

**MIAMI-DADE COUNTY**  
**PROPERTY APPRAISER**  
**2024 PRELIMINARY AVERAGE AND MEDIAN RESIDENTIAL VALUES**  
**JULY 1 2024**



<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	101,779	651,151	453,288	430,276	458,620	313,468	298,812
02 CITY OF MIAMI BEACH	49,137	1,175,519	831,301	815,228	405,990	335,519	322,898
03 CITY OF CORAL GABLES	16,463	1,750,492	1,027,632	989,825	1,125,980	574,145	536,080
04 CITY OF HIALEAH	51,675	351,279	206,419	170,585	359,379	171,864	145,673
05 CITY OF MIAMI SPRINGS	3,794	567,998	325,079	281,261	559,449	286,656	233,580
06 CITY OF NORTH MIAMI	14,187	461,578	248,983	219,230	336,167	146,869	127,246
07 CITY OF NORTH MIAMI BEACH	12,862	441,996	271,084	244,441	357,931	159,720	146,402
08 CITY OF OPA-LOCKA	2,696	284,693	153,573	125,589	285,759	140,430	115,104
09 CITY OF SOUTH MIAMI	3,604	799,699	482,280	446,518	699,140	368,991	331,823
10 CITY OF HOMESTEAD	20,040	322,330	215,577	184,992	316,170	195,856	166,989
11 MIAMI SHORES VILLAGE	3,678	994,185	519,803	476,661	861,691	394,440	344,031
12 BAL HARBOUR VILLAGE	3,372	2,281,156	1,689,664	1,679,200	1,210,462	882,092	872,163
13 TOWN OF BAY HARBOR ISLANDS	2,635	903,301	578,795	557,420	457,012	321,370	303,217
14 TOWN OF SURFSIDE	3,166	1,849,774	1,274,376	1,253,532	1,027,318	547,737	522,805
15 CITY OF WEST MIAMI	1,507	494,066	294,182	248,201	484,469	269,754	218,415
16 CITY OF FLORIDA CITY	3,061	307,640	216,590	191,579	300,790	216,775	189,932
17 VILLAGE OF BISCAYNE PARK	862	823,043	413,029	369,017	748,271	338,536	291,572
18 VILLAGE OF EL PORTAL	700	770,825	379,515	336,895	716,854	319,222	269,382
19 TOWN OF GOLDEN BEACH	346	8,487,368	4,612,736	4,572,028	6,274,634	2,999,020	2,999,020
20 VILLAGE OF PINECREST	5,945	1,899,387	1,122,813	1,080,174	1,557,790	750,519	704,535
21 VILLAGE OF INDIAN CREEK	28	43,553,352	24,548,481	24,513,759	43,527,988	20,292,705	20,131,592
22 TOWN OF MEDLEY	81	208,789	134,831	101,201	190,182	118,027	89,983
23 CITY OF NORTH BAY VILLAGE	3,551	480,298	336,054	316,723	350,629	253,156	235,720
24 VILLAGE OF KEY BISCAYNE	7,047	1,889,529	1,439,997	1,417,687	1,178,865	903,924	888,790
25 CITY OF SWEETWATER	2,750	330,181	191,500	155,468	298,765	166,604	147,912
26 VILLAGE OF VIRGINIA GARDENS	566	431,544	238,689	196,551	439,433	192,033	153,305
27 CITY OF HIALEAH GARDENS	5,666	352,317	199,228	163,067	331,020	164,106	126,445
28 CITY OF AVENTURA	24,358	565,979	429,710	409,802	398,055	307,727	293,726
30 MUNICIPAL SERVICE AREA	327,809	459,654	272,359	234,904	402,000	221,533	187,963
31 CITY OF SUNNY ISLES BEACH	19,114	1,053,380	871,986	859,779	477,144	395,842	385,990
32 TOWN OF MIAMI LAKES	9,326	542,943	342,921	301,900	518,555	298,325	252,859
33 VILLAGE OF PALMETTO BAY	8,016	853,774	481,442	436,190	859,309	421,335	372,092
34 CITY OF MIAMI GARDENS	29,148	348,422	184,934	146,732	351,256	154,704	112,284
35 CITY OF DORAL	23,618	490,678	382,046	359,091	447,200	334,401	312,323
36 TOWN OF CUTLER BAY	14,399	451,814	265,065	225,076	438,231	234,651	193,759
<b>MIAMI-DADE COUNTYWIDE</b>	<b>776,986</b>	<b>613,158</b>	<b>396,395</b>	<b>364,579</b>	<b>409,960</b>	<b>248,763</b>	<b>219,615</b>
<b><u>Other Taxing Authorities</u></b>							
BOARD OF PUBLIC INSTRUCTION	776,986	613,158	436,936	420,695	409,960	273,544	258,225
SO FLORIDA WATER MANAGEMENT DIST	776,986	613,158	396,395	366,903	409,960	248,763	220,232
FLORIDA INLAND NAVIGATION DISTRICT	776,986	613,158	396,395	366,903	409,960	248,763	220,232
THE CHILDRENS' TRUST	776,986	613,158	396,395	366,903	409,960	248,763	220,232
MIAMI-DADE FIRE & RESCUE DISTRICT	550,885	530,226	332,698	298,303	400,881	234,740	202,445
MIAMI-DADE LIBRARY DISTRICT	668,006	632,277	410,691	378,943	420,660	259,944	231,500