

Opa Locka 33055

ZIP code · FL · Florida · Miami-Dade County

BALANCED MARKET

\$477K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

287

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



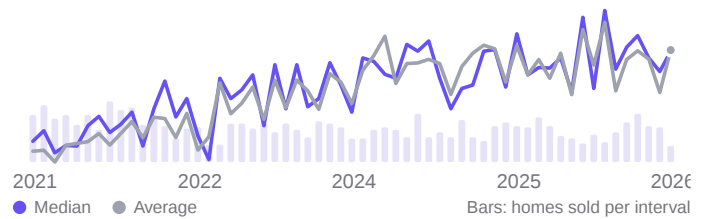
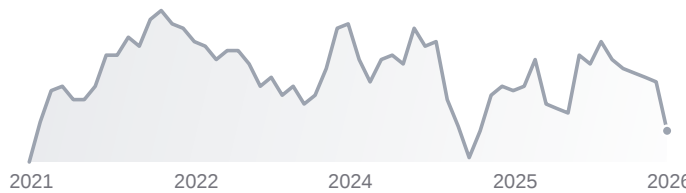
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$490K · Average \$492K

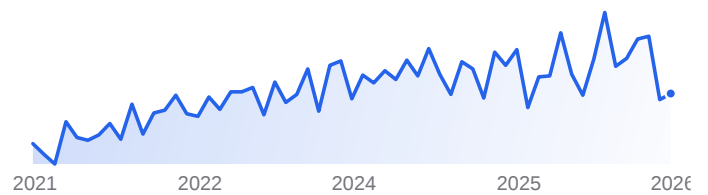
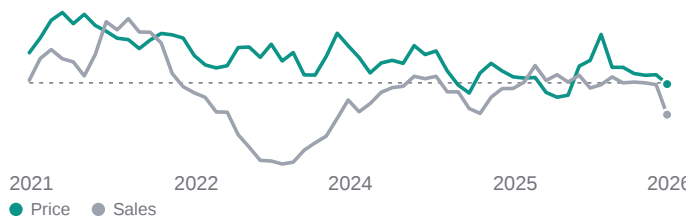


Growth (year over year)

Price -0.5% · Sales -12.5%

Price per square foot

\$301/ft²

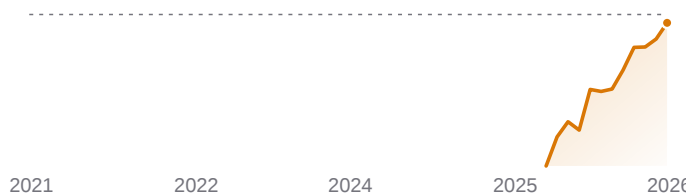


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

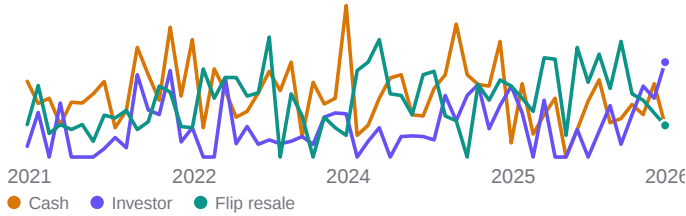
2.7%



BUYERS & OUTCOMES

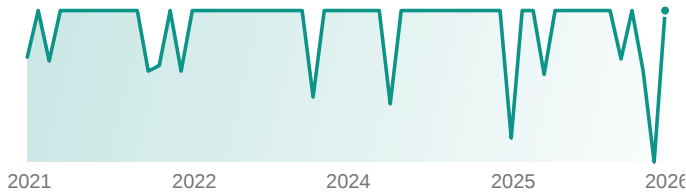
Buyer mix

Cash 7.7% · Investor 23% · Flip resale 7.7%



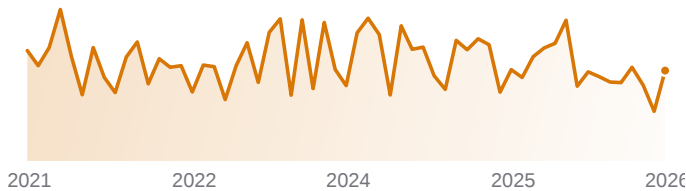
Sellers who sold at a gain

100%

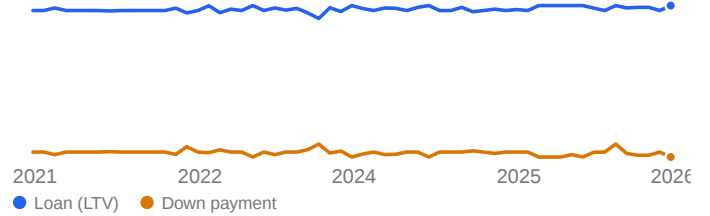


Median annualized return at resale

+8.8%

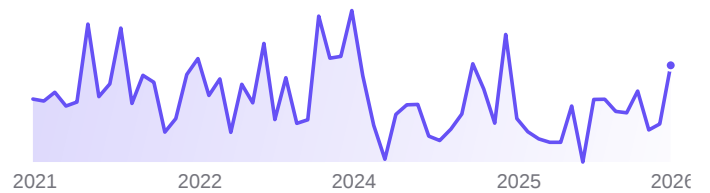


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



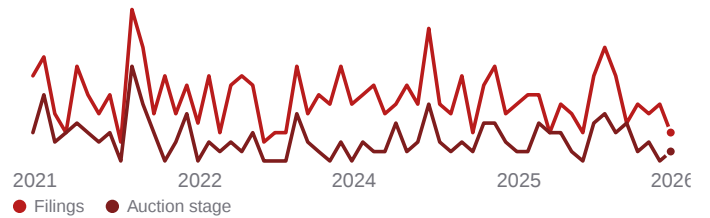
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	10,705
Median value (AVM)	\$462K
Median size	1,405 ft²
Median bedrooms	3
Median year built	1971
Single family	69%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	9.5%
Median loan-to-value	39%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	45,077
Density	7,086 / mi²
Median household income	\$58K
Average household income	\$71K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	14
Homes occupied	98%
Bachelor's or higher	13%
Poverty rate	13.4%
Unemployment	0.7%
Average temp	75°F
Annual precip	61 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.