

Miami Gardens 33056

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

BALANCED MARKET

\$440K

MEDIAN SALE PRICE

-6.6%

1-YR CHANGE

323

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



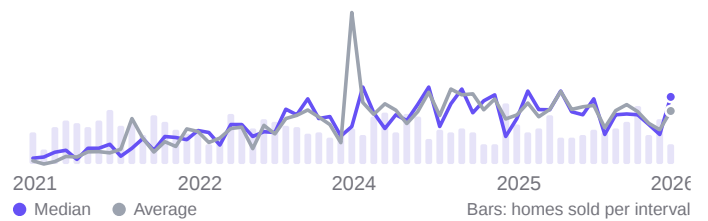
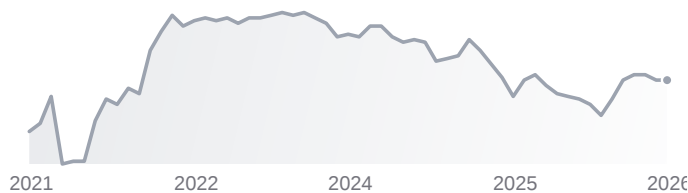
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$495K · Average \$459K

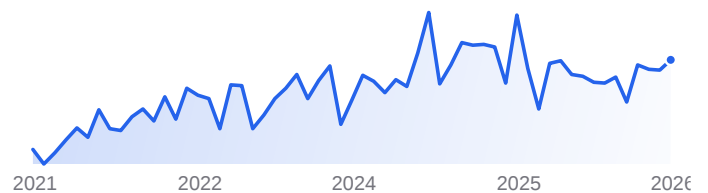
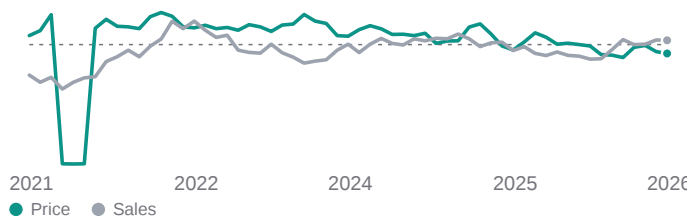


Growth (year over year)

Price -6.6% · Sales +3.2%

Price per square foot

\$336/ft²

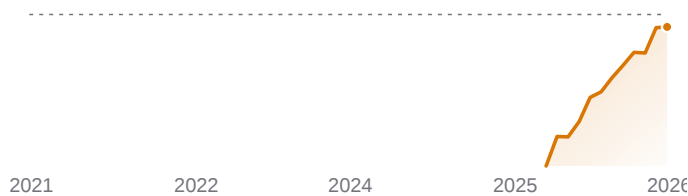


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

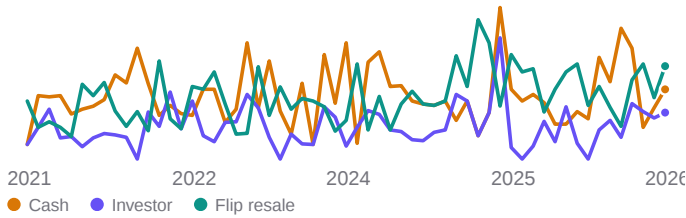
3.6%



BUYERS & OUTCOMES

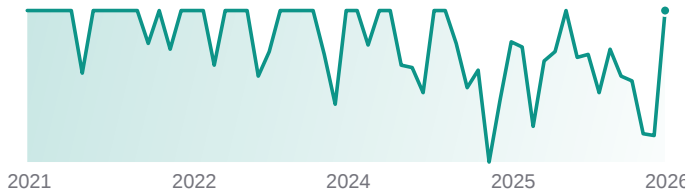
Buyer mix

Cash 20% · Investor 13% · Flip resale 27%



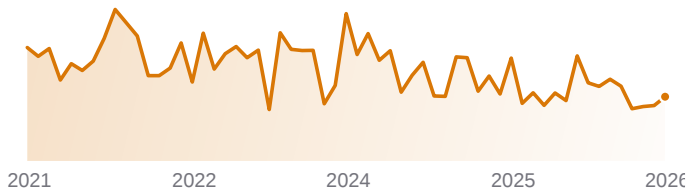
Sellers who sold at a gain

100%

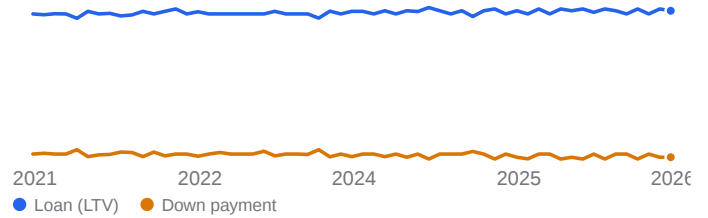


Median annualized return at resale

+7.4%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



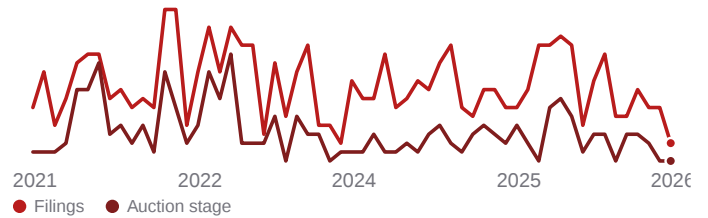
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	9,022
Median value (AVM)	\$460K
Median size	1,371 ft²
Median bedrooms	3
Median year built	1966
Single family	85%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	37,972
Density	5,892 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	14
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	13.1%
Unemployment	0.6%
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.