

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 PRELIMINARY AVERAGE AND MEDIAN 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	105,378	675,025	522,982	499,528	450,480	356,192	342,108	
02 CITY OF MIAMI BEACH	49,513	1,182,155	935,921	919,094	391,186	350,606	339,407	
03 CITY OF CORAL GABLES	16,524	1,894,485	1,185,186	1,145,892	1,175,417	645,941	607,219	
04 CITY OF HIALEAH	51,551	358,657	235,072	198,054	364,040	195,474	171,119	
05 CITY OF MIAMI SPRINGS	3,795	611,982	368,791	322,919	604,656	317,191	263,232	
06 CITY OF NORTH MIAMI	14,127	480,067	289,517	258,211	358,248	158,503	136,130	
07 CITY OF NORTH MIAMI BEACH	12,866	448,506	302,618	273,863	370,469	180,306	157,613	
08 CITY OF OPA-LOCKA	2,704	301,800	185,530	155,411	299,427	172,088	149,694	
09 CITY OF SOUTH MIAMI	3,610	960,110	572,030	535,939	865,150	419,093	370,538	
10 CITY OF HOMESTEAD	21,160	317,251	246,648	212,772	310,000	231,863	198,413	
11 MIAMI SHORES VILLAGE	3,674	1,038,113	597,600	552,854	900,713	436,677	385,266	
12 BAL HARBOUR VILLAGE	3,373	2,358,400	1,915,866	1,904,732	1,208,411	991,171	983,035	
13 TOWN OF BAY HARBOR ISLANDS	2,708	998,950	701,570	678,660	466,560	370,994	352,611	
14 TOWN OF SURFSIDE	3,172	1,993,787	1,580,355	1,558,967	1,080,733	622,972	597,579	
15 CITY OF WEST MIAMI	1,505	552,983	337,696	291,015	543,793	303,180	256,208	
16 CITY OF FLORIDA CITY	3,966	311,885	252,995	224,614	296,000	255,781	242,000	
17 VILLAGE OF BISCAYNE PARK	862	890,162	506,417	461,776	776,940	399,303	350,989	
18 VILLAGE OF EL PORTAL	701	751,340	436,242	392,628	698,800	385,461	334,195	
19 TOWN OF GOLDEN BEACH	344	8,637,819	5,479,206	5,435,068	6,656,894	3,743,887	3,692,476	
20 VILLAGE OF PINECREST	5,979	2,073,588	1,311,783	1,267,224	1,708,356	856,755	806,123	
21 VILLAGE OF INDIAN CREEK	29	65,847,741	34,309,597	34,275,343	64,945,798	27,896,864	27,845,453	
22 TOWN OF MEDLEY	81	237,735	149,626	114,320	225,556	135,993	108,739	
23 CITY OF NORTH BAY VILLAGE	3,434	489,590	381,423	360,317	301,228	279,549	253,224	
24 VILLAGE OF KEY BISCAYNE	7,053	2,003,565	1,634,337	1,610,984	1,163,430	963,967	944,472	
25 CITY OF SWEETWATER	2,745	346,413	217,721	180,839	304,199	188,807	168,625	
26 VILLAGE OF VIRGINIA GARDENS	566	445,039	271,993	228,057	455,234	214,887	170,808	
27 CITY OF HIALEAH GARDENS	5,669	364,074	227,392	190,103	331,543	182,591	150,150	
28 CITY OF AVENTURA	24,391	524,473	454,876	433,863	340,451	313,077	297,668	
30 MUNICIPAL SERVICE AREA	330,229	481,635	310,278	270,929	418,873	249,163	213,986	
31 CITY OF SUNNY ISLES BEACH	19,011	1,033,508	952,042	938,932	465,326	428,030	416,130	
32 TOWN OF MIAMI LAKES	9,332	563,655	379,465	336,745	530,298	331,116	282,959	
33 VILLAGE OF PALMETTO BAY	8,027	881,620	543,779	495,550	875,360	466,702	415,486	
34 CITY OF MIAMI GARDENS	29,163	345,883	211,573	171,194	347,952	181,612	138,714	
35 CITY OF DORAL	23,632	497,876	421,151	396,044	445,000	367,000	336,055	
36 TOWN OF CUTLER BAY	14,409	448,084	297,753	254,709	437,382	265,428	223,839	
MIAMI-DADE COUNTYWIDE	785,283	634,171	450,455	417,111	415,141	280,545	249,022	
<u>Other Taxing Authorities</u>								
BOARD OF PUBLIC INSTRUCTION	785,283	634,171	466,522	449,620	415,141	289,153	273,172	
SO FLORIDA WATER MANAGEMENT DIST	785,283	634,171	450,455	419,445	415,141	280,545	249,628	
FLORIDA INLAND NAVIGATION DISTRICT	785,283	634,171	450,455	419,445	415,141	280,545	249,628	
THE CHILDRENS' TRUST	785,283	634,171	450,455	419,445	415,141	280,545	249,628	
MIAMI-DADE FIRE & RESCUE DISTRICT	555,264	548,233	376,496	340,195	408,488	263,989	230,546	
MIAMI-DADE LIBRARY DISTRICT	675,360	654,697	466,038	432,776	426,698	292,971	261,228	