

Miami 33181

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

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

308

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

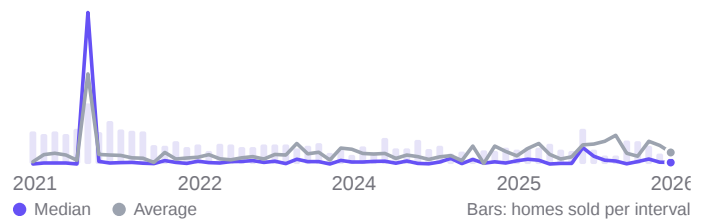
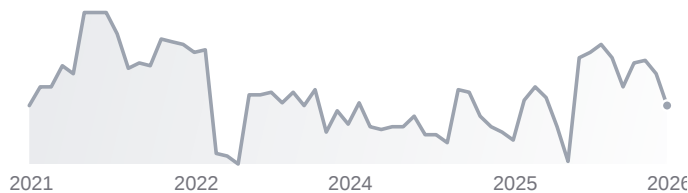
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$300K · Average \$794K

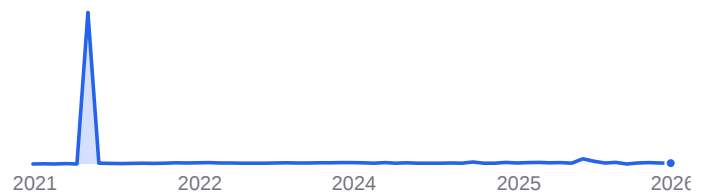
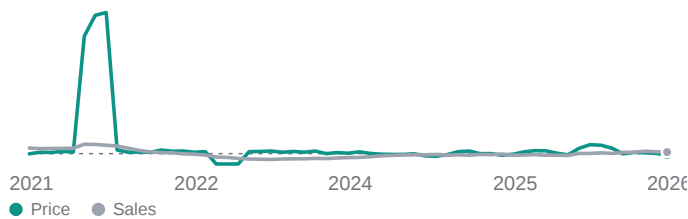


Growth (year over year)

Price -12.9% · Sales +13.2%

Price per square foot

\$256/ft²

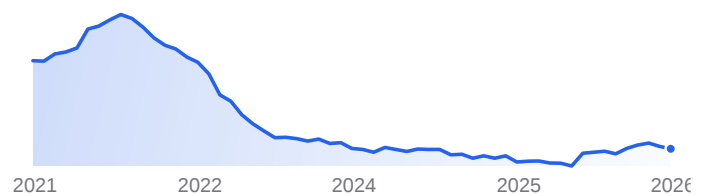


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

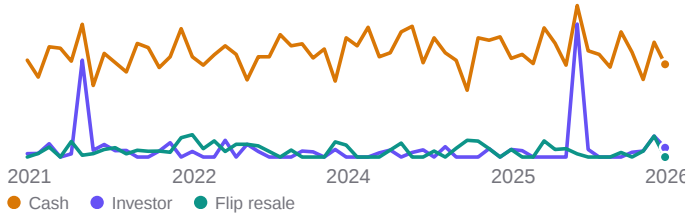
4.8%



BUYERS & OUTCOMES

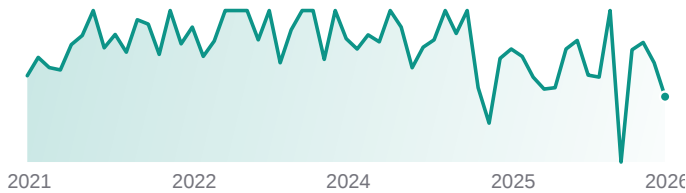
Buyer mix

Cash 56% · Investor 5.6% · Flip resale 0%



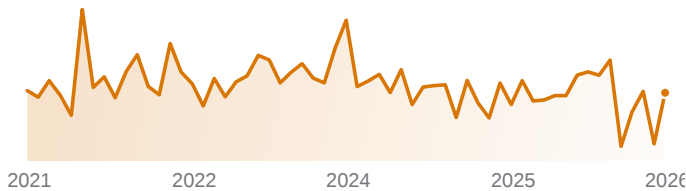
Sellers who sold at a gain

76%

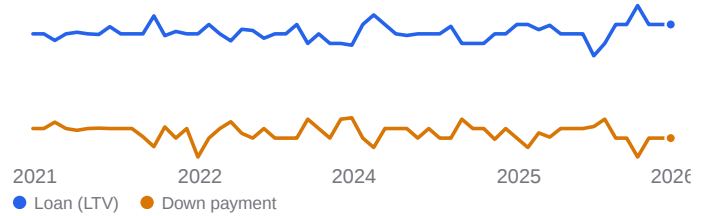


Median annualized return at resale

+6.4%

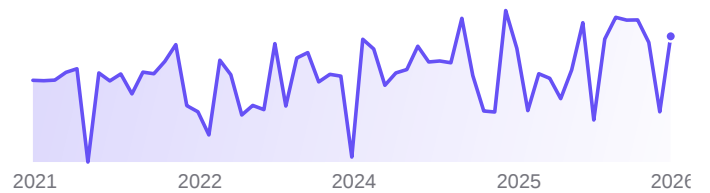


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



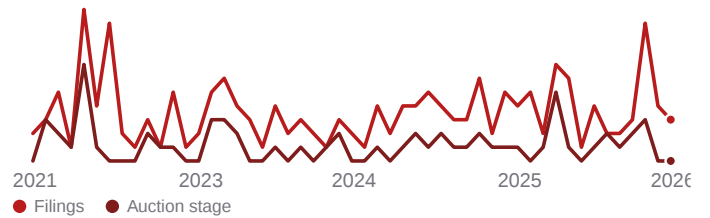
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	6,446
Median value (AVM)	\$300K
Median size	1,190 ft²
Median bedrooms	2
Median year built	1971
Single family	24%
Condos	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.7%
Owner occupied	61%
Company owned	31%
Median loan-to-value	10%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	21,730
Density	4,314 / mi²
Median household income	\$59K
Average household income	\$86K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	12
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	12.3%
Unemployment	0.9%
Average temp	76°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.