

Miami 33182

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

SELLER'S MARKET

\$703K

MEDIAN SALE PRICE

+18.6%

1-YR CHANGE

86

SALES (12 MO)

\$667K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

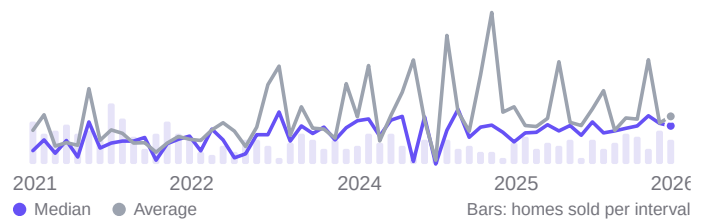
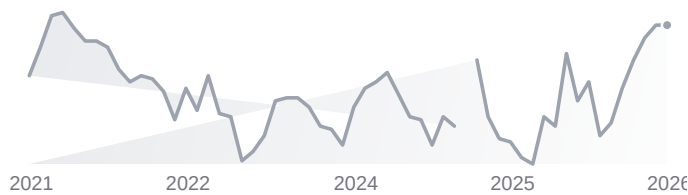
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$670K · Average \$745K

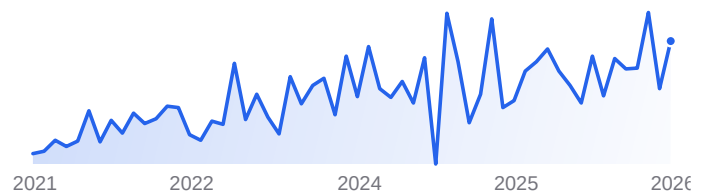
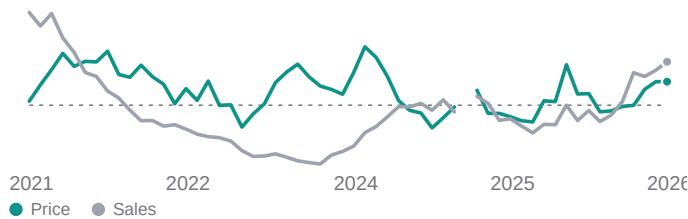


Growth (year over year)

Price +18.6% · Sales +34.4%

Price per square foot

\$399/ft²

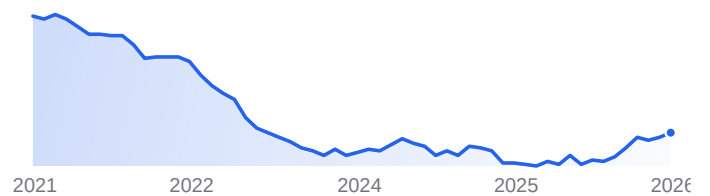


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

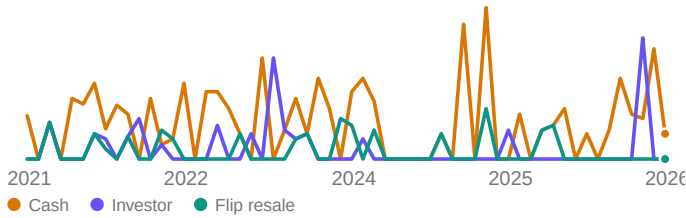
2.1%



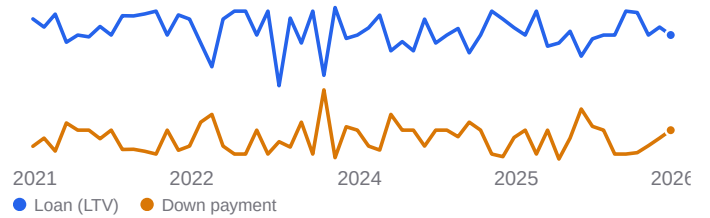
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 0%

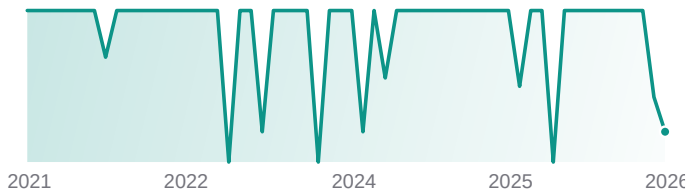


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



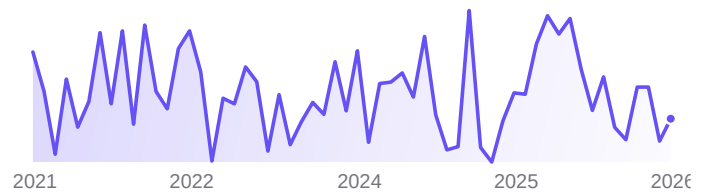
Sellers who sold at a gain

80%



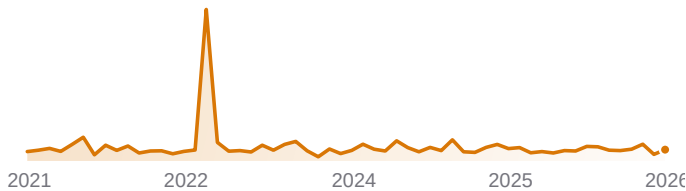
Typical hold before selling

6.8 yrs



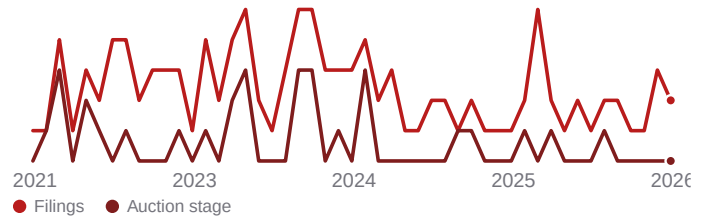
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,035
Median value (AVM)	\$667K
Median size	1,703 ft²
Median bedrooms	3
Median year built	1995
Single family	71%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	89%
Company owned	9.5%
Median loan-to-value	35%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	14,085
Density	1,887 / mi²
Median household income	\$89K
Average household income	\$128K
Crime index (US avg 100)	11
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	17
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	10.4%
Unemployment	0.8%
Average temp	75°F
Annual precip	60 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.