

Opa Locka 33054

ZIP code · FL · Florida · Miami-Dade County

BALANCED MARKET

\$433K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

254

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



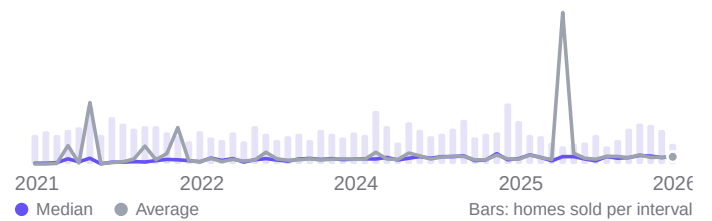
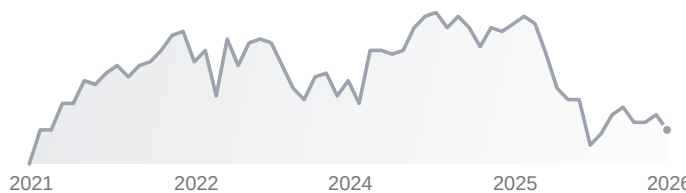
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$440K · Average \$430K

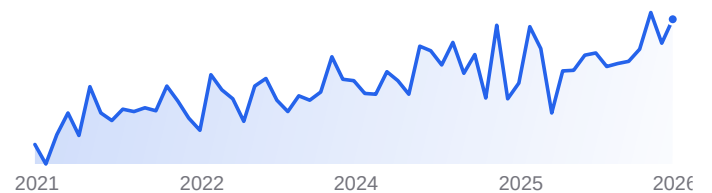
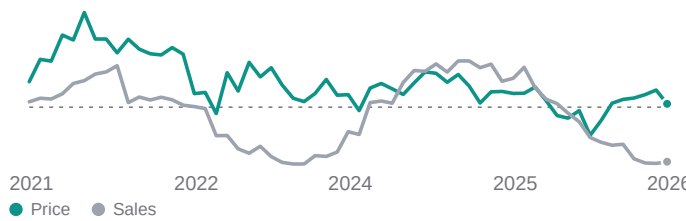


Growth (year over year)

Price +1.5% · Sales -23.7%

Price per square foot

\$407/ft²

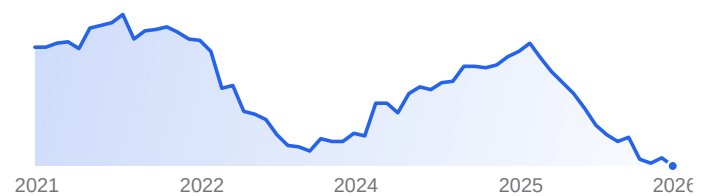
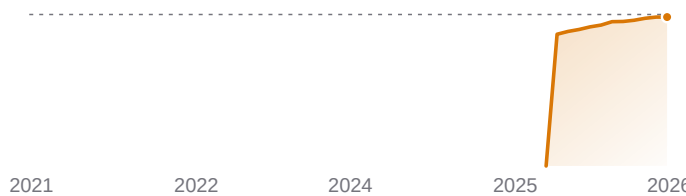


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

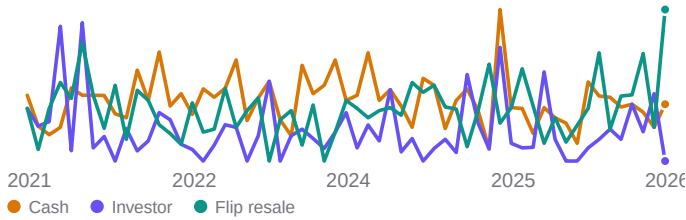
3.6%



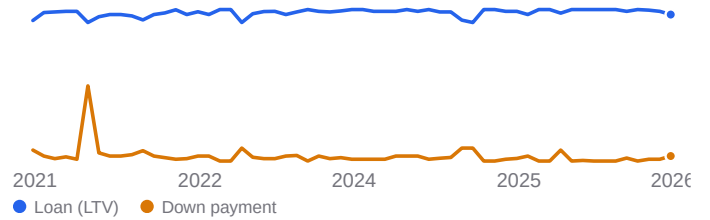
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 0% · Flip resale 50%

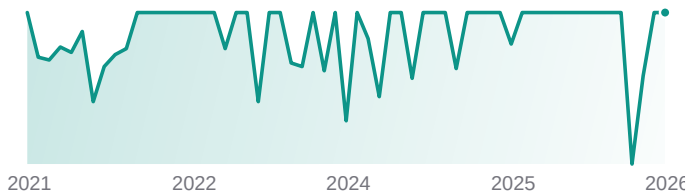


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



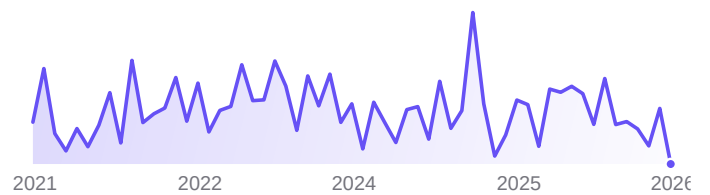
Sellers who sold at a gain

100%



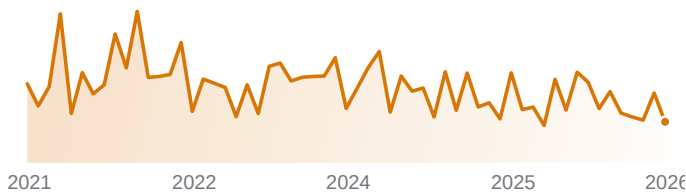
Typical hold before selling

0.5 yrs



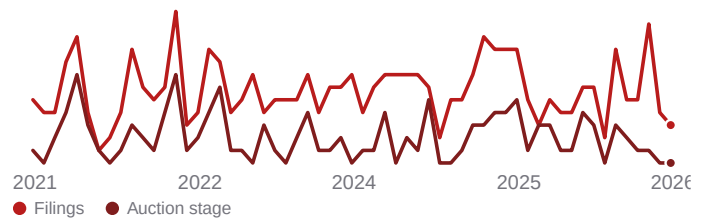
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,041
Median value (AVM)	\$415K
Median size	1,218 ft²
Median bedrooms	3
Median year built	1953
Single family	86%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	18%
Median loan-to-value	35%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	27,937
Density	3,169 / mi ²
Median household income	\$46K
Average household income	\$57K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	12
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	18.1%
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.