

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

2025 PRELIMINARY AVERAGE AND MEDIAN RESIDENTIAL VALUES

JULY 1 2025



<u>Municipality</u>	<u>Count</u>	<u>Average Values</u>			<u>Median Values</u>		
		<u>Just</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Just</u>	<u>Assessed</u>	<u>Taxable</u>
01 CITY OF MIAMI	103,025	668,323	494,174	470,874	461,200	340,362	325,519
02 CITY OF MIAMI BEACH	49,303	1,196,275	900,438	883,927	405,968	355,048	341,775
03 CITY OF CORAL GABLES	16,468	1,811,558	1,101,746	1,063,286	1,167,537	613,700	574,920
04 CITY OF HIALEAH	51,611	362,768	223,519	187,351	363,682	184,820	160,416
05 CITY OF MIAMI SPRINGS	3,796	595,535	347,360	302,995	590,311	302,260	249,380
06 CITY OF NORTH MIAMI	14,160	477,436	270,476	240,001	343,547	152,469	137,648
07 CITY OF NORTH MIAMI BEACH	12,852	441,941	290,282	262,845	355,885	174,227	158,371
08 CITY OF OPA-LOCKA	2,701	306,331	172,418	143,369	306,177	155,559	135,412
09 CITY OF SOUTH MIAMI	3,604	915,273	529,452	493,482	818,024	396,204	353,871
10 CITY OF HOMESTEAD	20,560	327,069	235,321	203,571	314,000	217,192	186,814
11 MIAMI SHORES VILLAGE	3,672	1,033,162	561,655	517,860	904,265	411,524	360,817
12 BAL HARBOUR VILLAGE	3,374	2,311,533	1,816,006	1,805,185	1,151,473	931,108	925,090
13 TOWN OF BAY HARBOR ISLANDS	2,678	1,005,733	661,158	639,521	457,908	348,059	330,096
14 TOWN OF SURFSIDE	3,176	1,982,602	1,485,787	1,464,750	1,081,138	594,417	564,082
15 CITY OF WEST MIAMI	1,507	541,189	317,271	271,089	530,396	291,732	239,019
16 CITY OF FLORIDA CITY	3,439	319,328	242,311	215,282	302,792	253,821	227,280
17 VILLAGE OF BISCAYNE PARK	857	857,685	462,498	418,813	776,572	366,884	319,732
18 VILLAGE OF EL PORTAL	703	751,585	410,571	367,493	700,515	353,242	302,986
19 TOWN OF GOLDEN BEACH	343	8,835,129	5,017,674	4,976,839	6,568,610	3,419,004	3,368,282
20 VILLAGE OF PINECREST	5,972	2,051,178	1,227,904	1,184,077	1,652,613	808,203	757,640
21 VILLAGE OF INDIAN CREEK	29	59,890,991	31,646,627	31,614,477	57,884,986	27,163,451	27,112,729
22 TOWN OF MEDLEY	81	216,369	142,258	107,707	203,792	123,630	101,532
23 CITY OF NORTH BAY VILLAGE	3,439	498,916	368,631	348,866	335,309	272,615	249,189
24 VILLAGE OF KEY BISCAYNE	7,052	1,989,807	1,553,321	1,530,742	1,190,595	955,451	937,428
25 CITY OF SWEETWATER	2,746	349,160	206,647	170,417	305,000	179,472	160,900
26 VILLAGE OF VIRGINIA GARDENS	566	453,707	256,793	214,653	463,688	203,900	166,149
27 CITY OF HIALEAH GARDENS	5,669	367,830	216,681	180,029	351,690	175,667	136,874
28 CITY OF AVENTURA	24,389	544,440	452,119	431,702	371,916	321,090	306,582
30 MUNICIPAL SERVICE AREA	329,087	478,181	293,875	255,582	415,000	237,395	203,727
31 CITY OF SUNNY ISLES BEACH	19,126	1,064,256	930,950	918,376	487,708	415,802	407,019
32 TOWN OF MIAMI LAKES	9,331	553,545	363,407	321,716	527,201	314,826	269,024
33 VILLAGE OF PALMETTO BAY	8,027	864,892	513,708	467,351	859,015	443,963	394,284
34 CITY OF MIAMI GARDENS	29,158	345,012	199,096	159,881	344,995	167,812	125,077
35 CITY OF DORAL	23,630	501,293	406,880	382,906	448,973	354,442	332,350
36 TOWN OF CUTLER BAY	14,405	450,594	283,345	242,229	438,021	251,543	210,774
MIAMI-DADE COUNTYWIDE	780,546	632,000	428,518	396,040	417,000	267,937	238,292
<u>Other Taxing Authorities</u>							
BOARD OF PUBLIC INSTRUCTION	780,546	632,000	455,857	439,331	417,000	283,978	268,103
SO FLORIDA WATER MANAGEMENT DIST	780,546	632,000	428,518	398,320	417,000	267,937	238,867
FLORIDA INLAND NAVIGATION DISTRICT	780,546	632,000	428,518	398,320	417,000	267,937	238,867
THE CHILDRENS' TRUST	780,546	632,000	428,518	398,320	417,000	267,937	238,867
MIAMI-DADE FIRE & RESCUE DISTRICT	553,087	547,624	358,963	323,749	408,258	252,110	219,615
MIAMI-DADE LIBRARY DISTRICT	671,131	651,896	443,452	411,013	428,067	279,643	250,525