

MIAMI-DADE COUNTY
PROPERTY APPRAISER
2021 PRELIMINARY AVERAGE AND MEDIAN RESIDENTIAL VALUES
JULY 1 2021



<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	100,110	379,547	320,079	298,548	272,764	223,150	210,014
02 CITY OF MIAMI BEACH	46,898	698,911	595,701	579,952	280,630	255,582	243,100
03 CITY OF CORAL GABLES	16,419	965,021	766,089	731,121	602,975	452,642	418,158
04 CITY OF HIALEAH	51,341	215,392	154,209	118,710	223,065	134,964	105,064
05 CITY OF MIAMI SPRINGS	3,790	341,031	252,915	210,097	330,567	238,157	186,737
06 CITY OF NORTH MIAMI	14,291	253,205	174,042	146,077	201,328	111,615	87,700
07 CITY OF NORTH MIAMI BEACH	12,870	254,718	194,330	168,462	206,965	120,000	97,773
08 CITY OF OPA-LOCKA	2,578	159,352	104,097	77,531	155,368	93,876	69,365
09 CITY OF SOUTH MIAMI	3,649	481,336	354,117	319,281	439,973	288,846	246,599
10 CITY OF HOMESTEAD	18,920	186,034	151,057	124,737	181,311	137,502	113,448
11 MIAMI SHORES VILLAGE	3,685	495,687	353,417	312,081	440,946	309,146	262,165
12 BAL HARBOUR VILLAGE	3,504	1,395,985	1,284,267	1,274,073	739,450	654,379	645,990
13 TOWN OF BAY HARBOR ISLANDS	2,692	462,054	388,216	368,118	258,600	218,950	209,004
14 TOWN OF SURFSIDE	3,344	948,201	837,480	816,145	548,931	390,300	367,400
15 CITY OF WEST MIAMI	1,503	328,264	227,047	180,491	320,172	207,243	153,709
16 CITY OF FLORIDA CITY	2,080	166,215	117,550	99,086	157,450	109,695	95,818
17 VILLAGE OF BISCAYNE PARK	858	406,633	282,445	238,371	372,147	259,008	212,655
18 VILLAGE OF EL PORTAL	700	415,972	251,532	208,610	387,088	226,960	178,956
19 TOWN OF GOLDEN BEACH	346	4,002,112	3,121,396	3,082,295	3,074,344	2,093,022	2,049,536
20 VILLAGE OF PINECREST	5,939	1,004,348	792,646	751,353	825,819	602,044	558,075
21 VILLAGE OF INDIAN CREEK	30	24,450,672	17,634,281	17,600,207	25,129,819	16,490,942	16,465,942
22 TOWN OF MEDLEY	81	172,170	104,795	72,794	157,511	91,315	59,550
23 CITY OF NORTH BAY VILLAGE	3,553	271,063	236,027	219,027	206,100	189,700	175,700
24 VILLAGE OF KEY BISCAYNE	6,859	1,233,565	1,118,479	1,097,158	757,200	666,500	653,400
25 CITY OF SWEETWATER	2,744	211,346	144,991	109,505	196,000	129,000	102,463
26 VILLAGE OF VIRGINIA GARDENS	567	261,467	186,176	144,662	263,089	159,127	110,000
27 CITY OF HIALEAH GARDENS	5,661	223,971	154,486	118,857	225,000	133,472	98,138
28 CITY OF AVENTURA	24,359	338,073	323,380	305,011	237,500	228,968	215,300
30 MUNICIPAL SERVICE AREA	321,438	277,754	204,820	168,796	248,658	173,006	139,345
31 CITY OF SUNNY ISLES BEACH	17,310	656,812	632,911	620,376	312,000	294,865	285,000
32 TOWN OF MIAMI LAKES	9,420	348,609	272,675	233,368	331,059	246,642	203,786
33 VILLAGE OF PALMETTO BAY	8,017	475,587	369,158	326,075	477,180	347,288	299,394
34 CITY OF MIAMI GARDENS	28,732	199,357	134,622	98,009	199,110	120,339	76,350
35 CITY OF DORAL	22,309	302,555	286,861	266,745	273,000	262,091	238,000
36 TOWN OF CUTLER BAY	14,382	259,585	198,633	160,955	252,019	182,600	144,787
MIAMI-DADE COUNTYWIDE	760,979	362,527	290,453	259,965	251,485	188,760	159,686
<u>Other Taxing Authorities</u>							
BOARD OF PUBLIC INSTRUCTION	760,979	362,527	294,937	279,852	251,485	193,079	179,000
SO FLORIDA WATER MANAGEMENT DIST	760,979	362,527	290,453	262,476	251,485	188,760	160,397
FLORIDA INLAND NAVIGATION DISTRICT	760,979	362,527	290,453	262,476	251,485	188,760	160,397
THE CHILDRENS' TRUST	760,979	362,527	290,453	262,476	251,485	188,760	160,397
MIAMI-DADE FIRE & RESCUE DISTRICT	539,352	314,706	246,372	213,452	245,169	180,018	148,265
MIAMI-DADE LIBRARY DISTRICT	653,024	374,430	301,157	270,731	259,221	197,370	169,000