

Miami 33146

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

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-21.2%

1-YR CHANGE

170

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



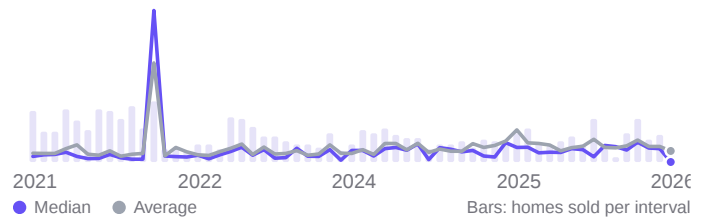
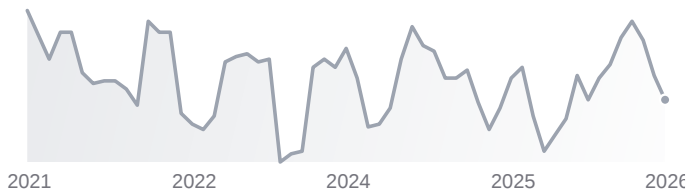
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$435K · Average \$1.5M

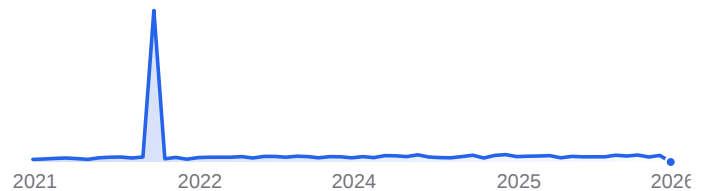
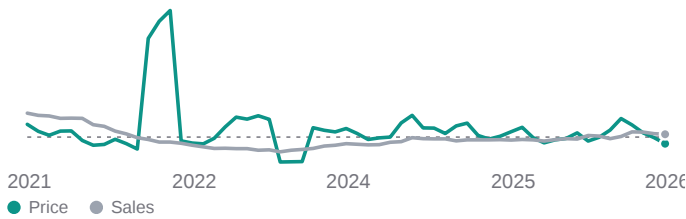


Growth (year over year)

Price -21.2% · Sales +9.0%

Price per square foot

\$287/ft²

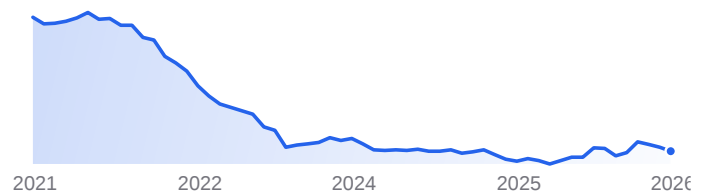


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

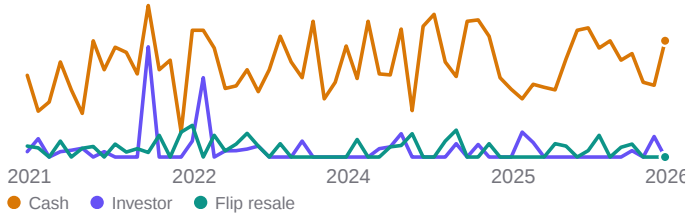
4.0%



BUYERS & OUTCOMES

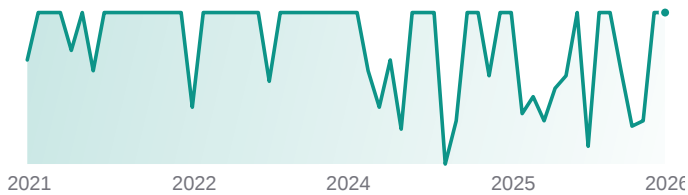
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



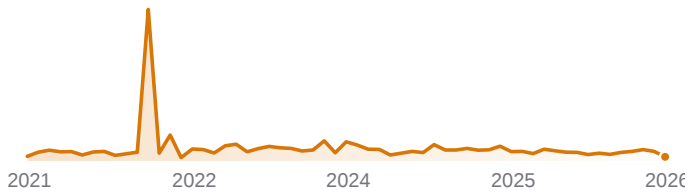
Sellers who sold at a gain

100%

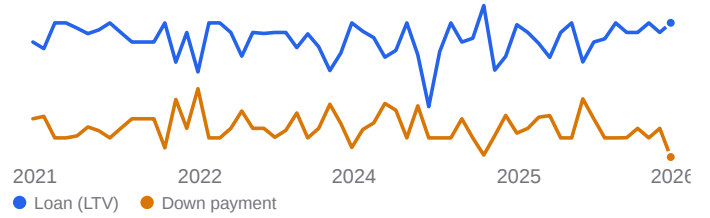


Median annualized return at resale

+3.2%

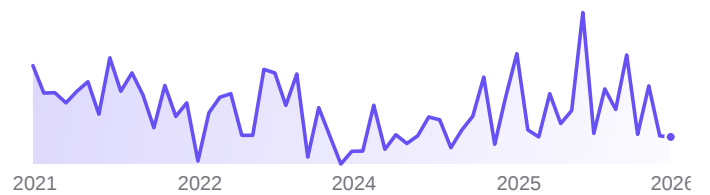


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,287
Median value (AVM)	\$1.8M
Median size	2,084 ft²
Median bedrooms	3
Median year built	1956
Single family	76%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	26%
Median loan-to-value	24%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	16,557
Density	5,120 / mi²
Median household income	\$138K
Average household income	\$199K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	59
Earthquake index (US avg 100)	10
Homes occupied	84%
Bachelor's or higher	33%
Poverty rate	5.8%
Unemployment	0.5%
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.