

Miami 33196

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

BALANCED MARKET

\$589K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

396

SALES (12 MO)

\$578K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



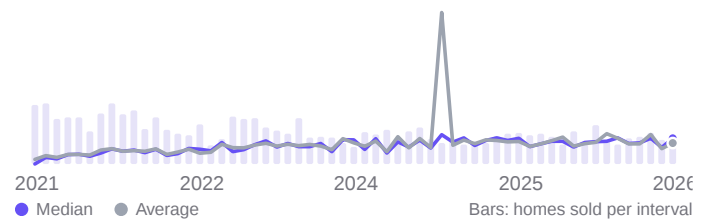
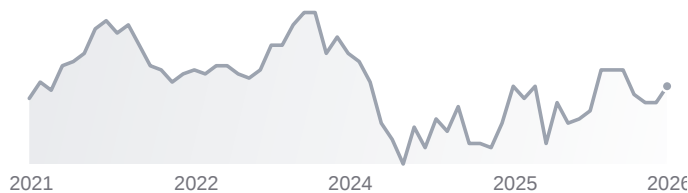
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$626K · Average \$569K

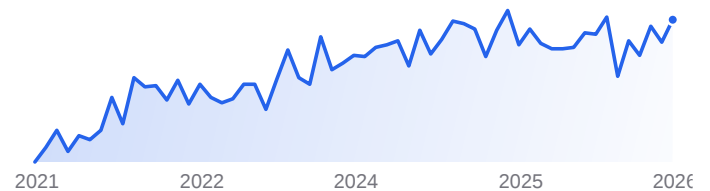
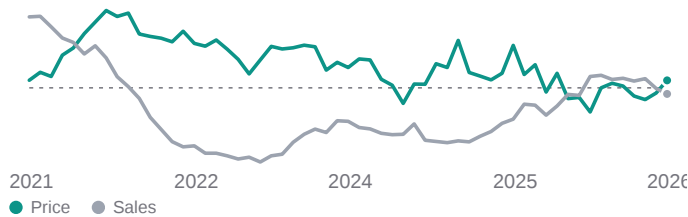


Growth (year over year)

Price +3.3% · Sales -2.7%

Price per square foot

\$332/ft²

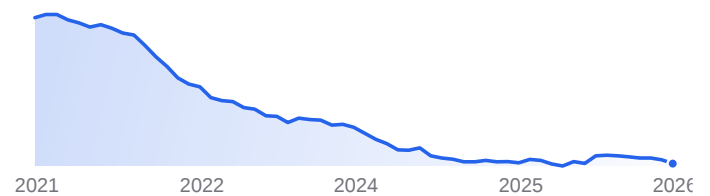


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

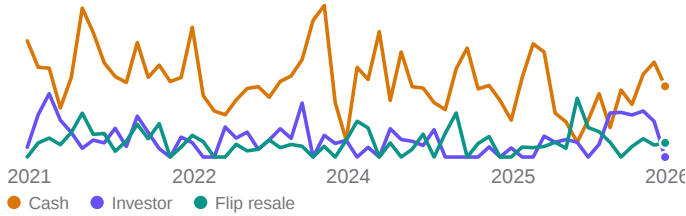
2.7%



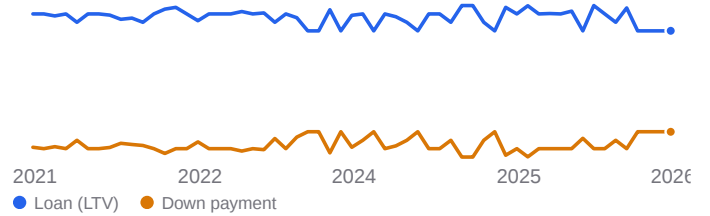
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 0% · Flip resale 3.8%

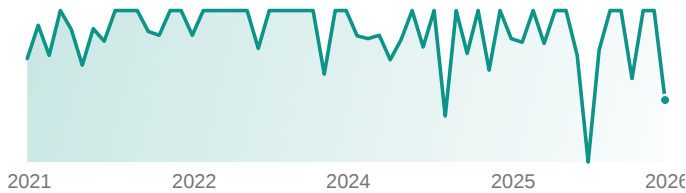


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



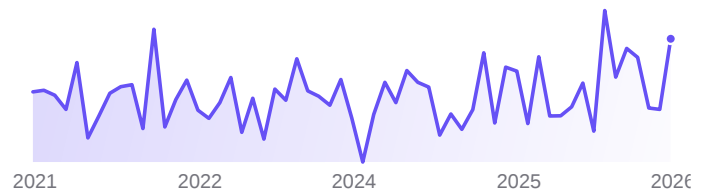
Sellers who sold at a gain

91%



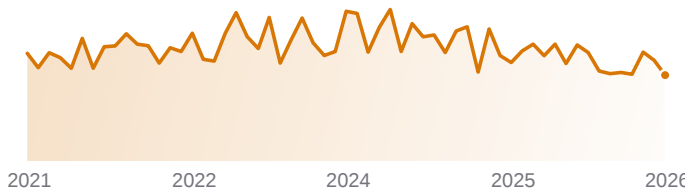
Typical hold before selling

12.0 yrs



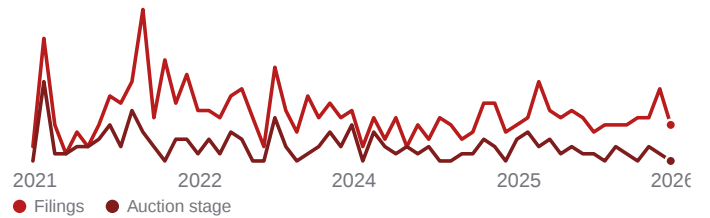
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	14,911
Median value (AVM)	\$578K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1996
Single family	45%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	54,395
Density	543 / mi²
Median household income	\$80K
Average household income	\$110K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	12
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	9.6%
Unemployment	0.8%
Average temp	75°F
Annual precip	57 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.