

Miami 33189

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

BUYER'S MARKET

\$531K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

224

SALES (12 MO)

\$518K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



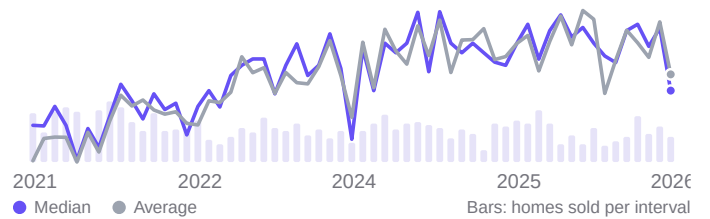
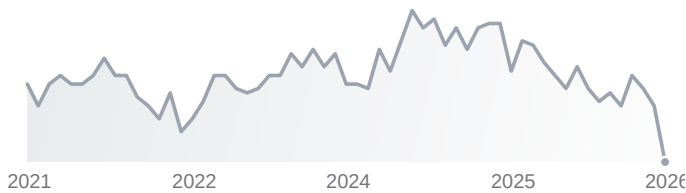
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$475K · Average \$501K

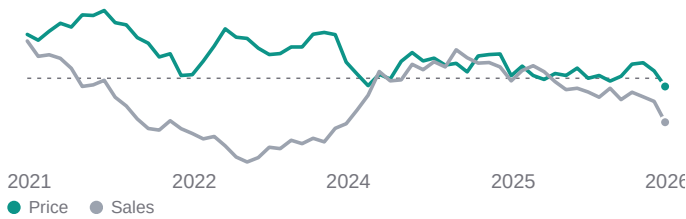


Growth (year over year)

Price -3.7% · Sales -19.7%

Price per square foot

\$337/ft²

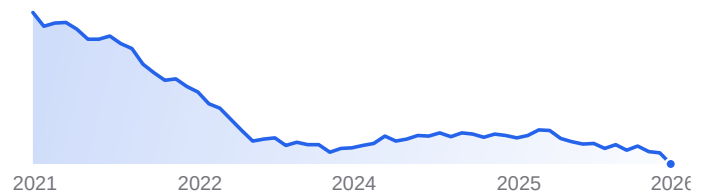


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

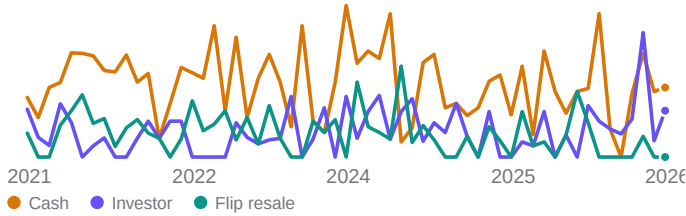
3.1%



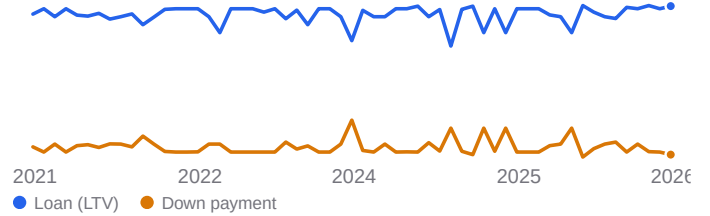
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 12% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



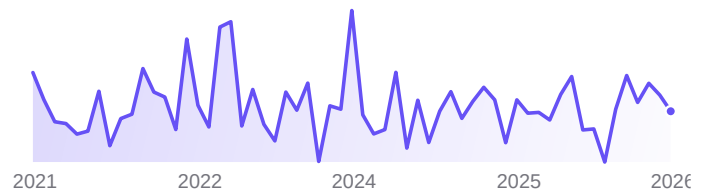
Sellers who sold at a gain

92%



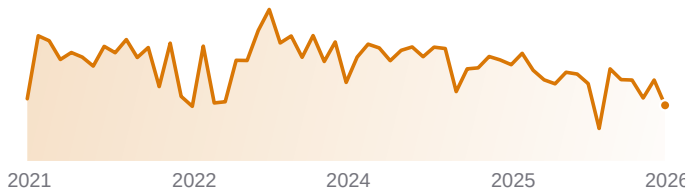
Typical hold before selling

8.3 yrs



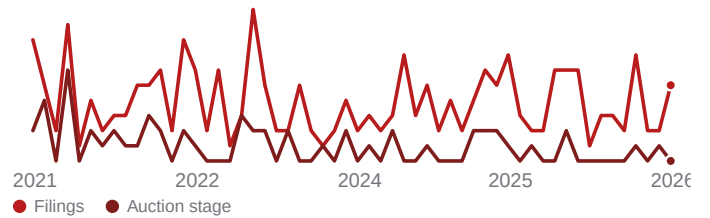
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	7,274
Median value (AVM)	\$518K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1987
Single family	54%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	80%
Company owned	12%
Median loan-to-value	42%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	27,780
Density	4,376 / mi²
Median household income	\$67K
Average household income	\$84K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	8
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	9.4%
Unemployment	0.8%
Average temp	75°F
Annual precip	58 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.