500	7.7%	\$670,750	6.0%
West Little River (CDP)	46	17.9%	11	37.5%	\$502,500	4.7%	\$475,478	3.0%
West Miami (City)	10	66.7%	3	0.0%	\$685,000	10.0%	\$743,083	16.4%
West Perrine (CDP)	19	35.7%	4	100.0%	\$527,500	-0.5%	\$534,627	-4.8%
Westchester (CDP)	36	0.0%	6	0.0%	\$710,000	-1.4%	\$772,986	4.7%
Westview (CDP)	16	-5.9%	4	0.0%	\$520,000	1.0%	\$521,838	1.1%
Westwood Lakes (CDP)	14	-6.7%	2	N/A	\$677,500	-8.4%	\$693,286	-4.8%

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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	\$4.3 Billion	29.0%	95.3%	-0.1%	51 Days	15.9%	4,117	-9.9%
Aventura (City)	\$20.9 Million	327.3%	89.9%	0.8%	147 Days	93.4%	10	0.0%
Bal Harbour (Village)	\$190.9 Million	N/A	103.4%	N/A	2 Days	N/A	3	N/A
Bay Harbor Islands (Town)	\$39.2 Million	86.4%	88.0%	4.4%	82 Days	-76.2%	2	-66.7%
Biscayne Park (Village)	\$29.4 Million	195.4%	94.0%	3.1%	54 Days	-6.9%	18	-5.3%
Brownsville (CDP)	\$12.8 Million	46.4%	96.7%	-1.7%	33 Days	-5.7%	40	-16.7%
Coral Gables (City)	\$528.9 Million	48.4%	93.8%	3.5%	47 Days	-14.5%	134	-18.8%
Coral Terrace (CDP)	\$36.0 Million	20.0%	95.1%	-0.6%	59 Days	136.0%	48	-21.3%
Country Club (CDP)	\$14.9 Million	44.9%	98.1%	0.6%	46 Days	-24.6%	35	16.7%
Country Walk (CDP)	\$25.1 Million	-1.3%	97.4%	0.1%	46 Days	39.4%	47	-28.8%
Cutler Bay (Town)	\$80.1 Million	29.9%	97.0%	0.7%	39 Days	-2.5%	134	-14.6%
Doral (City)	\$76.9 Million	17.5%	94.5%	-1.8%	45 Days	-19.6%	110	0.9%
El Portal (Village)	\$7.2 Million	-37.5%	95.3%	-2.5%	129 Days	821.4%	12	-25.0%
Fisher Island (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Florida City (City)	\$7.5 Million	-60.5%	96.5%	-3.2%	99 Days	230.0%	43	95.5%
Fountainebleau (CDP)	\$9.1 Million	18.4%	95.2%	-2.1%	43 Days	34.4%	11	-31.3%
Gladeview (CDP)	\$13.5 Million	123.5%	94.7%	-5.3%	68 Days	23.6%	34	-5.6%
Glenvar Heights (CDP)	\$64.8 Million	100.5%	92.4%	0.2%	109 Days	91.2%	20	-31.0%
Golden Beach (Town)	\$3.2 Million	-77.8%	75.8%	-9.0%	843 Days	355.7%	4	-20.0%
Golden Glades (CDP)	\$23.4 Million	16.4%	91.6%	-4.8%	59 Days	47.5%	73	30.4%
Goulds (CDP)	\$14.3 Million	11.1%	98.0%	0.9%	35 Days	-28.6%	46	12.2%
Hialeah (City)	\$85.7 Million	9.8%	96.5%	-0.1%	52 Days	52.9%	188	-3.1%
Hialeah Gardens (City)	\$3.3 Million	-60.0%	101.4%	4.5%	9 Days	-74.3%	7	-41.7%
Homestead (City)	\$65.9 Million	15.7%	96.6%	0.5%	59 Days	3.5%	197	-17.6%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$12.7 Million	24.7%	95.3%	-0.4%	57 Days	3.6%	21	-46.2%
Kendale Lakes (CDP)	\$34.6 Million	-4.9%	95.7%	0.6%	26 Days	-45.8%	50	-7.4%
Kendall (CDP)	\$116.3 Million	12.6%	94.2%	0.4%	32 Days	-22.0%	132	6.5%
Kendall West (CDP)	\$14.4 Million	37.6%	95.3%	-4.3%	56 Days	273.3%	32	-11.1%
Key Biscayne (Village)	\$40.5 Million	-48.0%	95.0%	3.3%	69 Days	-15.9%	24	-7.7%
Leisure City (CDP)	\$24.6 Million	19.2%	98.0%	0.5%	42 Days	-22.2%	53	8.2%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Miami (City)	\$576.0 Million	49.1%	92.8%	-0.3%	67 Days	48.9%	472	-4.1%
Miami Beach (City)	\$665.2 Million	36.3%	87.8%	1.3%	112 Days	13.1%	84	-20.0%
Miami Gardens (City)	\$90.0 Million	14.2%	96.7%	-0.4%	48 Days	54.8%	222	-8.6%
Miami Lakes (Town)	\$30.8 Million	3.8%	92.8%	-1.2%	60 Days	66.7%	59	22.9%

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Miami Shores (Village)	\$72.9 Million	54.5%	92.7%	4.6%	49 Days	-18.3%	54	-5.3%
Miami Springs (City)	\$27.9 Million	31.7%	95.2%	3.8%	46 Days	2.2%	29	-12.1%
Naranja (CDP)	\$1.8 Million	63.6%	95.2%	-2.6%	87 Days	-3.3%	5	-64.3%
North Bay Village (City)	\$3.5 Million	-67.1%	100.9%	11.7%	33 Days	-41.1%	8	60.0%
North Miami (City)	\$73.2 Million	-16.9%	92.7%	0.0%	45 Days	0.0%	96	-12.7%
North Miami Beach (City)	\$31.9 Million	-27.3%	97.7%	3.8%	62 Days	17.0%	80	-17.5%
Ojus (CDP)	\$29.9 Million	18.9%	87.2%	-1.7%	76 Days	68.9%	41	0.0%
Olympia Heights (CDP)	\$18.1 Million	-16.5%	97.2%	3.7%	25 Days	-24.2%	22	-53.2%
Opa-locka (City)	\$10.3 Million	23.8%	98.1%	-1.8%	45 Days	12.5%	26	8.3%
Palm Springs North (CDP)	\$9.1 Million	32.1%	97.5%	1.4%	18 Days	-14.3%	12	-42.9%
Palmetto Bay (Village)	\$132.8 Million	35.6%	92.7%	-1.1%	61 Days	29.8%	99	-22.0%
Palmetto Estates (CDP)	\$12.7 Million	-17.5%	95.3%	-0.7%	25 Days	-7.4%	26	-21.2%
Pinecrest (Village)	\$195.0 Million	16.2%	92.2%	2.3%	74 Days	21.3%	83	6.4%
Pinewood (CDP)	\$8.0 Million	-19.5%	95.3%	-1.9%	75 Days	158.6%	25	8.7%
Princeton (CDP)	\$37.3 Million	34.8%	97.8%	1.0%	51 Days	-3.8%	92	-11.5%
Richmond Heights (CDP)	\$15.2 Million	49.9%	96.1%	0.2%	34 Days	9.7%	27	-20.6%
Richmond West (CDP)	\$35.4 Million	-3.4%	98.4%	1.1%	33 Days	-21.4%	82	5.1%
South Miami (City)	\$63.6 Million	37.4%	92.0%	2.3%	27 Days	-35.7%	29	-19.4%
South Miami Heights (CDP)	\$40.1 Million	20.2%	96.4%	-1.5%	52 Days	15.6%	65	-16.7%
Sunny Isles Beach (City)	\$14.5 Million	575.8%	91.0%	4.6%	122 Days	-3.9%	8	-33.3%
Sunset (CDP)	\$32.0 Million	6.3%	95.3%	3.7%	43 Days	-18.9%	35	-14.6%
Surfside (Town)	\$77.9 Million	321.7%	92.8%	6.2%	119 Days	108.8%	10	-23.1%
Sweetwater (City)	\$1.5 Million	-51.9%	80.5%	-12.8%	121 Days	3.4%	5	0.0%
Tamiami (CDP)	\$40.6 Million	16.5%	95.3%	-1.2%	44 Days	-6.4%	81	15.7%
The Crossings (CDP)	\$22.6 Million	-4.0%	94.2%	-1.4%	35 Days	29.6%	22	-33.3%
The Hammocks (CDP)	\$41.2 Million	-1.2%	97.5%	0.7%	51 Days	8.5%	84	-1.2%
Three Lakes (CDP)	\$10.8 Million	-30.3%	94.7%	-2.0%	60 Days	106.9%	22	-33.3%
University Park (CDP)	\$22.0 Million	26.3%	95.7%	-1.4%	26 Days	-7.1%	42	2.4%
Virginia Gardens (Village)	\$2.7 Million	112.1%	94.8%	-9.7%	42 Days	-2.3%	2	-60.0%
West Little River (CDP)	\$21.9 Million	21.5%	95.3%	0.3%	56 Days	51.4%	75	29.3%
West Miami (City)	\$7.4 Million	94.0%	95.7%	5.0%	32 Days	128.6%	8	-42.9%
West Perrine (CDP)	\$10.2 Million	29.1%	96.8%	-0.1%	66 Days	175.0%	26	8.3%
Westchester (CDP)	\$27.8 Million	4.7%	96.5%	1.4%	48 Days	26.3%	39	-15.2%
Westview (CDP)	\$8.3 Million	-4.8%	92.7%	-7.3%	56 Days	115.4%	33	37.5%
Westwood Lakes (CDP)	\$9.7 Million	-11.1%	96.4%	-1.3%	17 Days	-72.1%	24	-11.1%

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Miami-Dade County	3,276	13.0%	1,502	12.5%	4,380	-22.7%	4.9	-25.8%
Aventura (City)	11	450.0%	2	100.0%	14	-30.0%	6.2	-56.0%
Bal Harbour (Village)	3	N/A	1	N/A	3	-66.7%	5.1	-76.4%
Bay Harbor Islands (Town)	4	100.0%	1	0.0%	6	-40.0%	7.2	-76.0%
Biscayne Park (Village)	13	225.0%	3	200.0%	26	-10.3%	7.6	-10.6%
Brownsville (CDP)	37	8.8%	22	4.8%	28	-31.7%	3.7	-30.2%
Coral Gables (City)	112	7.7%	46	2.2%	163	-27.6%	5.1	-31.1%
Coral Terrace (CDP)	39	-11.4%	12	-33.3%	53	-5.4%	4.8	9.1%
Country Club (CDP)	20	-9.1%	6	-53.8%	27	-10.0%	4.5	-18.2%
Country Walk (CDP)	34	9.7%	11	0.0%	33	-52.9%	2.8	-62.7%
Cutler Bay (Town)	112	0.9%	53	12.8%	127	-17.0%	4.1	-19.6%
Doral (City)	68	28.3%	26	23.8%	120	-15.5%	6.1	-15.3%
El Portal (Village)	13	30.0%	10	233.3%	12	-36.8%	6.5	-14.5%
Fisher Island (CDP)	5	N/A	4	100.0%	3	200.0%	36.0	800.0%
Florida City (City)	18	-30.8%	11	57.1%	48	37.1%	10.3	164.1%
Fountainebleau (CDP)	12	200.0%	4	N/A	9	-50.0%	2.3	-56.6%
Gladeview (CDP)	35	94.4%	17	54.5%	29	-21.6%	4.0	-37.5%
Glenvar Heights (CDP)	19	11.8%	7	-12.5%	22	-53.2%	3.6	-60.9%
Golden Beach (Town)	4	100.0%	5	150.0%	19	-29.6%	16.3	-64.8%
Golden Glades (CDP)	46	24.3%	30	30.4%	68	28.3%	6.5	38.3%
Goulds (CDP)	29	20.8%	12	-20.0%	47	-4.1%	5.8	-20.5%
Hialeah (City)	155	13.1%	77	2.7%	184	-17.5%	4.9	-16.9%
Hialeah Gardens (City)	3	-70.0%	2	-33.3%	4	-73.3%	1.5	-65.9%
Homestead (City)	164	22.4%	81	6.6%	230	-22.3%	5.7	-21.9%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	13	-38.1%	6	-25.0%	32	-37.3%	5.3	-32.9%
Kendale Lakes (CDP)	39	0.0%	18	20.0%	40	-18.4%	3.4	-22.7%
Kendall (CDP)	96	11.6%	43	22.9%	108	-16.3%	4.2	-12.5%
Kendall West (CDP)	29	61.1%	16	100.0%	21	-27.6%	3.5	-20.5%
Key Biscayne (Village)	12	-20.0%	8	14.3%	41	-14.6%	12.9	-3.7%
Leisure City (CDP)	50	13.6%	28	64.7%	44	-10.2%	3.5	-14.6%
Medley (Town)	1	N/A	1	N/A	1	-50.0%	6.0	-75.0%
Miami (City)	347	24.8%	148	29.8%	592	-16.7%	6.6	-23.3%
Miami Beach (City)	74	15.6%	37	27.6%	174	-28.1%	8.5	-36.1%
Miami Gardens (City)	189	5.6%	100	6.4%	164	-26.5%	3.3	-26.7%
Miami Lakes (Town)	45	32.4%	25	47.1%	46	-17.9%	4.2	-26.3%

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Miami-Dade County Local Residential Market Metrics - Q2 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)	44	57.1%	26	85.7%	57	-37.4%	5.0	-35.1%
Miami Springs (City)	23	-25.8%	9	-40.0%	27	-18.2%	3.7	-15.9%
Naranja (CDP)	4	-20.0%	1	-66.7%	7	-63.2%	3.1	-63.1%
North Bay Village (City)	1	-50.0%	1	N/A	12	0.0%	8.0	45.5%
North Miami (City)	81	6.6%	44	2.3%	132	-14.3%	6.4	-34.0%
North Miami Beach (City)	51	-22.7%	21	-44.7%	89	-28.2%	6.8	-37.0%
Ojus (CDP)	20	-13.0%	10	-9.1%	74	-1.3%	10.8	-11.5%
Olympia Heights (CDP)	16	-40.7%	6	-40.0%	16	-64.4%	2.0	-69.7%
Opa-locka (City)	22	-12.0%	15	87.5%	23	4.5%	4.6	31.4%
Palm Springs North (CDP)	15	66.7%	5	25.0%	8	-33.3%	2.8	-55.6%
Palmetto Bay (Village)	93	27.4%	34	61.9%	99	-37.3%	4.2	-45.5%
Palmetto Estates (CDP)	22	-21.4%	8	-27.3%	20	-28.6%	2.3	-43.9%
Pinecrest (Village)	64	52.4%	33	37.5%	126	-14.9%	7.3	-36.0%
Pinewood (CDP)	20	0.0%	7	0.0%	18	-30.8%	4.4	-26.7%
Princeton (CDP)	79	49.1%	42	44.8%	87	-28.7%	4.9	-31.9%
Richmond Heights (CDP)	27	28.6%	11	-8.3%	20	-35.5%	2.6	-39.5%
Richmond West (CDP)	53	-1.9%	26	-16.1%	84	-20.8%	4.8	-23.8%
South Miami (City)	27	-12.9%	8	-27.3%	34	-12.8%	4.3	-18.9%
South Miami Heights (CDP)	60	33.3%	20	-16.7%	64	-15.8%	3.9	-9.3%
Sunny Isles Beach (City)	5	66.7%	3	50.0%	16	-38.5%	17.5	-27.1%
Sunset (CDP)	27	12.5%	9	-10.0%	33	-28.3%	3.3	-53.5%
Surfside (Town)	12	33.3%	6	50.0%	18	-53.8%	4.5	-65.4%
Sweetwater (City)	5	66.7%	4	300.0%	4	-60.0%	3.7	-41.3%
Tamiami (CDP)	68	47.8%	28	27.3%	80	-8.0%	5.2	-20.0%
The Crossings (CDP)	26	-3.7%	7	0.0%	25	0.0%	2.9	3.6%
The Hammocks (CDP)	72	35.8%	30	76.5%	73	-28.4%	4.1	-30.5%
Three Lakes (CDP)	22	-4.3%	11	-15.4%	21	-41.7%	3.5	-47.0%
University Park (CDP)	32	3.2%	15	25.0%	32	23.1%	3.7	-5.1%
Virginia Gardens (Village)	4	300.0%	0	-100.0%	1	-80.0%	1.7	-77.3%
West Little River (CDP)	52	33.3%	33	65.0%	74	1.4%	5.4	12.5%
West Miami (City)	8	33.3%	5	150.0%	8	-33.3%	4.8	-4.0%
West Perrine (CDP)	14	-26.3%	8	-11.1%	28	40.0%	6.9	68.3%
Westchester (CDP)	37	2.8%	17	41.7%	30	-25.0%	2.7	-27.0%
Westview (CDP)	20	33.3%	13	85.7%	39	8.3%	9.6	35.2%
Westwood Lakes (CDP)	17	-5.6%	10	11.1%	18	-18.2%	3.7	-14.0%

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