

Hialeah 33012

ZIP code · FL · Florida > Miami-Dade County > Hialeah

BALANCED MARKET

\$429K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

356

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



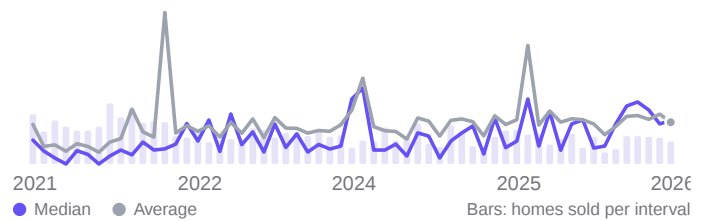
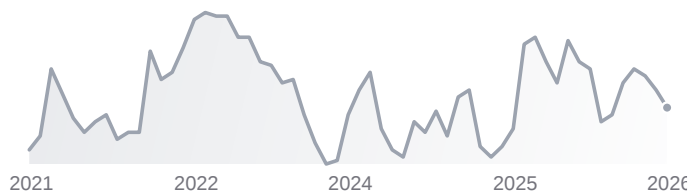
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$418K · Average \$409K

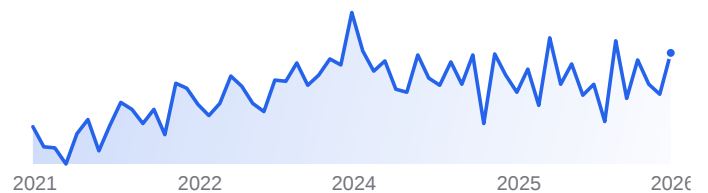
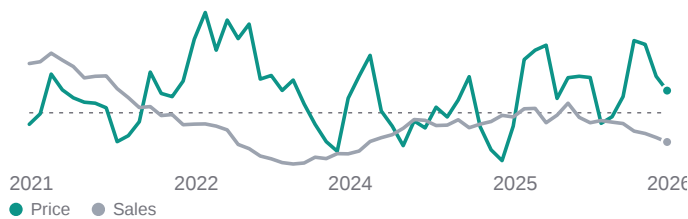


Growth (year over year)

Price +14.0% · Sales -18.3%

Price per square foot

\$311/ft²



Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

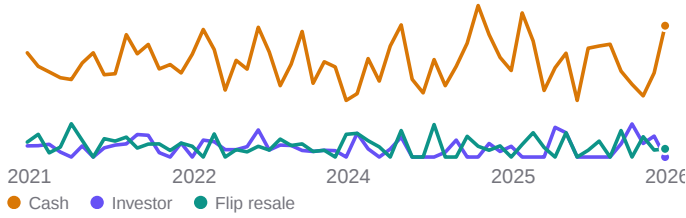
2.0%



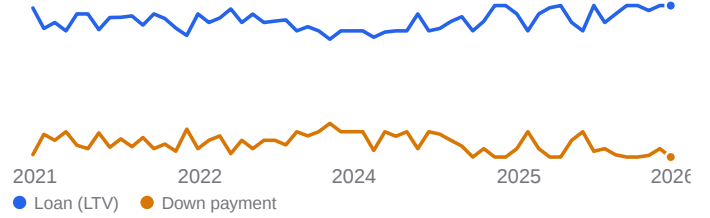
BUYERS & OUTCOMES

Buyer mix

Cash 55% · Investor 0% · Flip resale 3.4%

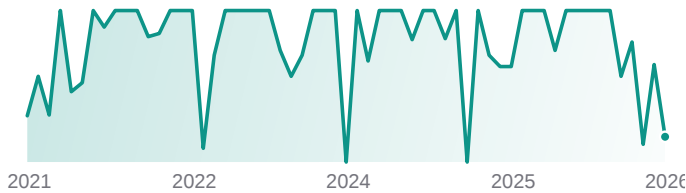


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



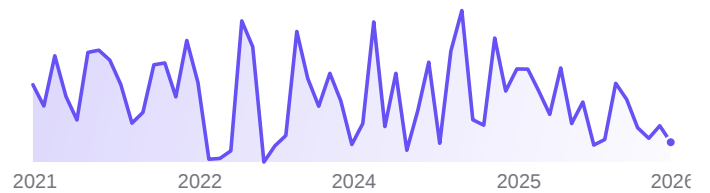
Sellers who sold at a gain

83%



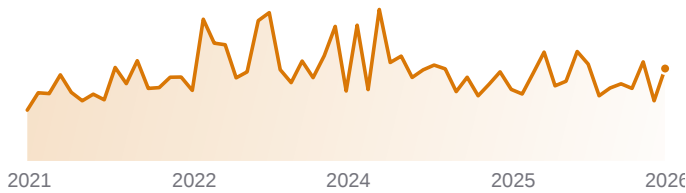
Typical hold before selling

7.1 yrs



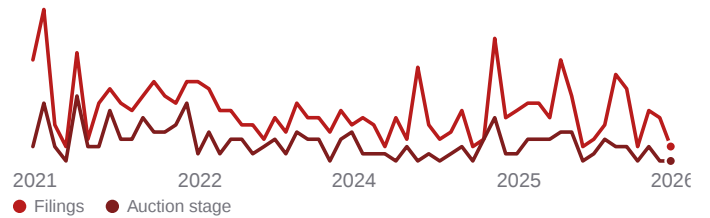
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	17,609
Median value (AVM)	\$338K
Median size	1,208 ft²
Median bedrooms	3
Median year built	1972
Single family	43%
Condos	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	70%
Company owned	18%
Median loan-to-value	30%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	71,976
Density	11,762 / mi²
Median household income	\$47K
Average household income	\$61K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	17
Homes occupied	98%
Bachelor's or higher	13%
Poverty rate	16.4%
Unemployment	0.7%
Average temp	75°F
Annual precip	62 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.