

Hialeah 33016

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

BALANCED MARKET

\$345K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

298

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

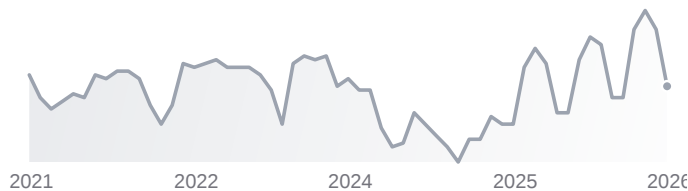
Balanced market · 47 / 100



MARKET TRENDS (5 YEARS)

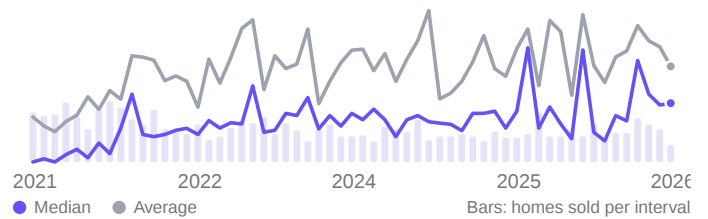
Market temperature (0–100)

47 / 100



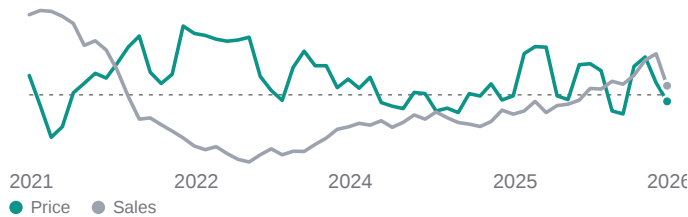
Sale prices

Median \$339K · Average \$426K



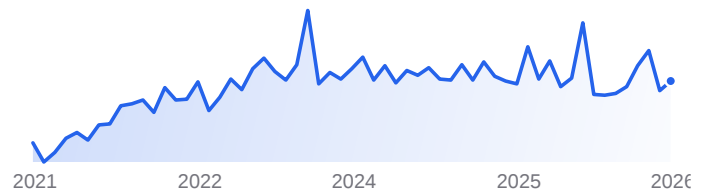
Growth (year over year)

Price -3.4% · Sales +4.6%



Price per square foot

\$295/ft²



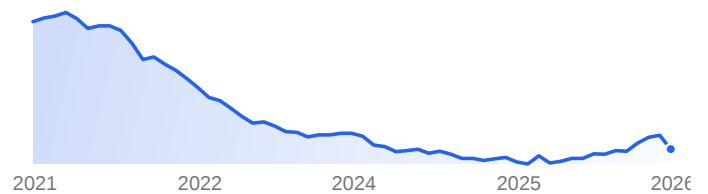
Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

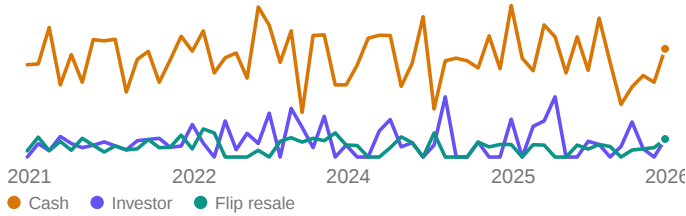
2.3%



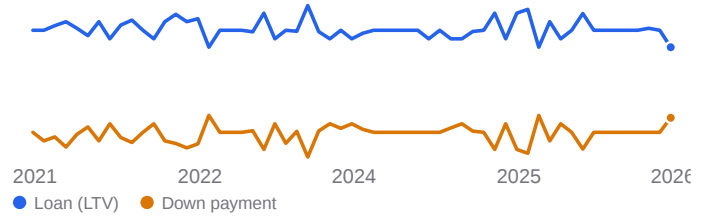
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 7.1% · Flip resale 7.1%

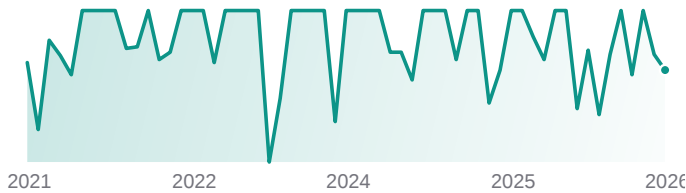


Financing (share of purchase price) Loan (LTV) 70% · Down payment 29%



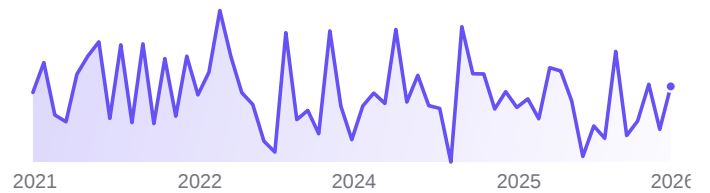
Sellers who sold at a gain

93%



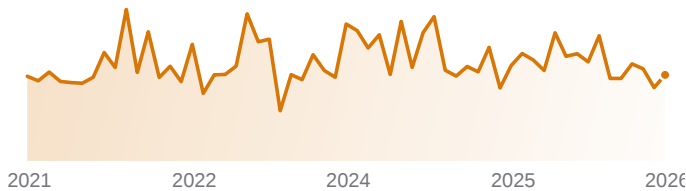
Typical hold before selling

12.0 yrs



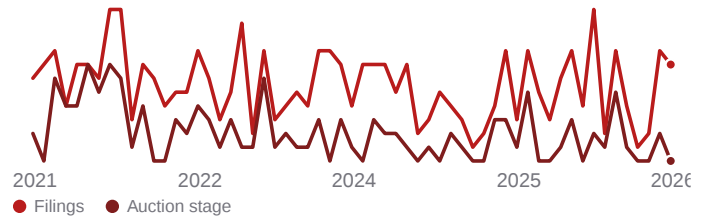
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	12,695
Median value (AVM)	\$294K
Median size	1,056 ft²
Median bedrooms	2
Median year built	1989
Single family	22%
Condos	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	19%
Median loan-to-value	33%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	48,288
Density	9,950 / mi²
Median household income	\$55K
Average household income	\$80K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	16
Homes occupied	98%
Bachelor's or higher	19%
Poverty rate	12.5%
Unemployment	0.8%
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.