

Miami 33134

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

SELLER'S MARKET

\$998K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

502

SALES (12 MO)

\$847K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

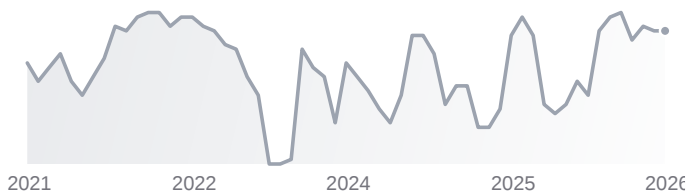
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

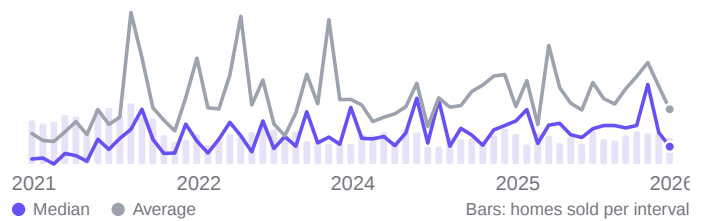
Market temperature (0–100)

65 / 100



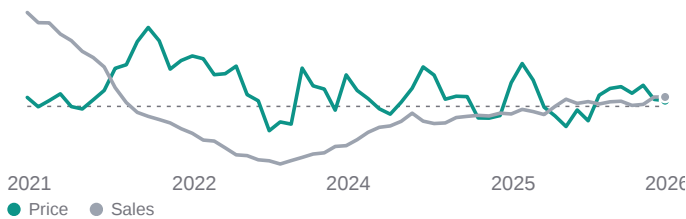
Sale prices

Median \$720K · Average \$1.1M



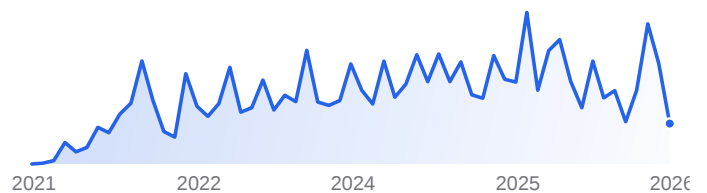
Growth (year over year)

Price +4.0% · Sales +6.6%



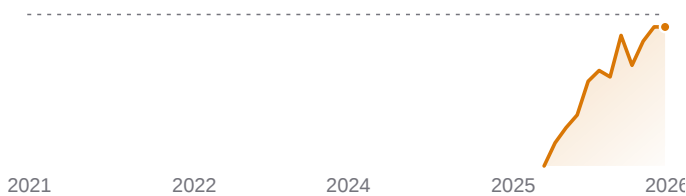
Price per square foot

\$495/ft²



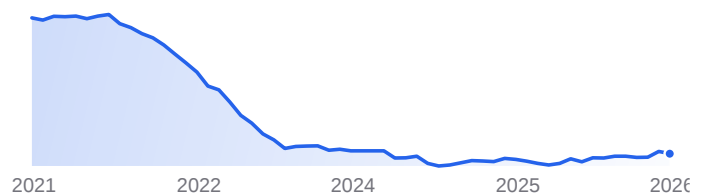
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

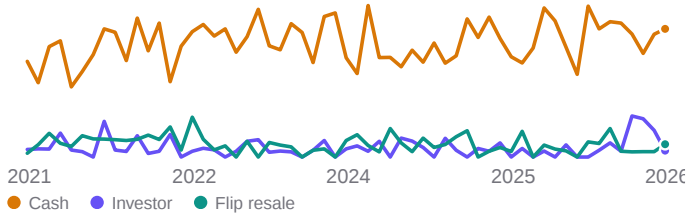
4.0%



BUYERS & OUTCOMES

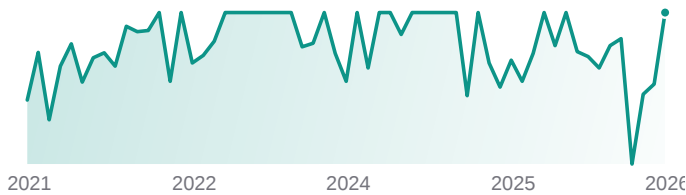
Buyer mix

Cash 50% · Investor 2.5% · Flip resale 5.0%



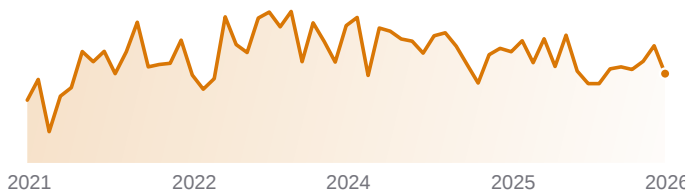
Sellers who sold at a gain

100%

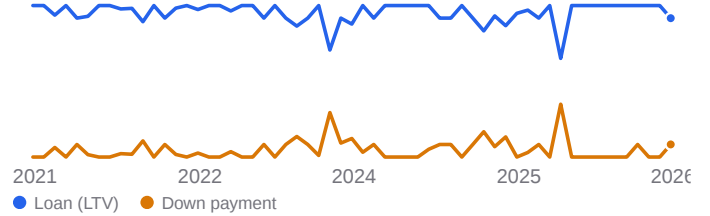


Median annualized return at resale

+6.5%

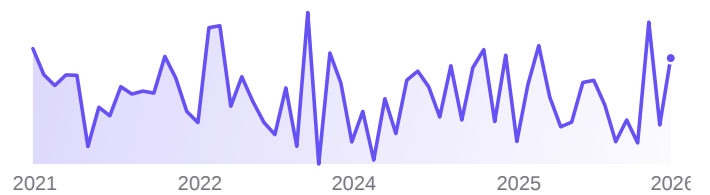


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



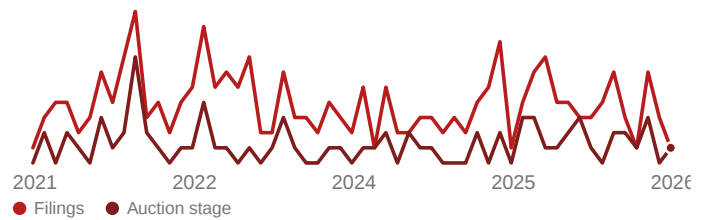
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,573
Median value (AVM)	\$847K
Median size	1,542 ft²
Median bedrooms	3
Median year built	1953
Single family	62%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	23%
Median loan-to-value	27%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	40,235
Density	7,771 / mi²
Median household income	\$92K
Average household income	\$126K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	16
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	8.1%
Unemployment	0.8%
Average temp	76°F
Annual precip	60 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.