

Miami 33183

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

BUYER'S MARKET

\$408K

MEDIAN SALE PRICE

-12.6%

1-YR CHANGE

294

SALES (12 MO)

\$412K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



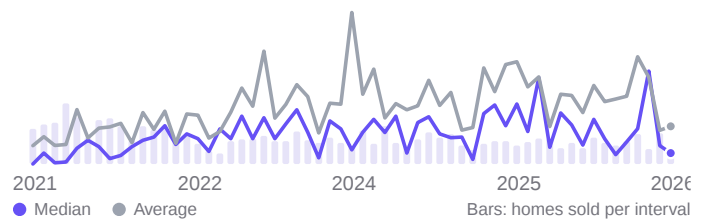
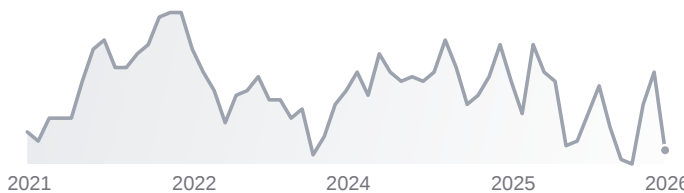
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$315K · Average \$398K

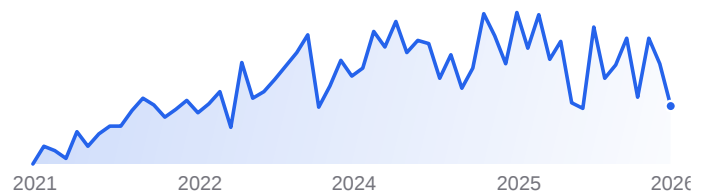
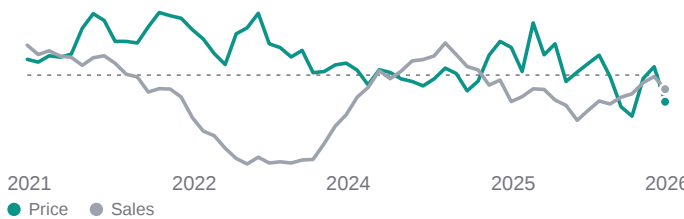


Growth (year over year)

Price -12.6% · Sales -6.7%

Price per square foot

\$274/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

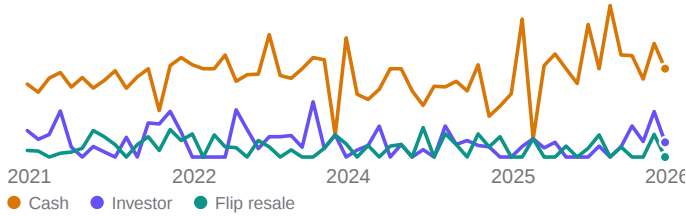
2.4%



BUYERS & OUTCOMES

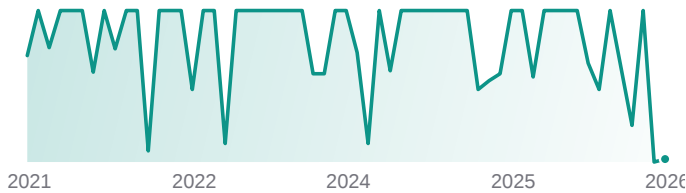
Buyer mix

Cash 33% · Investor 5.6% · Flip resale 0%



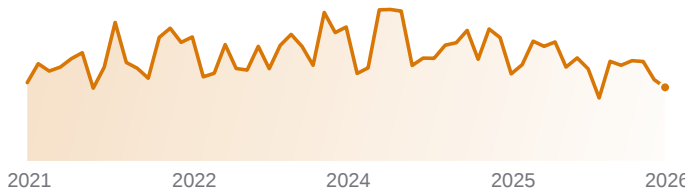
Sellers who sold at a gain

88%

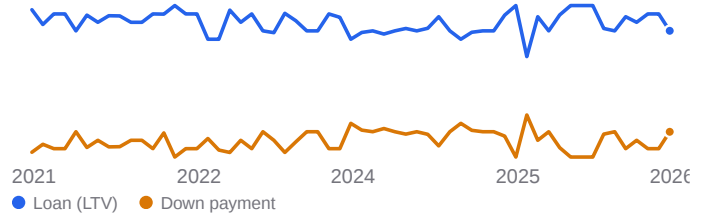


Median annualized return at resale

+5.1%

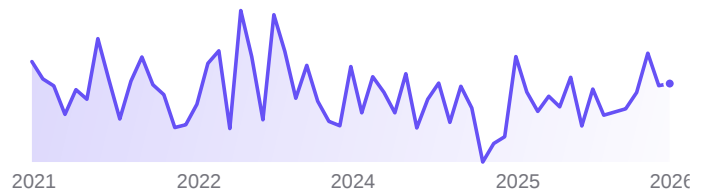


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



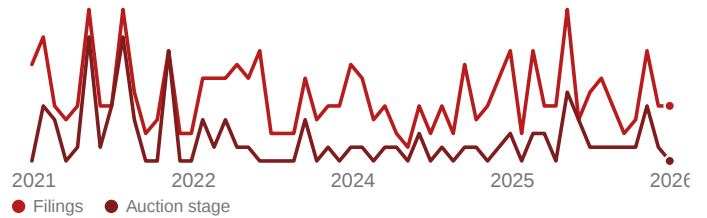
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	12,415
Median value (AVM)	\$412K
Median size	1,308 ft²
Median bedrooms	3
Median year built	1980
Single family	31%
Condos	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.6%
Owner occupied	76%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	40,269
Density	6,603 / mi²
Median household income	\$57K
Average household income	\$82K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	10
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	13.1%
Unemployment	0.7%
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.