

Miami 33131

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

BUYER'S MARKET

\$603K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

612

SALES (12 MO)

\$623K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



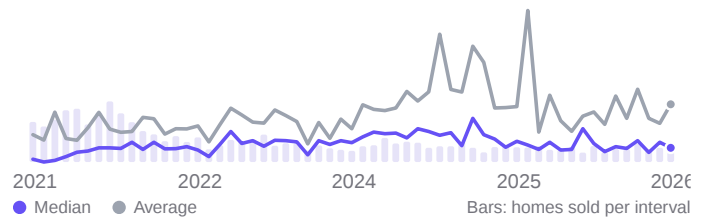
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$600K · Average \$999K

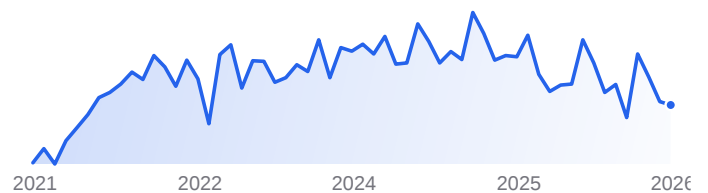
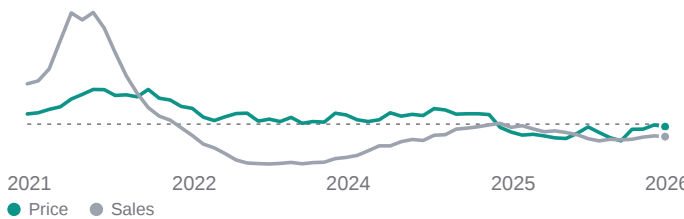


Growth (year over year)

Price -3.3% · Sales -16.5%

Price per square foot

\$582/ft²

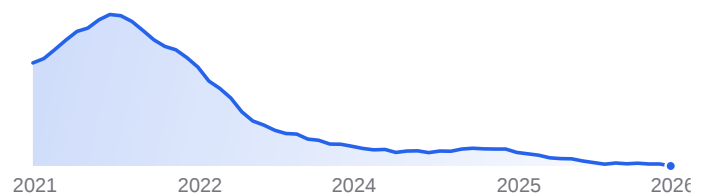
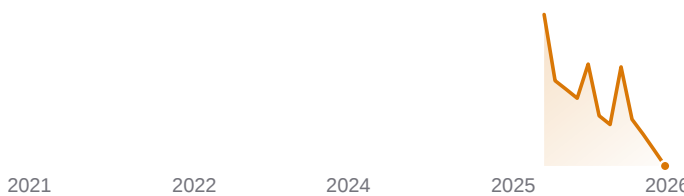


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

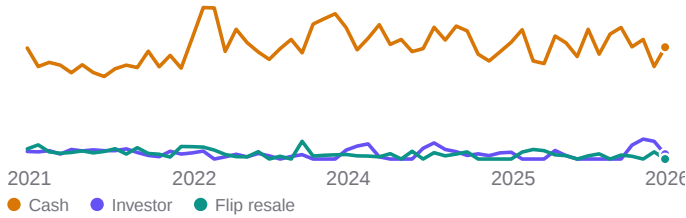
3.8%



BUYERS & OUTCOMES

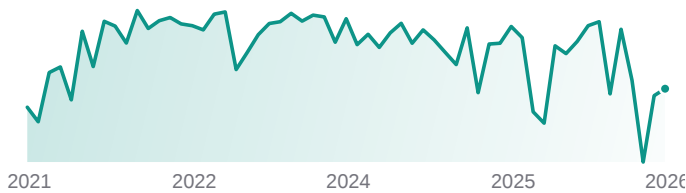
Buyer mix

Cash 56% · Investor 2.4% · Flip resale 0%



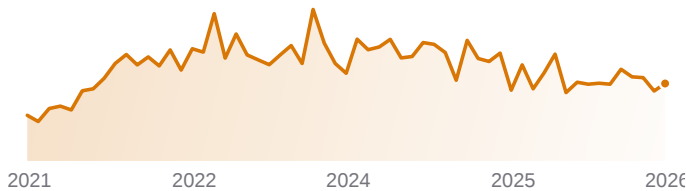
Sellers who sold at a gain

85%

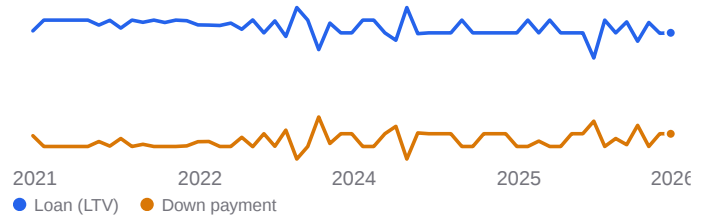


Median annualized return at resale

+4.1%

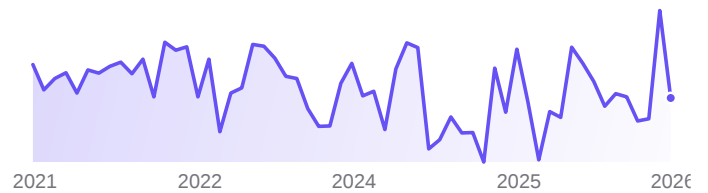


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



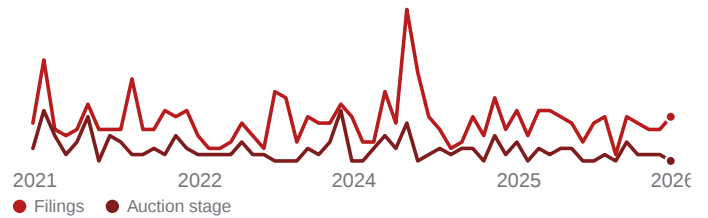
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	16,137
Median value (AVM)	\$623K
Median size	1,030 ft²
Median bedrooms	2
Median year built	2006
Single family	0%
Condos	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.3%
Owner occupied	52%
Company owned	42%
Median loan-to-value	17%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	28,303
Density	15,691 / mi²
Median household income	\$120K
Average household income	\$154K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	12
Homes occupied	82%
Bachelor's or higher	41%
Poverty rate	5.3%
Unemployment	1.1%
Average temp	76°F
Annual precip	56 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.