

# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

2025 PRELIMINARY AVERAGE AND MEDIAN HOMESTEAD 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                       | 41,178         | 769,061               | 423,020         | 367,133        | 514,020              | 259,330         | 204,935        |
| 02 CITY OF MIAMI BEACH                 | 13,888         | 1,776,252             | 959,754         | 904,470        | 605,572              | 361,131         | 306,842        |
| 03 CITY OF CORAL GABLES                | 10,862         | 2,048,095             | 1,068,164       | 1,012,564      | 1,462,187            | 638,156         | 585,568        |
| 04 CITY OF HIALEAH                     | 31,572         | 400,683               | 195,169         | 136,276        | 412,151              | 167,588         | 108,578        |
| 05 CITY OF MIAMI SPRINGS               | 2,993          | 625,430               | 322,506         | 266,420        | 603,511              | 283,132         | 229,621        |
| 06 CITY OF NORTH MIAMI                 | 7,965          | 584,949               | 256,513         | 203,246        | 390,793              | 135,015         | 80,688         |
| 07 CITY OF NORTH MIAMI BEACH           | 6,439          | 502,551               | 242,422         | 188,703        | 384,275              | 139,286         | 84,993         |
| 08 CITY OF OPA-LOCKA                   | 1,534          | 328,435               | 145,087         | 94,712         | 328,602              | 105,823         | 49,774         |
| 09 CITY OF SOUTH MIAMI                 | 2,407          | 1,046,207             | 511,933         | 458,201        | 888,094              | 379,676         | 326,275        |
| 10 CITY OF HOMESTEAD                   | 11,308         | 362,361               | 228,854         | 171,317        | 350,299              | 215,525         | 156,732        |
| 11 MIAMI SHORES VILLAGE                | 2,863          | 1,076,404             | 500,168         | 447,801        | 937,202              | 381,172         | 327,983        |
| 12 BAL HARBOUR VILLAGE                 | 681            | 3,287,139             | 1,823,692       | 1,770,084      | 2,137,818            | 1,039,779       | 983,485        |
| 13 TOWN OF BAY HARBOR ISLANDS          | 1,098          | 1,352,787             | 626,140         | 573,372        | 491,892              | 304,789         | 251,842        |
| 14 TOWN OF SURFSIDE                    | 1,186          | 1,854,762             | 1,021,990       | 967,136        | 1,106,648            | 452,033         | 397,996        |
| 15 CITY OF WEST MIAMI                  | 1,159          | 548,076               | 270,237         | 210,188        | 534,442              | 223,970         | 169,617        |
| 16 CITY OF FLORIDA CITY                | 1,785          | 328,713               | 223,270         | 173,048        | 310,889              | 246,890         | 192,413        |
| 17 VILLAGE OF BISCAYNE PARK            | 670            | 858,765               | 379,548         | 325,295        | 778,160              | 294,292         | 240,441        |
| 18 VILLAGE OF EL PORTAL                | 548            | 742,641               | 331,094         | 275,831        | 696,809              | 235,144         | 182,854        |
| 19 TOWN OF GOLDEN BEACH                | 240            | 8,034,031             | 3,583,646       | 3,532,778      | 6,162,648            | 2,251,043       | 2,200,321      |
| 20 VILLAGE OF PINECREST                | 4,513          | 2,150,521             | 1,130,315       | 1,075,465      | 1,782,380            | 759,796         | 706,292        |
| 21 VILLAGE OF INDIAN CREEK             | 14             | 60,732,353            | 19,708,380      | 19,641,784     | 60,756,242           | 18,314,639      | 18,263,917     |
| 22 TOWN OF MEDLEY                      | 52             | 229,494               | 124,888         | 71,068         | 216,707              | 109,529         | 55,322         |
| 23 CITY OF NORTH BAY VILLAGE           | 1,257          | 617,605               | 334,323         | 280,252        | 394,319              | 250,963         | 197,435        |
| 24 VILLAGE OF KEY BISCAYNE             | 2,777          | 2,279,384             | 1,415,434       | 1,361,048      | 1,527,390            | 884,847         | 832,149        |
| 25 CITY OF SWEETWATER                  | 1,691          | 381,484               | 171,711         | 113,841        | 330,748              | 138,514         | 77,687         |
| 26 VILLAGE OF VIRGINIA GARDENS         | 413            | 488,928               | 234,323         | 176,595        | 474,687              | 192,132         | 137,891        |
| 27 CITY OF HIALEAH GARDENS             | 3,753          | 399,323               | 186,912         | 131,550        | 370,412              | 152,739         | 93,579         |
| 28 CITY OF AVENTURA                    | 9,321          | 591,244               | 412,365         | 359,339        | 403,474              | 288,523         | 236,002        |
| 30 MUNICIPAL SERVICE AREA              | 220,818        | 521,253               | 270,068         | 213,672        | 459,396              | 221,591         | 166,540        |
| 31 CITY OF SUNNY ISLES BEACH           | 4,206          | 1,084,125             | 771,603         | 715,042        | 452,469              | 334,215         | 279,299        |
| 32 TOWN OF MIAMI LAKES                 | 6,872          | 601,253               | 349,908         | 293,906        | 569,468              | 305,861         | 251,742        |
| 33 VILLAGE OF PALMETTO BAY             | 6,396          | 910,498               | 489,120         | 433,026        | 878,889              | 434,076         | 380,931        |
| 34 CITY OF MIAMI GARDENS               | 20,790         | 359,905               | 175,567         | 121,273        | 354,040              | 140,161         | 85,320         |
| 35 CITY OF DORAL                       | 10,162         | 573,607               | 396,091         | 340,603        | 519,792              | 343,469         | 289,068        |
| 36 TOWN OF CUTLER BAY                  | 10,459         | 475,724               | 261,304         | 205,013        | 457,550              | 228,047         | 172,978        |
| <b>MIAMI-DADE COUNTYWIDE</b>           | <b>443,870</b> | <b>663,917</b>        | <b>354,146</b>  | <b>298,014</b> | <b>459,631</b>       | <b>232,099</b>  | <b>177,141</b> |
| <b><u>Other Taxing Authorities</u></b> |                |                       |                 |                |                      |                 |                |
| BOARD OF PUBLIC INSTRUCTION            | 443,870        | 663,917               | 354,236         | 326,579        | 459,631              | 232,150         | 204,800        |
| SO FLORIDA WATER MANAGEMENT DIST       | 443,870        | 663,917               | 354,146         | 302,022        | 459,631              | 232,099         | 179,052        |
| FLORIDA INLAND NAVIGATION DISTRICT     | 443,870        | 663,917               | 354,146         | 302,022        | 459,631              | 232,099         | 179,052        |
| THE CHILDRENS' TRUST                   | 443,870        | 663,917               | 354,146         | 302,022        | 459,631              | 232,099         | 179,052        |
| MIAMI-DADE FIRE & RESCUE DISTRICT      | 343,593        | 573,729               | 304,871         | 248,900        | 450,540              | 227,778         | 172,614        |
| MIAMI-DADE LIBRARY DISTRICT            | 381,856        | 687,510               | 369,131         | 313,163        | 473,404              | 241,748         | 187,027        |