

Miami 33178

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

BALANCED MARKET

\$573K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

616

SALES (12 MO)

\$538K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



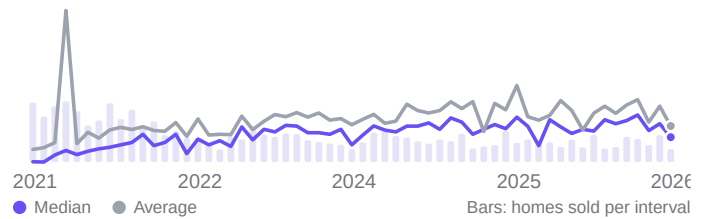
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$532K · Average \$601K

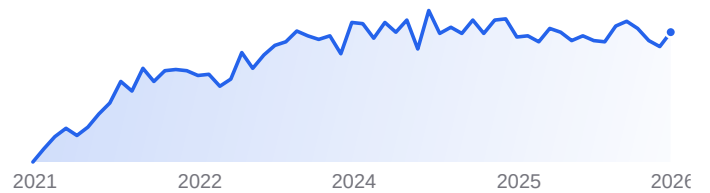
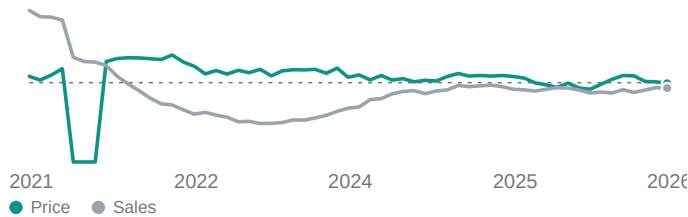


Growth (year over year)

Price -0.8% · Sales -6.7%

Price per square foot

\$351/ft²

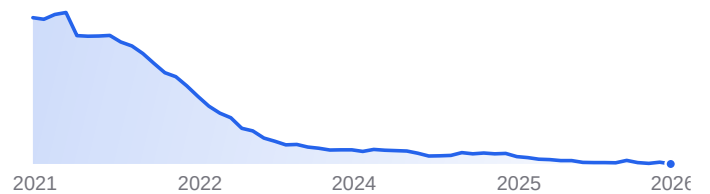


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

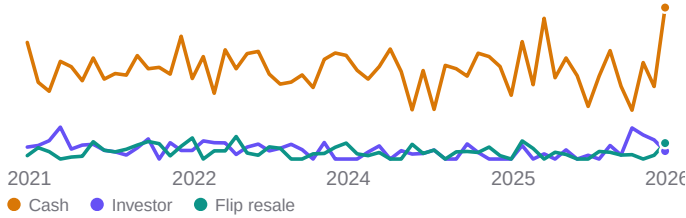
3.3%



BUYERS & OUTCOMES

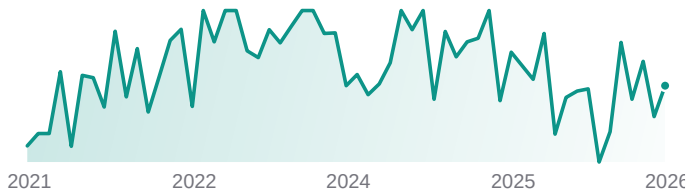
Buyer mix

Cash 56% · Investor 2.9% · Flip resale 5.9%



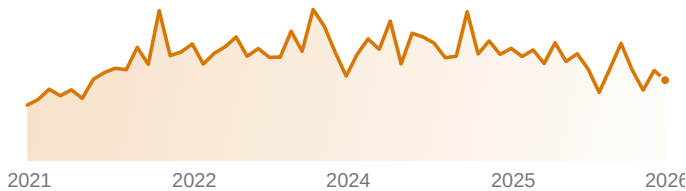
Sellers who sold at a gain

92%

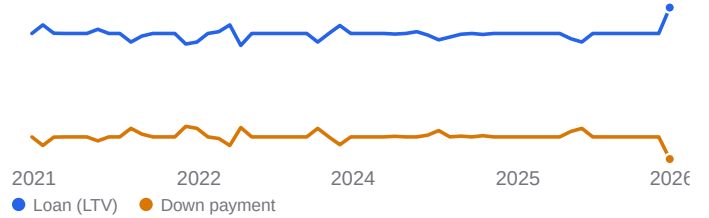


Median annualized return at resale

+4.6%

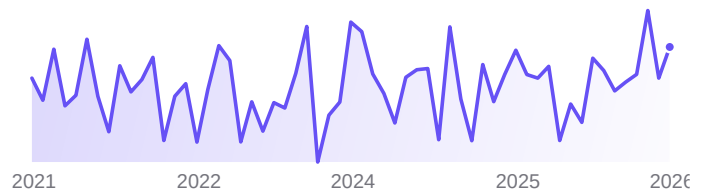


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.1%



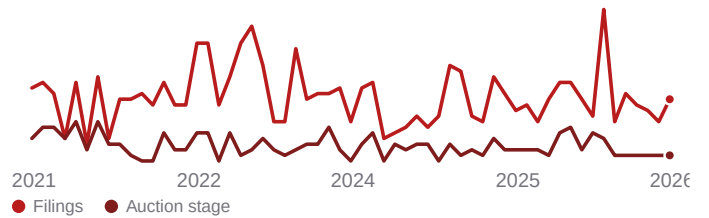
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 11 · Auction stage 1



HOUSING STOCK

Homes	18,590
Median value (AVM)	\$538K
Median size	1,692 ft²
Median bedrooms	3
Median year built	2002
Single family	9.5%
Condos	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	71%
Company owned	24%
Median loan-to-value	43%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	66,204
Density	166 / mi²
Median household income	\$85K
Average household income	\$120K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	32%
Poverty rate	6.8%
Unemployment	0.8%
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.