

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 PRELIMINARY AVERAGE AND MEDIAN HOMESTEAD RESIDENTIAL VALUES

JULY 1 2026



<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	41,247	789,449	457,528	400,223	513,530	276,400	220,951	
02 CITY OF MIAMI BEACH	14,080	1,756,536	1,022,604	966,857	578,747	372,957	318,570	
03 CITY OF CORAL GABLES	10,844	2,152,678	1,148,828	1,091,863	1,486,179	669,378	615,658	
04 CITY OF HIALEAH	31,533	398,138	206,229	145,949	404,700	175,605	115,948	
05 CITY OF MIAMI SPRINGS	2,996	641,902	341,019	283,115	618,037	296,734	241,274	
06 CITY OF NORTH MIAMI	7,945	581,472	269,762	215,099	406,239	140,674	85,189	
07 CITY OF NORTH MIAMI BEACH	6,464	514,243	254,942	199,497	396,978	146,672	90,834	
08 CITY OF OPA-LOCKA	1,547	322,160	154,776	102,890	318,412	115,001	57,337	
09 CITY OF SOUTH MIAMI	2,385	1,103,955	549,063	494,575	958,276	400,804	346,961	
10 CITY OF HOMESTEAD	11,849	351,623	240,945	180,670	344,557	230,606	171,256	
11 MIAMI SHORES VILLAGE	2,863	1,080,333	532,853	479,598	933,475	400,388	347,482	
12 BAL HARBOUR VILLAGE	693	3,394,103	1,946,122	1,891,935	2,137,689	1,070,706	1,019,295	
13 TOWN OF BAY HARBOR ISLANDS	1,119	1,386,890	731,006	675,569	503,047	321,206	266,380	
14 TOWN OF SURFSIDE	1,185	1,896,070	1,110,272	1,054,650	1,108,483	484,436	431,059	
15 CITY OF WEST MIAMI	1,149	561,172	285,755	224,610	549,057	236,645	180,332	
16 CITY OF FLORIDA CITY	2,084	321,637	236,263	183,999	300,000	254,000	202,145	
17 VILLAGE OF BISCAYNE PARK	674	878,217	410,037	354,720	776,940	314,007	257,690	
18 VILLAGE OF EL PORTAL	544	743,890	353,429	297,228	693,408	256,614	200,288	
19 TOWN OF GOLDEN BEACH	240	7,893,974	3,881,629	3,826,607	6,323,666	2,416,967	2,365,556	
20 VILLAGE OF PINECREST	4,495	2,171,874	1,201,615	1,145,499	1,816,991	796,057	741,999	
21 VILLAGE OF INDIAN CREEK	15	69,121,155	25,536,799	25,470,573	67,862,843	18,999,730	18,948,319	
22 TOWN OF MEDLEY	52	253,457	126,912	71,916	246,219	112,486	57,563	
23 CITY OF NORTH BAY VILLAGE	1,255	596,587	340,430	284,804	389,844	258,030	202,869	
24 VILLAGE OF KEY BISCAYNE	2,824	2,314,985	1,507,753	1,453,294	1,546,352	925,302	873,134	
25 CITY OF SWEETWATER	1,687	380,639	181,890	122,924	335,398	146,125	82,497	
26 VILLAGE OF VIRGINIA GARDENS	407	481,416	246,725	185,650	466,854	201,276	144,353	
27 CITY OF HIALEAH GARDENS	3,736	400,412	199,972	143,389	368,048	160,760	100,902	
28 CITY OF AVENTURA	9,435	574,259	424,412	370,500	372,426	291,001	238,557	
30 MUNICIPAL SERVICE AREA	221,709	526,705	285,399	227,525	463,380	233,207	176,789	
31 CITY OF SUNNY ISLES BEACH	4,328	1,066,539	820,811	763,808	462,799	342,662	285,619	
32 TOWN OF MIAMI LAKES	6,871	613,539	365,309	307,944	576,406	317,332	263,194	
33 VILLAGE OF PALMETTO BAY	6,385	927,859	515,560	457,095	898,137	454,847	399,240	
34 CITY OF MIAMI GARDENS	20,867	360,797	186,465	130,824	356,335	148,638	92,479	
35 CITY OF DORAL	10,350	576,575	413,942	356,893	519,944	357,979	303,489	
36 TOWN OF CUTLER BAY	10,522	473,874	275,001	216,393	456,722	241,487	184,232	
<b>MIAMI-DADE COUNTYWIDE</b>	<b>446,379</b>	<b>671,340</b>	<b>376,384</b>	<b>318,800</b>	<b>459,837</b>	<b>245,068</b>	<b>188,637</b>	
<b><u>Other Taxing Authorities</u></b>								
BOARD OF PUBLIC INSTRUCTION	446,379	671,340	376,453	348,170	459,837	245,108	217,328	
SO FLORIDA WATER MANAGEMENT DIST	446,379	671,340	376,384	322,905	459,837	245,068	190,898	
FLORIDA INLAND NAVIGATION DISTRICT	446,379	671,340	376,384	322,905	459,837	245,068	190,898	
THE CHILDRENS' TRUST	446,379	671,340	376,384	322,905	459,837	245,068	190,898	
MIAMI-DADE FIRE & RESCUE DISTRICT	345,851	578,116	322,454	264,965	452,825	240,093	183,599	
MIAMI-DADE LIBRARY DISTRICT	383,847	696,411	392,528	335,143	474,563	254,812	198,898	