

# Miami 33128

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

**SELLER'S MARKET**

**\$377K**

MEDIAN SALE PRICE

**+9.2%**

1-YR CHANGE

**36**

SALES (12 MO)

**\$252K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 70 / 100**



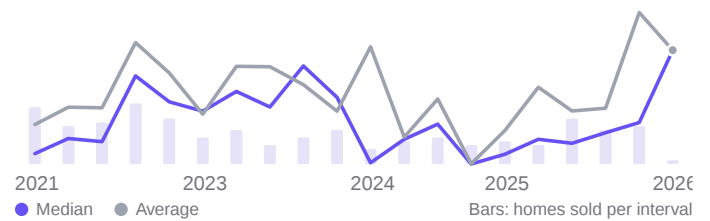
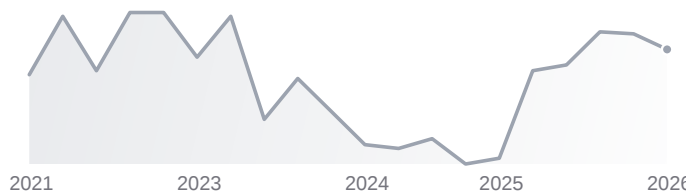
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$875K · Average \$875K

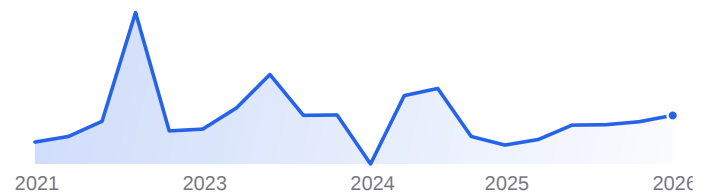
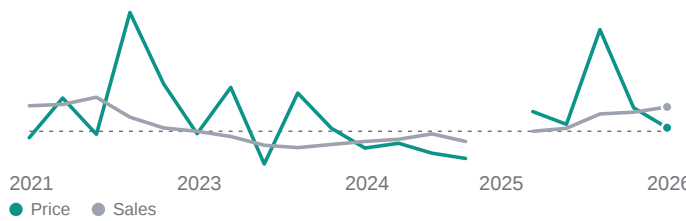


Growth (year over year)

Price +9.2% · Sales +63.6%

Price per square foot

\$304/ft²

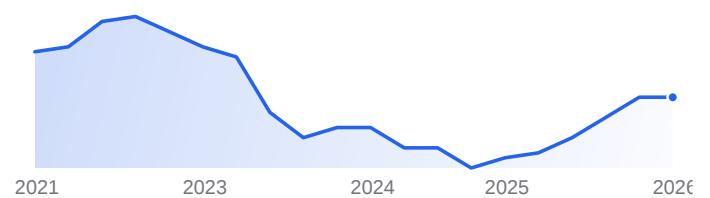


Sale premium vs estimated value

+19.2%

Annual turnover (share of homes sold)

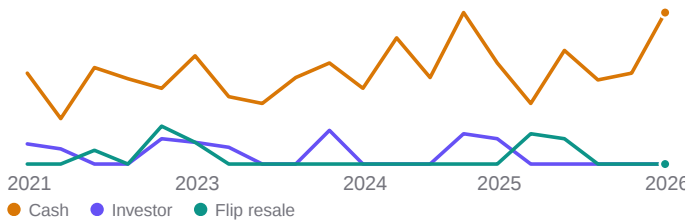
5.0%



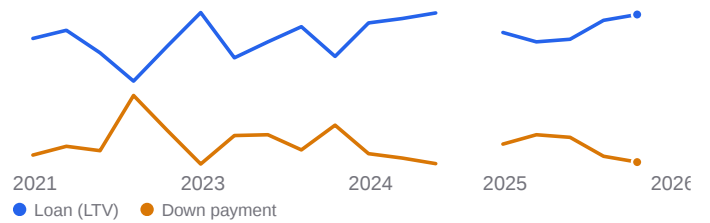
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

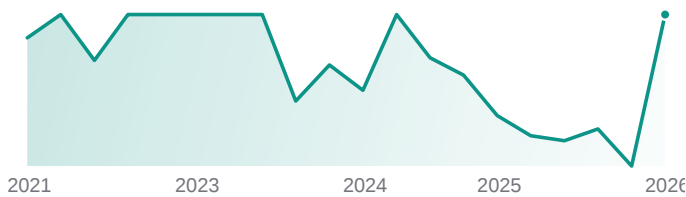


### Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



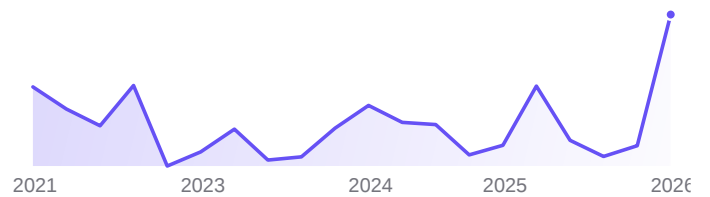
### Sellers who sold at a gain

100%



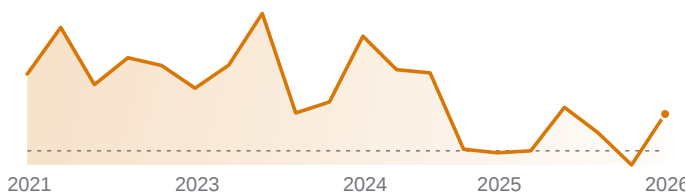
### Typical hold before selling

20.9 yrs



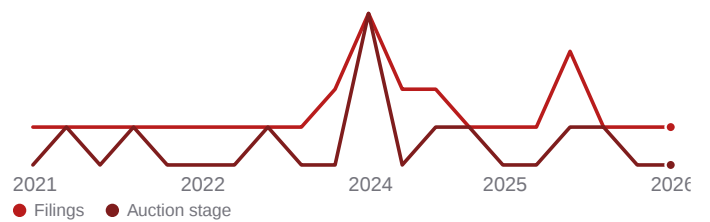
### Median annualized return at resale

+3.5%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |         |
|--------------------|---------|
| Homes              | 723     |
| Median value (AVM) | \$252K  |
| Median size        | 940 ft² |
| Median bedrooms    | 2       |
| Median year built  | 1975    |
| Single family      | 8.9%    |
| Condos             | 61%     |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 78%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 31%  |
| Company owned                 | 46%  |
| Median loan-to-value          | 0%   |

Typical ownership tenure

**12.0 yrs**

## COMMUNITY

|                                  |                                |
|----------------------------------|--------------------------------|
| Population                       | <b>8,714</b>                   |
| Density                          | <b>19,412 / mi<sup>2</sup></b> |
| Median household income          | <b>\$33K</b>                   |
| Average household income         | <b>\$44K</b>                   |
| Crime index (US avg 100)         | <b>170</b>                     |
| Air pollution index (US avg 100) | <b>80</b>                      |
| Earthquake index (US avg 100)    | <b>10</b>                      |
| Homes occupied                   | <b>86%</b>                     |
| Bachelor's or higher             | <b>15%</b>                     |
| Poverty rate                     | <b>16.8%</b>                   |
| Unemployment                     | <b>0.9%</b>                    |
| Average temp                     | <b>76°F</b>                    |
| Annual precip                    | <b>58 in</b>                   |
| Sunshine                         | <b>70%</b>                     |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.