

Miami-Dade County, FL

County · FL · Florida

BALANCED MARKET

\$548K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

27,660

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



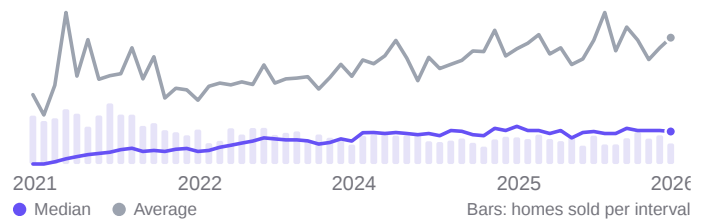
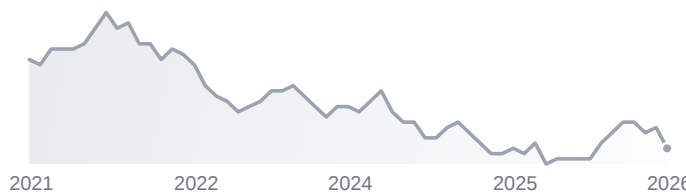
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$545K · Average \$993K

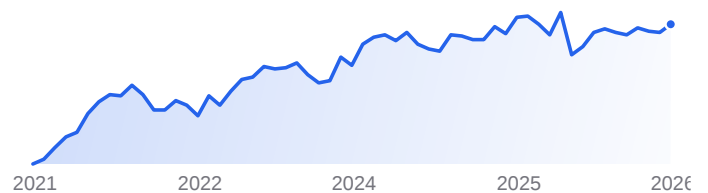
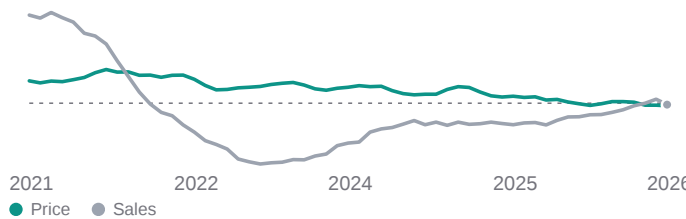


Growth (year over year)

Price -1.5% · Sales -0.9%

Price per square foot

\$392/ft²

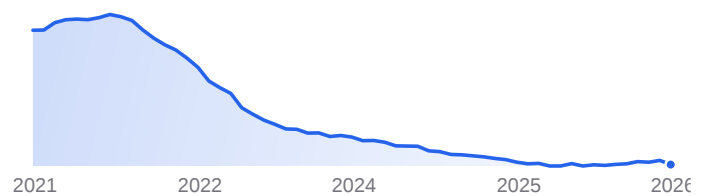
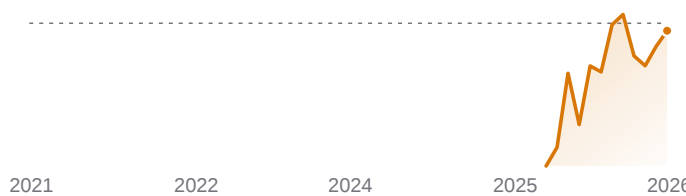


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

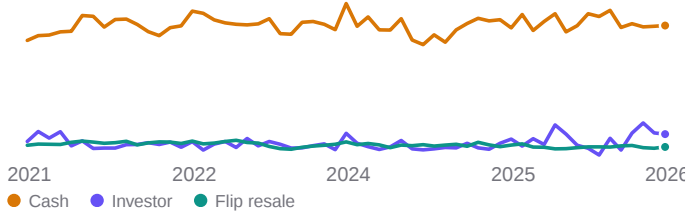
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 8.4% · Flip resale 4.7%



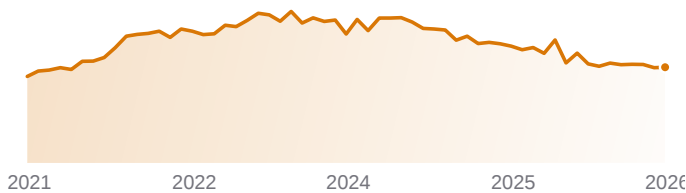
Sellers who sold at a gain

89%

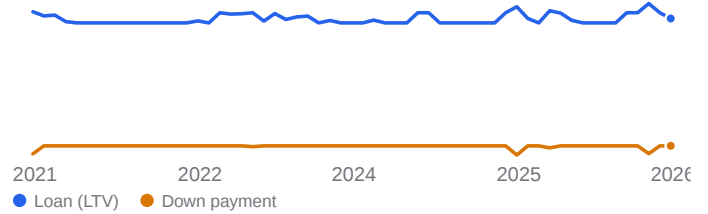


Median annualized return at resale

+5.7%

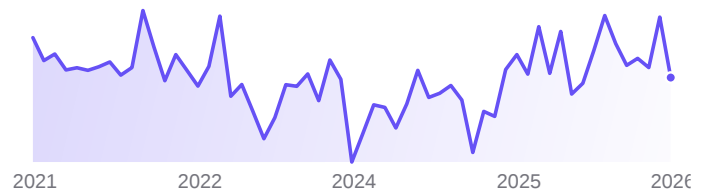


Financing (share of purchase price) Loan (LTV) 82% · Down payment 20%



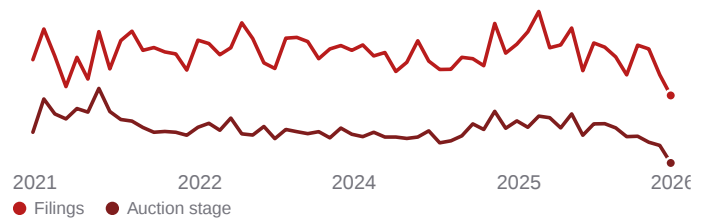
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 247 · Auction stage 5



HOUSING STOCK

Homes	807,618
Median value (AVM)	\$510K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1980
Single family	43%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	22%
Median loan-to-value	33%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	2,801,223
Density	1,474 / mi²
Median household income	\$62K
Average household income	\$95K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	13
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	13.0%
Unemployment	0.8%
Average temp	75°F
Annual precip	59 in
Sunshine	70%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.