

Miami Beach 33154

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

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

-29.0%

1-YR CHANGE

433

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

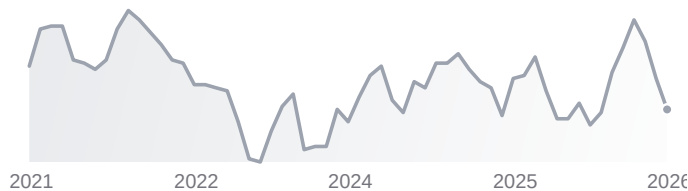
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

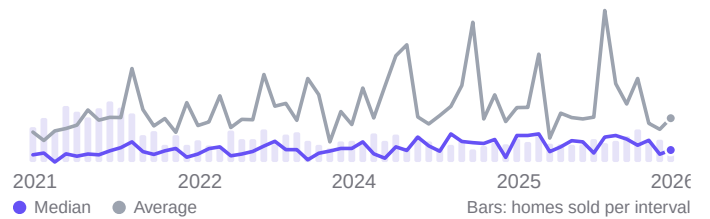
Market temperature (0-100)

48 / 100



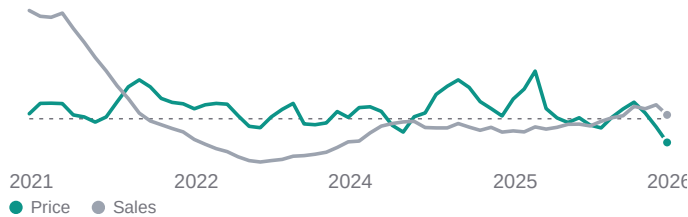
Sale prices

Median \$950K · Average \$1.9M



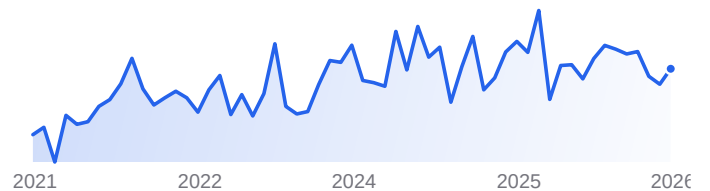
Growth (year over year)

Price -29.0% · Sales +4.8%



Price per square foot

\$734/ft²



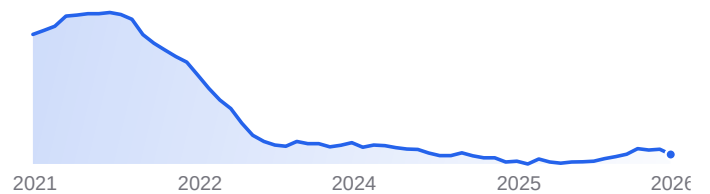
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

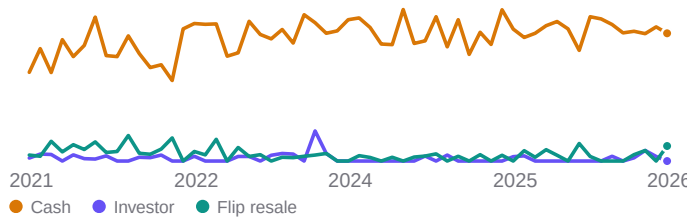
4.4%



BUYERS & OUTCOMES

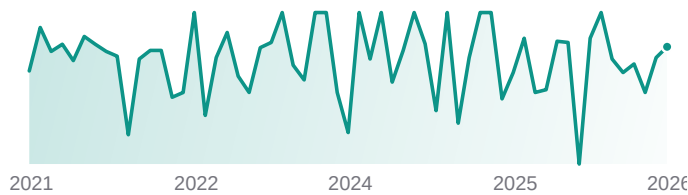
Buyer mix

Cash 71% · Investor 0% · Flip resale 8.3%



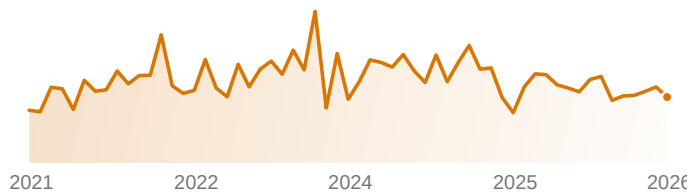
Sellers who sold at a gain

95%

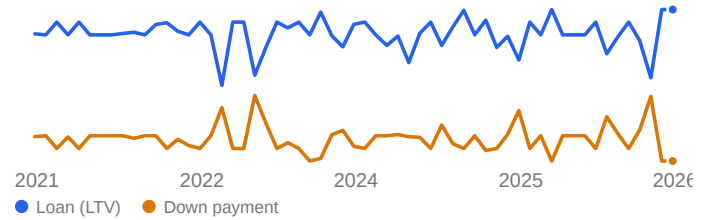


Median annualized return at resale

+5.5%

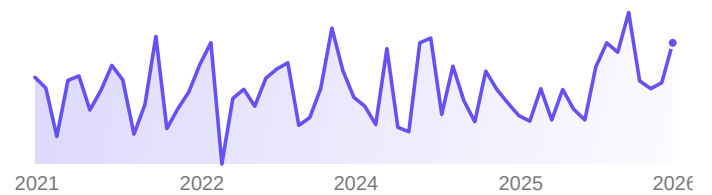


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



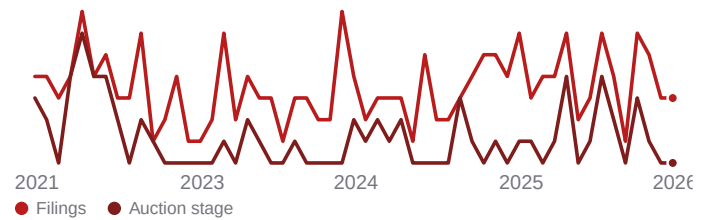
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,794
Median value (AVM)	\$1.1M
Median size	1,485 ft²
Median bedrooms	2
Median year built	1977
Single family	16%
Condos	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.4%
Owner occupied	58%
Company owned	41%
Median loan-to-value	0%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	16,735
Density	3,931 / mi²
Median household income	\$81K
Average household income	\$137K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	12
Homes occupied	62%
Bachelor's or higher	33%
Poverty rate	10.8%
Unemployment	0.7%
Average temp	76°F
Annual precip	57 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.