

Miami Beach 33141

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

BALANCED MARKET

\$449K

MEDIAN SALE PRICE

-38.6%

1-YR CHANGE

791

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



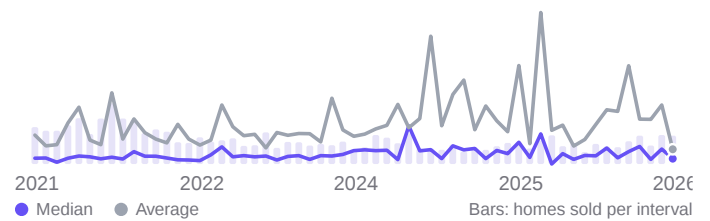
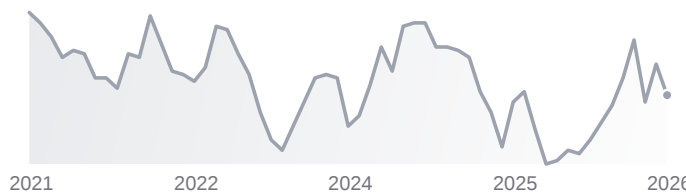
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$376K · Average \$612K

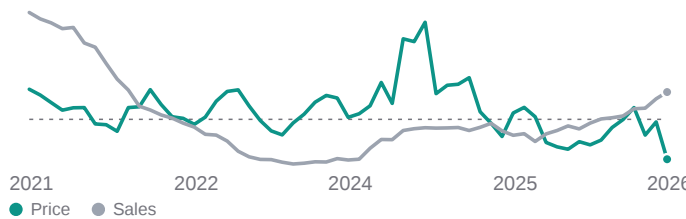


Growth (year over year)

Price -38.6% · Sales +26.6%

Price per square foot

\$562/ft²

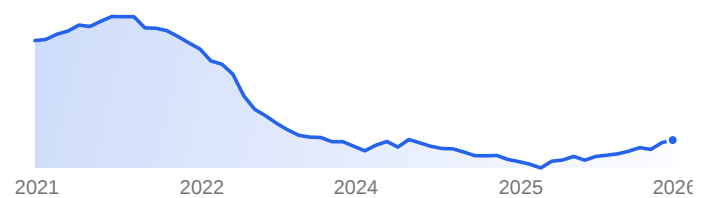
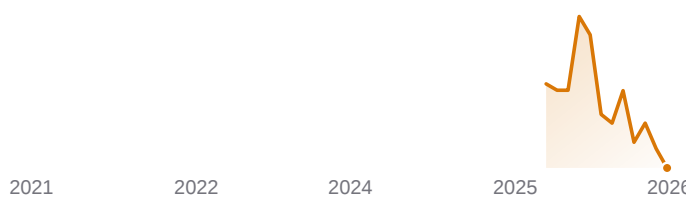


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

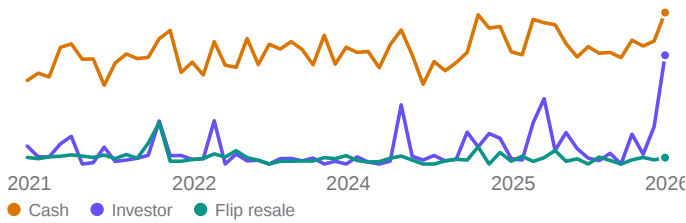
5.3%



BUYERS & OUTCOMES

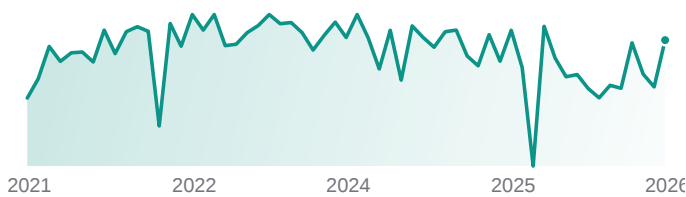
Buyer mix

Cash 83% · Investor 59% · Flip resale 3.5%



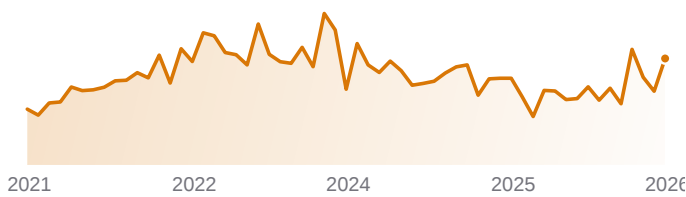
Sellers who sold at a gain

94%

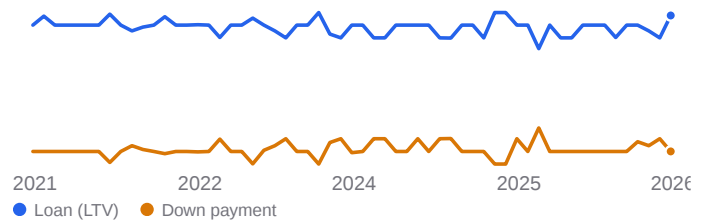


Median annualized return at resale

+7.4%

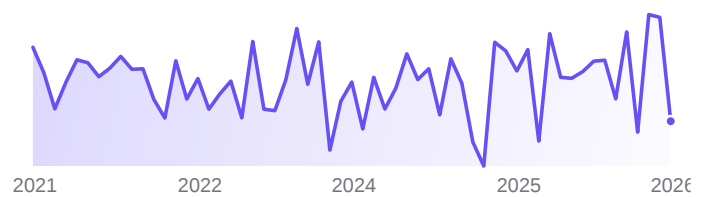


Financing (share of purchase price) Loan (LTV) 79% · Down payment 25%



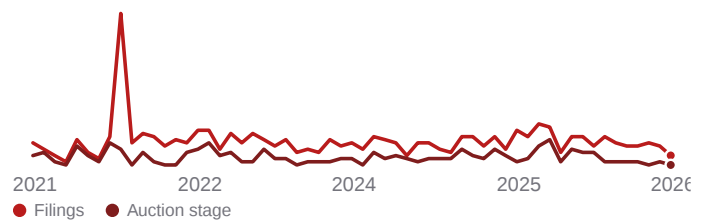
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	14,880
Median value (AVM)	\$413K
Median size	1,048 ft²
Median bedrooms	2
Median year built	1969
Single family	13%
Condos	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	55%
Company owned	32%
Median loan-to-value	9%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	36,016
Density	6,410 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	8
Homes occupied	81%
Bachelor's or higher	27%
Poverty rate	10.7%
Unemployment	0.9%
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.