



**OFFICE OF THE COMMISSION AUDITOR  
MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

**Countywide Evictions and Foreclosures Data  
Monthly Report**

---

**December 2021**

Yinka Majekodunmi, CPA  
Commission Auditor

Office of the Commission Auditor  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-2524

## I. EVICTIONS

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

- (a) There are 5,056 pending residential and commercial evictions that were filed on or after March 1, 2020 through October 31, 2021. 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 4,964 pending residential and commercial evictions that were filed after April 2, 2020 through October 31, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through October 31, 2021 is 3,970;
- (c) There were 17,909 residential and commercial evictions filed after April 2, 2020 through October 31, 2021. From October 1, 2020 through October 31, 2021, there were 1,240 commercial evictions filed;
- (d) There are 374 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through October 31, 2021. Of that number, 253 were VACA declarations filed by the Plaintiff-Landlord and 104 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 17 cases in which both types of declarations were filed;
- (e) There were 3,648 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through October 31, 2021; and
- (f) There were 6,896 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 October 31, 2021. Of that number, 399 were for commercial properties and 5,143 were for residential properties. A total of 1,354 were not classified by property type.

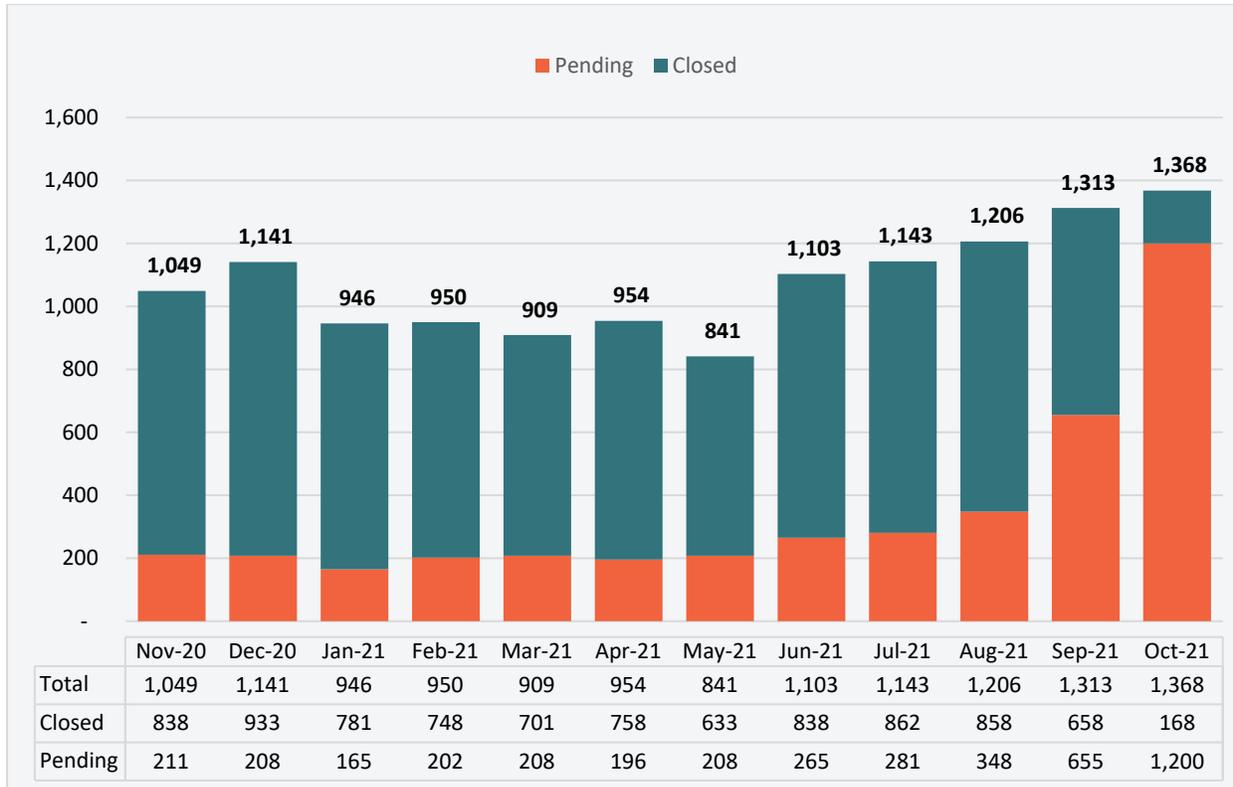
Additionally, since March 1, 2020 through October 31, 2021, there have been 5,623 writs of possession executed. This total of writs executed includes instances where the tenant vacated the property pursuant to an issued writ of possession as well as those where MDPD enforcement was required to return possession to the landlord. Of the 5,623 writs executed during this time period, 4,052 required enforcement by MDPD, and 1,571 were instances where possession was returned to the landlord without MDPD enforcement being necessary. The total number of writs executed includes those executed for foreclosure cases.

## ATTACHMENTS

Figure 1 captures on a monthly basis, from November 1, 2020 through October 31, 2021, the total number of eviction cases filed by case status (pending or closed).

**Figure 1**

**Cases Filed Monthly by Status  
November 1, 2020 - October 31, 2021**



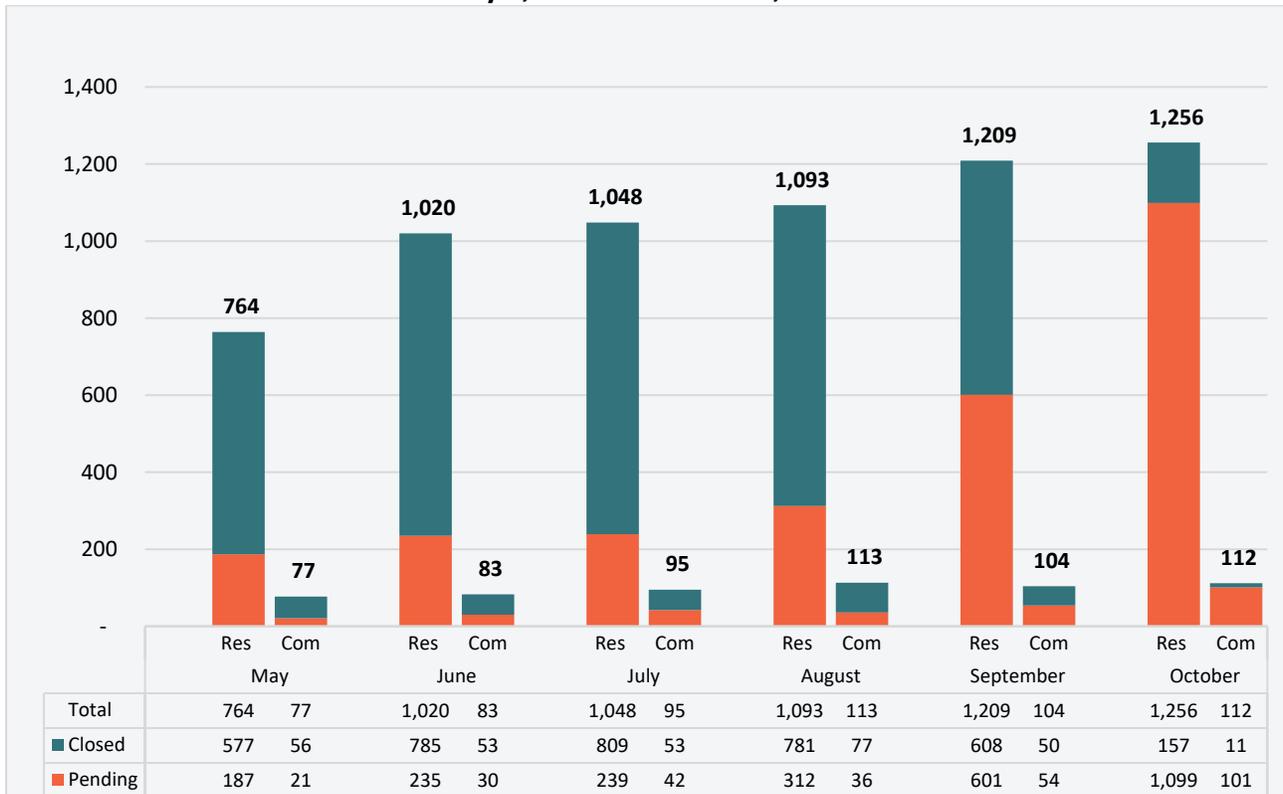
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 2 captures the total number of evictions filed in each month, from May 1, 2021 to October 31, 2021, classified by property type (residential or commercial) and case status (pending or closed) as of October 31, 2021.

**Figure 2**

**Cases Filed by Type and Status  
May 1, 2021 - October 31, 2021**



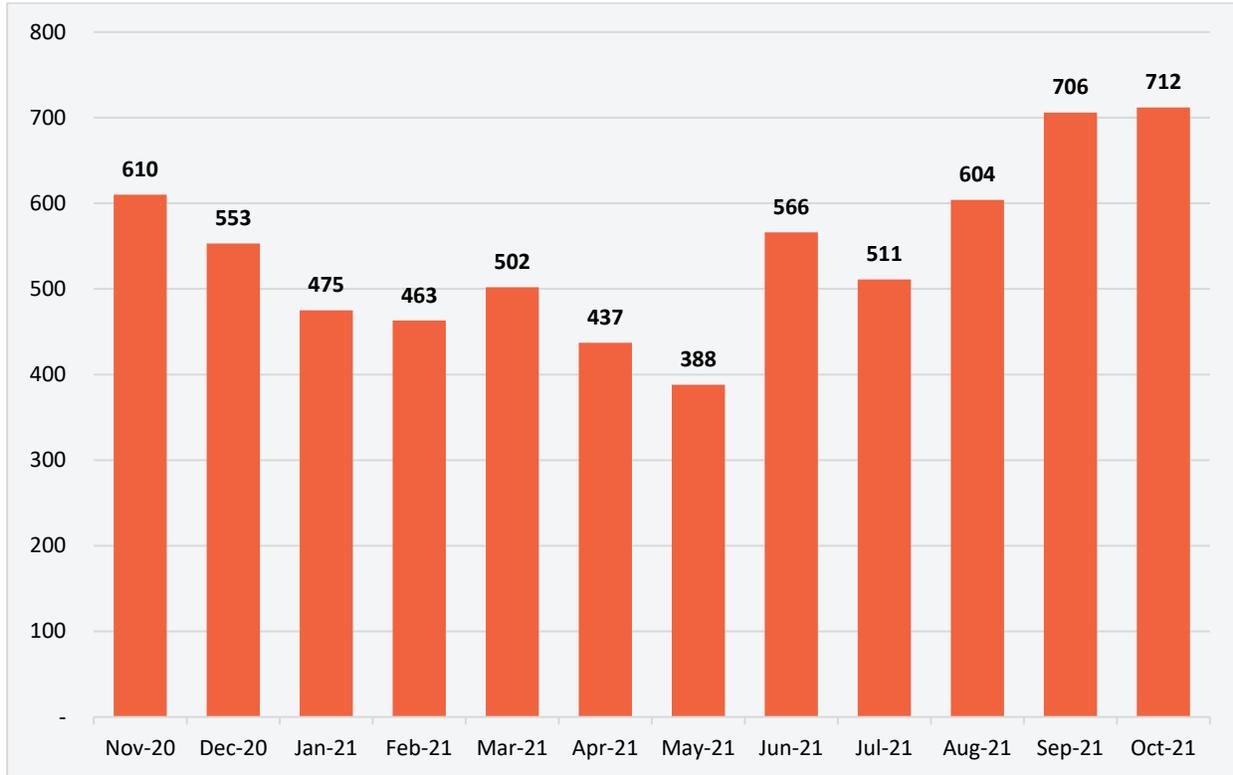
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 3 depicts eviction case activity by month from November 1, 2020 to October 31, 2021. The total writs issued each month is shown.

**Figure 3**

**Monthly Writs Issued  
November 1, 2020 - October 31, 2021**



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 4 details the number of writs issued by property type from November 1, 2020 through October 31, 2021, irrespective of file date. Given that the Odyssey Case Manager did not distinguish between commercial and residential evictions prior to October 1, 2020, the “Type Not Listed” category represents cases that have not been classified by property type, as they were filed prior to October 1, 2020.

**Figure 4**

**Writs Issued by Property Type  
November 1, 2020 – October 31, 2021**

Category Name	November	December	January	February	March	April	May	June	July	August	September	October	Total
Residential	163	331	364	369	404	365	313	514	473	533	649	644	5,122
Commercial	12	21	23	29	38	31	49	35	24	41	40	54	397
Type Not Listed	435	201	88	65	60	41	26	17	14	30	17	14	1,008
<b>Total</b>	<b>610</b>	<b>553</b>	<b>475</b>	<b>463</b>	<b>502</b>	<b>437</b>	<b>388</b>	<b>566</b>	<b>511</b>	<b>604</b>	<b>706</b>	<b>712</b>	<b>6,527</b>

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 5 displays the number of writs of possession executed by MDPD (MDPD Enforced) relative to those where possession was returned to the landlord without MDPD enforcement being necessary (Non-MDPD Enforced) from March 1, 2020 through October 31, 2021. Note that as of March 5, 2021, writs on commercial properties are being executed, and pending writs which do not qualify for the CDC eviction moratorium are being scheduled for service by MDPD, as stated in a March 10, 2021 memorandum from the Mayor to the BCC. The CDC’s eviction moratorium order ended on August 26, 2021.

**Figure 5**

**Total Number of Writs of Possession Executed  
March 1, 2020 - October 31, 2021**

Category Name	Prior	November	December	January	February	March	April	May	June	July	August	September	October	Total
<b>MDPD Enforced</b>	197	87	17	3	1	330	534	583	485	422	440	440	513	<b>4,052</b>
<b>Non-MDPD Enforced</b>	152	109	2	7	0	144	265	248	240	116	100	88	100	<b>1,571</b>
<b>Total</b>	<b>349</b>	<b>196</b>	<b>19</b>	<b>10</b>	<b>1</b>	<b>474</b>	<b>799</b>	<b>831</b>	<b>725</b>	<b>538</b>	<b>540</b>	<b>528</b>	<b>613</b>	<b>5,623</b>

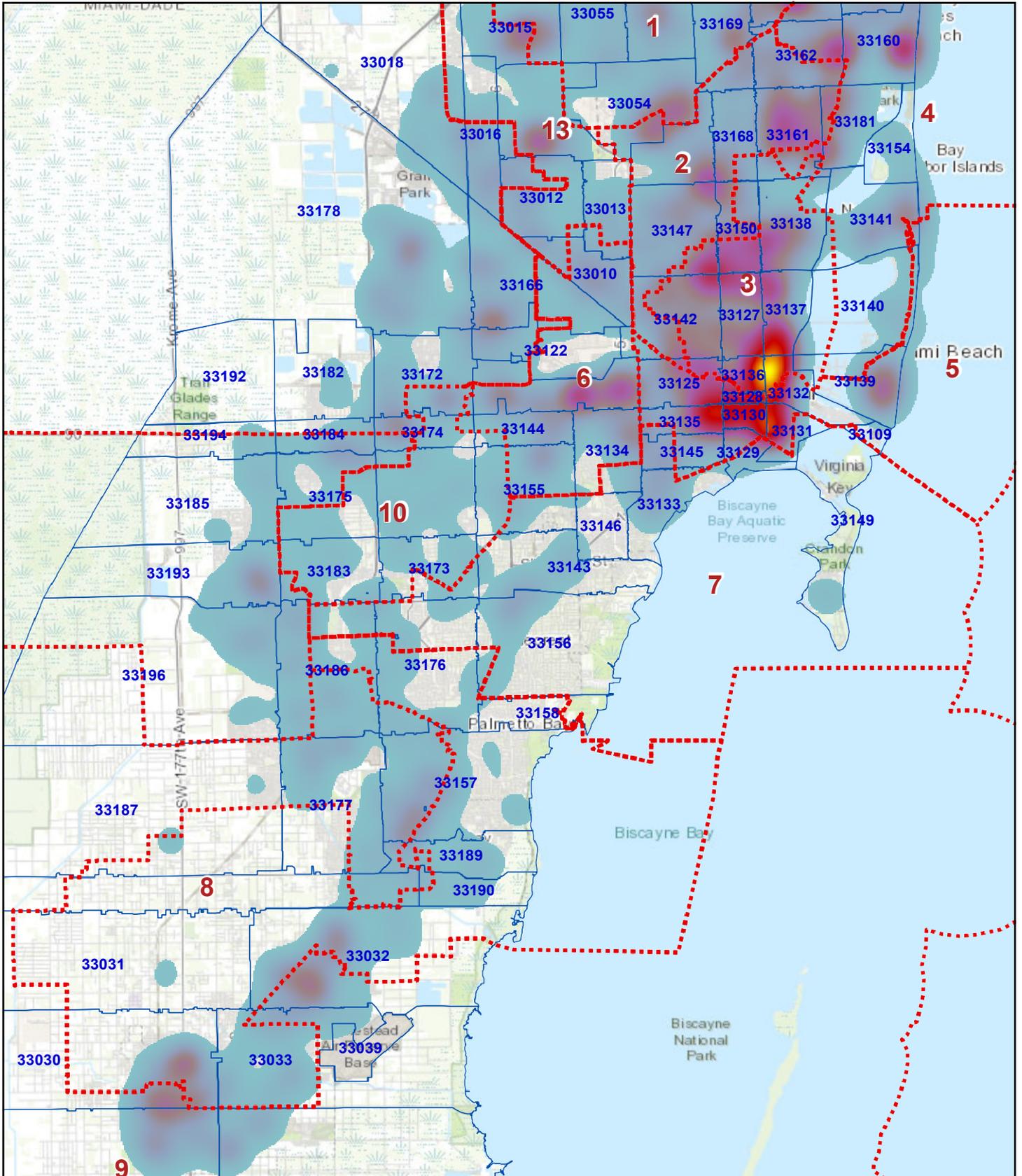
Source: Odyssey Case Manager System (Clerk of Courts)

*Office of the Commission Auditor*

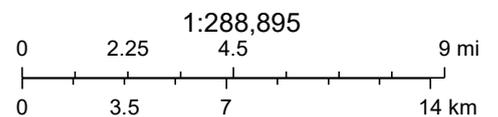
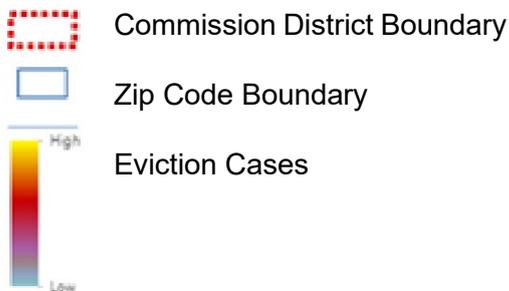
Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and October 31, 2021.

Figure 6

Number of Pending Eviction Cases  
March 1, 2020 - October 31, 2021



Office of the Commission Auditor



Sources: Esri, HERE, Garmin, Intermap, increment 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

Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through October 31, 2021.

**Figure 7**

**Number of Pending Eviction Cases by Zip Code  
March 1, 2020 - October 31, 2021**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	73	33148	1
33012	54	33149	5
33013	28	33150	137
33014	76	33152	1
33015	86	33154	10
33016	45	33155	46
33018	36	33156	29
33023	1	33157	102
33030	69	33158	1
33031	4	33160	128
33032	123	33161	197
33033	59	33162	137
33034	53	33165	24
33035	29	33166	81
33054	128	33167	55
33055	34	33168	47
33056	66	33169	117
33122	19	33170	19
33125	149	33172	52
33126	174	33173	15
33127	124	33174	32
33128	35	33175	34
33129	13	33176	40
33130	140	33177	46
33131	110	33178	98
33132	214	33179	146
33133	26	33180	43
33134	40	33181	73
33135	135	33182	8
33136	122	33183	13
33137	168	33184	17
33138	98	33185	15
33139	67	33186	63
33140	17	33187	11
33141	64	33189	15
33142	181	33190	11
33143	20	33193	40
33144	36	33194	5
33145	34	33195	1
33146	3	33196	35
33147	153		

**TOTAL PENDING EVICTION CASES - 5,056**

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through October 31, 2021.

**Figure 8**

**Number of Pending Eviction Cases by District  
March 1, 2020 - October 31, 2021**

<b>District Number</b>	<b>Commissioner</b>	<b>Pending Eviction Cases</b>
1	Oliver Gilbert	434
2	Jean Monestime	613
3	Keon Hardemon	983
4	Sally A. Heyman	409
5	Eileen Higgins	643
6	Rebeca Sosa	335
7	Raquel Regalado	154
8	Danielle Cohen Higgins	247
9	Kionne McGhee	418
10	Sen. Javier D. Souto	91
11	Joe A. Martinez	169
12	Jose "Pepe" Diaz	346
13	René García	214

**TOTAL PENDING EVICTION CASES - 5,056**

Source: Odyssey Case Manager System (Clerk of Courts)

*Office of the Commission Auditor*

## II. FORECLOSURES

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

- (a) There were 3,100 residential and commercial foreclosures filed on or after March 1, 2020 through October 31, 2021. Of these, 1,693 are pending (open and reopened, including inactive) cases;
- (b) There were 2,497 residential foreclosures filed after April 2, 2020 through October 31, 2021. Of these, 1,452 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through October 31, 2021 is 248, of which 129 are pending cases;
- (d) There were 731 final judgments issued in residential and commercial foreclosure cases from the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through October 31, 2021;
- (e) There were 784 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through October 31, 2021. Note that the Odyssey Case Manager System 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 1,429 residential foreclosure cases filed from March 1, 2020 to October 31, 2021 where the subject property was homestead exempt;
- (g) There were 1,414 residential foreclosure cases filed from March 1, 2020 to October 31, 2021 where the subject property was not homestead exempt;
- (h) There were 276 foreclosure cases filed in county court, and 2,824 foreclosure cases filed in circuit court from March 1, 2020 to October 31, 2021;
- (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 limitations of the Odyssey Case Manager System. Specifically, the system does not capture the address of the property subject to foreclosure;
- (j) There were 3,903 foreclosure actions or judgments between \$0.00 to \$50,000, 303 between \$50,000 and \$250,000, and 539 over \$250,000 from March 1, 2020 through October 31, 2021. 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, the Odyssey Case Manager reflects an entry of \$0.00 in numerous

instances where this information was not provided. Of the 3,903 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 3,831 were foreclosure cases where the judgment amount was reported as \$0.00, either due to nonreporting, or due to the case having been dismissed; and

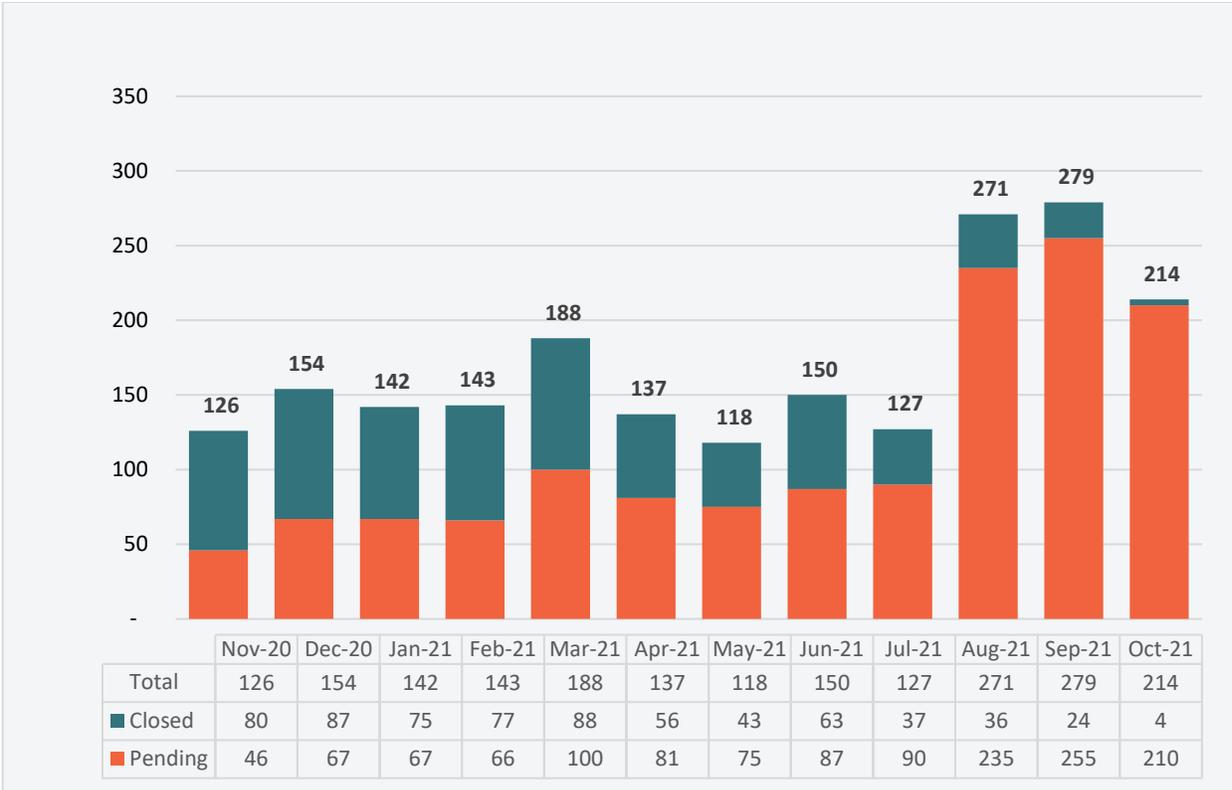
- (k) For foreclosure cases where a final judgment was entered on or after March 1, 2020 through October 31, 2021, there were 780 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 216 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 378 where the bid amount was above \$175,000.

## ATTACHMENTS

Figure 1 depicts totals of foreclosure cases by case status (pending or closed) for each month from November 1, 2020 through October 31, 2021.

**Figure 1**

**Total Monthly Foreclosures by Case Status  
November 1, 2020 - October 31, 2021**



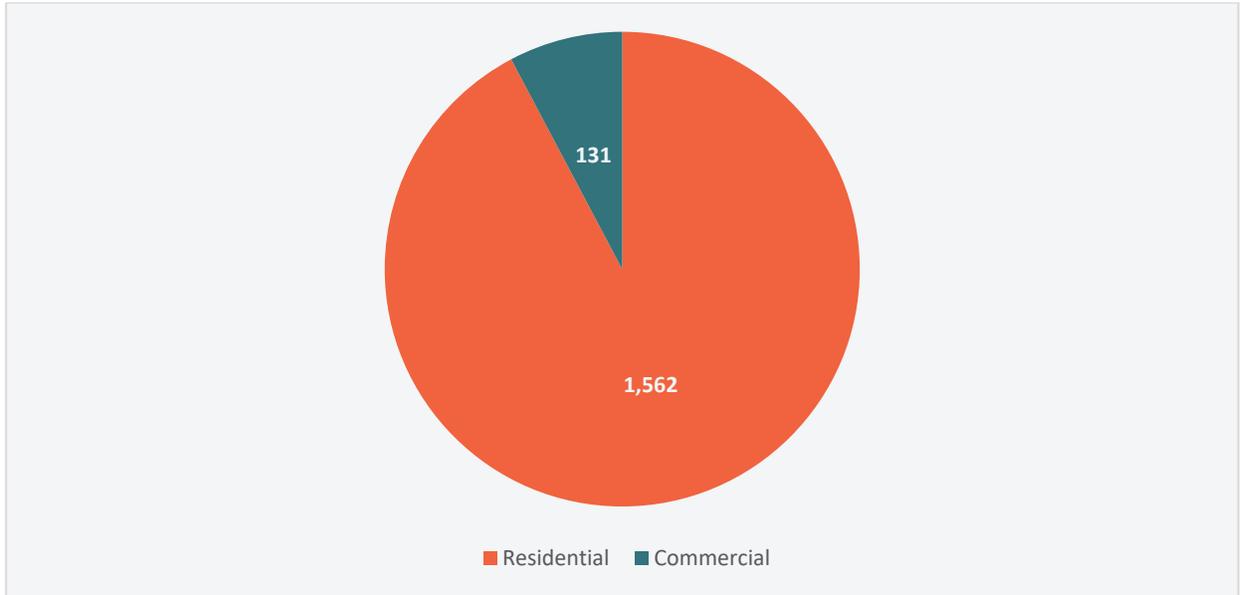
Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 2 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through October 31, 2021) by property type.

**Figure 2**

**Pending Foreclosures by Property Type  
March 1, 2020 - October 31, 2021**



Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 3 depicts the number of foreclosure cases (filed from October 1, 2020 to October 31, 2021) resulting in final judgment, and the number of cases during this period where the Odyssey Case Manager reports a foreclosure sale, by month and property type.

**Figure 3**

**Foreclosure Sales After Final Judgment  
October 1, 2020 - October 31, 2021**

Category Name	Prior		May		June		July		August		September		October		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgement	340	24	50	2	35	4	43	4	49	2	73	8	93	4	683	48
Sales	329	21	48	2	33	3	41	4	39	2	48	6	31	2	569	40

Source: Odyssey Case Manager System (Clerk of Courts)

Office of the Commission Auditor

Figure 4 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, 2021 through October 31, 2021.

**Figure 4**

**Foreclosure Cases by Foreclosure Judgment Amount  
March 1, 2020 - October 31, 2021**

<b>Judgement Range</b>	<b>Total</b>
\$0.00 - \$50,000	3,903
\$50,001 - \$250,000	303
> \$250,000	539
<b>Total</b>	<b>4,745</b>

Source: Odyssey Case Manager (COC)

Office of the Commission Auditor

Figure 5 provides information on the bid amounts for foreclosed properties based on foreclosure cases where a final judgment was issued on or after March 1, 2020 through October 31, 2021.

**Figure 5**

**Foreclosure Cases by Bid Amount Range  
March 1, 2020 - October 31, 2021**

<b>Bid Range</b>	<b>Total</b>
\$0.00	780
\$0.01 - \$25,000	41
\$25,001 - \$75,000	31
\$75,001 - \$175,000	144
\$175,001 - \$375,000	257
\$375,001 - \$750,000	90
> \$750,000	31
<b>Total</b>	<b>1,374</b>

Source: Odyssey Case Manager (COC)

Office of the Commission Auditor

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

Yinka Majekodunmi, CPA  
Commission Auditor  
Office of the Commission Auditor  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-4354

**CONTRIBUTORS**

Pierre Chammas, MBA, Interim Financial Manager  
Phillip George Edwards, Esq., Research Manager  
Jacqueline N. Fernandez, J.D., Research Analyst  
Casey Simpkins, CPA, Financial Analyst II  
Victor van der Weerden, MSc, Research Analyst  
Elena Shamina, MSF, Financial Analyst III

**The Office of the Commission Auditor, Miami-Dade Board of County Commissioners**

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).