

Miami 33162

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

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

345

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



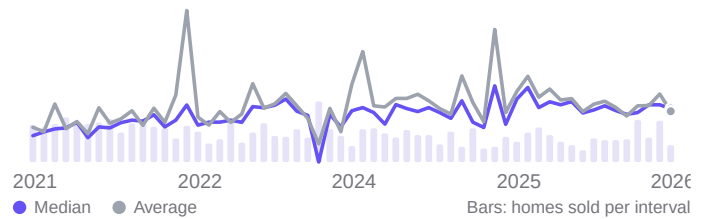
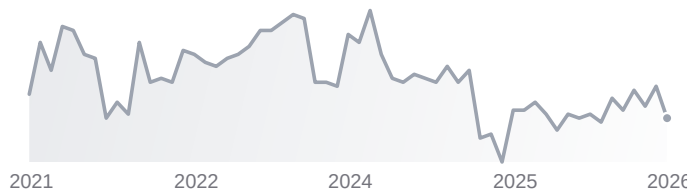
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$470K · Average \$456K

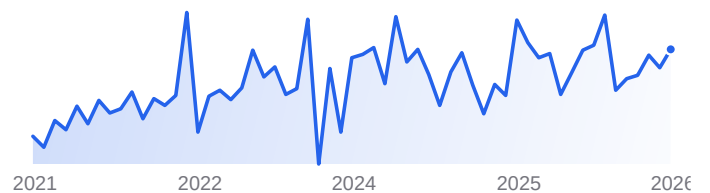
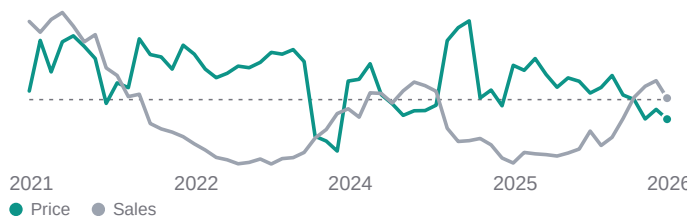


Growth (year over year)

Price -7.9% · Sales +0.6%

Price per square foot

\$350/ft²

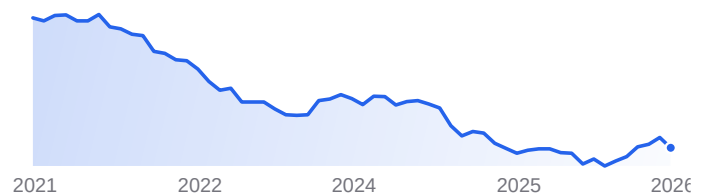


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

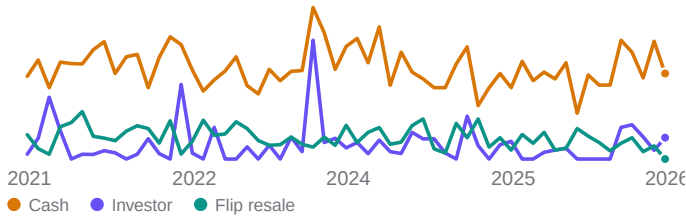
3.0%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 0%



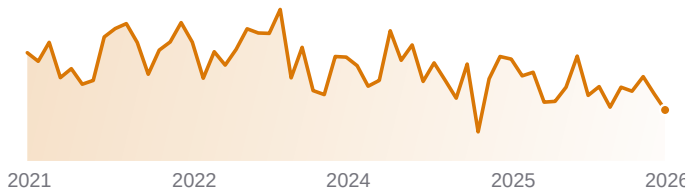
Sellers who sold at a gain

77%

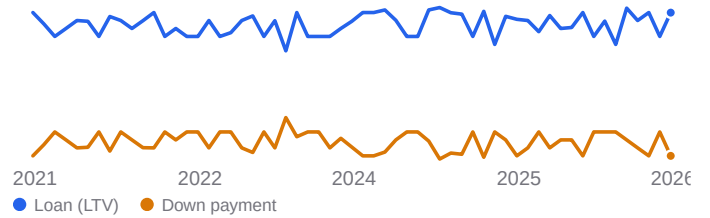


Median annualized return at resale

+5.1%

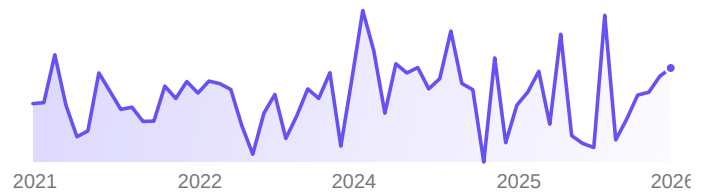


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



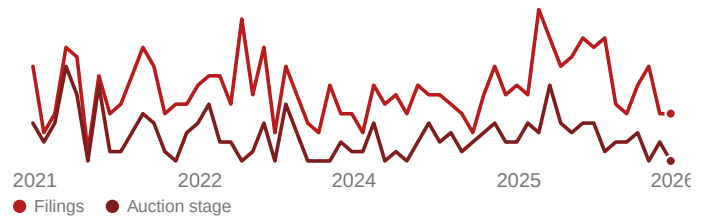
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	11,545
Median value (AVM)	\$418K
Median size	1,275 ft²
Median bedrooms	3
Median year built	1956
Single family	71%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	22%
Median loan-to-value	29%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	44,928
Density	8,323 / mi²
Median household income	\$57K
Average household income	\$79K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	16
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	14.0%
Unemployment	0.8%
Average temp	76°F
Annual precip	60 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.