

Miami 33172

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

BUYER'S MARKET

\$302K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

230

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



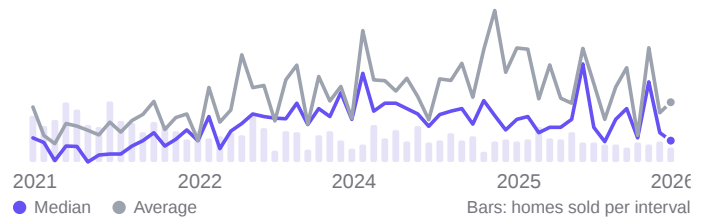
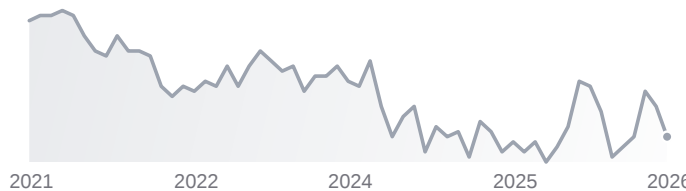
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$260K · Average \$332K

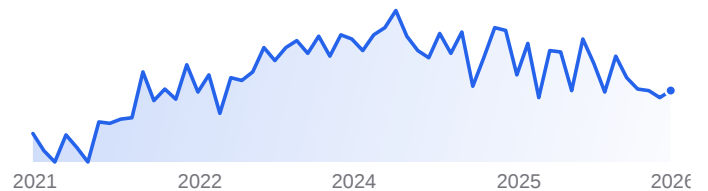
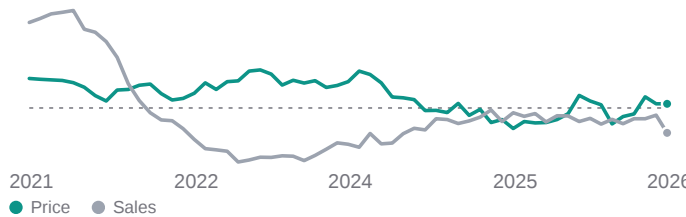


Growth (year over year)

Price +2.8% · Sales -17.0%

Price per square foot

\$258/ft²

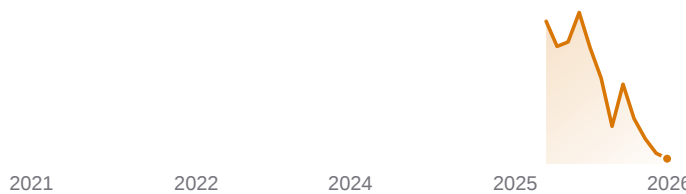


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

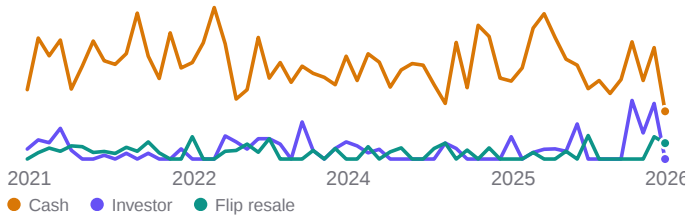
2.0%



BUYERS & OUTCOMES

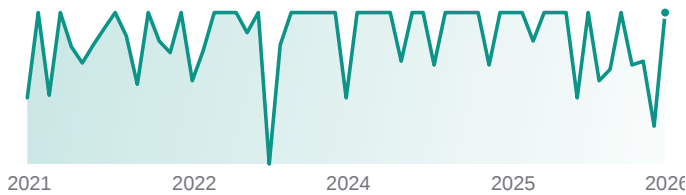
Buyer mix

Cash 21% · Investor 0% · Flip resale 7.1%



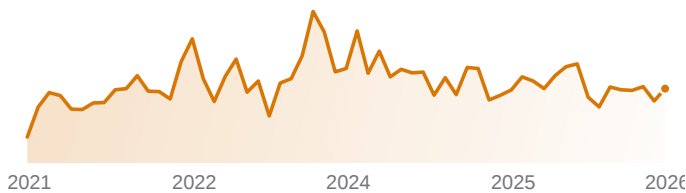
Sellers who sold at a gain

100%

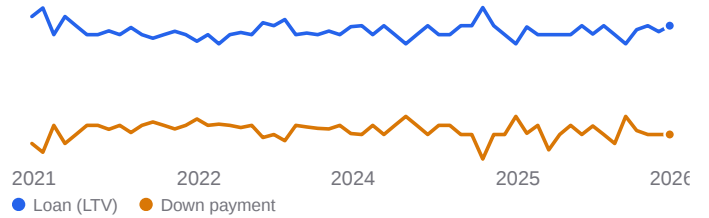


Median annualized return at resale

+5.8%

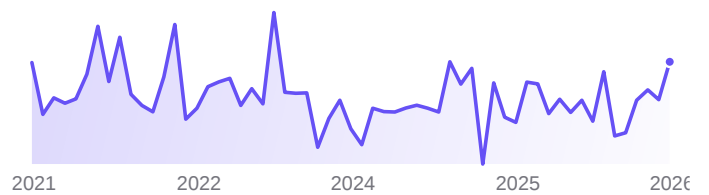


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



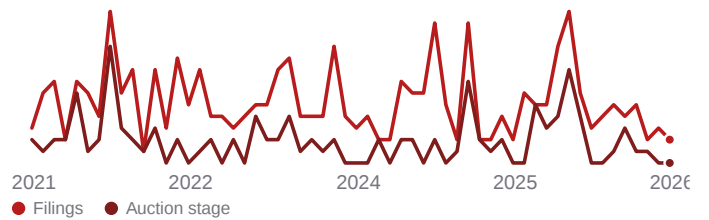
Typical hold before selling

13.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	11,245
Median value (AVM)	\$302K
Median size	1,114 ft²
Median bedrooms	2
Median year built	1980
Single family	2.6%
Condos	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.7%
Owner occupied	65%
Company owned	19%
Median loan-to-value	33%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	45,327
Density	5,838 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	12
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	11.6%
Unemployment	0.8%
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.