

# Miami-Dade County Local Residential Market Metrics - Q2 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                     | 3,113        | 6.6%       | 1,547                     | 4.8%       | \$425,000         | -3.4%      | \$863,315          | 4.1%       |
| Aventura (City)                       | 242          | 26.0%      | 175                       | 38.9%      | \$420,000         | -16.8%     | \$665,042          | -4.1%      |
| Bal Harbour (Village)                 | 27           | 0.0%       | 25                        | 4.2%       | \$1,550,000       | -16.2%     | \$2,791,089        | 12.1%      |
| Bay Harbor Islands (Town)             | 34           | 70.0%      | 22                        | 120.0%     | \$967,500         | 25.2%      | \$1,555,296        | 62.5%      |
| 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)                   | 67           | 6.3%       | 48                        | 14.3%      | \$590,000         | -11.9%     | \$873,344          | 0.8%       |
| Coral Terrace (CDP)                   | 0            | -100.0%    | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Country Club (CDP)                    | 48           | 11.6%      | 17                        | -5.6%      | \$277,500         | -17.2%     | \$308,382          | -8.7%      |
| Country Walk (CDP)                    | 5            | 0.0%       | 1                         | 0.0%       | \$356,000         | -15.2%     | \$383,100          | -6.3%      |
| Cutler Bay (Town)                     | 28           | 3.7%       | 6                         | -25.0%     | \$335,000         | -10.7%     | \$346,211          | -2.1%      |
| Doral (City)                          | 157          | 19.8%      | 54                        | 10.2%      | \$467,500         | -3.4%      | \$493,773          | -1.5%      |
| El Portal (Village)                   | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Fisher Island (CDP)                   | 8            | -33.3%     | 7                         | -12.5%     | \$8,818,750       | 19.2%      | \$9,938,375        | 6.3%       |
| Florida City (City)                   | 35           | -20.5%     | 1                         | N/A        | \$374,200         | -4.7%      | \$363,363          | -2.3%      |
| Fountainebleau (CDP)                  | 66           | -5.7%      | 25                        | -13.8%     | \$320,000         | 6.7%       | \$326,938          | 1.6%       |
| Gladeview (CDP)                       | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Glenvar Heights (CDP)                 | 26           | 8.3%       | 9                         | -30.8%     | \$305,000         | -5.0%      | \$361,077          | 4.0%       |
| Golden Beach (Town)                   | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Golden Glades (CDP)                   | 4            | -20.0%     | 3                         | 0.0%       | \$107,500         | -20.4%     | \$131,750          | -8.8%      |
| Goulds (CDP)                          | 4            | -42.9%     | 0                         | N/A        | \$507,000         | -20.8%     | \$525,973          | -14.3%     |
| Hialeah (City)                        | 113          | -13.1%     | 28                        | -46.2%     | \$281,000         | -1.4%      | \$334,822          | 4.0%       |
| Hialeah Gardens (City)                | 10           | 11.1%      | 2                         | -50.0%     | \$306,000         | 30.2%      | \$323,550          | 29.1%      |
| Homestead (City)                      | 104          | -7.1%      | 14                        | -33.3%     | \$336,500         | -4.4%      | \$316,603          | -6.5%      |
| Indian Creek (Village)                | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Ives Estates (CDP)                    | 39           | 2.6%       | 12                        | -7.7%      | \$325,000         | -8.5%      | \$334,908          | -0.7%      |
| Kendale Lakes (CDP)                   | 70           | 22.8%      | 21                        | 10.5%      | \$325,000         | -9.7%      | \$345,626          | -4.0%      |
| Kendall (CDP)                         | 91           | -16.5%     | 32                        | -5.9%      | \$372,500         | 9.6%       | \$382,448          | 2.8%       |
| Kendall West (CDP)                    | 38           | 15.2%      | 11                        | 120.0%     | \$290,000         | -7.9%      | \$304,153          | -9.8%      |
| Key Biscayne (Village)                | 53           | 12.8%      | 40                        | 33.3%      | \$1,525,000       | 27.1%      | \$2,189,906        | 44.0%      |
| Leisure City (CDP)                    | 3            | -66.7%     | 0                         | -100.0%    | \$305,000         | 7.0%       | \$306,667          | 10.5%      |
| Medley (Town)                         | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Miami (City)                          | 714          | 11.2%      | 369                       | 2.8%       | \$595,000         | -2.5%      | \$975,862          | 0.6%       |
| Miami Beach (City)                    | 467          | 13.1%      | 328                       | 13.5%      | \$521,688         | 4.3%       | \$1,371,870        | 9.1%       |
| Miami Gardens (City)                  | 31           | -13.9%     | 8                         | -27.3%     | \$297,999         | 6.4%       | \$279,432          | 3.8%       |
| Miami Lakes (Town)                    | 29           | 7.4%       | 7                         | -22.2%     | \$432,000         | -16.9%     | \$436,810          | -11.1%     |

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| 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)                | 2            | -71.4%     | 0                         | -100.0%    | \$326,250         | 7.0%       | \$326,250          | -0.5%      |
| Miami Springs (City)                  | 2            | 100.0%     | 1                         | 0.0%       | \$202,500         | 3.4%       | \$202,500          | 3.4%       |
| Naranja (CDP)                         | 5            | -75.0%     | 0                         | -100.0%    | \$398,000         | -25.9%     | \$373,900          | -27.9%     |
| North Bay Village (City)              | 19           | -26.9%     | 10                        | -44.4%     | \$454,250         | 35.6%      | \$462,685          | 1.7%       |
| North Miami (City)                    | 35           | -23.9%     | 24                        | -22.6%     | \$205,000         | 12.3%      | \$283,158          | 10.3%      |
| North Miami Beach (City)              | 40           | 8.1%       | 23                        | 0.0%       | \$275,000         | -50.0%     | \$518,771          | -18.7%     |
| Ojus (CDP)                            | 27           | 12.5%      | 15                        | 15.4%      | \$155,727         | -22.1%     | \$172,554          | -16.6%     |
| Olympia Heights (CDP)                 | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Opa-locka (City)                      | 1            | 0.0%       | 1                         | 0.0%       | \$300,000         | 3.4%       | \$300,000          | 3.4%       |
| Palm Springs North (CDP)              | 2            | N/A        | 0                         | N/A        | \$345,000         | N/A        | \$345,000          | N/A        |
| Palmetto Bay (Village)                | 7            | 0.0%       | 2                         | 100.0%     | \$220,000         | -83.4%     | \$248,129          | -74.4%     |
| Palmetto Estates (CDP)                | 0            | -100.0%    | 0                         | -100.0%    | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Pinecrest (Village)                   | 13           | 62.5%      | 9                         | 50.0%      | \$265,000         | -1.2%      | \$406,846          | -19.0%     |
| Pinewood (CDP)                        | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Princeton (CDP)                       | 44           | 46.7%      | 3                         | 50.0%      | \$415,000         | -1.2%      | \$408,679          | -12.4%     |
| Richmond Heights (CDP)                | 2            | 100.0%     | 0                         | -100.0%    | \$409,995         | 7.9%       | \$409,995          | 7.9%       |
| Richmond West (CDP)                   | 9            | 200.0%     | 1                         | 0.0%       | \$438,500         | -2.6%      | \$437,444          | -6.6%      |
| South Miami (City)                    | 14           | 600.0%     | 7                         | 250.0%     | \$374,000         | 21.6%      | \$382,178          | 24.3%      |
| South Miami Heights (CDP)             | 6            | 500.0%     | 3                         | N/A        | \$160,000         | -54.2%     | \$157,000          | -55.0%     |
| Sunny Isles Beach (City)              | 172          | 8.9%       | 121                       | 9.0%       | \$550,000         | -23.6%     | \$1,558,848        | -10.1%     |
| Sunset (CDP)                          | 5            | 150.0%     | 4                         | 300.0%     | \$216,950         | -12.7%     | \$165,780          | -33.3%     |
| Surfside (Town)                       | 16           | -23.8%     | 13                        | -27.8%     | \$1,541,750       | 120.3%     | \$6,653,937        | 172.0%     |
| Sweetwater (City)                     | 3            | -40.0%     | 1                         | 0.0%       | \$385,000         | 45.3%      | \$348,333          | 18.4%      |
| Tamiami (CDP)                         | 26           | 13.0%      | 8                         | -11.1%     | \$385,000         | -6.7%      | \$358,662          | -2.3%      |
| The Crossings (CDP)                   | 30           | 42.9%      | 6                         | -14.3%     | \$357,000         | -10.8%     | \$377,883          | 0.5%       |
| The Hammocks (CDP)                    | 49           | 6.5%       | 14                        | 16.7%      | \$382,000         | -4.5%      | \$388,974          | -1.1%      |
| Three Lakes (CDP)                     | 21           | 10.5%      | 3                         | 0.0%       | \$505,000         | 1.6%       | \$480,781          | -1.4%      |
| University Park (CDP)                 | 5            | -16.7%     | 2                         | 100.0%     | \$350,000         | 12.9%      | \$393,000          | 18.8%      |
| Virginia Gardens (Village)            | 1            | N/A        | 1                         | N/A        | \$180,000         | N/A        | \$180,000          | N/A        |
| West Little River (CDP)               | 4            | 300.0%     | 3                         | 200.0%     | \$197,000         | 3.7%       | \$283,500          | 49.2%      |
| West Miami (City)                     | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| West Perrine (CDP)                    | 2            | -50.0%     | 0                         | -100.0%    | \$350,000         | 6.1%       | \$350,000          | 1.3%       |
| Westchester (CDP)                     | 12           | 200.0%     | 3                         | 200.0%     | \$294,000         | -39.7%     | \$352,750          | -27.6%     |
| Westview (CDP)                        | 2            | -60.0%     | 0                         | -100.0%    | \$471,000         | -8.5%      | \$471,000          | -6.8%      |
| Westwood Lakes (CDP)                  | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |

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|---------------------------------------|-----------------|------------|-----------------------------------|------------|-------------------------|------------|--------------|------------|
| Miami-Dade County                     | \$2.7 Billion   | 11.0%      | 93.6%                             | 0.4%       | 85 Days                 | 14.9%      | 6,099        | -5.0%      |
| Aventura (City)                       | \$160.9 Million | 20.9%      | 89.1%                             | 0.0%       | 133 Days                | 22.0%      | 464          | -8.1%      |
| Bal Harbour (Village)                 | \$75.4 Million  | 12.1%      | 89.5%                             | 7.7%       | 67 Days                 | -33.0%     | 51           | -12.1%     |
| Bay Harbor Islands (Town)             | \$52.9 Million  | 176.3%     | 88.4%                             | 3.2%       | 140 Days                | 34.6%      | 77           | 42.6%      |
| 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        | 3            | N/A        |
| Coral Gables (City)                   | \$58.5 Million  | 7.3%       | 94.2%                             | 1.0%       | 94 Days                 | 44.6%      | 89           | -25.8%     |
| Coral Terrace (CDP)                   | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 1            | -50.0%     |
| Country Club (CDP)                    | \$14.8 Million  | 1.9%       | 94.7%                             | -1.4%      | 50 Days                 | 19.0%      | 94           | 20.5%      |
| Country Walk (CDP)                    | \$1.9 Million   | -6.3%      | 95.0%                             | -1.9%      | 63 Days                 | 200.0%     | 8            | -46.7%     |
| Cutler Bay (Town)                     | \$9.7 Million   | 1.5%       | 97.1%                             | 2.5%       | 60 Days                 | 27.7%      | 57           | -6.6%      |
| Doral (City)                          | \$77.5 Million  | 18.0%      | 95.7%                             | 0.7%       | 54 Days                 | -21.7%     | 258          | -7.2%      |
| El Portal (Village)                   | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Fisher Island (CDP)                   | \$79.5 Million  | -29.1%     | 84.3%                             | -7.5%      | 263 Days                | 141.3%     | 8            | -46.7%     |
| Florida City (City)                   | \$12.7 Million  | -22.3%     | 96.9%                             | 0.6%       | 41 Days                 | -26.8%     | 56           | -50.4%     |
| Fountainebleau (CDP)                  | \$21.6 Million  | -4.2%      | 95.9%                             | 2.3%       | 53 Days                 | 26.2%      | 125          | -11.3%     |
| Gladeview (CDP)                       | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | -100.0%    |
| Glenvar Heights (CDP)                 | \$9.4 Million   | 12.7%      | 92.7%                             | -3.0%      | 75 Days                 | 47.1%      | 40           | -37.5%     |
| Golden Beach (Town)                   | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Golden Glades (CDP)                   | \$527,000       | -27.0%     | 88.8%                             | -4.6%      | 56 Days                 | -11.1%     | 43           | 22.9%      |
| Goulds (CDP)                          | \$2.1 Million   | -51.0%     | 99.5%                             | -0.5%      | 103 Days                | 1960.0%    | 12           | -85.7%     |
| Hialeah (City)                        | \$37.8 Million  | -9.6%      | 96.1%                             | 1.2%       | 58 Days                 | 38.1%      | 210          | 2.9%       |
| Hialeah Gardens (City)                | \$3.2 Million   | 43.4%      | 96.1%                             | 4.1%       | 34 Days                 | -54.7%     | 15           | -11.8%     |
| Homestead (City)                      | \$32.9 Million  | -13.2%     | 95.6%                             | -0.9%      | 47 Days                 | -2.1%      | 239          | -7.4%      |
| Indian Creek (Village)                | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Ives Estates (CDP)                    | \$13.1 Million  | 2.0%       | 92.3%                             | -1.7%      | 74 Days                 | -14.9%     | 82           | -18.0%     |
| Kendale Lakes (CDP)                   | \$24.2 Million  | 17.9%      | 96.0%                             | 2.0%       | 39 Days                 | -7.1%      | 99           | -10.8%     |
| Kendall (CDP)                         | \$34.8 Million  | -14.2%     | 94.6%                             | 0.6%       | 53 Days                 | 6.0%       | 179          | 7.8%       |
| Kendall West (CDP)                    | \$11.6 Million  | 3.9%       | 94.7%                             | -2.0%      | 43 Days                 | -25.9%     | 69           | 6.2%       |
| Key Biscayne (Village)                | \$116.1 Million | 62.4%      | 93.3%                             | 2.6%       | 40 Days                 | -51.8%     | 96           | 33.3%      |
| Leisure City (CDP)                    | \$920,001       | -63.2%     | 98.7%                             | 3.4%       | 53 Days                 | 194.4%     | 14           | -26.3%     |
| Medley (Town)                         | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Miami (City)                          | \$696.8 Million | 11.9%      | 92.7%                             | 0.1%       | 105 Days                | 20.7%      | 1,575        | -3.0%      |
| Miami Beach (City)                    | \$640.7 Million | 23.3%      | 91.2%                             | 0.6%       | 111 Days                | 9.9%       | 719          | -6.7%      |
| Miami Gardens (City)                  | \$8.7 Million   | -10.6%     | 92.8%                             | -1.9%      | 98 Days                 | 100.0%     | 53           | -10.2%     |
| Miami Lakes (Town)                    | \$12.7 Million  | -4.6%      | 94.4%                             | -2.0%      | 44 Days                 | -6.4%      | 28           | -41.7%     |

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|---------------------------------------|-----------------|------------|-----------------------------------|------------|-------------------------|------------|--------------|------------|
| Miami Shores (Village)                | \$652,500       | -71.6%     | 90.8%                             | -6.4%      | 166 Days                | 140.6%     | 9            | -10.0%     |
| Miami Springs (City)                  | \$405,000       | 106.7%     | 86.3%                             | -5.3%      | 41 Days                 | -76.6%     | 4            | N/A        |
| Naranja (CDP)                         | \$1.9 Million   | -82.0%     | 97.9%                             | -2.1%      | 55 Days                 | 96.4%      | 20           | -20.0%     |
| North Bay Village (City)              | \$8.8 Million   | -25.7%     | 95.4%                             | 0.4%       | 67 Days                 | -39.6%     | 70           | 40.0%      |
| North Miami (City)                    | \$9.9 Million   | -16.1%     | 91.7%                             | 0.4%       | 54 Days                 | -41.3%     | 127          | 13.4%      |
| North Miami Beach (City)              | \$20.8 Million  | -12.1%     | 93.4%                             | 3.0%       | 149 Days                | 112.9%     | 120          | 5.3%       |
| Ojus (CDP)                            | \$4.7 Million   | -6.2%      | 94.2%                             | 4.2%       | 85 Days                 | 30.8%      | 97           | 5.4%       |
| Olympia Heights (CDP)                 | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Opa-locka (City)                      | \$300,000       | 3.4%       | 95.2%                             | 3.4%       | 11 Days                 | -91.4%     | 6            | 0.0%       |
| Palm Springs North (CDP)              | \$690,000       | N/A        | 97.2%                             | N/A        | 72 Days                 | N/A        | 3            | N/A        |
| Palmetto Bay (Village)                | \$1.7 Million   | -74.4%     | 92.2%                             | -4.8%      | 98 Days                 | 58.1%      | 11           | 37.5%      |
| Palmetto Estates (CDP)                | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Pinecrest (Village)                   | \$5.3 Million   | 31.6%      | 94.5%                             | -0.8%      | 49 Days                 | -41.0%     | 11           | -15.4%     |
| Pinewood (CDP)                        | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Princeton (CDP)                       | \$18.0 Million  | 28.5%      | 97.6%                             | -0.7%      | 58 Days                 | -21.6%     | 126          | 77.5%      |
| Richmond Heights (CDP)                | \$819,990       | 115.8%     | 97.8%                             | 0.3%       | 27 Days                 | 145.5%     | 3            | 200.0%     |
| Richmond West (CDP)                   | \$3.9 Million   | 180.2%     | 96.4%                             | 0.3%       | 63 Days                 | 75.0%      | 10           | -56.5%     |
| South Miami (City)                    | \$5.4 Million   | 770.0%     | 91.6%                             | -3.1%      | 86 Days                 | -38.1%     | 15           | 200.0%     |
| South Miami Heights (CDP)             | \$942,000       | 169.9%     | 89.4%                             | -10.6%     | 86 Days                 | 1333.3%    | 10           | -64.3%     |
| Sunny Isles Beach (City)              | \$268.1 Million | -2.1%      | 91.0%                             | 2.9%       | 165 Days                | 28.9%      | 410          | -7.0%      |
| Sunset (CDP)                          | \$828,900       | 66.8%      | 91.5%                             | 0.2%       | 25 Days                 | -85.1%     | 7            | 16.7%      |
| Surfside (Town)                       | \$106.5 Million | 107.2%     | 94.5%                             | 4.2%       | 134 Days                | -32.7%     | 28           | -41.7%     |
| Sweetwater (City)                     | \$1.0 Million   | -28.9%     | 96.2%                             | 2.3%       | 18 Days                 | -69.0%     | 11           | 10.0%      |
| Tamiami (CDP)                         | \$9.3 Million   | 10.5%      | 95.3%                             | -0.6%      | 22 Days                 | -35.3%     | 46           | -11.5%     |
| The Crossings (CDP)                   | \$11.3 Million  | 43.5%      | 96.3%                             | -0.4%      | 47 Days                 | 2.2%       | 46           | 24.3%      |
| The Hammocks (CDP)                    | \$19.1 Million  | 5.4%       | 96.5%                             | 0.3%       | 41 Days                 | 2.5%       | 84           | 3.7%       |
| Three Lakes (CDP)                     | \$10.1 Million  | 9.0%       | 96.2%                             | -1.8%      | 88 Days                 | 144.4%     | 24           | -22.6%     |
| University Park (CDP)                 | \$2.0 Million   | -1.0%      | 93.3%                             | -4.4%      | 68 Days                 | -40.4%     | 16           | 60.0%      |
| Virginia Gardens (Village)            | \$180,000       | N/A        | 100.0%                            | N/A        | 10 Days                 | N/A        | 0            | -100.0%    |
| West Little River (CDP)               | \$1.1 Million   | 496.8%     | 93.8%                             | -1.8%      | 126 Days                | 687.5%     | 7            | 0.0%       |
| West Miami (City)                     | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | -100.0%    |
| West Perrine (CDP)                    | \$700,000       | -49.3%     | 94.4%                             | -4.6%      | 117 Days                | 333.3%     | 5            | 25.0%      |
| Westchester (CDP)                     | \$4.2 Million   | 117.1%     | 97.1%                             | 5.9%       | 20 Days                 | -13.0%     | 11           | -8.3%      |
| Westview (CDP)                        | \$942,000       | -62.7%     | 95.2%                             | -3.0%      | 255 Days                | 553.8%     | 25           | -10.7%     |
| 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 Local Residential Market Metrics - Q2 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-Dade County                     | 3,361             | 8.0%       | 1,682             | 9.7%       | 11,550           | -11.5%     | 12.3                       | -12.1%     |
| Aventura (City)                       | 260               | 30.0%      | 121               | 27.4%      | 1,125            | -12.1%     | 17.7                       | -15.3%     |
| Bal Harbour (Village)                 | 25                | -7.4%      | 13                | -13.3%     | 123              | -11.5%     | 14.1                       | -17.1%     |
| Bay Harbor Islands (Town)             | 48                | 140.0%     | 38                | 100.0%     | 168              | -2.9%      | 18.5                       | -22.6%     |
| Biscayne Park (Village)               | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Brownsville (CDP)                     | 3                 | N/A        | 3                 | N/A        | 2                | N/A        | 0.0                        | N/A        |
| Coral Gables (City)                   | 72                | 24.1%      | 30                | 15.4%      | 126              | -30.8%     | 6.4                        | -30.4%     |
| Coral Terrace (CDP)                   | 0                 | -100.0%    | 0                 | -100.0%    | 3                | 50.0%      | 18.0                       | -25.0%     |
| Country Club (CDP)                    | 57                | 11.8%      | 29                | 0.0%       | 134              | 14.5%      | 8.5                        | 30.8%      |
| Country Walk (CDP)                    | 7                 | -12.5%     | 6                 | 20.0%      | 3                | -66.7%     | 1.5                        | -70.6%     |
| Cutler Bay (Town)                     | 29                | -19.4%     | 13                | -40.9%     | 78               | 9.9%       | 9.2                        | 9.5%       |
| Doral (City)                          | 177               | 37.2%      | 79                | 41.1%      | 332              | -27.2%     | 7.5                        | -25.7%     |
| El Portal (Village)                   | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Fisher Island (CDP)                   | 6                 | -14.3%     | 1                 | 0.0%       | 28               | -9.7%      | 17.7                       | 33.1%      |
| Florida City (City)                   | 43                | -4.4%      | 30                | -6.3%      | 87               | -17.9%     | 5.7                        | -53.7%     |
| Fountainebleau (CDP)                  | 92                | -12.4%     | 51                | -13.6%     | 151              | -20.5%     | 6.2                        | -20.5%     |
| Gladeview (CDP)                       | 0                 | N/A        | 0                 | N/A        | 1                | -75.0%     | 0.0                        | N/A        |
| Glenvar Heights (CDP)                 | 19                | -45.7%     | 8                 | -52.9%     | 72               | -1.4%      | 7.2                        | -6.5%      |
| Golden Beach (Town)                   | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Golden Glades (CDP)                   | 15                | 87.5%      | 12                | 71.4%      | 78               | -12.4%     | 25.3                       | 4.1%       |
| Goulds (CDP)                          | 2                 | -75.0%     | 8                 | -42.9%     | 16               | -36.0%     | 11.3                       | 61.4%      |
| Hialeah (City)                        | 126               | -11.3%     | 70                | 6.1%       | 249              | -8.8%      | 6.6                        | -2.9%      |
| Hialeah Gardens (City)                | 13                | -13.3%     | 7                 | 16.7%      | 13               | 8.3%       | 3.5                        | 40.0%      |
| Homestead (City)                      | 121               | -4.0%      | 77                | 18.5%      | 385              | -2.3%      | 11.8                       | 15.7%      |
| Indian Creek (Village)                | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Ives Estates (CDP)                    | 49                | 8.9%       | 29                | 0.0%       | 149              | -23.2%     | 11.2                       | -25.8%     |
| Kendale Lakes (CDP)                   | 76                | 15.2%      | 40                | 2.6%       | 100              | -25.4%     | 4.8                        | -29.4%     |
| Kendall (CDP)                         | 118               | -4.8%      | 58                | 9.4%       | 218              | 8.5%       | 6.4                        | 8.5%       |
| Kendall West (CDP)                    | 47                | 30.6%      | 26                | 36.8%      | 81               | -8.0%      | 7.0                        | 6.1%       |
| Key Biscayne (Village)                | 68                | 21.4%      | 40                | 60.0%      | 107              | -10.8%     | 7.4                        | -18.7%     |
| Leisure City (CDP)                    | 3                 | 0.0%       | 4                 | 100.0%     | 34               | 54.5%      | 27.2                       | 504.4%     |
| Medley (Town)                         | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Miami (City)                          | 717               | 12.7%      | 326               | 18.1%      | 3,339            | -5.0%      | 16.0                       | -10.1%     |
| Miami Beach (City)                    | 452               | 11.3%      | 214               | 7.0%       | 1,554            | -21.0%     | 12.4                       | -28.3%     |
| Miami Gardens (City)                  | 29                | -27.5%     | 17                | -43.3%     | 85               | -12.4%     | 8.6                        | -2.3%      |
| Miami Lakes (Town)                    | 25                | -13.8%     | 7                 | -46.2%     | 25               | -47.9%     | 2.9                        | -48.2%     |

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# Miami-Dade County Local Residential Market Metrics - Q2 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)                | 2                 | -71.4%     | 2                 | -33.3%     | 13               | -13.3%     | 7.8                        | 8.3%       |
| Miami Springs (City)                  | 2                 | 100.0%     | 2                 | N/A        | 3                | N/A        | 7.2                        | N/A        |
| Naranja (CDP)                         | 6                 | -64.7%     | 3                 | -70.0%     | 43               | 19.4%      | 11.7                       | 60.3%      |
| North Bay Village (City)              | 24                | -27.3%     | 15                | 7.1%       | 147              | -2.0%      | 19.0                       | -8.2%      |
| North Miami (City)                    | 34                | 3.0%       | 18                | 5.9%       | 261              | 7.4%       | 24.5                       | 36.9%      |
| North Miami Beach (City)              | 47                | 14.6%      | 22                | 10.0%      | 320              | 2.9%       | 29.8                       | 8.0%       |
| Ojus (CDP)                            | 39                | -13.3%     | 25                | -13.8%     | 194              | -8.9%      | 20.2                       | -2.9%      |
| Olympia Heights (CDP)                 | 0                 | -100.0%    | 0                 | -100.0%    | 1                | N/A        | 12.0                       | N/A        |
| Opa-locka (City)                      | 2                 | 100.0%     | 1                 | 0.0%       | 8                | -20.0%     | 16.0                       | 33.3%      |
| Palm Springs North (CDP)              | 0                 | N/A        | 0                 | N/A        | 2                | N/A        | 8.0                        | N/A        |
| Palmetto Bay (Village)                | 8                 | 60.0%      | 3                 | 200.0%     | 20               | 53.8%      | 10.9                       | 87.9%      |
| Palmetto Estates (CDP)                | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Pinecrest (Village)                   | 12                | 33.3%      | 4                 | 300.0%     | 9                | -62.5%     | 3.2                        | -68.9%     |
| Pinewood (CDP)                        | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Princeton (CDP)                       | 49                | 36.1%      | 29                | 70.6%      | 181              | 49.6%      | 16.8                       | 130.1%     |
| Richmond Heights (CDP)                | 0                 | -100.0%    | 0                 | -100.0%    | 4                | N/A        | 8.0                        | N/A        |
| Richmond West (CDP)                   | 10                | 42.9%      | 3                 | -57.1%     | 13               | -27.8%     | 4.3                        | -35.8%     |
| South Miami (City)                    | 7                 | 40.0%      | 2                 | -60.0%     | 15               | -16.7%     | 4.4                        | -67.4%     |
| South Miami Heights (CDP)             | 9                 | 125.0%     | 4                 | 33.3%      | 24               | 60.0%      | 15.2                       | 60.0%      |
| Sunny Isles Beach (City)              | 181               | 13.1%      | 94                | 30.6%      | 1,076            | -13.9%     | 19.8                       | -22.7%     |
| Sunset (CDP)                          | 6                 | 0.0%       | 4                 | -33.3%     | 11               | 83.3%      | 6.6                        | -17.5%     |
| Surfside (Town)                       | 12                | -55.6%     | 11                | -26.7%     | 85               | -15.8%     | 13.8                       | -36.1%     |
| Sweetwater (City)                     | 2                 | -75.0%     | 1                 | -80.0%     | 18               | 38.5%      | 12.7                       | 86.8%      |
| Tamiami (CDP)                         | 26                | -13.3%     | 11                | -21.4%     | 57               | -1.7%      | 8.0                        | 11.1%      |
| The Crossings (CDP)                   | 30                | -14.3%     | 16                | -15.8%     | 37               | -7.5%      | 3.8                        | -25.5%     |
| The Hammocks (CDP)                    | 59                | 11.3%      | 28                | 16.7%      | 95               | -5.0%      | 7.4                        | 0.0%       |
| Three Lakes (CDP)                     | 17                | -10.5%     | 8                 | 0.0%       | 18               | -25.0%     | 3.4                        | -26.1%     |
| University Park (CDP)                 | 12                | 200.0%     | 6                 | 500.0%     | 23               | 91.7%      | 10.6                       | 100.0%     |
| Virginia Gardens (Village)            | 0                 | N/A        | 0                 | N/A        | 0                | -100.0%    | 0.0                        | N/A        |
| West Little River (CDP)               | 3                 | -40.0%     | 2                 | -33.3%     | 17               | 6.3%       | 12.8                       | -33.3%     |
| West Miami (City)                     | 0                 | N/A        | 0                 | N/A        | 1                | 0.0%       | 12.0                       | N/A        |
| West Perrine (CDP)                    | 1                 | -66.7%     | 2                 | 100.0%     | 6                | -45.5%     | 4.8                        | -38.5%     |
| Westchester (CDP)                     | 9                 | 12.5%      | 3                 | -25.0%     | 11               | -15.4%     | 5.7                        | -23.0%     |
| Westview (CDP)                        | 4                 | 100.0%     | 3                 | N/A        | 50               | 31.6%      | 60.0                       | 229.7%     |
| Westwood Lakes (CDP)                  | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |

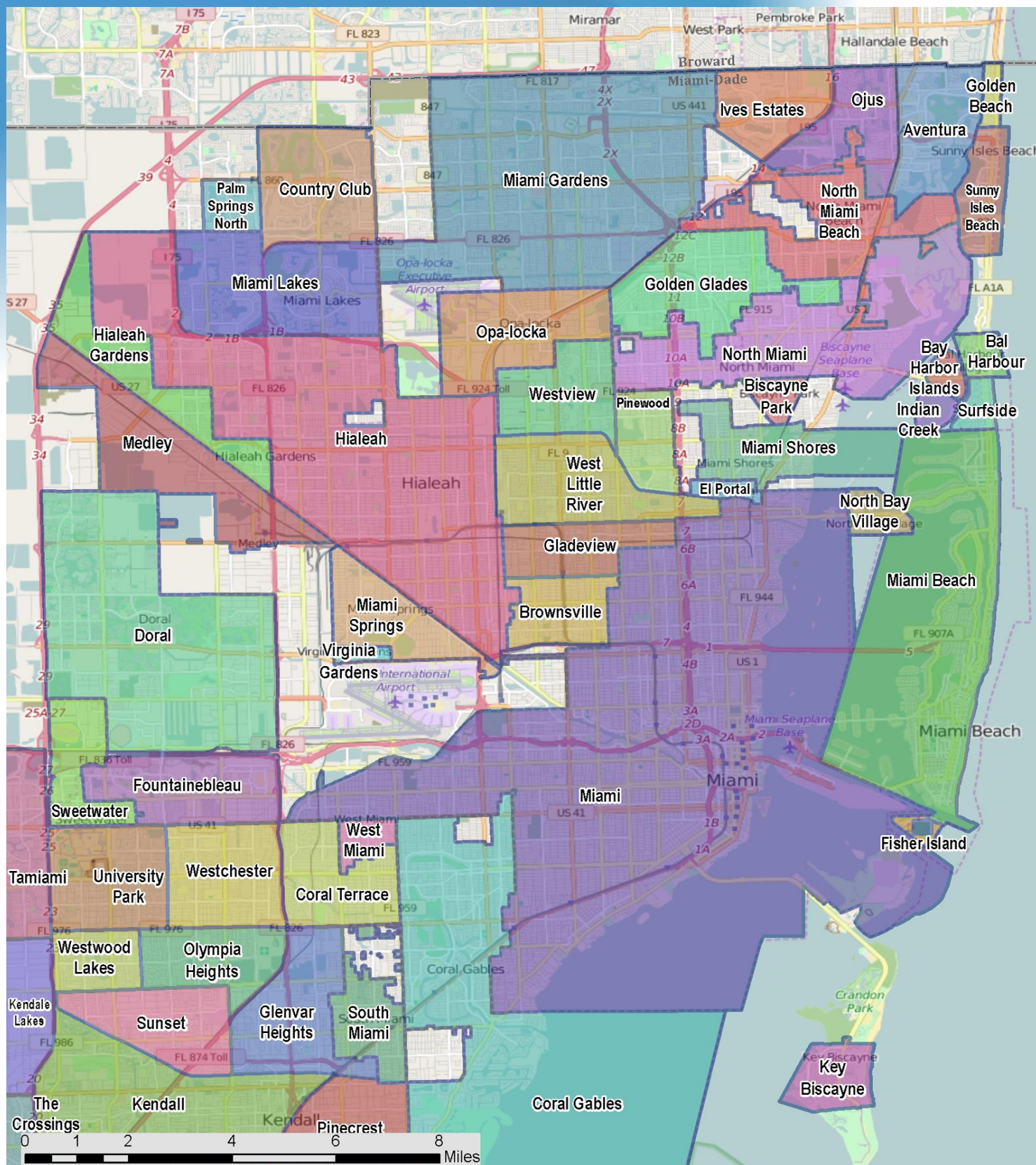
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# Miami-Dade County Local Residential Market Metrics - Q2 2026

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



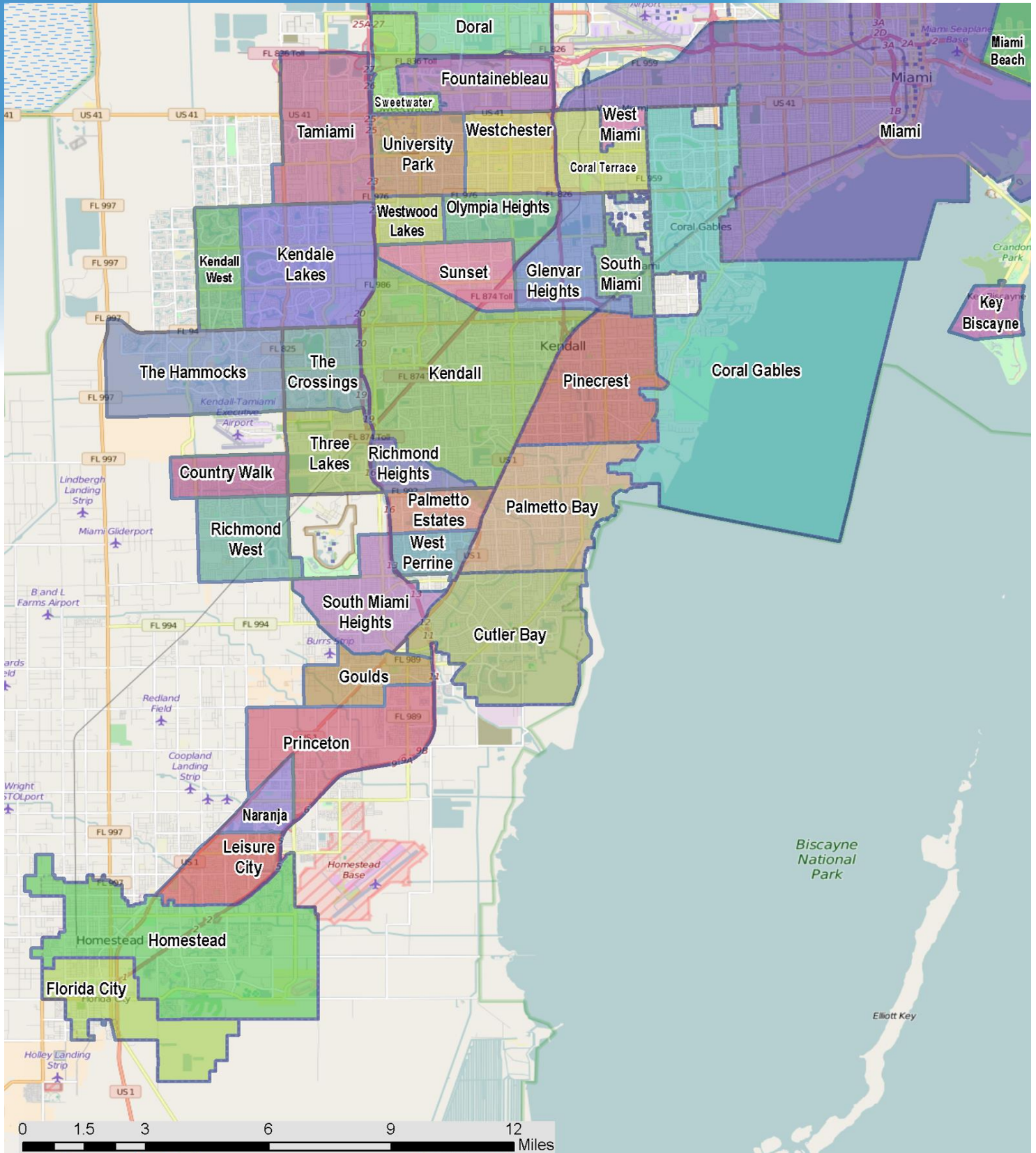
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# Miami-Dade County Local Residential Market Metrics - Q2 2026

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



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