

North Miami Beach 33160

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

BUYER'S MARKET

\$637K

MEDIAN SALE PRICE

-20.9%

1-YR CHANGE

1,191

SALES (12 MO)

\$471K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



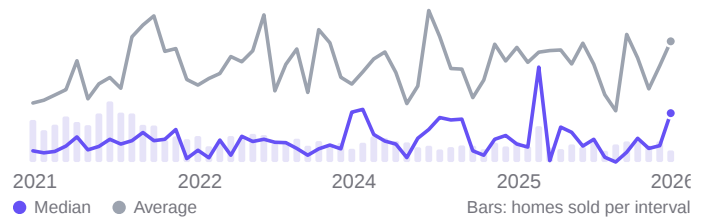
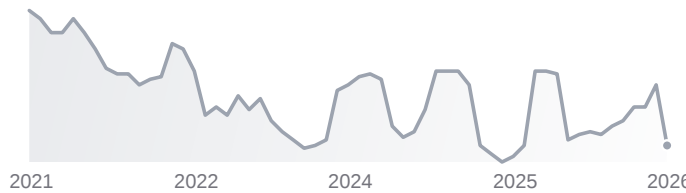
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$870K · Average \$1.6M

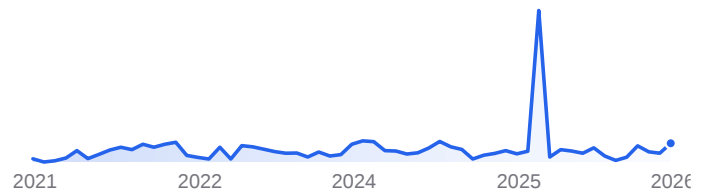
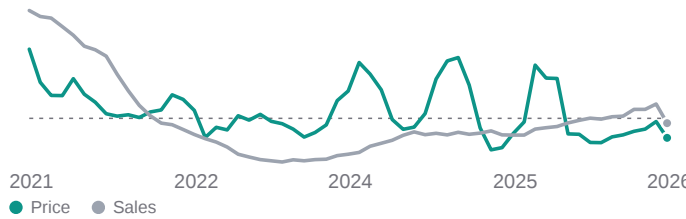


Growth (year over year)

Price -20.9% · Sales -5.3%

Price per square foot

\$509/ft²

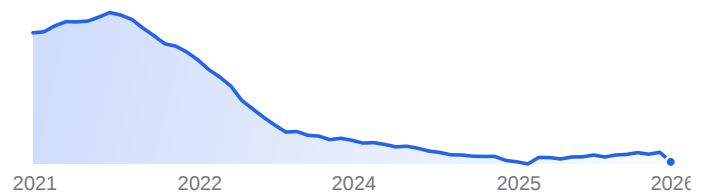
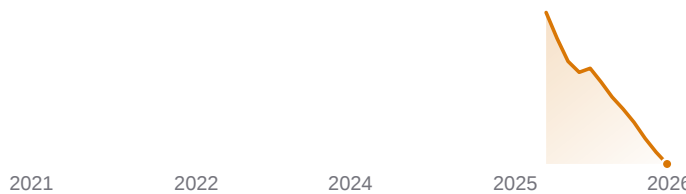


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

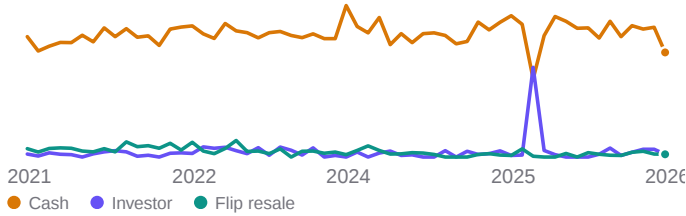
3.8%



BUYERS & OUTCOMES

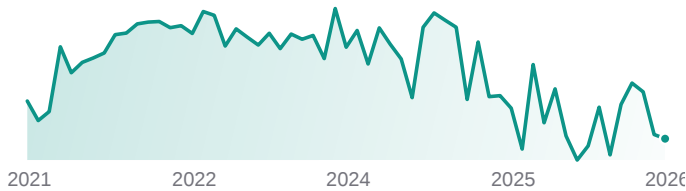
Buyer mix

Cash 55% · Investor 1.4% · Flip resale 1.4%



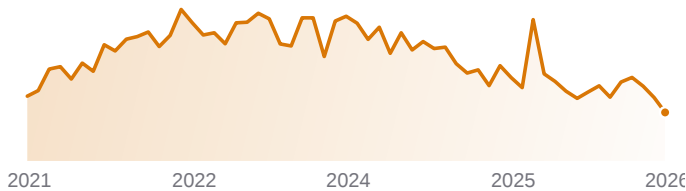
Sellers who sold at a gain

80%

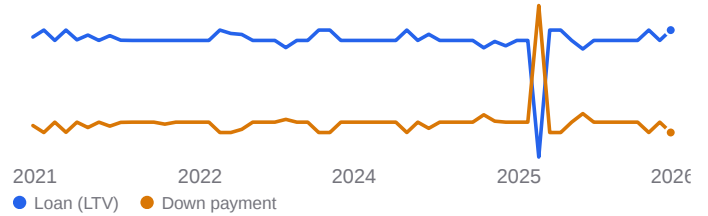


Median annualized return at resale

+2.2%

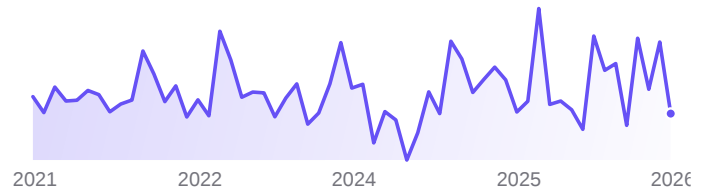


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



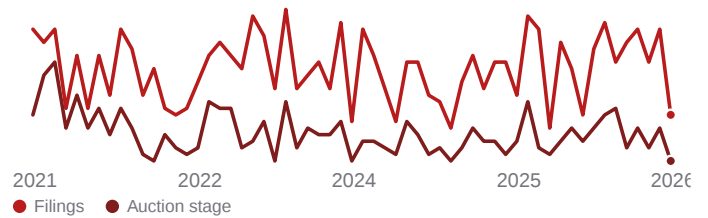
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	31,625
Median value (AVM)	\$471K
Median size	1,330 ft²
Median bedrooms	2
Median year built	1981
Single family	4.0%
Condos	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.8%
Owner occupied	58%
Company owned	36%
Median loan-to-value	0%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	45,475
Density	6,852 / mi²
Median household income	\$67K
Average household income	\$97K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	15
Homes occupied	67%
Bachelor's or higher	30%
Poverty rate	12.1%
Unemployment	0.7%
Average temp	76°F
Annual precip	58 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.