

Miami 33185

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

BUYER'S MARKET

\$658K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

190

SALES (12 MO)

\$676K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



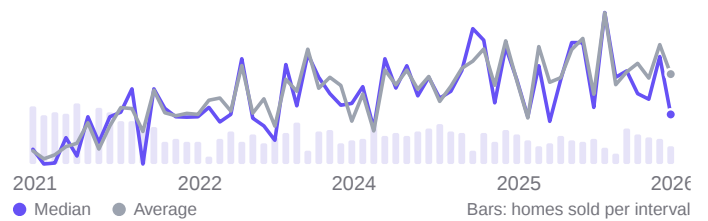
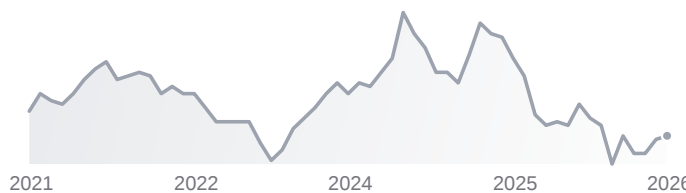
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$605K · Average \$692K

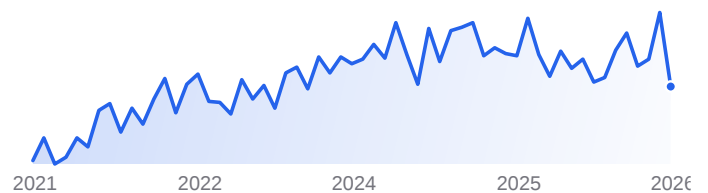
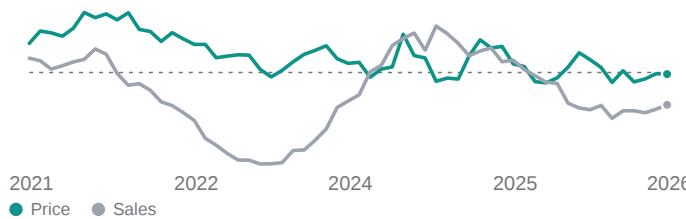


Growth (year over year)

Price -0.9% · Sales -18.1%

Price per square foot

\$312/ft²

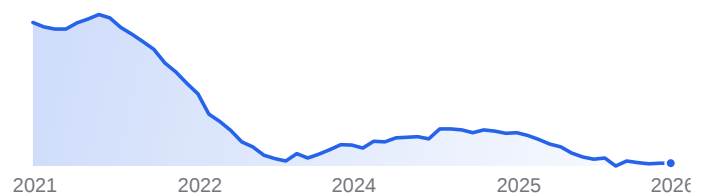


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

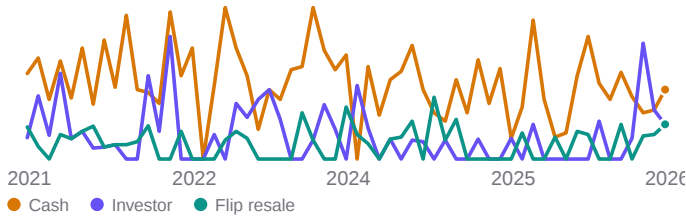
2.2%



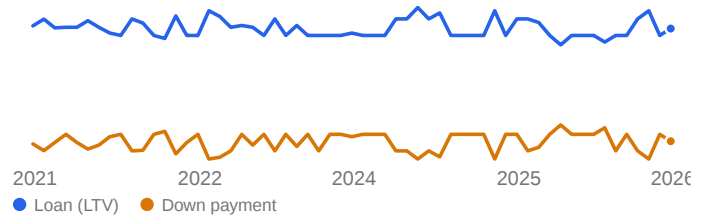
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 8.3% · Flip resale 8.3%

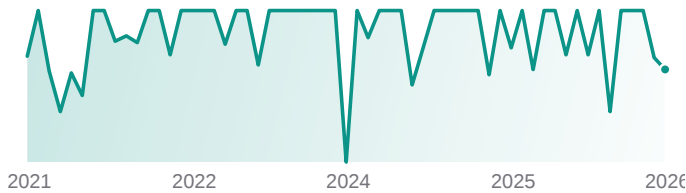


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



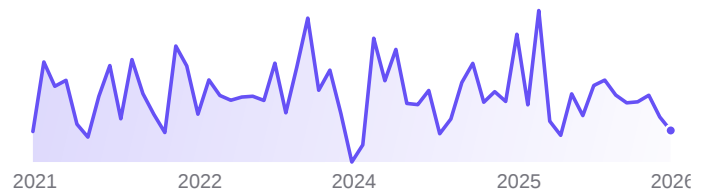
Sellers who sold at a gain

92%



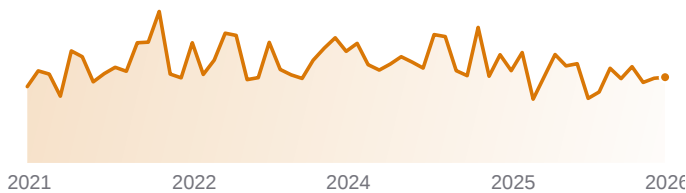
Typical hold before selling

6.4 yrs



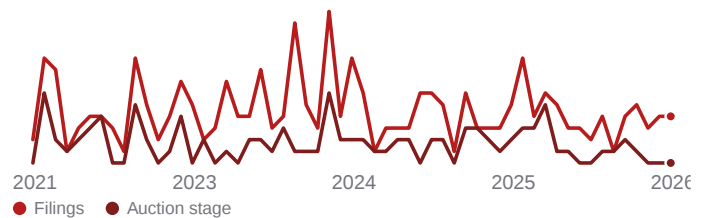
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	8,495
Median value (AVM)	\$676K
Median size	1,936 ft²
Median bedrooms	4
Median year built	2002
Single family	43%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	28,965
Density	4,108 / mi²
Median household income	\$92K
Average household income	\$130K
Crime index (US avg 100)	14
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	15
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	6.6%
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.