

Miami 33156

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

SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+33.5%

1-YR CHANGE

471

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

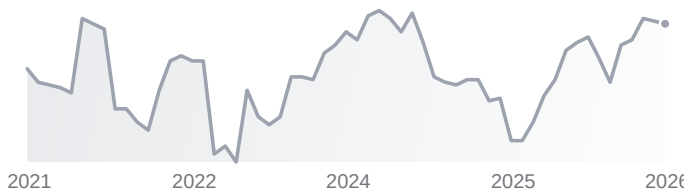
Seller's market · 74 / 100



MARKET TRENDS (5 YEARS)

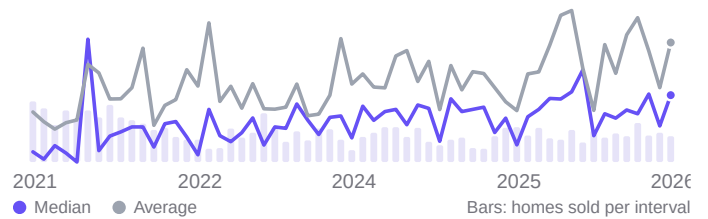
Market temperature (0–100)

74 / 100



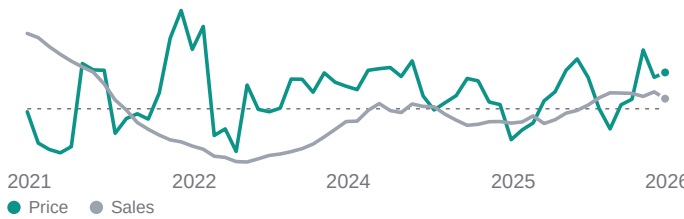
Sale prices

Median \$1.9M · Average \$3.1M



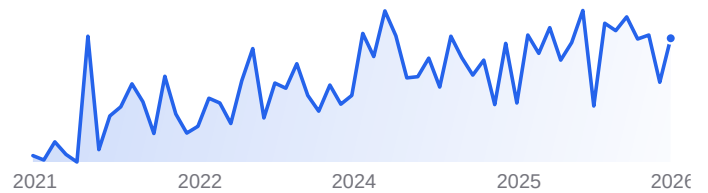
Growth (year over year)

Price +33.5% · Sales +9.3%



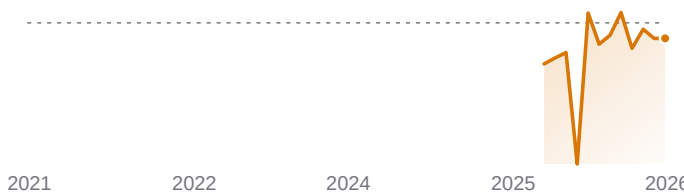
Price per square foot

\$630/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

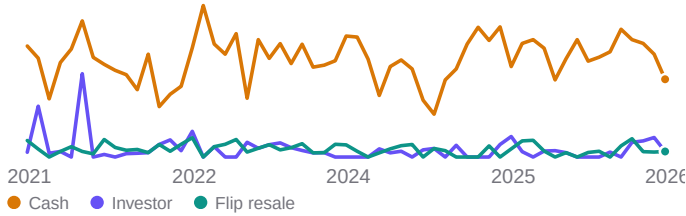
4.0%



BUYERS & OUTCOMES

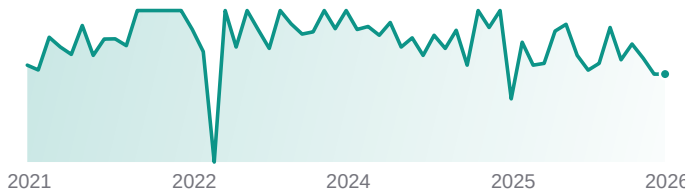
Buyer mix

Cash 38% · Investor 2.7% · Flip resale 2.7%



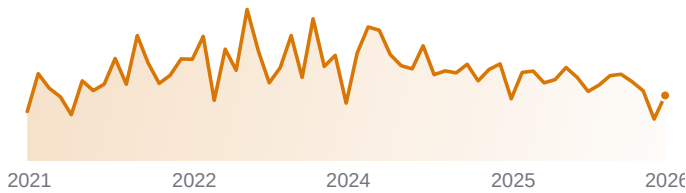
Sellers who sold at a gain

87%

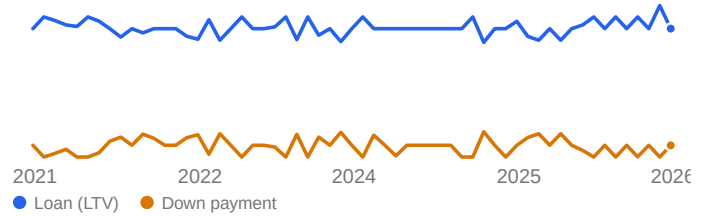


Median annualized return at resale

+5.7%

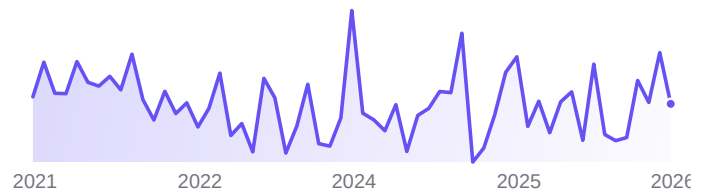


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



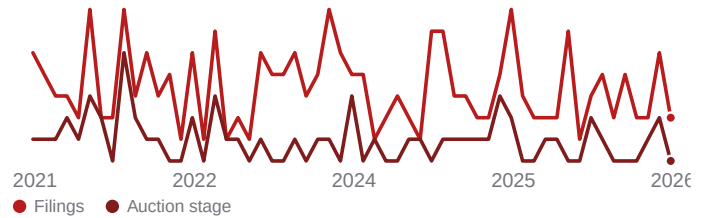
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	11,797
Median value (AVM)	\$1.4M
Median size	2,367 ft²
Median bedrooms	3
Median year built	1970
Single family	65%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.7%
Owner occupied	78%
Company owned	24%
Median loan-to-value	28%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	33,639
Density	2,291 / mi²
Median household income	\$132K
Average household income	\$201K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	15
Homes occupied	92%
Bachelor's or higher	30%
Poverty rate	6.9%
Unemployment	0.8%
Average temp	75°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.