

Key Biscayne 33149

ZIP code · FL · Florida · Miami-Dade County · Key Biscayne

SELLER'S MARKET

\$2M

MEDIAN SALE PRICE

+57.9%

1-YR CHANGE

247

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

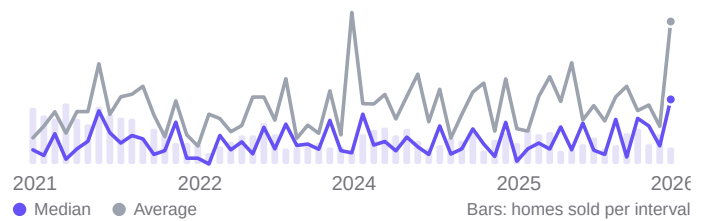
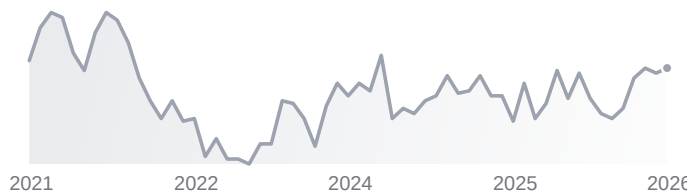
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$2.6M · Average \$4.7M

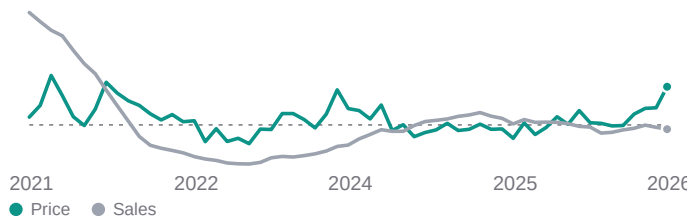


Growth (year over year)

Price +57.9% · Sales -6.4%

Price per square foot

\$1588/ft²

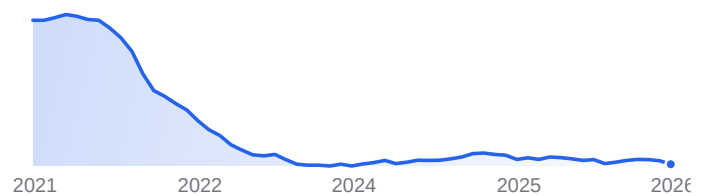


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

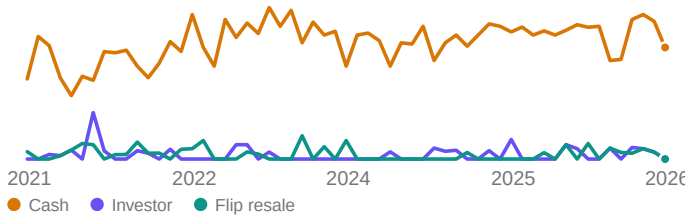
3.5%



BUYERS & OUTCOMES

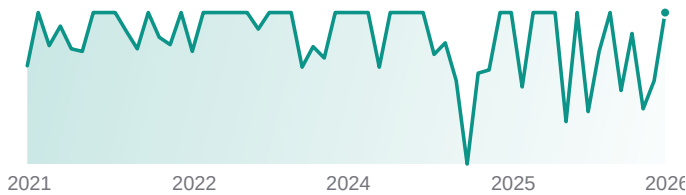
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



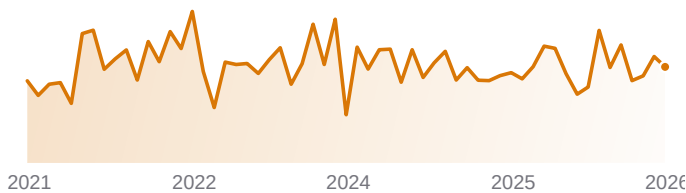
Sellers who sold at a gain

100%

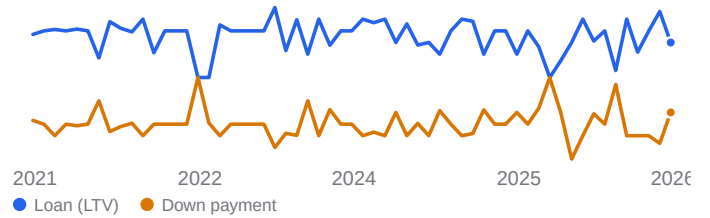


Median annualized return at resale

+5.6%

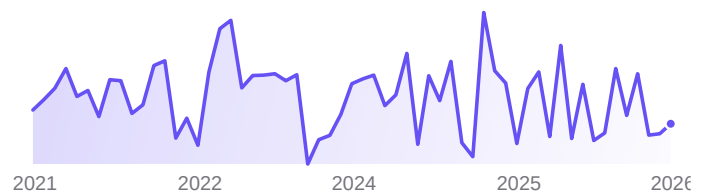


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



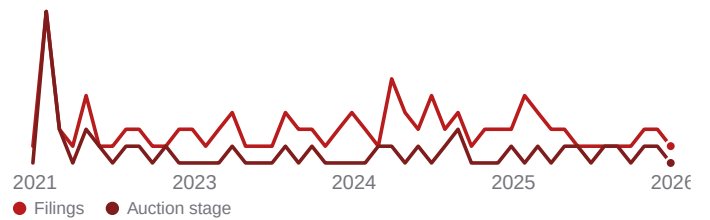
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,044
Median value (AVM)	\$1.5M
Median size	1,720 ft²
Median bedrooms	2
Median year built	1978
Single family	18%
Condos	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.4%
Owner occupied	69%
Company owned	41%
Median loan-to-value	15%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	16,714
Density	1,068 / mi ²
Median household income	\$156K
Average household income	\$201K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	9
Homes occupied	76%
Bachelor's or higher	36%
Poverty rate	7.1%
Unemployment	0.7%
Average temp	76°F
Annual precip	54 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.