

Miami 33184

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

BALANCED MARKET

\$488K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

132

SALES (12 MO)

\$578K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



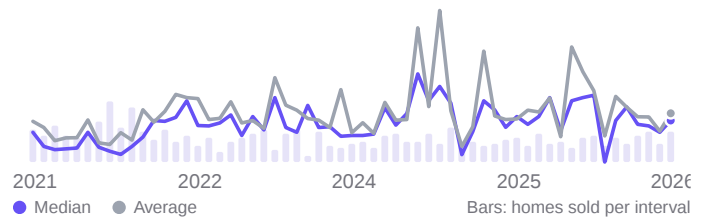
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$525K · Average \$571K

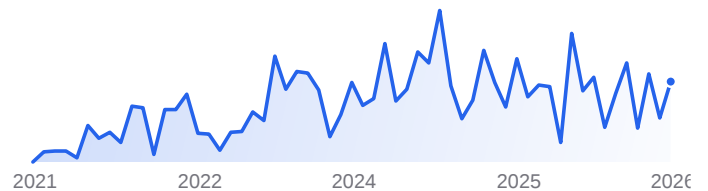
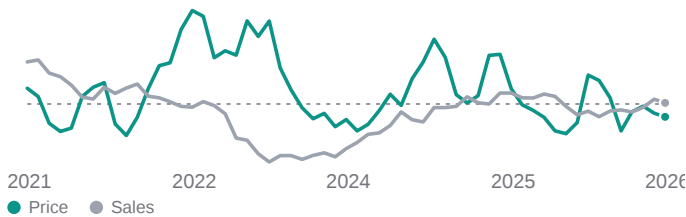


Growth (year over year)

Price -8.4% · Sales +0.8%

Price per square foot

\$334/ft²

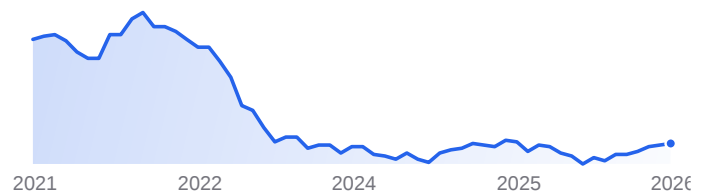
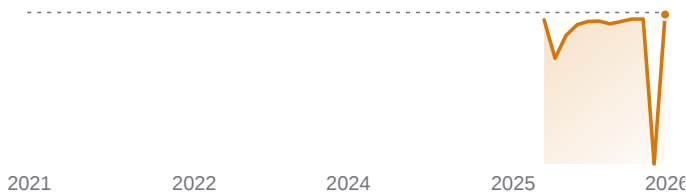


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

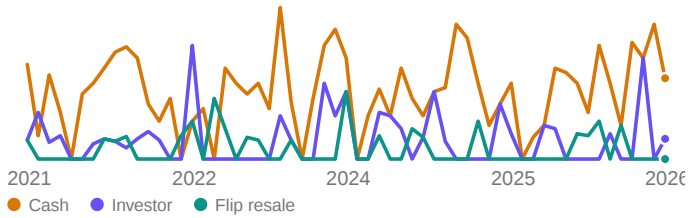
2.4%



BUYERS & OUTCOMES

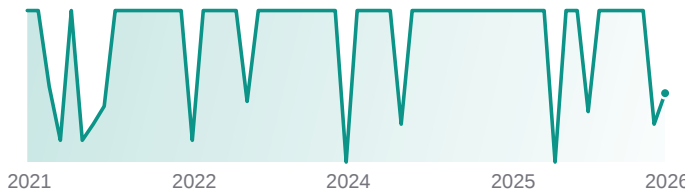
Buyer mix

Cash 27% · Investor 6.7% · Flip resale 0%



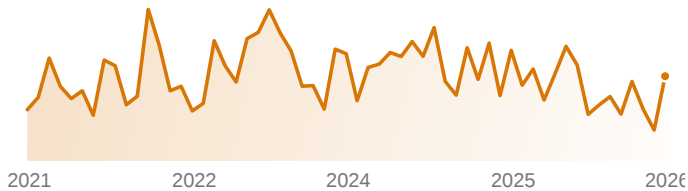
Sellers who sold at a gain

91%

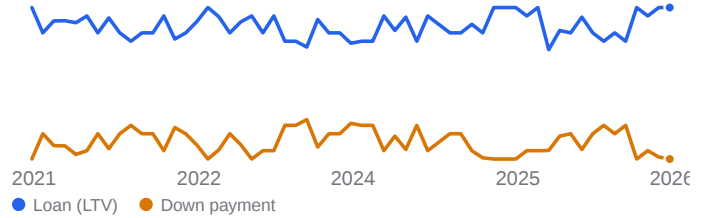


Median annualized return at resale

+7.5%

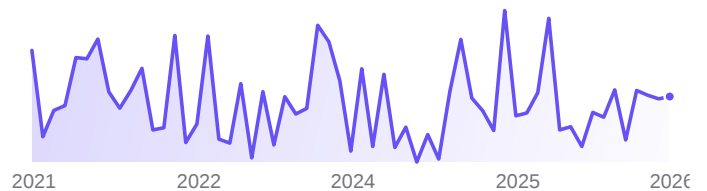


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



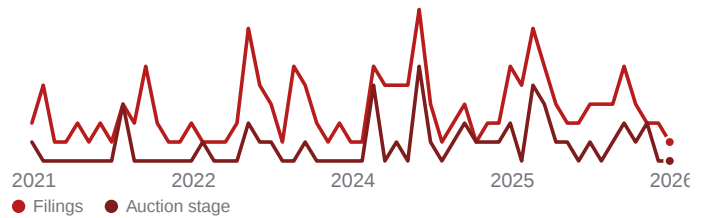
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,473
Median value (AVM)	\$578K
Median size	1,698 ft²
Median bedrooms	3
Median year built	1984
Single family	52%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	13%
Median loan-to-value	34%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	22,743
Density	8,092 / mi²
Median household income	\$60K
Average household income	\$89K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	10
Homes occupied	98%
Bachelor's or higher	23%
Poverty rate	11.2%
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.