

Miami 33170

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

BALANCED MARKET

\$494K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

185

SALES (12 MO)

\$569K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



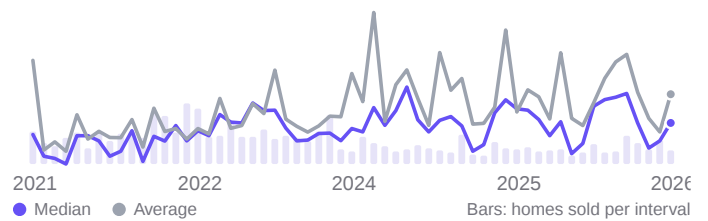
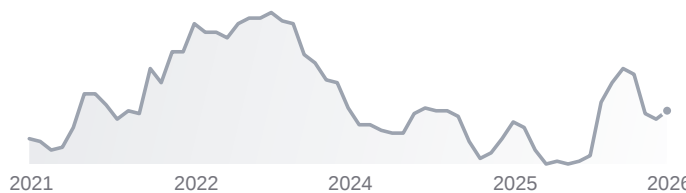
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$550K · Average \$662K

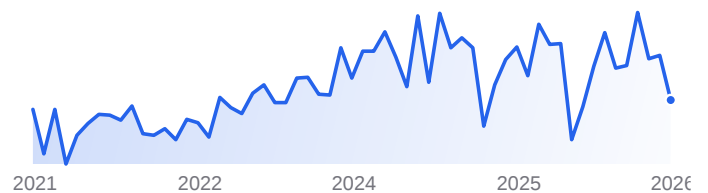
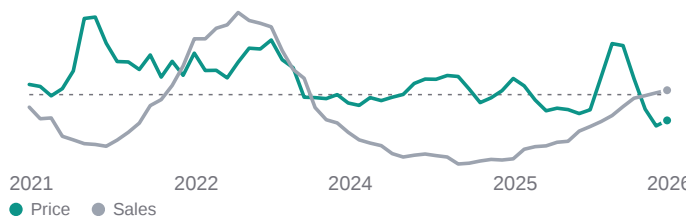


Growth (year over year)

Price -16.1% · Sales +2.8%

Price per square foot

\$286/ft²

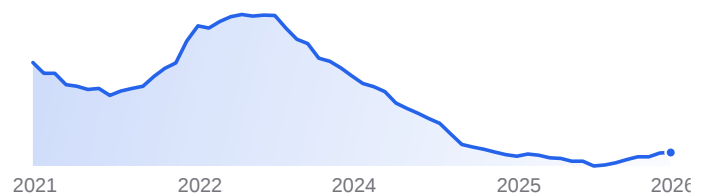
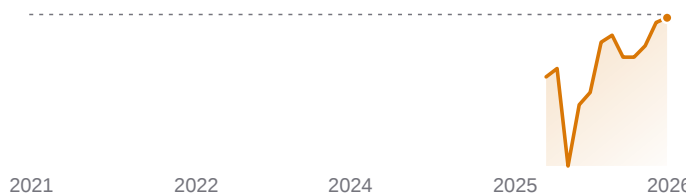


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

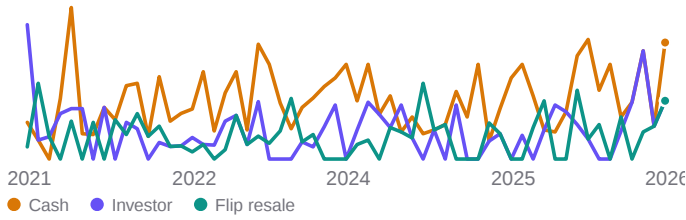
4.1%



BUYERS & OUTCOMES

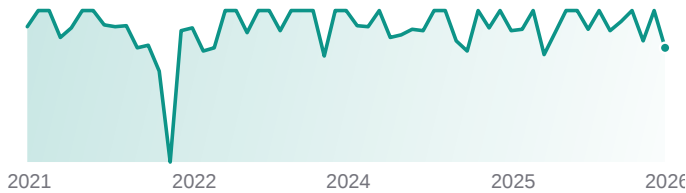
Buyer mix

Cash 31% · Investor 15% · Flip resale 15%



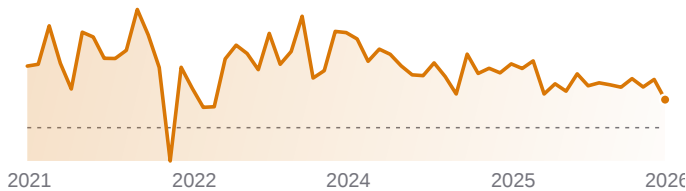
Sellers who sold at a gain

85%

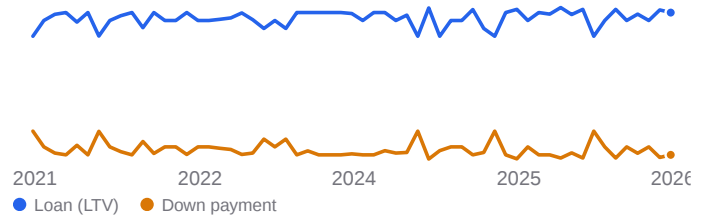


Median annualized return at resale

+5.1%

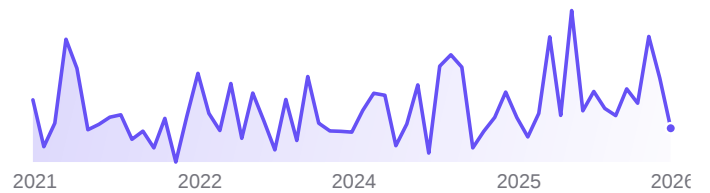


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



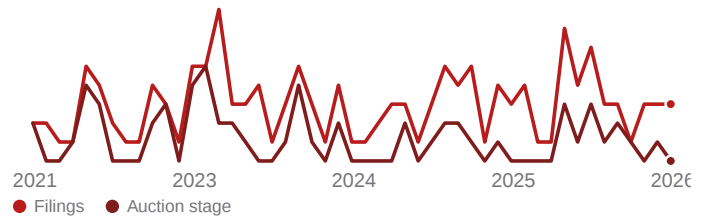
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	4,467
Median value (AVM)	\$569K
Median size	1,698 ft²
Median bedrooms	3
Median year built	2005
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	12%
Median loan-to-value	47%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	16,132
Density	214 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	8
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	15.6%
Unemployment	0.7%
Average temp	76°F
Annual precip	57 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.