

Miami 33173

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

BALANCED MARKET

\$577K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

329

SALES (12 MO)

\$561K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



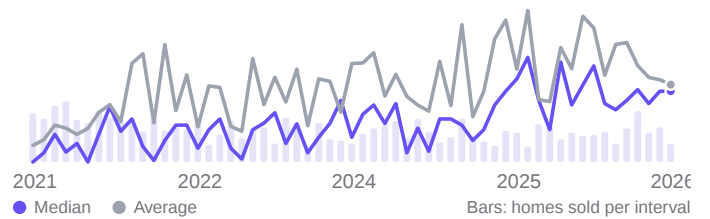
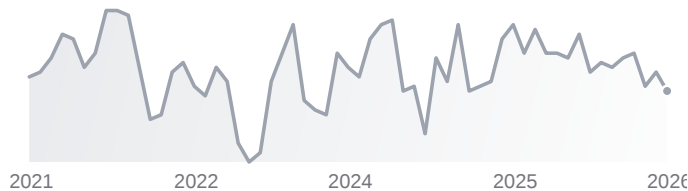
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$590K · Average \$611K

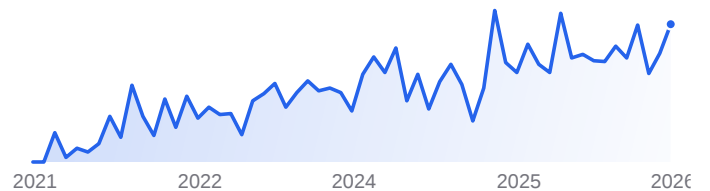
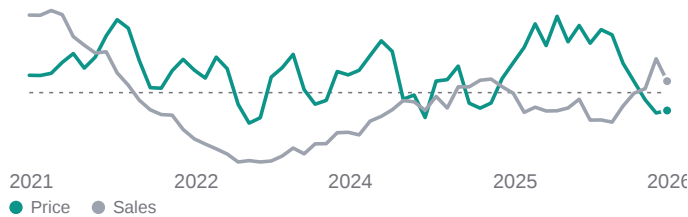


Growth (year over year)

Price -8.5% · Sales +5.4%

Price per square foot

\$396/ft²

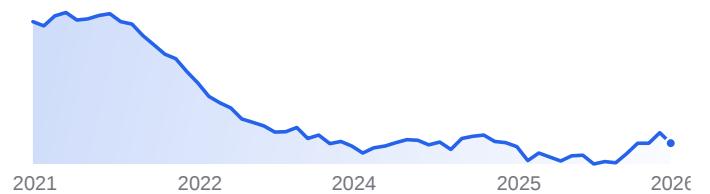
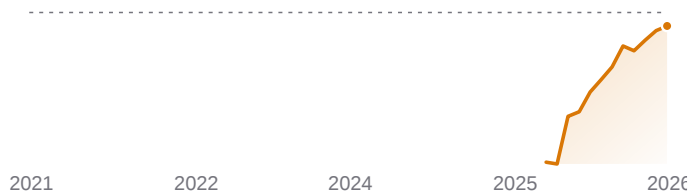


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

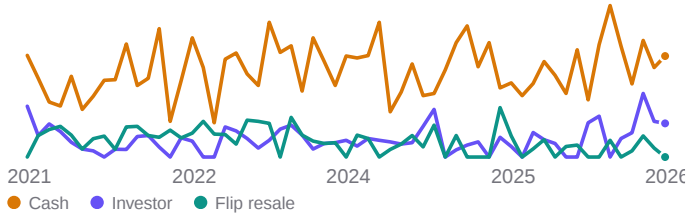
3.0%



BUYERS & OUTCOMES

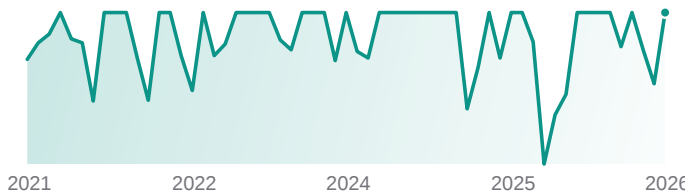
Buyer mix

Cash 35% · Investor 12% · Flip resale 0%



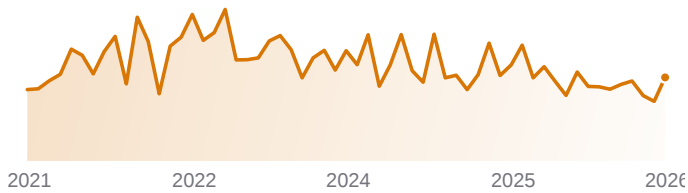
Sellers who sold at a gain

100%

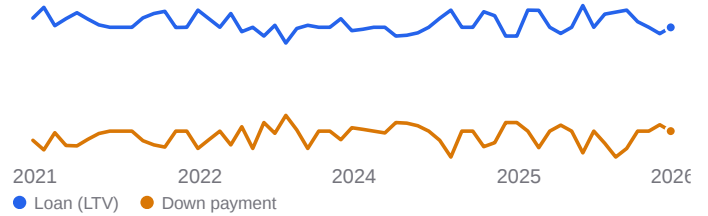


Median annualized return at resale

+6.8%

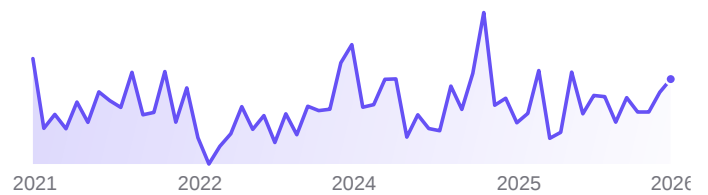


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



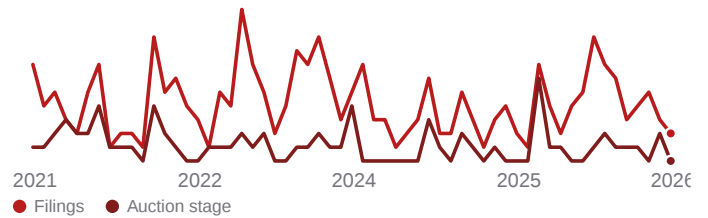
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,810
Median value (AVM)	\$561K
Median size	1,521 ft²
Median bedrooms	3
Median year built	1974
Single family	47%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	14%
Median loan-to-value	37%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	32,727
Density	6,026 / mi²
Median household income	\$75K
Average household income	\$114K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	11
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	12.5%
Unemployment	0.7%
Average temp	75°F
Annual precip	59 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.