

Miami 33176

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

BALANCED MARKET

\$669K

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

515

SALES (12 MO)

\$568K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

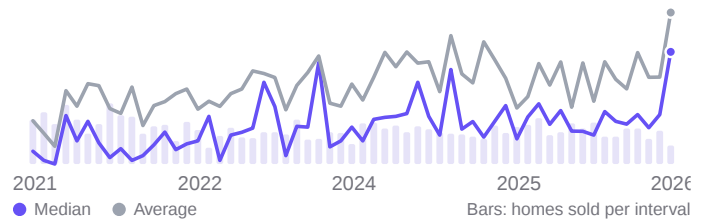
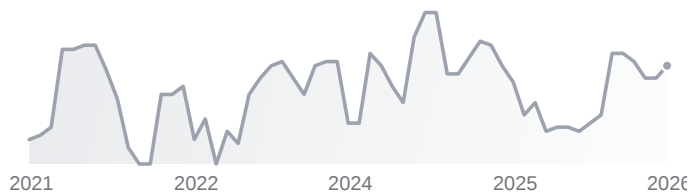
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$905K · Average \$1.1M

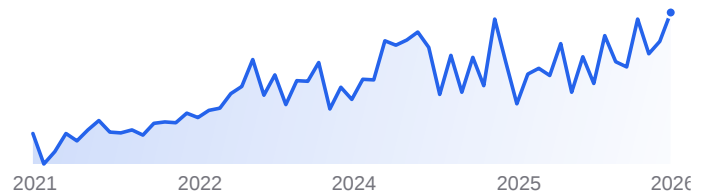
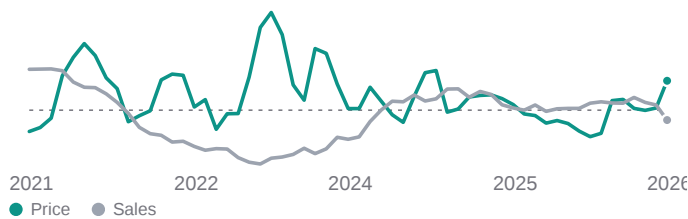


Growth (year over year)

Price +20.0% · Sales -6.7%

Price per square foot

\$453/ft²

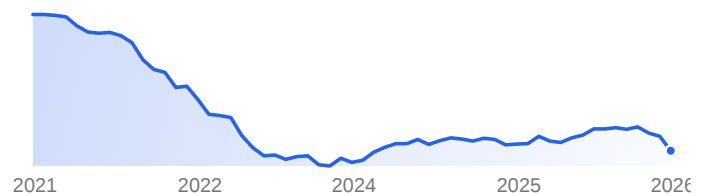
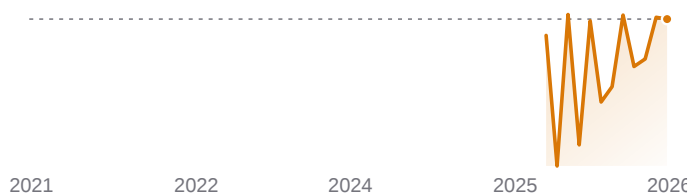


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

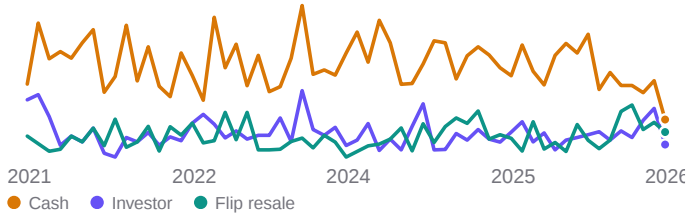
2.9%



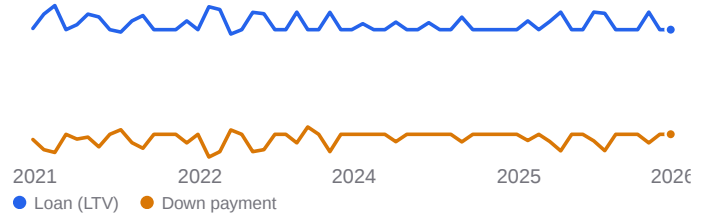
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 4.0% · Flip resale 8.0%

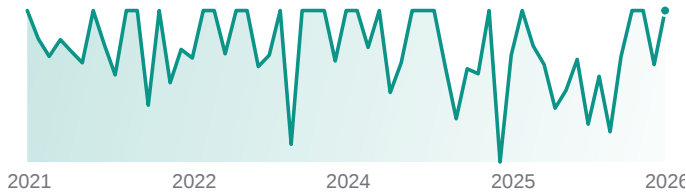


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



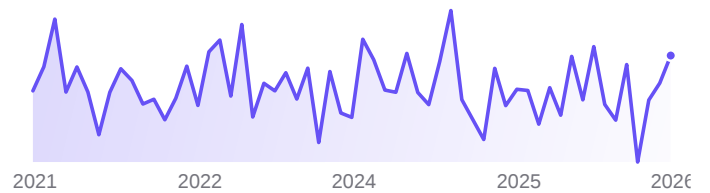
Sellers who sold at a gain

100%



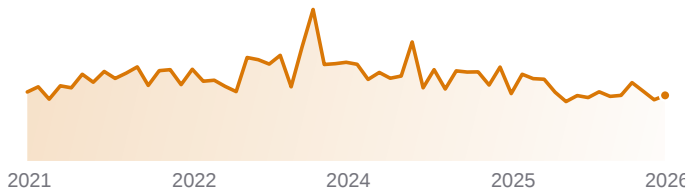
Typical hold before selling

11.1 yrs



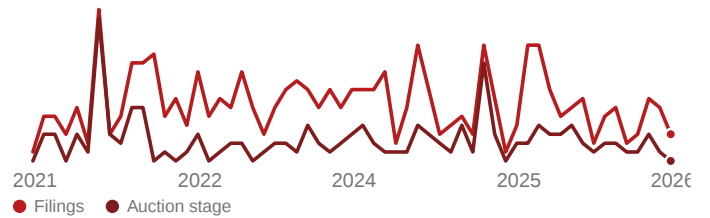
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	17,612
Median value (AVM)	\$568K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1973
Single family	58%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	17%
Median loan-to-value	33%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	54,165
Density	4,295 / mi²
Median household income	\$93K
Average household income	\$120K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	15
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	8.5%
Unemployment	0.8%
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.