

Miami 33165

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

BALANCED MARKET

\$649K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

400

SALES (12 MO)

\$668K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



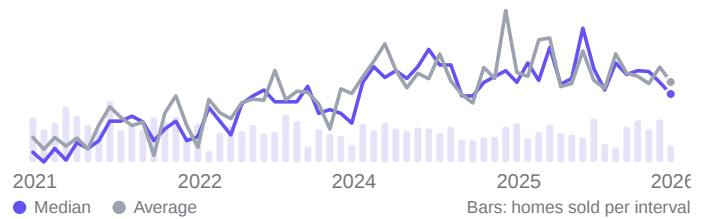
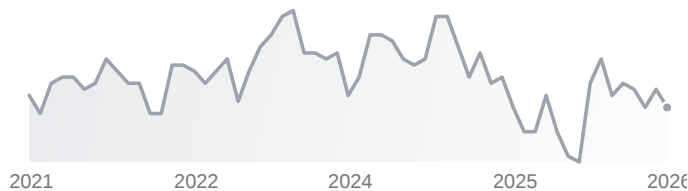
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$620K · Average \$651K

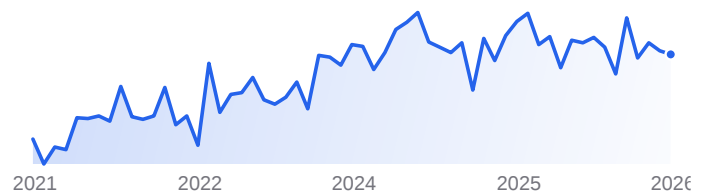
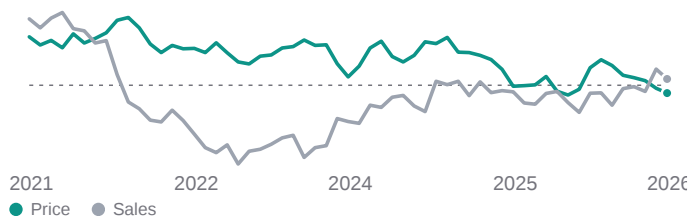


Growth (year over year)

Price -2.8% · Sales +2.3%

Price per square foot

\$390/ft²

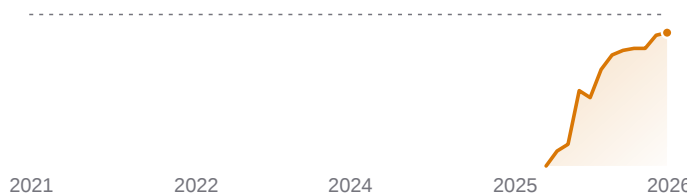


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

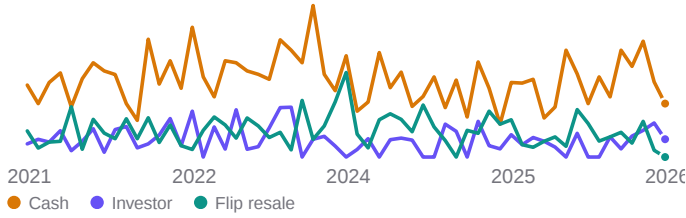
2.6%



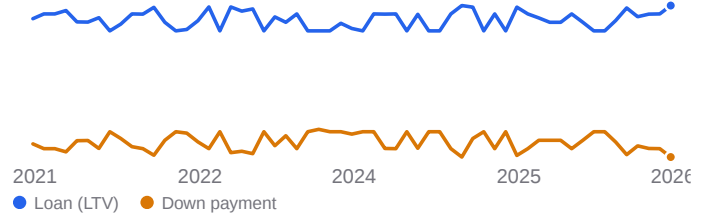
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 5.6% · Flip resale 0%

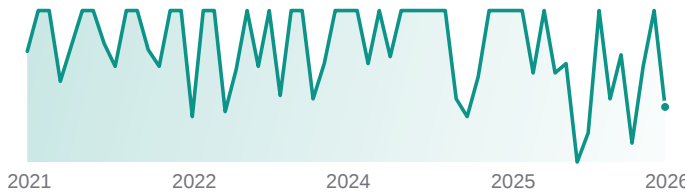


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



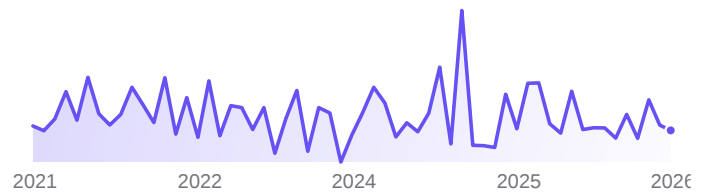
Sellers who sold at a gain

91%



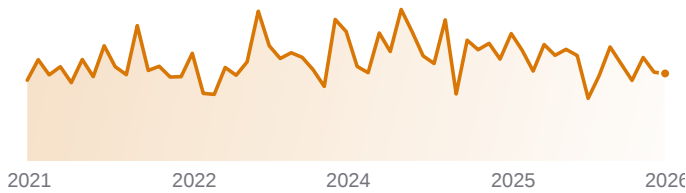
Typical hold before selling

5.6 yrs



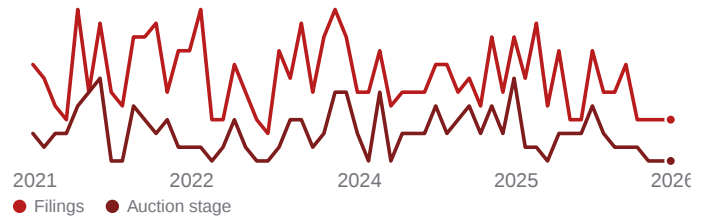
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	15,404
Median value (AVM)	\$668K
Median size	1,661 ft²
Median bedrooms	3
Median year built	1960
Single family	83%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	14%
Median loan-to-value	34%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	57,839
Density	7,142 / mi²
Median household income	\$68K
Average household income	\$102K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	12
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	8.5%
Unemployment	0.7%
Average temp	75°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.