



# OFFICE OF THE COMMISSION AUDITOR

## Countywide Evictions and Foreclosures Quarterly Report

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Through December 2023

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Commission Auditor

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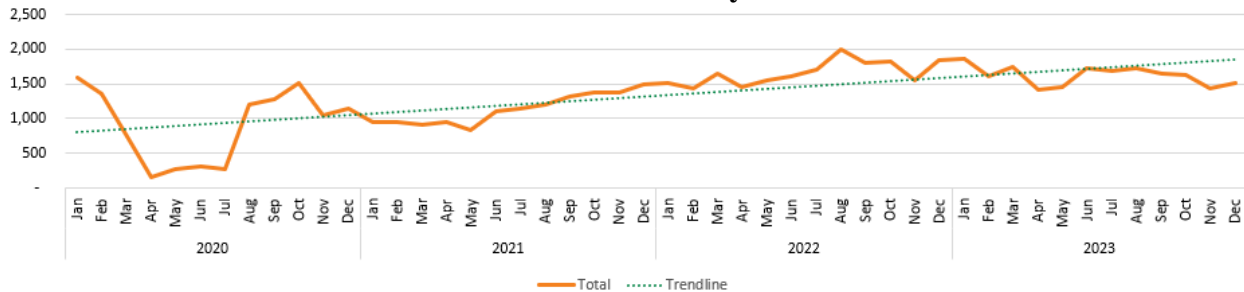


## OFFICE OF THE COMMISSION AUDITOR

The Office of the Commission Auditor (OCA) assessed data provided by the Clerk of the Courts (COC) and the Miami-Dade Police Department (MDPD), collaborated with the respective parties, and obtained information for the use of this report. OCA performed additional due diligence to review, assess, and verify records submitted by the COC and MDPD to report on the number of countywide eviction and foreclosure cases filed by the COC and the number of writs of possession executed with or without MDPD enforcement. OCA noted observations with the information that limits its use. The details of the observations are outlined in the 2023 Third Quarter - Countywide Evictions and Foreclosures Quarterly Report.<sup>1</sup>

### TREND ANALYSIS

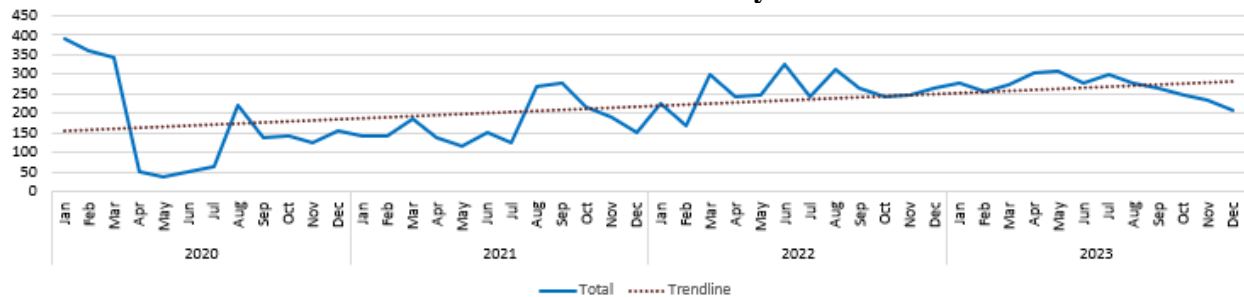
**Total Eviction Cases Filed from January 2020 to December 2023**



Source: Odyssey Case Manager System (Clerk of Courts)

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**Total Foreclosure Cases Filed from January 2020 to December 2023**



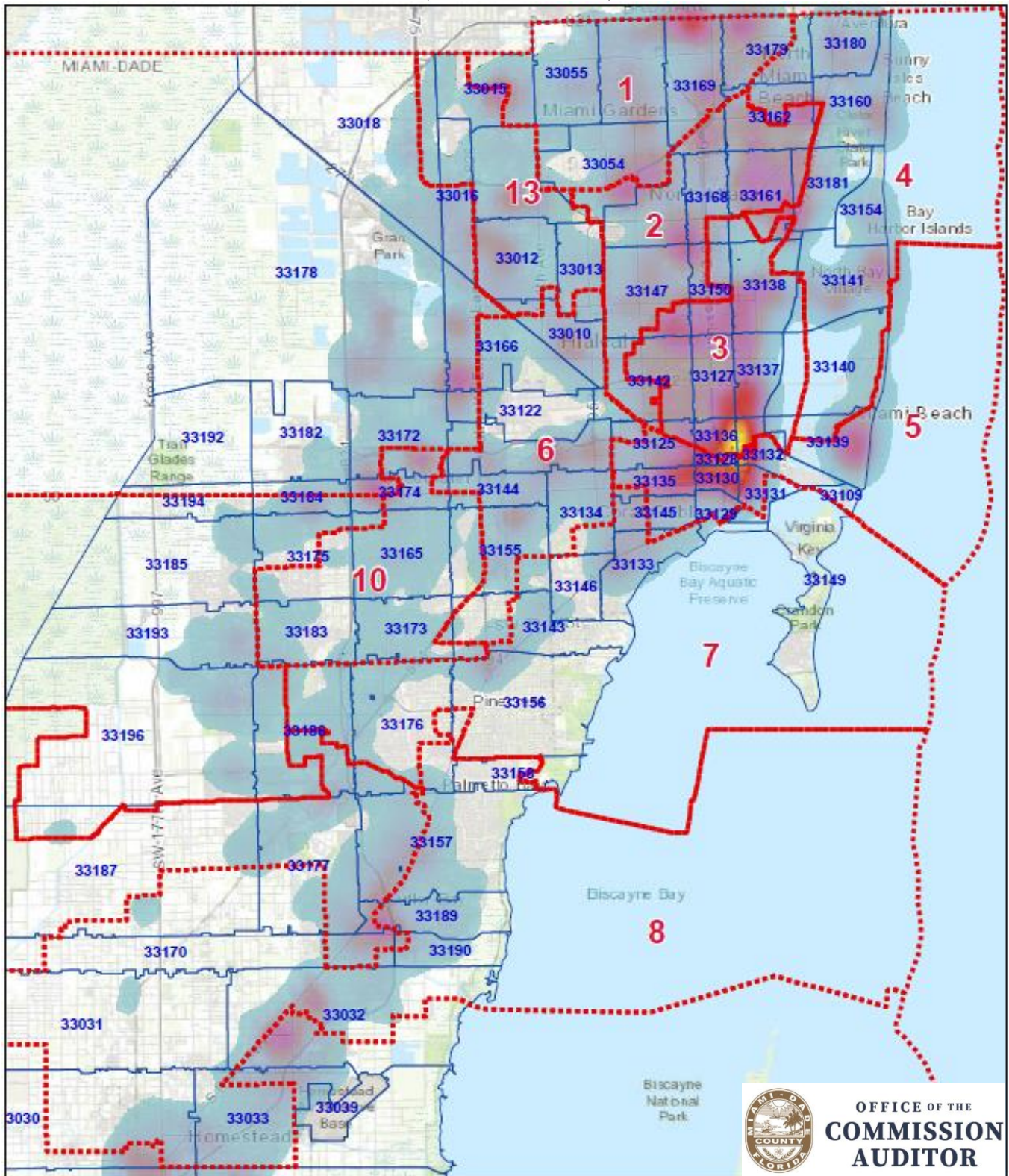
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 1 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020, and December 31, 2023.

<sup>1</sup> Office of the Commission Auditor. Miami-Dade County. 2023 Miami-Dade County Third Quarter Evictions Report. Accessed February 2, 2024. <https://documents.miamidade.gov/commission-auditor/reports/2023/2023-third-quarter-eviction-report.pdf>

Figure 1  
 Number of Pending Eviction Cases  
 March 1, 2020 – December 31, 2023



**Disclaimer:** OCA noted that due to the data limitations described in the observations of the 2023 Third Quarter - Countywide Evictions and Foreclosures Quarterly Report and the County GIS system application tool, Figure 1 may have data address differences and thus may affect the totals for each District.

  Commission District Boundary  
  Zip Code Boundary  
 Eviction Cases  
High  
Low

1:288,895  
 0 2.25 4.5 9 mi  
 0 3.5 7 14 km

Sources: Esri, HERE, Garmin, Intelmap, Incomant P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

## I. EVICTIONS

The following is being reported pursuant to Section 4 of Resolution No. R-58-21:

- (a) There are 5,115 pending residential and commercial evictions that were filed on or after March 1, 2020, through December 31, 2023. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action)
- (b) There are 5,108 pending residential and commercial evictions that were filed after April 2, 2020, through December 31, 2023. The number of pending residential evictions that were filed on or after October 1, 2020, through December 31, 2023, is 4,567;
- (c) There were 60,173 residential and commercial evictions filed after April 2, 2020, through December 31, 2023. From October 1, 2020, through December 31, 2023, there were 3,911 commercial evictions filed. From October 1, 2020, through March 10, 2021, there were 35 cases that did not have a classification of “residential” or “commercial” and were considered as “Type not classified.”
- (d) There are 16 pending evictions in which declarations were filed with the court in accordance with the court’s administrative orders and the CARES Act through December 31, 2023. Of that number, 11 were VACA declarations filed by the Plaintiff-Landlord and 5 were CDC Tenant Declarations filed by the Defendant-Tenant;
- (e) There were 4,551 pending residential evictions in which declarations were not filed with the court from October 1, 2020, through December 31, 2023; and
- (f) There were 27,170 writs of possession issued from the expiration of the Governor’s Executive Order No. 20-180 at 12:01 am on October 1, 2020, through December 31, 2023. Of that number, 1,584 were for commercial properties, 24,129 were for residential properties, 1,449 were not classified by property type and 8 were for cases not found.

## ATTACHMENTS

Figure 2 below illustrates the year-over-year trend of total monthly filed eviction cases (pending and closed) from 2020 through 2023.

**Figure 2**  
**Year-Over-Year Trend of Total Monthly Filed Cases**  
**2020 – 2023**

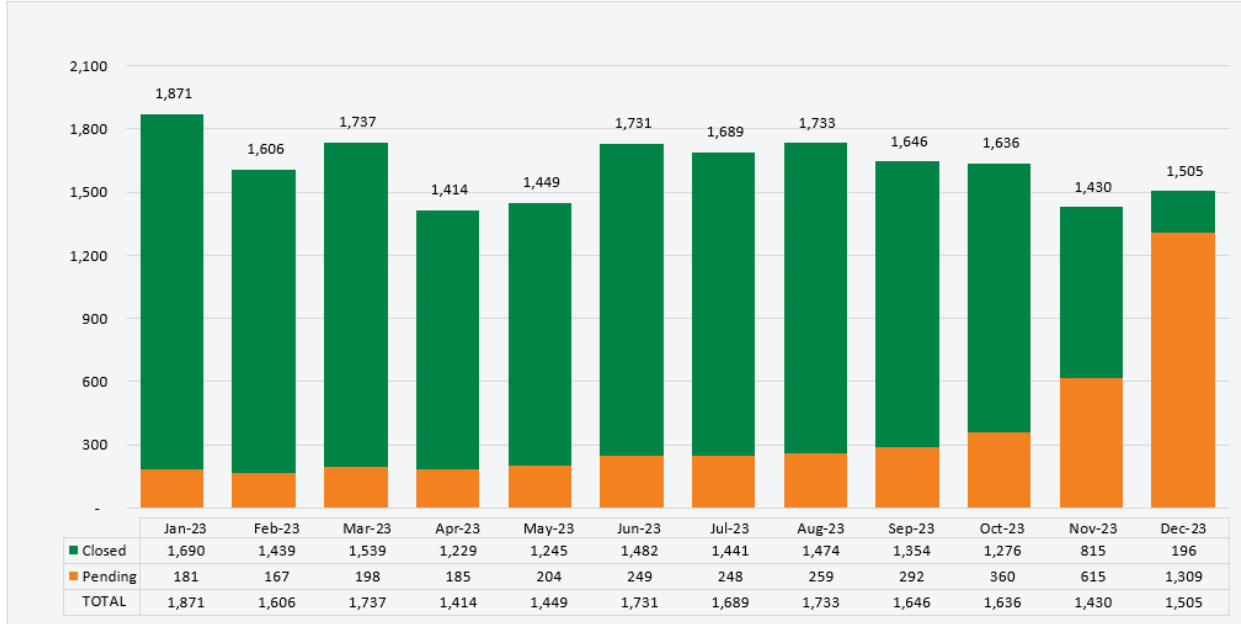
Month	2020	2021		2022		2023
January	1,591	946 ↓ -41%		1,522 ↑ 61%		1,871 ↑ 23%
February	1,356	950 ↓ -30%		1,444 ↑ 52%		1,606 ↑ 11%
March	785	910 ↑ 16%		1,658 ↑ 82%		1,737 ↑ 5%
April	163	954 ↑ 485%		1,452 ↑ 52%		1,414 ↓ -3%
May	270	841 ↑ 211%		1,548 ↑ 84%		1,449 ↓ -6%
June	321	1,103 ↑ 244%		1,617 ↑ 47%		1,731 ↑ 7%
July	279	1,144 ↑ 310%		1,708 ↑ 49%		1,689 ↓ -1%
August	1,198	1,206 ↑ 1%		1,988 ↑ 65%		1,733 ↓ -13%
September	1,278	1,313 ↑ 3%		1,800 ↑ 37%		1,646 ↓ -9%
October	1,515	1,369 ↓ -10%		1,816 ↑ 33%		1,636 ↓ -10%
November	1,051	1,377 ↑ 31%		1,552 ↑ 13%		1,430 ↓ -8%
December	1,141	1,493 ↑ 31%		1,836 ↑ 23%		1,505 ↓ -18%

Source: Odyssey Case Manager System (Clerk of Courts)

*Office of the Commission Auditor*

Figure 3 captures on a monthly basis, from January 1, 2023, through December 31, 2023, the total number of eviction cases filed by case status (pending or closed).

**Figure 3**  
**Cases Filed Monthly by Status**  
**January 1, 2023 – December 31, 2023**

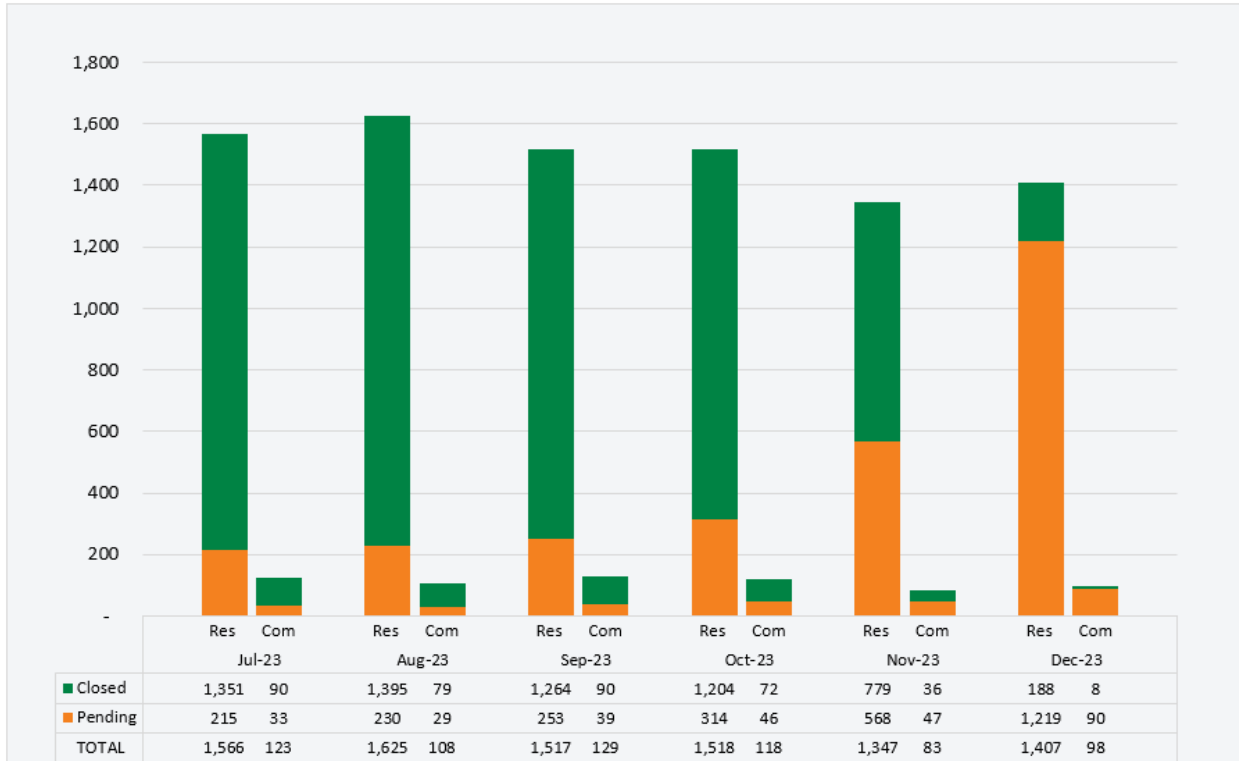


Source: Odyssey Case Manager System (Clerk of Courts)

*Office of the Commission Auditor*

Figure 4 captures the total number of evictions filed in each month, from July 1, 2023, to December 31, 2023, classified by property type (residential or commercial) and case status (pending or closed) as of December 31, 2023.

**Figure 4**  
**Cases Filed by Type and Status**  
**July 1, 2023 – December 31, 2023**

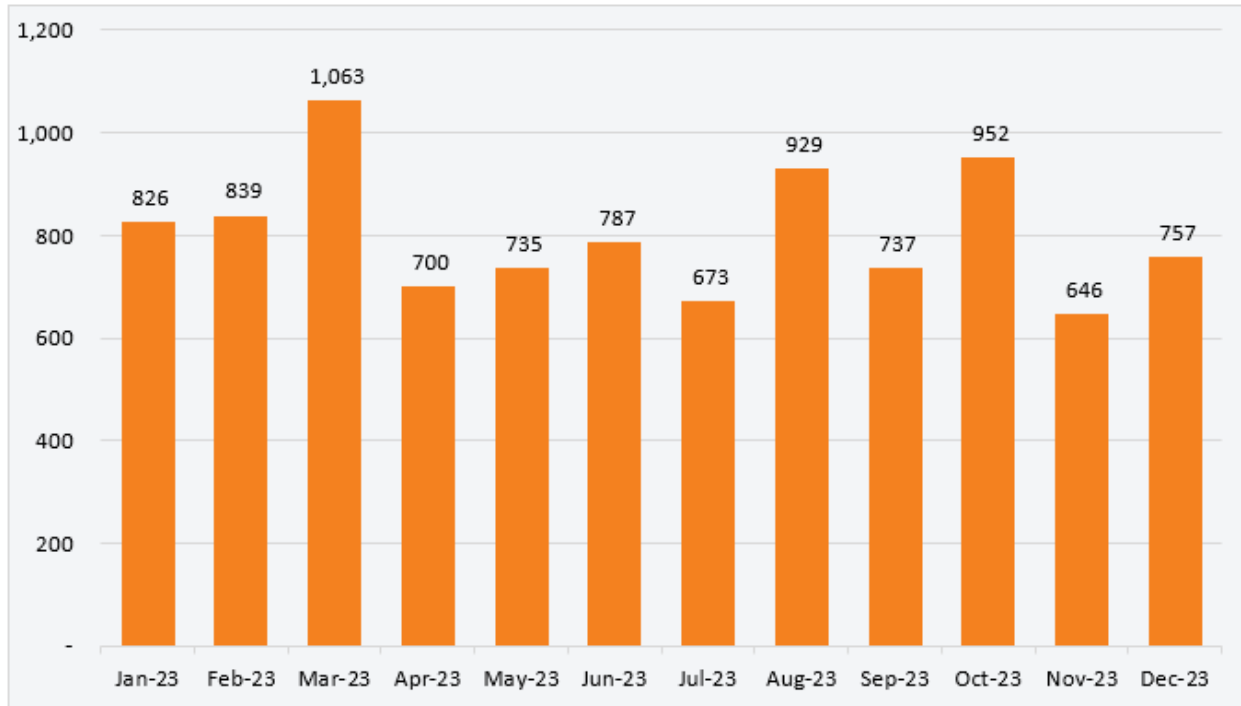


Source: Odyssey Case Manager System (Clerk of Courts)

*Office of the Commission Auditor*

Figure 5 depicts eviction case activity by month from January 1, 2023, to December 31, 2023. The total writs issued each month are shown.

**Figure 5**  
**Monthly Writs Issued**  
**January 1, 2023 – December 31, 2023**



Source: Odyssey Case Manager System (Clerk of Courts) Office of the Commission Auditor

Figure 6 details the number of writs issued by property type from January 1, 2023, through December 31, 2023, irrespective of file date. The “Type Not Listed” category represents cases that have not been classified by property type. Additionally, OCA identified some instances of “Writs Issued” for cases filed from January 1, 2018, to December 31, 2023, that did not have a corresponding filed case number in the Odyssey Eviction Cases report provided by COC. These cases are identified as “Case Not Found.”

**Figure 6**  
**Writs Issued by Property Type**  
**January 1, 2023 – December 31, 2023**

Property Type	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Total
Residential	789	789	1,001	653	691	728	639	874	684	905	601	695	9,049
Commercial	37	50	62	46	43	59	34	55	52	47	45	61	591
Case Not Found	0	0	0	1	1	0	0	0	0	0	0	1	3
Type Not Listed	0	0	0	0	0	0	0	0	1	0	0	0	1
<b>Total</b>	<b>826</b>	<b>839</b>	<b>1,063</b>	<b>700</b>	<b>735</b>	<b>787</b>	<b>673</b>	<b>929</b>	<b>737</b>	<b>952</b>	<b>646</b>	<b>757</b>	<b>9,644</b>

Source: Odyssey Case Manager System (Clerk of Courts) Office of the Commission Auditor



**Disclaimer:** OCA noted that due to the data limitations described in the Disclaimer Summary of the 2023 Third Quarter - Countywide Evictions and Foreclosures Quarterly Report<sup>1</sup> and the County GIS system application tool, Figures 7 – 8 may have data address differences and thus may affect the totals for each District.

Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020, through December 31, 2023.

**Figure 7**  
**Number of Pending Eviction Cases by Zip Code**  
**Filed March 1, 2020 – December 31, 2023**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	67	33147	179
33012	79	33149	1
33013	30	33150	106
33014	70	33154	19
33015	71	33155	51
33016	39	33156	23
33018	50	33157	114
33030	59	33158	1
33031	8	33160	76
33032	143	33161	194
33033	96	33162	147
33034	57	33165	33
33035	49	33166	101
33054	140	33167	64
33055	41	33168	63
33056	105	33169	214
33109	1	33170	51
33122	26	33172	68
33125	97	33173	13
33126	82	33174	63
33127	128	33175	17
33128	36	33176	30
33129	11	33177	49
33130	129	33178	116
33131	50	33179	125
33132	129	33180	51
33133	46	33181	64
33134	28	33182	5
33135	123	33183	15
33136	116	33184	21
33137	129	33185	11
33138	118	33186	57
33139	99	33187	15
33140	18	33189	39
33141	106	33190	19
33142	154	33193	22
33143	19	33194	1
33144	24	33196	52
33145	41	*Other	1
33146	10		

**TOTAL PENDING EVICTION CASES – 5,115**

**Source: Odyssey Case Manager System (Clerk of Courts)**      *Office of the Commission Auditor*

\*Other: The Other category represents a case that could not be Geocoded since it is related to a Broward County address.

Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020, through December 31, 2023.

**Figure 8**  
**Number of Pending Eviction Cases by District**  
**Filed March 1, 2020 – December 31, 2023**

District Number	Commissioner Name	Pending Eviction Cases: Count	Pending Eviction Cases: Percent to Total
1	Oliver Gilbert	541	11%
2	Marleine Bastien	712	14%
3	Keon Hardemon	899	18%
4	Micky Steinberg	362	7%
5	Eileen Higgins	540	11%
6	Kevin Marino Cabrera	290	6%
7	Raquel Regalado	170	3%
8	Danielle Cohen Higgins	236	5%
9	Kionne McGhee	494	10%
10	Anthony Rodriguez	121	2%
11	Roberto J. Gonzalez	142	3%
12	Juan Carlos Bermudez	375	7%
13	Rene Garcia	232	5%
*Other	N/A	1	0%

**TOTAL PENDING EVICTION CASES – 5,115**

**Source: Odyssey Case Manager System (Clerk of Courts)** *Office of the Commission Auditor*

\*Other: The Other category represents a case that could not be Geocoded since it is related to a Broward County address.

## II. FORECLOSURES

The following is being reported pursuant to Section 3 of Resolution No. R-468-21:

- (a) There were 9,737 residential and commercial foreclosures filed on or after March 1, 2020, through December 31, 2023. Of these, 2,933 are pending (open and reopened, including inactive) cases;
- (b) There were 8,068 residential foreclosures filed after April 2, 2020, through December 31, 2023. Of these, 2,574 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020, through December 31, 2023, is 507, of which 153 are pending cases;
- (d) There were 2,185 final judgments issued in residential and commercial foreclosure cases from the expiration of the Governor's Executive Order No. 20-180 at 12:01 am on October 1, 2020, through December 31, 2023;
- (e) There were 2,154 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020, through December 31, 2023. Note that Odyssey reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing;
- (f) There were 5,195 residential foreclosure cases filed from March 1, 2020, to December 31, 2023, where the subject property was homestead exempt;
- (g) There were 3,135 residential foreclosure cases filed from March 1, 2020, to December 31, 2023, where the subject property was not homestead exempt;
- (h) There were 891 foreclosure cases filed in county court, and 8,846 foreclosure cases filed in circuit court from March 1, 2020, to December 31, 2023;
- (i) OCA is unable to report on the location by zip code of each residential and commercial property that is or was subject to a foreclosure action due to the limitations of Odyssey. Specifically, the system does not capture the address of the property subject to foreclosure;
- (j) There were 10,055 foreclosure actions or judgments between \$0.00 to \$50,000, 785 between \$50,000 and \$250,000, and 1,316 over \$250,000 from March 1, 2020, through December 31, 2023. Note that entry of the judgment amount was not a requirement until October 1, 2020; provision of this information was optional prior to this date, according to the Clerk of the Courts. Therefore, Odyssey reflects an entry of \$0.00 in numerous instances where this information was not provided. Of the 10,055 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 9,873 were foreclosure cases where the judgment amount was reported as \$0.00, due to nonreporting, due to the case having been dismissed, etc;

(k) For foreclosure cases where a foreclosure actions or judgments was entered on or after March 1, 2020, through December 31, 2023, there were 1,815 foreclosure sales where the bid amount was \$0.00. There were 499 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 1,384 where the bid amount was above \$175,000. Note that Odyssey reflects a foreclosure sale on a case when there is an effective sale date and does not account for instances when the sale was prevented after the sale date was set due to actions on the case, e.g., settlement or bankruptcy filing.

## ATTACHMENTS

Figure 1 below illustrates the year-over-year trend of total monthly filed foreclosure cases (pending and closed) from 2018 through 2023.

**Figure 1**  
**Year-Over-Year Trend of Total Monthly Filed Cases**  
**2018 – 2023**

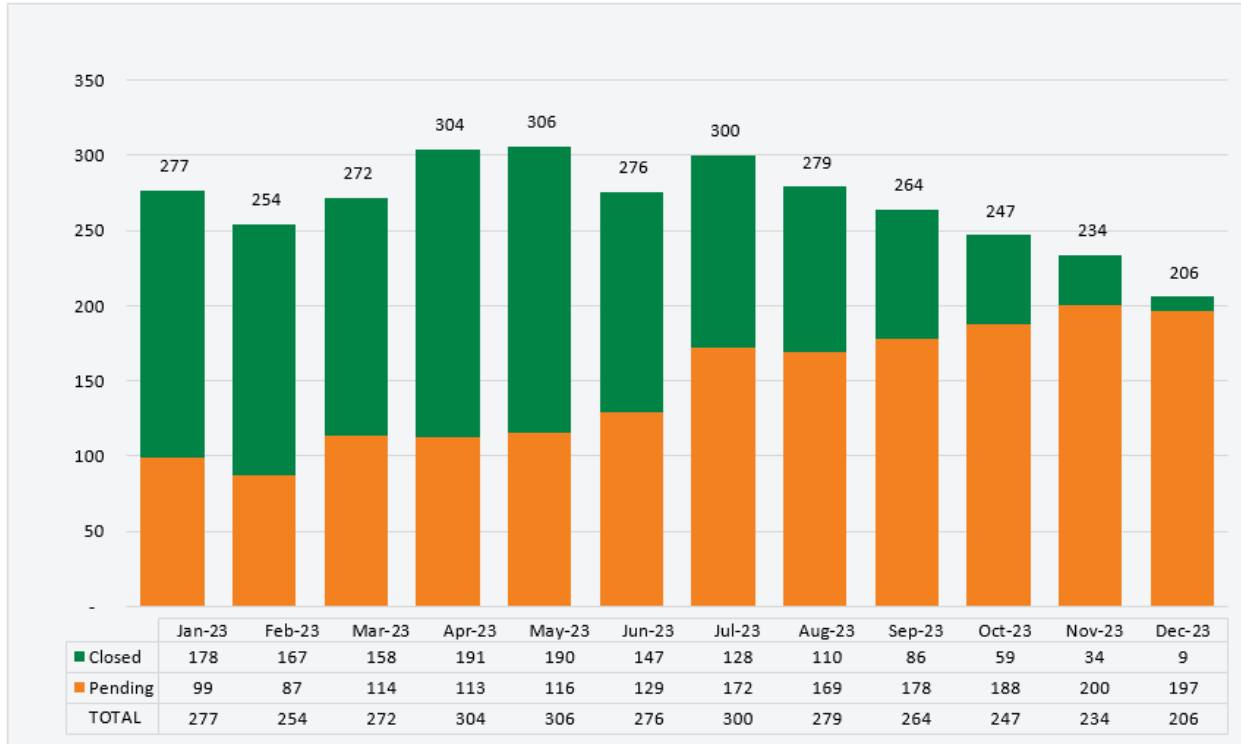
Month	2020	2021		2022		2023
January	393	142 ↓ -64%		225 ↑ 58%		277 ↑ 23%
February	359	143 ↓ -60%		168 ↑ 17%		254 ↑ 51%
March	342	188 ↓ -45%		298 ↑ 59%		272 ↓ -9%
April	53	137 ↑ 158%		244 ↑ 78%		304 ↑ 25%
May	38	118 ↑ 211%		245 ↑ 108%		306 ↑ 25%
June	50	150 ↑ 200%		327 ↑ 118%		276 ↓ -16%
July	63	127 ↑ 102%		244 ↑ 92%		300 ↑ 23%
August	221	271 ↑ 23%		313 ↑ 15%		279 ↓ -11%
September	140	279 ↑ 99%		263 ↓ -6%		264 ↑ 0%
October	144	216 ↑ 50%		241 ↑ 12%		247 ↑ 2%
November	126	189 ↑ 50%		246 ↑ 30%		234 ↓ -5%
December	154	150 ↓ -3%		263 ↑ 75%		206 ↓ -22%

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 depicts totals of foreclosure cases by case status (pending or closed) for each month from January 1, 2023, through December 31, 2023.

**Figure 2**  
**Total Monthly Foreclosures by Case Status**  
**January 1, 2023 – December 31, 2023**

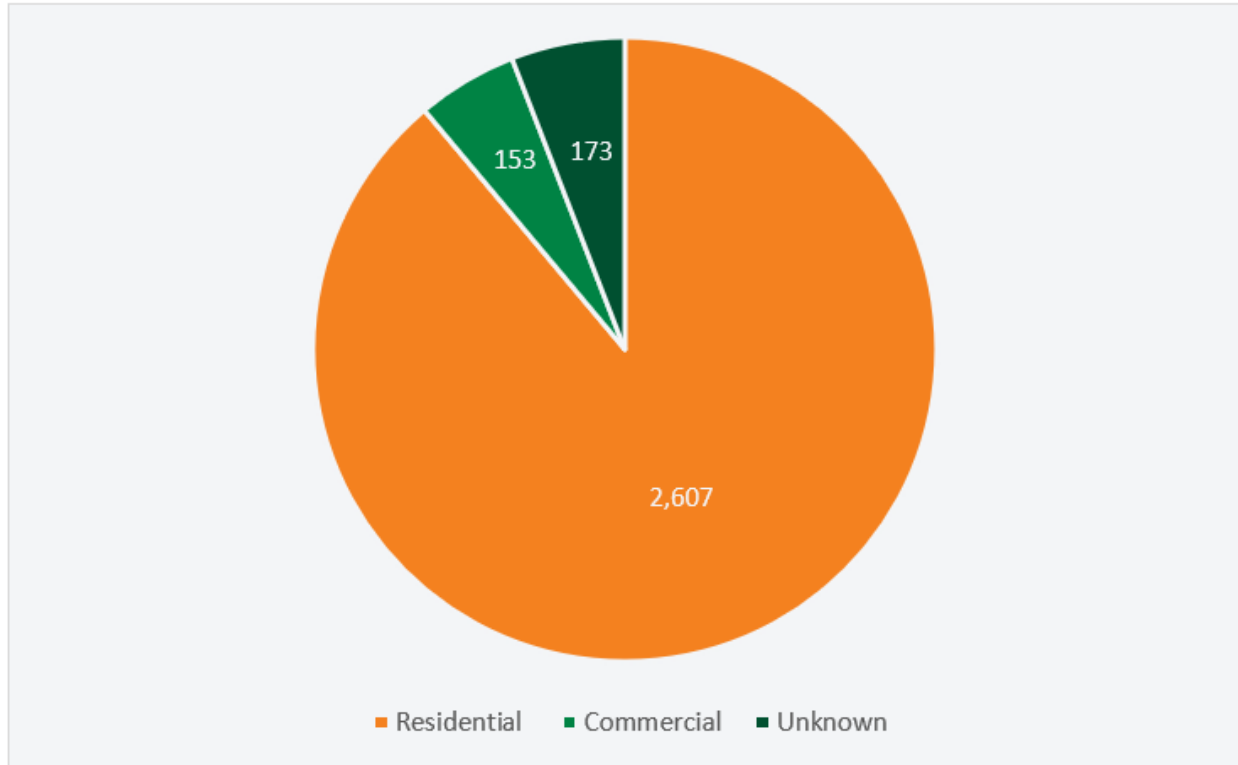


Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020, through December 31, 2023) by property type.

**Figure 3**  
**Pending Foreclosures by Property Type**  
**March 1, 2020 – December 31, 2023**



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 4 depicts the number of foreclosure cases (filed from October 1, 2020, to December 31, 2023) resulting in a final judgment, and the number of cases during this period where Odyssey reports a foreclosure sale, by month and property type.

**Figure 4**  
**Foreclosure Sales After Final Judgment**  
**October 1, 2020 – December 31, 2023**

Category	Prior			Jul-23			Aug-23			Sep-23			Oct-23			Nov-23			Dec-23			Total		
	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK	RES	COM	UNK
Judgement	1,608	103	54	53	2	0	77	4	3	63	2	2	64	4	2	74	4	1	58	2	5	1,997	121	67
Sales	1,565	93	41	51	2	0	66	4	2	56	0	1	48	2	1	50	3	1	7	0	1	1,843	104	47

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 5 details totals of foreclosure cases by foreclosure judgment amount (i.e., \$0.00 to \$50,000, \$50,000 to \$250,000, and over \$250,000) for cases where a disposition was entered on or after March 1, 2020, through December 31, 2023, irrespective of pending or closed case status.

**Figure 5**

**Foreclosure Cases by Foreclosure Judgment Amount  
March 1, 2020 – December 31, 2023**

<b>Judgment Range</b>	<b>Total</b>
\$0 - \$50,000	10,055
\$50,001 - \$250,000	785
> \$250,000	1,316
<b>Total</b>	<b>12,156</b>

Source: Odyssey Case Manager (COC)      *Office of the Commission Auditor*

Figure 6 provides information on the bid amounts for foreclosed properties based on foreclosure cases where a foreclosure actions or judgments was issued on or after March 1, 2020, through December 31, 2023, irrespective of pending or closed case status.

**Figure 6**

**Foreclosure Cases by Bid Amount Range  
March 1, 2020 – December 31, 2023**

<b>Bid Range</b>	<b>Total</b>
\$0.00	1,815
\$0.01 - \$25,000	82
\$25,001 - \$75,000	62
\$75,001 - \$175,000	355
\$175,001 - \$375,000	887
\$375,001 - \$750,000	403
> \$750,000	94
<b>Total</b>	<b>3,698</b>

Source: Odyssey Case Manager (COC)      *Office of the Commission Auditor*

**Report produced by the Office of the Commission Auditor**

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**The Office of the Commission Auditor**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented

This report, prepared in collaboration with the Miami-Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).