

Miami Beach 33140

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

SELLER'S MARKET

\$722K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

580

SALES (12 MO)

\$645K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



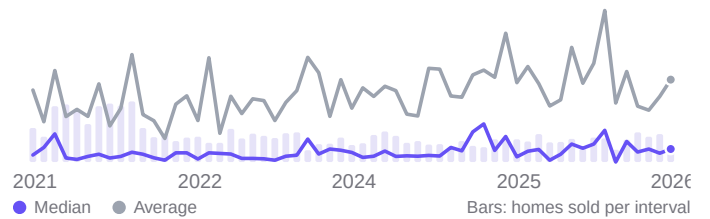
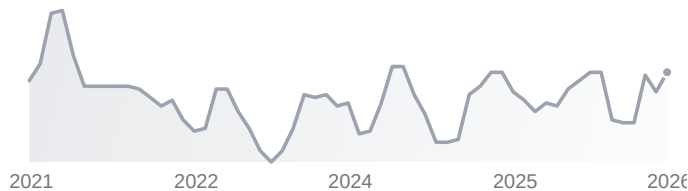
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$750K · Average \$2.1M

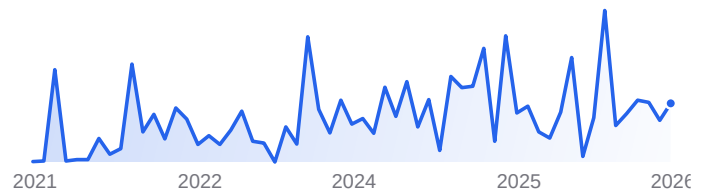
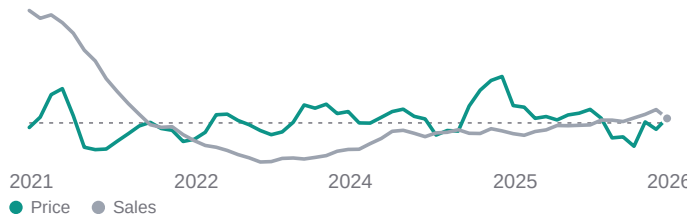


Growth (year over year)

Price +6.3% · Sales +5.6%

Price per square foot

\$631/ft²

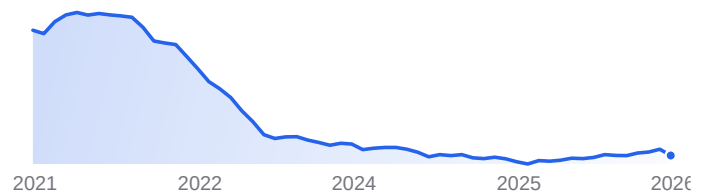


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

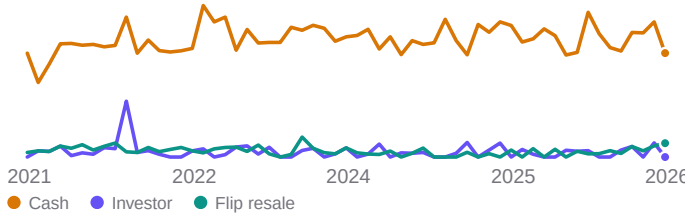
3.9%



BUYERS & OUTCOMES

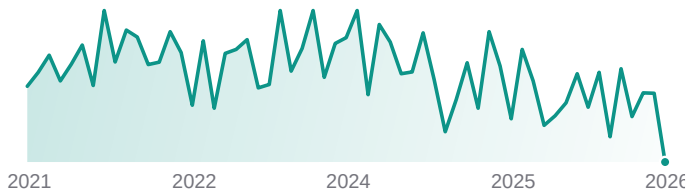
Buyer mix

Cash 58% · Investor 0% · Flip resale 7.7%



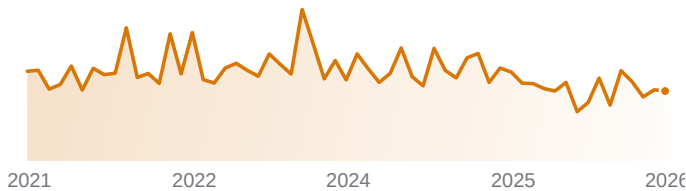
Sellers who sold at a gain

80%

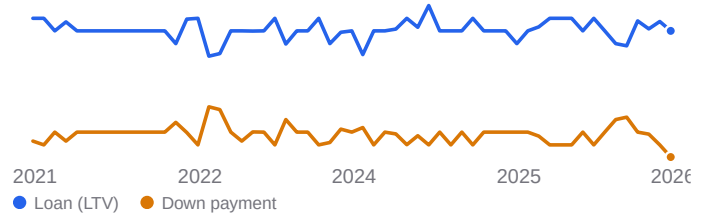


Median annualized return at resale

+4.3%

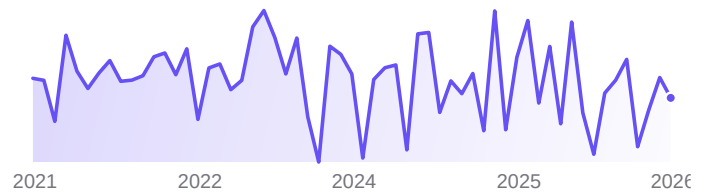


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



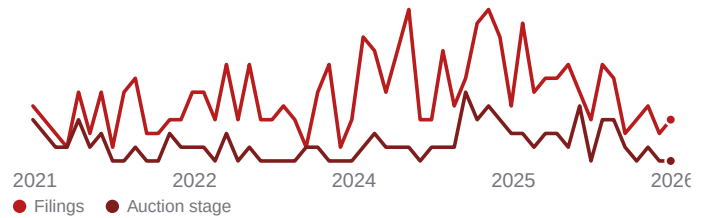
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	14,848
Median value (AVM)	\$645K
Median size	1,142 ft²
Median bedrooms	2
Median year built	1968
Single family	17%
Condos	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.9%
Owner occupied	52%
Company owned	36%
Median loan-to-value	0%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	22,198
Density	2,420 / mi²
Median household income	\$113K
Average household income	\$182K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	10
Homes occupied	59%
Bachelor's or higher	33%
Poverty rate	6.7%
Unemployment	0.8%
Average temp	76°F
Annual precip	55 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.