

Miami 33186

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

BALANCED MARKET

\$530K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

636

SALES (12 MO)

\$526K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



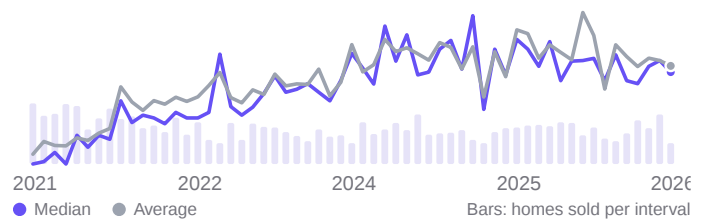
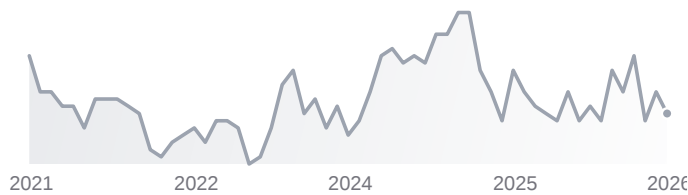
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$520K · Average \$531K

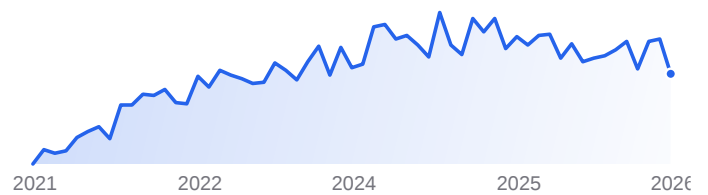
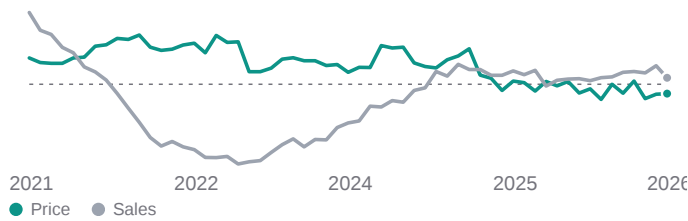


Growth (year over year)

Price -4.6% · Sales +3.2%

Price per square foot

\$313/ft²

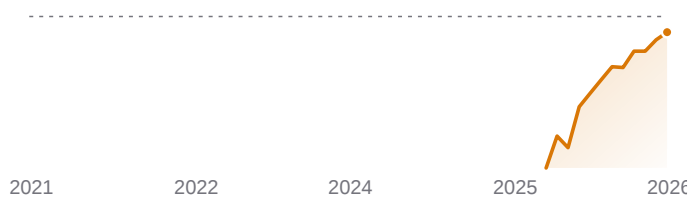


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

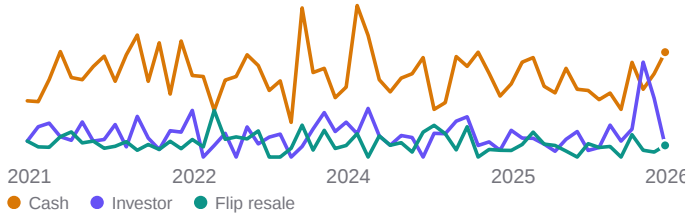
3.0%



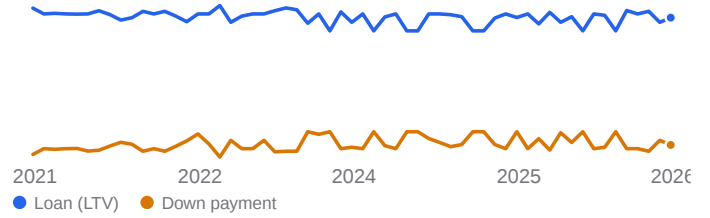
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 3.1% · Flip resale 3.1%

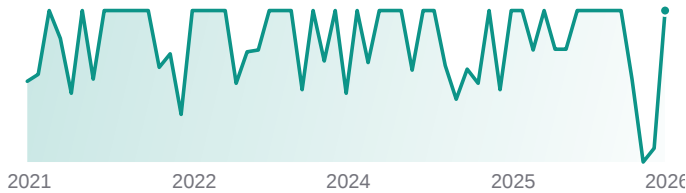


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



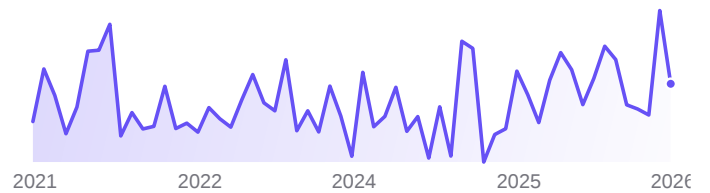
Sellers who sold at a gain

100%



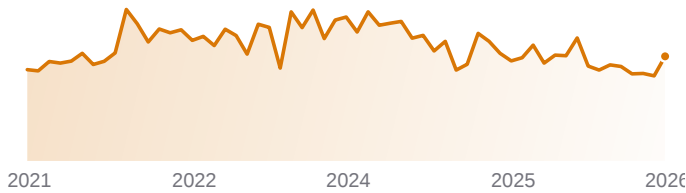
Typical hold before selling

10.4 yrs



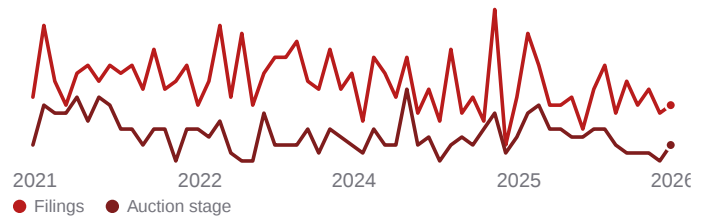
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	21,543
Median value (AVM)	\$526K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1986
Single family	37%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	12%
Median loan-to-value	41%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	73,153
Density	5,222 / mi²
Median household income	\$81K
Average household income	\$105K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	9
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	10.0%
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.