

Miami 33166

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

BALANCED MARKET

\$682K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

348

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



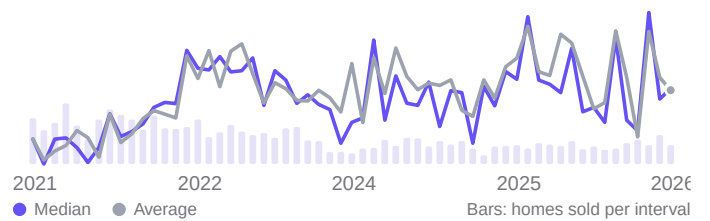
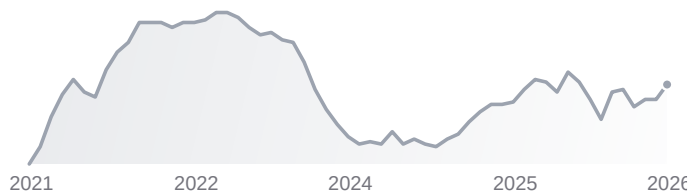
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$630K · Average \$626K

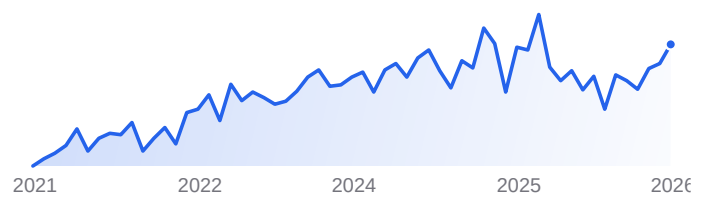
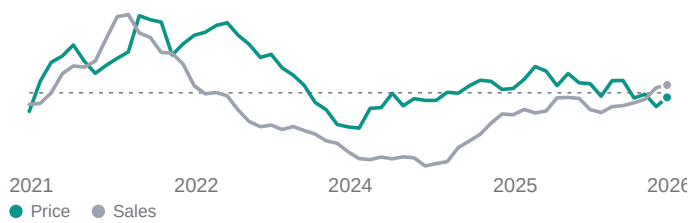


Growth (year over year)

Price -2.7% · Sales +4.8%

Price per square foot

\$461/ft²

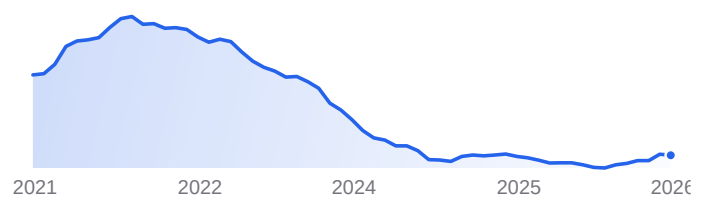
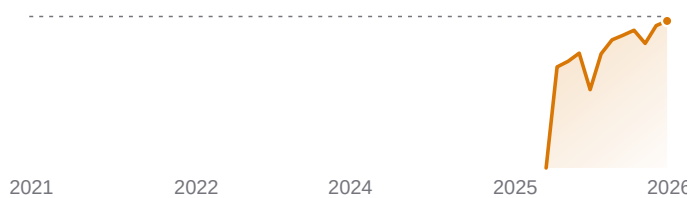


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

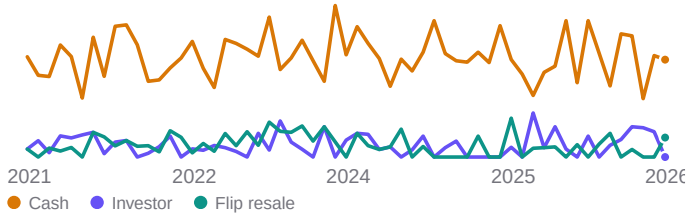
4.0%



BUYERS & OUTCOMES

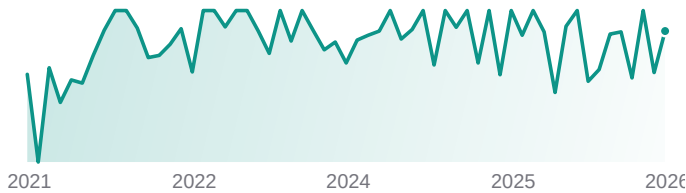
Buyer mix

Cash 36% · Investor 0% · Flip resale 7.1%



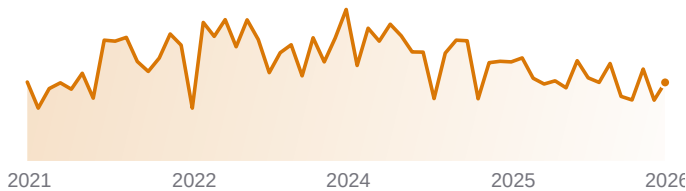
Sellers who sold at a gain

96%

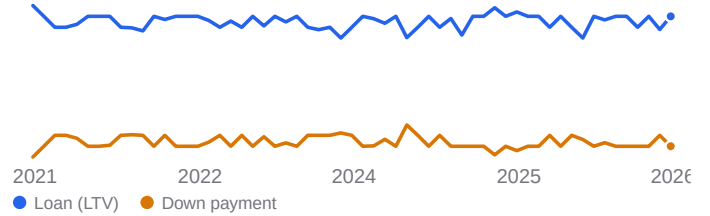


Median annualized return at resale

+5.8%

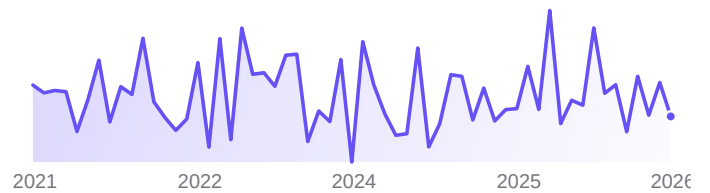


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



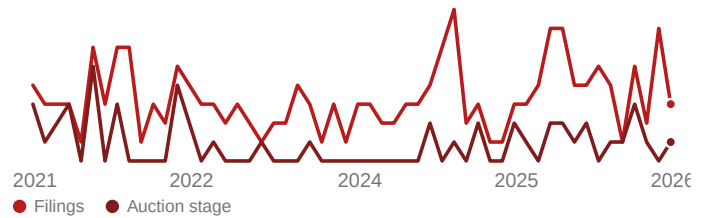
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	8,599
Median value (AVM)	\$618K
Median size	1,258 ft²
Median bedrooms	3
Median year built	1970
Single family	50%
Condos	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.5%
Owner occupied	67%
Company owned	28%
Median loan-to-value	34%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	29,316
Density	2,706 / mi²
Median household income	\$74K
Average household income	\$110K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	9
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	10.3%
Unemployment	0.8%
Average temp	75°F
Annual precip	62 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.