

Miami 33138

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

SELLER'S MARKET

\$975K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

407

SALES (12 MO)

\$833K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

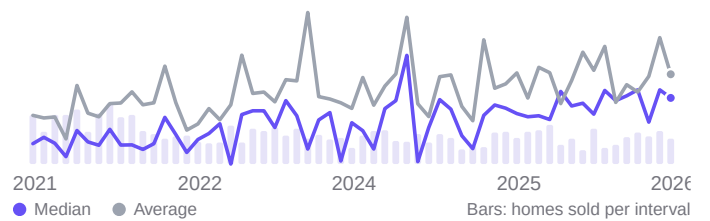
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$1M · Average \$1.2M

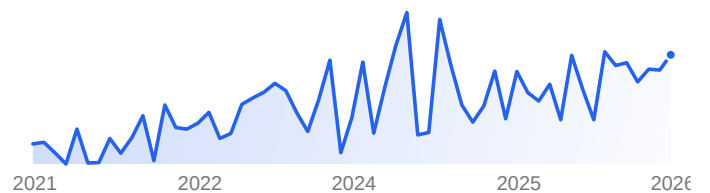
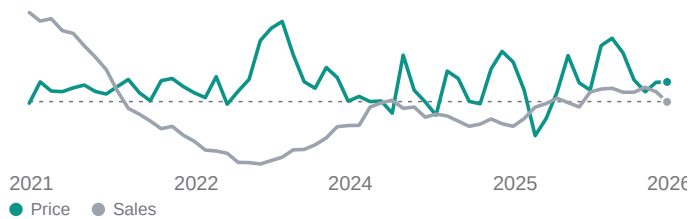


Growth (year over year)

Price +12.9% · Sales -0.2%

Price per square foot

\$572/ft²

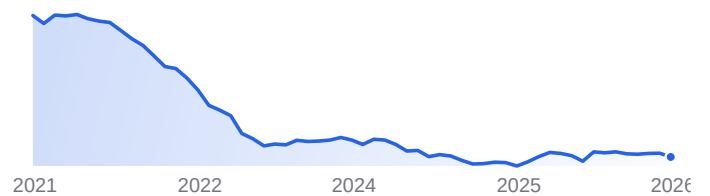


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

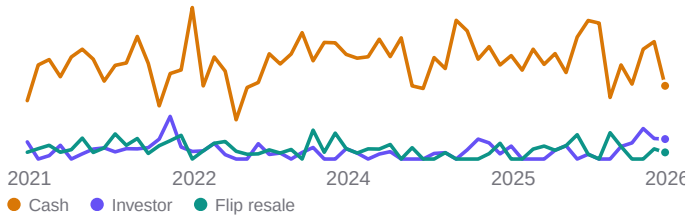
4.8%



BUYERS & OUTCOMES

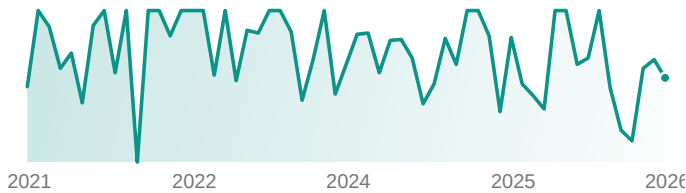
Buyer mix

Cash 33% · Investor 9.1% · Flip resale 3.0%



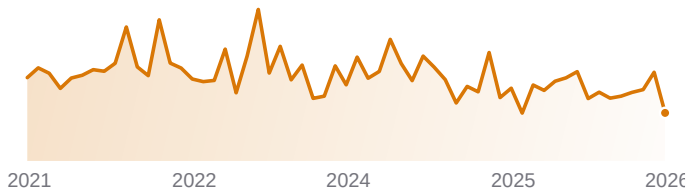
Sellers who sold at a gain

92%

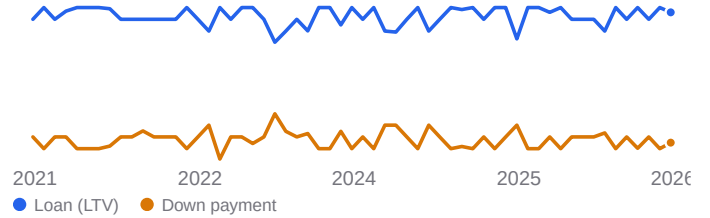


Median annualized return at resale

+5.2%

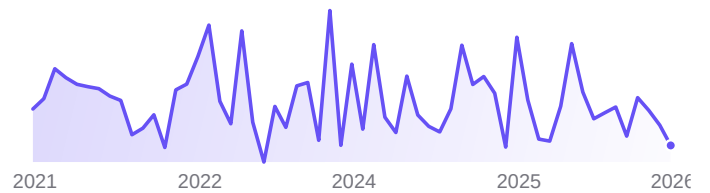


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



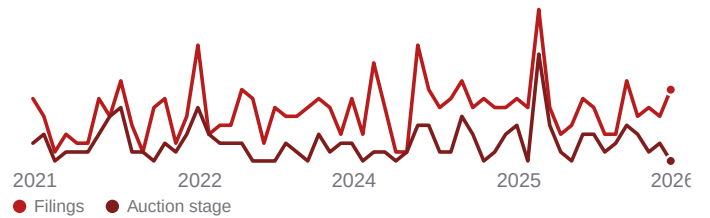
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 8 · Auction stage 0



HOUSING STOCK

Homes	8,416
Median value (AVM)	\$833K
Median size	1,538 ft²
Median bedrooms	3
Median year built	1954
Single family	54%
Condos	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	24%
Median loan-to-value	30%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	27,530
Density	4,538 / mi²
Median household income	\$76K
Average household income	\$106K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	14
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	11.1%
Unemployment	0.8%
Average temp	76°F
Annual precip	59 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.