



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

**Countywide Evictions and Foreclosures Data**  
**Monthly Report**

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**January 2022**

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Commission Auditor

Office of the Commission Auditor  
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## I. EVICTIONS

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

- (a) There are 5,254 pending residential and commercial evictions that were filed on or after March 1, 2020 through November 30, 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 5,198 pending residential and commercial evictions that were filed after April 2, 2020 through November 30, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through November 30, 2021 is 4,369;
- (c) There were 19,284 residential and commercial evictions filed after April 2, 2020 through November 30, 2021. From October 1, 2020 through November 30, 2021, there were 1,322 commercial evictions filed;
- (d) There are 351 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act through November 30, 2021. Of that number, 236 were VACA declarations filed by the Plaintiff-Landlord and 99 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 16 cases in which both types of declarations were filed;
- (e) There were 4,062 pending residential evictions in which declarations were not filed with the court from October 1, 2020 through November 30, 2021; and
- (f) There were 7,471 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 November 30, 2021. Of that number, 431 were for commercial properties and 5,683 were for residential properties. A total of 1,357 were not classified by property type.

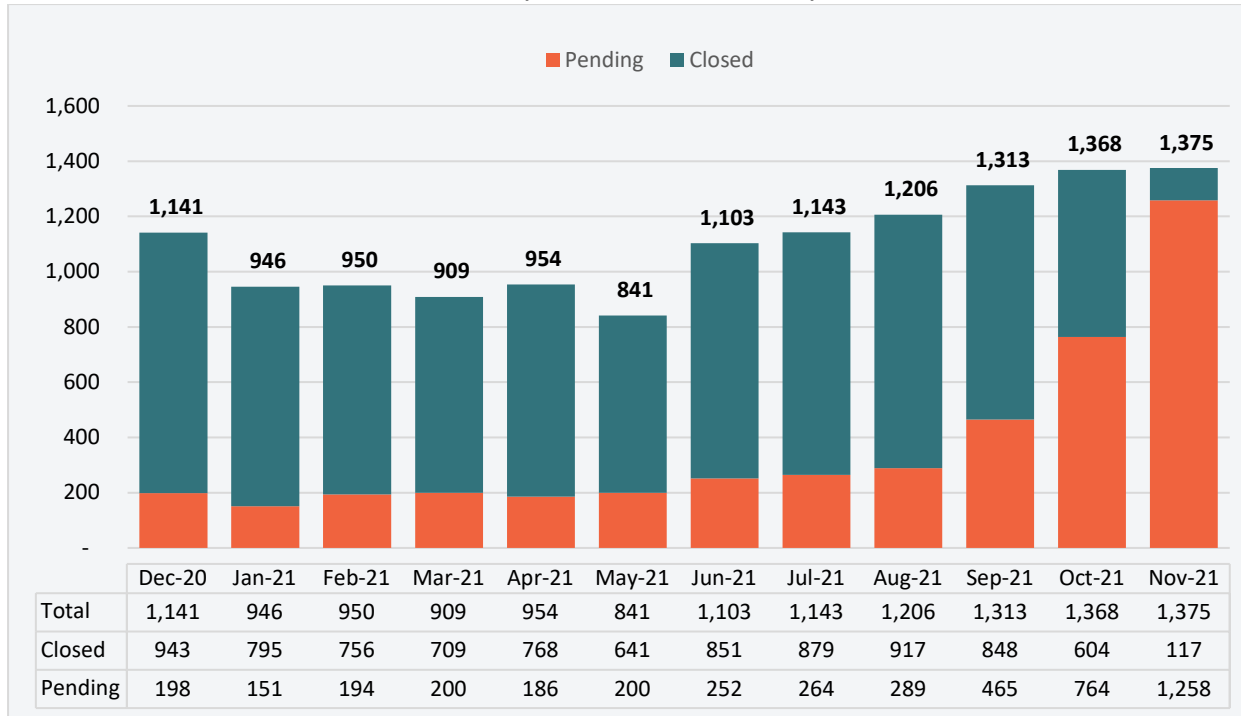
Additionally, since March 1, 2020 through November 30, 2021, there have been 6,115 writs of possession executed. This total of writs executed includes instances where the tenant vacated the property pursuant to an issued writ of possession as well as those where MDPD enforcement was required to return possession to the landlord. Of the 6,115 writs executed during this time period, 4,460 required enforcement by MDPD, and 1,655 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 December 1, 2020 through November 30, 2021, the total number of eviction cases filed by case status (pending or closed).

**Figure 1**

### Cases Filed Monthly by Status December 1, 2020 - November 30, 2021



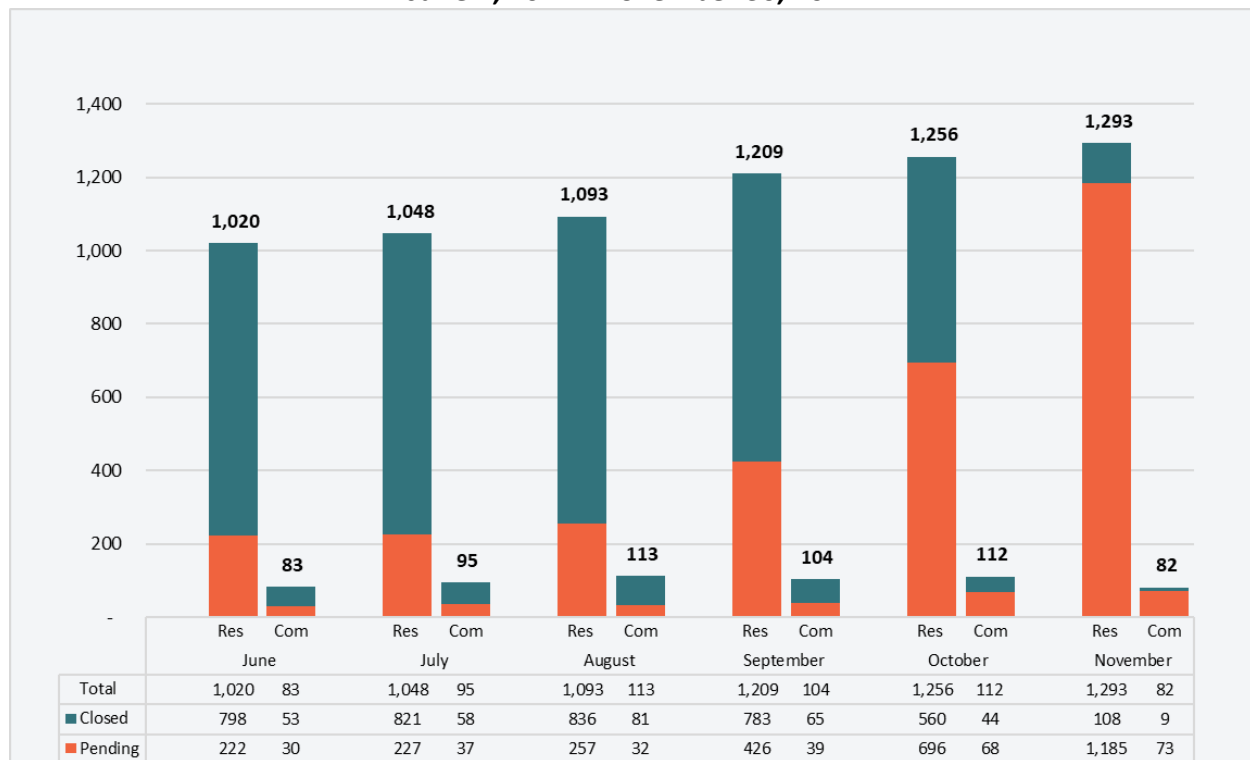
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 2 captures the total number of evictions filed in each month, from June 1, 2021 to November 30, 2021, classified by property type (residential or commercial) and case status (pending or closed) as of November 30, 2021.

**Figure 2**

**Cases Filed by Type and Status  
June 1, 2021 - November 30, 2021**



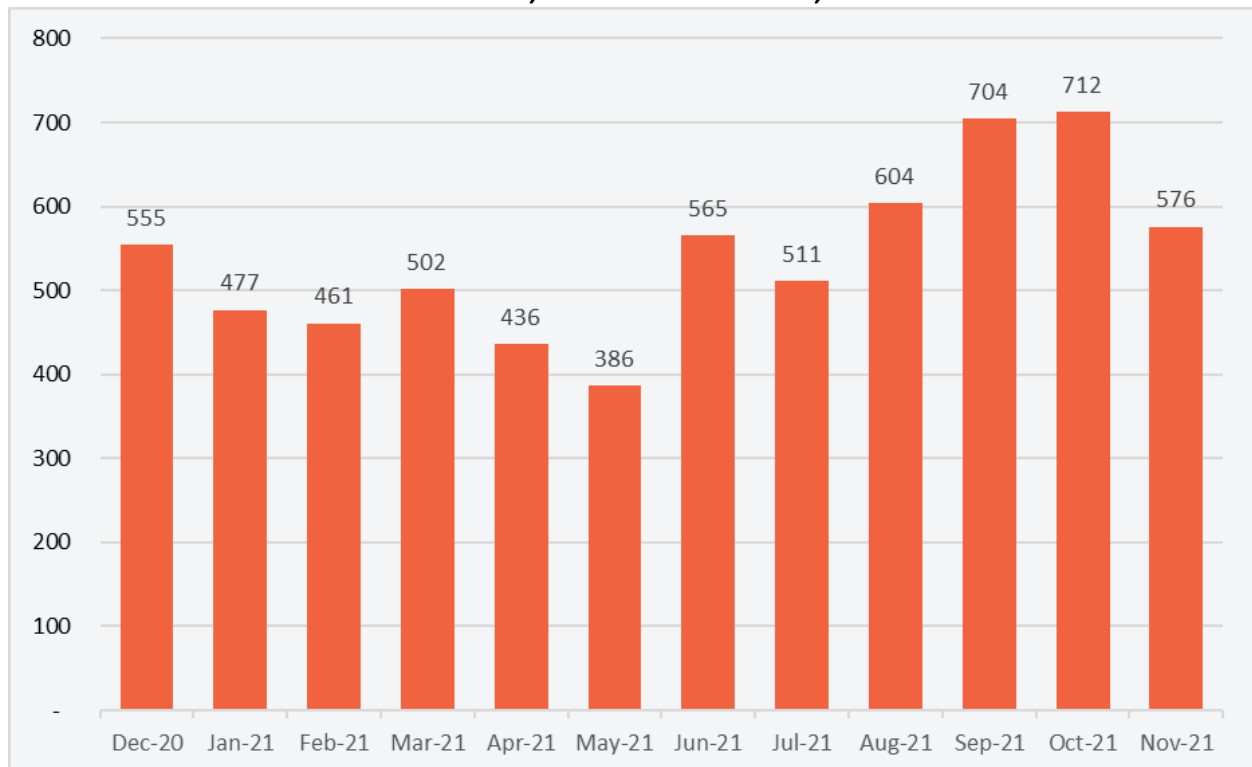
Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 depicts eviction case activity by month from December 1, 2020 to November 30, 2021. The total writs issued each month is shown.

**Figure 3**

**Monthly Writs Issued  
December 1, 2020 - November 30, 2021**



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 details the number of writs issued by property type from December 1, 2020 through November 30, 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  
December 1, 2020 – November 30, 2021**

Property Type	December	January	February	March	April	May	June	July	August	September	October	November	Total
Residential	332	366	369	404	365	312	513	473	533	648	645	539	5,499
Commercial	21	23	29	38	31	49	35	24	41	40	54	32	417
Type Not Listed	202	88	63	60	40	25	17	14	30	16	13	5	573
Total	555	477	461	502	436	386	565	511	604	704	712	576	6,489

Source: Odyssey Case Manager System (Clerk of Courts)

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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 November 30, 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 - November 30, 2021**

Writs Executed	Prior	December	January	February	March	April	May	June	July	August	September	October	November	Total
MDPD Enforced	284	17	3	1	330	534	583	485	422	440	440	513	408	4,460
Non-MDPD Enforced	261	2	7	0	144	265	248	240	116	100	88	100	84	1,655
Total	545	19	10	1	474	799	831	725	538	540	528	613	492	6,115

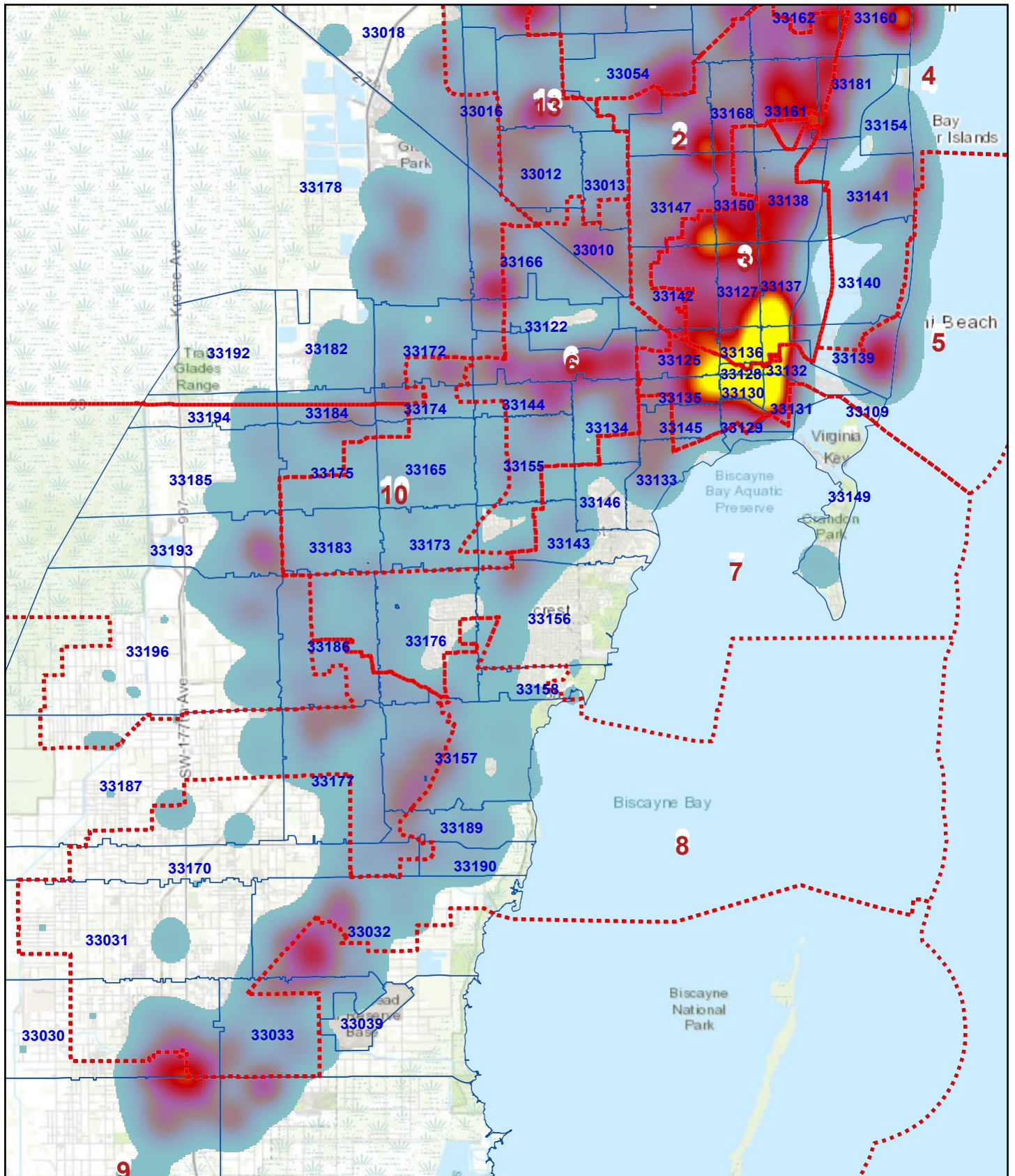
**Source: Odyssey Case Manager System (Clerk of Courts)**

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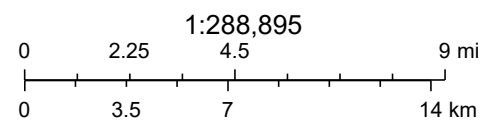
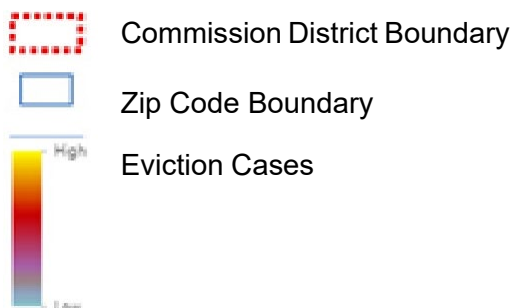
Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and November 30, 2021.

Figure 6

Number of Pending Eviction Cases  
March 1, 2020 - November 30, 2021



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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

Miami-Dade County, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |



Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through November 30, 2021.

**Figure 7**

**Number of Pending Eviction Cases by Zip Code  
March 1, 2020 - November 30, 2021**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	81	33149	3
33012	49	33150	118
33013	27	33152	1
33014	75	33154	11
33015	97	33155	35
33016	52	33156	30
33018	41	33157	107
33023	1	33158	1
33030	75	33160	133
33031	4	33161	218
33032	138	33162	133
33033	74	33165	20
33034	63	33166	95
33035	45	33167	78
33054	129	33168	52
33055	36	33169	122
33056	77	33170	23
33122	14	33172	56
33125	161	33173	10
33126	159	33174	29
33127	114	33175	36
33128	33	33176	40
33129	15	33177	61
33130	131	33178	90
33131	101	33179	155
33132	225	33180	56
33133	23	33181	88
33134	38	33182	9
33135	129	33183	15
33136	135	33184	20
33137	173	33185	15
33138	108	33186	65
33139	80	33187	13
33140	17	33189	19
33141	66	33190	12
33142	163	33192	1
33143	17	33193	38
33144	49	33194	4
33145	32	33195	1
33146	7	33196	35
33147	152		

**TOTAL PENDING EVICTION CASES - 5,254**

**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 November 30, 2021.

**Figure 8**

**Number of Pending Eviction Cases by District  
March 1, 2020 - November 30, 2021**

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	466
2	Jean Monestime	705
3	Keon Hardemon	1,004
4	Sally A. Heyman	389
5	Eileen Higgins	605
6	Rebeca Sosa	389
7	Raquel Regalado	144
8	Danielle Cohen Higgins	230
9	Kionne McGhee	507
10	Sen. Javier D. Souto	98
11	Joe A. Martinez	178
12	Jose "Pepe" Diaz	313
13	René García	226

**TOTAL PENDING EVICTION CASES - 5,254**

Source: Odyssey Case Manager System (Clerk of Courts)

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## II. FORECLOSURES

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

- (a) There were 3,291 residential and commercial foreclosures filed on or after March 1, 2020 through November 30, 2021. Of these, 1,746 are pending (open and reopened, including inactive) cases;
- (b) There were 2,684 residential foreclosures filed after April 2, 2020 through November 30, 2021. Of these, 1,520 are pending cases;
- (c) The number of commercial foreclosures filed after April 2, 2020 through November 30, 2021 is 252, of which 124 are pending cases;
- (d) There were 790 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 November 30, 2021;
- (e) There were 791 foreclosure sales of residential and commercial properties pursuant to final judgments issued by the court from March 1, 2020 through November 30, 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 1,563 residential foreclosure cases filed from March 1, 2020 to November 30, 2021 where the subject property was homestead exempt;
- (g) There were 1,467 residential foreclosure cases filed from March 1, 2020 to November 30, 2021 where the subject property was not homestead exempt;
- (h) There were 284 foreclosure cases filed in county court, and 3,007 foreclosure cases filed in circuit court from March 1, 2020 to November 30, 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 4,115 foreclosure actions or judgments between \$0.00 to \$50,000, 314 between \$50,000 and \$250,000, and 583 over \$250,000 from March 1, 2020 through November 30, 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 4,115 foreclosure cases where the judgment amount was in the \$0.00 to \$50,000 range, 4,043 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

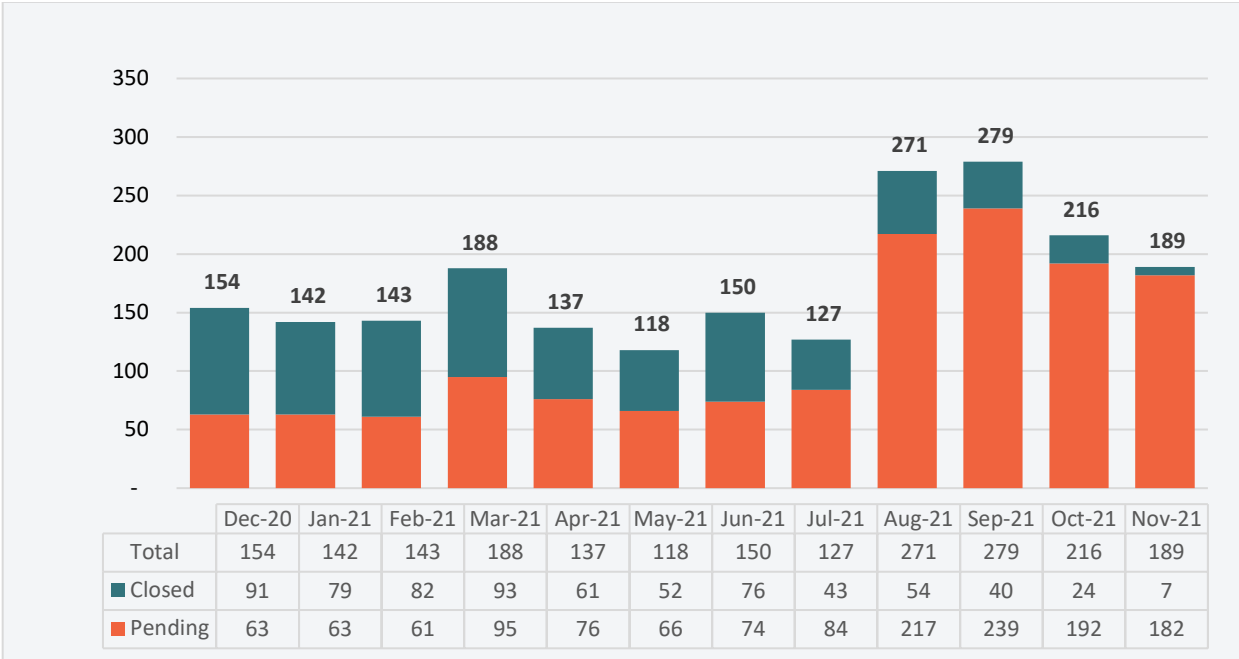
- (k) For foreclosure cases where a final judgment was entered on or after March 1, 2020 through November 30, 2021, there were 774 foreclosure sales where the bid amount was \$0.00 due to the foreclosure sale not being completed. There were 232 foreclosure sales where the bid amount was in the \$0.01 to \$175,000 range, and 415 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 December 1, 2020 through November 30, 2021.

**Figure 1**

**Total Monthly Foreclosures by Case Status  
December 1, 2020 - November 30, 2021**



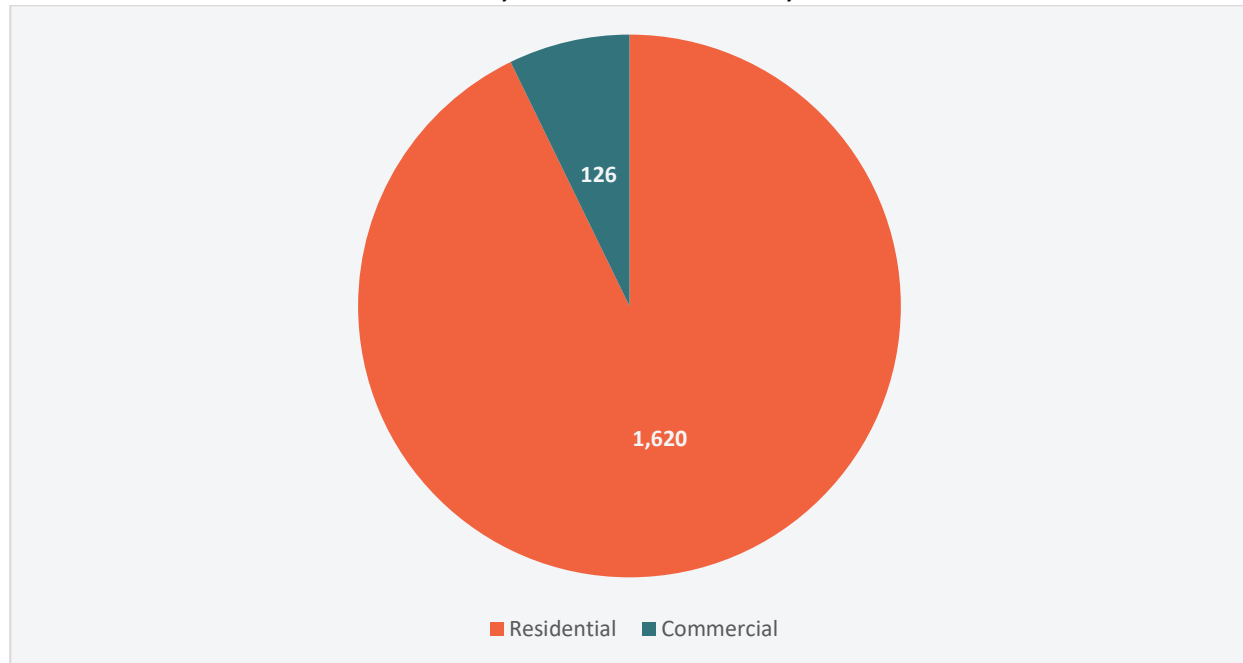
**Source: Odyssey Case Manager System (Clerk of Courts)**

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Figure 2 illustrates the total of pending foreclosure cases (filed on or after March 1, 2020 through November 30, 2021) by property type.

**Figure 2**

**Pending Foreclosures by Property Type  
March 1, 2020 - November 30, 2021**



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 3 depicts the number of foreclosure cases (filed from October 1, 2020 to November 30, 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 - November 30, 2021**

Category Name	Prior		June		July		August		September		October		November		Total	
	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM	RES	COM
Final Judgement	382	25	32	4	40	4	49	2	67	6	87	4	84	4	741	49
Sales	370	22	31	3	39	4	45	2	47	4	41	2	7	1	580	38

Source: Odyssey Case Manager System (Clerk of Courts)

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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, 2020 through November 30, 2021.

**Figure 4**

**Foreclosure Cases by Foreclosure Judgment Amount  
March 1, 2020 - November 30, 2021**

<b>Judgement Range</b>	<b>Total</b>
\$0.00 - \$50,000	4,115
\$50,001 - \$250,000	314
> \$250,000	583
<b>Total</b>	<b>5,012</b>

**Source: Odyssey Case Manager (COC)**

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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 November 30, 2021.

**Figure 5**

**Foreclosure Cases by Bid Amount Range  
March 1, 2020 - November 30, 2021**

<b>Bid Range</b>	<b>Total</b>
\$0.00	774
\$0.01 - \$25,000	43
\$25,001 - \$75,000	34
\$75,001 - \$175,000	155
\$175,001 - \$375,000	281
\$375,001 - \$750,000	99
> \$750,000	35
<b>Total</b>	<b>1,421</b>

**Source: Odyssey Case Manager (COC)**

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

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**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).