

Hialeah 33013

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

BALANCED MARKET

\$567K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

173

SALES (12 MO)

\$528K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



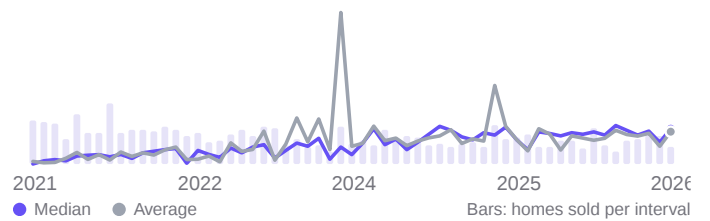
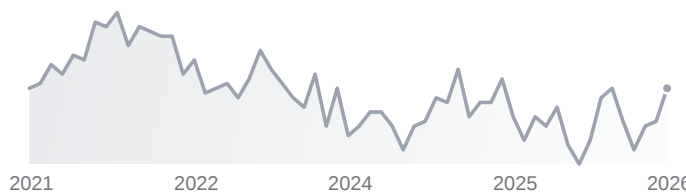
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$600K · Average \$581K

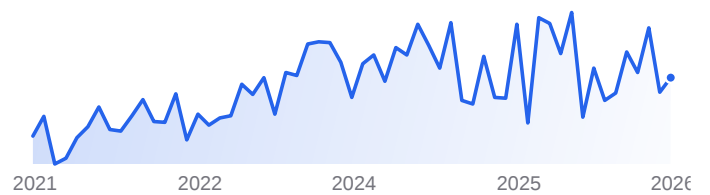
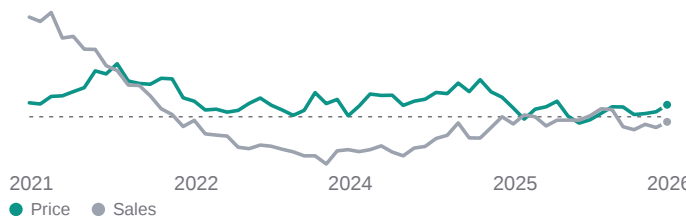


Growth (year over year)

Price +7.7% · Sales -3.4%

Price per square foot

\$342/ft²

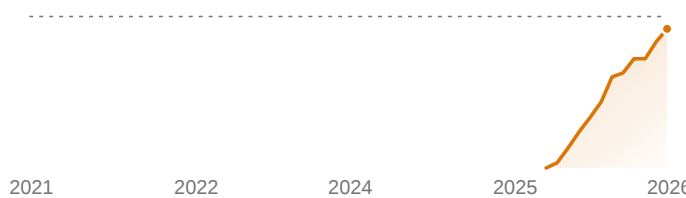


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

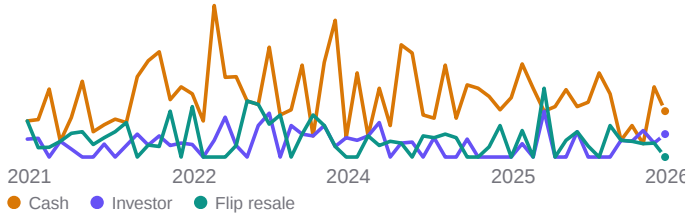
2.4%



BUYERS & OUTCOMES

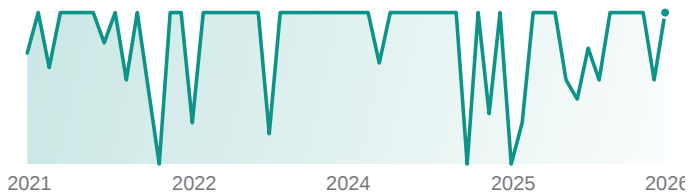
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%



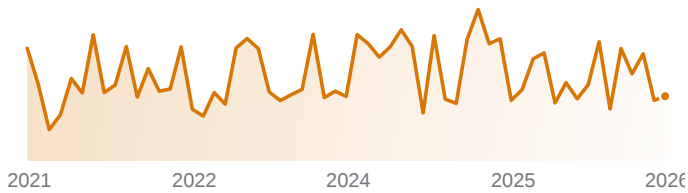
Sellers who sold at a gain

100%

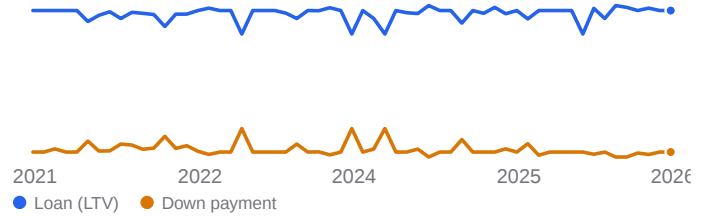


Median annualized return at resale

+5.5%

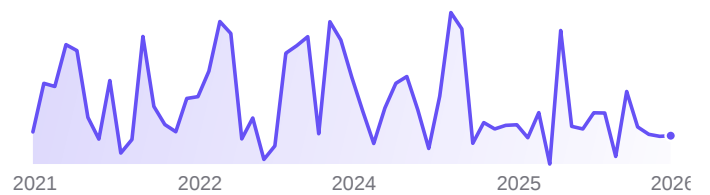


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



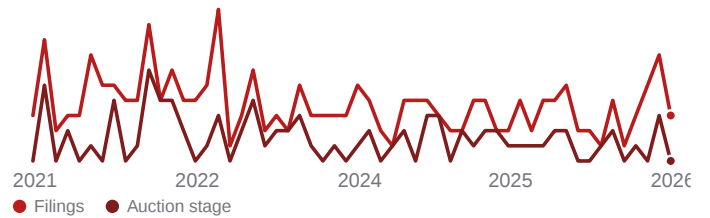
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,320
Median value (AVM)	\$528K
Median size	1,462 ft²
Median bedrooms	3
Median year built	1953
Single family	88%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	35,113
Density	7,079 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	11
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	17.5%
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.