

Miami 33169

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

BALANCED MARKET

\$466K

MEDIAN SALE PRICE

+15.2%

1-YR CHANGE

294

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



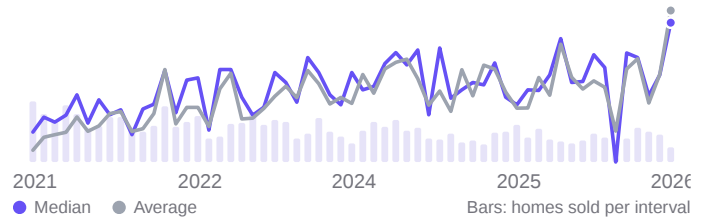
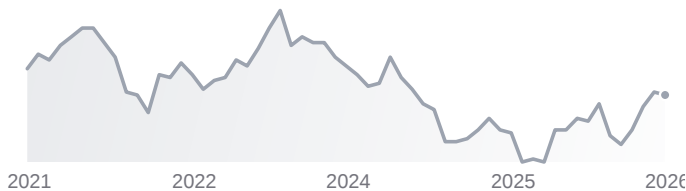
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$550K · Average \$574K

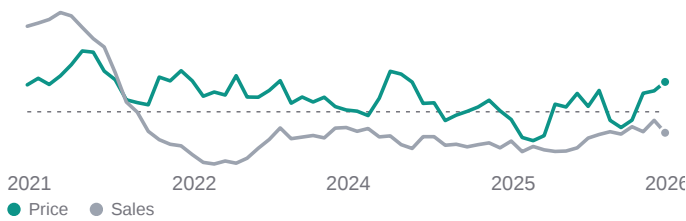


Growth (year over year)

Price +15.2% · Sales -10.6%

Price per square foot

\$340/ft²

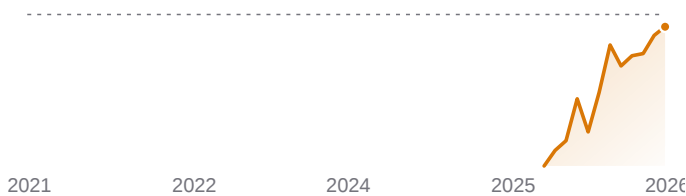


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

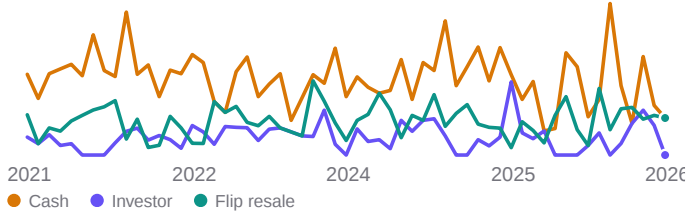
2.9%



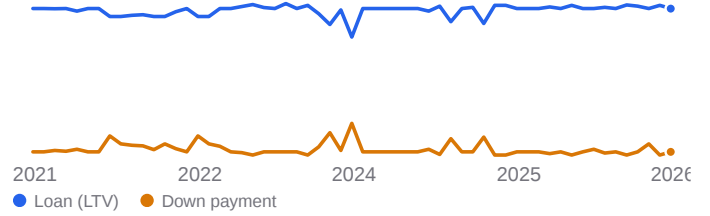
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 13%



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



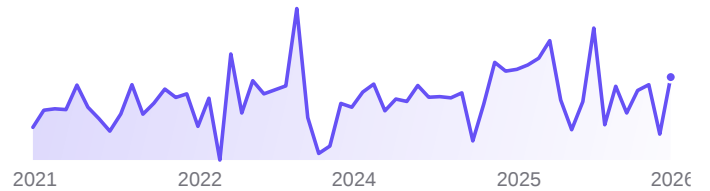
Sellers who sold at a gain

92%



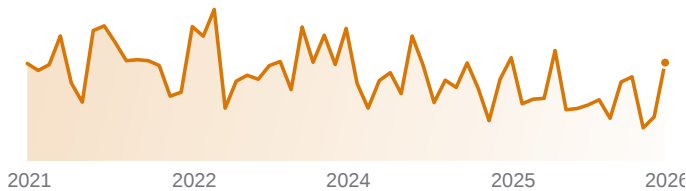
Typical hold before selling

8.2 yrs



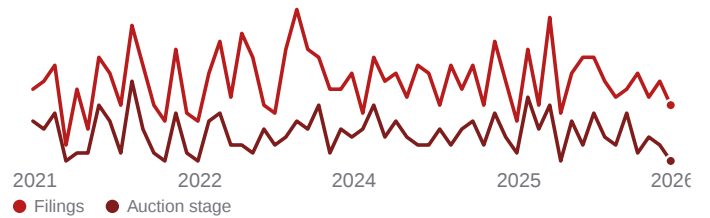
Median annualized return at resale

+9.9%



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	10,135
Median value (AVM)	\$488K
Median size	1,497 ft²
Median bedrooms	3
Median year built	1961
Single family	70%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	18%
Median loan-to-value	35%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	45,979
Density	6,475 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	15
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	12.6%
Unemployment	0.7%
Average temp	75°F
Annual precip	61 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.