

Hialeah 33018

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

BALANCED MARKET

\$542K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

397

SALES (12 MO)

\$519K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



MARKET TRENDS (5 YEARS)

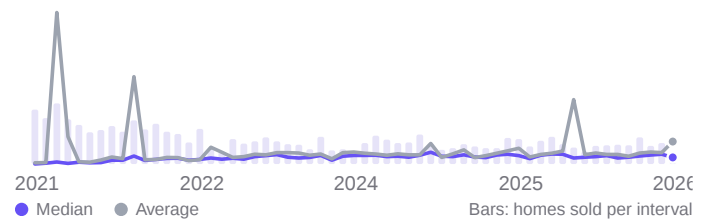
Market temperature (0–100)

44 / 100



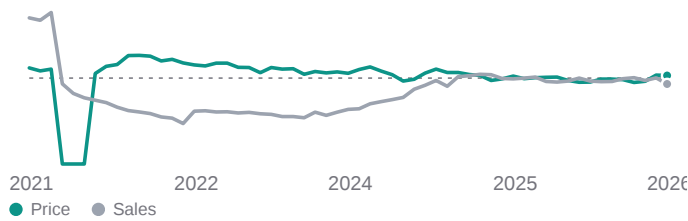
Sale prices

Median \$510K · Average \$788K



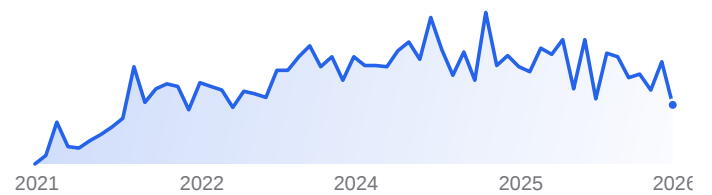
Growth (year over year)

Price +3.0% · Sales -6.6%



Price per square foot

\$299/ft²



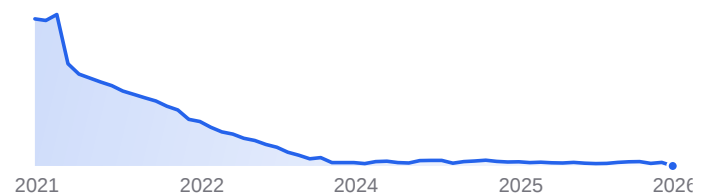
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

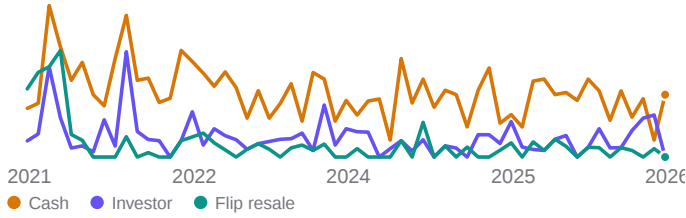
2.5%



BUYERS & OUTCOMES

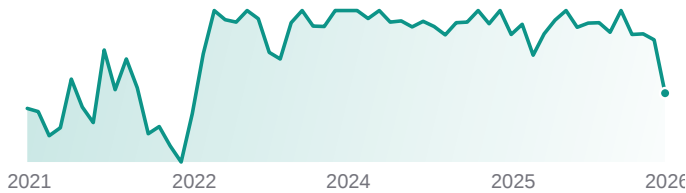
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



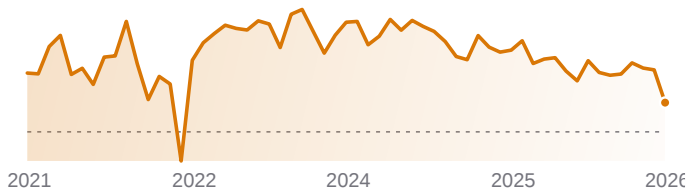
Sellers who sold at a gain

73%

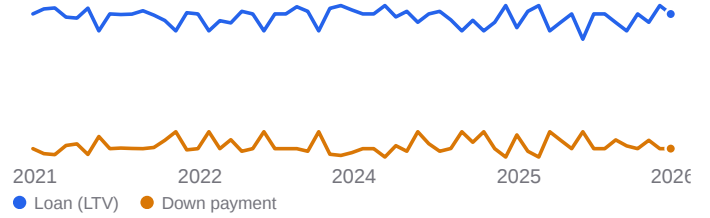


Median annualized return at resale

+2.5%

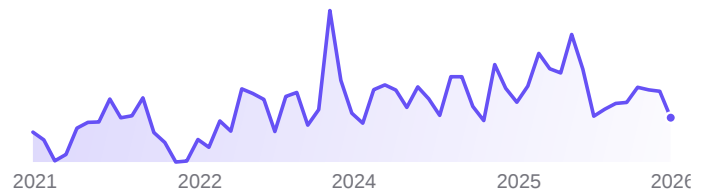


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



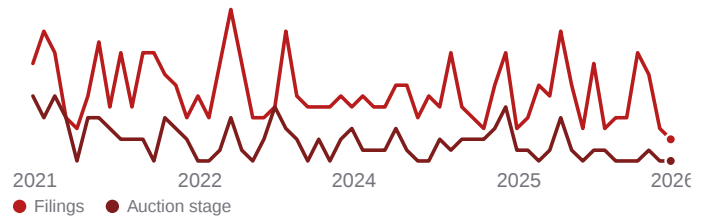
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	16,024
Median value (AVM)	\$519K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1997
Single family	53%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	12%
Median loan-to-value	45%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	53,703
Density	2,868 / mi²
Median household income	\$80K
Average household income	\$101K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	13
Homes occupied	98%
Bachelor's or higher	20%
Poverty rate	9.6%
Unemployment	0.8%
Average temp	75°F
Annual precip	60 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.